

9/15/87:2t.1

Introduced by: BRUCE LAING

Proposed No. 87 - 677

ORDINANCE NO. 8275

AN ORDINANCE increasing the appropriation in the County Roads Fund 103 by \$352,253, increasing the appropriation in the Renton Maintenance Facilities Fund 385 by \$1,564,825, and amending Ordinance 7864, Section 75, Attachment No. 1, as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby approved and adopted an appropriation in the County Road Fund of \$352,253 to "transfer to fund 385," CIP Project Number 999385, from a transfer from the Road Fund balance.

SECTION 2. There is hereby approved and adopted an appropriation in the Renton Maintenance Facilities Fund of \$1,564,825 to the "Consolidated Office and Repair Facility Phase I," CIP Project Number 401187 from a transfer from the unencumbered fund balance.

SECTION 3. Ordinance 7864, Section 75, as amended, is hereby amended by adding thereto and inserting therein the following:

From the several capital improvement project funds there are hereby appropriated and authorized to be disbursed the following amounts for the specific projects identified.

<u>FUND</u>	<u>CAPITAL FUND</u>	
103	County Roads (CIP Only)	\$ 352,253
385	Renton Maintenance Facilities	\$1,564,825

SECTION 4. The proceeds from the sale of the five acre parcel to the City of Renton will be reserved for construction of capital facilities at the Consolidated Office and Repair Facility.

SECTION 5. The project information sheets attached hereto are hereby approved and adopted amending Ordinance 7864, Section 65, Attachment No. 1.

INTRODUCED AND READ for the first time this 28th day of

September, 1987

PASSED this 19th day of October, 1987.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chairman

ATTEST:

Ronald W. Peterson
Clerk of the Council

APPROVED this 28th day of October, 1987.

Jim Hill
King County Executive

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The Budget Office has reviewed the Public Works Department's proposal for the Consolidated Office and Repair Facility. The consultant's recommendations and the Department's changes from the consultant's recommendations are summarized in Attachments B through D. The attachments also include Budget Office revised expenditure estimates for all phases of the project. Attachment A provides department revenue projections and Budget Office revised projections. Attachment E is a revenue and expenditure summary.

The CORF is planned for construction in three phases. The major elements of each phase are outlined below:

PHASE I IMMEDIATE NEEDS - 1987

1. J - Building
Restrooms/Lockers (F)
Office/Crew Modifications
2. B - Building
Restrooms/Lockers (F)
Small Equipment Storage
3. MINI - Storage Facility
4. Soils Laboratory Facility
5. Equipment/Furnishing Allowance

PHASE II NEAR TERM NEEDS - 1988-1989

1. Administrative Office Building
2. Equipment Storage Sheds
3. Storage Yard
Clearing, Grading & Stone Base
2" Asphalt Paving
Fence w/ gates
4. Parking
5. Equipment/Furnishing Allowance

PHASE III LONG TERM NEEDS - 1990

1. Site Improvements
Fence w/ gates
2. Complete Road Loop
3. Monroe Avenue Entrance & Road

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BUDGET OFFICE RECOMMENDATIONS

The Budget Office review and proposed recommendations concentrate primarily on Phase I financing. Phase II will be considered within the context of the 1988 budget process.

PHASE IA. Project Management

The department has requested that project management be given to the Public Works Department for the following reasons:

1. The department has demonstrated that the administration of the project can be provided at a lower cost than by using Facilities Management. Estimated department administrative costs are approximately \$33,400 for Phase I and \$27,800 for Phase II (based on a proportion of the Public Works Facilities Manager's salary). Estimated costs to administer the project through Facilities Management are approximately \$53,000 for Phase I and \$95,000 for Phase II.
2. Phase III is a road construction project, and it is appropriate for Public Works to administer this phase.
3. The Public Works Facilities Manager has a previous record of effective project management. He was the Project Manager for the King County Administration Building, a \$7 million project with change orders of less than one percent.
4. The Public Works Facilities Manager has worked closely with the department to develop design plans for the new facilities and is familiar with the existing buildings at the site that require additions and remodeling.
5. It would allow the County to test another model of project management that gives greater control to the department.

It is the Budget Office's understanding that this has been discussed with the Department of Executive Administration and that this request is approved on the condition that the project complies with county space standards.

B. Appropriations:

The Budget Office recommends funding for Phase I as requested by the department, but has made the following changes to the department's request. (For the rationale for these changes please refer to the appropriate sections in this document):

1. The department estimated revenue from the sale of the five-acre tract to the City of Renton to be \$381,150. The Budget Office has reduced that estimate to \$340,575, a difference of \$40,575.

2. The department estimate for expenditures is \$1,556,419. The Budget Office has made revisions which have increased expenditures to \$1,564,825, a difference of \$8,406. Expenditures have been revised as follows:
 - a. Reduce the Women's Shower/Locker costs in B Building to \$32,000.
 - b. Eliminate the Small Equipment Space in B Building for a cost savings of \$3,050.
 - c. Reduce Equipment and Furnishings to \$107,295.
 - d. Increase Architectural and Engineering Fees to \$89,607.
 - e. Increase Phase II Site Engineering Design Fees to \$30,494.
 - f. Include additional costs of \$7,750.
 - g. Add \$25,000 (\$33,429 including fees) for a ventilation system for the existing J Building.

Phases II & III

The Budget Office recommends a complete analysis of the funding of Phases II and III. The Budget Office also recommends that a detailed review of the expenditures for these phases be completed after there is a resolution to the department's long-term space needs for the site and after developers and the City of Renton have submitted finalized plans for a roadway to the Maple Valley corridor.

FUNDING SOURCES

PUBLIC WORKS CONSOLIDATED OFFICE AND REPAIR FACILITY

ESTIMATES:	DEPARTMENT	BUDGET OFFICE	RATIONALE/COMMENTS
PHASE I - Previous sale of Real Property:			
Road Fund 103 Sale of Real Property (reserved for Fund 385)	\$ 352,250	\$ 352,253	The Budget Office estimates that the revenue generated by the future sale of the five acre tract to the City of Renton will be less than the department estimate. The City has offered less than the Public Works Department estimate and an official appraisal has yet to be made. Real Property indicates that the actual purchase price will fall between the department estimate of \$381,000 and the City's offer of \$300,000 cash.
Road Maintenance Fund 385	1,049,110	1,049,110	
Future sale of Real Property: Sale of Renton 5 acre tract	381,150	340,575	
Late-comers fee	6,333	6,333	
	\$ 1,788,843	\$ 1,748,271	
PHASES II & III - Future sale of Real Property:			
Redmond Site	\$ 1,000,000	\$ 0	There needs to be a review as to the best method of funding Phases II and III. Current revenue projections assume that purchasers of land will pay cash-in-full. Official appraisals of land have not been conducted. All estimates are based on Real Property estimates. The Budget Office has budgeted future sales at \$0 to provide an estimate of the fund balance shortfall if the property is not sold (refer to Attachment E).
Parks - 3 acre site at Renton	228,690	0	The Parks Division has not budgeted for the purchase of the three-acre tract and is contesting the legality/appropriateness of the Roads Division requiring the purchase of the land.
Public Safety - 3 acre site at Renton	228,690	0	The Public Safety Division is considering purchase of a three-acre tract, but may not submit a proposal as part of the 1988 budget process. If a proposal is submitted there is no assurance that the funds will be appropriated.
Previous sale of Real Property: Fund 125	503,000	503,000	Assumes that Fund 125 will be a transfer to Fund 385.
1987 payment on previous sale: From City of Renton	61,450	61,450	
1988 payment on previous sale: Payment for Maple Valley - Fund 125	72,000	72,000	Assumes that Fund 125 will be a transfer to Fund 385.
	\$ 2,093,830	\$ 636,453	

ATTACHMENT B
EXPENDITURES - PHASE I
PUBLIC WORKS CONSOLIDATED OFFICE AND REPAIR FACILITY

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ESTIMATES:	CONSULTANT	ASSUMPTION	DEPARTMENT	RATIONALE	BUDGET OFFICE	RATIONALE/COMMENTS
J BUILDING	\$		\$			
Restrooms/Lockers	140,400		140,400		\$ 140,400	
Office/Crew Modifications	243,525		243,525		243,525	
A/C Exist. Office Space					25,000	New ventilation system for existing space.
B BUILDING						
Restrooms/Lockers	62,400		62,400		32,000	There are estimated possible cost savings of approximately \$30,000 if the locker and restroom are constructed adjacent to the sign shop space.
Small Equipment Storage	3,050		3,050		0	The department has suggested that this element could be omitted and that a less costly alternative could be implemented (e.g., a pre-fab structure). This is perhaps a post-original construction item and should not be part of the Master Plan.
MINI-STORAGE FACILITY	57,600		57,600		57,600	
SOILS LAB	485,280		485,280		485,280	
EQUIPMENT/FURNISHINGS	122,000		122,000		107,295	Deleted 10% contingency & unassigned expenditures.
ADDITIONAL COSTS	0		0		7,750	Rezone, \$3,000. Land Sale Costs, \$2,250. Design Commission, \$2,500.
	<u>\$ 1,114,255</u>		<u>\$ 1,114,255</u>		<u>\$ 1,098,850</u>	
Wash. St. Sales Tax	\$ 90,255	(8.1%)	\$ 90,255		\$ 89,007	
Arch/Eng. Fees	100,283	(9.0%)	77,998	(7.0%)	91,695	Based on State Schedule - Weighted for complexity of projects. (8.35% used for ventilation system).
Phase II Site Eng. Design	75,000		20,000	Reduced Scope	30,494	Proportionate to reduction in project costs (40%).
Phase II & III soils/survey	40,000		20,000	Dept. has data for part of site	20,000	
Administration Fees	55,713	(5.0%)	33,428	(3.0%)	33,428	If Facilities Management manages the project, administrative fees will be \$53,957; based on the Facilities Administration Time Computation model.
Contribution to Art	11,143	(1.0%)	11,142		10,988	
	<u>\$ 1,486,649</u>		<u>\$ 1,367,078</u>		<u>\$ 1,374,462</u>	
Contingency (10%)	\$ 148,665		\$ 136,708		\$ 137,446	
	<u>\$ 1,635,314</u>		<u>\$ 1,503,786</u>		<u>\$ 1,511,908</u>	
Escalation Cont. (4/87-1/88)	\$ 57,236	(3.5%)	\$ 52,633		\$ 52,917	
PHASE I TOTAL	<u>\$ 1,692,550</u>		<u>\$ 1,556,419</u>		<u>\$ 1,564,825</u>	

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ATTACHMENT C

EXPENDITURES - PHASE II

PUBLIC WORKS CONSOLIDATED OFFICE AND REPAIR FACILITY

ESTIMATES:	CONSULTANT	ASSUMPTION	DEPARTMENT	RATIONALE	BUDGET OFFICE	RATIONALE/COMMENTS
ADMINISTRATION OFFICE BUILDING	\$ 473,300		\$ 473,300		\$ 473,300	
EQUIPMENT STORAGE SHEDS	333,592	(2 Sheds)	166,796	(One)	166,796	
STORAGE YARD	47,524		47,524		47,524	
PARKING	236,000	(400 stalls)	157,530	(267 stalls)	157,530	The number of stalls is dependent on the number of new employees after completion of new Administration Building and the office space plans in Phase II.
MONROE AVE. ENTRANCE	390,000		0	(Deferred to Phase III)	0	The Monroe Avenue entrance was deferred pending the outcome of developer plans for a new road in the Maple Valley.
EQUIPMENT & FURNISHINGS	82,000		82,000		82,000	
ADDITIONAL COSTS	0				8,850	Relocation, \$4,500. Land Sale Costs, \$4,350.
	\$ 1,562,416		\$ 927,150		\$ 936,000	
Wash. St. Sales Tax	\$ 126,556	(8.1%)	\$ 75,099		\$ 75,816	
Arch/Eng. Fees	140,618	(9.0%)	64,901	(7.0%)	67,300	
Administration Fees	78,121	(5.0%)	27,815	(3.0%)	27,815	
Contributions to Art	15,624	(1.0%)	9,272		9,360	
	\$ 1,923,335		\$ 1,104,237		\$ 1,116,291	
Contingency (10%)	\$ 192,333		\$ 110,424		\$ 111,629	
	\$ 2,115,668		\$ 1,214,661		\$ 1,227,920	
Escalation Cont. (4/987-1/88)	\$ 74,048	(3.5%)	\$ 42,513		\$ 61,396	(5%) Assumes construction will not begin until 1989. (1st Quarter)
PHASE II TOTAL	\$ 2,189,716		\$ 1,257,174		\$ 1,289,316	

ATTACHMENT D

EXPENDITURES PHASE III

PUBLIC WORKS CONSOLIDATED OFFICE AND REPAIR FACILITY

ESTIMATES:	CONSULTANT	ASSUMPTION	DEPARTMENT	RATIONALE	BUDGET OFFICE	RATIONALE/COMMENTS
SITE IMPROVE.-Fence w/Gates	\$ 20,900		\$ 20,900		\$ 20,900	
COMPLETE ROAD LOOP	260,000		260,000		260,000	
MONROE AVE. ENTRANCE	0		390,000	(Deferred to Phase III)	390,000	
	<u>\$ 280,900</u>		<u>\$ 670,900</u>		<u>\$ 670,900</u>	
Wash. St. Sales Tax	\$ 22,753	(8.1%)	\$ 54,343		\$ 54,343	
Arch/Eng. Fees	25,281	(9.0%)	46,963	(7.0%)	131,254	
Administration Fees	14,045	(5.0%)	20,127	(3.0%)	118,045	
Contribution to Art	2,809	(1.0%)	6,709		6,709	
	<u>\$ 345,788</u>		<u>\$ 799,042</u>		<u>\$ 981,251</u>	
Contingency (10%)	\$ 34,579		\$ 79,904		\$ 98,125	
	<u>\$ 380,367</u>		<u>\$ 878,946</u>		<u>\$ 1,079,376</u>	
Escalation Cont. (4/87-6/90)	\$ 72,270	(19.0%)	\$ 30,763	(3.5%)	\$ 205,081	(19.0%) per consultant
PHASE III TOTAL	<u>\$ 452,637</u>		<u>\$ 909,709</u>		<u>\$ 1,284,457</u>	

This project assumes an LID will be proposed and that the County can deed land to developer for the County share of the LID.

Weighted per Roads CIP (5% for site improvements 18% for Road Construction)
Per Roads CIP

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ATTACHMENT E

REVENUE AND EXPENDITURE SUMMARY

PUBLIC WORKS CONSOLIDATED OFFICE AND REPAIR FACILITY

ESTIMATES:	DEPARTMENT	BUDGET OFFICE	COMMENTS
<u>PHASE I</u>			
Estimated Revenue	\$ 1,788,843	\$ 1,748,268	
Estimated Expenditure	<u>(1,556,418)</u>	<u>1,564,825</u>	
Ending Fund Balance	\$ 232,425	\$ 183,443	
<u>PHASE II</u>			
Beginning Fund Balance	\$ 232,425	\$ 183,443	
Phase II Revenues	<u>2,093,830</u>	<u>636,453</u>	
TOTAL FUNDING AVAILABLE	\$ 2,326,255	\$ 819,896	
PHASE II EXPENDITURES	<u>(1,257,272)</u>	<u>(1,289,316)</u>	
FUND BALANCE	\$ 1,068,983	\$ (469,420)	
<u>PHASE III</u>			
Fund Balance	\$ 1,069,082	\$ (469,420)	
Revenue	<u>0</u>	<u>133,450</u>	
TOTAL FUNDING AVAILABLE	\$ 1,069,082	\$ (335,970)	
PHASE III EXPENDITURES	(909,709)	\$(1,284,457)	
FUND BALANCE (SHORTFALL)	\$ 159,373	\$(1,620,427)	Assumes yearly payment (1989) from previous sale of land. (City of Renton and Maple Valley)

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ATTACHMENT F

PROPOSED OCCUPANCY: Phase I and II Office Space Changes

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DATE	T Building	H Building	J Building	Administrative
July, 1987 (post remodeling)	(1200 sq. ft) <u>Utility Inspection</u> 1 Manager 1 Office Assist. 7 Inspectors TOTAL: 9	(2500 sq. ft. used for office) <u>SWM Facilities Management:</u> 1 Manager 1 Secretary 1 Office Tech. 5 Engr. Tech. 1 Sr. Eng. 1 Engineer 10 <u>Drainage Investigation</u> 5 Engineers 5 TOTAL: 15	1 Dispatcher 5 Supervisors 8 Lead Crew 14 (in approximately 1000 sq.ft.) and 35-50 Crew use meeting space (approx. 750-800 sq.ft.)	Office Building (10,000 sq. ft.) 0
4th Quarter of 1988 (after Phase I addition)	0	0 Convert to Stores	3 CM&I Inspectors 8-10 CM&I Surveyors 11-13 (1643 sq.ft. plus 800 sq. ft. multi-purpose 19 SWM & DI (includes growth of 4 staff 14 Dispatcher, Superv., Leads 33 (3660 sq. ft.) 55-68 Crew to use meeting space (1973 sq. ft.)	0
1989- after construction of new Admin. Office Building- (Phase II)	0 Relocate T Building to CADMAN	0	14 (Dispatcher, Supervisors, Leads 55-68 Crew ? Staff from possible Satellite Consolidation	<u>Potential Occupants:</u> 19 SWM & DI 9 Utility Inspection 7 Fleet 6 (Admin. staff from Building A) 5 Extra Help 7 10 percent growth 53

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DETAILED ISSUES AND RECOMMENDATIONS
FOR THE CONSOLIDATED OFFICE AND REPAIR FACILITY

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PHASE I

SCHEDULE: Construction is proposed to begin in the 4th quarter of 1987 and to be completed in the 3rd quarter of 1988. Phase I is dependent on a rezoning of the CORF site by the City of Renton.

ISSUES	COMMENTS	RECOMMENDATIONS
<u>REVENUE ESTIMATES</u>		
Please refer to Attachment A.		
1. <u>Sale of a five acre tract to the City of Renton</u>		
The Budget Office estimates that the future sale of the five acre tract to the City of Renton will generate less revenue than the department estimated. The City has offered less than the Public Works department estimate and an official appraisal has yet to be made. Real Property indicates that the actual purchase price will fall between the department estimate of \$381,000 and the City's offer of \$300,000 cash.		The Budget Office recommends that the revenue estimate for the sale of the five acre tract to the City of Renton be revised to \$340,575 to reflect the probable negotiated price of the land.
2. <u>Appropriation for Phase I</u>		
The department has requested an appropriation in the County Road Fund of \$352,253 to "transfer to fund 385" CIP Project Number 999385 from a transfer from the unencumbered fund balance and an appropriation in the Renton Maintenance Facilities Fund of \$1,564,825 from a transfer from the unencumbered fund balance.		The Budget Office recommends that Section 1 and 2 of the draft ordinance be changed to read: <u>Section 1:</u> There is hereby approved and adopted an appropriation in the county road fund of \$352,253 to "transfer to fund 385," CIP Project Number 999385 from a transfer from the road fund balance. <u>Section 2:</u> There is hereby approved and adopted an appropriation in the Renton Maintenance Facilities Fund of \$1,564,825 to

"Consolidated Office and Repair Facility Phase I," CIP Project No. 401187 from a transfer from the unencumbered fund balance.

The Budget Office also recommends that Section 4 read: The proceeds from the sale if the five acre parcel to the City of Renton will be reserved for construction of capital facilities at the Consolidated Office and Repair Facility.

And, change Section 4 in the draft ordinance to Section 5.

EXPENDITURES

Please refer to Attachment B.

The consultants (ARAI/Jackson) subcontracted the cost estimates to the Cost Planners. Cost estimate methodology included the use of schematic drawings and a software program. The subcontractors claim they have experienced a deviation from original estimates on previous projects of less than two percent.

1. Building J Office Space and Women's Locker/Restroom

The department is requesting funds to construct a 7800 sq. ft. addition to the west side of Building J to house a women's restroom and locker/shower room (2700 sq. ft.) and to provide a 5100 sq. ft. space for supervisor/leads' offices and a crew room and to act as an overflow area for office growth. The J Building currently houses the dispatcher, five supervisors, eight lead crew, and meeting/gathering space for 35-50 maintenance crew.

The department is proposing to move the 15 Surface Water Management (SWM) and Drainage Inspection (DI) staff from Building H, three CM&I Inspectors from Star Lake, and 8-10 CM&I Surveyors from the old sign shop building into Building J.

Please refer to the related discussion of the proposed Administrative Office Building on page 8.

- a. That the separate Women's Restroom and Shower/Locker room be constructed in the J Building to comply with Seattle-King County Code.
- b. That the J Building addition be constructed to accommodate the occupancy proposal detailed in Attachment F.
- c. That H Building be converted back to stores.
- d. That a new ventilation system with air conditioning to replace the existing system be installed in the J Building.

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Justification for Office/Crew Space Addition in J Building:

The current and proposed staffing levels in the J Building, T Building, H Building, and the proposed Administrative Office Building are summarized on Attachment F.

The proposed addition was, in part, recommended by the consultant to provide additional office/meeting space for supervisors, lead crew and maintenance crews. The agency has recently remodeled space within the building to accommodate the office need for supervisors and lead crew. The construction that has taken place recently is planned as a temporary measure to relieve an over crowded work space.

The consultants did not make a recommendation to move the 15 SWM & DI staff into the J Building after Phase I. The consultants recommended that these employees be moved into the proposed Administrative Office Building to be constructed in Phase II.

The department is proposing to move the SWM staff into J Building until the Administrative Office Building is constructed because:

- a. The H Building was not originally designed for office use; it is a converted storage building. The employees occupy 2500 sq. ft. of the 5100 sq. ft. building. The other half of the building is used to store materials, some of which are volatile and flammable.
- b. The department in 1986 received complaints from Engineers Local 17 and violation notices from the State of Washington relative to the lighting, heating and ventilation, and the storage of volatile materials in the building. The building in July, 1986 was inspected and several recommendations were made to improve the environmental safety and health conditions in the building:
 - o Supervisors should determine if additional task lighting is necessary.
 - o The HVAC system needed several engineering alterations (lower exhaust outlets, increase air outlet velocity)
 - o Install enclosed clock thermostats and set to preheat building in morning hours.
- c. The department has responded to the grievances and the inspection report by installing three propellar fans to increase circulation and by rewiring the storage area to reduce the risk associated with the volatile materials.
- c. The H Building does not provide separate restroom facilities for men and women as required by Seattle-King County Code.
- d. The 2500 sq. ft. area could be converted back to dry stores (paint brushes, shovels, survey stakes, hand tools, rotary brooms and blades) This would relieve a storage problem in the mezzanine area in G Building.

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Justification for Women's Restroom, Locker/Shower and Drying Room:

The women employees using J Building are sharing a restroom (two water closets out of four are reserved for women), locker, and shower facilities with the men employees. These facilities are housed in one large space. There also is one separate restroom with one water closet for the women.

The Seattle King County Plumbing Code requires that toilet facilities be provided in separate rooms for each sex whenever more than four people are employed and the employees are not of the same sex. Additionally, in a workshop or warehouse setting, there needs to be two water closets for every 10-24 employees (there are 12 female employees using J Building) and three water closets for every 25-49 employees (there are approximately 30 male employees using J Building).

The code also requires that one shower for each 15 persons exposed to excessive heat or skin contamination with poisonous, infectious or irritating material be provided. The department proposes to provide for the women a facility similar to that of the men.

2. Building B Women's Locker/Shower, Drying Room and Restroom

There is no separate shower and locker room for the five women employees (Sign Installers and Sign Fabricators) in Building B. The women are currently using the men's locker and shower facility, which is housed in the same general area as the men's restroom. There is a separate women's restroom in the building.

The Facilities Administrator and the cost consultants estimate that approximately \$30,000 could be saved if the locker/shower room were to be constructed adjacent to the women's restroom. Cost savings would occur because there would be access to existing water lines and plumbing and because outside walls would not have to be constructed. It also is believed that constructing the room within the existing structure would not disrupt the aesthetic appearance of the building.

Construct a women's shower/locker room facility adjacent to the existing women's restroom on the condition that the addition will not adversely affect sign operations.

3. Small Equipment Storage in Building B

The consultants recommend a small storage area (50 sq.ft.) for small equipment storage and the department included this request as part of the proposal.

The department has suggested that this element could be omitted and that a less costly alternative could be implemented (e.g., a pre-fab structure). This is perhaps a post-original construction item and should not be part of the Master Plan.

Omit the Small Equipment Storage from Phase I.

ISSUES

COMMENTS

RECOMMENDATIONS

4. The Mini-Storage Facility

The department is requesting the construction of a 1200 sq.ft. Mini-Storage Facility to store equipment used by the various road crews. The equipment to be stored consists of tools for daily road maintenance, including gas chainsaws, shovels, pumps, and jackhammers. Currently, equipment is often left in the trucks and unsecured in and around an old, antiquated, combustible frame building which does not meet code. The department wishes to build a structure that would be more reliably secured and one that would be in compliance with code. Storage of the equipment at other locations on campus (e.g. using H Building if it is completely converted back to stores) is not convenient to where the crews load and unload the trucks each day.

Construct the Mini-Storage Facility dependent on the department documenting that the existing structure is out of code.

5. Soils Lab

The department and the consultant have recommended the construction of a new 8,000 sq. ft. Soils Lab to replace the County lab in Redmond. The lab and the seven staff would relocate to the Renton site.

Public Safety is storing cars (impounds, surplus) at the Redmond site. Another storage site would need to be identified when the land is sold. The Department has communicated to Public Safety its plan to sell the Redmond site.

Relocate Soils Lab to Renton site.

Justification for new lab:

- a. All reports indicate that this is truly an antiquated facility. Twenty years ago space was converted for soils testing, and as demand increased, additional building requirements incrementally expanded the facility. The Soils Lab developed by add-ons to a fifteen year old existing building. According to the department, the building is out of code and is a fire hazard.
- b. The opportunity cost of using the site for the lab is high. Estimates on the value of the land that the lab currently occupies is \$1 million. For this reason, along with the deterioration of the existing building, renovation is not considered to be a cost-effective alternative.
- c. Relocating to the Renton site would place the lab at a more geographically central location, which is consistent with the Arthur Young Space Management Study.

6. Equipment and Furnishings

The department has provided detailed cost estimates for each building. The department is requesting funds to provide new furniture and equipment for the Inspectors and Surveyors, the Supervisors offices in J Building, and for the Soils Lab.

The Budget Office recommends expenditures for equipment and furnishings of \$107,295. This reduction reflects the elimination of the 10 percent contingency (it duplicates the consultant's contingency for the project) and unassigned expenditures.

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ISSUES	COMMENTS	RECOMMENDATIONS
<p>7. <u>Ventilation System in Building J</u></p> <p>The Section Manager of Roads Operations would like to see a new ventilation system installed in Building J when the new office space addition is constructed.</p>		<p>Install ventilation system as part of Master Plan project.</p>
<p>8. <u>Parks and Natural Resources Use of Renton Site</u></p> <p>The Roads Division has suggested that they would like to see Parks staff be located off the site or pay rent for the use of space at the Renton site. Public Works requesting \$52,000* for rental of the following space: occupancy of two maintenance bays, use of a prefabricated office and frame building, maintenance shop space, and acreage surrounding the old sign shop.</p>	<p>Whether Parks will pay to lease space at the CORF site will be resolved within the context of the 1988 budget process.</p>	
<p>* This amount needs to be adjusted to reflect the recent relocation of Parks staff out of 120 sq.ft. in the J Building.</p>		

PHASE II

SCHEDULE: Dependent on obtaining funds.

ISSUES	COMMENTS	RECOMMENDATIONS
<u>REVENUE ESTIMATES:</u>		
Refer to Attachment A		
1. <u>Funding of Phase II and III of proposed Master Plan</u>		
The department's revenue projections, which are based solely on future land sales, raise several concerns:		
<ul style="list-style-type: none"> a. There have not been appraisals on the land to determine if the estimates are accurate. b. The department projections assume that the land sales will be for full cash amounts. Reliance on future land sales would result in unreliable and uneven cash flows. Issuance of bonds would serve to even out cash flows, while using money from land sales to pay off principle and interest. c. The Parks Division has not budgeted for the purchase of the three acre tract and is contesting the legality/appropriateness of the Roads Division requiring the purchase of the land. d. The Public Safety Division is considering purchase of another three-acre tract, but may not submit a proposal as part of the 1988 budget process. If a proposal is submitted there is no assurance that the funds will be appropriated. e. Use of Fund 125 has not been authorized, although there is an informal agreement with Councilmember Greive that he would approve use of these funds for the CORF. It is assumed that no other Councilmember will oppose use of Fund 125 for CORF. f. There have been no formal offers on the Redmond site. g. Timing of land sales is uncertain and results in scheduling and implementation problems for Phase II and III. 	<p>The Budget Office recommends that a complete analysis of the funding of Phases II and III be conducted. The Budget Office also requests that the department provide a recommendation for financing alternatives that addresses the concerns raised by the Budget Office.</p>	

EXPENDITURES:

Refer to Attachment C

1. Administrative Office Building

The department is proposing the construction of a 10,000 sq. ft. Administrative Office Building. The Arthur Young Space Management Study recommended for 1987 budget action to include enough space in the Public Works Master Development Site Plan to move downtown Seattle operations to Renton. Potential occupants to be relocated to the new building are listed below:

a. SWM staff from Building J	19 FTE
b. CM&I from Administration Building	9 FTE
c. Fleet from Administration Building	7 FTE
d. Relocate staff from Building A	6 Staff
e. Extra help for all sections	5 Staff
f. Estimate 10 percent growth	<u>7 Staff</u>

53

Refer to Attachment F.

Please see the discussion on pages 2-4 regarding the space plan for the J Building. The department assumes that space vacated by Public Works staff in the downtown Administration Building will be needed by Facilities Management and the proposed moves are in concert with the County's Comprehensive Space Plan being prepared by Facilities Management.

Public Works budget in 1989 shall include funding for a study to consolidate ten existing satellite facilities. The study would be completed in the same year. The intent of the study is to reduce the existing satellites to five.

Public Works' rationale for the study is to address the increasing development within the County and new transportation routes to be maintained by Roads. Relocation of some satellites would occur. Some satellites are outdated and are not in compliance with building or fire codes, thus requiring replacement. By consolidation, a new facility would be constructed, thus serving both existing satellite areas from one location. A typical example would be the consolidation of Issaquah and Fall City.

The study would evaluate the possibilities of districts being incorporated in lieu of remaining unincorporated. This obviously would impact some of the satellite facilities, thus allowing reassignment of existing staff to Building J at Renton. A typical example is the relocation of the Paving Crew from Cadman to Building J which is presently being implemented. This consolidates all paving operations into one location for assignment.

As noted in the King County 2000 report which was recently presented, King County would be confronted with three new Bellevues in the next 13 years. Public Works is planning to meet these challenges during the interim by expanding the crews' area to its maximum in Building J to accommodate future development, consolidations, and incorporations. Construction of expanded crews' space in Building J with 1987 dollars is more cost-effective than using 1990 dollars.

Review this expenditure item when the funding source and the long-term space plans are resolved.

2288

2. Parking Stalls

There are currently 150 parking stalls on the site. The department is proposing to construct 267 parking stalls. The consultants recommended constructing 400 stalls.

The parking stalls are needed to provide additional stalls for visitors and employees after consolidation of satellites and the move of off-site staff to CORF.

A detailed analysis of the number of parking stalls to be constructed should be conducted in conjunction with the analysis of the Administrative Office Building and proposed staff moves to the Renton site.

3. Equipment Storage Shed and Site Improvements

The equipment storage buildings are primarily designed for storage of valuable operating equipment. Equipment exceeds the available storage bays. The department is requesting construction of one equipment shed; the consultant recommended that two be built. The department also is requesting site improvements to land to provide additional outdoor storage that will be eliminated with the addition of a new equipment storage shed and construction of the parking stalls. Materials and damaged equipment are currently being stored in the storage yard.

Evaluate proposal at time of funding request for Phase II.

4. Equipment and Furnishings

The department has provided aggregated cost estimates for these items.

Obtain a detailed cost break down at the time appropriation is requested. Evaluate this element based on office equipment and furnishings that cannot be moved with employees from other locations.

5123

PHASE III

SCHEDULE: Dependent on funding, resolution of issues related to Eastside Government Center, and developer and City of Renton plans for Maple Valley.

ISSUES	COMMENTS	RECOMMENDATIONS
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REVENUE: See above under Phase II, Attachment A.

EXPENDITURES:

Refer to Attachment D

1. Road Improvements

Road construction at the Renton site has been deferred to Phase III due to the uncertainty associated with proposed new development in Maple Valley.

Expected expenditures for this phase are dependent on developer's plans for road construction in Maple Valley. Alternatives were presented to the department in August, 1987. Instead of completing the proposed loop road within the Public Works property, the department would rather combine the entire loop road in Phase III. Depending on what the City of Renton and the developer's adopt for a roadway, cost savings may be possible.

This project assumes that an LID will be proposed and that the County can deed land to the developer for the County share of the LID.

A complete review of this phase should be conducted as soon as developer plans are clarified.

2. The Public Works Office Addition

The consultants originally recommended that the entire Public Works Department be relocated to the Renton Site. The department has deferred further consideration of this plan, pending the outcome of discussions regarding the Eastside Government Center.

02775
CLEO

Project: 401187 Consolidated Office and Repair Facility

Description:

Council District: No. 6
CIP Planning Area: Newcastle

To provide funding for priority improvements at the Renton Maintenance Facility. Improvements include expanded facilities for women employees; relocation and construction of a new soils lab; improved office space for Roads Maintenance, CM&I, and SWM staff; and additional storage facilities.

No map required.

Project Comparison (vs. Last Council Approval) No Changes To Be Abandoned To Be Merged Total Cost Change Site Change
 New Revenue Change Scope Change Schedule Change

Cost Data:

Status:

Original Cost Estimate (1987) \$1,564,825 New project proposed for 1987 start.

Net Annual Operating Costs: \$ 0 in 1987
 \$34,058 after construction

Project Data:

FUND	000003850	RENTON MAINTENANCE FACILITY	DEPARTMENT PRIORITY REQUEST 000
DEPARTMENT	0736	ROADS - RENTON FACILITY	LOCATION - CONSOLIDATED SHOPS
FUNCTION	54100	ROAD & STREET CONSTRUCTION	CURRENT PROJECT COST ESTIMATE
SERVICE	54156	CONSTRUCTION OF FACILITIES	EXPENDED & APPROPRIATED (INCL. RECOMMENDED)
PROGRAM	54176	STRUCTURES	FUTURE FUNDING REQUIRED TO COMPLETE PROJECT

OPTION	EXPENDITURES TO 12-31-86 (A)	EXISTING BUDGET (B)	1987 RECOMMENDED (C)	EXP + BUDGET + RECOMMENDED (A+B+C)	*PROGRAM PROJECTIONS - THOUSANDS OF DOLLARS*	OPT/ACCOUNT TOTAL
					* 1988 1989 1990 1991 1992 TOTAL *	
- - EXPENDITURE DATA - -						
MASTER PLAN & DESIGN			50,494	50,494	*	50,494
CONSTRUCTION			1,071,871	1,071,871	*	1,071,871
EQUIPMENT & FURNISHINGS			115,986	115,986	*	115,986
CONTINGENCY			190,363	190,363	*	190,363
ARTISTIC FURNISHINGS			10,988	10,988	*	10,988
COUNTY FORCE DESIGN					*	
CONST. ADM./ENG.			125,123	125,123	*	125,123
EXPENDITURE TOTALS			1,564,825	1,564,825	*	1,564,825
- - REVENUE SOURCES - -						
30800 (A) BEG. UNENCUMBERED FUND BAL.			1,049,110	1,049,110	*	1,049,110
39782 (A) CONTRIBUTION COUNTY RD FUND			352,250	352,250	*	352,250
39512 (A) SALE OF LAND			163,465	163,465	*	163,465
REVENUE TOTALS			1,564,825	1,564,825	*	1,564,825

REVENUE AVAILABLE 1,564,825 REVENUE PENDING



0275