

Attachment A

Facilities Management Division Records Relocation Proviso Response

Ordinance #18632
King County 2017 Budget
Section 2, Proviso P6

**Facilities Management Division
Records Relocation
Proviso Response**



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Summary

This report presents the Landlords Work Cost Estimate, Work Schedule and Total Project Cost for Tenant Improvements (TI's) in the leased warehouse owned by LBA Realty Advisors, at 7272 West Marginal Way, Seattle (South Park).

The Project team began space plan work in December 2017. The Landlord issued a Work Schedule in February 21 that anticipated a long permitting process. Current permit information suggests the TI permit will be issued earlier than planned and the Contractor is planning an early construction start June 1st. The Landlord is updating the Work Schedule to show August 1st completion of Tenant Improvements.

The Landlords Work Cost Estimate below is based on the Landlords Final Plans according to the lease exhibit C Work Letter. Final construction cost to modify the sprinkler system (required for the Records operation) was not available at the time of bidding, however it now and has been shown as a Guaranteed Maximum Price (GMP) and factored into the total TI cost before the Lease TI allowance.

The Total Project Cost includes Records shelving removal (from the current Fir Street location) and reinstallation at the South Park location to reduce cost of new shelving. The moving cost bids were substantially less and offset additional shelving cost. KCIT network estimates are tracking as planned. Contingency factor has decreased due to having a developed design and contractor bids.

The Proviso – Ordinance 18632, Section 2, Proviso P6

Of the appropriation for capital project 1132642, DES FMD Records Relocation, \$1,000,000 shall not be expended or encumbered until the executive transmits a report on the costs and schedule for records storage tenant improvements and a motion that should acknowledge receipt of the report and a motion that acknowledges receipt of the report is passed by the council. The motion shall reference the subject matter, the proviso's ordinance, ordinance section and proviso number in both the title and body of the motion. The report shall describe the costs and schedule for the tenant improvements and shall include the landlord's Work Cost Estimate and Work Schedule as those terms are described in Exhibit C to the lease agreement that is Attachment A to Proposed Ordinance 2017-0427 (Ordinance 18632). The report shall

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also include an updated total project cost for capital project 1132642, DES FMD Records Relocation, and if the updated total project cost exceeds \$2,223,088, the report shall describe the reason for the increase in the total project cost.

The executive shall transmit the report and motion required by this section no more than thirty days after the county has received the Work Cost Estimate prepared by the landlord. The executive shall transmit the report and motion in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the chief policy officer and the lead staff for the budget and fiscal management committee or its successor."

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Response to Specific Budget Proviso Questions

Landlords Work Cost Estimate

HST CONSTRUCTION			
		King County Records - Phase 1 East Side	
April 19, 2018		GMP Schedule of Values	
Division	Description	4/19/2018 TI Cost	
01010	Supervision & Project Management		\$44,820.00
01050	Project Direct General Conditions		\$5,065.60
01710	Continuous Clean up/ Final Clean/ Dumpsters		\$13,662.60
02050	Demolition		\$0.00
02830	Fencing		\$24,550.00
03000	Concrete		\$0.00
05500	Structural and Miscellaneous Steel		\$0.00
06100	Carpentry		\$3,768.00
06200	Finish Carpentry		\$0.00
06400	Cabinets and Casework		\$2,357.00
07200	Insulation & Fire Caulking		\$0.00
07500	Roofing and Sheet Metal		\$0.00
08200	Doors, Frames & Hardware		\$9,517.00
08800	Glass & Glazing		\$0.00
09250	Metal Stud Framing & Drywall		\$11,287.00
09300	Ceramic Tile		\$0.00
09500	Acoustical Ceilings		\$3,723.00
09700	Floor Covering		\$10,100.00
09900	Painting & Wallcovering		\$5,398.00
10000	Fire Extinguishers		\$782.00
10610	Restroom Accessories		\$2,580.00
11200	Appliances		\$0.00
15300	Fire Sprinklers and Suppression		\$5,274.00
15400	Plumbing		\$37,380.00
15500	HVAC		\$31,100.00
16000	Electrical - Power		\$26,229.00
16000	Electrical - Lighting		\$88,797.00
16200	Electrical - Fire Alarm		\$29,668.00
	Subtotal		\$356,059.20
	Taxes & Insurance		\$6,871.20
	Contingency		\$0.00
	Fee		\$19,141.60
	Total Excluding WSST		\$382,072.00
	WSST at 10.1%		\$38,589.27
	GRAND TOTAL		\$420,661.27
Alternates - All pricing includes Washington State Sales Tax			
Alternate 1	Security cabling ROM per sketch transmitted 4/5/18		\$25,500.00
Alternate 2	HVAC alteration warehouse 110. Heat & fans.		\$139,375.59
Alternate 3	HVAC ROM to recommission Existing large rooftop AHU		TBD
Alternate 4	Sprinkler alteration required for warehouse FFE shelving		\$206,007.01
Alternate 5	Network fiber entrance to room 104 and conduit to room 12!		TBD

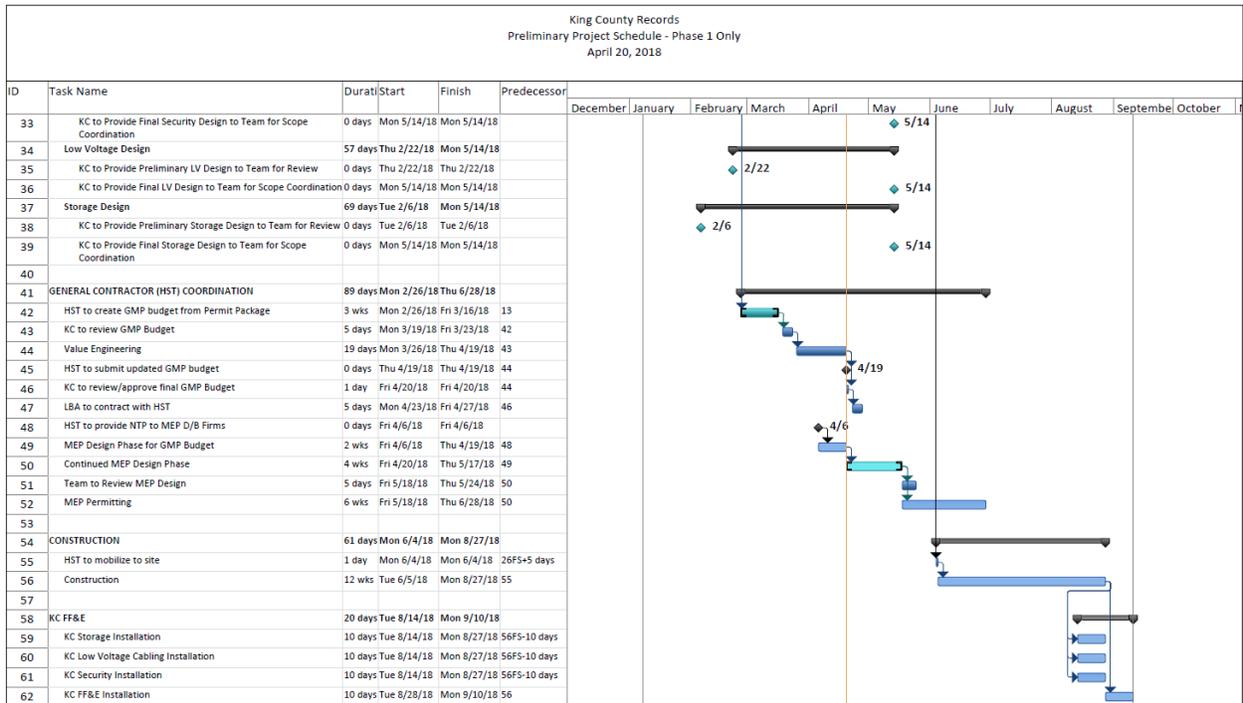
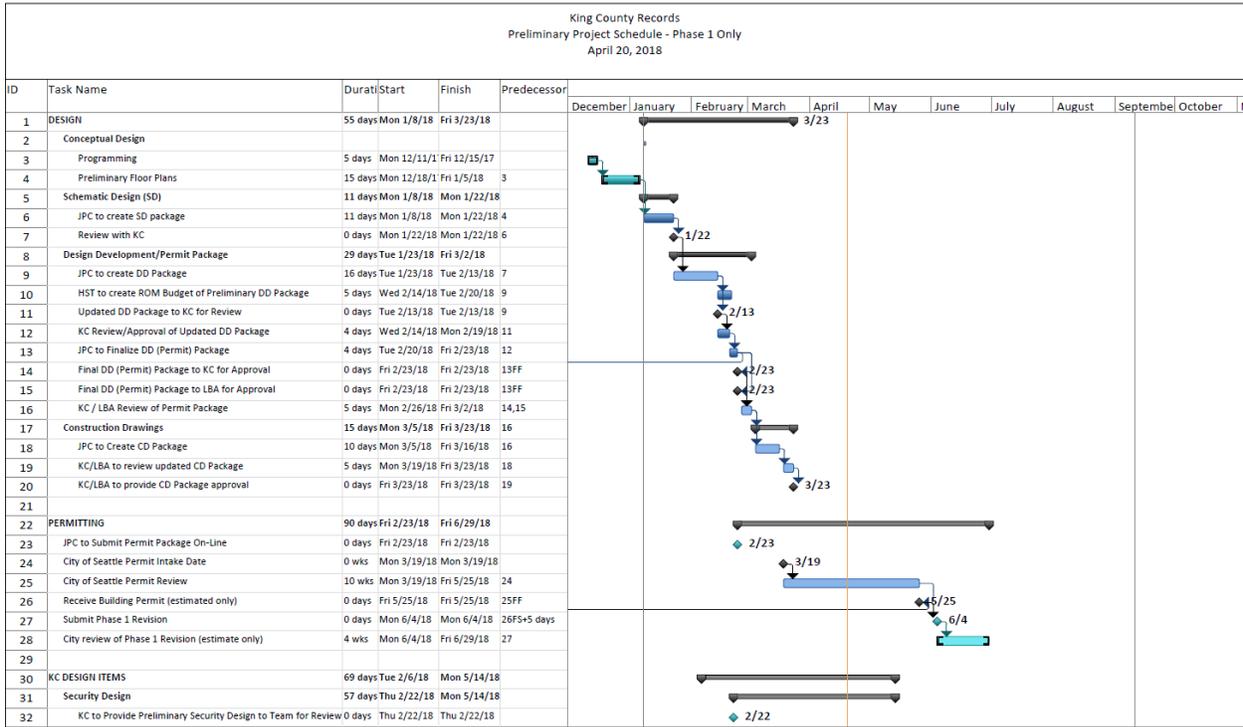
KC Records Tenant Improvement **\$420,661.27**

Records Shelving Sprinklers Alt 4
 Additional sprinkler alterations required for high density shelving **\$206,007.01**

Work Cost Estimate **\$626,668.28**

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Landlords Work Schedule – April 2018 edition



The updated schedule indicates Line 56 construction completion on August 27, 2018

