



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**October 13, 2008**

**Ordinance 16272**

**Proposed No.** 2008-0326.2

**Sponsors** Phillips and Ferguson

1 AN ORDINANCE relating to historic preservation,  
2 restoration, and rehabilitation project eligibility for major  
3 maintenance reserve fund budgeting; and amending  
4 Ordinance 12076, Section 29, as amended, and K.C.C.  
5 4.08.250.

6

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 SECTION 1. Ordinance 12076, Section 29, as amended, and K.C.C. 4.08.250 are  
9 each hereby amended to read as follows:

10 A. There is hereby created the major maintenance reserve fund. This fund shall  
11 be a first tier fund as described in this chapter and the first paragraph of RCW 36.29.020.

12 The manager of the facilities management division shall be the fund manager.

13 B. The purpose of the major maintenance reserve fund is to provide for the  
14 periodic replacement of major building systems and components at King County facilities  
15 maintained by the facilities management division so that each building will realize its full  
16 useful life. Expenditures from this fund shall not be used for routine maintenance and  
17 shall not be used to finance unique program infrastructure investments. Unique program

18 infrastructure investments shall be financed from other appropriate funding sources but  
19 may be combined with work financed by the major maintenance reserve fund. For the  
20 purposes of this section, "unique program infrastructure investments" means those capital  
21 expenses unique to a specific building user that are not necessary to maintain the usability  
22 and maintenance standard for the building. Historic preservation and restoration projects  
23 shall be eligible for funding from the major maintenance reserve fund, but the amount  
24 needed for periodic replacement of major building systems and components necessary for a  
25 building to realize its full useful life should be prioritized ahead of historic preservation and  
26 restoration projects, except where combining projects eligible for major maintenance  
27 reserve funds would achieve a cost savings. Any historic preservation or restoration project  
28 analysis should consider the scheduling impact to other major maintenance projects and  
29 potential revenue sources other than the major maintenance reserve fund.

30 C. Major maintenance program costs are funded by the major maintenance  
31 reserve fund. The calculation of the amount necessary to finance the major maintenance  
32 reserve fund program is based on the building-specific per-square-foot charge  
33 corresponding to the mix of building systems and components and life cycle costs  
34 assumptions as determined by the financial model. The financial model shall include  
35 tenant area finishes to include carpet and paint. The major maintenance reserve fund  
36 shall be fully funded based on the financial model and funding requirements shall be  
37 fulfilled by:

- 38 1. A transfer of undesignated fund balances in the sales tax reserve contingency  
39 fund in excess of fifteen million dollars;
- 40 2. Transfers that are contributions from the current expense fund;

- 41           3. Transfers that are contributions from the non-current expense fund agencies:
- 42           a. when housed in buildings owned by King County or for which the county is
- 43 responsible for debt service costs; and
- 44           b. for a proportional allocation of major maintenance reserve fund costs
- 45 attributable to space occupied by current expense agencies included in the overhead cost
- 46 allocation outlined in K.C.C. 4.04.045;
- 47           4. Contributions from the operating budgets of current expense agencies that
- 48

49 receive partial reimbursement from other jurisdictions; and

50 5. Other revenue sources, including investment earnings.

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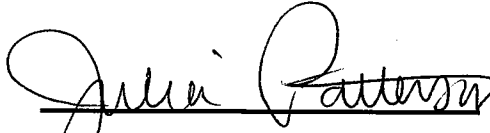
Ordinance 16272 was introduced on 6/23/2008 and passed by the Metropolitan King County Council on 10/13/2008, by the following vote:

Yes: 9 - Ms. Patterson, Mr. Dunn, Mr. Constantine, Ms. Lambert, Mr. von Reichbauer, Mr. Ferguson, Mr. Gossett, Mr. Phillips and Ms. Hague

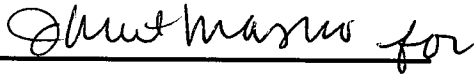
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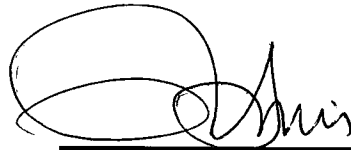
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
\_\_\_\_\_  
Julia Patterson, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

APPROVED this 22 day of OCTOBER 2008.

  
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Ron Sims, County Executive

Attachments None

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2008 OCT 23 AM 10:00  
CLERK  
KING COUNTY COUNCIL