

# **KING COUNTY**

1200 King County Courthouse 516 Third Avenue Seattle, WA 98104

# **Signature Report**

**April 7, 2003** 

# **Motion 11684**

	Proposed No. 2003-0141.2 Sponsors Phillips -	
1	A MOTION adopting the program, budget and schedule for	
2	the Harborview bond project and authorizing the release of	
3	\$4.2 million appropriated in the 2003 budget for schematic	
4	design.	
5		
6		
7	WHEREAS, the King County council in adopting the 2003 King County budge	et
8	Ordinance 14517, conditioned expenditure of \$4.2 million of funds appropriated for	
9	schematic design of the Harborview Medical Center (HMC) bond project on council	
10	approval of the initial program plan including scope, budget, and schedule, and	
11	WHEREAS, the Harborview oversight committee has proposed a comprehensi	ive
12	initial program plan, which includes scope, budget and financing plan, and schedule for	r
13	the HMC bond project, and	-
14	WHEREAS, the council has reviewed the scope, budget and financing plan, an	ıd
15	schedule;	
16	NOW, THEREFORE, BE IT MOVED by the Council of King County:	

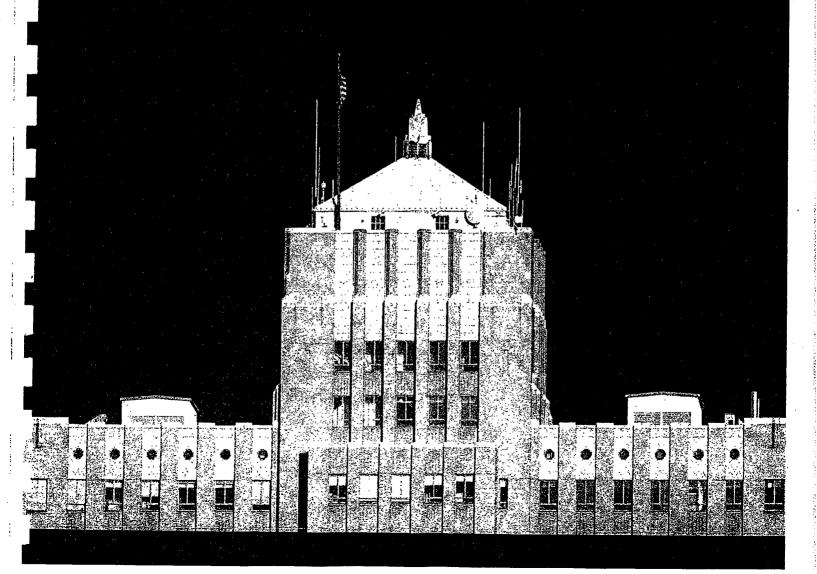
A. The council approve	es the initial program plan, including scope; budget and
inancing plan, and schedule as	s set forth in Attachment A to this motion, Harborview
Medical Center Bond Program	, April 2003.
B. The King County co	ouncil hereby approves the expenditure of \$4.2 million
ppropriated for schematic des	ign as set forth in the initial program plan, Attachment A
o this motion, Harborview Me	edical Center Bond Program, April 2003.
Yes: 11 - Ms. Sulliv Pelz, Mr. McKenna Ms. Patterson No: 0	on 3/31/2003 and passed by the Metropolitan King County ollowing vote:  van, Ms. Edmonds, Mr. von Reichbauer, Mr. Phillips, Mr. a, Mr. Constantine, Mr. Gossett, Ms. Hague, Mr. Irons and ambert and Mr. Pullen
	KING COUNTY COUNCIL KING COUNTY, WASHINGTON  White Sullivan, Chair
TTEST:	Cyntina Sunivan, Chan
Zhenis	

Attachments A. Harborview Medical Center Bond Program dated April 2003

11684

# Horbookew Medical Center Bond Program

April 2003



# TABLE OF CONTENTS

Introduction	1
Combined Projects	3
Bond Program Project Budgets	
Bond Program Project Schedule	4
Bond Program Cash Flow	5
Bond Program Financing Plan	5
Bond Program Budget C-100 Form	6
Approved Bond Measures	8
Predesign Work	9
Project 1: Ninth & Jefferson Building (NJB)	10
Project Description	10
Project Cash Flow	11
Project Cash Flow Project Budget C-100 Form	12
Project 2: Inpatient Expansion Building (IEB) & Seismic Upgrade	
Project Description	13
Project Cash Flow	
Project Budget C-100 Form	16
Project 3: Proposed Demolitions of Harborview Hall & East Clinic (S	
Wing)	17
Project Description	17
Project Cash Flow	18
Project Budget C-100 Form	19
Other Project Budget Components	
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### 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 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 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 \$263 million budget for the project.

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**

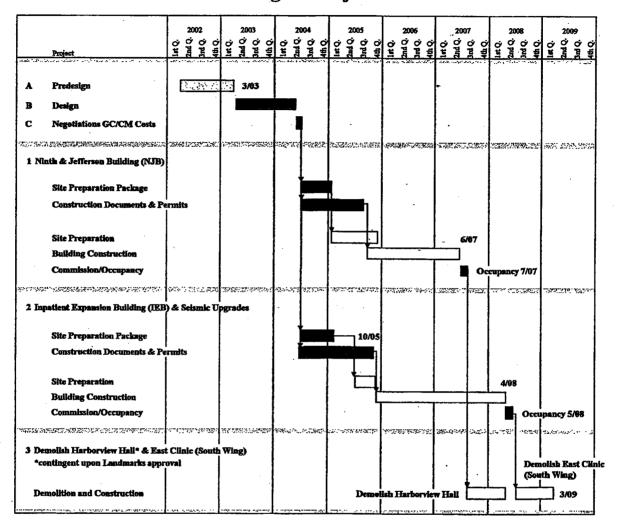
# **Bond Program Project Budgets**

Project 1 - Ninth & Jefferson Building (NJB)	\$89,800,000
Project 2 - Inpatient Expansion Building (IEB) & Seismic Upgrade	\$149,176,000
Project 3 - Proposed Demolition of Harborview Hall & East Clinic (South Wing)	\$11,000,000
Predesign/Appropriations to Date	\$8,398,576
Art, King County and HMC Administration	\$3,325,424
Project Savings Reserve Account	\$1,500,000
Total	\$263,200,000

# **Bond Program Financing Plan**

Bond Issue Net Proceeds	\$192.8M
Interest Earnings	\$ 14.7M
Harborview Reserves	\$ 37.7M
HMC Revenue Bond – Parking	\$ 18.2M
Total Plan	\$263.4M
Total Project	\$263.2M

# **Bond Program Project Schedules**



- Predesign
  - o March 2002 March 2003
- Design and Permitting
  - o April 2003 October 2005
- Construction
  - o Ninth & Jefferson Building (NJB)

Jan 2005 - June 2007

 Inpatient Expansion Building (IEB) & Seismic Upgrade

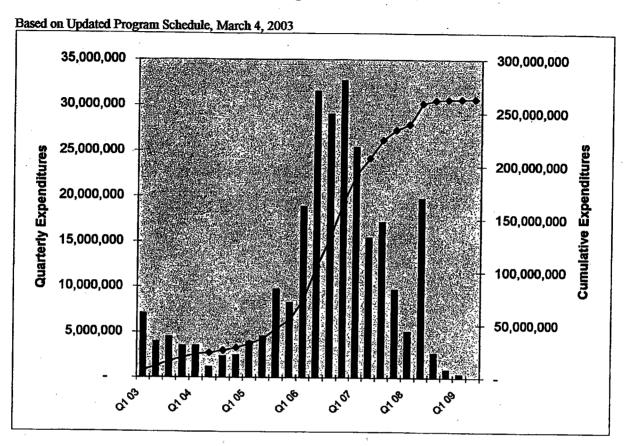
June 2005 - April 2008

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

July 2007 - Mar 2009

(Harborview Hall after Landmarks Review)

# **Bond Program Cash Flow**



### **Bond Program Financing Plan**

Bond Issue Net Proceeds	\$192.8M
Interest Earnings	\$ 14.7M
Harborview Reserves	\$ 37.7M
HMC Revenue Bond - Parking	\$ 18.2M
Total Plan	\$263.4M
	1 .
Total Project	\$263.2M

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			Design Service			12,144,043	*******	-		12,144,045
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		n.	Quality Control			150,000				150,000
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		s.	Site Survey	•		25,000				400,000 25,000
		t.	Testing			700,000				700,000
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	3.	Other Contract	_			•				
	4.	Subtotal Other								0
	4.	GC/CM Risk C	,							0
		Subtotal GC/CM	or Design Build	Costs	_					0
				Construction Cost	_		132,154,173			132,154,173
	6.		ign Build Costs Preconstruction	Dandage		****				
		b.	Fee	Services		692,581 5,211,053				692,581
			Bid General Co	nditions		4,324,999				5,211,053 4,324,999
,		d.	GÇ/CM Risk Co	ontingency		3,000,000			•	3,000,000
		0.	Reimbursables	Div 1 Buyout		10,953,371			•	10,953,371
		Subtotal GC/CI	Vf or Design Bull	d Costs			24,182,004			24,182,004
	6.	Construction C								
•			Management Re			6,253,447				6,253,447
			Allowance for C	hange Orders		13,288,369				13,288,369
		Subtotal					19,541,816			19,541,816
	7.	Sales Tax	•		8.80%		15,477,263		·	
		Construction Co	ot.		0070		10,777, 1,200	101 055 055	· · · · · · · · · · · · · · · · · · ·	15,477,263
			<del></del>		•	•		191,355,257	•	191,355,257

**Bond Program Budget C-100 Form** 

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	(%)	6057	SUBTOTAL	DOTAL TO CS PORM	ADJ.	PSCALATIED
				C-210KM	PACTOR	6007
2. E10 - Movable Equipment		14,500,000				14,500,00
3. E20 - Furnishings						14,000,000
Subtotal Equipment			14,500,000			44.555
5. Sales Tax	8.80%		1,276,000			14,500,00
Total Equipment Cost	_		,,	15,776,000		1,276,000
ARTWIRE						13,770,000
1. Project Artwork						
•	_	2,016,737				2,016,737
Total Artwork Cost				2,016,737		2,016,73
OTHER COSTS  5. Master Use Permits (Owner)						
Master Use Permits (Owner)     Building Permit (Contractor)		270,000				270,000
9. Builders Risk		1,325,000				1,325,000
10. Metro Connection Fees		2,685,000				2,685,000
Total Other Costs	_	171,000				17100
CONTRACT ADMINISTRACTIONS APERA STEED				4,451,000		4,451,000
1. Agency		8,040,812				
3. KC + HMC Management		2,500,000				8,040,812
7 Total Management	·					2,500,000
ROATED PROPERTY				10,540,812		10,540,812
2 Quest/Metro/Sea City Light		990,000				
4 Project Savings Reserve Account		1,500,000				990,000
Total Related Projects						1,500,000
GRAND TOTAL	<del></del>			2,490,000		2,490,000
ONAID IOIAE				\$263,200,000		\$263,200,000

### **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

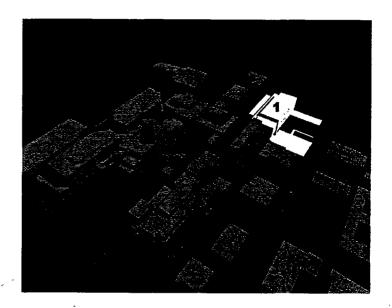
#### **Bond Program Response**

- 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 144,380-square-foot, three-story (plus Penthouse) building above grade over a four-level, 176,000-square-foot parking garage. Underground garage will provide parking for approximately 480 cars and includes Seattle City Light transformer vault, emergency generators, and loading docks. Three-story building will include specialized services such as King County Medical Examiner (KCME), laboratories, Involuntary Treatment Act (ITA) Courtroom, retail, and building lobby. 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 four (4) 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**

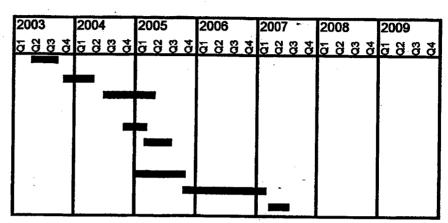
# Ninth & Jefferson Building (NJB)

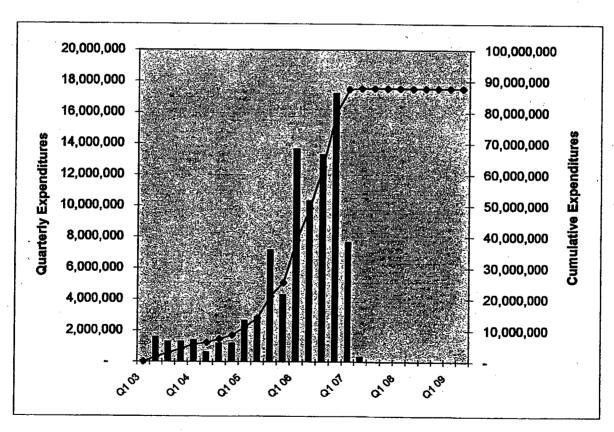
Based on Updated Program Schedule, March 4, 2003

Schematic Design
Design Development
Construction Documents

Site Permit Building Permit

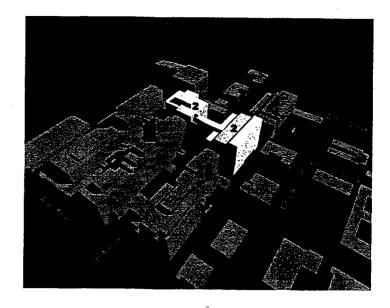
Site Preparation
Building Construction
Commission/Occupancy





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			Alternative Pro	cinement		ANALYSIS BY: FILE NAME:	W53 10352.ah	
[			Primery	Secondary	·		SCALATION FACTORS:	
		PROJECT TYPE:	2	2	1.	START PREPLANN		
		G.S.F.:	0	0		START DESIGN:	Mar-20	
		N.S.F.:	0	. 0		<b>DESIGN MIDPOINT</b>	Fab-20	04
		EFFICIENCY:	0.00%	0.00%	4.	START CONST:	Jan-20	05
		EST. COST/S.F.: MACC:	\$0.00	\$0.00	5.	DURATION:		29 Months
		FEE CATEGORY	\$49,674,643 C	\$0	6.	END CONST:	Jun-20	
		VE FEE (%):	•	^	7. 8.	CONST. MIDPOINT PROJECT MIDPOIN		
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Г		TOTAL PROJECT		0202		INFLATION RATE:		
		BASE MONTH PRO	JJ. TOTAL:	\$89,800,000		CONTINGENCY RA	TE:	
		ESCALATED PROJ		\$89,600,000	L	BASE MONTH:		Jun-07
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5		VE Extra Services/Rein				7,010,308		4,013,308
		n. Proportioned Additio			3,737,129			2 727 100
		Subtotal Extra Services/				9 797 400		3,737,129
		Other Services				3,737,129		3,737,126
•		. Hazardous Materials	s Consultant		145,000			448 ***
		. Quality Control Cons			65,000			145,000
		. Geotechnical Invest			450,000		_	<b>65,000</b> <b>450,000</b>
	8	. Commissioning	-		200,000	•		200,000
	t				300,000			300,000
	8	a. Small Contracts			225,000			225,000
	5	Subtotal				1,385,000		1,385,000
5	5. C	Pesign Service Continge	ency			1,003,327		1,003,327
	8	<ul> <li>Change Order Design</li> </ul>	gn Allowance			343,418		343,418
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	b,	. Fee			1,966,348			1,966,346
		. Bid General Condido			1,624,253			1,624,253
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	0.	. Reimbursables/Div 1	Buyout		4,487,774			4,487,774
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	a.	Management Reserv			2,359,246			2,359,246
		Allowance for Chang	e Orders		5,013,741			5,013,741
	5	ubtotal				7,372,987		7,372,987
7.	. S	ales Tex		8.80%		5,839,165		5,839,165
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2		locate Power Poles/ Tro			350,000			350,000
3		a City Light Connection	Fees		200,000			200,000
4	Re	locale Quest Line		-	120,000			120,000
To	tal R	ciated Projects		_			790,000	790,000
								700,000
C	R	ND TOTAL	, —			\$80	,800,000	\$89,800,000
_								

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



### **Project Description**

New construction: Includes an eight-story (plus Penthouse), 244,380-square-foot building rising above grade over two floors of occupied basement. Hospital space includes: new operating rooms, surgery support spaces, a new Central Sterile department, three floors of patient beds to meet the licensed limit of 413 beds, and three floors of outpatient procedures and clinics to replace clinics being demolished. New patient bed floors include Intensive Care Units, Psychiatric Care, and Acute Care. Outpatient clinics will be on two floors, with a third floor dedicated to short stay procedures. This new Inpatient Expansion Building connects to the existing North Wing Trauma Center at floors 4 through 9. Hospital connections align with existing floors and provide for complete circulation between both buildings. This project also includes a number of pedestrian tunnels under Jefferson Street and Ninth Avenue that connect the new and existing facilities at the basement and ground levels.

<u>Renovation</u>: Approximately 9,000 square feet of existing Emergency Department and approximately 1,500 square feet on Floors 4 through 9 adjacent to new structure. New elevator core constructed adjacent to existing elevator core serves all levels, Basement through Level 9 of North Wing.

<u>Seismic Upgrades</u>: Structural Seismic upgrade consists of addition of fiber-reinforced polymer composite to critical structural elements, and the enlargement of four concrete columns between Level B and Level 1 to satisfy Immediate Occupancy requirements after a code level seismic event which exceeds the current seismic design building code for hospitals. Non-structural seismic upgrade consists of seismically bracing major mechanical equipment, mechanical and electrical risers, and adding valves and dampers at risers.

<u>Site Preparation</u>: Abatement and demolition of Harborview Mental Health Services Building, and landscaping, utility capping and/or re-routing, excavation and shoring for Inpatient Expansion Building two floors below grade, and provision of construction power. Demolition of portions of East Hospital (North Wing) above and below grade. Relocation of Fire Pump room and utility connections to East Hospital (North Wing). Excavation and shoring for new elevator core and foundations for above-grade IEB building.

### **Project Cash Flow**

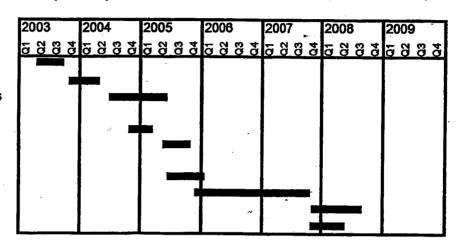
### Inpatient Expansion Building (IEB) & Seismic Upgrade

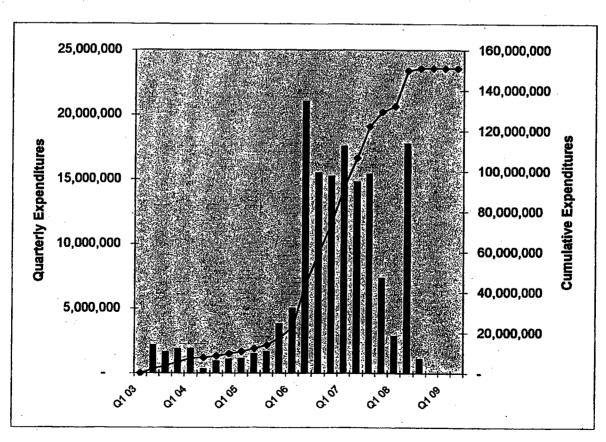
Based on Updated Program Schedule, March 4, 2003

Schematic Design
Design Development
Construction Documents

Site Permit Building Permit

Site Preparation
Building Construction
North Wing Seismic
Commission/Occupancy



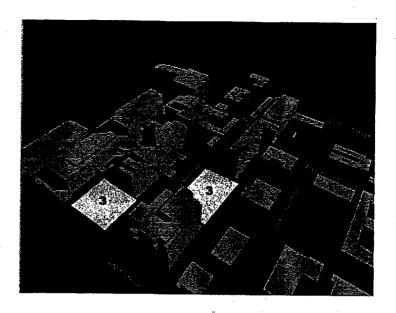


# Harborview Medical Center Bond Program

# Inpatient Expansion Building (IEB) & Seismic Upgrade Project Budget C-100 Form

					get C-100 Form	
		iversity of wash	ing ton projec	REQ	UESE (APPEA VI)	NAME SHOW
	iency:	University of Washing	ton		ANALYSIS TYPE:	Agency Request
	OJECT TITLE:	HMC Bond Program -	IEB and Seismic Upg	rade	ANALYSIS DATE:	April 3,2003
Γō	CATION:	Main Campus		•	ANALYSIS BY:	W3S
i_			scondary		SCHEDULE & ESCALA	
	PROJECT TYPE: G.S.F.:	2	2	1.	START PREPLANNING:	Mar-2002
	N.S.F.:		•	2. 3.	START DESIGN:	Mar-2003
	EFFICIENCY:	0.00%	0.00%	4.	DESIGN MIDPOINT: START CONST:	May-2004
	EST. COST/S.F.:	\$0.00	\$0.00	5.	DURATION:	Jun-2005 34
	MACC:	\$76,245,108	\$0	6.	END CONST:	Apr-2008
	FEE CATEGORY	A	A ·	7.	CONST. MIDPOINT:	Nov-2006
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э.	A/E Extra Services/Rei m. Proportioned Addi					
,	•		3,30	6,003		5,586,0
	Subtotal Extra Service	s/Reimbursables			5,586,003	5,586,0
4.	Other Services	ala Onno Prot				
	h. Hazardous Materia			0,000		60,0
	n. Quality Control Co	nsurant		5,000		85,0
	q. Commissioning			0,000		200,0
	s. Site Survey			5,000	_	25,0
	t. Testing			5,000	-	375,0
	z. Disputes Resolution			5,000		225,0
	aa. Small Contracts/V	anlr/Risk/Permit Expedit	of 81	0,000	•	810,0
	Subtotal				1,780,000	1,780.0
5.	Design Service Conting	gency			1,841,291	1,841,2
	a. Change Order De	sign Allowance			629,021	629,0
	Subtotal Other Service	·e			4,250,311	
		•				4,250,3
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4.	Subtotal Other Contract					
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5.	GC/CM or Design Build					
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		. ·		6,192		3,006,1
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	e. Reimbursables/Div		•	0,000		1,930,0
			0,11	0,510		6,110,5
_	Subtotal GC/CM or Des				14,001,803	14,001,8
6.	Construction Continger					
	a. Management Rese			9,876		3,609,8
	<ul> <li>Allowance for Char</li> </ul>	nge Orders	7,67	1,027		7,671,0
	Subtotal	v			11,280,904	11,280,9
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· 3.	E10 - Movable Equipme	明儿	44			
	E20 - Furnishings		13,00	4,000		13,000,0
	ototal Equipment				13,000,000	13,000,0
5.	Sales Tax		8.80%		1,144,000	1,144,0
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5.	Master Use Permits (O		The said of the	0.000	v. # 177.25	to facility of the Control of the Control
6.	Building Permit (Contra			,,000 5,000		100,00
9.	Builders Risk			),000 ),000		835,0
10.	Metro Connection Fees	:		),000 ),000		1,550,0
		•		.,000		1000
	d Other Costs				2,585	
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7 Tota	d Management				4,583	261 4,583,20
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2		on Fees		0,000	200	
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Project 3: Proposed Demolitions of Harborview Hall & East Clinic (South Wing)



### **Project Description**

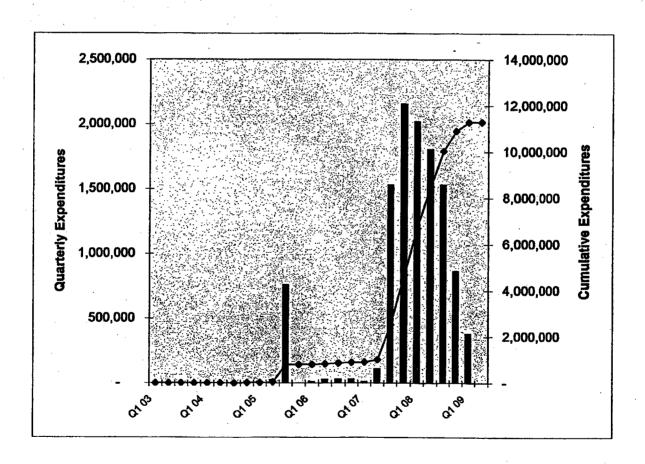
<u>Harborview Hall</u> (contingent upon Landmarks review and certification): Abatement and demolition of existing structure and landscaping space. Shoring along perimeter to stabilize alley and adjacent structures. Hardened lid over Basement utility tunnel to protect existing utilities. Construct landscaped open space.

East Clinic: Abatement and demolition of existing structure. Shoring along Ninth Avenue and Alder Street to stabilize sidewalk. Repair and renovation to East Hospital (Center Wing) south-facing exterior wall as required to weather-tight after demolition of East Clinic. Construction of a new pedestrian tunnel that extends under HMC property and connects East Hospital (Center Wing) Basement to existing tunnel under Ninth Avenue (connecting to Research and Training Building). Construct landscaped interim open space.

# **Project Cash Flow**

Proposed Demolitions of Harborview Hall & East Clinic (South Wing) Based on Updated Program Schedule, March 4, 2003

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PROJECT TITLE:		gram - HH and EC E		an chart tradeur	
LOCATION:	Main Campus		ANALYSIS BY:	W23	
	Alternative Proc		FILE NAME:	0	
PROJECT TYPE		Secondary	SCHEDULE (	ESCALATION FACTORS:	
G.S.F.:	∄ 2 0	2	1. START PREPLA		
N.S.F.:	Ö	. 0	2. START DESIGN		
EFFICIENCY:	0.00%	0.00%]	3. DESIGN MIDPO 4. START CONST:	<b>.,</b>	
EST. COST/S.F.		\$0.00	4. START CONST: 5. DURATION:	Jul-2007	
MACC:	\$6,234,422	\$0	6. END CONST:	21	Months
FEE CATEGORY		A	7. CONST. MIDPO	Mar-2009	
A/E FEE (%):	·   •		8. PROJECT MIDP		
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TOTAL PRO	JECT BUDGET:		INFLATION PLAT	<u>.</u>	
		11,000,000	CONTINGENCY		
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Total Acquisition Costs				, , , , , , , , , , , , , , , , , , ,	
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a. Primary Facil	Ry	7	67,575		767
Subtotal Basic De	esign Services		767,575		
<ol><li>A/E Extra Service</li></ol>	es/Reimbursables		,		767
m. Proportioned	Additional Services	4	38,839		438
Subtotal Extra Se	rvices/Reimbursables		420 000		
			438,839	_	438
4. Other Services		•		-	
	faterials Consultant	1	60,000		400
t. Testing			25,000		160
ea. Small Contrac	cts		25,000		25
		,	•		28
Subtotal			210,000		210
<ol><li>Design Service Co</li></ol>			191,894		191
<ol> <li>Change Orde</li> </ol>	er Design Allowance		65,859		65
Subtotal Other Se	ervices		467,753		
Total Consultant Services			407,753		467
<ol> <li>Site Work</li> <li>Subtotal Site Work</li> </ol>	k		•		
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# **Other Project Budget Components**

### **Description:**

<u>Predesign/Appropriations to Date</u> includes partial appropriations of Harborview Medical Center and King County administrative costs and Art, \$2 million for land acquisition and housing replacement, and \$5,224,000 for Predesign, including hazardous materials and geotechnical investigations, GC/CM construction cost reconciliation, risk analysis, UW Capital Projects Office administration, and the Bond Oversight Committee project-monitoring consultant.

<u>Art, King County and Harborview Medical Center</u> appropriations include the balance required to fund these budget allocations. These budgets reflect Harborview and King County administrative costs associated with the project and King County 1% for the Arts program.

<u>Project Savings Reserve Account</u> (required by paragraph 2.1.4 of the Agreement for Project Management Services) established to serve as an overall Harborview Medical Center Bond Program project contingency account, and repository of any unexpended funds remaining in an individual Project Budget after closeout.