



WHEREAS, Harborview Medical Center provides teaching, research and clinical care for a mission population, including but not limited to the indigent, sick, injured or infirm in King County, Washington, and

WHEREAS, the board of trustees has proposed and King County has reviewed and approved a long-range capital improvement program for the period of 2001-2010, and

WHEREAS, the voters in 2000 authorized King County to make seismic, health and public safety improvements at Harborview hospital including demolition of unsound buildings, construction of new buildings and renovation and upgrading of existing facilities, and

WHEREAS, the project includes a program to design and construct certain public health and safety improvements for the Harborview Medical Center campus, including but not limited to seismic upgrades, renovations and construction of new buildings for patient care, research, teaching and administration, as well as new facilities for the King County medical examiner, funded by bonds and Harborview Medical Center funds, and

WHEREAS, the University of Washington has experience in constructing and managing hospitals and medical facilities, utilizing alternative public works delivery methods, including the general contractor/construction management approach, and

WHEREAS the Harborview Medical Center board of trustees and King County have explored multiple project management options and determined that contracting with the University of Washington to use its construction and project management experience will efficiently use scarce public resources, and

WHEREAS, the University of Washington agrees to provide project management services to the Harborview Medical Center board of trustees and King County, and

WHEREAS, the University of Washington, Harborview Medical Center board of trustees and King County have negotiated the terms of the agreement where the University will utilize its expertise to provide project management services;

NOW, THEREFORE, BE IT MOVED by the Council of King County:

1. The King County executive is authorized and directed to enter into and execute an agreement with the University of Washington and Harborview Medical Center in substantially the form as the agreement attached to this motion, for the purpose of providing project management services in support of the design and construction elements of the Harborview Medical Center bond program.
2. The county executive is authorized to direct the University of Washington to act as agent on behalf of King County, to assume responsibilities as project manager for the implementation of such services indicated in subsection 1 of this motion, in accordance with terms and conditions stipulated in agreements between, Harborview Medical Center board of trustees, University of Washington and King County.
3. As the county's agent, the University of Washington through this agreement will be empowered with the authority, responsibility, and accountability to hire consultants and contractors to implement the Harborview Medical Center bond program.
4. The University of Washington will be authorized to use its forms and procedures to select and retain architects, engineers, contractors and consultants in accordance with its applicable competitive procurement requirements as the agent for King County.
5. The University of Washington will include King County key policies of one percent for art, the apprenticeship program and the green buildings initiative in all procurement documents and assure that contractors and consultants comply with these policies.
6. The University of Washington, with input from the county and Harborview Medical Center representatives, will select an architect/engineer to prepare the detailed architectural programming and design for all elements of the Harborview Medical Center bond program and its individual phases.
7. The University of Washington capital projects office will organize a project team to include representatives from Harborview Medical Center administration and King County department of construction and facilities management.
8. The University of Washington will provide the day to day management of the architect and

contractors, and serve as project manager for all phases of the project.

9. Harborview Medical Center and King County will assign staff to coordinate design input for all phases of the project.

10. The University of Washington will be responsible for providing all pre-construction services including estimating, value engineering, construction phasing, scheduling, constructibility reviews and quality assurance. The University of Washington will provide construction services including selection of the architect, engineers and designers, and general contractor, contract administration, cost control, schedule control and technical consulting as required.

11. The University of Washington-led project team including Harborview Medical Center and King County representatives will prepare a complete project scope, schedule and budget for all phases of the Harborview Medical Center bond program. The members of the oversight committee shall be responsible for presenting the recommended program scope, schedule and budget to the King County council, the University of Washington board of regents and the Harborview Medical Center board of trustees for approval.

12. Upon its approval of the program scope, schedule and budget documents, the King County council will appropriate funds for the initial phases of the project as requested by the county executive.

13. The University of Washington capital project office and King County executive department will provide regular financial and project reports no less than quarterly to the King County council and to the Harborview Medical Center board of trustees. All reports will include a summary comparing budgeted amounts to actual costs and planned completion dates with actual completion dates. Status updates will describe accomplishments or milestones met, and notice of anticipated changes in scope, schedule or budget. The county may request additional reports from the executive and the University of Washington at any time if questions arise about the project scope, schedule or budget or other material matters.

14. The oversight committee shall obtain technical project monitoring assistance throughout implementation of the projects. The scope of the project monitoring technical assistance services will be:

monitoring of compliance with generally accepted project management practices including a review of the final 2.2.1 scope, budget and schedule work product to provide advice to the oversight committee before adoption; monitoring of compliance with adopted scope, budget and schedule during design and construction phases; and monitoring during all phases to assess the adequacy and accuracy of management reports. The project monitoring technical assistance shall be provided by an independent project management service provider under the direction of the oversight committee. The intent of the review is to provide assurance to the parties' governing bodies that financial responsibilities and compliance with generally accepted project management practices are achieved throughout the project. The parties intend that the monitoring will not impede project implementation in any material way. Findings during all project phases would be regularly reported to the oversight committee and be made available to the University of Washington board of regents, Harborview Medical Center board of trustees and the county executive and county council. These costs and all related project management costs would be funded from line items in the appropriate accounts established in the approved Harborview Medical Center project budget.

15. The executive will report to the council and request additional appropriation and authority to sell bonds as the construction phase requires. The projected schedule for anticipated bond sales and appropriation authority will be developed in the initial program management plan to be approved by the council.

16. So long as the program is within the approved scope, schedule and budget, the council will receive regular reports but further council approvals will not be required.

17. The executive will ask for council review and approval if any phase of the project exceeds its approved budget including contingencies and reserves. Council's review and approval will likewise be sought if Harborview Medical Center board of trustees request a scope change that would materially impact the approved budget or the Harborview Medical Center long-term capital improvement program budget. Council approval will also be required before funds can be transferred between established project phase budgets, or before final distribution of unexpended funds may be made.