

November 15, 1994 Introduced von Reichbauer, Sims,
By: Phillips, Hague, Derdowski,
Vance, Nickels
94-742b.sub.m1 Proposed No. 94-742

MOTION NO. 9423

A MOTION directing the King County auditor to develop a budget and a scope of work for hiring a consultant to conduct a construction management audit of the Kingdome and the West Point and Renton waste water treatment facilities.

WHEREAS, King County is currently managing a \$1.8 billion dollar five-year capital improvement program, and

WHEREAS, the King County executive has submitted a \$418 million dollar capital improvement program for 1995, and

WHEREAS, King County's assumption of Metro has dramatically increased the county's capital improvement program with approximately 75 percent of all capital project dollars in 1995 being attributed to water quality and transit capital projects, and

WHEREAS, the King County executive has proposed a reorganization of county functions which would result in the creation of a department charged with capital project management for all county departments, and

WHEREAS, construction management is a highly technical field requiring specialized expertise, and

WHEREAS, the \$32.5 million portion of the Kingdome renovation project is likely to exceed its budget by approximately \$15 million, and

WHEREAS, the completion date of the Kingdome renovation project has been rescheduled from October 29, 1994, to January 31, 1995, and may be delayed further, and

WHEREAS, the recent renovation of the Kingdome has raised concerns about the county's ability to effectively manage its capital improvement projects, and

1 NOW THEREFORE BE IT MOVED, by the Council of King
2 County:

3 The King County auditor is hereby directed to develop a
4 request for qualifications, a scope of work and a budget for
5 hiring an independent consultant to conduct a construction
6 management audit of the Kingdome renovation project and the
7 West Point and Renton waste water treatment facilities
8 projects.

9 A. The audit shall examine all phases of construction
10 management including contract formation, contract
11 administration, technical design, and construction means and
12 methods.

13 B. For the Kingdome, at a minimum, the scope of work
14 shall include an investigation of:

15 1. the technical design and characteristics of the
16 interior roof repair, the exterior roof repair, and the
17 structural repairs;

18 2. the need for an emergency re-roofing job versus a
19 temporary fix that could have protected the building through
20 the winter, allowed time for lifecycle costs analysis of all
21 roofing options, allowed construction to occur the following
22 summer, and allowed time for a regular public works bid
23 process;

24 3. the contract formation between King County and the
25 general contractor, and the general contractor and its
26 subcontractors;

27 4. the terms negotiated for the time and materials
28 contracts;

29 5. the contracts between King County and project
30 consultants;

1 6. the administration of the construction and
2 consultant contracts;

3 7. the cost of materials and equipment and the
4 efforts used to obtain best prices;

5 8. the timeline established for the project;

6 9. the efficient use of materials and supplies;

7 10. reasonableness of the amount of labor employed
8 for the project;

9 12. adequacy of internal controls by contractor
10 charges for labor, material and services;

11 C. The King County auditor is directed to establish an
12 oversight committee to oversee the administration of the
13 Kingdome renovation project and the West Point and Renton
14 waste water treatment facilities construction management
15 audits. The oversight committee shall be chaired by the King
16 County auditor and shall have one representative from the
17 executive and one from the council.

18 D. The King County auditor shall report to the council
19 by December 31, 1994 on the status of implementing the
20 Council's request for a construction management audit of the
21 Kingdome renovation project and the West Point and Renton
22 waste water treatment facilities projects.

23 PASSED by a vote of 11 to 0 this 21st day of

24 November, 1994.

25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27 Kent Pullen
 Chair

28 ATTEST:

29 Gerald A. Peterson
30 Clerk of the Council
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