



Legislation Text

File #: 2014-0183, **Version:** 1

Clerk 05/13/2014

AN ORDINANCE approving the development contract for capital project 1117106, DES FMD Children and Family Justice Center, as required by the 2013 Annual Budget Ordinance, Ordinance 17476, Section 63, Expenditure Restriction ER 5, as amended.

STATEMENT OF FACTS:

1. Ordinance 17707, Section 13, which amended the 2013 Annual Budget Ordinance, Ordinance 17476, Section 63, as amended, contains an expenditure restriction capital improvement program project 1117106, stating, "\$192,964,732 shall be expended or encumbered only after the council approves a development contract for the project by ordinance."
2. In August 2012, King County voters approved a nine-year property tax levy lid lift of seven cents per \$1,000 of assessed value, which will raise approximately \$210 million to replace the Youth Services Courthouse and Detention facility.
3. The Children and Family Justice Center Project is a multibuilding project that includes constructing a new courthouse and detention facility and a parking structure. Two phases are envisioned for the project: Phase 1, which was approved by King County voters and considered the base scope of work, and Phase 2, which is future expansion of the court facility.
4. Located at 12th Avenue and Alder Street on Seattle's First Hill, the center will be constructed in phases adjacent to the existing facilities. Following relocation to new buildings the existing facilities will be demolished.

5. In addition to the benefits of delivering services in the center, the long-term goals for the ten-acre site include:
 - a. Anchoring economic revitalization sought by neighborhood leaders;
 - b. Potentially surplussing portions of the property for private development, consistent with zoning and neighborhood goals;
 - c. Exploring added housing on the property;
 - d. Expanding and enhancing open public spaces;
 - e. Reconnecting Alder Street between 12th and 14th Avenues;
 - f. Improving access through and around the campus; and
 - g. Supporting additional public transportation options.
6. The structure of the levy lid-lift and the highly specialized design and construction required to complete the center makes the design-build project delivery approach the most conducive to achieving a successful outcome.
7. Specialized elements in the project include sophisticated security and access control systems, audio-visual systems and detention control systems. These and other coordination-intensive systems benefit greatly by integrating architectural, electrical and low-voltage coordination taking place early in the design process under the single point of responsibility available in design-build delivery.
8. King County was granted authority by the Washington state Capital Projects Advisory Review Board in July 26, 2013, under the terms of RCW 39.10.350, to utilize the design-build alternative contracting procedure for the project.
9. Under the authority of RCW 39.10.350, the county conducted a procurement process, which included a request for qualifications from prospective design-build teams and a request for

proposals from three qualified teams. (name of design-builder)_____ was determined to be the top ranked finalist. Upon successfully concluding negotiations, the executive seeks to enter into a contract with (name of design-builder)_____. The contract includes four alternates that could amend the base scope of the project: Alternate 1, Full Expansion to Phase 1 Areas (12,000 sf); Alternate 2, Expansion of Detention Area (4,000 sf); Alternate 3, Shell and Core of two additional floors for Family Law Court Program (70,000 sf); and Alternate 4, Seattle School District's Alder Academy (5,500 sf). Alternate 4 for the Alder Academy would be funded by a separate appropriation and require a binding agreement with the School District for full cost recovery.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The attached development contract, Attachment A to this ordinance in compliance with the 2013 Annual Budget Ordinance, Ordinance 17476, Expenditure Restriction ER 5, as amended, Capital Improvement Program fund project 1117106, is hereby approved. The executive is further authorized to add to the base scope of the project one or more of Alternates 1, 2 and 3, so long as the executive does not exceed the appropriation authority, and Alternate 4, but only if the executive enters into a binding agreement with the Seattle school district providing for the full recovery of cost for Alternate 4, and subject to the receiving separate appropriation authority.