



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

### Ordinance 19583

**Proposed No.** 2023-0097.2

**Sponsors** Upthegrove

1           AN ORDINANCE establishing a workgroup to develop a  
 2           program plan for the 2020 bond to support facility and  
 3           infrastructure improvements at Harborview Medical Center  
 4           and requiring monthly status reports.

5           STATEMENT OF FACTS:

- 6           1. Harborview Medical Center ("Harborview") is a comprehensive  
 7           regional health care facility owned by King County and, in accordance  
 8           with the hospital services agreement between the Harborview Medical  
 9           Center, the University of Washington and King County, is operated by  
 10          UW Medicine and is overseen by a thirteen-member board of trustees.
- 11          2. Harborview is the only Level 1 Trauma Center for adults and children  
 12          serving a four-state region that includes Alaska, Idaho, Montana and  
 13          Washington, and provides specialized care for a broad spectrum of  
 14          patients. Harborview is maintained as a public hospital by King County to  
 15          improve the health and well-being of the entire community and to provide  
 16          quality healthcare to the most vulnerable.
- 17          3. Motion 15183 created a planning process for a potential bond and  
 18          established the Harborview leadership group, which produced and  
 19          transmitted to the council an April 1, 2020, recommendation report  
 20          outlining the size, scope and total cost of a bond to make health and safety

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21 improvements to the medical center. In that report, the leadership group  
22 recommended the following bond program components: a new tower to  
23 increase bed capacity; a new behavioral health building; existing hospital  
24 space renovations; improvements to Harborview Hall; upgrades to the  
25 Center Tower; improvements at the Pioneer Square Clinic; demolition of  
26 the East Clinic building; and other costs. Included as part of the  
27 recommendations were the estimated costs for each component, with an  
28 estimated cost for the overall recommended bond program of \$1.74  
29 billion.

30 4. Based on those recommendations, Ordinance 19117 placed a \$1.74  
31 billion twenty-year bond on the November 3, 2020, ballot to fund facility  
32 and infrastructure improvements at Harborview. The ballot measure was  
33 approved by more than seventy-five percent of King County voters.

34 5. As of February 2023, inflation is at the highest levels seen in decades,  
35 with the fourth quarter 2022 Econpulse report from the King County  
36 office of economic and financial analysis ("OEFA") stating that the annual  
37 inflation rate was 8.6 percent in October and December 2022.

38 6. In the same report, OEFA states that the degree to which the federal  
39 reserve must raise interest rates to deal with inflation is likely to impact  
40 construction, meaning that bond-funded capital projects could experience  
41 substantial adjustments to anticipated size and scope.

42 7. Due to inflationary pressures and the current lending environment, a  
43 substantial financial gap exists between the capital improvements that

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44 were envisioned in the recommendation report and what the \$1.74 billion  
45 of projected bond revenues will support, making it impractical to  
46 accomplish the leadership group's recommended capital improvements  
47 within the anticipated bond proceeds.

48 8. The March 7, 2023, Harborview master plan cost study report, which  
49 was produced by the consultants Vanir and Cumming, provided new  
50 estimates showing that costs are projected to exceed forecasted bond  
51 revenues by approximately \$889 million.

52 9. Ordinance 19117 provided that if future changed conditions result in  
53 costs substantially in excess of the amount of the bond revenues, that the  
54 King County council shall determine how those components deemed most  
55 necessary and in the best interest of the county be prioritized.

56 **BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

57 SECTION 1. A. The county, in collaboration with the Harborview Medical  
58 Center board of trustees and UW Medicine, shall convene a workgroup as described in  
59 subsection G. of this section. The workgroup shall develop a program plan that  
60 recommends those health and safety improvements at the Harborview Medical Center  
61 that can be built within the amount of the bond revenues estimated to be available and as  
62 authorized by Ordinance 19117, and referred to in this section as the "program plan."  
63 The executive shall transmit the program plan to council, and a motion approving the  
64 plan as described in subsection I. of this section.

65 B. Each proposed component capital improvement project within the program  
66 plan shall be described, including but not limited to a description of: the size of the

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67 component capital improvement project, such as estimated overall square footage; the  
68 planned purpose of, or service to be provided in, the component capital improvement  
69 project; the estimated cost of the component capital improvement project; and estimated  
70 timeline of the start and end of construction of the component capital improvement. The  
71 program shall also identify and describe those factors that could adversely impact the  
72 program plan's proposed square footage, cost, planned uses, and timelines. The program  
73 plan shall also include an estimated milestone completion timeline for the overall  
74 program.

75 C. In addition to identifying the elements of the program plan to be built within  
76 the amount of the bond revenues available, the program plan may also include a  
77 description of other legally available funds proposed to support the workgroup's program  
78 plan, if, under the workgroup's program plan, bond revenues are insufficient to  
79 accomplish all the workgroup's program plan components.

80 D. The program plan shall describe how the executive, in collaboration with the  
81 council, the Harborview board of trustees and UW Medicine, should implement the  
82 program so that the proposed component capital improvement projects within the  
83 program shall meet the requirements of K.C.C. 2.42.080.E. and K.C.C. Title 4A.

84 E. The program plan shall include a recommended process by which the  
85 executive will notify council if planned components may become impractical during the  
86 remainder of the twenty-year bond and necessitate a substantive change to any of the  
87 planned components. The recommended process shall ensure that the council has no  
88 fewer than thirty days prior to any proposed change for the council to take such actions as  
89 accepting, rejecting, or modifying the proposed change.

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90 F. The program plan shall include as attachments to it any available reports  
91 produced by county departments or contractors that the workgroup used in developing the  
92 program plan recommendations.

93 G.1. The workgroup shall be facilitated by a neutral party and produce the  
94 program plan described in subsections A. through F. of this section. The workgroup shall  
95 consist of ten members, including six members selected in the same representative  
96 apportionment as the capital planning oversight committee described in the 2016 hospital  
97 services agreement, as well as the following members:

- 98 a. a member selected by the King County executive;
- 99 b. a member selected by the King County council;
- 100 c. a member selected by the Harborview board of trustees, and
- 101 d. a member selected by UW Medicine.

102 2. Workgroup members representing the council shall be appointed by the  
103 council chair.

104 3. Staff to members of the workgroup may attend meetings of the workgroup  
105 and provide support to the workgroup.

106 4. The workgroup shall consult with and provide meaningful opportunities for  
107 input from labor organizations that represent Harborview employees, residents of the  
108 First Hill neighborhood, members of the Harborview mission population, and any other  
109 constituent entities the workgroup determines would help inform a Harborview bond plan  
110 that best serves the public interest. The mission population of Harborview is defined by  
111 Exhibit 2 to the 2016 hospital services agreement as the non-English-speaking poor, the  
112 uninsured and underinsured, people who experience domestic violence and or sexual

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113 assault, incarcerated people in King County's jails, people with behavioral health  
114 illnesses, particularly those treated involuntarily, people with sexually transmitted  
115 diseases and individuals who require specialized emergency care, trauma care and severe  
116 burn care.

117           5. The workgroup shall be guided by the analytical criteria used by the  
118 Harborview leadership group and set out in Appendix D to its April 1, 2020,  
119 recommendation report.

120           6. The workgroup shall conduct and include a robust analysis of the impacts of  
121 the program plan on equity and social justice from the analytical criteria.

122           H. The workgroup shall meet with the county council's committee of the whole to  
123 present the workgroup's program plan described in subsections A. through F. of this  
124 section no later than July 31, 2023.

125           I. The executive shall electronically transmit the workgroup's recommended  
126 program plan, and a motion approving the plan, no later than August 1, 2023, with the  
127 clerk of the council, who shall retain an electronic copy and provide an electronic copy to  
128 all councilmembers, the council chief of staff, and the lead staff for the committee of the  
129 whole, or its successor.

130           J. The workgroup established by subsection G. of this section shall disband upon  
131 the effective date of a motion approving a program plan.

132           SECTION 2. A. The executive shall transmit monthly status reports to the  
133 council describing any changes to the program plan required by section 1 of this  
134 ordinance and should also include, but not be limited to, information previously included  
135 in the department of executive services and facilities management division Harborview

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136 bond capital program status reports. The monthly status reports shall include the  
137 following:

- 138 1. A description of the current program scope;
- 139 2. Updates on the project schedule including the status of and planned dates for  
140 major milestones;
- 141 3. Status and progress to date for each component capital improvement project;
- 142 4. Updates on the budget including expenditures to date and remaining budget  
143 for each component capital improvement project, budget and expenditures;
- 144 5. Update on tasks completed on major milestones since the preceding report  
145 and a three-month projected outlook on upcoming tasks to accomplish milestones;
- 146 6. A description of and stakeholder engagement and public communications  
147 over the preceding month including appearances on agendas at regional meetings and  
148 mailings; and
- 149 7. A description of risks including newly identified risks and realized risks since  
150 the preceding monthly report, with a focus on risks that may have significant impacts on  
151 the program plan scope, schedule, or budget.

152 B. The executive shall begin electronically filing the status reports by the end of  
153 the month following the transmittal of the program plan required by section 1 of this  
154 ordinance, and by the end of each month thereafter, with the clerk of the council, who  
155 shall retain an electronic copy and provide an electronic copy to all councilmembers, the  
156 council chief of staff and the lead staff for the committee of the whole, or its successor.

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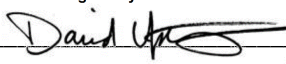
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157 C. The final status report shall be filed by the end of the first month following the  
158 completion of the final milestone described in the program plan.

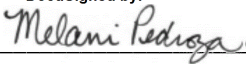
Ordinance 19583 was introduced on 2/23/2023 and passed by the Metropolitan King County Council on 3/21/2023, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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E76CE01F07B14EF...  
Dave Upthegrove, Chair

ATTEST:

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Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_\_ day of 3/30/2023, \_\_\_\_\_.

DocuSigned by:  
  
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Dow Constantine, County Executive

**Attachments:** None



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