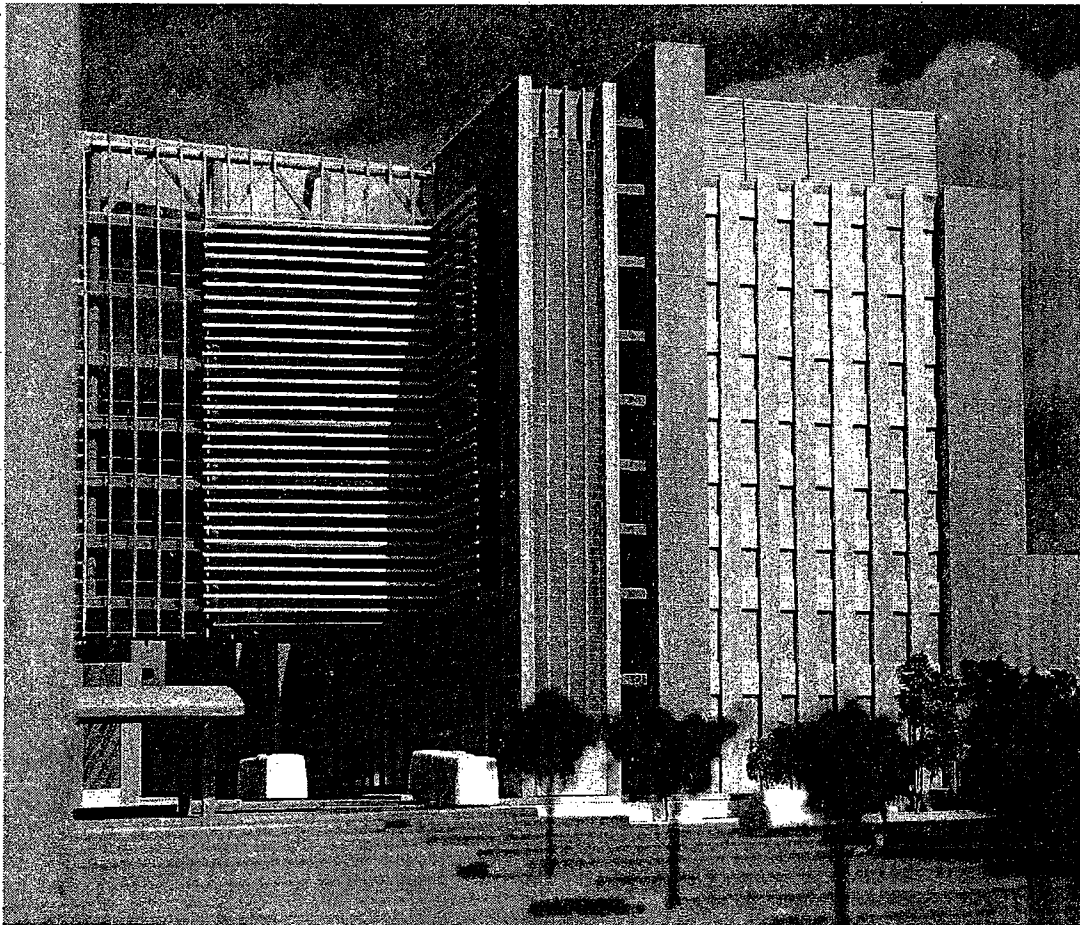


Harborview Medical Center
Bond Project

Monthly Report
July 2003

Seismic Upgrades and Facility Improvements



NBBJ design concept - view from the South end of the campus



King County



"A Partnership... Building for the Future"

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Harborview Medical Center Bond Project
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Background

Harborview Medical Center is a comprehensive health care facility owned by King County Government, governed by a County-appointed Board of Trustees and managed by the University of Washington. Its primary mission is to provide high quality health care to the residents of this region, in particular to the indigent and underserved residents of King County. Serving a four-state region, Harborview is home to the nationally renowned level-one trauma center and Medic One emergency response unit. In addition, Harborview leads the region with medical centers of excellence in the areas of Neuroscience, Burn, AIDS/STD, Orthopedics and Trauma. The Medical Center combines state-of-the-art emergency services with general medicine and specialty clinics.

Harborview Bond Project Scope

The goal of the Harborview Bond project is to remedy significant seismic deficiencies on the campus and to address the need for expanded in-patient bed capacity. The adopted program plan outlines the work as follows to occur in three major phases.

Project Descriptions

Project 1: Ninth & Jefferson Building (NJB)

- New construction of a multi-purpose facility to house specialized services such as the King County Medical Examiner (KCME), laboratories, Involuntary Treatment Act (ITA) Courtroom, retail, building lobby, and four floors of underground parking.

Project 2: Inpatient Expansion Building (IEB) & Seismic Upgrade

- Seismic improvements to the North Wing trauma center tower. These improvements will meet FEMA Immediate Occupancy after a code level seismic event which exceeds the current code of seismic design for hospitals. New construction of an inpatient wing, adjoined to the existing facility by a bridge building.

Project 3: Proposed Demolitions of Harborview Hall & East Clinic (South Wing)

- Demolition of the seismically unsound East Clinic, and potential demolition of Harborview Hall.

Project Budget

To fund the Harborview Bond program, King County authorized a special election and received voter approval for \$193 million. The voter-approved bond funds combined with interest earnings and contributions from Harborview reserves bring the total project budget estimate to \$263 million.

Project Schedule

Project development activities are scheduled to extend through the year 2009.

July 2003 Progress Report

- **Schedule**
The project continues on schedule. The Architect has completed schematic programming and has obtained signed approvals from all department users. Schematic design documents will be distributed for owner review and comments.
- **Permit Process**
DCLU completed their site inspection. The project team submitted the required information and obtained a date for a pre-application meeting in August.
- **Design Commission Review**
Exterior design plans and streetscapes were favorably received by the City of Seattle Design Commission. Another briefing is planned for the Fall.
- **LEED Eco-charrette**
UWCPO, the Design Team and King County's LEED team met to clarify report findings and recommendations resulting from the recent charrette. Several project features were identified that meet LEEDS without major impact to design or construction and that would only require documentation. Other credits would require some design and construction estimating, as well as future documentation. There is a choice of nine other items that are obtainable with some level of added cost. UWCPO will seek cost proposals for further efforts and present this information to the Oversight Committee for direction.

July Design Status

- The final schematic design packages are completed. Once distributed, the design team will have one month for reviews, responses, pricing and issue resolution. This includes design reviews by Harborview's internal decision makers and technical reviews by both HMC and UWCPO.
- Estimates for the Ninth and Jefferson Building (NJB) are complete. Additional parking, shelled floors and tenant improvements are estimated at \$29.6 million bringing the revised cost of the NJB to \$119.4 million. The total Bond Project cost would be \$292.8 million with this additional work.

Snapshot of Critical Issues

○ **Council Review of the Program Scope Expansion**

The County Council's Budget Committee reviewed the proposed project revision and indicated cautious supported for continued design evaluation. The proposal is to add one floor of additional parking to the Ninth and Jefferson garage and add two completed floors to the Building. Timely approval of this request by the County Council is critical to the viability of the proposal. In anticipation of the August 20th hearing council members have requested a comprehensive documentation package. The request includes (1) a revised program, budget and schedule packet; (2) a detailed description of the financing plan; and (3) a legally binding financing agreement between all parties. Staffs and attorneys from King County, Harborview, and UW are working collaboratively on the response and preparing for the upcoming legislative review.

Schedule, Scope and Budget Impact

- As per the request of the County Council, a cost estimate for the tenant improvements to the NJB 2 floors was developed for the legislative package. UWCPO, Turner and NBBJ revised the cost, schedule, and cash flow for the additional level of parking and two floor addition. The cost of these revisions is estimated at approximately \$30 million. The team will pursue changes to the construction sequence as a means of minimizing schedule impacts.

Contaminated Soils

- The final report indicates that the majority of the 9th and Jefferson site has intermittent low level contamination. The northeastern corner has hazardous amounts of PCE's while the southern and western portions appear to be clean. UWCPO has been in contact with the Department of Ecology. They will explore a clean-up approach to occur during the excavation process. The team will work together to develop an excavation plan and clean-up approach for presentation to the DOE for approval.

○ **Housing Replacement**

Plans for submitting a request to the City of Seattle DCLU for a Minor Amendment to the MIMP continue on track. Harborview facilitated a meeting with the Community Advisory Council this month to discuss the housing replacement plan. The group was generally supportive of the proposed Cabrini Sister's project. However, further meetings will occur next month to discern a contingency plan that more closely addresses neighborhood concerns.

Contingency Usage Report

- As per the MOU, the UWCPO will regularly report on use of contingency amounts within their expenditure prevue. Expenditures to date include additional services for Turner construction and NBBJ in the amounts of \$30,952 and \$32,213 respectively.

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Project Budgets

Project 1 -	Ninth & Jefferson Building (NJB)	\$87,657,000
Project 2 -	Inpatient Expansion Building (IEB) & Seismic Upgrade	\$151,021,000
Project 3 -	Proposed Demolition of Harborview Hall & East Clinic (South Wing)	\$11,290,000
Sub-Projects -	Pre-design/Appropriations to Date	\$8,398,576
	1% for Art and Administration	\$3,325,424
	Project Savings Reserve Account	\$1,508,000
Total		\$263,200,000

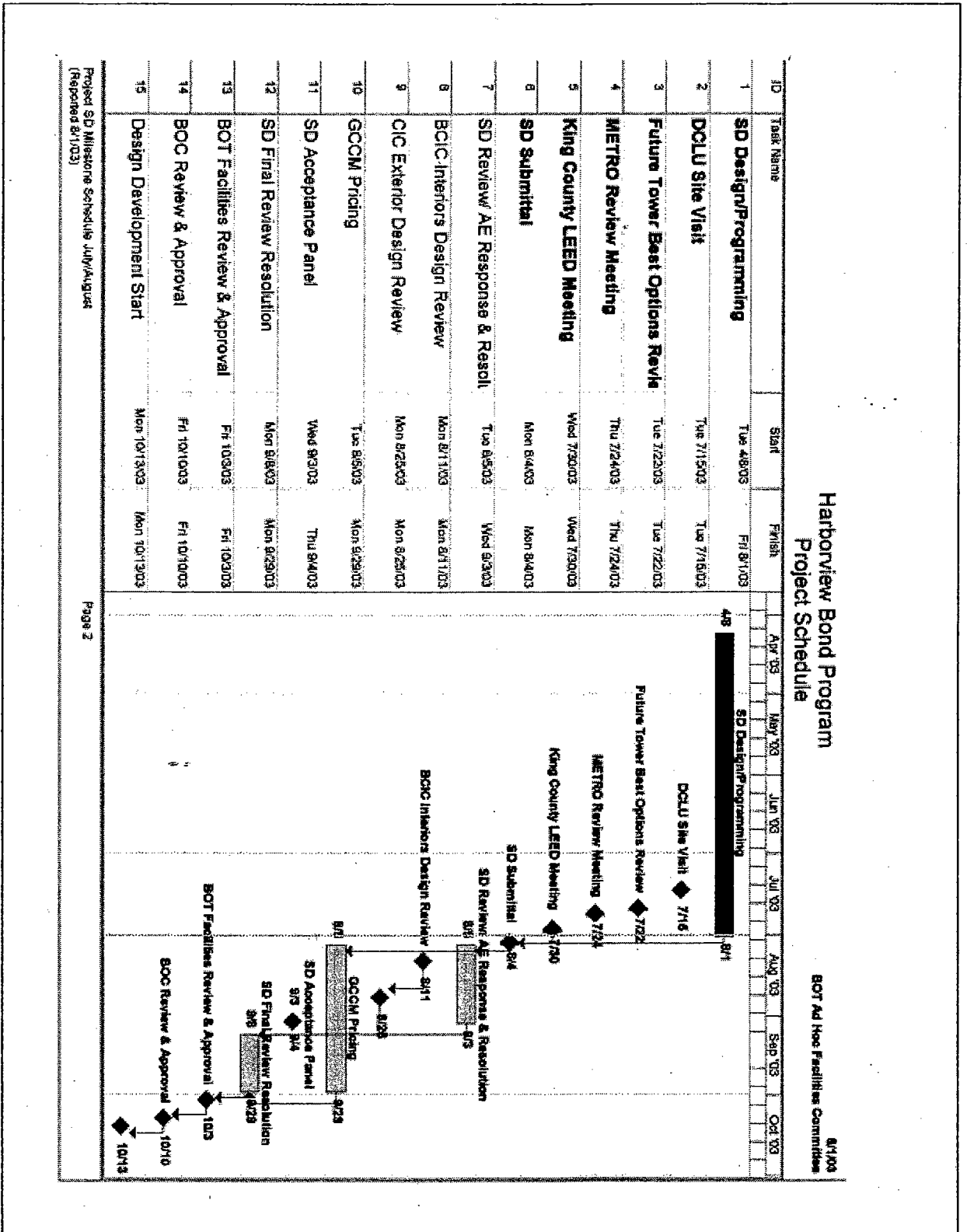
Expenditure Activity

		HARBORVIEW BOND PROJECT									
Item	Description	BUDGET			COMMITMENTS			FUTURE COMMITMENTS		ANTICIPATED	VARIANCE
		C-100	Adjustments	d = (a+c)	Contract	Change Orders	g = (e+i)	Estimate	TermCont	m = (g+h+i+k)	n = (m-d)
							Total Commitments			TOTAL ANTICIPATED COST	VARIANCE
A.1	ACQUISITION COSTS	2,000,000		2,000,000				2,340,000		2,340,000	340,000
B.	CONSULTANT SERVICES										
B.1	Pre-design	5,224,000		5,224,000	5,124,000		5,124,000			5,124,000	(100,000)
B.2	Basic Services	12,146,045		12,146,045	1,457,525		1,457,525	10,688,520		12,146,045	
B.3	A/E Adm'l Services	9,781,971		9,781,971	2,025,694	32,213	2,057,907	7,736,277		9,794,184	32,213
B.4	Other Consultants	3,375,000		3,375,000	246,550		246,550	3,128,450		3,375,000	
B.5	Des. Contingency	4,074,810		4,074,810				4,011,646		4,011,646	(63,164)
B.	CONSULTANT SERVICES	34,581,826		34,581,826	8,853,769	32,213	8,885,982	25,564,893		34,450,875	(130,951)
C.	CONSTRUCTION CONTRACTS										
C.2.a.1	Construction Contracts	132,154,173		132,154,173				132,154,173		132,154,173	
C.5e	Reimbursables	10,953,371		10,953,371				10,953,371		10,953,371	
C.5d	GC/CM Risk Contingency	3,000,000		3,000,000					3,000,000	3,000,000	
	Sub Total MACC	146,107,544		146,107,544				143,107,544	3,000,000	146,107,544	
C.5.a	Preconstruction	692,851		692,851	675,781	28,448	704,229	17,070		721,299	28,448
C.5.b	Fee	5,211,053		5,211,053				5,211,053		5,211,053	
C.5.c	Gen'l Con'ds	4,324,999		4,324,999				4,324,999		4,324,999	
C.7	Contractor Sales Tax	13,757,607		13,757,607	59,469	2,503	61,972	13,434,139	264,000	13,760,111	2,503
C.8	Construction Contingency	14,458,546		14,458,546					14,458,546	14,458,546	
C.	CONSTRUCTION CONTRACTS	184,552,600		184,552,600	735,250	30,951	766,201	166,094,805	17,722,546	184,583,552	30,951
D.	EQUIPMENT	15,776,000		15,776,000				15,776,000		15,776,000	
E.	ARTWORK	2,000,000		2,000,000				2,000,000		2,000,000	
F.	OTHER COST	4,455,000		4,455,000	29,900		29,900	4,425,100		4,455,000	
	CONTRACT ADMINISTRATION										
	KC & Harborview Management	2,500,000		2,500,000				2,500,000		2,500,000	
	Agency (CPC)	8,040,812		8,040,812				8,040,812		8,040,812	
G.	CONTRACT ADMINISTRATION	10,540,812		10,540,812				10,540,812		10,540,812	
H.	RELATED PROJECTS	2,490,000		2,490,000				2,490,000		2,490,000	
	MANAGEMENT RESERVE	6,803,762		6,803,762				6,803,761		6,803,761	
	TOTAL PROJECT	263,200,000		263,200,000	9,618,919	63,164	9,682,083	236,035,371	17,722,546	263,440,000	240,000

2000 BOND – Cash Status Report per KC Ledger as of June 30, 2003

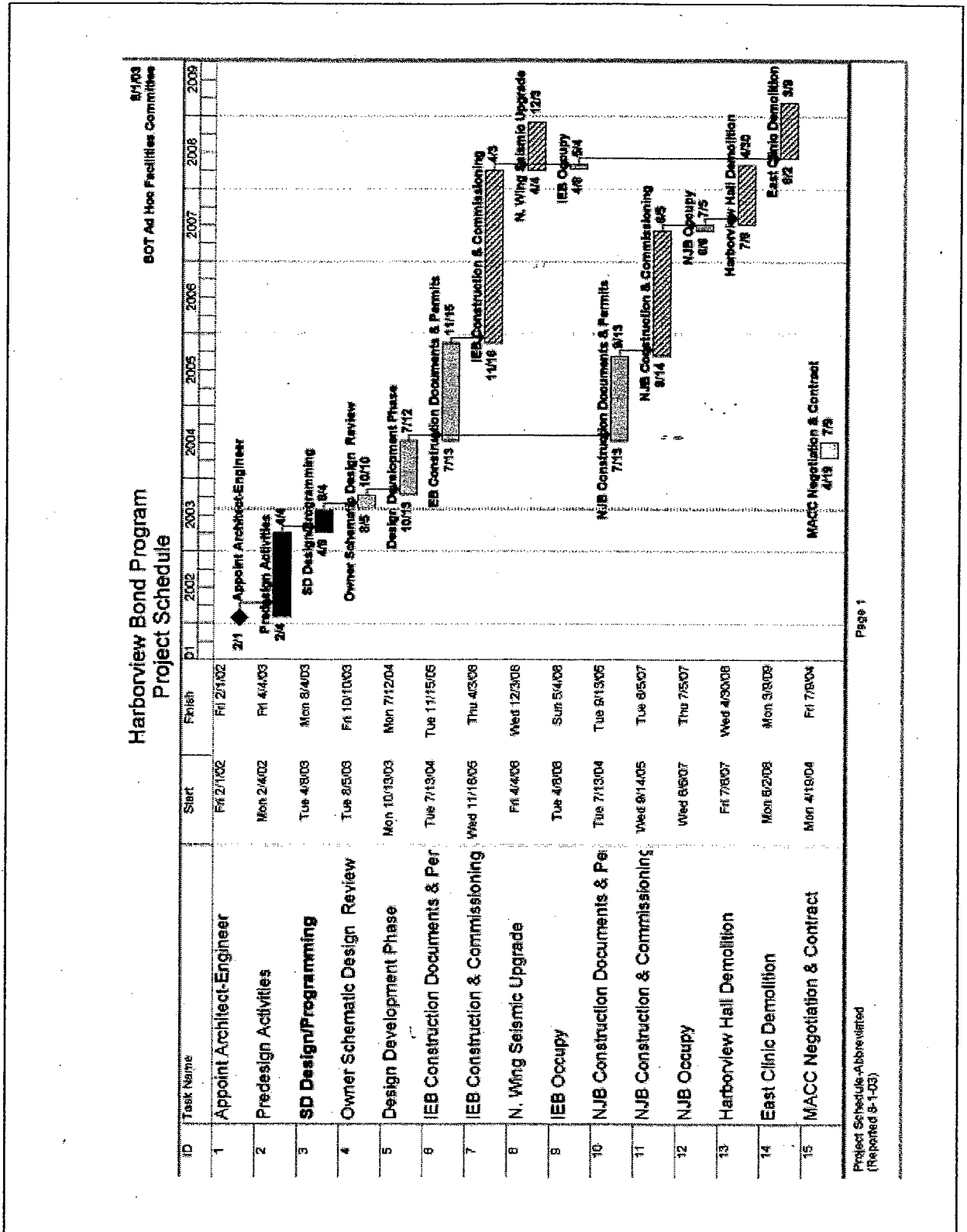
Net Bond Proceeds – 2001 Issuance	28,742,155
Average Interest Rate	3.9793%
Current Month Interest Rate	2.4872%
Interest Income Available to Project	2,797,176
Bond Funds Unexpended	25,982,875

Schematic Design Phase Schedule



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Master Schedule - All Phases



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Look ahead:

- During the month of August, the County Council will consider legislation to amend the program scope of work for parking and additional floors in the NJB.

Required Legislative/Policy Actions

Over the coming year, the following legislative actions will be required:

- Approval of Scope Amendments to NJB August 2003
- Appropriation of remaining project funds August 2003
- Approval of an Alternative Housing Mitigation Plan July 2003
- City MIMP Amendment for Housing Summer 2003
- NJB Tenant Improvement plan September 2003
- Harborview Hall, Landmark Review Winter 2004 (*begins*)
- Bond Sale March 2004
- Appropriation – additional funds March 2004

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PROJECT CHRONOLOGY

- 7/2000 King County Council authorizes a ballot measure for voter-approved bonds to support the Harborview Project
- 8/2000 City of Seattle City Council Adopted Harborview Medical Center Final MIMP Subject to Modifications and Conditions
- 9/2000 King County Voter Approved Bond for \$193 million
- 2/2001 Petition for Street Vacation submitted
- 2/2001 Connecting the Visions, Public Benefits Charrettes for Street Vacation
- 3/2001 Petition for Alley Vacation submitted
- 4/2001 Design Commission Recommends Conceptual Approval of the Aerial Vacation of 9th and the Alley Vacation Linking James and Jefferson Street
- 6/2001 Program Management Plan by JE Jacobs Facilities completed
- 12/2001 Request for Qualifications Published for Harborview Medical Center Bond Program
- 1/2002 Selection of NBBJ for Harborview Bond Program Architectural Services
- 3/2002 King County Council approves a Definitive Agreement designating UW CPO as Project Manager. They also approve funding for Predesign and programming
- 3//2002 UW Board of Regents approves Definitive Agreement
- 4/2002 Project Labor Agreement was recommended by King County Council
- 4/2002 Oversight Committee held first meeting
- 5/2002 King Country selects consultant for housing replacement design
- 5/2002 Citizens Advisory Committee meeting was held to discuss new massing options for clinics building and Opus
- 6/2002 Oversight Committee approves the PLA with the 9 guiding principles
- 7/2002 A Squire Park Community Meeting was held to discuss the housing location
- 7/2002 The County Council approves the GC/CM approach via ordinance
- 9/2002 Another Community Meeting was held to begin DYS master site plan
- 10/2002 Full County Council approval of the 401 Broadway Lease
- 10/2002 Bond Oversight approval of the independent project monitoring consultant
- 10/2002 GC/CM interviews held
- 11/2002 DBE Program reviewed and approved for inclusion into the bond project
- 11/2002 401 Broadway Ribbon Cutting Ceremony
- 11/2002 Pre-design work concluded
- 11/2002 County Council approves "Bridge" funding
- 12/2002 GC/CM Contractor selected
- 12/2002 Design Program Phase begins
- 12/2002 King County Arts Commission convenes a jury to select project artists
- 01/2003 Contractor begins independent analysis of the cost estimate
- 01/2003 City Council Committee hearing on aerial vacation
- 01/2003 Independent Audit consultant conducts a Phase I project review
- 02/2003 Oversight Committee Approves the Carbon Fiber Wrap Technology
- 02/2003 A plan for pursuing LEEDS/Building Sustainability goals was approved
- 02/2003 A public hearing on the aerial vacation was held at the City Council
- 03/2003 Oversight Committee approves the Program Plan
- 03/2003 Full Board of Trustees approves the Program Plan
- 03/2003 Seattle City Council approves the Aerial Vacation
- 04/2003 King County Council Approves the Bond Program Scope, Schedule and Budget
- 04/2003 Schematic Design Phase Begins
- 04/2003 Citizens Advisory Committee reviews the exterior design concepts and streetscapes.
- 05/2003 Proposed project amendment to create add'l floors and parking capacity in the NJB
- 05/2003 Agreement with the City regarding alternative housing replacement plan.
- 06/2003 LEED Charrette
- 06/2003 Community Council presentation on exterior façade and building massing
- 07/2003 Design Commission presentation on campus form and aesthetics
- 07/2003 County Council briefing on the Ninth and Jefferson building revised scope of work