



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 budget,
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 comprehensive
12 initial program plan, which includes scope, budget and financing plan, and schedule for
13 the HMC bond project, and

14 WHEREAS, the council has reviewed the scope, budget and financing plan, and
15 schedule;

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

17 A. The council approves the initial program plan, including scope; budget and
18 financing plan, and schedule as set forth in Attachment A to this motion, Harborview
19 Medical Center Bond Program, April 2003.

20 B. The King County council hereby approves the expenditure of \$4.2 million
21 appropriated for schematic design as set forth in the initial program plan, Attachment A
22 to this motion, Harborview Medical Center Bond Program, April 2003.

23

Motion 11684 was introduced on 3/31/2003 and passed by the Metropolitan King County Council on 4/7/2003, by the following vote:

Yes: 11 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Gossett, Ms. Hague, Mr. Irons and Ms. Patterson

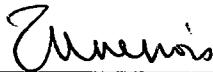
No: 0

Excused: 2 - Ms. Lambert and Mr. Pullen

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Harborview Medical Center Bond Program dated April 2003

Harborview Medical Center Bond Program

April 2003

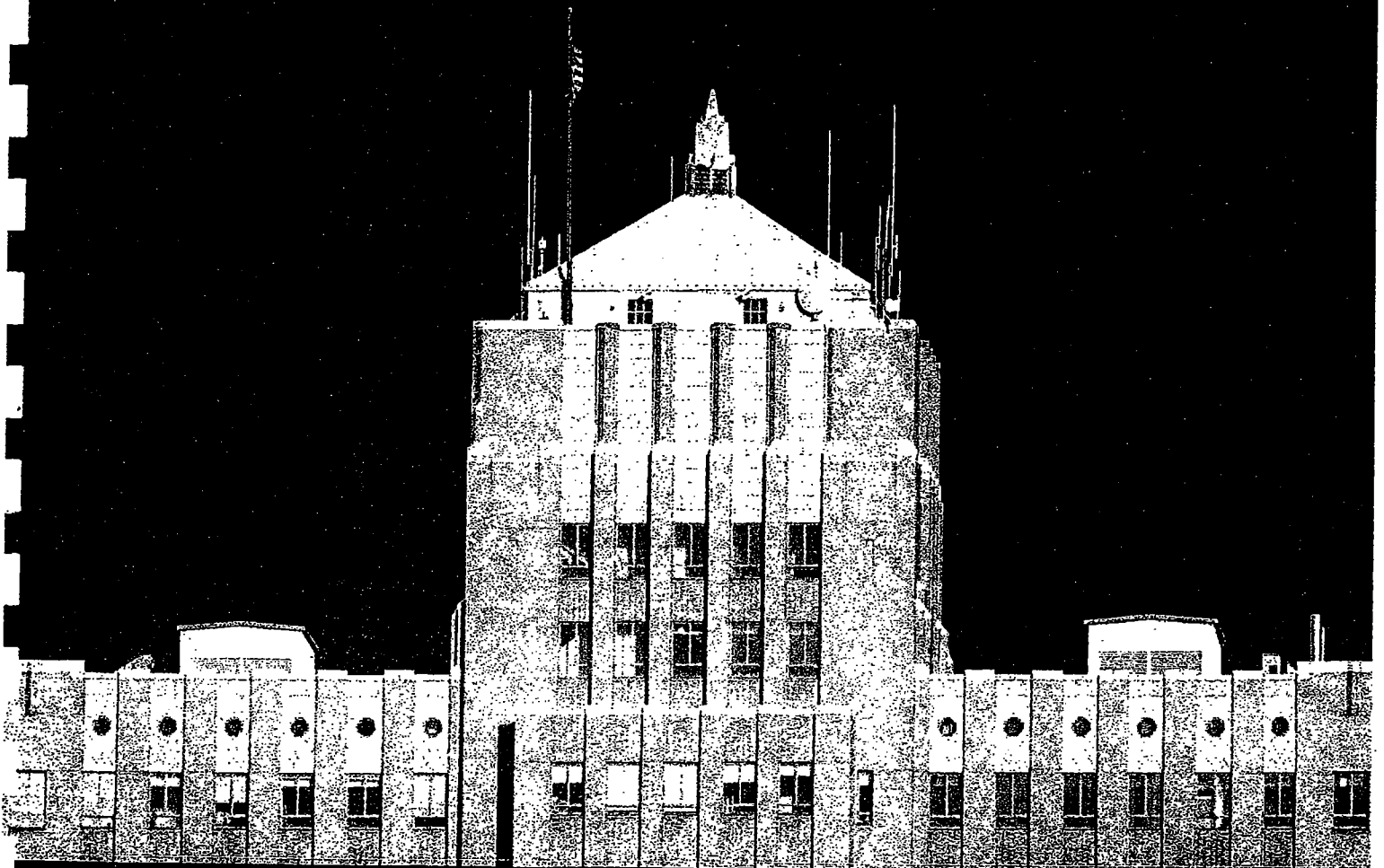


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Received
clearance
3/20/03 (B)

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.

**Harborview Medical Center (HMC)
Bond Program**

11684

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.

**Harborview Medical Center (HMC)
Bond Program**

116844

Combined Projects

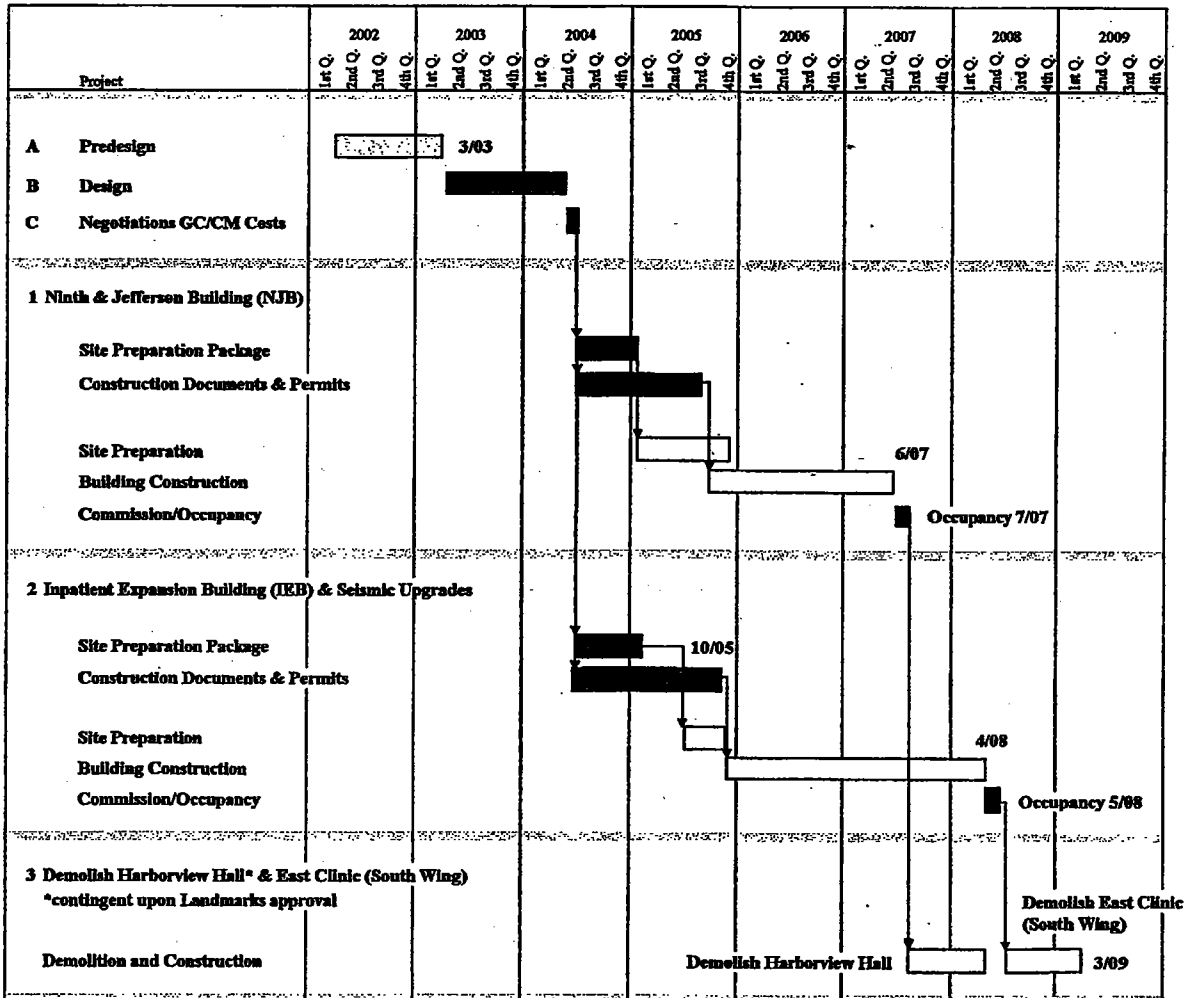
Bond Program Project Budgets

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
Pre-design/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	<u>\$ 18.2M</u>
Total Plan	\$263.4M
Total Project	\$263.2M

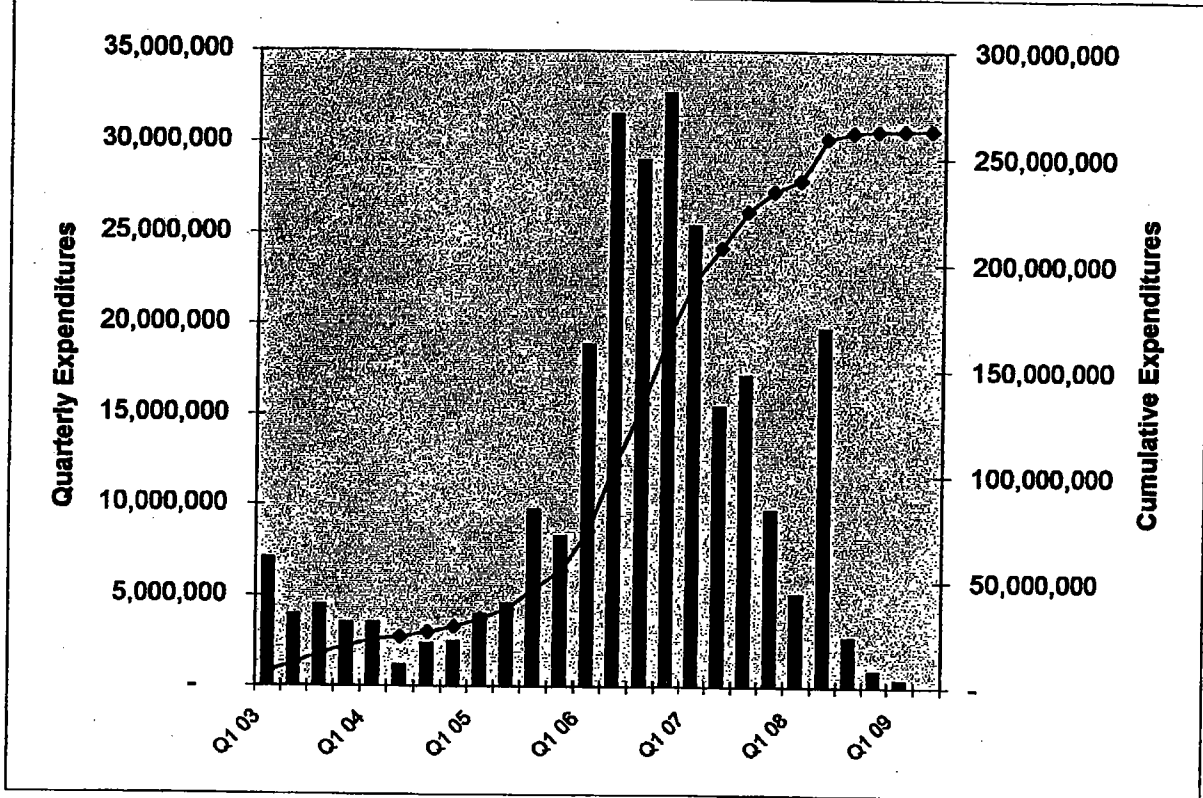
Bond Program Project Schedules



- **Predesign**
 - March 2002 – March 2003
- **Design and Permitting**
 - 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

Based on Updated Program Schedule, March 4, 2003



Bond Program Financing Plan

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

Bond Program Budget C-100 Form

UNIVERSITY OF WASHINGTON PROJECT REQUEST (APPRAISED)				FORM NO.	REVISED
AGENCY:	University of Washington		ANALYSIS TYPE:	Agency Request	
PROJECT TITLE:	HMC Bond Program - Master Budget		ANALYSIS DATE:	April 3, 2009	
LOCATION:	Main Campus		ANALYSIS BY:	WSS	
	Alternative Procurement		FILE NAME:	0	
	Primary	Secondary	SCHEDULE & ESCALATION FACTORS:		
PROJECT TYPE:	2	2	1. START PREPLANNING:	Mar-2002	
G.S.F.:	0	0	2. START DESIGN:	Mar-2003	
N.S.F.:	0	0	3. DESIGN MIDPOINT:	Feb-2004	
EFFICIENCY:	0.00%	0.00%	4. START CONST:	Jan-2005	
EST. COST/S.F.:	\$0.00	\$0.00	5. DURATION:	51	Months
MACC:	\$132,154,173	\$0	6. END CONST:	Mar-2009	
FEE CATEGORY	A	A	7. CONST. MIDPOINT:	Feb-2007	
TOTAL PROJECT BUDGET:			INFLATION RATE:		
BASE MONTH PROJ. TOTAL \$263,200,000			CONTINGENCY RATE:		

HMC Bond Program - Master Budget	ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
A. ACQUISITION	1. Purchase/Lease Cost		2,000,000				2,000,000
Total Acquisition Costs					2,000,000		2,000,000

B. CONSULTANT SERVICES							
1.	Pre-design Consultant Services						
a.	Programming/Site Analysis		5,224,000				5,224,000
Subtotal Pre-design Services				5,224,000			5,224,000
2.	A/E Basic Design Services						
a.	Primary Facility		12,144,045				12,144,045
Subtotal Basic Design Services				12,144,045			12,144,045
3.	A/E Extra Services/Reimbursables						
m.	Anticipated Advt'l Services (identified 2/28/09)		9,751,971				9,751,971
Subtotal Extra Services/Reimbursables				9,751,971			9,751,971
4.	Other Services						
h.	Hazardous Materials Consultant		365,000				365,000
n.	Quality Control Consultant		150,000				150,000
p.	Geotechnical Investigation		450,000				450,000
q.	Commissioning		400,000				400,000
s.	Site Survey		25,000				25,000
t.	Testing		700,000				700,000
z.	Disputes Resolution Board		225,000				225,000
aa.	Small Contracts/ Varin/ Risk/ Permit Expeditor		1,060,000				1,060,000
Subtotal				3,375,000			3,375,000
5.	Design Service Contingency			3,036,011			3,036,011
a.	Change Order Design Allowan			1,039,167			1,039,167
Subtotal Other Services				7,450,178			7,450,178
Total Consultant Services					34,570,194		34,570,194

C. CONSTRUCTION CONTRACTS							
1.	Site Work						
Subtotal Site Work							0
2.	COMPLETE FACILITY						
a.	Primary Facility		132,154,173				132,154,173
Subtotal Complete Facility				132,154,173			132,154,173
3.	Other Contracts						
Subtotal Other Contracts							0
4.	GC/CM Risk Contingency						0
Subtotal GC/CM or Design Build Costs							0
MACC Subtotal Maximum Allowable Construction Cost				132,154,173			132,154,173
5.	GC/CM or Design Build Costs						
a.	Preconstruction Services		692,581				692,581
b.	Fee		5,211,053				5,211,053
c.	Bld General Conditions		4,324,999				4,324,999
d.	GC/CM Risk Contingency		3,000,000				3,000,000
e.	Reimbursables/Div 1 Buyout		10,953,371				10,953,371
Subtotal GC/CM or Design Build Costs				24,182,004			24,182,004
6.	Construction Contingency						
a.	Management Reserve		6,253,447				6,253,447
b.	Allowance for Change Orders		13,288,369				13,288,369
Subtotal				19,541,816			19,541,816
7.	Sales Tax	8.80%		15,477,263			15,477,263
Total Construction Cost					191,355,257		191,355,257

Harborview Medical Center
Bond Program

11684

Bond Program Budget C-100 Form

HMC Bond Program - Master Budget			BASE MO	TOTAL TO	ADJ.	ESCALATED	
	ITEM	(%)	COST	SUBTOTAL	C-1 FORM	FACTOR	COST
D. EQUIPMENT							
2.	E10 - Movable Equipment		14,500,000				14,500,000
3.	E20 - Furnishings		0				0
Subtotal Equipment				14,500,000			14,500,000
5.	Sales Tax	8.80%		1,276,000			1,276,000
Total Equipment Cost					15,776,000		15,776,000
E. ARTWORK							
1.	Project Artwork		2,016,737				2,016,737
Total Artwork Cost					2,016,737		2,016,737
F. OTHER COSTS							
5.	Master Use Permits (Owner)		270,000				270,000
6.	Building Permit (Contractor)		1,325,000				1,325,000
9.	Builders Risk		2,685,000				2,685,000
10.	Metro Connection Fees		171,000				171,000
Total Other Costs					4,451,000		4,451,000
G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING							
1.	Agency		8,040,812				8,040,812
3.	KG + HMC Management		2,500,000				2,500,000
7 Total Management					10,540,812		10,540,812
H. RELATED PROJECTS							
2	Quest/Metro/Sea City Light		990,000				990,000
4	Project Savings Reserve Account		1,500,000				1,500,000
Total Related Projects					2,490,000		2,490,000
GRAND 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)
 - 401 Broadway

Goal: Provide additional critical healthcare capacity

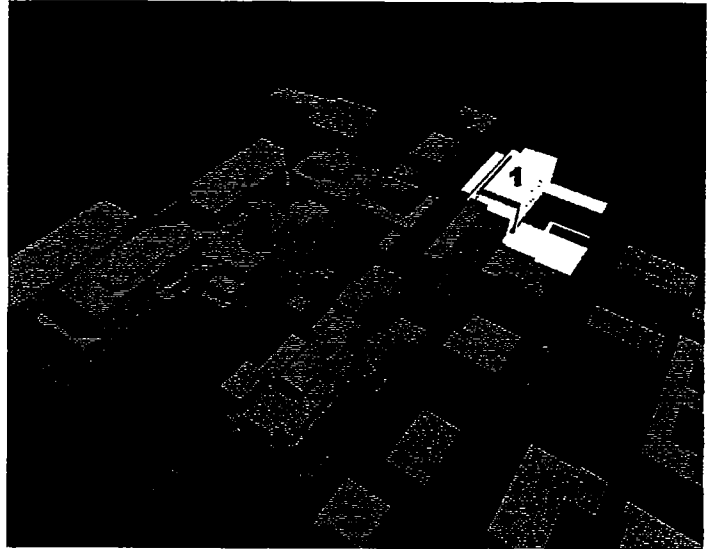
Bond Program Response

- 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

Pre-design 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
- Pre-design 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.

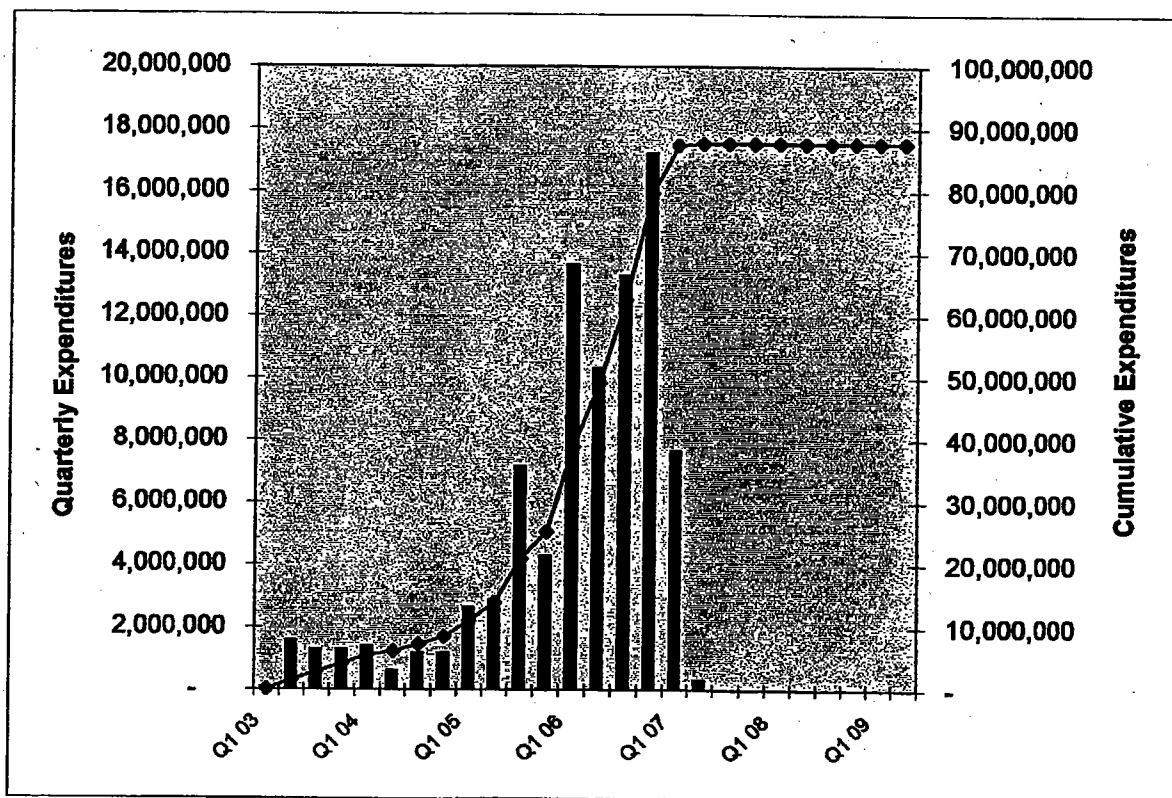
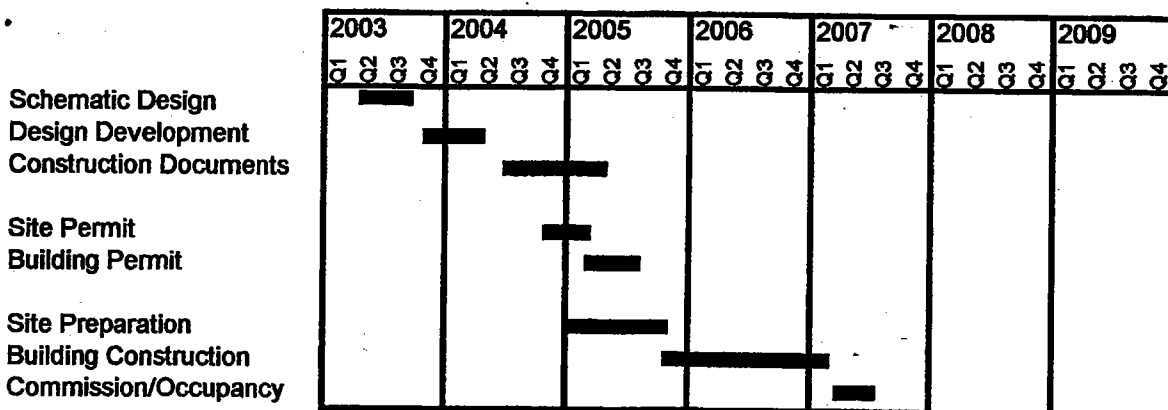
Streetscape improvements include all sides of the NJB site, the widening of Ninth Avenue between James and Jefferson Streets, and the widening of Jefferson Street between Ninth and Terry Avenues, including a new bus stop and open-ended bus pullout lane.

Site Preparation: 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



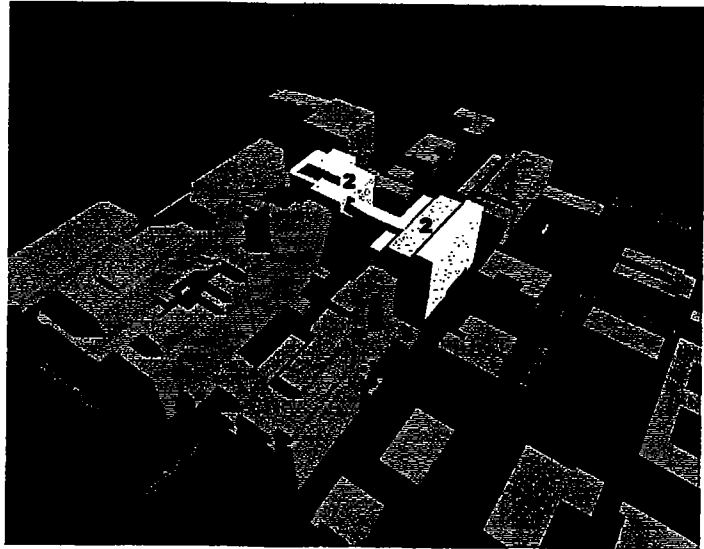
Ninth Jefferson Building (NJB) Project Budget C-100 Form

UNIVERSITY OF WASHINGTON PROJECT REQUEST (APPA-VI)		0011 PM	0011-01
AGENCY:	University of Washington	ANALYSIS TYPE:	Agency Request
PROJECT TITLE:	HMC Bond Program - 9th and Jefferson Bldg	ANALYSIS DATE:	April 3, 2003
LOCATION:	Main Campus	ANALYSIS BY:	WSS
Alternative Procurement		FILE NAME:	10312.ah
PROJECT TYPE:	Primary 2 Secondary 2	SCHEDULE & ESCALATION FACTORS:	
G.S.F.:	0 0	1. START PREPLANNING:	Mar-2002
N.S.F.:	0 0	2. START DESIGN:	Mar-2003
EFFICIENCY:	0.00% 0.00%	3. DESIGN MIDPOINT:	Feb-2004
EST. COSTS/F.:	\$0.00 \$0.00	4. START CONST:	Jan-2005
MACC:	\$49,674,643 \$0	5. DURATION:	29 Months
FEE CATEGORY:	C A	6. END CONST:	Jun-2007
A/E FEE (%):	8.80% 8.80%	7. CONST. MIDPOINT:	Mar-2006
TAX RATE:	8.80% 8.80%	8. PROJECT MIDPOINT:	Oct-2004
TOTAL PROJECT BUDGET:		INFLATION RATE:	
BASE MONTH PROJ. TOTAL: \$89,800,000		CONTINGENCY RATE:	
ESCALATED PROJ. TOTAL: \$89,800,000		BASE MONTH: Jun-07	

HMC Bond Program - 9th and Jefferson Bldg	BASE MO	TOTAL TO	ADJ	ESCALATED
0011 PM	0011-01	0011 PM	0011-01	0011 PM
0011 PM	0011-01	0011 PM	0011-01	0011 PM

ACQUISITION			
Total Acquisition Costs			
CONSULTANT SERVICES			
1. Pre-design Consultant Services			
Subtotal Pre-design Services			
2. A/E Basic Design Services			
a. Primary Facility			
Subtotal Basic Design Services			
3. A/E Extra Services/Reimbursables			
m. Proportioned Additional Services			
Subtotal Extra Services/Reimbursables			
4. Other Services			
h. Hazardous Materials Consultant			
n. Quality Control Consultant			
p. Geotechnical Investigation			
q. Commissioning			
t. Testing			
aa. Small Contracts			
Subtotal			
5. Design Service Contingency			
a. Change Order Design Allowance			
Subtotal Other Services			
Total Consultant Services			
CONSTRUCTION CONTRACTS			
1. Site Work			
Subtotal Site Work			
2. COMPLETE FACILITY			
a. Primary Facility			
Subtotal Complete Facility			
3. Other Contracts			
Subtotal Other Contracts			
4. GC/CM Risk Contingency			
Subtotal GC/CM or Design Build Costs			
MACC Subtotal Maximum Allowable Construction Cost			
5. GC/CM or Design Build Costs			
a. Preconstruction Services			
b. Fee			
c. Bid General Conditions			
d. GC/CM Risk Contingency			
e. Reimbursables/Div 1 Buyout			
Subtotal GC/CM or Design Build Costs			
6. Construction Contingency			
a. Management Reserve			
b. Allowance for Change Orders			
Subtotal			
7. Sales Tax			
Total Construction Cost			
EQUIPMENT			
2. E10 - Movable Equipment			
Subtotal Equipment			
5. Sales Tax			
Total Equipment Cost			
ARTWORK			
1. Project Artwork			
Total Artwork Cost			
OTHER COSTS			
5. Master Use Permits (Owner)			
6. Building Permit (Contractor)			
9. Builders Risk			
10. Metro Connection Fees			
Total Other Costs			
CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING			
1. Agency			
7 Total Management			
RELATED PROJECTS			
1. Mitigation			
2. Relocate Power Poles/ Trolley Lines			
3. Sea City Light Connection Fees			
4. Relocate Quest Line			
Total Related Projects			
GRAND TOTAL			

**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.

Renovation: 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.

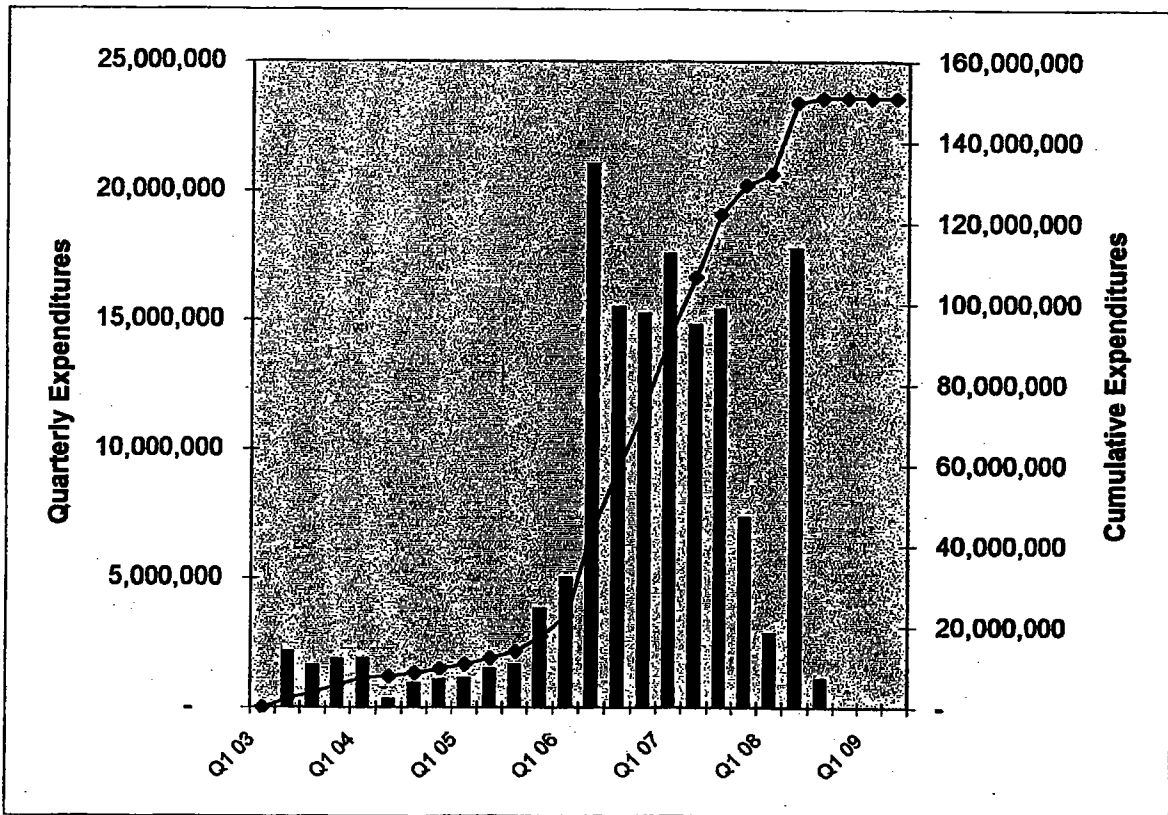
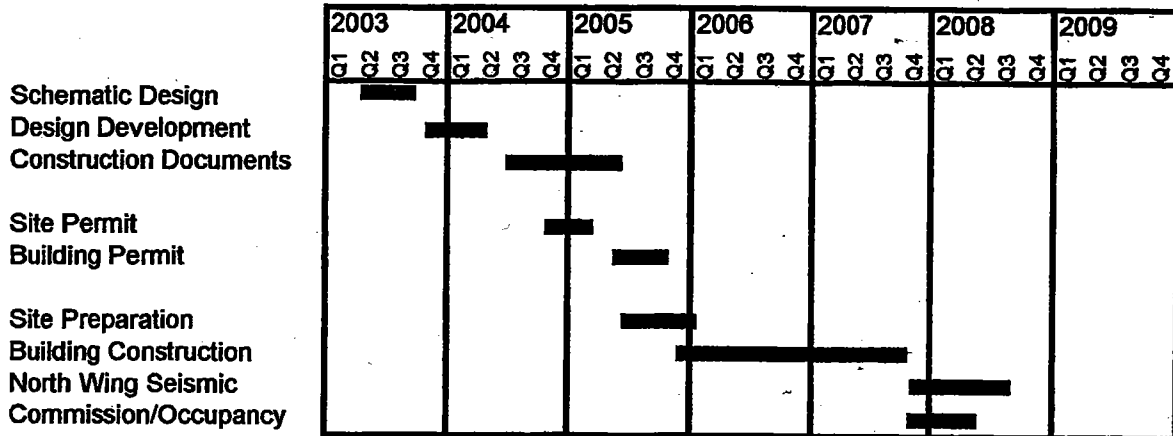
Seismic Upgrades: Structural Seismic upgrade consists of addition of fiber-reinforced polymer composite to critical structural elements, and the enlargement of four concrete columns between Level B and Level 1 to satisfy Immediate Occupancy requirements after a code level seismic event which exceeds 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.

Site Preparation: 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



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

UNIVERSITY OF WASHINGTON PROJECT REQUEST (AP99A (V))			
AGENCY:	University of Washington		ANALYSIS TYPE:
PROJECT TITLE:	HMC Bond Program - IEB and Seismic Upgrade		ANALYSIS DATE:
LOCATION:	Main Campus		ANALYSIS BY:
	Primary	Secondary	SCHEDULE & ESCALATION FACTORS:
PROJECT TYPE:	2	2	1. START PREPLANNING:
G.S.F.:	0	0	2. START DESIGN:
N.S.F.:	0	0	3. DESIGN MIDPOINT:
EFFICIENCY:	0.00%	0.00%	4. START CONST:
EST. COST/S.F.:	\$0.00	\$0.00	5. DURATION:
MACC:	\$76,245,108	\$0	6. END CONST:
FEE CATEGORY	A	A	7. CONST. MIDPOINT:
TOTAL PROJECT BUDGET:			INFLATION RATE:
BASE MONTH PROJ. TOTAL:		\$149,176,000	CONTINGENCY RATE:

ACCOUNT	BASE MO. COST	SUBTOTAL	TOTAL TO GC FORM	ADJ. FACTOR	ESCALATED COST
---------	---------------	----------	------------------	-------------	----------------

Total Acquisition Costs

C. CONSULTANT SERVICES

1. Preadesign Consultant Services					
2. A/E Basic Design Services					
a. Primary Facility		7,365,162			7,365,162
Subtotal Basic Design Services			7,365,162		7,365,162
3. A/E Extra Services/Reimbursables					
m. Proportioned Additional Services		5,586,003			5,586,003
Subtotal Extra Services/Reimbursables			5,586,003		5,586,003
4. Other Services					
h. Hazardous Materials Consultant		60,000			60,000
n. Quality Control Consultant		85,000			85,000
q. Commissioning		200,000			200,000
s. Site Survey		25,000			25,000
t. Testing		375,000			375,000
z. Disputes Resolution Board		225,000			225,000
aa. Small Contracts/Vari/Risk/Permit Expeditor		810,000			810,000
Subtotal			1,780,000		1,780,000
5. Design Service Contingency			1,841,291		1,841,291
a. Change Order Design Allowance			629,021		629,021
Subtotal Other Services			4,250,311		4,250,311
Total Consultant Services			17,201,476		17,201,476

D. CONSTRUCTION CONTRACTS

1. Site Work					
Subtotal Site Work					0
2. COMPLETE FACILITY					
a. Primary Facility		76,245,108			76,245,108
Subtotal Complete Facility			76,245,108		76,245,108
3. Other Contracts					
Subtotal Other Contracts					0
4. GC/CM Risk Contingency					0
Subtotal GC/CM or Design Build Costs					0
MACC Subtotal Maximum Allowable Construction Cost			76,245,108		76,245,108
5. GC/CM or Design Build Costs					
a. Preconstruction Services		408,584			408,584
b. Fee		3,006,192			3,006,192
c. Bid General Conditions		2,548,517			2,548,517
d. GC/CM Risk Contingency		1,930,000			1,930,000
e. Reimbursables/Div 1 Buyout		6,110,510			6,110,510
Subtotal GC/CM or Design Build Costs			14,001,803		14,001,803
6. Construction Contingency					
a. Management Reserve		3,609,876			3,609,876
b. Allowance for Change Orders		7,671,027			7,671,027
Subtotal			11,280,904		11,280,904
7. Sales Tax	8.80%		8,934,448		8,934,448
Total Construction Cost			110,462,263		110,462,263

E. EQUIPMENT

1. E10 - Fixed Equipment					
2. E10 - Movable Equipment					
3. E20 - Furnishings		13,000,000			13,000,000
Subtotal Equipment			13,000,000		13,000,000
5. Sales Tax	8.80%		1,144,000		1,144,000
Total Equipment Cost			14,144,000		14,144,000

F. ARTWORK

1. Project Artwork					0
Total Artwork Cost					0

G. OTHER COSTS

5. Master Use Permits (Owner)		100,000			100,000
6. Building Permit (Contractor)		835,000			835,000
9. Builders Risk		1,550,000			1,550,000
10. Metro Connection Fees		100,000			100,000
Total Other Costs			2,585,000		2,585,000

H. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING

1. Agency		4,583,261			4,583,261
7 Total Management			4,583,261		4,583,261

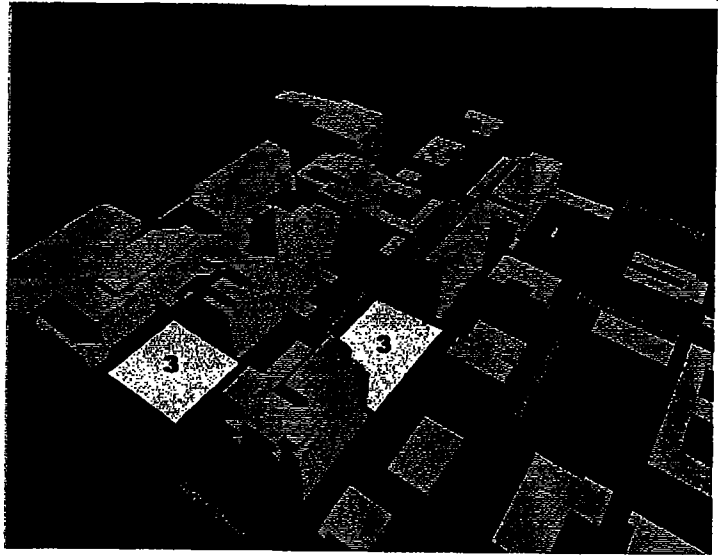
I. RELATED PROJECTS

2. Sea City Light Connection Fees		200,000			200,000
Total Related Projects			200,000	1.0000	200,000

GRAND TOTAL

			\$ 149,176,000		\$ 149,176,000
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**Project 3: Proposed
Demolitions of
Harborview Hall &
East Clinic (South
Wing)**



Project Description

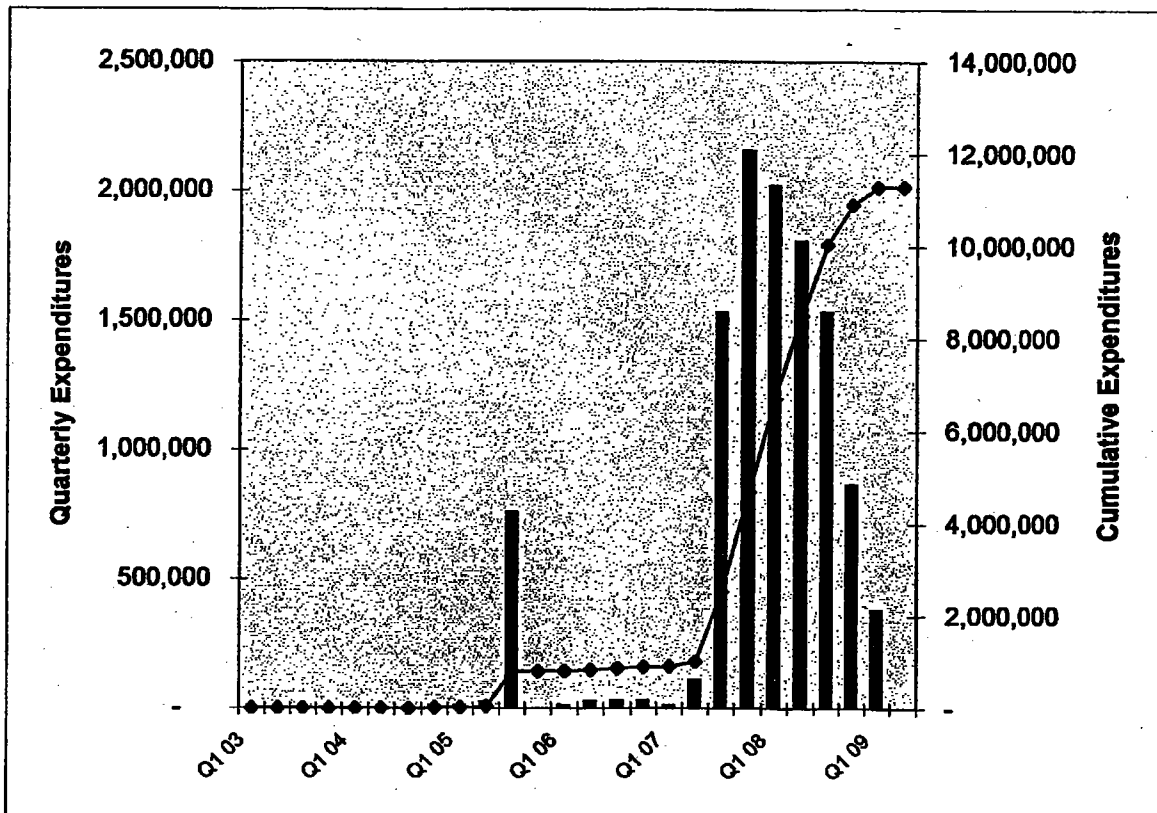
Harborview Hall (contingent upon Landmarks review and certification): Abatement and demolition of existing structure and landscaping space. Shoring along perimeter to stabilize alley and adjacent structures. Hardened lid over Basement utility tunnel to protect existing utilities. Construct landscaped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

	2003				2004				2005				2006				2007				2008				2009							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Construction Documents																																
Demolish Harborview Hall																																
Demolish East Clinic																																



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

UNIVERSITY OF WASHINGTON PROJECT REQUEST (A/E/VA/VT)			
AGENCY:	University of Washington		ANALYSIS TYPE:
PROJECT TITLE:	HMC Bond Program - HH and EC Demo		ANALYSIS DATE:
LOCATION:	Main Campus		ANALYSIS BY:
	Alternative Procurement		FILE NAME:
	Primary	Secondary	
PROJECT TYPE:	2	2	1. START PREPLANNING:
G.S.F.:	0	0	2. START DESIGN:
N.S.F.:	0	0	3. DESIGN MIDPOINT:
EFFICIENCY:	0.00%	0.00%	4. START CONST:
EST. COST/S.F.:	\$0.00	\$0.00	5. DURATION:
MACC:	\$6,234,422	\$0	6. END CONST:
FEE CATEGORY	C	A	7. CONST. MIDPOINT:
A/E FEE (%):			8. PROJECT MIDPOINT:
TAX RATE:	8.80%	8.80%	
TOTAL PROJECT BUDGET:			SCHEDULE & ESCALATION FACTORS:
BASE MONTH PROJ. TOTAL:			1. START PREPLANNING: Mar-2002
ESCALATED PROJ. TOTAL:			2. START DESIGN: Mar-2003
			3. DESIGN MIDPOINT: May-2005
			4. START CONST: Jul-2007
			5. DURATION: 21 Months
			6. END CONST: Mar-2009
			7. CONST. MIDPOINT: May-2008
			8. PROJECT MIDPOINT: Sep-2005
			INFLATION RATE:
			CONTINGENCY RATE:
			BASE MONTH: Mar-09

ITEM	(%)	BASE MO. COST	SUBTOTAL	TOTAL TO C-FORM	ADJ. FACTOR	ESCALATED COST
A. ACQUISITION						
Total Acquisition Costs						
B. CONSULTANT SERVICES						
1. Pre-design Consultant Services						
Subtotal Pre-design Services						
A/E Basic Design Services						
a. Primary Facility						
		767,575				767,575
Subtotal Basic Design Services						
A/E Extra Services/Reimbursables						
m. Proportioned Additional Services						
		438,839				438,839
Subtotal Extra Services/Reimbursables						
4. Other Services						
h. Hazardous Materials Consultant						
		160,000				160,000
l. Testing						
		25,000				25,000
aa. Small Contracts						
		25,000				25,000
Subtotal						
5. Design Service Contingency						
a. Change Order Design Allowance						
		65,859				65,859
Subtotal Other Services						
		467,753				467,753
Total Consultant Services						
				1,674,167		1,674,167
C. CONSTRUCTION CONTRACTS						
1. Site Work						
Subtotal Site Work						
2. COMPLETE FACILITY						
a. Primary Facility						
		6,234,422				6,234,422
Subtotal Complete Facility						
3. Other Contracts						
			6,234,422			6,234,422
Subtotal Other Contracts						
GC/CM Risk Contingency						
Subtotal GC/CM or Design Build Costs						
MACC Subtotal Maximum Allowable Construction Cost						
			6,234,422			6,234,422
5. GC/CM or Design Build Costs						
a. Preconstruction Services						
		28,126				28,126
b. Fee						
		238,515				238,515
c. Bld General Conditions						
		152,229				152,229
d. GC/CM Risk Contingency						
		100,000				100,000
e. Reimbursables/Div 1 Buyout						
		355,087				355,087
Subtotal GC/CM or Design Build Costs						
			873,957			873,957
6. Construction Contingency						
a. Management Reserve						
		284,335				284,335
b. Allowance for Change Orders						
		604,337				604,337
Subtotal						
			888,672			888,672
7. Sales Tax						
	8.80%		703,740			703,740
Total Construction Cost						
				8,700,791		8,700,791
Subtotal Equipment						
5. Sales Tax						
	8.80%					0
Total Equipment Cost						
						0
E. ARTWORK						
1. Project Artwork						
Total Artwork Cost						
						0
F. OTHER COSTS						
5. Master Use Permits (Owner)						
		20,000				20,000
6. Building Permit (Contractor)						
		60,000				60,000
9. Builders Risk						
		135,000				135,000
10. Metro Fees						
		8,000				8,000
Total Other Costs						
				223,000		223,000
G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING						
1. Agency						
		402,042				402,042
7 Total Management						
				402,042		402,042
H. RELATED PROJECTS						
Total Related Projects						
						0
GRAND TOTAL						
				\$11,000,000		\$11,000,000

Other Project Budget Components

Description:

Pre-design/Appropriations to Date 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 Pre-design, 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.

Project Savings Reserve Account (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.