

HARBORVIEW
MEDICAL CENTER



UW Medicine  King County

King County

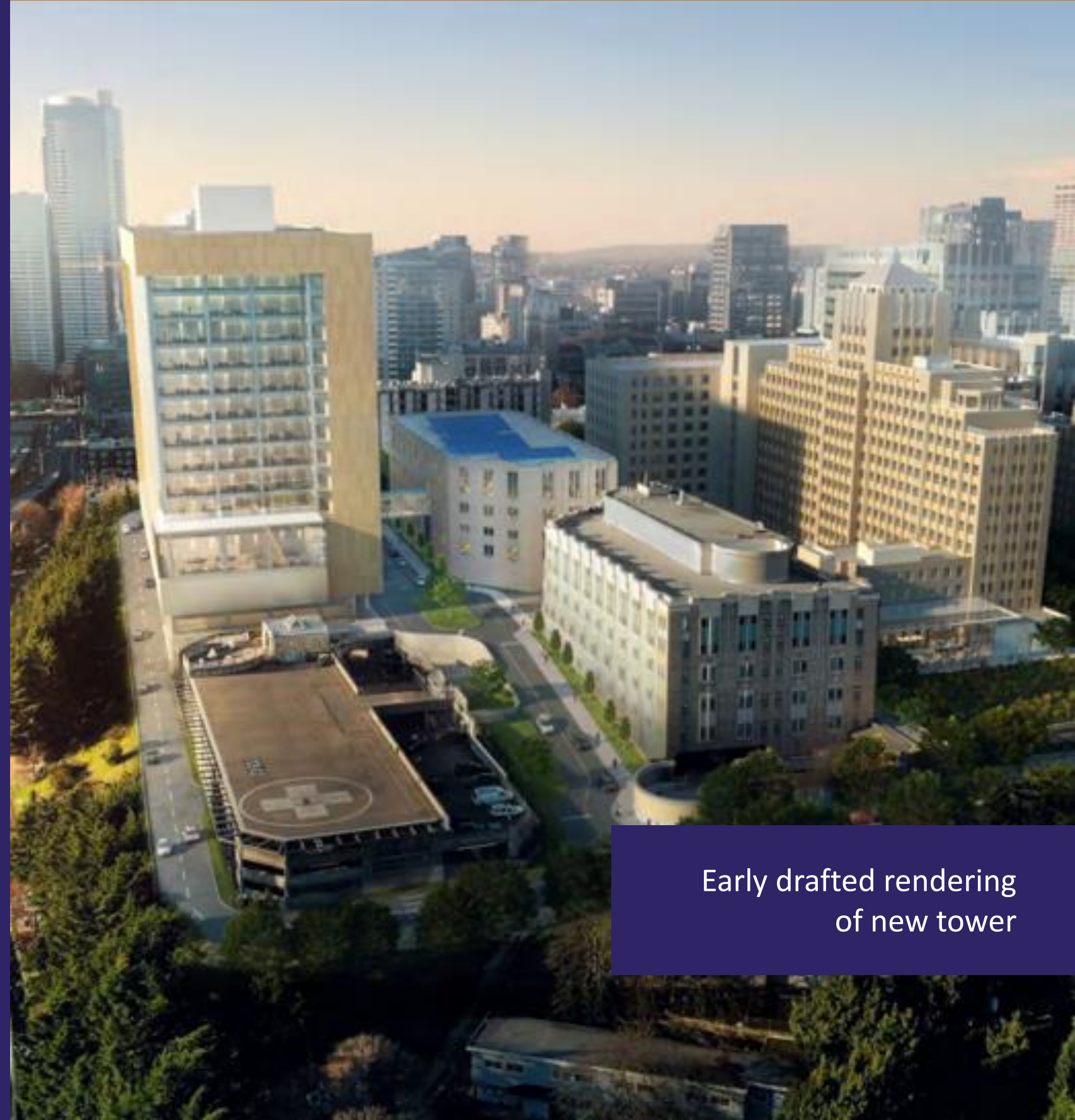
HARBORVIEW BOND PROGRAM*

Implementation Advisory
Committee Meeting

May 2024

*The Harborview Bond Program is a King County & UW Medicine Collaboration

[KingCounty.gov/Harborview](https://kingcounty.gov/Harborview)



Early drafted rendering
of new tower

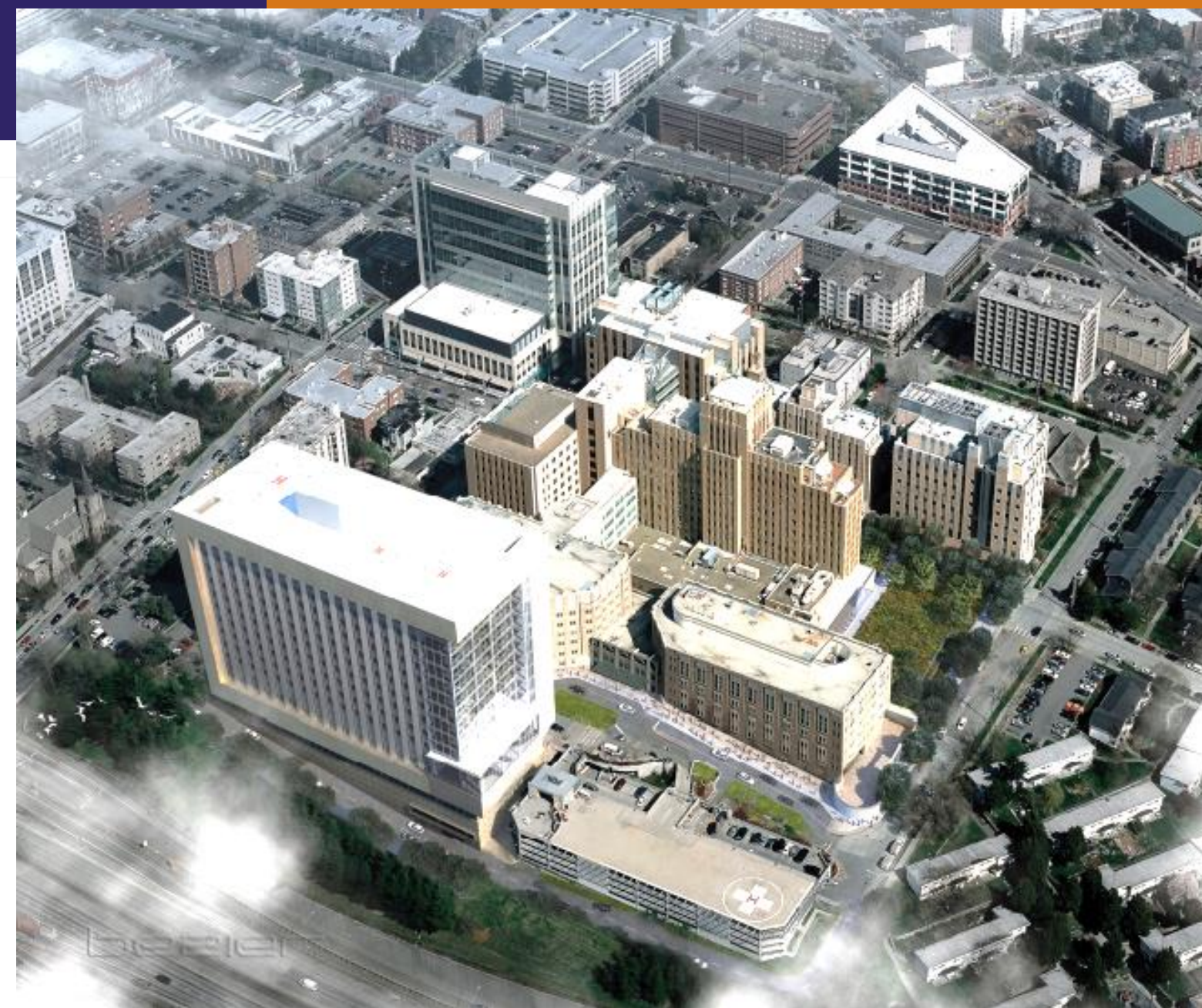


AGENDA

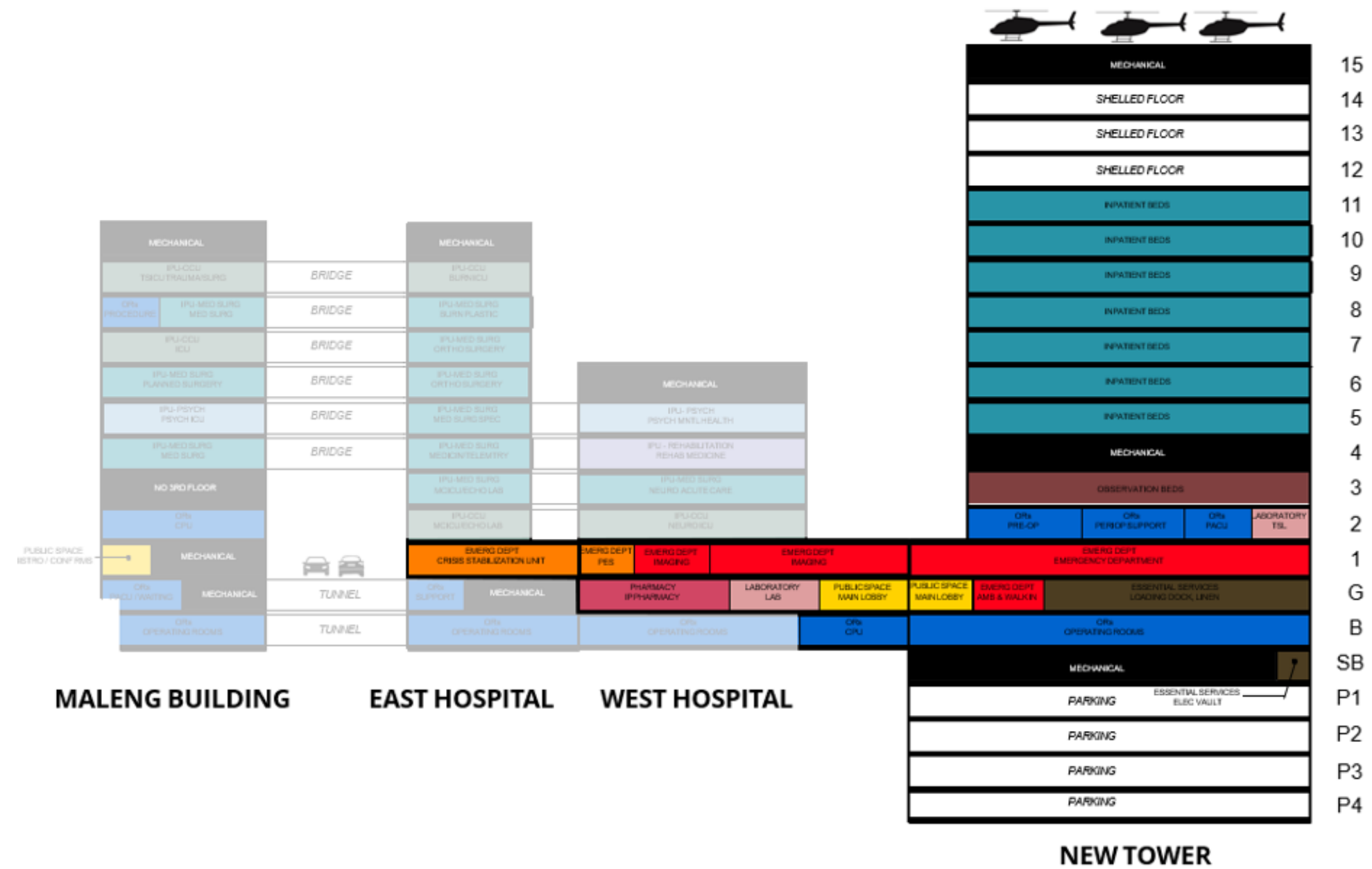
1. Bond Program Overview
2. MIMP Amendment Update
3. Project Delivery Method
4. RFQ/RFP Schedule
5. EIS Update Schedule
6. 9th & Alder Property

2023 BOND PROGRAM OVERVIEW

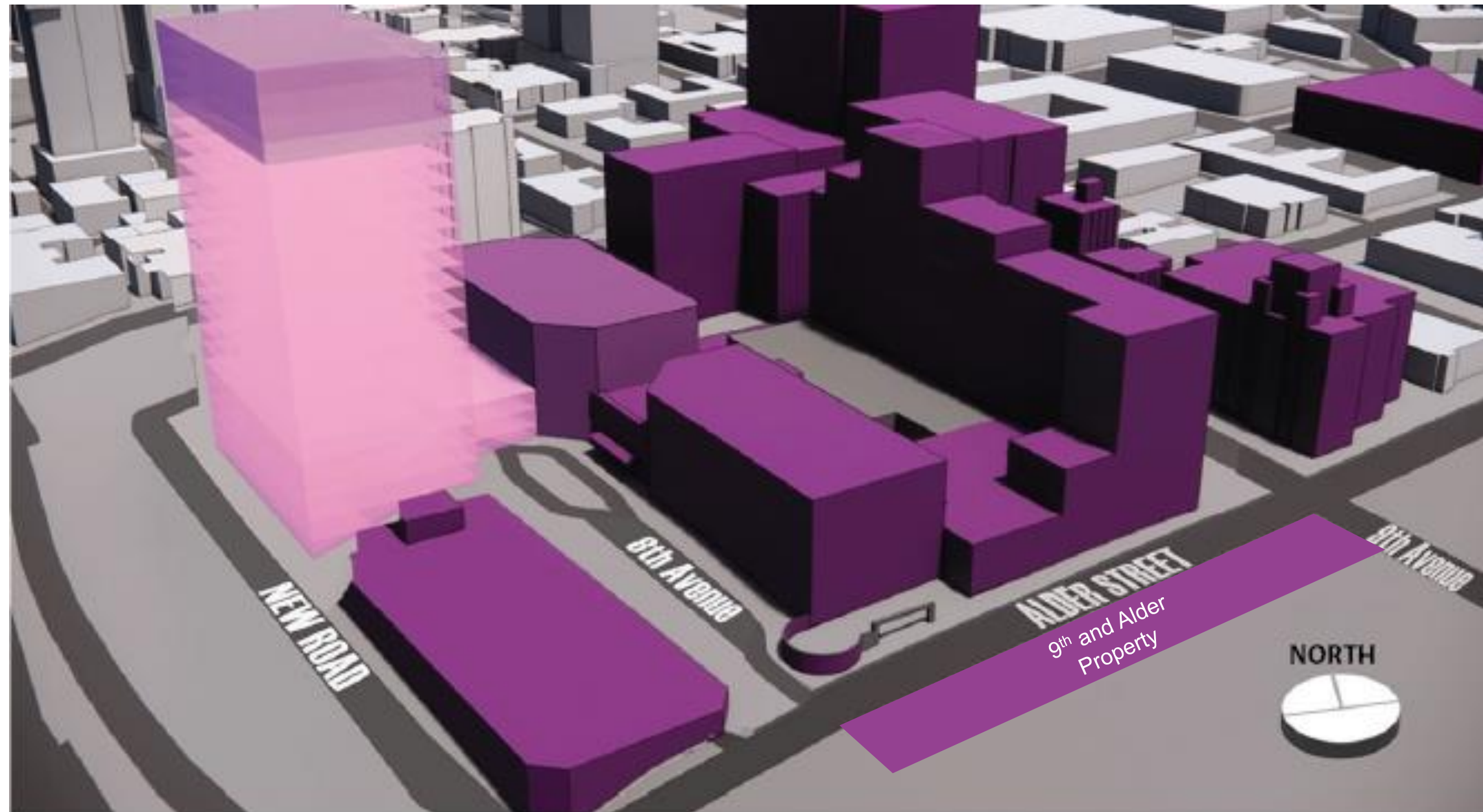
1. New inpatient medical tower.
 - Includes a new emergency department, operating rooms, and single-patient rooms
2. Renovations to King County's judicial and public health services on the hospital campus.
3. Renovations to essential hospital services in older hospital spaces.
4. Infrastructure developments to support facilities



NEW TOWER VISION



CAMPUS VISION



MAJOR INSTITUTION MASTER PLAN (MIMP) UPDATE

MILESTONES	DATE
IAC Members Major Amendment Letter to SDCI	September 2023
Application Notice to SDCI	December 2023
MIMP amendment document to SDCI	April 2024
SDCI review and recommendations	TBD
Hearing Examiner review and approval	TBD
Seattle City Council hearings	TBD

ENVIRONMENTAL IMPACT STATEMENT (EIS) UPDATE

CONTRACT BID SCHEDULE	DATE
Draft EIS amendment documents	April 2024
EIS for review and public comment period	3rd Quarter 2024
Finalized EIS amendment documents	4th Quarter 2024

BOND PROGRAM PROCUREMENT PROCESS

Procurement process journey has started...



RCW 39.10.300 DESIGN-BUILD (DB) STATUTORY COMPLIANCE

The King County / Harborview Medical Center bond program satisfies all three RCW 39.10 criteria:

- ❑ Construction activities are highly specialized, and a design-build approach is critical in developing the construction methodology
- ❑ Project provides an opportunity for greater innovation and efficiencies between the designer and builder
- ❑ Significant savings in project delivery time would be realized



PROGRESSIVE DESIGN BUILD PUBLIC BENEFIT

- PDB allows King County to set a construction budget and program requirements for the project and then require the **DB team to provide a design solution that aligns with the available budget.**
- PDB allows King County and the DB to come to an **early certainty on cost of construction** much earlier than either GC/CM or traditional D/B/B delivery methods.
- PDB **reduces** King County's **risk of added cost from change orders.**
- PDB allows King County and the design team **to work collaboratively and transparently** with the Contractor to make educated/informed decisions on materials and systems based on cost effectiveness, durability and availability.
- **The progressive design build environment facilitates using multiple strategies to maximize ESJ opportunities.**
- In utilizing PDB delivery, there may be opportunity for **greater efficiencies of project management and administrative costs** over the life of the project.

RFQ/RFP CONTRACTOR PROCUREMENT SCHEDULE*

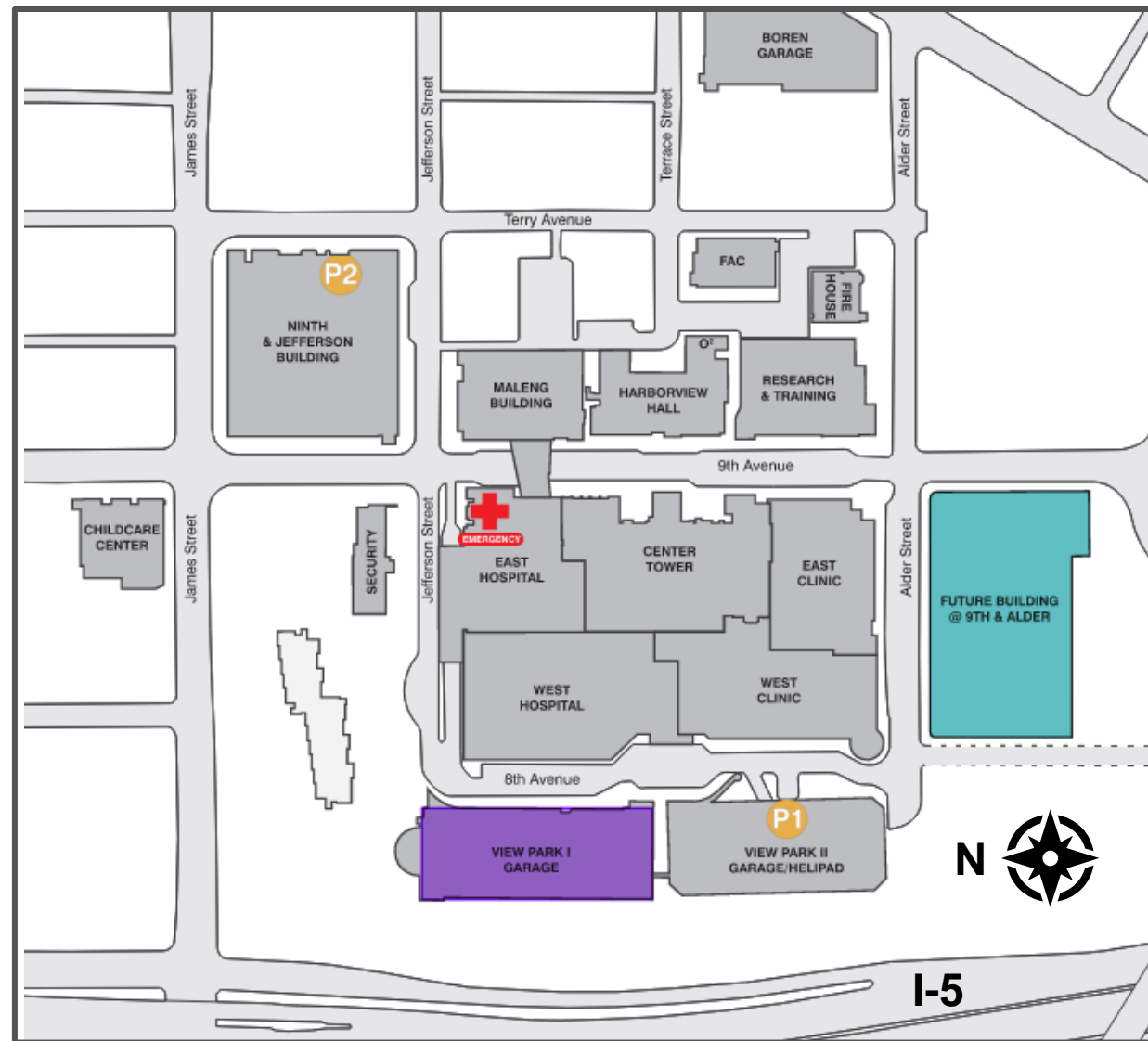
CONTRACT BID SCHEDULE	DATE
Project Review Committee Approval	March 2024
Request for Qualifications (RFQ) 1 st advertisement	August 2024
Release Request for Proposal (RFP) to finalists	October 2024
Notify submitters of most qualified design-builder	January 2025
Execute contract and notice to proceed	March 2025 (est.)

LEADERSHIP TEAM



- King County's project team has extensive public works project management expertise.
- The entire King County Bond Team staff has DBIA training and/or holds DBIA certification, and are familiar with design-build procurement.

9TH AND ALDER



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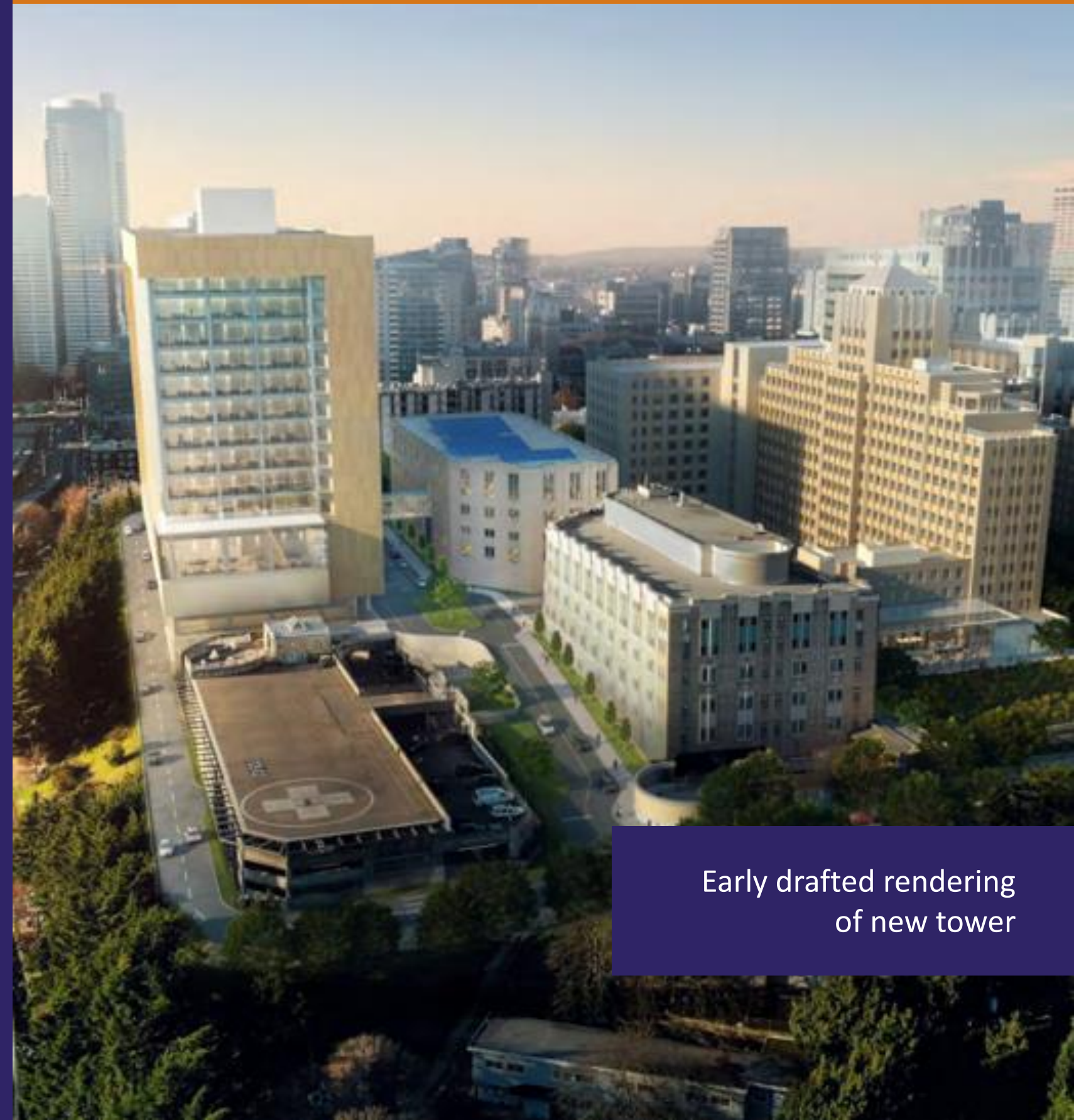
QUESTIONS?

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of new tower

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