

# Capital Appropriation Proposal

Budget: 2017 FMD HMC Standalone 9th & Jefferson Bldg, Scenario: Agency Proposed, Agency: Facilities Mgmt, Fund: 3961 HMC REPAIR AND REPLAC FD, Project: 1131129 DES FMD HMC NJB- 9TH & JEFFERSON BUILDING FLOOD FAMAGE REPAIRS (DES FMD HMC NJB 9&JEFF FL DAMG)

## DES FMD HMC NJB- 9TH & JEFFERSON BUILDING FLOOD FAMAGE REPAIRS (DES FMD HMC NJB 9&JEFF FL DAMG)

1131129

MPA Reporting

|                        |                               |
|------------------------|-------------------------------|
| Department             | EXECUTIVE SERVICES            |
| Council District(s)    |                               |
| Fund                   | 3961 HMC REPAIR AND REPLAC FD |
| Class Code             | STANDALONE                    |
| Substantial Completion |                               |
| Location               |                               |
| Cap Status             | Approved                      |

### BUDGET (Appropriation)

| Capital Phase        | ITD Budget<br>thru 02/2017 | FY17-18             | FY19-20    | FY21-22    | Total Budget        |
|----------------------|----------------------------|---------------------|------------|------------|---------------------|
| 1 Planning           | \$0                        | \$0                 | \$0        | \$0        | \$0                 |
| 2 Preliminary Design | \$0                        | \$0                 | \$0        | \$0        | \$0                 |
| 3 Final Design       | \$0                        | \$0                 | \$0        | \$0        | \$0                 |
| 4 Implementation     | \$0                        | \$28,160,000        | \$0        | \$0        | \$28,160,000        |
| 5 Closeout           | \$0                        | \$0                 | \$0        | \$0        | \$0                 |
| 6 Acquisition        | \$0                        | \$0                 | \$0        | \$0        | \$0                 |
| <b>Total Budget</b>  | <b>\$0</b>                 | <b>\$28,160,000</b> | <b>\$0</b> | <b>\$0</b> | <b>\$28,160,000</b> |

| ART | FY17-18 | FY19-20 | FY21-22 | Total 6-Year<br>Art Budget |
|-----|---------|---------|---------|----------------------------|
| Art | \$0     | \$0     | \$0     | \$0                        |

### REVENUE

| Account                    | FY17-18             | FY19-20    | FY21-22    | Total 6-Year<br>Revenue |
|----------------------------|---------------------|------------|------------|-------------------------|
| 36999 - OTHER MISC REVENUE | \$28,160,000        | \$0        | \$0        | \$28,160,000            |
| <b>Total Revenue</b>       | <b>\$28,160,000</b> | <b>\$0</b> | <b>\$0</b> | <b>\$28,160,000</b>     |

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| EXPENSE              | DES FMD HMC NJB 9&JEFF FL DAMG |                |                     |            |            |                     | 1131129 |
|----------------------|--------------------------------|----------------|---------------------|------------|------------|---------------------|---------|
| Capital Phase        | ITD Actuals thru 12/2016       | Not Applicable | FY 17-18            | FY 19-20   | FY 21-22   | Total Expense       |         |
| 1 Planning           | \$0                            | N/A            | \$0                 | \$0        | \$0        | \$0                 |         |
| 2 Prelim Design      | \$0                            | N/A            | \$0                 | \$0        | \$0        | \$0                 |         |
| 3 Final Design       | \$0                            | N/A            | \$0                 | \$0        | \$0        | \$0                 |         |
| 4 Implementation     | \$0                            | N/A            | \$28,160,000        | \$0        | \$0        | \$28,160,000        |         |
| 5 Closeout           | \$0                            | N/A            | \$0                 | \$0        | \$0        | \$0                 |         |
| 6 Acquisition        | \$0                            | N/A            | \$0                 | \$0        | \$0        | \$0                 |         |
| <b>Total Expense</b> | <b>\$0</b>                     | <b>N/A</b>     | <b>\$28,160,000</b> | <b>\$0</b> | <b>\$0</b> | <b>\$28,160,000</b> |         |

## BUDGET ANALYSIS

| Capital Phase        | Baseline   | Estimate At Completion | ITD Actuals thru 02/2017 | ITD Budget thru 02/2017 | Not Applicable |
|----------------------|------------|------------------------|--------------------------|-------------------------|----------------|
| 1 Planning           | \$0        | \$0                    | \$0                      | \$0                     | N/A            |
| 2 Preliminary Design | \$0        | \$0                    | \$0                      | \$0                     | N/A            |
| 3 Final Design       | \$0        | \$0                    | \$0                      | \$0                     | N/A            |
| 4 Implementation     | \$0        | \$0                    | \$0                      | \$0                     | N/A            |
| 5 Closeout           | \$0        | \$0                    | \$0                      | \$0                     | N/A            |
| 6 Acquisition        | \$0        | \$0                    | \$0                      | \$0                     | N/A            |
| <b>Total</b>         | <b>\$0</b> | <b>\$0</b>             | <b>\$0</b>               | <b>\$0</b>              | <b>N/A</b>     |

| Capital Phase        | 2017-2017 Current Balance | 2017-2017 Budget Request | 2017-2017 Expense   | 2017-2017 Ending Balance |
|----------------------|---------------------------|--------------------------|---------------------|--------------------------|
| 1 Planning           | \$0                       | \$0                      | \$0                 | \$0                      |
| 2 Preliminary Design | \$0                       | \$0                      | \$0                 | \$0                      |
| 3 Final Design       | \$0                       | \$0                      | \$0                 | \$0                      |
| 4 Implementation     | \$0                       | \$28,160,000             | \$28,160,000        | \$0                      |
| 5 Closeout           | \$0                       | \$0                      | \$0                 | \$0                      |
| 6 Acquisition        | \$0                       | \$0                      | \$0                 | \$0                      |
| <b>Total</b>         | <b>\$0</b>                | <b>\$28,160,000</b>      | <b>\$28,160,000</b> | <b>\$0</b>               |

## NARRATIVES

DES FMD HMC NJB 9&JEFF FL DAMG

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### Current Scope

Work of this project includes but is not limited to engineering, design, permitting, construction and commissioning all to replace water impacted normal and emergency power systems and distribution, fire alarms system components, security and access control system components, elevator operating controls, and other impacted building systems. Work also include associated work required to implement this project including but not limited to the provision of temporary Emergency Power supply to the 9th and Jefferson Building, Maleng Building, East Hospital and other affected facilities while the existing emergency power system are replaced and or repaired

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### Project Justification

Harborview Medical Center (HMC) is a 413 bed academic medical center, owned by King County and managed by the University of Washington. Harborview serves a unique role in the community. It is the only Level 1 Trauma Center in a four state region (Idaho, Alaska, Montana, and Washington) and serves as the regional burn center for the Pacific Northwest. It also offers specialized tertiary programs in spinal cord and head injury rehabilitation, epilepsy, orthopedics, AIDS and neurosurgery. Outpatient services at the medical center and at five off-site locations provide primary and psychiatric care to a growing number of patients. Harborview cares for patients regardless of their ability to pay.

Harborview is one of two teaching hospitals for the University of Washington (UW) and a center of extensive clinical research. All members of the medical staff are faculty of the UW School of Medicine and all staff is University of Washington employees.

The Harborview campus is a 14 acre site consisting of 18 buildings containing over 2.9m square feet of facilities. The Ninth and Jefferson Building (NJB) is a 14 story 450,000 sf facility on the campus that houses important University of Washington Medical departments, the King County Medical Examiner and other critical County and UW Medicine functions. The NJB also houses the emergency power systems that support critical inpatient services in the Maleng Building, the East Hospital and the NJB building itself.

During Fire Sprinkler testing on May 14 2016, the NJB building experienced a flood, when fire pump testing caused a fire sprinkler riser to burst and flood the building. Widespread flooding occurred, including flooding of the main electrical room on the P-1 level, and the emergency power room on the P-2 level. Initial clean-up efforts were undertaken including drywall and carpet drying and replacement. Subsequent to the initial clean-up efforts, an engineering firm and support contractor were hired to evaluate and report on the damage caused to the electrical, low voltage and conveyancing systems. The report identifies which systems and components were impacted by the flood and will require replacement. Significant water damage to critical normal and emergency power system components was discovered. By WAC Code, electrical system components that are water damaged are required to be replaced.

### Budget Request Basis

The County will look to the property policy carrier Zurich to pay for the total cost of this project. Appropriation authority is required to engage a consultant and one of the first tasks for the consultant will be preparation of a detailed work scope and cost estimate.

### Project Status

New

### Alternatives Analysis

The application of alternatives does not apply in this case. Since the electrical installation is so complex and portions of the system must be replaced by code, the only alternative is a like for like replacement of damaged components.

### Funding and Revenue Discussion

The County expects the property insurance carrier Zurich to provide all revenue to complete the repairs.

### Other Agency Involvement

The NJB houses tenants including the King County Medical Examiner, Superior Court (ITA), Public Health Agencies (STD Clinic); University of Washington School of Medicine Departments including Radiology, Pathology, Eye Institute, Global Health, Outpatient Pharmacy, Clinical engineering, UW IT Services and Retail tenants.

### Art Eligibility

N/A

### Equity and Social Justice Impact

The purpose of this project will be to ensure that the County and it's partner the University of Washington can continue it's mandate to support the Mission population of King County through the use and operation of the NJB building.

### Strategic Climate Action Plan Alignment

Since this project is a like for like replacement of existing infrastructure, the project will comply with King County Sustainability code requirements. The project does not qualify for LEED status.

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### Operating Budget Impacts

There should be no change to the operating budget