

Worshipful Society Medical Center Bond Program

August 2003

Revision

NJB Additional Floors and Parking



**Harborview Medical Center (HMC)
Bond Program**

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Harborview Medical Center (HMC) Bond Program

Introduction

Project Overview

The completion of Predesign Phase work on the Harborview Bond Program project marks a significant milestone and establishes the foundation for the program as it proceeds through design and construction.

As the premier Level-One Trauma Center serving a four-state region, Harborview Medical Center is relied upon to function during all states of emergencies. In order to ensure that the facility continues to meet the demands and responsibilities required, Harborview Medical Center has embarked upon a long-range capital program for the period 2000–2010. The goals of the project are to remedy significant seismic deficiencies, and address the need for expanded healthcare capacity.

Key program features include:

- **Project 1: Ninth & Jefferson Building (NJB)**
 - **New construction of a multi-purpose facility to house specialized services such as King County Medical Examiner (KCME), research laboratories, dry labs, clinical services, Involuntary Treatment Act (ITA) Courtroom, retail, building lobby, and five 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 requirements after a code level seismic event, which exceeds the current seismic design building code 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.

The predesign work occurred over a twelve-month period and engaged all design disciplines in evaluating the major project assumptions and determining the project's feasibility within the context of the budget and schedule. Consultants in the areas of architecture, mechanical, electrical, structural, civil, landscape, acoustical, environmental, vertical transportation, medical equipment planning, materials management, geotechnical, hazardous materials, risk analysis, urban planning, and 1% for art were activated during this process.

**Harborview Medical Center (HMC)
Bond Program**

This program is being funded by special King County voter-approved bonds totaling \$193 million. These funds, combined with interest earnings and Harborview reserves, create a \$292.8 million budget for the project. This is a \$29.6 million increase from the current budget of \$263.2 million.

The project is being developed under the joint oversight of King County, the University of Washington and the Harborview Board of Trustees. It is overseen by the Bond Oversight Committee representative of the three entities. Vanir Construction Management, Inc., an independent consulting firm, provides technical support to the Oversight Committee in its monitoring of project scope, schedule and budget. The University of Washington's Capital Projects Office is the project manager. NBBJ is the architect of record, and most recently, Turner Construction has been contracted as the GC/CM for the project. The project schedule is planned into 2009.

**Harborview Medical Center (HMC)
Bond Program**

Combined Projects

Bond Program Project Budgets

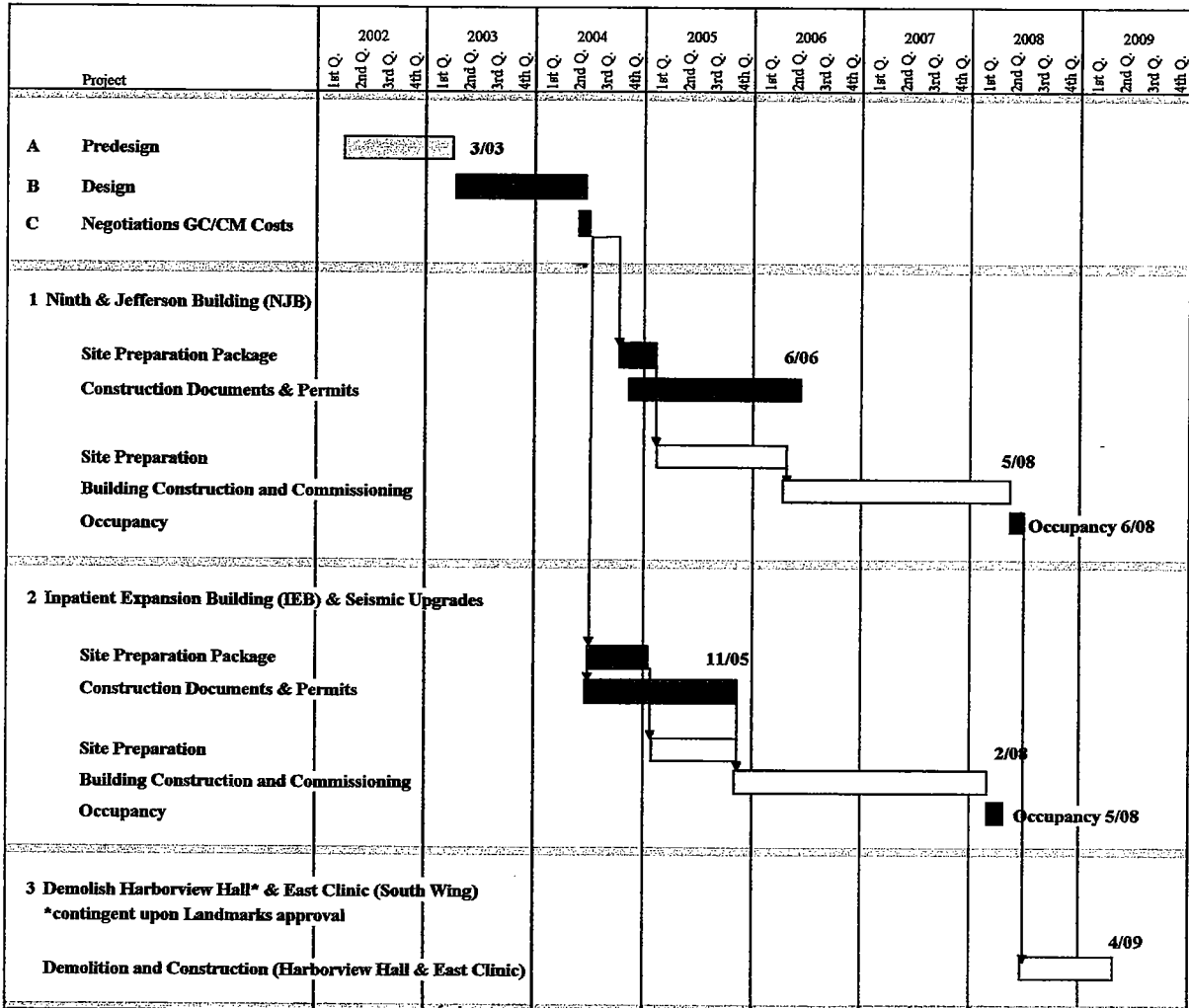
| | |
|--|-----------------------|
| Project 1 - Ninth & Jefferson Building (NJB) | \$89.8M |
| ▪ Parking, Shelled Floors, Tenant Improvements | <u>\$29.6M</u> |
| ▪ Total Project 1 Revised | \$119.4M |
| Project 2 - Inpatient Expansion Building (IEB) & Seismic Upgrade | \$149.2M |
| Project 3 - Proposed Demolition of Harborview Hall & East Clinic (South Wing) | \$11.0M |
| Predesign/Appropriations to Date | \$8.4M |
| Art, King County and HMC Administration | \$3.3M |
| Project Savings Reserve Account | \$1.5M |
| Total | \$292.8M |

Bond Program Financing Plan

| | |
|--------------------------------|-----------------|
| Bond Issue Net Proceeds | \$192.8M |
| Interest Earnings | \$ 14.7M |
| Harborview Reserves | \$ 37.7M |
| HMC Revenue Bond | |
| ▪ Parking | \$ 24.2M |
| ▪ Shelled Floors | \$ 14.0M |
| ▪ Tenant Improvements | \$ 9.8M |
| Total Plan | \$293.2M |
| Total Project | \$292.8M |

**Harborview Medical Center (HMC)
Bond Program**

Bond Program Project Schedules

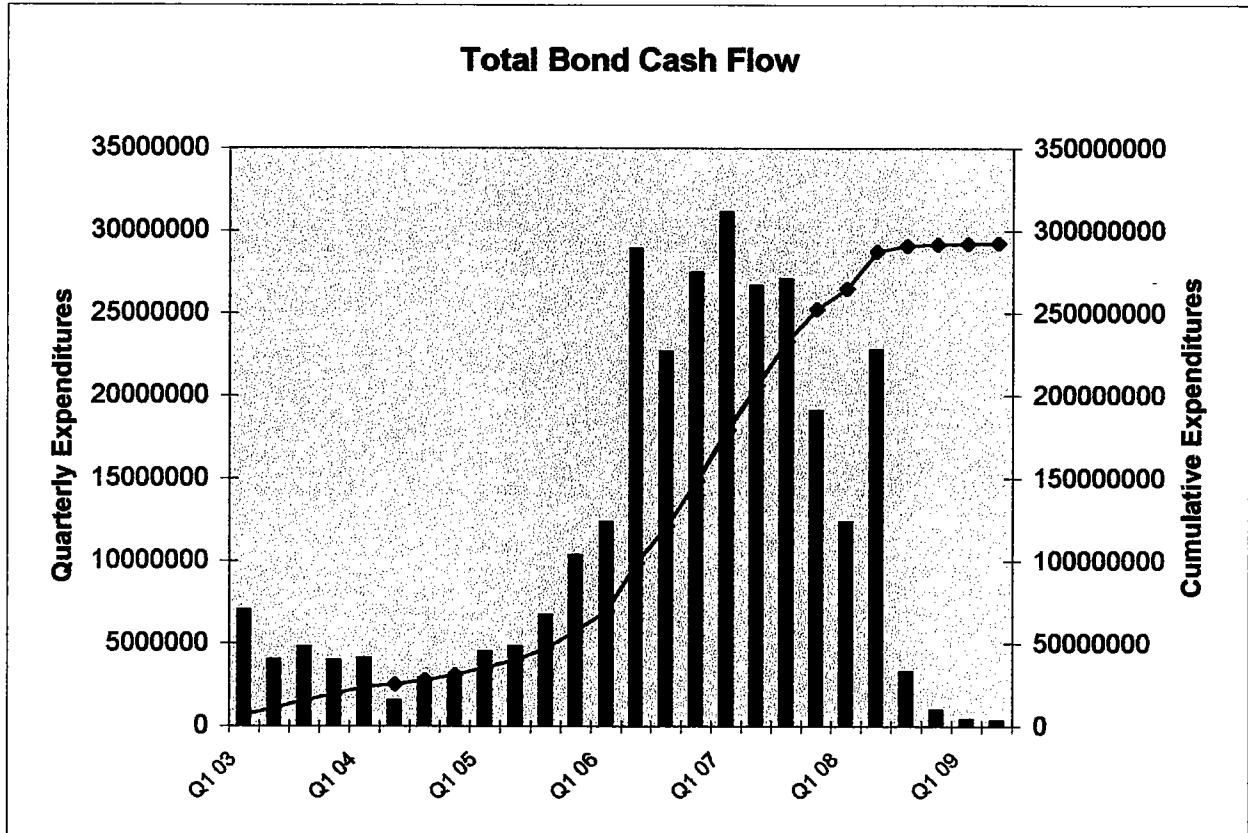


- **Predesign**
 - March 2002 – March 2003
- **Design and Permitting**
 - April 2003 – June 2006
- **Construction**
 - Ninth & Jefferson Building (NJB) May 2005 – May 2008
 - Inpatient Expansion Building (IEB) & Seismic Upgrade Jan 2005 – Feb 2008
 - Proposed Demolitions of Harborview Hall & East Clinic (South Wing) June 2008 – April 2009
(Harborview Hall after Landmarks Review)

**Harborview Medical Center (HMC)
Bond Program**

Bond Program Cash Flow

Based on Updated Program Schedule, July 29, 2003



**Harborview Medical Center (HMC)
Bond Program**

Bond Program Budget C-100 Form

| UNIVERSITY OF WASHINGTON PROJECT REQUEST (AP99A v1) | | 09:22 AM | 31-Jul-03 |
|---|---|------------------|----------------|
| AGENCY: | University of Washington | ANALYSIS TYPE: | Agency Request |
| PROJECT TITLE: | HMC Bond Program - Master Budget | ANALYSIS DATE: | 30-Jul-03 |
| LOCATION: | Main Campus | ANALYSIS BY: | JTM/WSS |
| | Alternative Procurement | FILE NAME: | 0 |
| PROJECT TYPE: | Primary | Secondary | |
| G.S.F.: | 2 | 2 | |
| N.S.F.: | 0 | 0 | |
| EFFICIENCY: | 0.00% | 0.00% | |
| EST. COST/S.F.: | \$0.00 | \$0.00 | |
| MACC: | \$148,647,275 | \$0 | |
| FEE CATEGORY | A | A | |
| TOTAL PROJECT BUDGET: | | | |
| BASE MONTH PROJ. TOTAL: | | \$292,600,000 | |
| HMC Bond Program - Master Budget | | BASE MO | TOTAL TO |
| ITEM | (%) | COST | ADJ. ESCALATED |
| | | SUBTOTAL | FACTORS COST |
| A. ACQUISITION | | | |
| 1. | Purchase/Lease Cost | 2,000,000 | 2,000,000 |
| Total Acquisition Costs | | | 2,000,000 |
| B. CONSULTANT SERVICES | | | |
| 1. | Pre-design Consultant Services | | |
| a. | Programming/Site Analysis | 5,224,000 | 5,224,000 |
| Subtotal Pre-design Services | | 5,224,000 | 5,224,000 |
| 2. | A/E Basic Design Services | | |
| a. | Primary Facility | 6.66% 13,450,687 | 13,450,687 |
| Subtotal Basic Design Services | | 13,450,687 | 13,450,687 |
| 3. | A/E Additional Services/Reimbursables | | |
| m. | Anticipated Add'l Services (Identified 2/28/03) | 11,091,994 | 11,091,994 |
| Subtotal Additional Services/Reimbursables | | 11,091,994 | 11,091,994 |
| 4. | Other Services | | |
| h. | Hazardous Materials Consultant | 365,000 | 365,000 |
| n. | Quality Control Consultant | 177,300 | 177,300 |
| p. | Geotechnical Investigation | 513,000 | 513,000 |
| q. | Commissioning | 456,000 | 456,000 |
| s. | Site Survey | 25,000 | 25,000 |
| t. | Testing | 827,680 | 827,680 |
| z. | Disputes Resolution Board | 225,000 | 225,000 |
| aa. | Small Contracts | 1,138,750 | 1,138,750 |
| Subtotal | | 3,727,730 | 3,727,730 |
| 5. | Design Service Contingency | 3,598,418 | 3,598,418 |
| a. | Change Order Design Allow. | 1,154,127 | 1,154,127 |
| Subtotal Other Services | | 8,480,275 | 8,480,275 |
| Total Consultant Services | | | 38,246,956 |
| C. CONSTRUCTION CONTRACTS | | | |
| 1. | Site Work | | 0 |
| Subtotal Site Work | | | 0 |
| 2. | COMPLETE FACILITY | | |
| a. | Primary Facility | 148,647,275 | 148,647,275 |
| Subtotal Complete Facility | | 148,647,275 | 148,647,275 |
| 3. | Other Contracts | | 0 |
| Subtotal Other Contracts | | | 0 |
| 4. | GC/CM Risk Contingency | | 0 |
| Subtotal GC/CM or Design Build Costs | | | 0 |
| MACC Subtotal Maximum Allowable Construction Cost | | 148,647,275 | 148,647,275 |
| 5. | GC/CM or Design Build Costs | | |
| a. | Preconstruction Services | 817,581 | 817,581 |
| b. | Fee | 5,818,894 | 5,818,894 |
| c. | Bid General Conditions | 5,458,514 | 5,458,514 |
| d. | GC/CM Risk Contingency | 3,416,863 | 3,416,863 |
| e. | Reimbursables/Div 1 Buyout | 11,921,069 | 11,921,069 |
| Subtotal GC/CM or Design Build Costs | | 27,432,921 | 27,432,921 |
| 6. | Construction Contingency | | |
| a. | Management Reserve | 7,630,910 | 7,630,910 |
| b. | Allowance for Change Orders | 14,966,954 | 14,966,954 |
| Subtotal | | 22,597,864 | 22,597,864 |
| 7. | Sales Tax | 17,501,450 | 17,501,450 |
| Total Construction Cost | | | 216,179,510 |

**Harborview Medical Center (HMC)
Bond Program**

Bond Program Budget C-100 Form

| | | | |
|---|---------------------------------|----------------------|----------------------|
| D. EQUIPMENT | | | |
| 2. | E10 - Movable Equipment | 14,500,000 | 14,500,000 |
| 3. | E20 - Furnishings | 0 | |
| | Subtotal Equipment | 14,500,000 | 14,500,000 |
| 5. | Sales Tax | 1,276,000 | |
| | Total Equipment Cost | 15,776,000 | 15,776,000 |
| E. ARTWORK | | | |
| 1. | Project Artwork | 2,225,000 | 2,225,000 |
| | Total Artwork Cost | 2,225,000 | 2,225,000 |
| F. OTHER COSTS | | | |
| 5. | Master Use Permits (Owner) | 319,075 | 319,075 |
| 6. | Building Permit (Contractor) | 1,422,335 | 1,422,335 |
| 9. | Bullders Risk | 2,873,195 | 2,873,195 |
| 10. | Metro Connection Fees | 171,000 | 171,000 |
| | Total Other Costs | 4,785,605 | 4,785,605 |
| G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING | | | |
| 1. | Agency | 8,363,875 | 8,363,875 |
| 3. | KC + HMC Management | 2,500,000 | 2,500,000 |
| | 7 Total Management | 10,863,875 | 10,863,875 |
| H. RELATED PROJECTS | | | |
| 2 | Quest/Metro/Sea City Light | 990,000 | 990,000 |
| 4 | Project Savings Reserve Account | 1,680,000 | 1,680,000 |
| | Total Related Projects | 2,670,000 | 2,670,000 |
| | | 292,746,946 | |
| GRAND TOTAL (Rounded) | | \$292,800,000 | \$292,800,000 |

**Harborview Medical Center (HMC)
Bond Program**

Approved Bond Measures

Goals of Ordinance and Voters' Intent of Bond

Goal: Renovation of existing facilities to provide seismic stability

Bond Program Response

- Structural seismic upgrade to East Hospital (North Wing)
- Non-structural seismic upgrades to East Hospital (North Wing) (main mechanical and electrical rooms, trunk lines feeding floors, and shut-off valves at each floor)

Goal: Demolition of seismically unsound buildings

Bond Program Response

- East Clinic (South Wing) demolition
- Harborview Hall demolition (after Landmarks designation process)

Goal: Construction of new buildings to house services displaced from demolished buildings

Bond Program Response

- Displaced functions will be moved to:
 - New Ninth & Jefferson Building (NJB)
 - New Inpatient Expansion Building (IEB)
 - 401 Broadway

Goal: Provide additional critical healthcare capacity

Bond Program Response

- New ICU beds
- New Operating Rooms and support space
- Renovation and expansion of Emergency Department
- New Acute Care beds
- New Central Sterile for added capacity

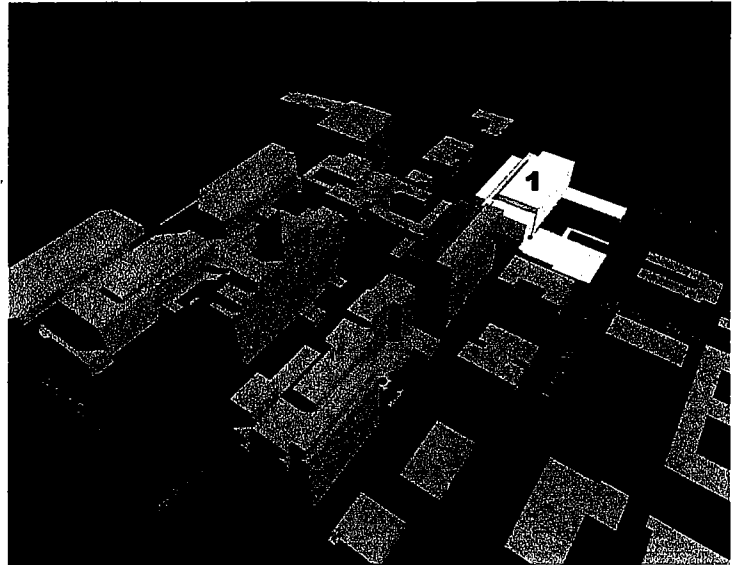
**Harborview Medical Center (HMC)
Bond Program**

Predesign Work

- Asbestos Survey Report, June 2002
- Phase 1 Environmental Site Analysis, June 2002
- Geotechnical, June 2002
- Best Option Evaluation, August 2002
- Hazardous Materials, September 2002
- Demolition Investigations, October 2002
- Technical Program, October 2002
- Equipment List, October 2002
- Materials Management/CS/Vertical Transportation, October 2002
- Seismic Analysis and Recommendations, October 2002
- Site Program Recommendations, October 2002
- Environmental Site Assessment, October 2002
- Phase 2 Environmental Site Analysis, October 2002
- GC/CM Bidding and General Requirements (Divisions 0 and 1), November 2002
- Lead in Building Materials Survey Report and PCB Information, November 2002
- GC/CM Construction Cost Uncertainty (Risk) Analysis, January 2003
- Predesign Report, Revised March 2003
- Project Monitoring Consultant, March 2003
- Functional and Space Program, March 2003

**Harborview Medical Center (HMC)
Bond Program**

**Project 1: Ninth &
Jefferson Building (NJB)**



Project Description

New construction on half-block along Ninth Avenue includes a five-story (plus Penthouse) building above grade, approximately 190,000 gross square feet over a five-level, 226,000 gross square foot parking garage. Underground garage will provide parking for approximately 630 cars and includes Seattle City Light transformer vault, emergency generators, and loading docks. Five-story building will include specialized services such as King County Medical Examiner (KCME), research laboratories, dry labs, clinical services, Involuntary Treatment Act (ITA) Courtroom, retail, building lobby, and five floors of underground parking. Design provides for a future 11-story building built over garage on remaining east half of site.

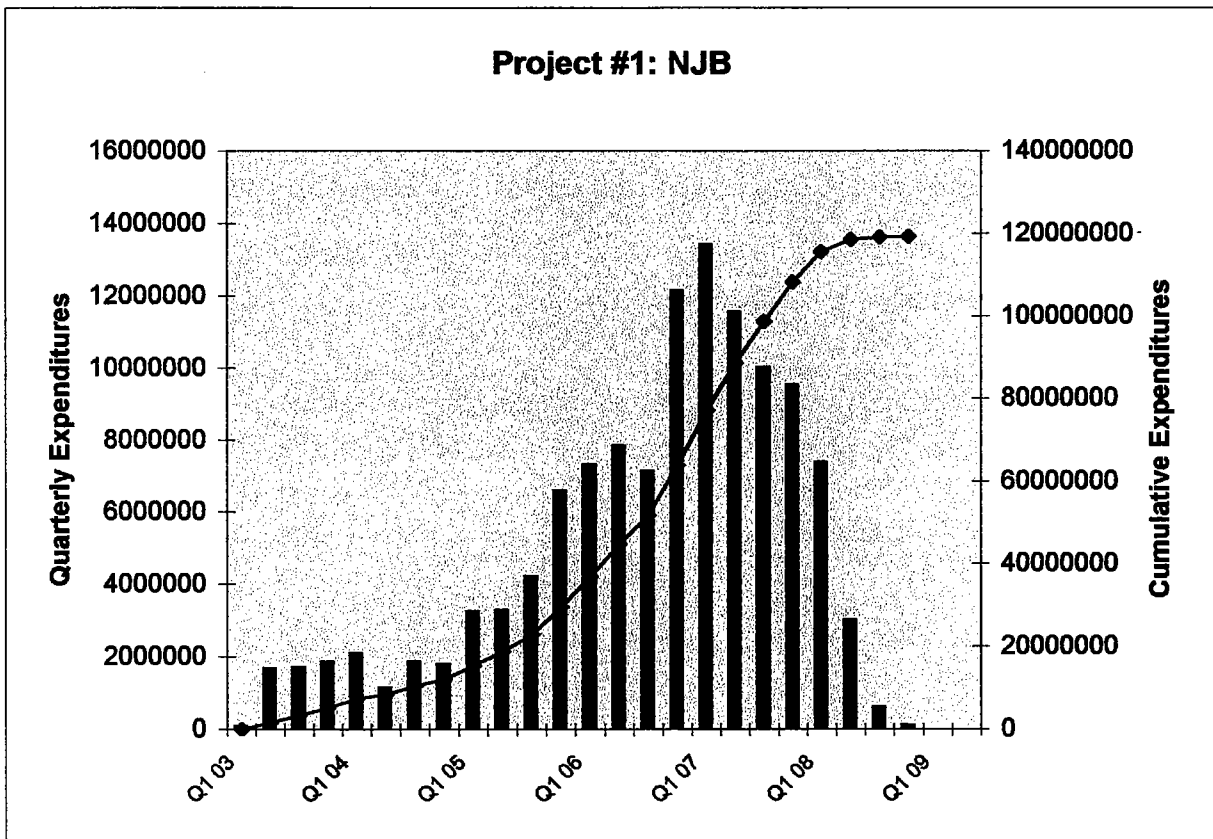
Streetscape improvements include all sides of the NJB site, the widening of Ninth Avenue between James and Jefferson Streets, and the widening of Jefferson Street between Ninth and Terry Avenues, including a new bus stop and open-ended bus pullout lane.

Site Preparation: Abatement and demolition of existing structures, landscaping surface, and parking lots on site (Block 81) bounded by Ninth Avenue, Terry Avenue, James Street and Jefferson Street. Utility capping and/or re-routing, excavation and shoring for five (5) floors of below-grade parking, and provision of construction power. Construction fencing and protected pedestrian walkways. Temporary relocation of King County Metro bus trolley line.

**Harborview Medical Center (HMC)
Bond Program**

Project Cash Flow

Ninth & Jefferson Building (NJB) REVISED
Based on Updated Program Schedule, July 29, 2003



Ninth & Jefferson Building (NJB) Budget C-100 Form

| UNIVERSITY OF WASHINGTON PROJECT REQUEST (AP99A v1) | | | | | | | 31-Jul-03 | |
|---|---|------|-----------|-------------------|--------------------------------|--------------------|-----------|-----------|
| AGENCY: | University of Washington | | | ANALYSIS TYPE: | Agency Request | | | |
| PROJECT TITLE: | HMC Bond Program - 9th and Jefferson Bldg | | | ANALYSIS DATE: | 30-Jul-03 | | | |
| LOCATION: | Main Campus | | | ANALYSIS BY: | JTM/WSS | | | |
| | Alternative Procurement | | | FILE NAME: | 10351.xls | | | |
| PROJECT TYPE: | Primary | 2 | Secondary | 2 | SCHEDULE & ESCALATION FACTORS: | | | |
| G.S.F.: | | 0 | | 0 | 1. | START PREPLANNING: | | |
| N.S.F.: | | 0 | | 0 | 2. | START DESIGN: | | 1-Apr-03 |
| EFFICIENCY: | 0.00% | | 0.00% | | 3. | DESIGN MIDPOINT: | | 1-Apr-04 |
| EST. COSTS.F.: | \$0.00 | | \$0.00 | | 4. | START CONST: | | 14-Nov-05 |
| MACC: | \$66,167,745 | | \$0 | | 5. | DURATION: | | 29 Months |
| FEE CATEGORY | C | | A | | 6. | END CONST: | | 16-Apr-08 |
| A/E FEE (%): | 6.66% | | 0.00% | | 7. | CONST. MIDPOINT: | | 1-Jan-07 |
| TAX RATE: | 8.80% | | 8.80% | | | | | |
| TOTAL PROJECT BUDGET: | | | | INFLATION RATE: | | | | |
| BASE MONTH PROJ. TOTAL: | | | | CONTINGENCY RATE: | | | | |
| ESCALATED PROJ. TOTAL: | | | | BASE MONTH: | | | | Jun-07 |
| HMC Bond Program - 9th and Jefferson Bldg | | | | BASE MO | TOTAL TO | ADJ. | ESCALATED | |
| ITEM | (%) | COST | SUBTOTAL | C-2 FORM | FACTOR | COST | | |
| A. ACQUISITION | | | | | | | | |
| Total Acquisition Costs | | | | | | | | |
| 0 | | | | | | | | |
| B. CONSULTANT SERVICES | | | | | | | | |
| 1. Pre-design Consultant Services | | | | | | | | |
| Subtotal Pre-design Services | | | | | | | | |
| 0 | | | | | | | | |
| 2. A/E Basic Design Services | | | | | | | | |
| a. Primary Facility 6.66% 5,319,950 5,319,950 | | | | | | | | |
| b. Secondary Facility 0.00% 0 0 | | | | | | | | |
| Subtotal Basic Design Services 5,319,950 5,319,950 | | | | | | | | |
| 3. A/E Extra Services/Reimbursables | | | | | | | | |
| m. Proportioned Additional Services 5,462,457 5,462,457 | | | | | | | | |
| Subtotal Extra Services/Reimbursables 5,462,457 1,252,014 5,462,457 | | | | | | | | |
| 4. Other Services | | | | | | | | |
| h. Hazardous Materials Consultant 145,000 145,000 | | | | | | | | |
| n. Quality Control Consultant 92,300 140,379 92,300 | | | | | | | | |
| p. Geotechnical Investigation 513,000 64,958 513,000 | | | | | | | | |
| q. Commissioning 256,000 256,000 | | | | | | | | |
| t. Testing 427,680 427,680 | | | | | | | | |
| aa. Small Contracts 303,750 303,750 | | | | | | | | |
| Subtotal 1,737,730 1,737,730 | | | | | | | | |
| 5. Design Service Contingency 1,252,014 1,252,014 | | | | | | | | |
| a. Change Order/Design Allowance 6.85% 458,378 458,378 | | | | | | | | |
| Subtotal Other Services 3,448,122 3,761,842 3,448,122 | | | | | | | | |
| Total Consultant Services 14,230,529 14,158,944 14,230,529 | | | | | | | | |
| C. CONSTRUCTION CONTRACTS | | | | | | | | |
| 1. Site Work | | | | | | | | |
| Subtotal Site Work | | | | | | | | |
| 0 | | | | | | | | |
| 2. COMPLETE FACILITY | | | | | | | | |
| a. Primary Facility 66,167,745 66,167,745 | | | | | | | | |
| b. Secondary Project 0 0 | | | | | | | | |
| c. Other 0 0 | | | | | | | | |
| Subtotal Complete Facility 66,167,745 66,167,745 | | | | | | | | |
| 3. Other Contracts | | | | | | | | |
| Subtotal Other Contracts | | | | | | | | |
| 0 | | | | | | | | |
| 4. GC/CM Risk Contingency | | | | | | | | |
| Subtotal GC/CM or Design Build Costs 0 0 | | | | | | | | |
| MACC 66,167,745 66,167,745 | | | | | | | | |
| 5. GC/CM or Design Build Costs | | | | | | | | |
| a. Preconstruction Services 383,141 383,141 0 | | | | | | | | |
| b. Fee 2,574,187 2,574,187 0 | | | | | | | | |
| c. Bid General Conditions 2,757,768 2,757,768 0 | | | | | | | | |
| d. GC/CM Risk Contingency 1,388,883 1,388,863 0 | | | | | | | | |
| e. Reimbursables/Div 1 Buyout 5,582,339 5,455,472 142,630 0 | | | | | | | | |
| Subtotal GC/CM or Design Build Costs 12,684,298 12,557,431 12,684,298 | | | | | | | | |
| 6. Construction Contingency | | | | | | | | |
| a. Management Reserve 3,609,842 3,609,842 0 | | | | | | | | |
| b. Allowance for Change Orders 8.50% 6,892,326 6,892,326 0 | | | | | | | | |
| Subtotal 10,302,168 10,631,094 10,302,168 | | | | | | | | |
| 7. Sales Tax 8.80% 7,883,352 7,883,352 0 | | | | | | | | |
| Total Construction Cost 97,218,822 97,017,563 97,017,563 | | | | | | | | |
| D. EQUIPMENT | | | | | | | | |
| 1. E10 - Fixed Equipment 0 0 | | | | | | | | |
| 2. E10 - Movable Equipment 1,500,000 1,500,000 0 | | | | | | | | |
| 3. E20 - Furnishings 0 0 | | | | | | | | |
| 4. Other 0 0 | | | | | | | | |
| Subtotal Equipment 1,500,000 1,500,000 0 | | | | | | | | |
| 5. Sales Tax 8.80% 132,000 132,000 0 | | | | | | | | |
| Total Equipment Cost 1,632,000 1,632,000 | | | | | | | | |
| E. ARTWORK | | | | | | | | |
| 1. Project Artwork 251,246 251,246 0 | | | | | | | | |
| Total Artwork Cost 225,000 225,000 | | | | | | | | |
| F. OTHER COSTS | | | | | | | | |
| 5. Master Use Permits (Owner) 199,075 199,075 0 | | | | | | | | |
| 6. Building Permit (Contractor) 527,335 527,335 0 | | | | | | | | |
| 9. Builders Risk 1,188,185 1,188,185 0 | | | | | | | | |
| 10. Metro Connection Fees 67,000 67,000 0 | | | | | | | | |
| Total Other Costs 1,981,605 1,981,605 1,981,605 | | | | | | | | |
| G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING | | | | | | | | |
| 1. Agency 3,378,571 3,378,571 3,378,571 | | | | | | | | |
| 7 Total Management 3,378,571 3,378,571 3,378,571 | | | | | | | | |
| H. RELATED PROJECTS | | | | | | | | |
| 1. Mitigation 120,000 120,000 0 | | | | | | | | |
| 2. Relocate Power Poles/ Trolley Lines 350,000 350,000 0 | | | | | | | | |
| 3. Sea City Light Connection Fees 200,000 200,000 0 | | | | | | | | |
| 4. Relocate Quest Line 120,000 120,000 0 | | | | | | | | |
| 5. Project Savings Reserve Account 180,000 180,000 180,000 | | | | | | | | |
| Total Related Projects 790,000 790,000 180,000 | | | | | | | | |
| Actual total 119,255,268 | | | | | | | | |
| GRAND TOTAL (Rounded) | | | | | | | | |
| \$119,400,000 \$119,400,000 | | | | | | | | |