

KING COUNTY HARBORVIEW BOND PROGRAM REVIEW

METROPOLITAN KING COUNTY COUNCIL
COMMITTEE OF THE WHOLE
FEBRUARY 27, 2024

HARBORVIEW
MEDICAL CENTER

MAJOR MILESTONES THROUGH 2024

MILESTONES	Dec. 2023	1Q 2024	2Q 2024	3Q 2024	4Q 2024	
PROJECT DELIVERY METHOD	★ Project Delivery Workshops 12/2023	★ Project Delivery Approach Selection 1/10/24	★ Project Review Comm.(PRC) Application 2/16/24 ★ PRC Presentation 3/28/24	★ Alternate PRC Meeting May 2024		
INFRASTRUCTURE MASTERPLAN	★ Preliminary Report 12/27/23	★ Final Infrastructure Masterplan Report 2/9/24	★ Infrastructure Make-Ready Work Preliminary Design			
CAMPUS MASTERPLAN / SPACE PROGRAMS		HMC Department Space Programming Meetings and analyses		★ Options Analysis Recommendations June 2024	★ Implementation Planning	★ Final Campus Masterplan - September 2024
MAJOR INSTITUTIONS MASTERPLAN (MIMP) AMENDMENT	★ MIMP notice to SDCI 12/24	★ MIMP Amendment transmittal to SDCI March 2024	★ SDCI review and recommendation (est.)	★ Hearing Examiner review and approval (est.)	★ Seattle City Council hearings and legislation (est.)	
ENVIRONMENTAL IMPACT STATEMENT (EIS) AMENDMENT		★ SEPA Checklist Determination Mar. 2024	★ Draft EIS Amendment April 2024	★ Public comment period	★ Final EIS Amendment	
PRE-BID PROCUREMENT PREPARATION	★ Industry Survey initiated Dec. 2023	★ Industry survey responses, industry outreach, KC procurement requirements including green building, 1% for art, ESJ, design specifications, Division One specifications, budget legislation, property procurement, insurance program & equip. procurement plans - completed before August 2024			★ Procurement Process Begins RFQ Advertised August 2024	★ Short List DB Teams

Please Note: This milestone schedule is a snapshot in time, based on current information as of February 2024, and it is subject to change when new and/or different information is available.

PROJECT DELIVERY METHODS

Milestones

- Dec. 2023: Project delivery workshops series concluded; evaluated benefits and risks of each option
- Jan. 10, 2024: Project delivery approach determined
- Feb. 16, 2024: Project Review Committee (PRC) application Submitted
- Mar. 28, 2024: PRC Presentation
- May 24, 2024: Alternate PRC Meeting

Contract Elements	Contract Delivery Method			
	Design-Bid-Build	GC/CM	Design-Build (Lump Sum)	Design-Build (Progressive)
Contract Relationship				
Pricing Model for Direct Construction Cost	Lump Sum/Low Bid	Negotiated GMP	Lump Sum/Low Bid	Negotiated GMP
Qualifications Part of Selection of Builder	No	Yes	Yes	Yes
Design Philosophy	Owner Managed Design	Design Assist	Builder Managed Design	Collaborative Design

Not Desirable Desirable Very Desirable



INFRASTRUCTURE MASTER PLAN

SCOPE

Conduct campuswide analysis of internal and external systems (e.g., electricity, gas, and steam). A collaborative effort with consultants, managed by King County, and supported by UW Medicine.

MILESTONES

- Dec. 27, 2023: Preliminary Report completed
- Feb. 9, 2024: Final Infrastructure Master Plan Report completed
- July 31, 2024: Preliminary Design Parameter Development complete

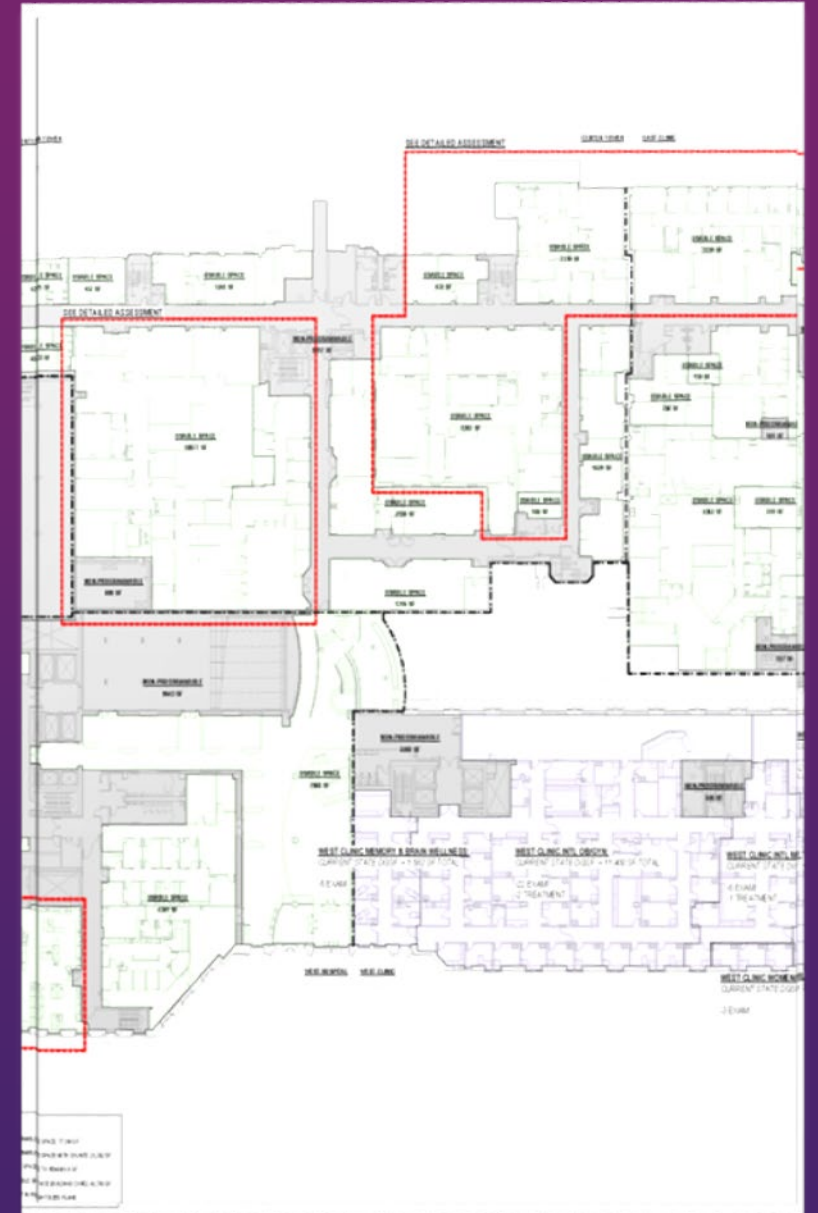
CAMPUS MASTER PLAN/ SPACE PROGRAMMING

SCOPE

Assessing key programs' needs across the medical center. Space programming team targeting needs through 2040.

MILESTONES

- Jun. 2024:
 - HMC department space programming meetings and analyses conducted
 - Options analysis recommendations completed
- Sep. 2024:
 - Implementation planning completed
 - Final Campus Master Plan completed





MAJOR INSTITUTION MASTER PLAN

SCOPE

Approval from the City of Seattle for a major amendment to Harborview's MIMP which establishes the parameters for construction on the campus.

MILESTONES

- Dec. 2023: MIMP application notice to SDCI
- Feb. 2024: MIMP amendment document transmittal to SDCI
- March-April 2024: SDCI review and recommendation completed (Est.)
- April-July 2024: Hearing Examiner review and approval process (Est.)
- July-December 2024: Seattle City Council hearings and legislation passed (Est.)

ENVIRONMENTAL IMPACT STATEMENT (EIS) AMENDMENT

SCOPE

The Environmental Impact Statement (EIS) shows the impact of the MIMP action and the alternatives considered by King County in the development of the MIMP major amendment application.

MILESTONES

- March 2024: SEPA checklist determination
- March-April 2024: Draft EIS amendment completed
- May-August 2024: Public comment period closed and final EIS amendment completed





PRE-BID PROCUREMENT PREPARATION

SCOPE

Seeking the prime construction contractor and subconsultants to support or manage individual projects and subprojects of the Bond Program.

MILESTONES

- Dec. 2023: Industry survey continued promotion
- Jul. 2024: Industry survey responses reviewed, industry outreach, KC procurement requirements identified and addressed
- Aug. 2024: Procurement process begins and request for qualifications (RFQ) advertised



QUESTIONS