Attachment 9
LOCALO CONTENT
MARKET STATES AND CONTENT
BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

BOND PIOCALO CONTENT

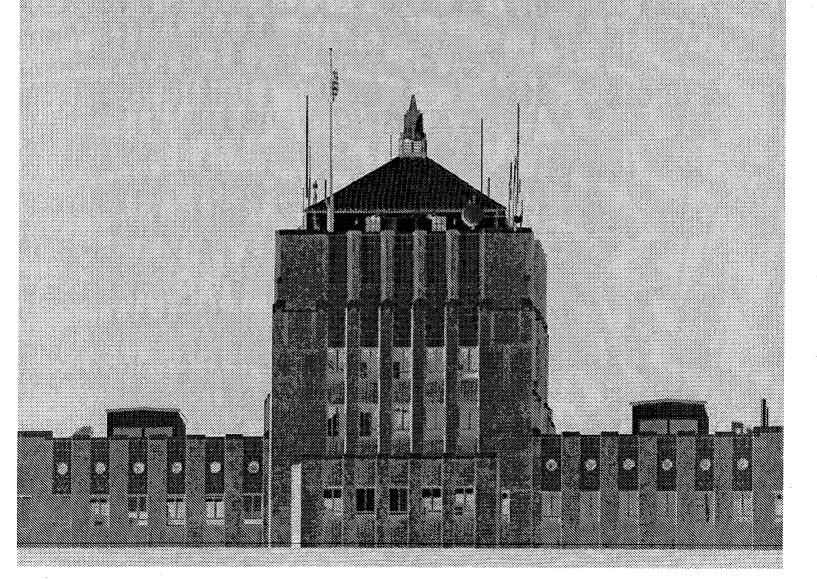
BOND PIOCALO CONTENT

BOND PIOCALO

**July 2003** 

Revision

NJB Shelled Floors and Parking



## **Table of Contents**

Introduction	1
Combined Projects	3
Bond Program Project Budgets	3
Bond Program Financing Plan	
Bond Program Project Schedule	
Bond Program Cash Flow	
Bond Program Budget C-100 Form	
Approved Bond Measures	
Predesign Work	
Project 1: Ninth & Jefferson Building (NJB)	10
Project Description	10
Project Cash Flow	
Project Budget C-100 Form	

#### 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.

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 \$283.3 million budget for the project. This is a \$20.1 million increase from the current budget of \$263.2 million.

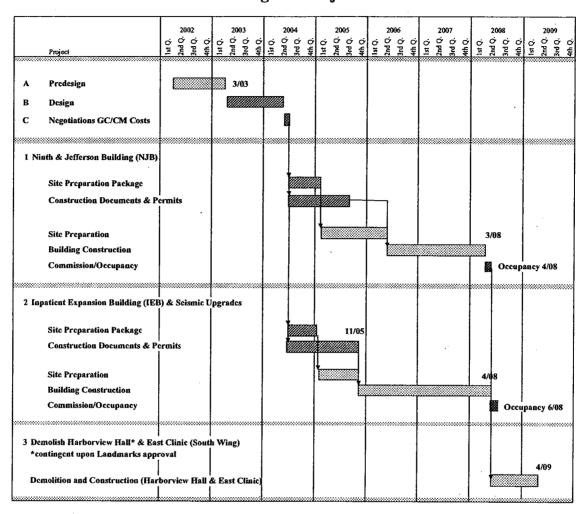
The project is being developed under the joint oversight of King County, the University of Washington and the Harborview Board of Trustees. It is overseen by the Bond Oversight Committee representative of the three entities. Vanir Construction Management, Inc., an independent consulting firm, provides 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.

# **Combined Projects**

## **Bond Program Project Budgets**

Project 1 - Ninth & Jefferson Building (NJB)  Parking and Shelled Floors Total Project 1 Revised	\$89.8M <u><b>\$20.1M</b></u> \$109.9M
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	\$283.3M
Bond Program Financing Plan	
Bond Issue Net Proceeds	\$192.8M
Interest Earnings	\$ 14.7M
Harborview Reserves	\$ 37.7M
HMC Revenue Bond	·
<ul><li>Parking</li><li>Shelled Floors</li></ul>	\$ 24.2M \$ 14.0M
Total Plan	\$283.4M
	·
Total Project	\$283.3M

## **Bond Program Project Schedules**



- Predesign
  - o March 2002 March 2003
- Design and Permitting
  - April 2003 November 2005
- Construction
  - Ninth & Jefferson Building (NJB)
  - Inpatient Expansion Building (IEB)
     & Seismic Upgrade
  - Proposed Demolitions of Harborview Hall & East Clinic (South Wing) (Harborview Hall after Landmarks Review)

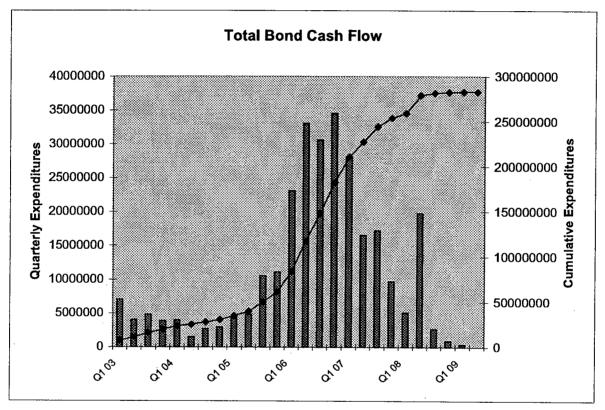
Feb 2005 - March 2008

Dec 2005 - April 2008

April 2008 - April 2009

## **Bond Program Cash Flow**

Based on Updated Program Schedule, June 25, 2003



## Bond Program Budget C-100 Form

AGENCY:		University of Washington		<u>kanguannemachusa</u>	REQUEST (AP99 ANALYSIS TYPE:		Agency Request	09-Jul-63
PROJECT	TITLE:	HMC Bond Program - Master	Budgel		ANALYSIS DATE:		26-Jun-03	
LOCATION	N:	Main Campus Alternative Procurement			ANALYSIS BY: FILE NAME:		ITM/WSS 0	
		Primary	Secondary		SCHEDULE & ESCA	LATION FACTORS:	···	
	PROJECT TYPE: G.S.F.:	.2[	2		START PREPLANNING START DESIGN:	<b>3</b> :	Mar-200 Mar-200	
	N.S.F.:	0	ŏ		DESIGN MIDPOINT:		Jun-200	4
	EFFICIENCY: EST. COST/S.F.;	\$0.00%	0,00% \$0.00		START CONST: DURATION:		Jan-200 5	
	MACC:	\$143,128,814	\$0		END CONST:		May-200	9
	FEE CATEGORY TOTAL	PROJECT BUDGET:	Α		CONST. MIDPOINT: INFLATION RATE:		Mar-200	7
	BASE	MONTH PROJ. TOTAL:	\$283,032,000		CONTINGENCY RATE:			
HMCBO	ond Program - Master PTEM		(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADI. FACTOR	ESCALATE COST
ACQUIS	SITION				90010110	C-21 O.CH		COST
1.	Purchase/Lease (	Cost		2,000,000				2,000
Total Acq	quisition Costs					2,000,000	)	2,000
	LTANT SERVICES							
1.	Predesign Consul a. Progra	rrant Services amming/Site Analysis		5,224,000				£ 004
	Subtotal Predesig			3,224,000	5,224,000			5,224 5,224
2.	A/E Basic Design				0,221,000			0,224
	a. Prima	ry Facility	6.66%	13,017,154				13,017
_	Subtotal Basic D				13,017,154			13,017
3.		rvices/Reimbursables	4 0/00/00	40.750.540				
		pated Add'l Services (Identifie nalServices/Reimbursables	a 2/28/03)	10,758,543	10 750 549			10,758
	Onnional Manifile	umreat Aicaett/Aillinni 270162			10,758,543			10,758
4.	Other Services							
		dous Materials Consultant		365,000				365
		ly Control Consultant chnical Investigation		168,200				168
		nissioning		513,000 428,000				513
	s. Site S			25,000				<b>428</b> 25
	t. Testin			827,680				827
	z. Disput	les Resolution Board		225,000				225
		Contracts		1,123,000				1,123
	Subtotal				3,674,880			3,674
5.	Design Service C	Contingency			3,555,065			3,555
•					1,116,081			
••	a. Chang	ge Order Design Allow.			1,110,001			1,110
••	_	•						
	Subtotal Other S	•	_		8,346,026			8,346
	_	•	-			37,345,723		8,346,
Fotal Cor	Subtotal Other S	ervices				37,345,723		8,346,
Fotal Cor	Subtotal Other Sonsultant Services	ervices				37,345,723		1,116, 8,346, 37,345,
Fotal Cor CONSTR	Subtotal Other S nsultant Services RUCTION CONTRAC Sile Work Subtotal Sile Work	ervices CTS				37,345,723		8,346,
Fotal Cor CONSTR	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work	ervices CTS	-	143,128,814		37,345,723		8,346, 37,345,
Fotal Cor EONSTR	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work	ervices CTS k k ILITY ny Facility	-	143,128,814	8,346,026	37,345,723		8,346 37,345
Fotal ConsTR	Subtotal Other Sinsultant Services  RUCTION CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI  a. Primal	ervices CTS k k ILITY ny Facility		143,128,814		37,345,723		8,346 37,345
Fotal Cor CONSTR !	Subtotal Other Sinsultant Services  RUCTION CONTRAC  Sile Work  Subtotal Site Work  COMPLETE FACI  a. Primal	ervices  ETS  LITY  ry Facility  te Facility		143,128,814	8,346,026	37,345,723		8,346, 37,345,
Fotal Cor CONSTR !.	Subtotal Other Sinsultant Services  RUCTTON CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI a. Primai  Subtotal Complete  Other Contracts Subtotal Other Contracts	ervices  CES  K  LUTY  ry Facility  te Facility  ntracts		143,128,814	8,346,026	37,345,723		8,346, 37,345,
Fotal Cor CONSTR !.	Subtotal Other Sinsultant Services  RUCTION CONTRACT Sile Work  Subtotal Sile Work  COMPLETE FACI a. Priman  Subtotal Completed  Other Contracts	ervices  CTS  ILITY ry Facility te Facility  ntracts ingency		143,128,814	8,346,026	37,345,723		8,346 37,345
CONSTR	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primat Subtotal Complet Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal Other Contracts	ervices  CTS  ILITY ry Facility te Facility  ntracts ingency	-	143,128,814	8,346,026	37,345,723		8,346 37,345
CONSTR	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primat Subtotal Complet Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal Other Contracts	ervices  K  ILITY  TY Facility  The Facility  Intracts			8,346,026 143,128,814	37,345,723		8,346 37,345 143,128
Construction of the constr	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primar Subtotal Complet Other Contracts Subtotal	ervices  K  ILITY  TY Facility  The Facility  Intracts	-	0 792,581	8,346,026 143,128,814	37,345,723		8,346 37,345 143,128, 143,128,
Fotal Cor CONSTR 1. 2. 3.	Subtotal Other Sinsultant Services  RUCTION CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI  a. Priman  Subtotal Complet  Other Contracts Subtotal Other Contracts Su	ervices  K  ILITY  TY Facility  The Facility  Intracts  Intracts  Ingency  Design Build Costs  In Allowable Construction Cost  Build Costs		792,581 5,617,510	8,346,026 143,128,814	37,345,723		8,346 37,345 143,128, 143,128,
Fotal Cor	Subtotal Other Sinsultant Services  RUCLION CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI  a. Priman  Subtotal Complet  Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal GC/CM or  Subtotal Maximum  GC/CM or Design  a. Precor  b. Fee  c,. Bid Ge	ervices  K  LITY  ry Facility  te Facility  ntracts  ingency  Design Build Costs  a Allowable Construction Cost  Build Costs  nstruction Services  oneral Conditions		792,581 5,617,510 5,073,681	8,346,026 143,128,814	37,345,723		792, 5,617, 5,073,
Construction of the constr	Subtotal Other Sinsultant Services RUCTION CONTRACT Side Work Subtotal Side Work COMPLETE FACI a. Priman Subtotal Complet Other Contracts Subtotal Maximum GC/CM or Design a. Precor b. Fee C., Bid Ge d. GC/CM	ervices  CTS  K  LLITY ry Facility te Facility  Intracts  Ingency Design Build Costs  I Allowable Construction Cost  Build Costs  Instruction Services  Internal Conditions  I Risk Contingency		792,581 5,617,510 5,073,681 3,274,233	8,346,026 143,128,814	37,345,723		792, 5,617, 5,073, 3,274,
Construction of the constr	Subtotal Other Sinsultant Services RUCTION CONTRACT Side Work Subtotal Side Work COMPLETE FACI a. Priman Subtotal Complet Other Contracts Subtotal Maximum GC/CM or Design a. Precor b. Fee C., Bid Ge d. GC/CM	ervices  K  LITY  ry Facility  te Facility  ntracts  ingency  Design Build Costs  a Allowable Construction Cost  Build Costs  nstruction Services  oneral Conditions		792,581 5,617,510 5,073,681	8,346,026 143,128,814	37,345,723		792, 5,617, 5,073,
Construction of the constr	Subtotal Other Sinsultant Services RUCLION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primai Subtotal Complet Other Contracts Subtotal Maximum GC/CM or Design a. Precor b. Fee c,. Bid Ge d. GC/CN e. Reimb	ervices  CTS  K  LLITY ry Facility te Facility  Intracts  Ingency Design Build Costs  I Allowable Construction Cost  Build Costs  Instruction Services  Internal Conditions  I Risk Contingency		792,581 5,617,510 5,073,681 3,274,233	8,346,026 143,128,814	37,345,723		792, 5,617, 5,073, 3,274, 11,659,
CONSTR	Subtotal Other Sinsultant Services  RUCTION CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI  a. Priman  Subtotal Complet  Other Contracts Subtotal Other Contracts	ervices  K  LITY ry Facility te Facility  ntracts ingency Design Build Costs in Allowable Construction Cost Build Costs instruction Services instruction Ser		792,581 5,617,510 5,073,681 3,274,233 11,659,108	8,346,026 143,128,814 143,128,814	37,345,723		792, 5,617, 5,073, 3,274, 11,659,
Fotal Cor CONSTR 1. 2. 3.	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primar Subtotal Complet Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal GC/CM or Subtotal Maximum GC/CM or Design a. Precor b. Fee c,. Bid Ge d. GC/CM e. Reimb Subtotal GC/CM or Construction Contia. Manage	crises  CTS  LITY  ry Facility  te Facility  te Facility  ntracts  ingency  Design Build Costs  a Allowable Construction Cost  Build Costs  netruction Services  eneral Conditions  I Risk Contingency  ursables/Div 1 Buyout  or Design Build Costs  ingency  enent Reserve		792,581 5,617,510 5,073,681 3,274,233 11,659,108	8,346,026 143,128,814 143,128,814	37,345,723		792, 5,617, 5,073, 3,274, 11,659, 26,417,
Fotal Cor CONSTR I. 2. 3. 4. MACC	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primar Subtotal Complet Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal GC/CM or Subtotal Maximum GC/CM or Design a. Precor b. Fee c,. Bid Ge d. GC/CM e. Reimb Subtotal GC/CM or Construction Contia. Manage	ervices  K  LITY ry Facility te Facility  ntracts ingency Design Build Costs in Allowable Construction Cost Build Costs instruction Services instruction Ser		792,581 5,617,510 5,073,681 3,274,233 11,659,108	8,346,026 143,128,814 143,128,814	37,345,723		792, 5,617, 5,073, 3,274, 11,659, 26,417,
Fotal Cor CONSTR I. 2. 3. 4. MACC	Subtotal Other Sinsultant Services RUCTION CONTRACT Site Work Subtotal Site Work COMPLETE FACI a. Primar Subtotal Complet Other Contracts Subtotal Other Contracts Subtotal Other Contracts Subtotal GC/CM or Subtotal Maximum GC/CM or Design a. Precor b. Fee c,. Bid Ge d. GC/CM e. Reimb Subtotal GC/CM or Construction Contia. Manage	crises  CTS  LITY  ry Facility  te Facility  te Facility  ntracts  ingency  Design Build Costs  a Allowable Construction Cost  Build Costs  netruction Services  eneral Conditions  I Risk Contingency  ursables/Div 1 Buyout  or Design Build Costs  ingency  enent Reserve		792,581 5,617,510 5,073,681 3,274,233 11,659,108	8,346,026 143,128,814 143,128,814	37,345,723		792, 5,617, 5,073, 3,274,
CONSTR	Subtotal Other Sinsultant Services  RUCTION CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI  a. Priman  Subtotal Complet  Other Contracts Subtotal Other Contracts Construction Contial Manag  D. Allowa	crises  CTS  LITY  ry Facility  te Facility  te Facility  ntracts  ingency  Design Build Costs  a Allowable Construction Cost  Build Costs  netruction Services  eneral Conditions  I Risk Contingency  ursables/Div 1 Buyout  or Design Build Costs  ingency  enent Reserve		792,581 5,617,510 5,073,681 3,274,233 11,659,108	8,346,026 143,128,814 143,128,814 26,417,113	37,345,723		792, 5,617, 5,073, 3,274, 11,659, 26,417, 7,310, 14,411,
CONSTR	Subtotal Other Sinsultant Services  RUCTION CONTRACT Site Work  Subtotal Site Work  COMPLETE FACI  a. Priman  Subtotal Complet  Other Contracts Subtotal GC/CM or  Subtotal Maximum  GC/CM or Design  a. Precor  b. Fee  c. Bid Ge  d. GC/CM  e. Reimb  Subtotal GC/CM or  Construction Contia  a. Manag  b. Allowa  Subtotal	crises  CTS  LITY  ry Facility  te Facility  te Facility  ntracts  ingency  Design Build Costs  a Allowable Construction Cost  Build Costs  netruction Services  eneral Conditions  I Risk Contingency  ursables/Div 1 Buyout  or Design Build Costs  ingency  enent Reserve		792,581 5,617,510 5,073,681 3,274,233 11,659,108	8,346,026 143,128,814 143,128,814 26,417,113	37,345,723		792, 5,617, 5,073, 3,274, 11,659, 26,417,

## **Bond Program Budget C-100 Form**

	MENT			
2. 3.	E10 - Movable Equipment	14,500,000		14,500,000
3.	E20 - Furnishings	0		
Subtot	al Equipment	14,5	00,000	14,500,000
5.	Sales Tax	1,2	76,000	, ,
Total E	Equipment Cost		15,776,000	15,776,000
E. ARTW	ORK			
1.	Project Artwork	2,016,737		2,016,737
Total A	rtwork Cost		2,016,737	2,016,737
e othe	RICOSTS			
5.	Master Use Permits (Owner)	302,633		302,633
6.	Building Permit (Contractor)	1,387,280		1,387,280
9.	Builders Risk	2,867,195		2,867,195
10.	Metro Connection Fees	171,000		. 171,000
Total O	ther Costs		4,728,108	4,728,108
G. CONT	EACT ADMINISTRATION/CAPITAL BUDGET & PEANNING			
1.	Agency	8,353,875		8,353,875
3.	KC + HMC Management	2,500,000		2,500,000
7 Total M	[anagement		10,853,875	10,853,875
H. RELAT	ED PROJECTS			
2	Quest/Metro/Sea City Light	990,000		990,000
4	Project Savings Reserve Account	1,500,000		1,500,000
Total R	elated Projects		2,490,000	2,490,000
r	· · · · · · · · · · · · · · · · · · ·		283,309,742	· · · · · · · · · · · · · · · · · · ·
GRA	AND TOTAL		\$283,300,000	\$283,300,000

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)
  - o 401 Broadway

Goal: Provide additional critical healthcare capacity

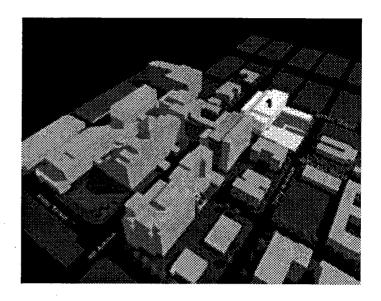
### **Bond Program Response**

- 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

### 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

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 square feet over a five-level, 226,000-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.

<u>Site Preparation</u>: 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.

### **Project Cash Flow**

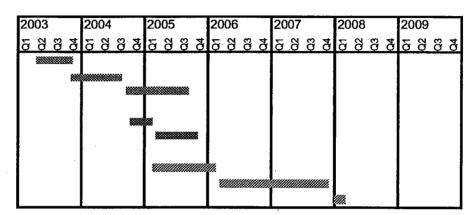
### Ninth & Jefferson Building (NJB) REVISED

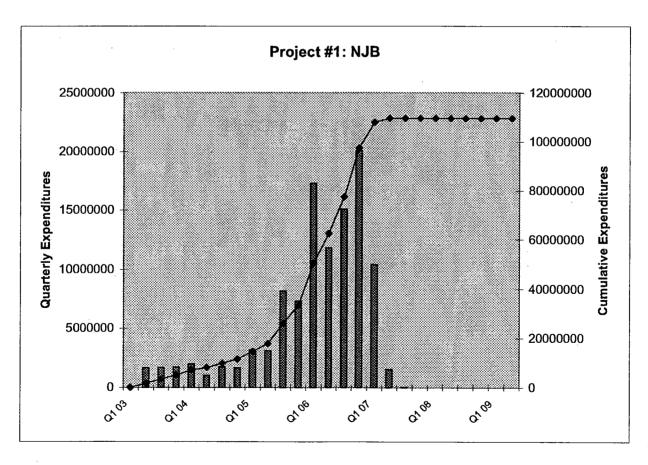
Based on Updated Program Schedule, July 9, 2003

Schematic Design
Design Development
Construction Documents

Site Permit Building Permit

Site Preparation Building Construction Commission/Occupancy





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

AGENCY: PROJECT I			UNIVERSITY OF Iniversity of Washington	WASHINGTON	PROJECT R	EQUEST (APY9A_v ANALYSIS TYPE	1)	05:32 PM Agency Request	09-Jul-03
	me		neversity of evastrangion FMC Band Program - 9th and Je	fferson Blok		ANALYSIS DATE:		Agency Request 25-Jun-03	
LOCATION	:		fain Compus			ANALYSIS BY:		ITMOWSS	
r		^	Memative Procurement Primary	Secondary		FLENAME:	LATION FACTORS:	10351_xls	
	PROJECT TYP	PE	•	2 2	1.	START PREPLANNING	t .	Mar-2002	
	GS.F.: N.S.F.:			0 0	2	START DESIGN:		Apr-2003	
	EFFICIENCY:		0.00		3. 4.	DESIGN MIDPOINT: START CONST:		Apr-2004 Jan-2005	
	EST. COST/S.	F.:	\$0.0		5.	DURATION:		41	Months
	MACC:	[	\$80,649,28		6.	END CONST:		Jun-2007	
	PEE CATEGOR	RY	C 6.66	s. ^ 0.00%	7.	CONST. MIDPOINT:		Aug-2006	
	TAX RATE	1	8,RP						
	1	TOTAL PROJE	CT BUDGET:			INFLATION RATE:			
		BASE MONTH	PROJ. TOTAL:	\$109,900,000		CONTINGENCY RATE			_
HMC Ru	ad Program - 9	ESCALATED P		\$109,900,000	BASE MO	BASE MONTH:	TOTAL TO	ADJ.	ESCALATED
12.10.00		ITEM	area blog	(%)	COST	SUBTOTAL	C-2 FORM	FACTOR	COST
ACQUISI								, moren	
	uisition Costs							_	
	TANT SERVE								
1.	Predesign C Subtotal Pre							_	
2.	A/E Basic D								
-		Primary Fac		6 66%	4,886,417				4,866
		Secondary F		0.00%	0				4,000
	Subtotal Ba	asic Design	Services	0.0076		4,886,417		_	4,886
3.	A/E Extra S	ervices/Rein	mbursables			.,,			.,
	m. F	Proportions	ed Additional Services	•	4,743,701				4,743
	Subtotal Ex	ktra Service	s/Reimbursables			4,743,701		_	4,743
4.	Other Service								
			Materials Consultant		145,000				145
			ntrol Consultant		83,200				63
			al Investigation		513,000				513
		Commissio	ning	•	228,000				228
	1. 1	Testing Small Contr			427,680				427
	aa. 8 Subtotal	ornau Contr	acus		288,000	1 694 995		_	288
5,	Subtotal Design Sen	vice Cardin	noncy			1,684,880 1,522,381			1,684
۵.			igency fer Design Allowance	6.85%		1,522,381 420,332			1,522 420
	_ (	micrifia OLC	iei nesifii viinwajce	0.00%		460,336			420
	Subtotal Ot	her Service	rs.			3,627,593		_	3,627
Total Con	sultant Service						13,257,711	-	13,257
	UCTION CON	VTRACTS							
1,	Site Work								
_	Subtotal Site								
2.	COMPLETE		.94						
		Primary Fac			60,649,284				
		Secondary P	тојесі		0				
		Other	-:E4.		. 0	60 640 224			****
3.	Subtotal Co Other Confra		ani)			60,649,284			60,649
<b>J</b> .	Subtotal Oth		۹.					_	
4.	GC/CM Risk				0				
	Subtotal GC/0					0			
MACC			cimum Allowable Coast	raction Cost		60,649,284			60,649
									•
5.	GC/CM or D								
			tion Services		358,141				
	:	66			2,372,803				
			Conditions		2,372,935				
			Contingency		1,244,233				
			oles/Div 1 Buyout		5,193,511	14 5/4 505			
	SUDTOTAL GO	JUM OF Des	sign Build Costs			11,541,623			11,541
6.	Construction	m Care	ne cu						
о.		on Cominge Managemen			3,416,026				
			or Change Orders	g 6,00/.	6,136,956				
	Subtotal		January Grades	a.50%	J, 194,000	9,552,982		_	9,552
7.	Sales Tax			8.80%		7,193,463			3,332
	struction Cost					.,,	88,937,352	. –	88,937
Total Con-									,
	ENT								
EQUIPME		ole Equipme	nt		1,500,000				
EQUIPME 2.	E10 - Movab			•		1,500,000		_	
EQUIPME 2. Subtotal E	quipment					132,000			
EQUIPME 2. Subtotal E 5.	quipment Sales Tax			8.80%			1,632,000		1,632
EQUIPME 2. Subtotal E	quipment Sales Tax			8.80%			1,002,000		
EQUIPME 2. Subtotal E 5. Total Liquip	quipment Sales Tax pinent Cost			8.80%			1,002,000		
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR	Equipment Sales Tax pincnt Cost				-		1,002,000		
EQUIPME 2. Subtotal E 5. Total Liquir ARTWOR 1.	Equipment Sales Tax pinent Cost UK Project Artwo	ork		8.80% 0.00%	0				
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR	Equipment Sales Tax pinent Cost UK Project Artwo	ork			0	<del></del>	0		
EQUIPME 2. Subtotal E 5. Total Liquip ARTWOR 1. Tutal Artw	Equipment Sales Tax pinent Cost  UK Project Artwo	ork			0	<del>.</del>		- <u></u>	•
EQUIPME 2. Subtotal E 5. Total Liquir ARTWOR 1.	Equipment Sales Tax pinent Cost  UK Project Artwo		wner)					- <u></u>	
EQUIPME 2. Subtotal E 5. Tomi Equip ARTWOR 1. Tutal Artw	Equipment Sales Tax pinent Cost  UK Project Artwo surk Cost	Permits (O			182,633 492,280			- <u>-</u>	
EQUIPME 2. Subtotal E 5. Total Equip ART WOR 1. Tutal Artw OTHER C 5.	Equipment Sales Tax puncht Cost  UK Project Artwo vork Cost  XXXIII Master Use Building Per Builders Ris	Permits (O ermit (Contr sk			182,633			- <u>-</u>	
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5.	Equipment Sales Tax pinent Cost  KK  Project Artwoork Cost  XOSTS  Master Use Building Per	Permits (O ermit (Contr sk			182,533 492,280			- <u></u>	
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6.	Equipment Sales Tax princht Cost  UK Project Artwo vork Cost  XOSTS Master Use Building Pe Building Pi Metro Conne	Permits (O ermit (Contr sk			182,533 492,280 1,182,195			- -	1.924
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Other	Equipment Sales Tax puncht Cost  UK Project Artwo vork Cost  XXXXX Master Use Building Per Builders Ris Metro Conne	Permits (Or ermit (Contr sk ection Fees	actor)	0.00%	182,533 492,280 1,182,195		0		1,924,
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Other	Equipment Sales Tax puncht Cost  UK Project Artwo vork Cost  XXXXX Master Use Building Per Builders Ris Metro Conne	Permits (Or ermit (Contr sk ection Fees		0.00%	182,533 492,280 1,182,195		0	. <u></u>	1,924,
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe CONTRAC 1.	Equipment Sales Tax puncht Cost  KK Project Artwoork Cost  XXXII Master Use Builders Ris Metro Conne cr Costs Agency  Agency	Permits (Or ermit (Contr sk ection Fees	actor)	0.00%	182,533 492,280 1,182,195		0	· -	
EQUIPME 2. Subtotal E 5. Total Equip ART WOR 1. Tutal Artw OTHER C 6. 9. 10. Total Othe	Equipment Sales Tax puncht Cost  KK Project Artwoork Cost  XXXII Master Use Builders Ris Metro Conne cr Costs Agency  Agency	Permits (Or ermit (Contr sk ection Fees	actor)	0.00%	182,633 492,280 1,182,195 67,000		0	· -	3,368
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe CONTRAC 1. 7 Total Man	Equipment Sales Tax puncant Cost UK Project Artwoork Cost XOSTS Master Use Builders Ris Metro Conne er Costs Agency agement	Permits (Or ermit (Contr sk ection Fees	actor)	0.00%	182,633 492,280 1,182,195 67,000		1,924,108	 	3,368
EQUIPMI 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe CONTRAI 7. Tutal Man RELATEL	Equipment Sales Tax puncent Cost  (K Project Artweiter Cost  (XOSTS Master Use Building Per Building Per Builders Ris Metro Conne er Costs  Agency agement  D PROJECTS	Permits (Or ermit (Contr sk ection Fees	actor)	0.00%	182,633 492,280 1,182,195 67,000 3,368,571		1,924,108	- <u>-</u> -	3,368
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe CONTRA 1. 7 Tutal Man RELATEL 1.	coupment Sales Tax princet Cost  UK Project Artwinder Cost  WASTS Master Use Building Pa Builders Ris Metro Conne er Costs  CT ADMINIS' Agenicy Agenicy Agenich  D PROJECTS  Mégafon	Permits (Ormit (Contri sk ection Fees TRATION/C	actor) Capital Budget & (	0.00%	182,633 492,280 1,182,195 67,000 3,368,571		1,924,108	· _	3,368
EQUIPME 2. Subtotal E 5. Total Uquip ARTWOR 1. Total Artw OTHER C 6. 9. 10. Total Othe CONTRAC 1. 7 Total Man RELATEE 1. 2	iquipment Sales Tax Sales	Permits (Ormit (Controlsk ecotion Fees TRATION/C	actor) CAPITAL BUDGET & I	0.00%	182,633 492,280 1,182,195 67,000 3,368,571		1,924,108	- - -	3,368
EQUIPME 2. Subtotal E 5. Tonl Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe CONTRA 1. 7 Total Man RELATEL 1. 2. 3	Sales Tax Sales	Permits (O mit (Confirs k confirs k	actor) CAPITAL BUDGET & I	0.00%	182,633 492,280 1,182,195 67,000 3,368,571 120,000 350,000 200,000		1,924,108	- - -	3,368,
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe 1. 7 Total Man RELATEL 1. 2 3	iquipment Sales Tax Incent Cox  tk Project Artwiver Voork Coxt  Massier Use Building Per Buildin	Permits (O mit (Confirs k confirs k	actor) CAPITAL BUDGET & I	0.00%	182,633 492,280 1,182,195 67,000 3,368,571		1,924,108 3,368,571	. <u>-</u>	3,368, 3,368,
EQUIPME 2. Subtotal E 5. Total Equip ARTWOR 1. Tutal Artw OTHER C 5. 6. 9. 10. Total Othe 1. Total Man RELATEL 1. 2 3 4	Sales Tax Sales	Permits (O mit (Confirs k confirs k	actor) CAPITAL BUDGET & I	0.00%	182,633 492,280 1,182,195 67,000 3,368,571 120,000 350,000 200,000		1,924,108		1,924, 3,368, 3,368,