

April 18, 1995

Introduced By: von Reichbauer

JKH/RJC/Construction  
Clerk: 4/17/95

Proposed No.: 95-203

**11755**

ORDINANCE NO. 11755

1  
2 AN ORDINANCE making an appropriation of  
3 \$124,283,873 to the Regional Justice Center  
4 Construction Fund for project costs  
5 associated with the Phase I Regional Justice  
6 Center, and amending Ordinance No. 11578,  
7 Section 117, and Attachment 1.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. There is hereby approved and adopted an  
10 appropriation of \$124,283,873 to the Regional Justice Center  
11 Construction Fund, Capital Improvement Program (CIP) Project No.  
12 346102-Regional Justice Center from unencumbered fund balance for  
13 the costs associated with completing construction of the Phase I  
14 Regional Justice Center in Kent, Washington;

15 Provided that:

16 The executive submit a report, by May 31, 1995, to the  
17 Council examining the Regional Justice Center bidding process. At  
18 a minimum, the executive shall address: 1) Why, after using seven  
19 qualified cost estimators to conduct 5 separate estimates, the  
20 bids for the RJC were nearly 10% higher than the executive's cost  
21 estimates; 2) What is the nature of the alleged discrepancies in  
22 the bids received; and 3) What, if any, improvements can be made  
23 to the county's bidding policies and procedures;

24 Provided further that:

25 The sales tax reserve set aside shall be maintained, and not  
26 used for on-going operating costs associated with the operation of  
27 the Regional Justice Center;

1            Provided further that:

2            The executive continue to monitor workload trends and the  
3 County's ability to finance the operation of the Regional Justice  
4 Center throughout the construction of the facility. By June 30,  
5 1995, October 16, 1995, and June 30, 1996, the executive shall  
6 submit an updated financial plan showing expected workload and  
7 staffing for the Regional Justice Center, and a plan for financing  
8 the operations of the facility without using the sales tax reserve  
9 set aside.

10            SECTION 2. Ordinance 11578, Section 117 as amended, is  
11 hereby amended by adding thereto and inserting therein the  
12 following:

13            From the several capital improvement project funds there are  
14 hereby appropriated and authorized to be disbursed the following:

| 15 | <u>Fund</u> | <u>Capital Fund</u>                  |               |
|----|-------------|--------------------------------------|---------------|
| 16 | 346         | Regional Justice Center Construction | \$124,283,873 |

1 SECTION 3. Ordinance 11578, attachment 2, is hereby amended  
2 by adding thereto and inserting therein the following:

| 3 | <u>Fund</u> | <u>Project</u> | <u>Description</u> |               |
|---|-------------|----------------|--------------------|---------------|
| 4 | 346         | 364102         | South County RJC   | \$124,283,873 |

5 INTRODUCED AND READ for the first time this 27<sup>th</sup> day of  
6 March, 1995.

7 PASSED by a vote of 9 to 2 this 17<sup>th</sup> day of  
8 April, 1995.

9 KING COUNTY COUNCIL  
10 KING COUNTY, WASHINGTON

11 Kent Pullen  
12 Chair

13 ATTEST:

14 Gerald A. Peterson  
15 Clerk of the Council

16 APPROVED this 20<sup>th</sup> day of April, 1995.

17 ~~Kent Pullen~~  
18 King County Executive  
Gary Locke

19 Attachments:

- 20 A. Revised Phase I Regional Justice Center Project Budget
- 21 B. Regional Justice Center Appropriation History
- 22 C. Regional Justice Center Council Actions
- 23 D. Capital Improvement Project Page for Project 346102

**Attachment A**  
**Revised Phase I Regional Justice Center Budget**  
**(From Ordinance 11064)**

**11755**

| DESCRIPTION  | TOTAL RJC KCCF COST  |                    | REVISED TOTAL        |
|--|----------------------|--------------------|----------------------|
| <b>BUILDINGS:</b>                                    |                      |                    |                      |
| New Detention Shell                                  |                      |                    |                      |
| New Detention Space - Justice Ctr                    | 43,733,557           |                    | 43,733,557           |
| New Office Space - Justice Center                    | 23,872,157           |                    | 23,872,157           |
| Heavy Remodel - KCCF                                 | 0                    | 1,578,160          | 1,578,160            |
| Central Plant Expansion                              | 426,029              |                    | 426,029              |
| Additional Shell Cost                                | 555,000              |                    | 555,000              |
| Subtotal Building                                    | 68,586,743           | 1,578,160          | 70,164,903           |
| Site Work  | 6,658,285            |                    | 6,658,285            |
| Parking  | 4,974,928            |                    | 4,974,928            |
| Total Building Cost                                  | 80,219,956           | 1,578,160          | 81,798,116           |
| Escalation   | 9,873,307            | 276,178            | 10,149,485           |
| Total Building Cost with Escalation                  | 90,093,263           | 1,854,338          | 91,947,601           |
| <b>Construction Related:</b>                         |                      |                    |                      |
| Sales Tax  | 7,387,648            | 152,056            | 7,539,703            |
| Surveys, Permits, Fees                               | 1,171,212            | 24,106             | 1,195,319            |
| Owner's Test, Inspection                             | 1,171,212            | 24,106             | 1,195,319            |
| Printing, Advertising                                | 0                    | 0                  | 0                    |
| Other  |                      |                    | 0                    |
| S/T Construction Related Costs                       | 9,730,072            | 200,269            | 9,930,341            |
| <b>TOTAL 003 CONSTRUCTION</b>                        | <b>\$99,823,335</b>  | <b>\$2,054,607</b> | <b>\$101,877,942</b> |
| <b>NON-COUNTY FORCE DESIGN</b>                       |                      |                    |                      |
| Basic A/E Design Fee                                 | 6,110,180            | 111,260            | 6,221,440            |
| Facility Program Plan                                | 700,000              | 0                  | 700,000              |
| Construction Management                              | 3,710,647            | 72,319             | 3,782,966            |
| RJC EIS Phase I Site                                 | 307,351              |                    | 307,351              |
| RJC EIS Phase II Site                                | 150,000              |                    | 150,000              |
| <b>TOTAL 001 NON-COUNTY FORCE DESIGN</b>             | <b>\$10,978,178</b>  | <b>\$183,579</b>   | <b>\$11,161,757</b>  |
| <b>TOTAL 004 MOVABLE EQUIPMENT</b>                   | <b>\$13,170,326</b>  | <b>\$254,592</b>   | <b>\$13,424,918</b>  |
| <b>TOTAL 005 CONTINGENCY/RESERVES</b>                | <b>\$7,245,841</b>   | <b>\$691,681</b>   | <b>\$7,937,521</b>   |
| <b>PROJECT ADMINISTRATION</b>                        |                      |                    |                      |
| Jail Planning (Pre-May 1992)                         | 997,100              |                    | 997,100              |
| Adult Detention Transition and Training              | 3,425,012            |                    | 3,425,012            |
| Other KC Agencies Planning/Transition                | 1,779,935            |                    | 1,779,935            |
| BAN/Bond Issuance Costs/Interest/Other               | 1,306,049            |                    | 1,306,049            |
| Jail Planning (After May 1992)                       | 1,407,078            | 0                  | 1,407,078            |
| <b>TOTAL 009 PROJECT ADMINISTRATION</b>              | <b>\$8,915,173</b>   | <b>\$0</b>         | <b>\$8,915,173</b>   |
| <b>LAND ACQUISITION AND RELATED</b>                  |                      |                    |                      |
| <b>TOTAL 002 LAND ACQUISITION &amp; RELATED COS</b>  | <b>\$21,282,500</b>  | <b>\$0</b>         | <b>\$21,282,500</b>  |
| <b>TOTAL 006 1% FOR ART</b>                          | <b>\$1,091,613</b>   | <b>\$26,905</b>    | <b>\$1,118,518</b>   |
| <b>TOTAL PROJECT COST</b>                            | <b>\$162,506,966</b> | <b>\$3,211,364</b> | <b>\$165,718,330</b> |
| 1993 and 1994 Interest Costs for BAN                 |                      |                    | \$720,000            |
| <b>TOTAL PROJECT COST WITH BAN INTEREST PAYMENTS</b> |                      |                    | <b>\$166,438,331</b> |

**Regional Justice Center Construction  
Appropriation History**

**11755**

| Description                             | ORD 11064<br>Proposed RJC<br>Budget Plan | Total Prior<br>Appropriations | Construction and<br>Activation of RJC | Maximum Allowable<br>Construction Cost |
|---|--|-------------------------------|---------------------------------------|--|
| <b>Buildings:</b>                       |  |                               |                                       |  |
| Detention Space--Justice Center         | 43,733,557                               |                               | 44,453,277 *                          | 44,453,277                             |
| Court Building--Justice Center          | 23,872,157                               |                               | 24,265,019 *                          | 24,265,019                             |
| Central Plant Expansion (future growth) | 426,029                                  |                               | 500,000 *                             | 500,000                                |
| Shelling                                | 555,000                                  |                               | 555,000                               |  |
| <b>Subtotal Building</b>                | <b>68,586,743</b>                        |                               | <b>69,773,296</b>                     |  |
| Sitework                                | 6,658,285                                | 2,366,055                     | 4,792,901 *                           | 4,792,901                              |
| Parking                                 | 4,974,928                                |                               | 5,056,800 *                           | 5,056,800                              |
| All Escalation                          | 9,873,307                                |                               | 9,737,346 *                           | 9,737,346                              |
| <b>Building w/Escalation</b>            | <b>90,093,263</b>                        | <b>2,366,055</b>              | <b>89,360,343</b>                     |  |
| <b>Construction Related</b>             |  |                               |                                       |  |
| Sales Tax                               | 7,387,648                                |                               | 7,387,648                             |  |
| Survey's Permits Fees                   | 1,171,212                                | 512,452                       | 658,760                               |  |
| Owner's Test                            | 1,171,212                                | 100,000                       | 1,071,212                             |  |
| Printing                                |  |                               |                                       |  |
| <b>Subtotal Related Costs</b>           | <b>9,730,072</b>                         | <b>612,452</b>                | <b>9,117,620</b>                      |  |
| <b>CONSTRUCTION (003)</b>               | <b>99,823,335</b>                        | <b>2,978,507</b>              | <b>98,477,963</b>                     | <b>88,805,343</b>                      |
| <b>Non-County Planning/Design</b>       |  |                               |                                       |  |
| Basic A/E                               | 6,110,180                                | 6,010,070                     | 100,110                               |  |
| Facility Program Plan                   | 700,000                                  | 700,000                       |                                       |  |
| Construction Mngmt                      | 3,710,647                                | 3,068,568                     | 642,079                               |  |
| RJC EIS Phase I                         | 307,351                                  | 213,682                       | 93,669                                |  |
| RJC EIS Phase II                        | 150,000                                  | 150,000                       |                                       |  |
| <b>NON-COUNTY PLANNING/DESIGN (001)</b> | <b>10,978,178</b>                        | <b>10,142,320</b>             | <b>835,858</b>                        |  |
| <b>FIXED &amp; MOVEABLE EQUIP (004)</b> | <b>13,170,326</b>                        |                               | <b>13,170,326</b>                     | <b>5,084,982</b>                       |
| <b>CONTINGENCY/RESERVES (005)</b>       | <b>7,245,841</b>                         | <b>390,000</b>                | <b>5,222,706</b>                      | *                                      |
| <b>Project Administration</b>           |  |                               |                                       |  |
| Jail Planning (pre-May 1992)            | 997,100                                  | 887,987                       | 109,113                               |  |
| DAD Transition & Training               | 3,425,012                                | 465,181                       | 2,959,831                             |  |
| Other KC Agency Transition              | 1,779,934                                | 67,815                        | 1,712,119                             |  |
| Insurance                               | 950,000                                  | 633,333                       | 316,667                               |  |
| BAN/Bond Issuance                       | 1,076,049                                | 941,875                       | 134,174                               |  |
| Jail Planning (post May 1992)           | 1,407,079                                | 455,383                       | 951,696                               |  |
| <b>PROJECT ADMINISTRATION (009)</b>     | <b>9,635,174</b>                         | <b>3,451,574</b>              | <b>6,183,600</b>                      |  |
| <b>LAND &amp; RELATED COSTS (002)</b>   | <b>21,282,500</b>                        | <b>11,736,667</b>             | <b>150,000</b>                        |  |
| <b>1% FOR ARTS (006)</b>                | <b>1,091,613</b>                         | <b>848,193</b>                | <b>243,420</b>                        |  |
| <b>TOTAL PHASE I RJC</b>                | <b>163,226,967</b>                       | <b>29,547,261</b>             | <b>124,283,873</b>                    | <b>93,890,325</b>                      |
| BAN interest costs 1993/94              | (720,000)                                |                               |                                       |  |
| RJC per Ord 11064                       | 162,506,967                              |                               |                                       |  |

Appropriation Request for Construction and  
Activation of Regional Justice Center

\* The assumed MACC savings of \$1.6 million was not achieved during design. The potential "savings" have been redistributed back to building costs pursuant to the MACC Agreement.

**Regional Justice Center  
Council Actions**

**11755**

| <b>Year</b> | <b>Topic</b>   | <b>Action</b>   | <b>Ord #</b> |
|-------------|--|---|--------------|
| 1990        | Interim Jail   | Appropriation of \$500k for staffing temporary jail effort  | 9520         |
| 1991        | OMP Approval   | Approve Operational Master Plan (OMP) which establishes estimate of future detention population   | 10222        |
|             | FMP Approval   | Approval of the Facility Master Plan (FMP) which analyzed 8 different facility configuration options for meeting future workloads/needs--approve 2 separate facilities to be in different locations | 10023        |
|             | Site Selection Process                                 | Adoption of the criteria and process used to make a final site selection  | 10030        |
|             | Interim Financing of project                           | Approve issuance of \$7.8 m in anticipation notes to provide temporary funding for RJC related activities   | 10165        |
| 1992        | Project Appropriation for planning/prior costs         | Appropriation of \$3.5 from notes to fund planning, site selection, eis, programming work   | 10251        |
|             | Site selection   | Selection of Kent, WA site (site 19) for RJC, added certain non-Is&j functions, certify adequacy of the EIS for the 4 sites under consideration   | 10406        |
|             | Facility Program Plan; Cost; Schedule                  | Adoption of the Program Plan identifying number, types, and size of spaces to place at the RJC; cost estimates for the total project; and the project schedule                                      | 10532        |
|             | Budget appropriation                                   | Appropriation of \$460 k to finish work thru year-end 1992  | 10533        |
|             | RJC Levy   | Submits the RJC levy proposal for voter   | 10534        |
| 1993        | Site 19 purchase                                       | Appropriates \$11.6 m for purchase of Site 19 in Kent   | 10771        |
|             | Architect contract appropriation                       | Appropriation of \$5.8 m for preliminary architect contract plus geotechnical studies and survey of site  | 10900        |
|             | Project Management organization, pre construction work | Appropriation of \$8.1 m for project management plan, preconstruction sitework for remediation, asbestos removal, demolition, and preload of site   | 11064        |
| 1994        | 1% for Art   | Appropriation of \$750 k for 1% for art project contracts   | 11301        |
|             | BAN payoff and funding for substance abuse counseling  | Appropriation of \$9 m for payoff of interim financing note and 1993/94 funding of substance abuse counseling program   | 11510        |

|   |  |
|---|--|
| <p><b>Council District(s):</b> 13 <b>CIP Planning Area(s):</b> COUNTYWIDE</p>   | <p><b>Status:</b></p> <p>The project is currently in the construction bidding process. Construction is scheduled to begin during the second quarter of 1995.</p> |
| <p><b>Description:</b></p> <p>This project provides financing for planning, design, and construction of a new Regional Justice Center in south King County. The County Council approved the Facility Master Plan in July 1991, which adopted the concept of a Regional Justice Center in suburban King County and approved the Facility Program Plan in August 1992. The voters approved a five-year levy measure, totaling \$174.5 million in November 1992. This facility would include space for 896 jail beds, 23 Superior Court courtrooms, one District Court for initial hearings, Prosecuting Attorney staff, Pubic Defense, Judicial Administration, Public Safety, Facilities Management, and other related services.</p> |  |
| <p style="text-align: center;"><b>Project Comparison (vs. Last Council Approval)</b></p> <p> <input checked="" type="checkbox"/> No Changes                   <input type="checkbox"/> To Be Abandoned                   <input type="checkbox"/> To Be Merged                   <input type="checkbox"/> Total Cost Change                   <input type="checkbox"/> Site Change<br/> <input type="checkbox"/> New                   <input type="checkbox"/> Revenue Change                   <input type="checkbox"/> Scope Change                   <input type="checkbox"/> Schedule Change                   <input type="checkbox"/> In-House Labor 003             </p>  | <p><b>Cost Data:</b></p> <p>Cost Estimate: \$174.5 million<br/>                 Net Annual Operating Costs: Incalculable</p>                                     |

**Project Data:**

|            |       |                                  |   |                |
|------------|-------|----------------------------------|---|----------------|
| FUND       | 3461  | REGIONAL JUSTICE CENTER PROJECTS | DEPARTMENT PRIORITY REQUEST                 | NA             |
| DEPARTMENT | 0404  | RJC PROJECTS                     | LOCATION -                                  | KENT           |
| FUNCTION   | 60200 | LAW, SAFETY, AND JUSTICE         | CURRENT PROJECT COST ESTIMATE               | \$ 163,226,967 |
| SERVICE    | 60210 | JAIL                             | EXPENDED & APPROPRIATED (INC RECOMMENDED)   | 153,831,134    |
| PROGRAM    | 60211 | FACILITIES MANAGEMENT            | FUTURE FUNDING REQUIRED TO COMPLETE PROJECT | 9,395,833      |

| OPTION                  | APPROPRIATIONS  |                           |                                | * PROGRAM PROJECTIONS IN THOUSANDS * |             |      |      | OPTION ACCOUNT TOTAL |               |             |
|-------------------------|-----------------|---------------------------|--------------------------------|--------------------------------------|-------------|------|------|----------------------|---------------|-------------|
|                         | TO 03/01/95 (A) | 1995 REQUEST (B)          | APPROPRIATIONS + REQUEST (A+B) | 1996                                 | 1997        | 1998 | 1999 |                      | PROGRAM TOTAL |             |
| *** EXPENDITURE SOURCES |                 |                           |                                |                                      |             |      |      |                      |               |             |
| 001                     | ( )             | NON-COUNTY PLAN. & DESIGN | 10,142,320                     | 835,858                              | 10,978,178  | 0    | 0    | 0                    | 0             | 10,978,178  |
| 002                     | ( )             | ACQUISITION               | 11,736,667                     | 150,000                              | 11,886,667  | 0    | 0    | 0                    | 0             | 11,886,667  |
| 003                     | ( )             | CONSTRUCTION              | 2,978,507                      | 98,477,963                           | 101,456,470 | 0    | 0    | 0                    | 0             | 101,456,470 |
| 004                     | ( )             | EQUIPMENT & FURNISHINGS   | 0                              | 13,170,326                           | 13,170,326  | 0    | 0    | 0                    | 0             | 13,170,326  |
| 005                     | ( )             | CONTINGENCY               | 390,000                        | 5,222,706                            | 5,612,706   | 0    | 0    | 0                    | 0             | 5,612,706   |
| 006                     | ( )             | 1% FOR ARTS               | 848,193                        | 243,420                              | 1,091,613   | 0    | 0    | 0                    | 0             | 1,091,613   |
| 009                     | ( )             | ADMINISTRATION            | 3,451,574                      | 6,183,600                            | 9,635,174   | 0    | 0    | 0                    | 0             | 9,635,174   |
|                         |                 |                           | 29,547,261                     | 124,283,873                          | 153,831,134 | 0    | 0    | 0                    | 0             | 153,831,134 |
| *** REVENUE SOURCES     |                 |                           |                                |                                      |             |      |      |                      |               |             |
| 48501                   | (A)             | TRANSFER ACCOUNT          | 29,547,261                     | 124,283,873                          | 153,831,134 | 0    | 0    | 0                    | 0             | 153,831,134 |
|                         |                 | REVENUE                   | 29,547,261                     | 124,283,873                          | 153,831,134 |      |      |                      |               |             |

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