11684

HOTOOMEW Medical Center Bond Program

April 2003

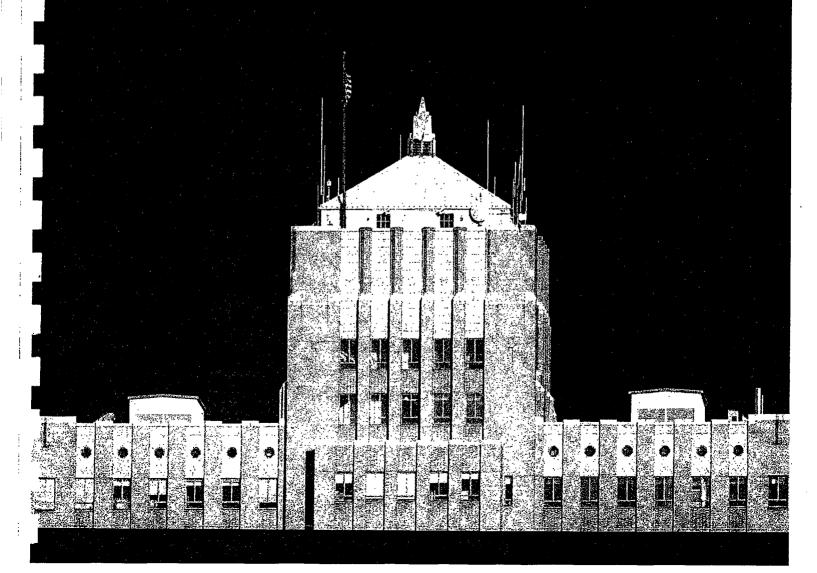


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Introduction

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.

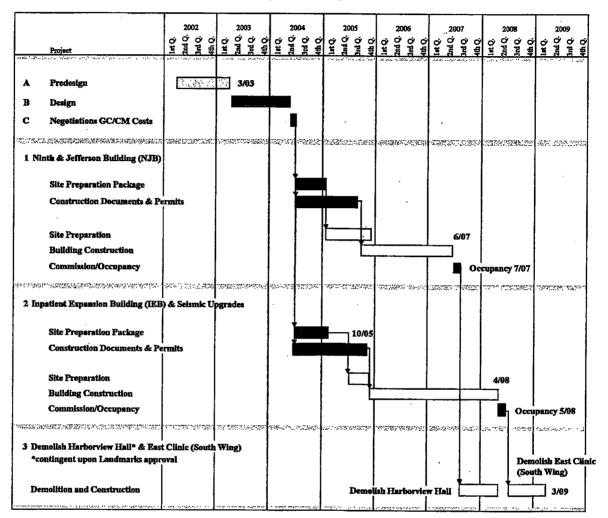
The project is being developed under the joint oversight of King County, the University of Washington and the Harborview Board of Trustees. It is overseen by the Bond Oversight Committee representative of the three entities. Vanir Construction Management, Inc., an independent consulting firm, provides 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	\$ 14.7 M			
Harborview Reserves	\$ 37.7M			
TRACE DE LA DELL				
HMC Revenue Bond – Parking	<u>\$ 18.2M</u>			
Total Plan	<u>\$ 18.2M</u> \$263.4M			

Bond Program Project Schedules



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

Jan 2005 - June 2007

Inpatient Expansion Building (IEB)
 & Seismic Upgrade

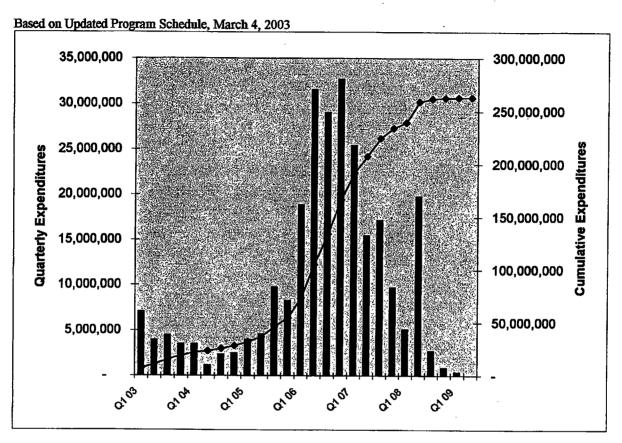
June 2005 - April 2008

 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

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

		Bond Progra						listicalitationi an
AGENCY:		University of Was	hinoton	TAKEN PER	ANALYSIS TYPE:	YI)	1270 PM	26-04kg-0
PROJECT T	MLE:	HMC Bond Progra		Budget	ANALYSIS DATE:		Agency Request April 3,2003	
LOCATION:		Main Campus			ANALYSIS BY:		WSS	
	···	Alternative Procur			FILE NAME:	***************************************	•	
PPO	ECT TVDE		Secondary		SCHEDULE & E			
G.S.F	ECT TYPE:	2 0	2		START PREPLANI	VING:	Mar-2002	
N.S.F		ال	0		START DESIGN: DESIGN MIDPOINT	P.	Mar-2003	
	ENCY:	0.00%	0.00%	4.	START CONST:	ı .	Feb-2004 Jan-2005	
EST.	COST/S.F.:	\$0.00	\$0.00	5.	DURATION:		51	Month
MAC		\$132,154,173	\$0	6.	END CONST:		Mar-2009	1200110
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		JECT BUDGET: IH PROJ. TOTAL \$2	62 200 000		INFLATION RATE:	· •		
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a,	Programmin	g/Site Analysis		5,224,000				5,22
	al Predesign Services	;			5,224,000			5,2
	isic Design Services				, ,			۷,ــ
8,	Primary Faci	lity		12,144,045				12,1
	al Basic Design Servi				12,144,045			12,14
	dra Services/Reimbun							
m.		dd'i Services (identif	ied 2/28/03)	9,751,971				9,7
	al Extra Services/Rein	nbursables			9,751,971			9,75
	Services							-
,h. л.	Hazardous Materials Consultant Quality Control Consultant			365,000				36
p.		investigation		150,000				15
ď.	Commissioni			450,000 400,000				45
s.	Site Survey	•9		25,000				40
t.	Testing			700,000				2
Z.	Disputes Res	solution Board		225,000				70 22
aa.	Small Contra	cts/ Vanir/ Risk/ Perm	nit Expeditor	1,060,000				1,08
Subtot	aí				3,375,000			
5. Desigr	Service Contingency				3,036,011			3,37 3,03
a,	Change Orde	er Design Allowan			1,039,167			1,03
Subtot	al Other Services		•		7,450,178			7,45
Total Consult	ant Services		-			34,570,194		34,57
ONSTRUCT	ION CONTRACTS							34,57
. Site W	ork					***************************************		nomen market
	al Site Work							
	LETE FACILITY							
a.	Primary Facili	ty		132,154,173				132,15
	l Complete Facility				132,154,173			132,15
. Other (Contracts							•
	I Other Contracts							
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	or Design Build Costs				102,104,170			132,15
a.	Preconstruction	n Services		692,581				692
b.	Fee			5,211,053				5,21
C,.	Bid General C			4,324,999				4,324
d. e.	GÇ/CM Risk (3,000,000		•		3,000
		s/Div 1 Buyout		10,953,371				10,953
	I GC/CM or Design Bu	ilid Costs			24,182,004			24,182
	ction Contingency	<u>_</u> ,						
a. L	Management I			6,253,447				6,253
b.		Change Orders		13,288,369				13,288
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. Sales T	SIX.		8.80%		15,477,263			15,477
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Total Construction Cost

191,355,257

191,355,257

Harborview Medical Center Bond Program

Bond Program Budget C-100 Form

Description Cost			ogram Budg		J Form			
2. E10 - Movable Equipment 14,500,000 14,500 3. E20 - Furnishings 0 14,500,000 14,500 5. Sales Tax 8,80% 1,276,000 1,276 Total Equipment Cost 15,776,000 15,776 ARTWORK 1. Project Artwork 2,016,737 2,016 OTHER COSTS 5. Master Use Permits (Owner) 270,000 270 6. Building Permit (Contractor) 1,325,000 1,325 9. Builders Risk 2,685,000 2,685 10. Metro Connection Fees 171,000 17 Total Other Costs CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING 1. Agency 8,040,812 9,040, 3. KC + HMC Management 2,500,000 2,500, 4451, 540,000 1,540,000 1,540,000 1,540,000 1,540,000 1,540,000 1,540,000 1,550,0	ни						HISTORIAN TO THE SECOND	PSCALATED.
2. E10 - Movable Equipment 14,500,000 14,500, 3. E20 - Furnishings 0 0 14,500, 600 14,500,		IPMENT.			SUBTOTAL	C-2 PORM	PACTOR	COST
3. E20 - Furnishings 0 Subtotal Equipment 14,500,000 14,500,000 1,276,000 1,276,000 1,276,000 1,276,000 1,276,000 1,276,000 1,276,000 1,276,000 15,776,000	****************							
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1,325,000 1,325,000 1,325,000 1,325,000 1,325,000 2,685,000 2,685,000 2,685,000 1,70				270,000				270,000
10. Metro Connection Fees 171,000 175 177 175 17								1,325,000
Total Other Costs								2,685,000
CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING 4,451, 1. Agency 8,040,812 8,040,812 8,040, 3. KC + HMC Management 2,500,000 2,500, 7 Total Management 10,540,812 10,540, 12 10,540, 12 10,540, 12 10,540, 12 10,540, 12 10,540, 12 10,540, 12 10,540, 12 10,540, 12 10,540, 13 10,540, 14 10,540, 10,540, 10,540, 10,540, 10,540, 10,540, 10,540, 10,			_	171,000				171000
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3. KC + HMC Management 2,500,000 2,500, 7 Total Management 10,540,812 10,540,812 10,540,812 10,540,812 2 Quest/Metro/Sea City Light 990,000 990, 4 Project Savings Reserve Account 1,500,000 1,500, Total Related Projects 2,490,000 2,490,			icet & Planning					
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2						10,540,812		10,540,812
2 designations at city Light 990,000 990, 4 Project Savings Reserve Account 1,500,000 1,500, Total Related Projects 2,490,000 2,490, C R A N D T O T A I	************				940			
Total Related Projects 2,490,000 2,490,	_			•		1.27.0		990,000
GRAND TOTAL				1,500,000				1,500,000
GRAND TOTAL			·			2,490,000		2,490,000
	GR	RAND TOTAL				\$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

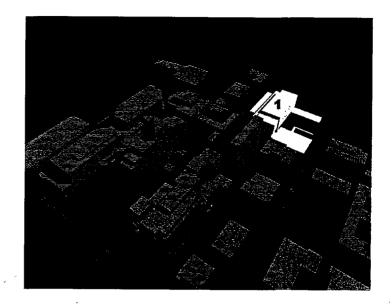
Bond Program Response

- 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

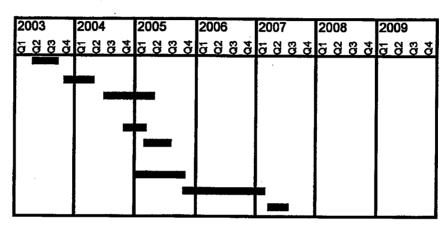
Ninth & Jefferson Building (NJB)

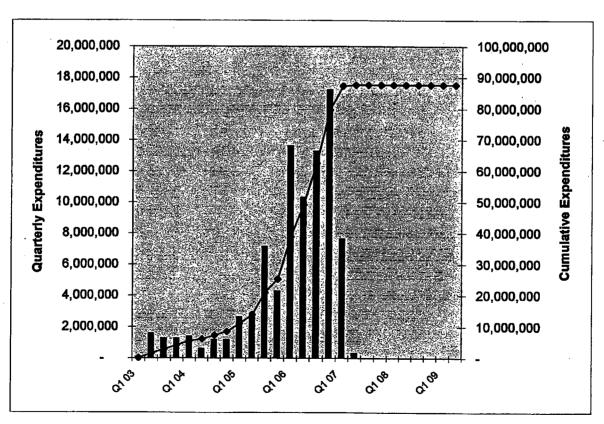
Based on Updated Program Schedule, March 4, 2003

Schematic Design
Design Development
Construction Documents

Site Permit Building Permit

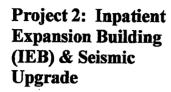
Site Preparation
Building Construction
Commission/Occupancy

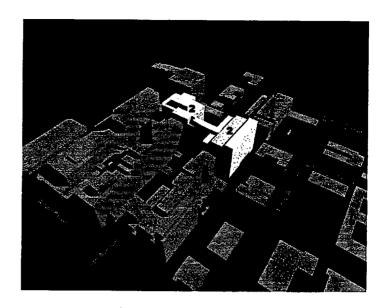




Ninth Jefferson Building (NJB) Project Budget C-100 Form

	Ninth Jeffe	rson Bui	lding (NJ	B) Projec	t Budget C-1	00 Form	
	UNITY	ERSITY OF	WASHINGTON	PROJECT R	EQUEST (AP99A_vi) onates	26 Mar 61
A)	GENCY: ROJECT TITLE:	University of V	Vashington ogram - 9th and		ANALYSIS TYPE: ANALYSIS DATE:	Agency Request	
	OCATION:	Main Campus			ANALYSIS BY:	April 3, 2000 WS3	
_		Alternative Pro			FILE NAME:	10351.nk	
L.,	PROJECT TYPE:	Primary 2	Secondary	1.	SCHEDULE & ESC START PREPLANNIN	CALATION FACTORS: G: Mar-2002	· · · · · · ·
	G.S.F.:	0		2.	START DESIGN:	Mar-2003 Mar-2003	•
	N.S.F.: EFFICIENCY:	0 000	0000	3.	DESIGN MIDPOINT:	Feb-2004	ì
	EST. COST/S,F.:	0.00% \$0.00	0.00% \$0.00	4.	START CONST:	Jan-2005	
	MACC:	\$49,674,643	\$0.00	5. 6.	DURATION: END CONST:	29 Jun-2007	
	FEE CATEGORY	C	A	7.	CONST. MIDPOINT:	Mar-2006	
	A/E FEE (%):			8.	PROJECT MIDPOINT		
	TAX RATE: TOTAL PROJECT	8.80%	8.80%		INC. ATION DATE.		
۲.,	BASE MONTH PRO		\$89,800,000		INFLATION RATE: CONTINGENCY RATI	e.	
	ESCALATED PRO.		\$89,800,000		BASE MONTH:	<u> </u>	Jun-0
H	MC Bord Power of the	4 Jefferson Bld.		BASE MO		PEALTO : ADJ.: 2 FORM - FACTOR	:: ESCALATED
A	CONSTRON				SUBTOTAL C	ZHORM PACTOR	COST
Te	etal Acquisition Costs						
H-C	ONSULTANT SERVICES.						TILINGUM
1.	Lienesidir Countilmir 9.	ervices					
•	Sublotal Predesign Sen						
2.	 A/E Basic Design Service a. Primary Facility 	<i>1</i> 03		4,013,308			4040
	Subtotal Basic Design S	andres		-1010,000	4.019.000		4,013,30
3.		1bursables			4,013,308		4,013,30
	m. Proportioned Addition	onal Services		3,737,129			3,737,12
	Subtotal Extra Services/		1		3,737,129		3,737,12
4.	Other Services				-,,-		3,737,12
	h. Hazardous Material			145,000			145,00
	 n. Quality Control Con p. Geotechnical Invest 			65,000			65,00
	q. Commissioning	Adnos		450,000 200,000			450,00 200.00
	t. Testing			300,000			200,00 300,00
	aa. Small Contracts			225,000			225,00
	Subtotal				1,385,000		1,385,00
5.					1,003,327		1,003,32
	a. Change Order Design	pr Allowance			343,418		343,41
_	Subtotal Other Services stal Consultant Services		_		2,731,745		2,731,74
	Primary Facility Sublotal Complete Facili Other Contracts Subtotal Citier Contracts	•		49,674,643	49,674,643		49,674,64 49,674,64
4.	GC/CM Risk Contingency Subtotal GC/CM or Design	-					
MA	ACC Subtotal Maximum A	liowabie Consti	raction Cost —		49,674,643		49,674,64
5.	GC/CM or Design Build (Costs			,		4016.19104
	a. Preconstruction Sen b. Fee	rices		258,141			258,14
	c,. Bid General Condition	ns		1,966,348 1,624,253			1,966,34
	d. GC/CM Risk Conting	ency		970,000			1,624,25 970.00
	e. Reimbursables/Div 1			4,487,774			4,487,77
	Subtotal GC/CM or Desig				9,306,514		9,306,51
6.	Construction Contingency	,					
	 a. Management Reserve b. Allowance for Change 			2,359,248			2,359,24
	Subtotal	:4013		5,013,741	B 000 00-		5,013,74
7					7,372,987		7,372,987
	Sales Tax		8.80%		5,839,165		5,839,16
EQ	tal Construction Cost	Jan 1984. d	enter de la companya	ente neve	Carriffled Recompany	72,193,309	72,193,30
2.	E10 - Movable Equipmen	t	* * * * * * * * * * * * * * * * * * *	1,500,000	and a server manufaction of the co	erandizenzen eta errora (h. 1866). Arriandaren eta errora (h. 1866).	1,500,000
	btotal Equipment				1,500,000		1,500,000
5.	Sales Tax		8.80%		132,000		132,000
	al Equipment Cost		-			1,632,000	1,632,000
	TWORK	5 M.J.V 754	elippin the pro-	ARL THE	$= \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \left(\frac{1}{2} \right) \right) + \frac{1}{2} \left(\frac{1}{2}$	开 管层性。	-1,0,0,0,0
	Project Artwork						
Tob	al Artwork Cost HER COSTS	- gysta rocces	 'gg.''''	N. F. L. 1971 1 - 11		77 1171	
5.	Master Use Permits (Own		yes proprietable	150,000	s att i leide		150,000
6.	Building Permit (Contracto	or).		430,000			430,000
9.	Builders Risk			1,000,000			1,000,000
	Metro Connection Fees		_	67,000			6700
	al Other Costs	ONIO'S 85-				1,647,000	1,647,000
	NTRÁCT ADMINISTRATI Agency	UNUAPITAL	BUDGET & PLA		STATE OF B	i de l'aglica de la company	i i e i la
	Agency			3,055,509			3,055,509
	al Management	, granga sanahan	- -			3,055,509	3,055,509
1.	LATED PROJECTS . Miligation	W - 17% (L)	ur in in in in	120,000		SPIRIUS TO	120 000
2	Relocate Power Poles/ Tri			350,000			120,000 350,000
3	Sea City Light Connection			200,000			200,000
	Relocate Quest Line		_	120,000			120,000
Tota	al Related Projects				7 117	790,000	790,000
	DAND TOTO				_		
U I	RAND TOTAL	<u> </u>			\$89,8	00,000	\$89,800,000





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

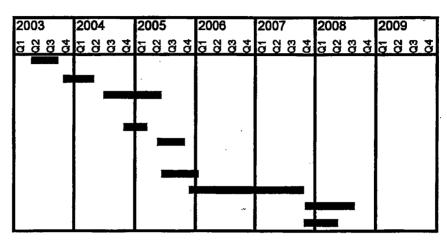
Inpatient Expansion Building (IEB) & Seismic Upgrade

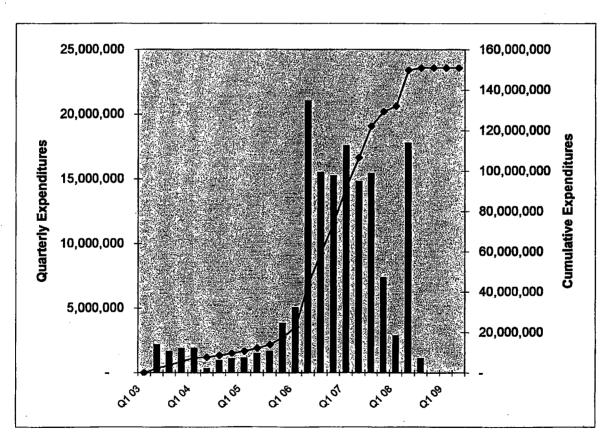
Based on Updated Program Schedule, March 4, 2003

Schematic Design
Design Development
Construction Documents

Site Permit Building Permit

Site Preparation
Building Construction
North Wing Seismic
Commission/Occupancy



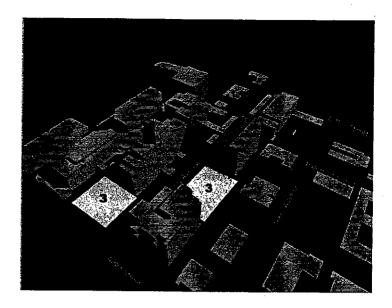


Harborview Medical Center Bond Program

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

AG			de Project Bu	9	414
	UNI	VERSITY OF WAS	HINGTON PROJECT RE	QUEST (AP99A_vi)	0124 PN 25-M#400
	ENCY: OJECT TITLE:	University of Washin	gton	ANALYSIS TYPE:	Agency Request
	CATION:	Main Campus	- IEB and Seismic Upgrade		April 3,2003
			Secondary	ANALYSIS BY: SCHEDULE & ESCA	WSS
	PROJECT TYPE:	2	2 1.	START PREPLANNING	
	G.S.F.:	i •	0 2.	START DESIGN:	Mar-2003
	N.S.F.:		o 3.		May-2004
	EFFICIENCY: EST. COST/S.F.:	0.00%	0.00% 4.		Jun-2005
	MACC:	\$0.00 \$76,245,108	\$0.00 5.		34
	FEE CATEGORY	A	80 6. 7.	END CONST: CONST. MIDPOINT:	Apr-2008
	TOTAL PROJECT	BUDGET:		INFLATION RATE:	Nov-2006
	BASE MONTH PR		149,176,000	CONTINGENCY RATE:	
ΑĊ	(C Bond Program TEB and ITEM OUTSITION Acquisition Corts			SUBTOTAL C2E	ALTO ADJ. ESCALATE ORM FACTOR COST
	NSULTANT SERVICES				
2.	Predesign Consultant S A/E Basic Design Servi				
. –	a. Primary Facility	U03	7,365,16	10	
'	Subtotal Basic Design S	Comiene	7,000,10		7,385,16
3.	A/E Extra Services/Reli			7,365,162	7,365,16
•	m. Proportioned Addit		5,586,00	2	E 100 00
	Subtotal Extra Services		3,300,00		5,586,00
4.	Other Services	ALTAIMIDUITE (MODIES		5,586,003	5,586,00
→.	h. Hazardous Materia	ils Consultent	£0.00	n	
	n. Quality Control Cor		60,00 85,00		60,00
	q. Commissioning		85,00 200,00		85,00
	s. Site Survey		25,00		200,00 25,00
	t. Testing		375,00		375,00
	z. Disputes Resolutio	n Board	225.00		225,00 225,00
	aa. Small Contracts/Va	ınir/Risk/Permit Exped	litor 810,00		810,00
	Subtotal			1,780,000	1,780,00
5.	Design Service Conting	jency		1,841,291	1,760,00
	a. Change Order Des			629,021	629,02
	Subtotal Other Services	•			•
m-4-		•		4,250,311	4,250,31
COI 1.	Site Work	TS (5) (1) (4) (3) (4)			201,476 17,201,47
2.	Subtotal Site Work COMPLETE FACILITY				1
	a. Primary Facility		76,245,10	В	76,245,10
	Subtotal Complete Facil	litv			
3.	Other Contracts	y		76,245,108	76,245,10
	Subtotal Other Contract	la ·			
4.	GC/CM Risk Contingent				
	Subtotal GC/CM or Des	-			•
		-			
MAG		Allowable Constructio	n Cost	76,245,108	76,245,10
J .	GC/CM or Design Build a. Preconstruction Ser		400.00		
	b. Fee	VICOS	406,58		406,58
	c, Bid General Conditi	ions	3,006,193 2,548,513		3,006,19
	d. GC/CM Risk Contin		1,930,000		2,548,517
	e. Reimbursables/Div		6,110,510		1,930,000
	Subtotal GC/CM or Desi	-	0,110,011		6,110,510
6.	Construction Contingent			14,001,803	14,001,803
٠.	a. Management Reser		0.000.000		
	b. Allowance for Chang		3,609,876 7,671,027		3,609,87
	Subtotal	g- 910010	1,011,02		7,671,02
				11,280,904	11,280,90
_	Sales Tax		8.80%	8,934,448	8,934,446
7.					
Total	Construction Cost		· · · · · · · · · · · · · · · · · · ·	110.4	
Total EQU	Construction Cost	tin timetinin		110,44	62,263 170,462,26;
Total EQU 1.	Construction Cost IPMENT E10 - Fixed Equipment			110,44 [the hole [th.]] [the [th.]	62,263 110,462,26
Total EQU 1. 2.	l Construction Cost IRMENT E10 - Fixed Equipment E10 - Movable Equipmen				62,263 110,462,263
Total EQU 1. 2. 3.	Construction Cost PMRNT		13,000,000		學學是 計 學學。1975年1976
Total EQU 1. 2. 3.	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment				13,000,000
Total EQU 1. 2. 3. Subt	Construction Cost PMRNT				13,000,000 13,000,000
Total EQU 1. 2. 3. Subte	I Construction Cost IFMENT E10 - Fixed Equipment E10 - Movable Equipmen E20 - Furnishings otal Equipment Sales Tax		13,000,000	13,000,000 1,144,000	13,000,00 13,000,00 13,000,00 1,144,00
Total EQU 1. 2. 3. Subto 5. Total ART	Construction Cost IFMENT E10 - Fixed Equipment E10 - Movable Equipmen E20 - Furnishings otal Equipment Sales Tax I Equipment Cost WORK. Project Artwork		13,000,000	13,000,000 1,144,000	13,000,00 13,000,00 1,144,00 14,164,00 14,164,00
Total EQU 1. 2. 3. Subto 5. Total ART 1.	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax I Equipment Cost WORK Project Artwork Artwork Cost	nt	13,000,000 8.80%	13,000,000 1,144,000	13,000,00 13,000,00 1,144,00 44,000 14,144,00
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Total EQU 1. 2. 3. Subto 5. Total ART 1. Total OTH 5.	Construction Cost IEMENT E10 - Pixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK: Project Artwork Artwork Cost ER COSTS Master Use Permits (Ow	nt -	13,000,000	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 100,000
Total EQU 1. 2. 3. Subte 5. Total ART 1. Total OTH 5. 6.	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax I Equipment Cost WORK Project Artwork Artwork Cost ER COSTS Master Use Permits (Ow Building Permit (Contract	nt -	13,000,000 8.80% 100,000 835,000	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 100,000 835,000
Total EQU 1. 2. 3. Subte 5. Total ART 1. Total OTH 5. 6. 9.	Construction Cost IEMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK Project Antwork Artwork Cost ER COSTS Master Use Permits (Ow Building Permit (Contract Building Permit (Contract Building Permit (Contract Builders Risk	nt -	13,000,000 8.80% 	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 100,000 835,000 1,550,000
Total EQU 1. 2. 3. Subte 5. Total ART 1. Total OTH 5. 6. 9. 10.	Construction Cost IEMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK Project Antwork Artwork Cost ER COSTS Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Fees	nt -	13,000,000 8.80% 100,000 835,000	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 100,000 835,000 1,550,000
Total EQU 1. 2. 3. Subte 5. Total ART Total OTH 5. 6. 9. 10. Total	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK: Project Artwork Artwork Cost ER COSTS: Master Use Permits (Ow Building Permit (Contract Builders Plask Metro Connection Fees Other Costs	nt - 기본 (본 및 시키트 - 기본 (본) 관련 mer) tor)	13,000,000 8.80% 100,000 835,000 1,550,000	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 16,144,000 100,000 835,000 1,550,000 1,0000
Total EQU 1. 2. 3. Subte 5. Total ART 1. Total OTH 5. 6. 9. 10. Total CON	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax I Equipment Cost WORK. Project Artwork Artwork Cost ER COSTS Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Fees Other Costs TRACT ADMINISTRATIO	nt - 기본 (본 및 시키트 - 기본 (본) 관련 mer) tor)	13,000,000 8.80% 100,000 835,000 1,550,000 100,000	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 14,144,000 100,000 835,000 1,550,000
Total CONT.	Construction Cost IFMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax I Equipment Cost WORK Project Artwork Artwork Cost ER COSTS Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Faes Other Cost TRACT ADMINISTRATIO Agency	nt - 기본 (본 및 시키트 - 기본 (본) 관련 mer) tor)	13,000,000 8.80% 100,000 835,000 1,550,000	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 44,000 14,144,000 100,000 835,000 1,550,000 15,000 2,585,000
Total EQU 1. 2. 3. Subte 5. Total ART 1. Total OTH 5. 6. 9. 10. Total CON 1.	Construction Cost IEMENT E10 - Pixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK Project Artwork Artwork Cost Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Fees Other Costs TRACT ADMINISTRATIO Agency Management	nt mer) tor) DN/CAPITAL BUDGE	13,000,000 8.80% 100,000 835,000 1,550,000 100,000 T & PLANNING 4,583,261	13,000,000 1,144,000 2,58	13,000,000 13,000,000 1,144,000 14,144,000 100,000 835,000 1,550,000 100000 4,583,281 4,583,281 4,583,281
Total 2. 3. Subtr 5. Total OTH 5. 6. 9. 10. Total CON 1. Total	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK: Project Artwork Artwork Cost ER COSTS: Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Fees Other Costs TRACT ADMINISTRATIO Agency Management TEO PROJECTS	nt mer) tor) DN/CAP!TAL BUDGE	13,000,000 8.80% 100,000 835,000 1,550,000 100,000 T & PLANNING 4,583,261	13,000,000 1,144,000 2,58	13,000,000 13,000,000 1,144,000 14,144,000 100,000 835,000 1,550,000 100000 4,583,281 4,583,281 4,583,281
Total 2. 3. Subte 5. Total 0TH 5. 6. 9. 10. Total CON 1. Total	Construction Cost IEMENT E10 - Pixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK Project Artwork Artwork Cost Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Fees Other Costs TRACT ADMINISTRATIO Agency Management	nt mer) tor) DN/CAP!TAL BUDGE	13,000,000 8.80% 100,000 835,000 1,550,000 100,000 T & PLANNING 4,583,261	13,000,000 1,144,000	13,000,000 13,000,000 1,144,000 14,144,000 100,000 835,000 1,550,000 1,550,000 4,583,281 4,583,281 4,583,281
Total EQU 1. 2. 3. Subte 5. Total OTH 5. 6. 9. 10. Total CON 1. Total REL 2	Construction Cost IPMENT E10 - Fixed Equipment E10 - Movable Equipment E20 - Furnishings otal Equipment Sales Tax Equipment Cost WORK: Project Artwork Artwork Cost ER COSTS: Master Use Permits (Ow Building Permit (Contract Builders Risk Metro Connection Fees Other Costs TRACT ADMINISTRATIO Agency Management TEO PROJECTS	nt mer) tor) DN/CAP!TAL BUDGE	13,000,000 8.80% 100,000 835,000 1,550,000 100,000 4,563,261	13,000,000 1,144,000 2,58	13,000,000 13,000,000 1,144,000 14,144,000 0 100,000 835,000 1,550,000 1,550,000 1,550,000 4,583,281 3,261 4,583,281

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.

<u>East Clinic</u>: 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.

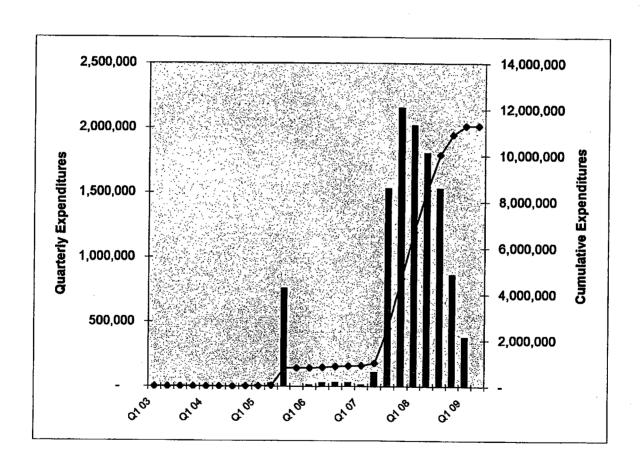
2009

Demolish East Clinic

Project Cash Flow

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

2003 2004 2005 2006 2007 2008 2 8 8 9 6 8 8 8 8 8 8 8 2 3 8 2 **Construction Documents Demolish Harborview Hall**



Harborview Medical Center Bond Program

	Pr	oposed Demol	itions of l	Harbory	iew Hall	& East Clinic (S	South Wing)	
		UNIV	DESTINATION	VASHINGTO	NERODECT	REQUEST (AP99A_v1)		NICO PANCERONA
	AGE	NCY:	University of	Washington		ANALYSIS TYPE:	Agency Request	Part 20 Mar 43 Partition
		VECT TITLE:		rogram - HH an	d EC Demo	ANALYSIS DATE:	April 3, 2003	
1	LOC	ATION:	Main Campus			ANALYSIS BY:	WSS	
			Alternative Pr			FILE NAME:	0	
		PROJECT TYPE:	Primary 2	Secondary 2	1.	SCHEDULE & ESCAL		
		G.S.F.:	á		1. 2.	START PREPLANNING: START DESIGN:	Mar-2002 Mar-2003	
		N.S.F.:	ā		3.	DESIGN MIDPOINT:	May-2005	
		EFFICIENCY:	0.00%	0.00%	4.	START CONST:	Jul-2007	
		EST. COST/S.F.:	\$0.00	\$0.00	5.	DURATION:	21	Months
		MACC:	\$6,234,422		6.	END CONST:	Mar-2009	
1		FEE CATEGORY A/E FEE (%):	C	A	7.	CONST. MIDPOINT:	May-2008	
1		TAX RATE:	8.80%	8.80%	8.	PROJECT MIDPOINT:	Sep-2005	
1		TOTAL PROJECT				INFLATION RATE:		
1		BASE MONTH P		\$11,000,000		CONTINGENCY RATE:	_	
L		ESCALATED PRO	DJ. TOTAL:	\$11,000,000		BASE MONTH:		Mar-09
	HM	Bond Program: HH and	EC Deixo		BASEMO	rota	LTO ADJ	ESCAPATION!
	er per	тем с		(%)	COST	SUBTOTAL C-2FO		COST
	ACC	HISTION	ir de im Torra de					
B.	CON	Acquisition Costs SULTANT SERVICES						0
	1.	Predesign Consultant						
	_	Subtotal Predesign Se						0
	2.	A/E Basic Design Serv	ices					_
		a. Primary Facility			767,575			767,575
	•	Subtotal Basic Design				767,575		767,575
	3.	A/E Extra Services/Rei m. Proportioned Addit			438.839			
		-			438,839			438,839
		Subtotal Extra Services	s Heimbursable	5		438,839		438,839
	4.	Other Services						
		h. Hazardous Materia	als Consultant		160,000			160,000
		t. Testing			25,000			25,000
		aa. Small Contracts			25,000			25,000
		Subtotal				210,000		210,000
	5.	Design Service Conting				191,694	•	191,894
		a. Change Order Des	ilgn Allowance			65,859		65,859
		Subtotal Other Service	9	_	_	467,753		467,753
	Total	Consultant Services				1.6	74,167	1,674,167
C.	CON	STRUCTION CONTRAC	TS DEALL	- 製品機能	Martin Control	- Not Revenue (177)		
	1.	Site Work						of the castions.
		Subtotal Site Work						0
	2.	COMPLETE FACILITY	1					•
		a. Primary Facility			6,234,422			6,234,422
	_	Subtotal Complete Fac	li ty			6,234,422		6,234,422
	3.	Other Contracts						
		Subtotal Other Contrac						0
	4.	GC/CM Risk Contingen	cy					_
		Subtotal GC/CM or Des	ilgn Build Costs	ı				0
	MAC	C Subtotal Maximum	Allowable Cons	truction Cost		6,234,422	 	6,234,422
	5.	GC/CM or Design Build				-,		0,204,422
		a. Preconstruction Se	rvices		28,126			28,126
		b. Fee			238,515			238,515
		 c, Bid General Condit d. GC/CM Risk Contin 			152,229			152,229
		e. Reimbursables/Div			100,000 355,087			100,000
		Subtotal GC/CM or Des	-			070 000		355,087
	6.	Construction Contingen				873,957		873,957
		a. Management Rese			284,335			284,335
		b. Allowance for Chan			604,337			604,337
		Subtotal				888,672		888,672
	7.	Sales Tax		8.80%		703,740		*
		Construction Cost						703,740
						8,70	00,791	8,700,791
	Subto 5.	tal Equipment Sales Tax		8.80%				0
				0.00%				0
E.		Equipment Cost		.133:	s was some come.	+ 9 Cartendate 10047 3 4		0
	1,	Project Artwork		.1 les	, 44 CAR	1.基础的规模: 1000 40	. 12	
		Artwork Cost		_				0
F		R COSTS	grania.		- Et de Berrio, et .	where the street weeks the		0
	5.	Master Use Permits (Ov			20,000	an the Character and Co		20,000
	6.	Building Permit (Contract			60,000			60,000
	9.	Builders Risk			135,000			135,000
	10.	Metro Fees			8,000			8000
		Other Costs				22	23,000	223,000
G.		RACT ADMINISTRATIO	DN/CAPITAL B	UDGET & PLA			:	"myte:
	1.	Agency			402,042			402,042
		Management	4.			40	2,042	402,042
H.		TED PROJECTS			· felt.	F	e e e	1.00
·		Related Projects				· · · · · · · · · · · · · · · · · · ·		
L	G R	AND TOTAL				\$11,000	,000 \$1	1,000,000

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.

Art, King County and Harborview Medical Center 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.