

Sept. 17, 1998  
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Introduced By:

JANE HAGUE  
ROB MCKENNA  
LARRY GOSSETT

Proposed No.:

98-587

ORDINANCE NO. **13427**

AN ORDINANCE making an appropriation of \$2,913,553 to the Regional Justice Center Project Fund and an appropriation of \$1,473,856 to Fund 3951 for costs associated with the Phase I Regional Justice Center, and amending the 1998 Budget Ordinance, Ordinance 12926, Section 115 and Attachment 3.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby approved and adopted an appropriation of \$2,913,553 to the Regional Justice Center Construction Fund 3461, Capital Improvement Program and an appropriation of \$1,473,856 to the Building Repair and Replacement Sub-Fund 3951 from unencumbered Regional Justice Center Construction fund balance. The Fund 3461 appropriation amount of \$2,913,553 includes a \$2,723,856 transfer to Fund 3951.

SECTION 2. Ordinance 12926, Section 115 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:

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<u>Fund</u>	<u>Capital Fund</u>	
3461	Regional Justice Center Fund	\$2,913,553
3951	Building Repair & Replacement Sub-Fund	\$1,473,856

SECTION 3. Ordinance 12926, attachment 3, is hereby amended by adding thereto

and inserting therein the following:

<u>Fund</u>	<u>Project</u>	<u>Description</u>	
3461	346105	RJC Levy Transfer to Fund 3951	\$ 1,250,000
3461	346108	RJC Detention Security Electronics	\$ 140,000
3461	346109	RJC Groundwater Monitoring	\$ 370,000
3461	346106	RJC Third Floor Completion	\$ 413,546
3461	346110	RJC Additional Work Reserve	\$ 336,620
3461	346111	DAD Admin Remodel-2nd Floor Courthouse	\$ 213,690
3461	346112	RJC Additional 800 MHz Radios	\$ 55,891
3461	346113	RJC Antenna Modifications	\$ 75,000
3461	346114	JAMMA Programming	\$ 58,806
3951	395851	RJC Detention Security Electronics	\$ 140,000
3951	395852	RJC Groundwater Monitoring	\$ 370,000
3951	395853	RJC Additional Work Reserve	\$ 336,620

1 3951 395856 DAD Admin Remodel-2nd Floor Courthouse \$ 213,690  
2 3951 395841 RJC Third Floor \$ 413,546

3 INTRODUCED AND READ for the first time this 28<sup>th</sup> day of  
4 September, 1998.

5 PASSED by a vote of 11 to 0 on this 15<sup>th</sup> day of MARCH, 1999.

6 KING COUNTY COUNCIL  
7 KING COUNTY, WASHINGTON



8  
9 VICE Chair

10 ATTEST:

11 [Signature]  
12 Clerk of the Council

13 APPROVED this 24 day of March, 1999



14  
15 King County Executive

- 16 Attachments: A. Summary of Supplemental Request  
17 B. Summary of RJC Additional Work Reserve Request  
18 RJC Levy Financial Plan - 2nd Quarter Report

## Attachment A: Summary of Supplemental Request

### 1. RJC Detention Security Electronics (Kent Facility) \$140,000

The RJC Detention Center security electronics system uses a complex mix of computerized components, hardware, wiring and proprietary programming software. County staff are trained and experienced to handle all routine maintenance and repairs except adding, correcting or deleting security devices to or from the systems programming. Experience from the first year of operations strongly indicates that additional specialized training for County maintenance staff is required. Further, a 5 year contract with the software programming consultant firm is necessary to safeguard this proprietary programming software during expected changes to operations. This item would transfer \$140,000 to CIP # 395851 in the DCFM Facilities Maintenance Division.

### 2. RJC Groundwater Monitoring \$370,000

Formerly, the RJC site was home to two manufacturing facilities. As part of site development for the RJC, some environmental cleanup was required. Considerable testing was conducted on the site and cleanup was completed. However, the Washington State Department of Ecology required that the County maintain monitoring wells on this site to detect any issues with groundwater entering or leaving the RJC site. Four wells must be installed @ \$20,000 each, and samples taken, tested and a report written each year @ \$70,000 per year for five years.

### 3. RJC 3rd Floor Completion \$413,546

\$1.8 million of funding was approved for this project in the 1998 Budget. Bids were let shortly thereafter. Because of the hot economy, construction costs have skyrocketed. Based on the low bid, an additional \$182,000 is needed for construction work. Further, additional costs will be incurred because of a more stringent interpretation by City of Kent building officials relating to a fire alarm system in the Child Care area (\$45,000) and the need to relocate some mechanical equipment (\$50,000). The Superior Court has also requested that funds to furnish the courtrooms be included in this budget (\$136,546). This inclusion is consistent with prior RJC Levy funding decisions as all other RJC courtrooms were furnished out of the construction budget.

### 4. RJC Additional Work Reserve \$336,620

The Department of Construction and Facilities Management has completed one year of operations at the RJC and has used the warranty process to address nearly all building issues. However, inevitably a year of operations will uncover adjustments that need to be made in order

to operate the facility safely and efficiently. This requests \$336,620 to be held in CIP 395853 in order to accommodate such adjustments. Adjustments are itemized in Attachment B.

**5. RJC Antenna Modifications**

**\$75,000**

The in-building antenna system at the RJC facility provides signal amplification in the facility, so that correction officers and other personnel can use their personal two-way radios throughout the facility to communicate with each other and the control points. Physical changes to the building after an escape incident from the RJC several months ago have degraded the performance of the in-building system. It is a very important safety feature for these employees, and the system needs to be made fully functional. This funding will cover the cost to restore full system function.

**6. 800 MHz Radios**

**\$55,891**

These funds will be used to purchase radios for the officers added to the RJC as part of a 1998 Supplemental Ordinance for DAD.

**7. DAD Administrative Office Remodel**

**\$213,690**

The RJC Levy approved \$175,000 for remodeling DAD Administrative Offices. At the time the levy was approved, it was anticipated the 5<sup>th</sup> Floor of the KCCF would be remodeled for this purpose. However, because of changes in the department's administrative structure and the critical shortage of space for other operational needs in the KCCF, space for the DAD Director's Office had to be found elsewhere. This request is to accomplish the DAD Administrative Office Remodel in the downtown Courthouse.

**8. Jail Master Movement Application**

**\$58,806**

The opening of the RJC required DAD to develop a new method of tracking and scheduling inmates for court appearances, medical appointments, etc. The Jail Master Movement Application (JAMMA) was developed to automate the scheduling of inmates for court appearances housed at the KCCF and RJC facilities. ITS has completed a comprehensive review of the JAMMA application. The requested funding will be used correct and improve the links between JAMMA and the other computer systems, such as SIP, it interfaces with to ensure the accuracy of scheduling inmates for appointments. The majority of the work is to improve and/or correct the interfaces and to program for the handling of errors promptly if they should occur. The work program addresses all known problems and will use 822 analyst hours at a cost of \$58,806.

**9. Security Electronics (KCCF)**

**\$1,250,000**

This item is a technical adjustment. The 1997 Adopted Budget appropriated \$1,250,000 to Fund 3951 (DCFM Building Repair and Replacement). However, it did not included the appropriation

from Fund 3461 (RJC Levy) needed to transfer the funds to Fund 3951. This item gives the appropriation authority to Fund 3461 so that the funds may be transferred to Fund 3951.

The Security Electronics project will provide for the design and replacement of failing electronic security door and communications controls including computer control boards; wiring, control devices and operating mechanisms; the design and construction of a new central control station on the 6th floor of the Seattle Division of the Department of Adult Detention; and the demolition and remodeling and reconstruction of new floor security control stations on floors 7, 8, 9, 10 and 11. The total estimated cost for this project is \$3.9 million.

## Attachment B - Summary of RJC Additional Work Reserve Request of \$336,620

Project Title	Project Description	Category
Safety Plate Covers for Seismic Expansion Joints (est'm \$5,000)	The existing seismic joints represent a pedestrian hazard especially in the parking garage and in detention visiting. Design, manufacture, and install flat plate covers to be fastened or welded to existing soft seismic expansion joints (one side only).	Safety
Security Additions: Various CCTV Cameras and Other Enhancements (est'm \$45,000)	In the first year, several areas (garage, staff detention door, and court house level G) were identified as not adequately protected. In order to secure these areas properly, the following enhancements are required: (Based on 2/5/98 D. Stamper memo) Add 1 (ea) pan-tilt camera to each of three levels in the RJC garage. Add 1 (ea) fixed position camera to each of the ground level exit doors at AS12-B and AS5A-0. Add weight sensitive pad, thermal device or a more reliable means of occupancy detection as required to make AE-8 function as a deterrent to unauthorized entry to Courts Building Weapons Free Zone.	Security
Kitchen AHU Automation (est'm \$8,500)	The kitchen is the only area in the RJC that is not on the automated control system. Without automation, troubleshooting is difficult. This request is to automate the kitchen air handling units - Of the (4) air handling units for the kitchen and officer dining areas, only HRU 5.3 is controllable through the EMS. The (3) remaining AHU's and (4) exhaust fans are individually controlled. The operation of kitchen equipment e.g. baking oven and hood suppression system are interconnected to this equipment.	
Kitchen Walk-In Sensors (est'm \$3,000)	To ensure safe storage, reduce potential loss of food products, and allow regular monitoring of box temperatures, the addition of sensors, proofs, and other devices are needed to connect box temperatures and alarms to EMS.	Safety & Maintenance

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<u>Project Title</u>	<u>Project Description</u>	<u>Category</u>
Emergency Boiler/HW Generator Connections (est'm \$20,000)	<p>No back-up system was provided for steam boiler maintenance or emergency repairs. This request funds a system for connecting temporary emergency boilers.</p> <p>Pipefitting: Items include 2" gas outlet connection; 6" main steam line connection; a 1 1/2" blow down drain; a 3/4" continuous surface blow down; and a 2" water supply outlet (condensate return) from deaerator.</p> <p>Electrical: Items include 460V-3Ø 30 A circuit with weatherproof disconnect and plug fed from panel JNVC circuit #20. A 115V exterior convenience outlet and a 115V extension from feedwater pumps to waterproof J-box.</p>	Maintenance & Operations
Court Building Circulating Pump Upgrade & Repipe (est'm \$35,000)	Insufficient water volume in court building. Retrofit Central Heating Water Supply (CHWS) circulating pumps to improve performance at terminal unit heating coils. Repipe as necessary for ease of maintenance and noise control.	Operations & Maintenance
Detention Kitchen Pulper (est'm \$12,500)	Purchase and install pulper equipment to separate solid waste and liquids from meals to reduce maintenance, prevent system blockage, and reduce emergency call-outs. This system is recommended by the Seattle-King County Environmental Health Department and will reduce waste treatment costs.	Maintenance
Paint Shop Exhaust Hood/Fan & Paint Booth (est'm \$20,500)	The paint shop can not be utilized for all necessary maintenance. Retrofit paint shop (50 CFM) exhaust fan to meet work place safety and OSHA regulations for paint storage and future paint booth.	Safety



<u>Project Title</u>	<u>Project Description</u>	<u>Category</u>
Central Plant Boiler Room Safety Egress (est'm \$2,500)	The location of the existing exits do not allow safe egress in the event of an emergency from the rear of the boiler room. Purchase and install exterior door for emergency egress of personnel in event of boiler failure and release of hot water which produces flash steam.	Safety
Court Room Heating Revisions (est'm \$75,288-\$88,620)	To provide adequate heating in courtrooms. Provide heating coils in at least one of three VAV terminal units in (9) courtrooms connected to CHWS and CHWR piping.	Operations
Kitchen Macerator Isolation Valve (est'm \$5,000)	Purchase and install knife valve for macerator isolation. The knife valve allows for safer and more sanitary work conditions when performing maintenance on this unit.	Maintenance
PSAPCA Source Test (est'm \$16,000)	Provide necessary auxiliary devices (gas meters at each boiler) as required by the Puget Sound Air Pollution Control Agency (PSAPCA) to conduct testing of boilers. This activity was required by PSAPCA as part of the commissioning process.	Operations & Environment
Detention Paging All-Call (est'm \$45,000)	To improve the existing paging system to cover all areas of Detention. Engineer, install, and test operation of additional speakers and amplifying equipment in locations identified by DAD, Facilities, and Jail Health for the <u>Joint Labor Management Committee</u> .	Safety & Operations
Electrical Power for Window Washing Staging (est'm \$30,000)	Window washing staging is not operational. No exterior circuits exist to accommodate additional load from staging motors. Twelve dedicated circuits needed to adequately power staging.	Maintenance & Operations
<b>Design Total:</b> <b>\$ 336,620</b>		

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## RJC LEVY FINANCIAL PLAN - SECOND QUARTER REPORT

	1997 Actual	1998 Est
<b>Beginning Balance</b>	3,713,862	17,143,765
<b>Revenues</b>		
Taxes	31,494,475	466,170
Interest	726,349	234,000
Other	62,397	
<b>Total Revenues</b>	<b>32,283,221</b>	<b>700,170</b>
<b>Expenditures</b>		
Capital Project	(17,828,628)	(1,270,076)
1% for Art	(278,558)	
Operating Transfers out	(801,404)	
<b>1998 Adopted CIP:</b>		
~ KCCF Remodel		(4,200,000)
~ 3rd Floor Completion		(1,800,000)
~ Security Electronics KCCF		(2,650,000)
~ KCCF Remodel for ADA Cells		(179,000)
~ Intensive Rehab (NRF) Program		(879,000)
Proposed 98 Supplemental Ordinance		(2,913,553)
Other (Carryover fr 97 to 98)	55,272	
<b>Total Expenditures</b>	<b>(18,853,318)</b>	<b>(13,891,629)</b>
<b>Ending Fund Balance</b>	<b>17,143,765</b>	<b>3,952,306</b>
<b>Less: Reserves and Designations</b>		
CIP Carryover	(1,270,076)	
Phase II Site/Planning		(2,000,000)
1999 Funding for Intensive Rehab (NRF) Program		(900,975)
1999 CIP Requests		(794,642)
<b>Total Reserve and Designated</b>	<b>(1,270,076)</b>	<b>(3,695,617)</b>
<b>Ending Undesignated Balance</b>	<b>15,873,689</b>	<b>256,689</b>