

January 12, 1994

Introduced By:

PETE VON REICHBAUER

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Proposed No.:

95 - 048

ORDINANCE NO. **11663**

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AN ORDINANCE disappropriating \$623,808 from the Courthouse Complex (Administration Building) Elevators project and appropriating \$623,808 to the 2nd and 9th floor courtrooms project, and amending Ordinance 11578, Section 117 and Attachment 1B, as amended; waiving requirements for competitive bidding and formal solicitation for capital improvement project 395525; waiving the requirements for the selection and award of a professional/technical service consultant contract; authorizing the Department of Construction and Facilities Management to contract directly on an emergency basis for the construction of courtrooms; and declaring an emergency.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Statement of findings:

A. The Metro - King County merger and subsequent expansion of the county council from 9 to 13 members necessitated the relocation of the council to the 10th and 12th floors of the courthouse. The capital project to accommodate this relocation and expansion affects multiple floors in the courthouse, with impacts on space for other agencies and branches of government whose space needs are also considered as part of the project. These events provide an opportunity to address superior court's space needs and security concerns.

B. Space plans for the courthouse include use of the 2nd floor of the courthouse for superior court courtrooms and administrative offices. Use of the ordinary process for bidding of contracts to perform the necessary work associated with renovation of the 2nd floor would require an additional 45 to 60 working days.

C. The use of the ordinary bidding process for construction of improvements to the 2nd floor would require the sequential performance of: the review of construction documents, the bid and award of the construction contract, construction improvements, and the relocation of Court offices from the 9th and 10th floor to the 2nd floor. Under the ordinary bidding process, these steps cannot be performed simultaneously or overlapped to achieve any significant savings of time. Use of an expedited contract award process, however, allows award of contracts without preparation of full construction drawings based upon lengthy

1 design consultant selection and review. This procedure, using expedited selection of a design  
2 consultant, use of telephone bids and existing competitively selected contracts and purchase  
3 orders for construction allows the project to be completed so that the superior court and staff  
4 can move into the renovated 2nd floor space within 171 working days. Approximately 90% of  
5 the work to be performed on the 2nd floor project is to be done by independent contractors  
6 selected in a fair and competitive manner, although these contractors will not be selected  
7 according to the time frames required by the formal bidding process.

8 SECTION 2. Ordinance Number 11578, Section 117 and Attachment 1B, as  
9 amended, is hereby amended by adding thereto and inserting therein the following:

Fund	Project	Description	Amount
3950	395401	Courthouse Complex Elevators	(\$623,808)
	395525	2nd and 9th Floor Courtrooms	\$623,808

13 SECTION 3. The attached resource book pages are hereby adopted.

14 SECTION 4. An emergency exists in which the public interest or property of the  
15 county would suffer material injury or damage by delay and therefore the competitive  
16 selection and bidding requirements of K.C.C. Chapter 4.16 and state law are hereby waived  
17 for contracts to perform necessary work related to the renovation and remodeling of the 2nd  
18 floor of the King County courthouse, provided that the department of construction and  
19 facilities management shall obtain competitive proposals and use independent contractors to  
20 the extent feasible for individual contracts to be performed pursuant to this ordinance.

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SECTION 5. The county council finds as a fact and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of public peace, health or safety or for the support of county government and its existing public institutions.

INTRODUCED AND READ for the first time this 17<sup>th</sup> day of

January, 1995.

PASSED by a vote of 12 to 1 on this 23<sup>rd</sup> day of January, 1995.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

APPROVED this 1<sup>st</sup> day of February, 1995

Bing Loh  
King County Executive