

KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 30, 2002

Ordinance 14435

Proposed No. 2002-0319.1

Sponsors Phillips

1 AN ORDINANCE authorizing King County and its agent,
2 the University of Washington, to adopt the general
3 contractor/construction manager procedure of public works
4 contracting for the Harborview Medical Center bond
5 program.

6
7
8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY

9 **SECTION 1. Findings:**

10 A. Harborview Medical Center is a comprehensive health care facility owned by
11 King County government, governed by a county-appointed board of trustees and
12 managed by the University of Washington. Its primary mission is to provide high-quality
13 health care to the residents of this region, in particular to the indigent and under-served
14 residents of King County.

15 B. The voters in 2000 authorized King County to issue bonds to fund seismic,
16 health, and public safety improvements at Harborview Medical Center, including but not
17 limited to demolition of unsound buildings, renovations and construction of new

18 buildings for patient care, research, teaching and administration, as well as new facilities
19 for the King County medical examiner, funded by bonds and Harborview Medical Center
20 funds.

21 C. By agreement dated March 15, 2002, King County entered into contract with
22 the Harborview Medical Center board of trustees and the University of Washington for
23 provision of project management services and the use of University of Washington's
24 policies and procedures for the design and construction elements of the Harborview
25 Medical Center bond program.

26 D. Harborview is a Level One Trauma Center and a major referral center for
27 many services. It must remain operational during all phases of construction. Since
28 construction phasing is critical to the success of this project, contractor input during the
29 design to define and estimate the work for each phase is of paramount importance.
30 Contractor advice on logistics, constructability and value engineering proposals are
31 critical to managing the project budget. An alternative public works contracting
32 procedure to include the contractor early in the process will best serve the public
33 interests.

34 E. The project management firm JE Jacobs, hired to determine the best project
35 management approach for the Harborview bond project, recommended general
36 contractor/construction manager contracting approach. The general
37 contractor/construction manager public notification and review process and procedures
38 recommended by the University of Washington are consistent with the JE Jacobs
39 recommendation.

40 F. On behalf of the county, the University of Washington has conducted a public
41 notification and review process in accordance with RCW 39.10.030.

42 G. The University of Washington conducted a public hearing on July 8, 2002, in
43 accordance with RCW 39.10.061 to receive public comment on its preliminary
44 determination to use the alternative public works contracting procedure. No adverse
45 public comments were received, and the University of Washington has recommended the
46 use of a general contractor/construction manager project structure for accomplishing the
47 multiple phases of construction.

48 H. Final determination to use this alternative public works contracting procedure
49 may be made only by King County, the governing authority for the Harborview Medical
50 Center bond program.

51 SECTION 2. In light of the findings of fact in section 1 of this ordinance, the
52 county council determines that the general contractor/construction manager procedure for
53 the Harborview Medical Center bond program is appropriate because the project is
54 valued over twelve million dollars and the criteria established in RCW 30.10.061 are met:

55 A. Implementation of the project involves complex scheduling requirements;

56 B. The project involves construction at an existing facility that must continue to
57 operation during construction; and

58 C. The involvement of the general contractor/construction manager during the
59 design stage is critical to the success of the project.

60 SECTION 3. The county executive is authorized and directed to enter into and
61 approve all contracts for the design, construction and implementation of the Harborview
62 bond project, and to authorize the University of Washington, as the county's agent, to

63 enter into such contracts utilizing the general contractor/construction manager contracting
64 procedure throughout the Harborview Medical Center bond program in accordance with
65 chapter 39.10 RCW.

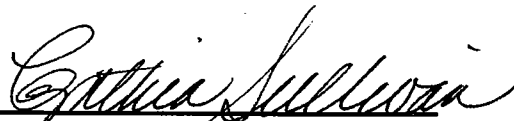
66 SECTION 4. Use of general contractor/construction manager contracting
67 procedures and resulting contracts entered into must comply with chapter 39.10 RCW
68 and the provisions required in Ordinance 14295 establishing the operational, policy,
69 fiduciary and oversight framework for the Harborview Medical Center medical program.

70


Ordinance 14435 was introduced on 7/22/2002 and passed by the Metropolitan King
County Council on 7/29/2002, by the following vote:

Yes: 10 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.
Phillips, Mr. Pelz, Mr. Constantine, Mr. Pullen, Mr. Gossett and Ms.
Patterson
No: 0
Excused: 3 - Mr. McKenna, Ms. Hague and Mr. Irons

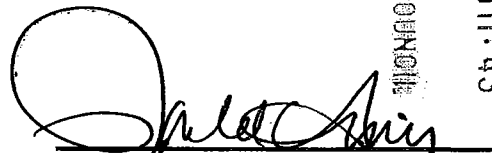
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 9 day of August, 2002.


Ron Sims, County Executive

RECEIVED
2002 AUG -9 AM 11:43
CLERK
KING COUNTY COUNCIL

Attachments None