

Harborview Bond Program Monthly Status Report

December 2025



King County

Contents

Executive Summary	3
Background.....	5
Department Overview	5
Historical Context	5
Current Context	8
Report Methodology	10
IV. Report Requirements.....	10
1. Description of the Current Program Scope.....	10
2. Updates on the Project Schedule Including Status of and Planned Dates for Major Milestones .	15
3. Status and Progress for Each Component Capital Improvement Projects	16
4. Budgetary Update.....	21
5. Update on Tasks Completed on Major Milestones Since the Preceding Report and a Three- Month Projected Outlook on Upcoming Tasks to Accomplish Milestones	23
6. A Description of Stakeholder Engagement and Public Communications Including Appearances on Agendas at Regional Meetings and Mailings	25
7. A Description of Risks Including Newly Identified Risks and Realized Risks	25
V. Conclusion.....	28
VI. Appendices.....	29

Executive Summary

On November 3, 2020, more than 70 percent of King County voters approved Proposition 1, authorizing the County to sell \$1.74 billion in bonds to fund facility and infrastructure improvements at Harborview Medical Center (HMC). Since its passage, the staff has worked diligently to establish the necessary organization and management structures needed to implement this complex capital program; one of the largest in King County's history.

HMC is a 540-licensed-bed hospital owned by King County and operated by UW Medicine through a Hospital Services Agreement between King County and the University of Washington (UW). The hospital is overseen by a 13-member Board of Trustees appointed by King County. HMC's unique mission statement identifies and prioritizes services to the most vulnerable residents of King County.¹ Harborview is the only adult and pediatric Level 1 Trauma Center serving a four-state region (Alaska, Idaho, Montana, and Washington). It provides centers of emphasis and specialized comprehensive emergency services to a broad range of patients and throughout the region. Harborview is also the disaster preparedness and disaster control location for the City of Seattle and King County.

For nearly 100 years, Harborview provided medical services from its location atop Seattle's First Hill. It is distinctive in its consistent provision of care to King County residents regardless of their race, religion, ethnic origins, or ability to pay. As stewards of the campus facilities, King County regularly provides facility improvements and expansions through voter-approved financing, generally occurring every 15-20 years. The original center tower was constructed with bonds in 1930 and through the ensuing years, the voters continued to entrust King County with funding approvals on behalf of Harborview.

King County Council Motion 15183² called for the establishment of a planning group to identify hospital, and community needs and to make recommendations regarding a capital program. The resulting Harborview Leadership Group (HLG) was comprised of representatives from Harborview administration, the Board of Trustees, UW Medicine, labor partners, the First Hill Improvement Association, the mission population, the King County Council, and the King County Executive Office. The HLG provided a report making recommendations for health and safety improvements at HMC. The recommendations included building a new inpatient tower to increase critical care capacity and meet modern infection control standards, as well as making seismic improvements to older structures on the campus to increase surge capacity, expand flexibility for hospital operations, and save lives in the event of a major earthquake.

Since the approval of the \$1.74 billion bond funding, the Facilities Management Division (FMD) of the Department of Executive Services (DES) focused on establishing structures and processes and created essential milestones for the Bond Program.

As part of Bond planning, King County requested that the Bond Program's project management consulting firm, Vanir, review and update the 2019 cost assumptions used to establish the Bond. A significant impact to cost assumptions was the Coronavirus Disease 2019 (COVID-19) global pandemic, and associated impacts on supply chains and workforce. The King County Council passed Ordinance

¹ Appendix B – Harborview Medical Center Mission Statement

² Appendix N – King County Motion 15183

19583 (Appendix A) which called for the creation of a workgroup to identify a Program Plan for the allocation of voter-approved bond funds within the escalated pricing for health and safety improvements at HMC.³

The updated Program Plan was approved by Motion 16435⁴. It has three key components: 1) construction of a new multi-story medical tower; 2) renovation of essential services currently located in older hospital spaces; and 3) expansion of County spaces located in older hospital facilities. The updated Program Plan was determined after considering the operational needs of Harborview and the shared priorities of King County, the Board of Trustees, and UW Medicine.

The Bond Program continues with key elements of a program scope that aligns with the Bond Program's mission. Tasks associated include:

- Collaborating with King County and UW Medicine departments to understand new and modified space needs;
- Updating the request for proposal (RFP) procurement processes and pre-bid work activities needed to accomplish the Bond Program goals;
- Onboarding the design-builder and subconsultants to build the new tower and related projects;
- Managing the capital improvement project budget and expenditures;
- Coordinating and conducting stakeholder engagement, meetings, and mailings;
- Identifying key milestones, risks, and realized risks for the Program Plan.

Updates since last report. This December 2025 report provides data for October 2025. Four substantive changes are reflected in this document since the November 2025 report with September 2025 data. The changes include:

1. Updated budget actual expenditures for the month of October 2025, identified variances from projected expenditures included in the November 2025 report.
2. Updated tasks for milestones 7 and 9 to reflect completed tasks, and projected tasks through January 2026.
3. Updated status and progress for components in the Capital Improvement Projects section with further details and progress for actions presented in the previous report. This includes meeting with the Harborview Implementation Advisory Committee (IAC) to receive feedback about the draft environmental impact statement (EIS) report, completing further geotechnical drilling, and continuing to explore land use codes at the 9th and Alder site for parking alternatives 3 to 5.
4. Updated risk register with current program risks as of October 2025.

In addition, this report includes task updates on the October 2025 activities of the Bond Program, including:

- Continued working on administrative work plan development, including onboarding key design-builder subconsultants;
- Updated draft EIS report based on Seattle Department of Construction and Inspections (SDCI) review;

³ This report does not use the term “recommended” to describe the Program Plan, as the Council approved the Workgroup’s recommended Program Plan via Motion 16435 in October 2023.

⁴ Appendix E Motion 16435

- Attended IAC community meeting to review the draft EIS;
- Developed draft EIS response letter by IAC;
- Started preparation to release draft EIS and major institution master plan (MIMP) major amendment for public comment;
- Started defining the program scope for budget baselining by design-builder;
- Continued validation phase meetings to define scope, schedule, and budget;
- Updated the projected community meetings and events calendar, and
- Provided monthly project updates to HMC's Capital Projects Oversight Committee, Board of Trustees, and the King County Auditor's Office.

Background

Department Overview

DES provides internal services to King County agencies and departments, and public-facing services directly to King County residents. The divisions and offices that make up DES include the Business Resource Center, Finance and Business Operations Division, Office of Emergency Management, Facilities Management Division, Fleet Services Division, Inquest Program, King County International Airport-Boeing Field, Office of Risk Management Services, and Records and Licensing Services Division. FMD oversees and maintains King County's real estate assets and provides safe and secure environments for County service delivery.

Historical Context

HMC is a 540-licensed-bed hospital owned by King County and operated by UW Medicine through a Hospital Services Agreement between King County and UW.⁵ The hospital is overseen by a 13-member Board of Trustees appointed by King County.

HMC is a comprehensive regional health care facility dedicated to providing specialized care for a broad spectrum of patients, the control of illness, and the promotion and restoration of health. Harborview is one of the nation's leading academic medical centers and is the only adult and pediatric Level 1 Trauma Center serving a four-state region (Alaska, Idaho, Montana, and Washington).

Harborview is home to a wide range of critical medical and behavioral health services, including state-of-the-art emergency medical services, general medicine and specialty clinics and centers of excellence in burn, neurosciences, ophthalmology, infectious disease, and rehabilitation therapy. Harborview's mission ensures that the following patients and programs are given priority care:⁶

- | | |
|---|--|
| ▫ Persons who are non-English speaking | ▫ Persons who experience domestic violence |
| ▫ Persons who are uninsured or underinsured | ▫ Persons who experience sexual assault |

⁵ Harborview's licensed number will increase to 540 when the Maleng Single Patient Bed Project is completed. The project will deliver up to 40 new single patient rooms by converting two floors in the Maleng Building into inpatient units. Bond funds are not used for the Maleng Project.

⁶ The County-approved mission statement is incorporated into the Hospital Services Agreement via Ordinance 18232.

- Persons incarcerated in King County's jails
- Persons with mental illness, particularly those treated involuntarily
- Persons with substance abuse
- Persons with sexually transmitted diseases
- Persons who require specialized emergency care
- Persons who require trauma care
- Persons who require burn care

Services Offered at HMC - The Harborview campus facilities house a variety of services provided by UW Medicine and King County as highlighted below:

- **Behavioral Health:** A variety of in and out-patient behavioral health services, including psychiatric emergency services, outpatient clinics, and medication-assisted treatment are provided at the HMC campus. In addition, King County's Superior Court operates the Involuntary Treatment Act (ITA) Court at Harborview.⁷
- **Trauma Response:** As the only Level I Adult and Pediatric Trauma Center in Washington, HMC provides specialized comprehensive emergency services to patients throughout the region and serves as the disaster preparedness and disaster control hospital for the City of Seattle and King County. It is also the only Level 1 Trauma Center serving a four-state region (Alaska, Idaho, Montana, and Washington).
- **International Medicine:** HMC is unique in its offering of an International Medicine Clinic, providing primary care and mental health care services to adult refugees and immigrants. Staff speak several languages in addition to English, including Spanish, Amharic, Cantonese, Chao Jo, Mandarin, Hmong, Khmer, Laotian, Mien, Oromo, Somali, Tigrinya, and Vietnamese; interpreter services are also available.
- **Emergency Management / Disaster Relief:** The medical center is the regional emergency management command center during a natural disaster or major crisis event. The hospital is required to have flexible inpatient beds, operating capacity, and rapid response systems as needed for crisis response.
- **Infection and Infectious Disease Control:** HMC is at the forefront of containing and combating infectious diseases. Harborview is required to have clinical facilities and isolation room capacity to respond to emergency infectious disease outbreaks.
- **King County Clinics and Services:** A number of King County's core public health services are located at Harborview, including the Tuberculosis (TB) Clinic, Sexual Health Clinic, the County's Public Health Lab, and the King County Medical Examiner's Office (MEO). The King County Regional Homeless Authority operates a 24/7 homeless shelter at Harborview Hall in partnership with the Salvation Army.

⁷ The ITA Court at HMC handles petitions for court-ordered mental health treatment which is not part of a criminal case.

Harborview Facility Improvements - Over time, Harborview’s medical facilities have evolved to meet the demands of a growing and diverse population, as well as advancements in the fields of patient care, research, medicine, and technology. King County has provided for such facility improvements and expansions through voter-approved financing, generally occurring every 15-20 years. Prior to the 2020 election, the last bond measure approved by voters was in 1999.

King County Council Motion 15183 called for the establishment of a planning group to identify hospital and community needs and make recommendations regarding the capital program to the Harborview Board of Trustees, the King County Executive, and the King County Council. The resulting HLG, comprised of representatives from HMC management, the Board of Trustees, UW, labor partners, the First Hill Improvement Association, the mission population served by HMC, the King County Council, and the King County Executive Office, conducted a 13-month assessment between December 2018 and January 2020 of Harborview’s facility needs.

Supported by staff from HMC, UW Medicine, the King County Council, and the King County Executive Office, the HLG reviewed data and information provided by industry experts. The group hosted numerous community forums to gather public input. After conducting the assessment process, the HLG determined:

- A majority of the medical center’s facilities are aging and out of date in terms of modern medical best practice standards for infection control and privacy.
- Due to facility configuration, HMC often operates at more than 100 percent capacity, and critical surge capacity and emergency department (ED) capacity are limited.
- The majority of the medical center’s patient beds are located in double patient rooms or multi-patient wards. On average, 50 patient beds per day cannot be used due to modern infection control requirements for shared rooms.
- A new inpatient facility would increase single-bed capacity and enable HMC to meet modern infection control and privacy standards. It would provide surge capacity for the hospital to effectively respond to a disaster or mass casualty event.

Table 1 summarizes the key elements of the HLG recommendations for capital improvements at Harborview to address the medical center’s facility needs.

Table 1 – Harborview Facility Improvement Recommendations

Harborview Facility Improvement Recommendations: Harborview Leadership Group 2020	
Component Name	Component Description
New Tower	Increase bed capacity; expand/modify ED; meet privacy and infection control standards; disaster preparedness; plant infrastructure
New Behavioral Health Building	Existing behavioral health services/programs and Behavioral Health Institute services/programs
Existing Hospital Space Renovations	Expand ITA court; move/expand gamma knife; lab; Public Health TB, sexually transmitted disease (STD), MEO; nutrition, etc.

Harborview Facility Improvement Recommendations: Harborview Leadership Group 2020	
Harborview Hall	Seismic upgrades; improve and modify space; create space for up to 150 respite beds; (maintain enhanced homeless shelter in most appropriate location)
Center Tower	Seismic upgrades; improve and modify space for offices
Pioneer Square Clinic	Seismic and code improvements; improve and modify space for medical clinic/office space
East Clinic	Demolish East Clinic building

Ultimately the HLG provided recommendations to the Harborview Board of Trustees, King County Executive, and King County Council on the size and scope of a potential bond measure.

The King County Council, via Ordinance 19117⁸, voted to place Proposition 1 on the November 2020 General Election ballot for consideration by King County voters. The measure sought voter approval of \$1.74 billion in general obligation bond funding over 20 years for health and safety improvements at HMC including: increasing critical health care capacity; updating and expanding infection control capability; and expanding capacity for behavioral health services. On November 3, 2020, more than 76 percent of King County residents once again confirmed their commitment to public health and Harborview through the approval of Proposition 1.

County Bond Program Launch - The first two years of the Bond Program work (2021-2022) saw FMD establishing the structures and processes necessary to implement the historic, multi-year Harborview Bond Program. Bond Program start-up activities included:⁹

- Hiring key County staff;
- Selecting project management firms;
- Developing financial accounting reporting protocols;
- Expanding partnerships and collaborations with Harborview staff, and
- Establishing monthly meetings with the King County Auditor's Office staff.

Current Context

Cost Escalation - In late 2022, King County requested that its HMC Bond Program project management consulting firm, Vanir, review and update the 2019 cost assumptions used to establish the HMC Bond Program. King County requested this review both as part of its planning for the next phases of the Bond work but also due to the global COVID-19 pandemic and associated impacts to the supply chain and workforce.

⁸ Appendix P – Ordinance 19117

⁹ For further information, please see the biannual Harborview Bond Program reports transmitted to the King County Council for June 2021, December 2021, June 2022, and December 2022. Please note that these reports are replaced by this monthly report.

Reflective of rising costs across the country post-pandemic, the Vanir team's review and resulting Cost Study report confirmed that the HMC Bond Program faces financial pressures from the impacts of inflation, labor, and supply chain challenges. The initial Vanir team Cost Study, dated January 24, 2023, identified an estimated \$900 million gap between anticipated revenues and updated cost of the Harborview Bond Program.

In February 2023, each King County Councilmember, along with leadership from UW Medicine and the HMC Board of Trustees, received individual briefings on the expanded costs. Digital copies of the Cost Study were also provided. On March 6, 2023, the King County Council's Committee of the Whole received an initial briefing from King County FMD and the Vanir team (Bond Program consultants). On March 7, 2023, as a result of analysis from the Auditor's Office, the consultants updated the Cost Study. The funding gap was updated from \$900 million to \$888 million (Appendix C).

On March 29, 2023, the King County Council passed Ordinance 19583 (Appendix A) calling for a workgroup to develop and submit to the King County Council, a Program Plan recommending health and safety improvements at HMC that can be built within the amount of the bond revenues estimated to be available. An Ordinance Workgroup (OWG) was established shortly after passage of the Ordinance, comprised of leaders from UW Medicine, Harborview's Board of Trustees, the King County Council, Facilities Management Division, and King County Executive's Office.

The OWG's recommended Program Plan was submitted to the Council on August 1, 2023, with three key components: 1) construction of a new 10-story tower (base tower) with seven finished and three shelled floors;¹⁰ 2) construction of essential services currently located in older hospital spaces requiring renovation; and 3) expansion of County spaces located in older hospital facilities. Data provided by the Vanir team estimates that the components can be built within the \$1.7 billion bond revenue amount. The OWG's recommended Program Plan was determined by the OWG after considering the operational needs of Harborview and the shared priorities of King County, the Board of Trustees, and UW Medicine.

The King County Council approved the proposed Program Plan with no changes on October 3, 2023.

King County Hospital Property Tax – December 2024

The King County Council allocated funds for the County hospital property tax levy on December 2, 2024, through Ordinance 19861 to HMC. The funds will support HMC's capital expenses, operations, maintenance, outpatient clinics, and payment of bonds (principal and interest) that are issued. Council approved the hospital tax levy through Ordinance 19841¹¹ on November 20, 2024, for \$86.5 million. The hospital tax levy approval follows the Bond Program's cost escalation report that initially estimated a \$900 million funding gap, and further operations and maintenance needs to support HMC, Washington state's only Level 1 trauma center. HMC will receive \$65.5 million from the tax while the remaining \$21 million will be allocated to the Bond Program.

¹⁰ Shelled Floor: An unfinished/non-occupiable floor with basic flooring, windows, and walls. It may also have some basic HVAC, plumbing, and electrical.

¹¹ Appendix L – Ordinance 19841

Report Methodology

This report was drafted by FMD. Data in the report is for October 2025.

IV. Report Requirements

This section is organized to align with the requirements of Ordinance 19583 (Appendix A).

1. Description of the Current Program Scope

This report defines the program scope proposed in the Program Plan that was approved by the King County Council on October 3, 2023.¹² The Program Plan, approved by Motion 16435 (Appendix E), includes the health and safety improvements at Harborview built within the amount of the bond revenues (\$1.74 billion) estimated to be available and as authorized by Ordinance 19117.

Program Plan Description - As outlined above, the Program Plan has three components: 1) construction of a new 10-story tower (base tower) with seven finished and three shelled floors; 2) construction of essential services currently located in older hospital spaces requiring renovation, and 3) expansion of County spaces located in older hospital facilities. Integrated within these components are necessary supporting infrastructure such as a new roadway and energy infrastructure.¹³ The scope of the Program Plan components are detailed below in Tables 2 and 3.

Table 2 - Program Plan Component 1: New In-Patient Tower

New Tower Component	Description of Planned Component	Estimated Square Footage of Completed Component ¹⁴
Seven finished inpatient bed floors	- Estimated minimum 224 beds 32 beds per floor x 7 floors = 224 new beds - Usable upon completion	34,000 sq ft / floor

¹² Outside of describing the recommendation and approval process for the OWG recommendations, this report does not use the term “recommended” to describe the Program Plan, as the Council approved the Workgroup’s recommended Program Plan via Motion 16435.

¹³ Infrastructure analysis started in August 2023, and a plan developed in 2024.

¹⁴ These estimates are based on the data currently available. More detailed space needs calculations and analysis will be developed as part of the Bond program phasing and sequencing, and these numbers may change. Changes will be communicated in this report along with other established meetings and formats, such as the Capital Projects Oversight Committee (CPOC).

New Tower Component	Description of Planned Component	Estimated Square Footage of Completed Component ¹⁴
Three shelled inpatient bed floors	- Completed, but unfinished floors - Floors, windows, walls, some infrastructure (e.g., plumbing and heating, ventilation, air conditioning (HVAC)) - Will be completed as further funding become available	34,000 sq ft /floor
12 operating rooms (ORs)	- Increased ORs - Including perioperative support (e.g., post-anesthesia care unit, prep/holding and OR support spaces)	65,000 sq ft
Expanded single floor emergency department (ED)	Expanded ED with increased single-patient treatment rooms and allowing for modern models of emergency care	87,000 sq ft (includes PES & CSU)
Expanded Behavioral Health Services	- Psychiatric Emergency Services (PES): renovated & expanded by up to six new single-patient rooms - New Crisis Stabilization Unit (CSU): 23-hour observation unit with approximately 18 recliner chairs and single patient quiet rooms	
Observation Unit	For patients requiring less than a 24-hour stay for medical care	20,000 sq ft
Right-sized essential services	Pharmacy, lab, clinical engineering, environmental services, kitchen	150,000 sq ft
Parking	Minimum 350 replacement parking spots for View Park Garage spots that will be lost to make room for new tower	160,000 sq ft
Helicopter pads	Minimum two pads; potentially a third if feasible	35,000 sq ft

Table 3 - Program Plan Component 2: County Space Expansion

County Space Expansion Component	Description of Planned Component	Estimated Square Footage of Completed Component
Involuntary Treatment Act (ITA) Court	Increased space for courtrooms, admin, attorney workspace, client areas, and public entry	20,000 sq ft
Medical Examiner's Office (MEO)	Increased square footage for cooler space, offices, and education rooms	36,300 sq ft
Tuberculosis (TB) Clinic	Increased spaces for outreach, staff offices, and a conference room/break room	11,000 sq ft
Sexual Health Clinic	Expanded clinic and office spaces	22,000 sq ft

As of February 2024, the Laboratory Director of the Public Health Lab determined there are no space needs as part of the Harborview Bond Program.

This report identifies no changes to the number, size, or components of the Program Plan.

Key Elements of the Program Scope: This subsection describes key elements associated with the scope of the Program Plan. Tasks associated with these items are discussed in subsequent subsections.

City of Seattle MIMP

- The City's MIMP establishes the zoning rules and requirements for major institutions, such as universities, colleges, and hospitals. Changes to HMC's adopted MIMP will be made through a prescribed, multi-step process involving the City Department of Neighborhoods (DON), SDCI, the City Hearing Examiner, and the City Council in a process that could take up to two years and potentially longer.¹⁵
- The County submitted an application in April 2024 for approval from the City of Seattle for a major amendment to Harborview's MIMP. The Seattle City Council has authority to revise Hearing Examiner decisions and/or attach conditions to HMC's MIMP major amendment, either of which

¹⁵ This work is in progress, with the City DON Implementation Advisory Committee meeting since February 2023. Staff work has been ongoing.

could potentially involve open space, parking, transportation management, building height or other items, which in turn could result in increased costs and impacts to timeline.

- Beginning February 2023, Seattle's DON has led meetings with a standing IAC to discuss HMC's facility and campus plans as part of the MIMP major amendment process. Once the IAC provided its feedback to DON, the County initiated the MIMP major amendment application process. The IAC provided a letter of support for the County's MIMP application in September 2023. The IAC will be asked to submit another letter of support following the MIMP public comment and public hearing phase led by SDCI, and throughout the development of the EIS is led by FMD.
- FMD started the EIS phase of the MIMP major amendment by developing the EIS scoping notice in March 2025, and publishing the notice for public comment with the MIMP major amendment in April 2025. The following EIS phases include releasing the draft EIS for public comment and publishing the final EIS.

Infrastructure Master Plan

- FMD is developing a campuswide utility and infrastructure master plan for Harborview's campus. The infrastructure master plan will identify the condition and capacities of the existing campus utility infrastructure to develop strategies to meet the growth in demand anticipated from the bond program components. It will also include identifying engineering solutions to enable future growth, including re-routing utilities and systems; providing energy usage improvements, and developing redundancy for mission-critical systems.
- The final infrastructure master plan document will be the strategic guide to infrastructure redevelopment for the campus. It will reflect the goals of HMC and the County, including resiliency; economic, environmental, and social sustainability; reduce reliance on fossil fuels; and will evaluate options for meeting sustainability goals and potentially certification under third-party programs for the new inpatient tower and renovation projects. Notably, identified alternatives and upgrades that fall outside of the scope of the proposed Bond projects may be designed and developed in future phases.
- The Infrastructure Master Plan contract was awarded to OAC Services team started evaluating and rating the existing buildings and systems in August 2023. The team completed the plan by 1Q 2024.
- FMD completed the work in January 2025 with Seattle Public Utilities and Seattle City Light in identifying challenges and opportunities for infrastructure plans at HMC.
- FMD identified alignment between the Harborview campus plant and King County district energy exploration efforts and released an RFI in May 2025 to help shape future related request for qualifications (RFQs) and RFPs. In July of 2025, FMD completed a review of the RFI responses and started studying system options.

Space Programming

- The space assessment informs the needs of key programs across Harborview campuses through 2040, including King County departments located in the hospital. Space programming includes planning for new or modified spaces for Harborview-located programs, developing and maintaining space planning guidelines, assessing available space to address changing needs, finding solutions for immediate and long-term space issues, and managing space requests and reallocations for County-owned and leased properties.

The process includes learning about department needs, and using tools to provide space, equipment, and furniture needed for the department to function efficiently. Departments consider items such as service-level projections, industry standards, operating needs, storage, adjacencies, and other spacing needs in their projected outlook.

- King County, HMC, Harborview-located departments, and various consultants are involved in space programming. This work will influence concurrent projects such as the Infrastructure Master Plan and information will be used to inform the procurement documents, such as the new tower RFP.
- King County and Harborview paused blocking and stacking workshops until the onboarding of the design-builder for project alignment. When future workshops resume, space programming information will be gathered about department needs, location requirements, and general floor layouts across the Harborview campus.

Parking

- Parking is severely constrained at HMC, and current demand far exceeds existing capacity. The planned construction of the new tower will result in the demolition of View Park 1 garage, eliminating a minimum of 340 stalls. The impact could increase to 800 stalls during construction due to access and structural dependencies with the adjacent View Park 2 garage. To mitigate the parking shortage, FMD is evaluating multiple capital construction options to increase parking capacity on the campus.
- HMC has implemented business changes that encourage staff to use public transit or carpool, discourage use of campus garages by members of the public who are not visiting the hospital, and initiated supplemental parking off-site for staff.
- FMD and HMC have established a parking oversight group to supervise the feasibility analysis of potential sites for a new or expanded parking structure(s). The goal is to provide the best parking alternatives that address both immediate needs and long-term growth, while balancing the complex challenges of construction, community impacts, and financial feasibility.
- In April 2025, FMD drafted a parking alternatives analysis that identified five potential parking sites for consideration. Since then, the parking workgroup has drafted multiple predesign reports (e.g., Boren garage and 9th and Alder alternatives) outlined the needs for a 9th and Alder parking alternatives study, produced a parking status report in June 2025 that narrowed potential parking alternative options to three sites, and provided a parking alternatives analysis report to the King

County Council in September 2025¹⁶. FMD continues to study alternatives to support parking needs on the HMC campus.

2. Updates on the Project Schedule Including Status of and Planned Dates for Major Milestones

The schedule of major milestones included below as Table 4 was included in the August 1, 2023, Harborview Program Plan Report transmitted to the Council. The timeline and milestones shown below in Table 4 were updated in the October monthly report, transmitted to Council on October 30, 2023, along with updates as identified in subsequent reports transmitted to the Council.

To expedite program development, several key tasks are occurring concurrently and driving towards procurement for design and construction of the new tower. It should be noted, however, that some milestones are dependent on the sequential completion of key tasks. Meeting these major milestones includes managing several tasks and sub-tasks. The subsections below outline the work being conducted by FMD around major schedule milestones and provide a three-month progress outlook. This schedule below is predicated on working with the City of Seattle to expedite its MIMP and permitting processes, particularly items denoted with * in Table 4, below.

¹⁶ Harborview Medical Center Parking Alternatives Analysis – Ordinance 19956, Section 65, Proviso 2 [\[LINK\]](#)

Table 4 - OWG Program Plan Milestones

Milestone ¹⁷	Estimated Completion Timeframe
1. MIMP Major Amendment: file notice of Intent (NOI) to apply for Major Amendment to the City of Seattle ¹⁸	Completed December 2023*
2. Submit MIMP major amendment application to the City of Seattle	Completed April 2024
3. Issue new tower RFQ	Completed September 2024
4. Issue new tower RFP	Completed January 2025
5. Selection of design-builder	Completed July 2025
6. Notice to proceed	Completed July 2025
7. City of Seattle MIMP submission process: (DON, SDCl, Hearing Examiner, and City Council)	2Q 2026*
8. Receive City permitting approval for land use	3Q 2026*
9. Design, construction, and permitting	4Q 2028*
10. Occupy new tower	4Q 2031*
11. Renovation of essential services outside of the new tower	TBD
12. Renovation of County hospital spaces	TBD
13. Closeout	4Q 2032

3. Status and Progress for Each Component Capital Improvement Projects

Component 1 – New Tower

The following narrative summarizes key elements underway for the new tower (Table 5).

Table 5 - Project Component Activities for October 2025

Item	Activities Update	Objective
MIMP Major Amendment	FMD attended the IAC meeting to receive draft EIS feedback from community members. FMD is responding to SDCl and IAC comments through November 21, 2025. The draft EIS will project if or how the new tower construction could change the neighborhood's	Achieve City of Seattle approval of a major amendment to the MIMP. The MIMP will outline a number of actions, some of which have environmental impacts. The EIS will show the impacts of those actions and the alternatives considered by King County in the development of the MIMP major amendment application.

¹⁷ As noted in the report transmitted to the Council on August 1, 2023, this schedule is predicated on working with the City of Seattle to expedite its MIMP and permitting processes, particularly items denoted with * in Table 4.

¹⁸ NOI follows the IAC recommendations submitted in September (3Q) resulting in the plan for a 4Q NOI submittal to the City of Seattle

Item	Activities Update	Objective
	environment (e.g., soil, air quality, and water) and identify mitigation options. Also, bi-weekly regular legal review meetings continue with organization by FMD to review documents, confirm regulatory processing tasks, and meet milestones, such as the MIMP major amendment, EIS, and State Environmental Policy Act updates. Next steps include: • Releasing the draft EIS for public comment in December 2025; • Developing and publishing the final EIS in 2026; • Reviewing and approving the MIMP major amendment by the City of Seattle Hearing Examiner*; • Holding hearings and legislation by Seattle City Council*. *The estimated completion dates are predicated on working with the City of Seattle to expedite the MIMP major amendment and EIS processes.	
Infrastructure Master Plan	Contractor Haley and Aldrich continued geotechnical boring work to study the soil and collect geological samples to support the construction of the new tower and loop road at three new sites, one site inside of each View Park parking garage (i.e. View Park 1 and View Park 2), and one north of View Park 1.	Analyze campuswide internal and external systems (e.g., electricity, gas, and steam), informing energy options to meet the hospital's growing needs.

Item	Activities Update	Objective
	Next steps include: • Planning the next phase of geotechnical drilling for the new tower. • Developing a feasibility report for a possible district energy plant that could provide power to HMC and the surrounding neighborhood.	
Design-Build Contract	Continued coordinating the validation phase by engaging Bond Program user groups to define current and future needs.	Validate program scope, schedule, and budget.
Space Programming	FMD continues to seek opportunities for further Bond Program funding to fill the funding gap. Further space programming workshops will be scheduled following the selection of the design-builder. Next steps include FMD coordinating campus master plan with design-builder plans through 1Q 2026.	Assess programmatic space needs, including projected future needs to inform costs, schedule, and design criteria required for the procurement process.
Parking	FMD continued exploring land use codes, and site use for 9th and Alder through above-grade parking alternatives 3 to 5. The design-builder is developing a comparative study of these alternatives. This work follows FMD's latest parking milestones that include exploration of parking alternatives 1 and 2 (below and above ground parking, respectively) at the 9th and Alder site through July 2025, and completion of the Boren Garage	Identify and provide parking alternatives in recognition of the significant parking constraints that exist at HMC and the expected exacerbation by new tower construction.

Item	Activities Update	Objective
	study in June 2025 and expanded 9th and Alder Predesign Report in August 2025. FMD also provided a parking alternatives analysis report to King County Council in September 2025 that included HMC's parking initiatives to reduce staff and public, non-patient, utilization of parking on campus. These efforts are addressing the existing parking shortage and will reduce the future need for on-campus parking and may provide insight into initiatives to manage parking during Bond Program construction. Next steps include: • Expanding the pre-design report to include further parking alternatives. • Complete drafting of 9th and Alder above-grade parking options #3 to #5 by December 2, 2025. • Complete exploration of land use codes for various parking alternative sites by January 2026.	
Construction Team Co-Location Workspace	Rolluda, architectural consultant, and Pacific Mobile, modular fabricator, continued site civil design, building engineering, and architectural design. Furniture vendors completed preliminary interior furniture layout for the workspace. King County Information Technology finished preliminary audiovisual design. The anticipated completion of workspace drawings is December 15, 2025.	Build a collaborative workspace that co-locates Bond Program team members from FMD, UW Medicine, the design-builder, and owner's advisor to accomplish the Bond Program goals.

Item	Activities Update	Objective
	Next steps include: • FMD will submit to Washington Labor and Industries (WA L&I) for building approval, and SDCI will review site plans concurrently. • Anticipate determination from WA L&I within 12-16 weeks.	
Procurement	Next steps include developing and releasing an RFP for program management and owner advisor services for the Harborview Bond Program in November 2025 for the next phase of the Bond work.	Seek the owner advisor to support or manage individual projects and subprojects of the Bond Program.
Property Coordination	FMD continued property use coordination with the Washington State Department of Transportation (WSDOT), and further property sites needed to complete the OWG Program Plan milestones and support construction teams.	Secure use of the property required for the completion of projects under the Bond Program

4. Budgetary Update

Ordinance 19583 calls for “updates on the budget including expenditures to date and remaining budget for each component capital improvement project, budget and expenditures.”¹⁹ Table 6 below provides the required information along with projections for upcoming months.

As acknowledged in the initial monthly report (September 2023), due to the timing of the availability of the County’s final monthly financial data and the timeline for the completion of this report for transmittal to the Council, financial data in this report is for two months prior. To provide more relevant financial information to the Council, this report also includes projected expenditure data for the upcoming two months, and variance information between projected and actual months. This report provides October 2025 actuals, variance to October 2025 projected in the November 2025 report, and projected budgets for November 2025 and December 2025.

The 2020 voter-approved bonds are expected to provide \$1.74 billion in revenue. As shown in Table 6, \$241M of expenditure authority has been granted. This is in addition to the \$21 million allocated to the Bond Program in the future from the hospital property tax levy. Total program expenditure through October is \$84,903,845 with less than five percent of total revenues expended.

FMD has identified that Milestone 8 - City permitting will provide detailed financial information with support from the new tower RFP-selected design-build contractor.

Key Updates for December 2025 Report - The November 2025 report projected \$714,220 in expenditures for the October 2025 reporting period. The actual expenditures in October 2025 are \$573,411. The variance is attributed to actual payments made for project management and contracts.

¹⁹ Appendix A - Ordinance 19583 lines 142-143

Table 6 - October 2025 Expenditures and Projected Financial Data for HMC Capital Bond Program 2020 Prop 1 (Fund 3750)

Fund 3750 Harborview Medical Center Capital Program 2020						
October 2025 Data						
Harborview Project Plan Component	Adopted 2023-2024 Budget ²⁰	October 2025 Actual Expenditures	October 2025 Projected	October 2025 Variance ²¹	November 2025 Projected	December 2025 Projected
New Tower	195,126,120	573,411	694,162	(120,750)	2,439,669	2,542,911
Existing Space Renovations	35,169,985	0	20,058	(20,058)	0	0
Other Costs	10,600,000	0	0	0	0	0
	240,896,105	573,411	714,220	(140,808)	2,439,669	2,542,911
Total Bond Authority		1,740,000,000				
Remaining Bond Authority		1,499,103,895				

In addition to this financial reporting, a joint County/HMC group meets monthly to monitor bond program financial activity. Members of this group include:

- UW Medicine Chief Finance Director;
- UW Medicine Controller;
- King County Business and Finance Officer;
- King County Harborview Bond Program Administrator;
- King County Executive Budget Analyst, and
- UW Medicine Accountants.

Finally, a data dashboard is provided to the Auditor's office and the Capital Projects Oversight Committee (CPOC) each month which includes financial data.

²⁰ Budget Adopted Ordinance:

- Ordinance No. 19293=\$22,539,969_6/17/2021
- Ordinance No. 19546=\$44,800,000_11/29/2022
- Ordinance No. 19790=\$52,065,500_7/26/2024 (9th and Alder property acquisition merged under New Tower)
- Ordinance No. 19861=\$121,490,636_12/2/2024

²¹ The November 2025 report projected \$714,220 in expenditures for the October 2025 reporting period. The actual expenditures in October 2025 are \$573,411. The variance is attributed to project management and contracts actual payment differences.

5. Update on Tasks Completed on Major Milestones Since the Preceding Report and a Three-Month Projected Outlook on Upcoming Tasks to Accomplish Milestones

Key Updates for December 2025 Report – The task list below has been updated to reflect completed August 2025 tasks, including further tasks not previously reported. New or updated tasks are shown in italics. FMD completed Milestone 1: MIMP Major Amendment: Application to the City of Seattle in 4Q 2023 as projected, Milestone 2: Submit MIMP major amendment application in 2Q 2024, and Milestone 3: Issue new tower request RFQ in 3Q 2024, Milestone 4: Issue new tower request for proposals (RFP) in 1Q 2025, Milestone 5: Selection of design-builder, and Milestone 6: Issue notice to proceed. FMD aligned and updated the milestone reporting outlook with the major milestones identified and added in the project schedule.

**Milestone 1: MIMP Major Amendment: Application Notice to the City of Seattle
Completed December 2023**

**Milestone 2: Submit MIMP major amendment application
Completed April 2024**

**Milestone 3: Issue new tower RFQ
Completed September 2024**

**Milestone 4: Issue new tower RFPs
Completed January 2025**

**Milestone 5: Selection of design-builder
Completed July 2025**

**Milestone 6 – Notice to proceed
Completed July 2025**

Milestone 7: City of Seattle MIMP submission process (DON, SDCI, Hearing Examiner, City Council)
Tasks completed through October 2025 include:

- Attended IAC community meeting to review the draft EIS;
- Developed draft EIS response letter by IAC; and
- Started preparation to release draft EIS and MIMP major amendment for public comment.

Projected November 2025 Tasks:

- Finalize draft EIS.

Projected December 2025 Tasks:

- Publish draft EIS and monitor public comments on draft EIS and MIMP major amendment.

Projected January 2026 Tasks:

- *Close public comment period on draft EIS.*

Milestone 8 – City permitting approval for land use

- Milestone 8 is dependent on the completion of key tasks in previous milestones.

Milestone 9 – Design, construction, and permittingTasks completed through October 2025 include:

- Continued working on administrative work plan development, including onboarding key subconsultants;
- Design-builder started estimating the program scope for budget baselining; and
- Continued validation phase meetings to define scope, schedule, and budget.

Projected November 2025 Tasks:

- Continue working on administrative work plan development, including onboarding key subconsultants; and
- Continue coordinating the validation phase.

Projected December 2025 Tasks:

- Continue working on administrative work plan development, including onboarding key subconsultants; and
- Continue coordinating the validation phase.

Projected January 2026 Tasks:

- *Coordinate Infrastructure Master Plan with design-builder plans;*
- *Complete development of administrative work plan with design-builder;*
- *Continue coordinating the validation phase; and*
- *Start schematic design.*

Milestone 10 - Occupy new tower

- Milestone 10 is dependent on the completion of key tasks in previous milestones.

Milestone 11 – Renovation of essential services outside of the new tower

- Milestone 11 is dependent on the completion of key tasks in previous milestones, except Milestone 10.

Milestone 12 – Renovation of County spaces

- Milestone 12 is dependent on the completion of key tasks in previous milestones, except Milestones 10 and 11.

Milestone 13 – Closeout

- Milestone 13 is dependent on the completion of all previous milestones.

6. A Description of Stakeholder Engagement and Public Communications Including Appearances on Agendas at Regional Meetings and Mailings

FMD conducts outreach and engagement around the Bond Program and attended two events in October 2025. FMD is identifying future presentation opportunities and community events to attend in 2025 and 2026 as well as meetings to schedule with community organizational leaders.

Table 7 – Bond Program Outreach and Engagement

October 2025	Event Description	Event Purpose
First Hill Improvement Association (FHIA) Meeting	FHIA’s gathering with residents in the First Hill neighborhood	View other neighborhood-based projects in the development or planning phases that could impact the Bond Program and identify opportunities to collaborate on aligned initiatives.
Harborview Bond Program Open House	Open house organized by design-builder Mortenson and Perkins&Will	An opportunity to engage and educate subconsultants and small firms about the Bond Program and opportunities that will become available. The event also provides firms an opportunity to network and collaborate on bids.

7. A Description of Risks Including Newly Identified Risks and Realized Risks

Ordinance 19583 requires this report to include the “description of risks including newly identified risks and realized risks since the preceding monthly report, with a focus on risks that may have significant impacts on the program plan scope, schedule, or budget.” Table 8 below provides the required data.

Program and project risk refers to events or conditions that, if realized, would have a negative or positive effect. Individual risks may be known (e.g., aging infrastructure) or unknown (e.g., new regulatory requirements). Some very rare risks are considered “unknown unknowns” (e.g., a global pandemic). Realized risk can have significant impacts on program, on capital project scope, schedule, budget, and quality, and can affect whether the project can meet its original objectives. By identifying and monitoring project and program risks, effective responses and mitigation can be planned and implemented with minimum impact on the project or program.

Risk management is primarily the responsibility of the program or project manager (PM) working with the project/program team, subject matter experts, and select partners. A typical process is:

1. Identify risks (if ‘x’ happens, then ‘y’ is a likely consequence);
2. Assess risk probability and impact on scope, schedule budget, and/or quality, and
3. Develop a mitigation plan for each risk.

This information is used to determine budget and schedule contingencies, communicate with sponsors and stakeholders, and inform decision-making. A common tool used to monitor risk is a risk register, which lists each risk, the associated probability and impact, risk ownership, and mitigation plan. Risks may be active, closed, or realized (i.e., point at which the risk will be managed as an issue). Risk registers are typically developed by the project team and should be updated at regular intervals or as further risks emerge or are realized. A narrative of the risk register will be included in future reports.

FMD began developing the risk register in August 2023 by identifying project risks. The risk management team includes new team members, with a new King County risk team lead that joined in September 2025. The risk register is updated weekly and is included in this report as shown on the next page in Table 8. Subsequent reports will include updates to the risk register detailing risk categories, measurements, and mitigation planning. This will also identify high-risk items that may have significant impacts on the scope, schedule, and budget.

Program Risk Register
Harborview Bond Program Risks

V. Conclusion

This report identifies tasks accomplished to advance the Bond Program work and details on FMD's progress towards achieving the Bond Program goals. In addition to this report, FMD provides monthly project updates to Harborview's CPOC and Board of Trustees and King County Auditor's Office.

Subsequent reports will update the information in this document.

VI. Appendices

Appendix A – Ordinance 19583



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

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

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

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.

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

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

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.

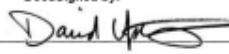
152 B. The executive shall begin electronically filing the status reports by the end of
153 the month following the transmittal of the program plan required by section 1 of this
154 ordinance, and by the end of each month thereafter, with the clerk of the council, who
155 shall retain an electronic copy 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.

- 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.

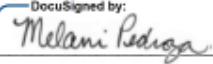
Ordinance 19583 was introduced on 2/23/2023 and passed by the Metropolitan King County Council on 3/21/2023, by the following vote:

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

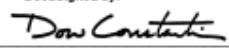
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

E76CE01F07B14EF...
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

8DE1B8375AD3422...
Melani Pedroza, Clerk of the Council

APPROVED this ____ day of 3/30/2023, ____.

DocuSigned by:

4FBCAB8198AE4C8...
Dow Constantine, County Executive

Attachments: None

Harborview Medical Center Mission Statement

Harborview Medical Center is a comprehensive healthcare facility dedicated to the control of illness and the promotion and restoration of health. Its primary mission is to provide healthcare for the most vulnerable residents of King County; to provide and teach exemplary patient care; to provide care for a broad spectrum of patients from throughout the region; and to develop and maintain leading-edge centers of emphasis. As the only Level I Adult and Pediatric Trauma Center in Washington, Harborview Medical Center provides specialized, comprehensive emergency services to patients throughout the region and serves as the disaster preparedness and disaster control hospital for Seattle and King County.

The following groups of patients and programs will be given priority for care:

- Persons who are non-English speaking poor
- Persons who are uninsured or underinsured
- Persons who experience domestic violence
- Persons who experience sexual assault
- Persons incarcerated in King County's Jails
- Persons with mental illness, particularly those treated involuntarily
- Persons with substance abuse
- Persons with sexually transmitted diseases
- Persons who require specialized emergency care
- Persons who require trauma care
- Persons who require burn care

Harborview's patient care mission is accomplished by assuming and maintaining a strong leadership position in the Pacific Northwest and the local community. This leadership role is nurtured through the delivery of health services of the highest quality to all patients and through effective use of its resources as determined by the Harborview Board of Trustees.

Harborview, in cooperation with UW Medicine, plans and coordinates with Public Health Seattle and King County, other County agencies, community providers, and area hospitals, to provide programs and services.

Harborview fulfills its educational mission through commitment to the support of undergraduate, graduate, post-graduate, and continuing education programs of the health professions of the University of Washington and other educational institutions, as well as programs relating to patient education.

Harborview recognizes that the delivery of the highest quality of healthcare is enhanced by a strong commitment to teaching, community service and research.

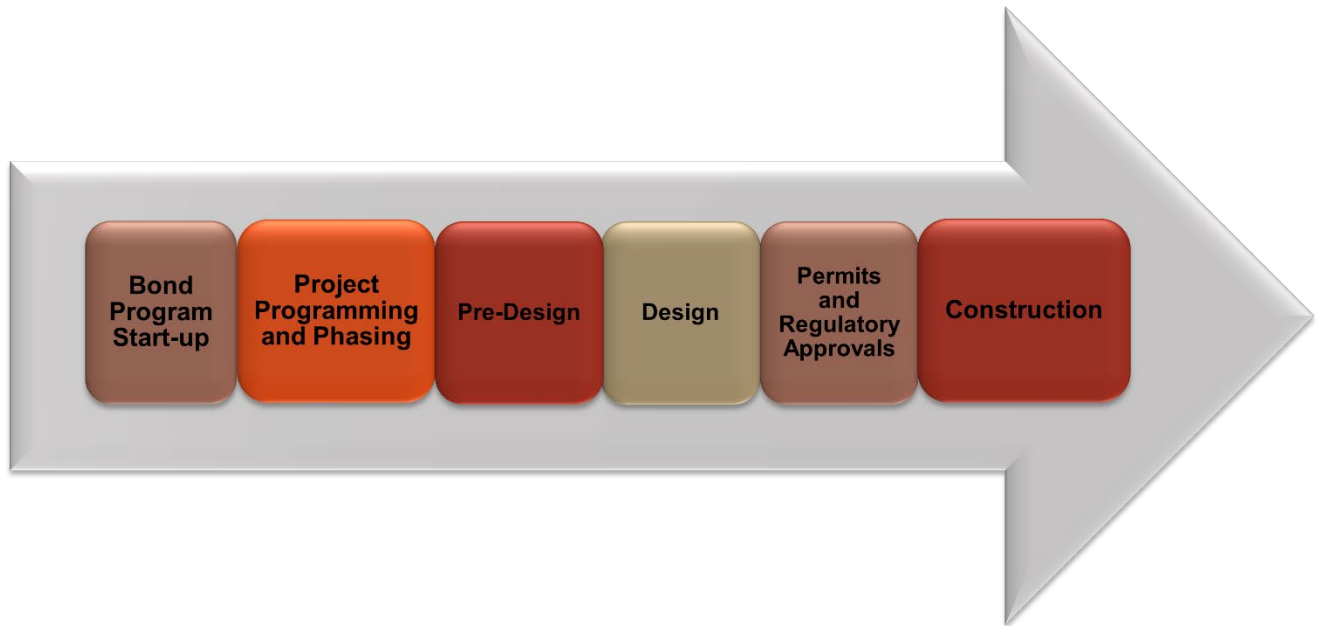
Appendix C – Vanir Cost Study Report Updated Bond Project Cost Modeling

Harborview Master Plan
Seattle, WA
Cost Study

Project # 22-01222
03/07/23

Updated Bond Project Cost Modeling				
Bond Component Name	Bond Component Description	2019 Estimated Cost	2023 Estimated Cost	Delta
Harborview New Tower	Increase bed capacity; expand/modify ED; meet privacy and infection control standards; disaster prep; plant infrastructure	\$952,000,000	\$1,415,115,833	(\$463,115,833)
New Behavioral Health Building	Existing behavioral health services/programs and Behavioral Health Institute services/programs	\$79,000,000	\$136,477,284	(\$57,477,284)
Existing Hospital Space Renovation	Expand ITA court in most appropriate location; move/expand gamma knife; lab; Public Health TB, STD, MEO; nutrition, etc.	\$178,000,000	\$301,080,111	(\$123,080,111)
Harborview Hall	Seismic upgrades; improve/modify space; create space for up to 150 respite beds; maintain enhanced homeless shelter in most appropriate location	\$108,000,000	\$162,504,259	(\$54,504,259)
Center Tower	Seismic upgrades; improve and modify space for offices	\$248,000,000	\$317,944,966	(\$69,944,966)
Pioneer Square Clinic	Seismic and code improvements; improve and modify space for medical clinic/office space	\$20,000,000	\$29,973,332	(\$9,973,332)
East Clinic	Demolish East Clinic Building	\$9,000,000	\$12,071,381	(\$3,071,381)
Site Improvements / Other Costs	Site preparation; 1% for Art; Project Labor Agreement; Project Management; Infrastructure Improvements	\$146,000,000	\$253,660,841	(\$107,660,841)
Total Project Cost		\$1,740,000,000	\$2,628,828,008	(\$888,828,008)

Appendix D – Phases of Construction



Appendix E – Motion 16435

DocuSign Envelope ID: A8B1DDFA-29F8-43D8-8A2E-3C07B3ADBE4B



KING COUNTY Signature Report Motion 16435

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Proposed No. 2023-0278.1

Sponsors Kohl-Welles and McDermott

1 A MOTION approving a workgroup-recommended
2 program plan for those health and safety improvements at
3 the Harborview Medical Center that can be built within the
4 amount of the bond revenues estimated to be available and
5 as authorized by Ordinance 19117, as required by
6 Ordinance 19583.

7 WHEREAS, in November 2020, King County voters authorized \$1.74 billion in
8 capital bonds to fund facility infrastructure and health and safety improvements at
9 Harborview Medical Center, and

10 WHEREAS, a March 7, 2023, Harborview master plan cost study report,
11 produced by the consultants Vanir and Cumming, provided updated estimates showing
12 that costs to make those facility infrastructure and health and safety improvements are
13 projected to exceed forecasted bond revenues by approximately \$889 million, and

14 WHEREAS, on March 29, 2023, the King County council passed Ordinance
15 19583, calling for workgroup comprised of representatives from the Harborview Board of
16 Trustees, UW Medicine, the King County council, and the King County executive to
17 provide an updated program plan recommending those health and safety improvements at
18 the Harborview Medical Center that can be built within the amount of the bond revenues
19 estimated to be available and as authorized by Ordinance 19117, and

20 WHEREAS, the workgroup, supported by a neutral facilitator and more than two
21 dozen staff from UW Medicine, and King County, worked collaboratively for over
22 twelve weeks to develop the recommended program plan, and

23 WHEREAS, the workgroup was guided in its analysis by analytical criteria used
24 by the Harborview Leadership group, updated for the current environment, and

25 WHEREAS the workgroup utilized data and information provided to it by UW
26 Medicine, and King County to inform its decision making, and

27 WHEREAS, eight virtual and in-person engagement sessions were held to gather
28 input from labor organizations that represent Harborview employees, residents of the
29 First Hill neighborhood, and members of the Harborview mission population to help
30 inform a Harborview bond plan that best serves the public interest, and

31 WHEREAS, each requirement of Ordinance 19583 is addressed in the attached
32 report, including: overall square footage; the planned purpose of, or service to be
33 provided in, the component capital improvement project; the estimated cost of the
34 component capital improvement project; and estimated timeline of the start and end of
35 construction of the component capital improvement. In completing its analysis, the
36 workgroup recognized that those estimates are conceptual and high-level and are subject
37 to change as financial, regulatory, or other conditions related to the project may evolve;

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

39 The report, Recommended Program Plan for Harborview Medical Center Health

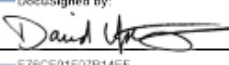
Motion 16435

- 40 and Safety Improvements, which is Attachment A to this motion and is as required by
41 Ordinance 19583, is hereby approved.

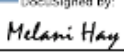
Motion 16435 was introduced on 8/15/2023 and passed by the Metropolitan King County Council on 10/3/2023, by the following vote:

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

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

E76CE01F07B14EF
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

8DE18B375AD3422
Melani Hay, Clerk of the Council

Attachments: A. Recommended Program Plan for Harborview Medical Center Health and Safety Improvements

Appendix F – Implementation Advisory Committee’s final endorsed recommendation letter



Date: September 21, 2023

Sean Conrad
City of Seattle Department of Construction & Inspections
Seattle Municipal Tower
700 Fifth Avenue
PO Box 34019
Seattle, WA 98124-4019

Re: Harborview Implementation Advisory Committee (IAC) Recommendations on Major Amendment Proposal

Dear Sean,

The Harborview Implementation Advisory Committee (IAC) has reviewed the proposed amendments to the Harborview Medical Center Major Institution Master Plan (MIMP) and recommends that SDCI review and approve the proposed changes as a major amendment.

Overall project background:

In November 2020, King County voters approved issuing up to \$1.74B in phased general obligation bond funding over 20 years at the Harborview Medical Center campus for health and safety purposes. This measure listed facility improvements, including the construction of a new tower on campus that increases single-patient bed capacity and expansion of the emergency department, which are highly constrained in the current environment.

The Harborview Implementation Advisory Committee has met on 10 occasions to discuss the planned major amendment to the Major Institution Master Plan to support the continued development of the voter-approved improvements at the Harborview campus in First Hill. A MIMP describes the zoning rules that will apply to an institution and identifies long-range planning for developing the major institution’s property.

The proposed major amendments to the Harborview MIMP are as follows:

Major Amendment Proposal #1: Expansion of Major Institution Boundary

The existing MIO (major institution overlay) boundary totals 594,480 sq. ft. Harborview proposes expanding the MIO boundary by approximately 60,000 sq. ft. to accommodate a proposed two-way access road around the perimeter of the new hospital tower. The proposed road will be for emergency vehicles, sidewalks, and two-way traffic around the campus.

Committee Recommendation: Approve. The committee fully supports the expansion of the MIO boundary to the southwest up to the I-5 corridor. The committee would like to encourage Harborview to continue to study the suitability of extending the planned access road to James St. for emergency vehicle access only. In the committee’s view, such an extension would provide multiple entry points to the ER tower for emergency traffic, ease congestion around the hospital, and reduce noise pollution from sirens within the First Hill neighborhood.

Major Amendment Proposal #2: New Floor Area Ratio (FAR)

The existing MIO limits Harborview’s total FAR to 3.6. Harborview proposes increasing the allowed FAR to 6.0. Doing so enables construction of voter-approved facilities, such as the New Tower, the renovation of

Harborview Hall, a building at the existing Walter Scott Brown building site, and a new building at the existing East Clinic site. The increase in FAR would align Harborview with other major hospital institutions in the area.

Committee Recommendation: Approve without reservations. Increasing the Floor Area Ratio (FAR) to 6.0 positions Harborview Medical Center to serve the future needs of the community.

Major Amendment Proposal #3: Height, Bulk, and Scale

Harborview Medical Center proposes increasing the height designation of the Major Institutions Overlay (MIO) west of 8th Avenue from 240 ft. to 300 ft. Accordingly, the IAC reviewed the height, bulk, and scale of proposed Harborview development projects, including the proposed massing of the new tower and future projects at the East Clinic and Walter Scott building sites. In all cases, the committee found the proposed building height, bulk, and scale of proposed buildings consistent with existing buildings and the current built environment of the surrounding neighborhood.

Committee Recommendation: Approve without reservations. Harborview Medical Center is consistently over capacity within the existing campus. Moreover, they operate in a constrained urban space within a dense city neighborhood. Accordingly, the Committee believes that there is a compelling need to increase the maximum building height above the current 240 ft. MIO as requested. Increasing the height allowance in the proposed location accommodates the need for more hospital beds with the least impact on the wider community.

Major Amendment Proposal #4: Open Space

Currently, the minimum percentage of the Harborview MIO district to remain in open space is 20%. This requirement is satisfied by landscaped open space on top of the existing west garage with a viewpoint and park and through building setbacks. Because the west garage is the planned site of the new tower, Harborview Medical Center proposes developing surplus surface parking east of Harborview Hall into a new community open space. In so doing, HMC proposes reducing current open space requirements on campus from 20% to 12%. During our meetings, no mention was made of reducing setback requirements, so the committee assumes that the proposed reduction comes entirely from the new proposed open space being smaller than the current open space to be developed.

During our meetings, Harborview capital development staff raised numerous perspectives that were acknowledged as having merit. A 12% open space proposal would bring the Harborview MIMP closer to alignment with other major institutions' less-stringent open space goals (Virginia Mason, 4%, Swedish First Hill, 9.5%). Additionally, there are opportunities with an eastside open space nexus to align with planned neighborhood open spaces, such as the Terry Avenue green street concept.

Committee Recommendation: Approve with reservations. The committee considers that the primary responsibility of Harborview Medical Center is to provide exemplary care to its patients. We are confident that the reduction of the current open space requirements is necessary for Harborview to continue to provide high-quality patient care. Harborview exists in a highly dense/constrained urban environment where open space is at a premium. However, the committee would be remiss if we did not mention that First Hill is underserved by parks and open space. Both the 2000 Pro Parks levy and the 2008 Parks and Open Space levy identified First Hill as a priority area for developing a neighborhood park—the community is still left waiting. This problem is not necessarily Harborview's to solve. Still, there is a collective action problem between the several First Hill major institutions, the city, and the Seattle Parks Department in providing needed facilities to the First Hill neighborhood. Harborview's planned reduction of open space is necessary but not without serious trade-offs, including a valued neighborhood amenity in View Park. The committee encourages Harborview Medical Center to comply with all provisions of the Terry Avenue Public Realm Action Plan (PRAP) as they plan their campus.

Major Amendment Proposal #5: Traffic Impacts & Traffic Mitigation

Harborview commits to the continued development of a Transportation Management Plan (TMP) to minimize neighborhood impact by staff, patient, and visitors' vehicles. As part of an EIS for the construction of the new tower, studies will be conducted on traffic, parking, and congestion, along with ways to mitigate these impacts both during and after construction.

Committee Recommendation: Provisionally Approve, with the understanding that a full traffic study will be conducted during the EIS process, which will include opportunities for public comment. The IAC encourages Harborview to continue to defray single-occupancy vehicle trips to the campus through shuttle services, subsidized transit passes, and encouraging rideshare, with the understanding that many work shifts occur during off-peak hours. Single-occupancy vehicle parking impacts are keenly felt by the Yesler Terrace community.

In closing, the IAC recommends approving the proposed amendments to the Harborview MIMP. The vote to adopt this position was: 8 in favor, 1 opposed, and 0 abstaining.

Harborview IAC Members include:

Jackson Taylor - Approve
Kenda Salisbury - Approve
Nancy Hong - Approve
Cathy Jaramillo - Approve
Sandy Miller - Approve
Dani Noune - Approve
Kristin O'Donnell - Approve
Frederick Scheetz - Oppose
Carlos Estrada - Approve

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Taylor', written in a cursive style.

Jackson Taylor, Chairperson
Harborview Implementation Advisory Committee

PROGRESSIVE DESIGN-BUILD (PDB)

Alternative Contracting Procedure

March 28, 2024

UNANIMOUS
DESIGN-BUILD
APPROVAL

ADVANTAGES OF PDB

- ☐ Responsive to complex, phased, and occupied projects
- ☐ Provides substantial owner input into both design and construction
- ☐ Encourages collaboration between the owner, designer, and contractor
- ☐ Facilitates early work packages within the contract parameters
- ☐ Provides cost transparency, including the pricing of risks and contingencies
- ☐ Supports owner involvement in design phase solutions and creative innovations with the designers and contractors
- ☐ Prescribes use of multiple strategies to maximize equity and social justice (ESJ) opportunities throughout the phases of design and construction

Appendix H – Ordinance 19790

Docusign Envelope ID: 8D7BC5E0-5212-485C-9593-96DE7BF37FD7



KING COUNTY
Signature Report
Ordinance 19790

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Proposed No. 2024-0117.1

Sponsors Zahilay

1 AN ORDINANCE relating to a capital improvement
2 project; making a supplemental appropriation of
3 \$52,065,500 to the Harborview Medical Center capital
4 program 2020 Proposition 1 fund; and amending the 2023-
5 2024 Biennial Budget Ordinance, Ordinance 19546,
6 Section 129, as amended, and Ordinance 19546,
7 Attachment A, as amended.

8 **PREAMBLE:**

9 On November 3, 2020, county voters passed Proposition 1 with an
10 approving vote of 76.38 percent, authorizing the issuance of series of
11 unlimited tax general obligation bonds to finance a substantial capital
12 improvement program to complete public health, safety and seismic
13 improvements to Harborview Medical Center facilities.
14 The county has issued two series of bonds to date to finance costs of
15 public health, safety and seismic improvements to Harborview Medical
16 Center facilities, which are deemed by Ordinance 19117 to include
17 mitigation costs and other costs incurred in connection with the
18 improvements.

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

20 SECTION 1. The project identified in Attachment A to this ordinance is a
21 necessary component for the completion of the public health, safety and seismic
22 improvements to Harborview Medical Center facilities approved by the voters, and costs
23 incurred to complete the project identified in Attachment A to this ordinance are costs
24 incurred in connection therewith.

25 SECTION 2. This ordinance makes a supplemental appropriation of \$52,065,500
26 to the Harborview Medical Center capital program 2020 Proposition 1 fund.

27 SECTION 3. Ordinance 19546, Section 129, as amended, is hereby amended by
28 adding thereto and inserting the following:

29 From the Harborview Medical Center capital program 2020 Proposition 1 fund
30 there is hereby appropriated and authorized to be disbursed the following amounts for the
31 specific project identified in this Attachment A to this ordinance (Proposed Ordinance
32 2024-xxxx).

33	Fund	Fund Name	2023/2024
34	3750	HARBORVIEW MEDICAL CENTER CAPITAL PROGRAM 2020	
35		PROPOSITION 1	\$52,065,500
36		TOTAL GENERAL CIP	\$52,065,500

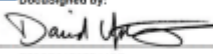
37 SECTION 4. Attachment A to this ordinance hereby amends Attachment A to

- 38 Ordinance 19546, as amended, by adding thereto and inserting therein the projects listed
39 in Attachment A to this ordinance.

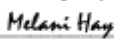
Ordinance 19790 was introduced on 4/23/2024 and passed by the Metropolitan King County Council on 7/16/2024, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

E78CE01F07B14EF...
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

BDE19B375AD3422...
Melani Hay, Clerk of the Council

APPROVED this ____ day of 7/26/2024, ____.

DocuSigned by:

4FBCA88196AE408...
Dow Constantine, County Executive

Attachments: A. General Government Capital Improvement Program

9th and Alder Property Update

Background

In August 2024²², King County Facilities Management Division acquired a 1.6-acre land parcel immediately adjacent to the HMC campus at the corner of 9th Avenue and Alder Street in Seattle. The property provides King County and HMC an opportunity to expand the Harborview campus to meet the region's growing demands for physical and behavioral health care. The property is also strategically located to provide needed construction staging and parking space to support the upcoming construction of a new medical tower under the Harborview Bond Program. The site is within the Yesler Terrace Master Planned Community, and the County's planned use for the property is permitted under the land use code for this zone. In May 2024, the County was awarded a \$5 million behavioral health grant from the Washington State Department of Commerce to begin project programming, siting, and pre-design work. The initial programming and pre-design work informed the project's estimated cost. Further funding will be needed for full design and construction on the property.

Scope

Due to the estimated costs of a behavioral health facility, FMD started exploring alternative uses for the 9th and Alder property in the near term. The long-term goal remains to build an innovative, accessible, and sustainable medical facility integrating behavioral health services with related primary care functions and providing space for further programming spaces to address the forecasted growth in hospital programs and services.

October 2025 Status Overview

- FMD continued exploring land use codes, site use, and parking alternatives for 9th and Alder. The use of the 9th and Alder site for interim parking will help alleviate the anticipated parking shortage that will result from the construction of the new inpatient medical tower due to the demolition of View Park 1 garage.

²² Appendix H – Ordinance 19790

Appendix J – Governor’s Executive Order (GEO) 21-02



STATE OF WASHINGTON
OFFICE OF GOVERNOR JAY INSLEE

EXECUTIVE ORDER 21-02

ARCHAEOLOGICAL AND CULTURAL RESOURCES

WHEREAS, Washington has a rich and diverse cultural heritage, as represented by the numerous archaeological and historic sites that have been identified and located throughout our state; and

WHEREAS, Native American sacred places and landscapes are foundational to the identity and spiritual practices of Washington’s tribal nations; and

WHEREAS, preservation and protection of these sites provides educational and cultural values for all citizens and leads to better understanding between cultures of our shared history; and

WHEREAS, many people contribute their time and efforts to preserve and protect Washington’s unique archaeological and historic archaeological sites, historic buildings, and traditional cultural places; and

WHEREAS, these sites, buildings and places hold special cultural, historical, and spiritual significance for both tribal members and non-tribal members; and

WHEREAS, the Department of Archaeology and Historic Preservation (DAHP) and the Governor’s Office of Indian Affairs (GOIA) share statewide responsibility for enhancing the public’s awareness of the need and value of protecting Washington’s heritage and establishing effective consultation with Native American tribal governments.

NOW, THEREFORE, I, Jay Inslee, Governor of the state of Washington, by virtue of the power vested in me by the Constitution and statutes of the state of Washington, do hereby order the following for all Executive Branch and Small Cabinet agencies within my administration:

1. Agencies shall consult with DAHP and affected tribes on the potential effects of projects on cultural resources proposed in state-funded construction or acquisition projects that will not undergo Section 106 review under the National Historic Preservation Act of 1966 (Section 106), including grant or pass-through funding that culminates in construction or land acquisitions, to determine potential effects to cultural resources.
2. Agency should initiate consultation with DAHP and affected tribes early in the project planning process and must complete it prior to the expenditure of any state funds for construction, demolition or acquisition.

3. State agencies shall take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.
4. Consultation under this Executive Order may be delegated to non-state recipients of state funds but the state agency shall retain the responsibility to ensure an adequate consultation process and will be responsible for holding all records related to the tribal consultation process. The agency will provide the records to DAHP to demonstrate completion of the tribal consultation process.
5. Should DAHP or the affected tribes notify an agency that an archaeological or historic archaeological site, historic building/structure or traditional/sacred place study is needed before a project may proceed, the agency must consult with DAHP and the affected tribes for the purpose of seeking agreement on studies that must be completed prior to expenditure of any state funds for construction or purchase.
6. Should DAHP or the affected tribes identify a known archaeological or historic archaeological site, historic building/structure, cultural or sacred place that may be impacted by either direct or indirect effects of the proposed undertaking or activity, the agency must consult with DAHP and the affected tribes on avoidance strategies or methods to minimize harm.
7. In the case of historic buildings/structures, the agency shall develop mitigation strategies in consultation with DAHP and if requested, affected tribes. For all other cultural resources including archaeological and historic archaeological sites or traditional and sacred places the agency may only develop mitigation strategies upon notifying DAHP and the affected tribes that avoidance cannot be attained.
8. Mitigation strategies for archaeological, cultural and sacred sites shall be identified through consultation with DAHP and the affected tribes.
9. In the event of a disagreement regarding the required consultations, or regarding the need or scope for archeological, ethnographic or cultural studies, the funding state agency, DAHP and/or GOIA shall meet with the Office of Financial Management policy and budget staff to identify an appropriate resolution.

The Office of Financial Management is directed to include in its budget and allotment instructions a requirement that agencies consult with DAHP and affected tribes, as appropriate, as part of the budget request and allotment process.

To the extent that they have not already received training, all appropriate state agency employees managing state-funded construction or acquisition projects, including grant or pass-through funding that culminates in construction or land acquisitions, will attend government-to-government training and cultural resource training provided by GOIA and DAHP.

I invite institutions of higher education, public schools, as well as other statewide elected officials, boards, commissions, and any other public agencies not within my administration to implement within their agencies the practices herein described.

This Order is effective immediately and shall supersede Executive Order 05-05, which is hereby rescinded.

Signed and sealed with the official seal of the state of Washington on this 7th day of April, AD., Two Thousand and Twenty-One, at Olympia, Washington.

By:

/s/
Jay Inslee, Governor

BY THE GOVERNOR:

/s/
Secretary of State

Appendix K – Ordinance 19861 (Abbreviated)



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19861

Proposed No. 2024-0299.3

Sponsors Zahilay

1 AN ORDINANCE that adopts the 2025 Annual Budget and
2 makes appropriations for the operation of county agencies
3 and departments and capital improvements for the fiscal
4 year beginning January 1, 2025, and ending December 31,
5 2025; and establishing an effective date.

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. The 2025 Annual Budget is adopted and, subject to the provisions
8 hereinafter set forth and the several amounts hereinafter specified or so much thereof as
9 shall be sufficient to accomplish the purposes designated, appropriations are hereby
10 authorized to be distributed for salaries, wages and other expenses of the various agencies
11 and departments of King County, for capital improvements and for other specified
12 purposes for the fiscal year beginning January 1, 2025, and ending December 31, 2025,
13 out of the funds of the county hereinafter named and set forth in the following sections.

14 SECTION 2. The fund appropriations are sums to cover merit pay and labor
15 settlements. The county executive is authorized to distribute the required portions of
16 these moneys among the affected positions in each operating fund beginning January 1,
17 2025.

18 SECTION 3. Notwithstanding sections 1 and 2 of this ordinance, section 130 of
19 this ordinance takes effect ten days after the executive's approval of this ordinance, as
20 provided in the King County Charter.

1540 lessons within the geographic subarea where ST3 expansion will impact classes and care
1541 for children.

1542 The executive should electronically file the memorandum by March 31, 2025,
1543 with the clerk of the council, who shall retain an electronic copy and provide an
1544 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
1545 committee of the whole or its successor.

1546 SECTION 100. KING COUNTY FLOOD CONTROL CONTRACT - From the
1547 flood control operating contract fund there is hereby appropriated to:

1548 King County flood control contract \$142,782,000

1549 The maximum number of FTEs for King County flood control contract shall be: 31.0

1550 SECTION 101. DEPARTMENT OF NATURAL RESOURCES AND PARKS

1551 ADMINISTRATION - From the department of natural resources and parks

1552 administration fund there is hereby appropriated to:

1553 Department of natural resources and parks administration \$12,090,000

1554 The maximum number of FTEs for department of natural resources and parks

1555 administration shall be: 30.0

1556 SECTION 102. COUNTY HOSPITAL LEVY - From the county hospital levy

1557 fund there is hereby appropriated to:

1558 County hospital levy \$86,500,000

1559 ER1 EXPENDITURE RESTRICTION:

1560 Of this appropriation, \$19,000,000 shall be expended or encumbered to support

1561 Harborview Medical Center for major maintenance, or repair and replacement, capital

1562 projects. This amount should not be expended or encumbered until University of

1563 Washington Medicine provides input to the executive on a capital spending plan to
1564 ensure effective alignment with hospital operations.

1565 ER2 EXPENDITURE RESTRICTION:

1566 Of this appropriation, \$21,000,000 shall be expended or encumbered solely to
1567 support the Harborview Medical Center 2020 Proposition 1 capital program. This
1568 amount should not be expended or encumbered until University of Washington Medicine
1569 provides input to the executive on a capital spending plan to ensure effective alignment
1570 with hospital operations.

1571 ER3 EXPENDITURE RESTRICTION:

1572 Of this appropriation, \$46,000,000 shall be expended or encumbered solely to
1573 support Harborview Medical Center operations and may only be expended or
1574 encumbered after: (1) University of Washington Medicine has informed the Harborview
1575 Medical Center board of trustees, as part of the board's budget process for fiscal year
1576 2026, of the spending plan for the \$46,000,000; (2) the board has approved the spending
1577 plan; and (3) the council has passed a motion acknowledging receipt of the board-
1578 approved spending plan and releasing this restriction. Harborview Medical Center
1579 operates on a fiscal year cycle, with the 2026 fiscal year beginning on July 1, 2025.

1580 ER4 EXPENDITURE RESTRICTION:

1581 Of this appropriation, \$250,000 shall be expended or encumbered solely to
1582 support 1.0 FTE in the office of the executive and for consulting services related to
1583 monitoring of the hospital services agreement and the expenditure of the tax levy
1584 proceeds authorized by RCW 36.62.090.

1585 ER5 EXPENDITURE RESTRICTION:

1586 Of this appropriation, and in accordance with Section 4.4 of the Hospital Services
1587 Agreement, \$250,000 shall only be expended or encumbered for the use by the
1588 Harborview Medical Center board of trustees to hire, pay, or contract for staff resources
1589 to assist the board in fulfilling its supervision and oversight duties.

1590 SECTION 103. PUBLIC HEALTH - From the public health fund there is hereby
1591 appropriated to:

1592 Public health	\$306,985,000
------------------------------	---------------

1593 The maximum number of FTEs for public health shall be:	992.0
---	-------

1594 ER1 EXPENDITURE RESTRICTION:

1595 Of this appropriation, \$75,000 shall be expended or encumbered solely to support
1596 at least two suicide prevention and voluntary safe firearm and ammunition return events.

1597 The events shall be held in collaboration with the sheriff's office.

1598 SECTION 104. ENVIRONMENTAL HEALTH - From the environmental health
1599 fund there is hereby appropriated to:

1600 Environmental health	\$45,433,000
-------------------------------------	--------------

1601 The maximum number of FTEs for environmental health shall be:	190.8
--	-------

1602 P1 PROVIDED THAT:

1603 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1604 executive transmits a report on streamlining and otherwise improving the food business
1605 permitting process to reduce barriers for small food businesses seeking permits, and a
1606 motion that should acknowledge receipt of the report, and a motion acknowledging
1607 receipt of the report is passed by the council. The motion should reference the subject

2424	3611	WATER QUALITY CONSTRUCTION	\$359,207,901
2425	3641	PUBLIC TRANSPORTATION INFRASTRUCTURE CAPITAL	\$670,234,148
2426	3642	TRANSIT REVENUE FLEET CAPITAL	\$8,163,849
2427	3673	CRITICAL AREAS MITIGATION	\$17,881,000
2428	3681	REAL ESTATE EXCISE TAX, NUMBER 1	\$6,244,807
2429	3682	REAL ESTATE EXCISE TAX, NUMBER 2	\$6,591,386
2430	3691	TRANSFER OF DEVELOPMENT RIGHTS BANK	\$2,136,150
2431	3740	HARBORVIEW MEDICAL CENTER CAPITAL PROGRAM 2020	
2432		PROPOSITION 1 OTHER REVENUE SOURCES	\$5,000,000
2433	3750	HARBORVIEW MEDICAL CENTER CAPITAL PROGRAM 2020	
2434		PROPOSITION 1	\$121,490,636
2435	3760	UNINCORPORATED KING COUNTY CAPITAL	\$5,103,500
2436	3781	DEPARTMENT OF INFORMATION TECHNOLOGY CAPITAL	\$6,953,000
2437	3791	HMC/MEI 2000 PROJECTS	(\$24,750,000)
2438	3810	SOLID WASTE CAPITAL EQUIPMENT RECOVERY	\$6,500,000
2439	3850	RENTON MAINTENANCE FACILITY	\$691,000
2440	3855	COUNTY ROAD MAJOR MAINTENANCE	\$19,412,481
2441	3865	COUNTY ROAD CONSTRUCTION	\$5,090,941
2442	3901	SOLID WASTE CONSTRUCTION	\$10,674,931
2443	3910	LANDFILL RESERVE	\$142,153,966
2444	3951	BUILDING REPAIR AND REPLACEMENT	\$53,725,295
2445		TOTAL CAPITAL IMPROVEMENT PROGRAM	\$1,944,106,263
2446		ER1 EXPENDITURE RESTRICTION:	



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19841

Proposed No. 2024-0303.1

Sponsors Zahilay

1 AN ORDINANCE establishing the county hospital levy
2 fund; and adding a new section to K.C.C. chapter 4A.200.

3 STATEMENT OF FACTS:

4 1. The County Hospital Levy is a property tax authorized by Chapter 361,
5 Laws of Washington 2024, during the 2024 state legislative session that
6 expanded the eligible uses of a councilmanic property tax in RCW
7 36.62.090 that had not previously been enacted by King County.
8 2. According to the RCW chapter updated in accordance with Chapter
9 361, Laws of Washington 2024, the county legislative authority, at the
10 time of levying general taxes, may levy an additional property tax, not to
11 exceed twenty cents per thousand dollars of assessed value in any one
12 year, for the operation, maintenance, and capital expenses of the hospital,
13 and any outpatient clinics operated by the hospital, and for the payment of
14 principal and interest on bonds issued for such purposes.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 4A.200
17 a new section to read as follows:

18 A. There is hereby created the county hospital levy fund.

19 B. The fund shall be a first-tier fund. It is a special revenue fund.

20 C. The director of the office of performance, strategy and budget shall be the
21 manager of the fund.

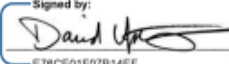
22 D. The fund shall account for the proceeds of the property tax levy authorized by
23 RCW 36.62.090. The levy proceeds are for the express purpose of the operation,
24 maintenance, and capital expenses of the hospital, and any outpatient clinics operated by

- 25 the hospital, and for the payment of principal and interest on bonds issued for such
26 purposes.

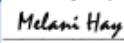
Ordinance 19841 was introduced on 10/1/2024 and passed by the Metropolitan King County Council on 11/12/2024, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry, Upthegrove, von Reichbauer and Zahilay

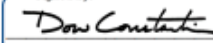
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:

E79CE01F07B14EF...
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

8DE10B375AD3422...
Melani Hay, Clerk of the Council

APPROVED this ____ day of 11/20/2024, ____.

Signed by:

4FBCAB0196AE4C6...
Dow Constantine, County Executive

Attachments: None

Appendix M – Senate Bill 5949 (2024) - Sec. 1030

- 1 (2) \$15,427,000 of the appropriation in this section is provided
2 solely for clean building performance grants for public buildings.
3 (3) \$3,050,000 of the appropriation in this section is provided
4 solely for the Spokane public facilities district.
5 (4) \$773,000 of the appropriation in this section is provided
6 solely for Spokane county energy efficiency upgrades.
7 (5) \$750,000 of the appropriation in this section is provided
8 solely for Tacoma fleet maintenance building decarbonization.
9 (6) This section takes effect January 1, 2025.
10 (7) If the climate commitment account is repealed as of December
11 30, 2024, then this section is null and void on December 31, 2024.

12 Appropriation:

13	Climate Commitment Account—State.	\$45,000,000
14	Prior Biennia (Expenditures).	\$0
15	Future Biennia (Projected Costs).	\$180,000,000
16	TOTAL.	\$225,000,000

17 NEW SECTION. **Sec. 1030.** A new section is added to 2023 c 474
18 (uncodified) to read as follows:

19 **FOR THE DEPARTMENT OF COMMERCE**

20 Harborview (91002471)

21 The appropriation in this section is subject to the following
22 conditions and limitations:

23 The appropriation in this section is provided solely for a grant
24 to King county for the implementation of projects listed in the 2020
25 Harborview bond initiative and variations thereof, including
26 expansion of those projects. The appropriation provided must be used
27 for predesign, siting, and design costs related to a new behavioral
28 health services building, and predevelopment costs for a Pioneer
29 Square behavioral health services clinic. The county must submit any
30 predesign to the appropriate legislative committees by February 1,
31 2025.

32 Appropriation:

33	State Building Construction Account—State.	\$5,000,000
34	Prior Biennia (Expenditures).	\$0
35	Future Biennia (Projected Costs).	\$0
36	TOTAL.	\$5,000,000



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 24, 2018

Motion 15183

Proposed No. 2018-0319.2

Sponsors Dembowski

1 A MOTION creating a planning process for a potential
2 bond to support capital improvement at Harborview
3 Medical Center.

4 WHEREAS, The Harborview Medical Center was founded in 1877 as a six-bed
5 county hospital in South Seattle, and

6 WHEREAS, the hospital relocated to its current location in 1931, and

7 WHEREAS, the hospital now has four hundred and thirteen beds, seven primary
8 care clinics and forty-nine other specialty clinics, and

9 WHEREAS, the hospital provides over sixty thousand emergency visits and more
10 than a quarter million clinic visits each year, and

11 WHEREAS, the hospital is maintained as a public hospital to provide healthcare
12 to those groups of patients and programs that are determined to require priority treatment,
13 and

14 WHEREAS, the hospital is owned by King County, overseen by the Harborview
15 Medical Center Board of Trustees and operated by the University of Washington, and

16 WHEREAS, the hospital is the only level one adult and pediatric trauma center
17 serving the states of Washington, Alaska, Montana and Idaho, and the hospital provides
18 specialized comprehensive emergency services to patients and serves as the disaster
19 preparedness and control hospital for Seattle and King County, and

20 WHEREAS, the voters of King County have supported the hospital with a
21 number of bond measures over the years, most recently in the year 2000 with a \$243
22 million bond, and

23 WHEREAS, the medical center now needs additional capital funding to improve
24 facilities, better serve the mission population and maintain modern seismic standards, and

25 WHEREAS, the mission of Harborview Medical Center is: to provide healthcare
26 for the most vulnerable residents of King County; to provide and teach exemplary patient
27 care; to provide care for a broad spectrum of patients from throughout the region; and to
28 develop and maintain leading-edge centers of emphasis, and

29 WHEREAS, the following populations are given priority for care at Harborview:
30 persons who are non-English-speaking poor, persons who are uninsured or underinsured,
31 persons who experience domestic violence, persons who experience sexual assault,
32 persons incarcerated in King County's jails, persons with mental illness, particularly those
33 treated involuntarily, persons with substance abuse issues, persons with sexually
34 transmitted diseases, persons who require specialized emergency care, persons who
35 require trauma care and persons who require burn care;

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

37 A. The executive, in cooperation with the Harborview Medical Center Board of
38 Trustees and the University of Washington, will convene a Harborview leadership group
39 to identify hospital and community needs should a bond measure go forward. The group
40 shall be appointed by the executive and confirmed by the county council and shall
41 consist, at a minimum of the following members:

42 1. At least two representatives of the county executive;

- 43 2. At least two county councilmembers or designees;
- 44 3. Two members of the Harborview Medical Center Board of Trustees;
- 45 4. The Harborview Medical Center Executive Director;
- 46 5. The UW Medicine Chief Health System Officer or designee;
- 47 6. At least two representatives of labor unions representing employees at the
- 48 Harborview Medical Center;
- 49 7. A representative of the First Hill community;
- 50 8. At least two representatives of the mission populations served by
- 51 Harborview; and
- 52 9. The Harborview Medical Center Medical Director.
- 53 B. The Harborview leadership group is charged with making recommendations
- 54 on the capital program to the Capital Planning Oversight Committee at Harborview.
- 55 The recommendations then proceed to the Harborview Medical Center Board of
- 56 Trustees, the county executive and the county council.
- 57 C. The recommendations shall address the clinical facility master plan needs of
- 58 the hospital and include, at a minimum:
- 59 1. An evaluation of the size and scope of a potential bond effort;
- 60 2. Exploration of the possibility of private philanthropy that could be anticipated
- 61 were such an effort to go forward;
- 62 3. An evaluation of inclusion of the needs of the department of public health;
- 63 4. An evaluation of housing needs of the mission population and how the bond
- 64 could address those needs;
- 65 5. An evaluation of how the project could address the needs of those impacted

Motion

- 66 by the Involuntary Treatment Act;
- 67 6. An evaluation of how best to address behavioral health needs;
- 68 7. Whether bond proceeds should be invested in public health facilities beyond
- 69 the Harborview campus to better serve residents countywide; and
- 70 8. Whether bond funds for other public safety infrastructure needs should be
- 71 included and, if so, for what needs.
- 72 D. The county will make resources available to the planning group, pending

Motion

- 73 appropriation, to fund studies, analyses and other needs to prepare the best set of
74 recommendations.
75

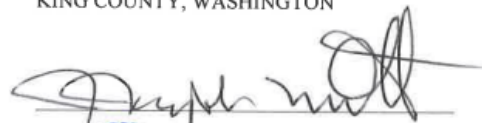
Motion 15183 was introduced on 7/16/2018 and passed by the Metropolitan King County Council on 7/23/18, by the following vote:

Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,
Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles
and Ms. Balducci

No: 0

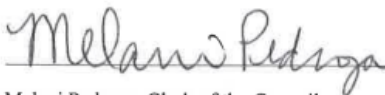
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



J. Joseph McDermott, Chair

ATTEST:



Melani Pedroza, Clerk of the Council



Attachments: None

Appendix P – Ordinance 19117



KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance 19117

Proposed No. 2020-0176.2

Sponsors McDermott, Dembowski and Kohl-
Welles

1 AN ORDINANCE providing for the submission to the
2 qualified electors of King County, at a general election to
3 be held on November 3, 2020, of a proposition authorizing
4 the county to issue its general obligation bonds in the
5 aggregate principal amount of not to exceed
6 \$1,740,000,000 or so much thereof as may be issued under
7 the laws governing the indebtedness of counties, for the
8 purpose of providing funds to pay for public health, safety
9 and seismic improvements for Harborview Medical Center.

10 **STATEMENT OF FACTS:**

11 1. Harborview Medical Center facilities include a state licensed 413-bed
12 hospital owned by King County and operated by University of
13 Washington. The hospital is overseen by a 13-member Board of Trustees.
14 Harborview Medical Center is a comprehensive regional health care
15 facility providing specialized care for a broad spectrum of patients, the
16 control of illness and the promotion and restoration of health. Harborview
17 Medical Center is one of the nation's leading academic medical centers
18 and is the only Level 1 Trauma Center for adults and children serving a
19 four-state region that includes Alaska, Idaho, Montana and Washington.

20 The hospital is maintained as a "public health and safety facility" as
21 defined in RCW 36.89.010. As such, the essential public health and safety
22 services provided by Harborview Medical Center are of benefit to all of
23 the residents of King County.

24 2. Harborview Medical Center is maintained as a public hospital by King
25 County to improve the health and well-being of the entire community and
26 to provide quality healthcare to the most vulnerable. The mission
27 population, as defined in Ordinance 18232, includes: the non-English
28 speaking poor; the uninsured or underinsured, victims of domestic
29 violence or sexual assault; people incarcerated in King County's jails;
30 people with mental illness or substance abuse problems, particularly those
31 treated involuntarily; people with sexually transmitted diseases; and those
32 who require specialized emergency, trauma or burn care.

33 3. Nearly 20 years ago, King County voters authorized the county to issue
34 \$193,130,000 in general obligation bonds to fund seismic and public
35 health and safety improvements for Harborview Medical Center. The
36 bond proceeds provided for: construction of an inpatient facility; a 14-
37 story medical office tower; demolition of seismically unsound buildings;
38 and limited renovations of some hospital spaces. The 2000 Harborview
39 Medical Center bonds will be largely paid off by 2024.

40 4. Over the past 20 years, the growth in population, and changes in
41 medical practice, equipment and technology, have resulted in the need for
42 upgrades to the facilities of Harborview Medical Center. Between

December 2018 and January 2020, the Harborview leadership group, as called for by Motion 15183, conducted analyses on the state of Harborview Medical Center facilities, including the Pioneer Square Clinic, which is part of the Harborview Medical Center owned by King County. The Harborview leadership group was charged with making recommendations on Harborview Medical Center's capital program to the Capital Planning Oversight Committee, the Harborview Medical Center Board of Trustees, the King County executive and the King County council. The Harborview leadership group found that the aging Harborview Medical Center physical plant limits the ability of Harborview and King County to provide care and services to the residents of King County and recommended improvements to the physical plant of Harborview Medical Center.

5. A majority of Harborview Medical Center's facilities are aging and out of date in terms of modern medical best practice standards for infection control and privacy. Due to facility configuration, Harborview Medical Center often operates at 100 percent capacity, and critical surge capacity and emergency department capacity are limited. The majority of the medical center's patient beds are in double patient rooms or multi patient wards. On average, 50 patient beds per day cannot be used due to modern infection control requirements for shared rooms. A new inpatient facility would increase single bed capacity and enable Harborview Medical Center to meet modern infection control and privacy standards. It would provide

66 surge capacity for the hospital to effectively respond to a disaster or mass
67 casualty event.

68 6. Harborview Medical Center is the designated disaster control hospital
69 for the region. The Harborview Medical Center facilities include older
70 masonry buildings that would suffer significant damage during an
71 earthquake. Building collapse or inaccessibility of buildings after an
72 earthquake would negatively impact facility operations during a disaster
73 by limiting availability of services and posing life-safety risks to patients,
74 employees and visitors. Seismically stabilizing buildings allows the
75 facilities to continue to operate during an earthquake and protects patients,
76 employees and visitors to the campus.

77 7. King County has a growing number of people experiencing unmet and
78 complex behavioral health needs, including substance use disorders. The
79 King County suicide rate has increased by an estimated 18 percent in the
80 last decade. Clinical space is at capacity in Harborview Medical Center
81 facilities. Untreated behavioral health conditions can result in increased
82 involvement in the justice system through repeated jail bookings, and use
83 of involuntary commitment, as well as homelessness. Increasing and
84 improving behavioral health spaces in the Harborview Medical Center
85 facilities would result in improved behavioral health care through
86 expanding space capacity and providing space for research and training on
87 behavioral health matters. The proposed bond measure would allow for
88 the expansion of addiction services by twenty percent and the integration

89 of substance use disorder treatment with academic medicine through
90 fellowships aimed to increase positive outcomes through treatment.

91 8. Individuals who are homeless or marginally housed stay in the hospital
92 longer than clinically indicated because they have nowhere else to go to
93 receive lower-acuity medical and recuperative care. There is a very small
94 number of respite beds in King County, resulting in a need that exceeds
95 supply. The lack of medical respite beds increases morbidity and
96 mortality among homeless and marginally housed patients, as well as
97 acting as a bottleneck for discharge from emergency departments and
98 hospital beds.

99 9. To protect and advance the public health and safety services provided
100 at Harborview Medical Center facilities, including its role as the
101 designated disaster control hospital for the region, King County requires
102 public health, safety and seismic improvements to Harborview Medical
103 Center facilities, as further described in Attachment A to this ordinance
104 (collectively, "the Improvements").

105 10. The recommendations of the Harborview leadership group are the
106 basis of the Improvements. Harborview's Capital Planning Oversight
107 Committee approved of the Harborview leadership group
108 recommendations on February 14, 2020. The Harborview Board of
109 Trustees approved the Harborview leadership group recommendations on
110 February 27, 2020. The King County executive transmitted the
111 Harborview leadership group recommendations to the King County

council on April 7, 2020.

11. Harborview Medical Center provides substantial economic benefit to King County, employing over 4,450 individuals.

12. As illustrated by the 2020 pandemic COVID-19, there is a critical need in King County for expanded medical facilities with greater capacity for infectious disease control. The Improvements include facility improvements that prioritize infection control through construction of single patient rooms, modernized and expanded emergency department and upgraded infrastructure.

13. Construction of the Improvements will create an estimated 7,700 jobs. The construction is subject to King County's Master Community Workforce Agreement approved by Ordinance 18672, which would create an estimated 2,300 opportunities for apprenticeship and local hire.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings - Authorization of Capital Improvements.

A. The county council hereby finds that all of the Harborview Medical Center facilities in the county are a "public health and safety facility" as defined in RCW 36.89.010, and finds further that the essential public health and safety services provided by this facility are of general benefit to all the residents of King County. To minimize disruptions in the public health and safety service provided by Harborview Medical Center, the county council therefore further finds that the best interests of all of the residents of the county require the county undertake and finance public health, safety and seismic improvements to Harborview Medical Center facilities, as further described on

135 Attachment A to this ordinance and incorporated herein by this reference (collectively,
136 "the Improvements").

137 B. In accordance with RCW 36.89.040, the county council hereby finds and
138 declares that the proposition authorized to be submitted to the voters by this ordinance
139 and the Improvements authorized thereby and described in this ordinance have for their
140 object the furtherance and accomplishment of a system of public health and safety
141 facilities for the benefit of all the residents of King County and constitute a single
142 purpose.

143 C. The cost of all necessary design, engineering and other consulting services,
144 inspection and testing, administrative expenses including project administration and
145 election expenses, permitting and mitigation costs and the other costs incurred in
146 connection with the Improvements shall be deemed a part of the costs of the
147 Improvements.

148 D. The total estimated cost of the Improvements, including the cost of issuing
149 and selling the Bonds provided in this ordinance, is declared to be, as nearly as may be
150 determined, the amount of \$1,740,000,000.

151 E. The exact timing and specifications for projects included in the Improvements
152 shall be determined by the county.

153 F. If the county council determines that it has become impractical to acquire,
154 construct or equip any portion of the Improvements by reason of changed conditions, or
155 costs substantially in excess of the amount of the Bond proceeds or other funds estimated
156 to be available, the county shall not be required to acquire, construct or equip such
157 portions and may apply the Bond proceeds to other portions of the Improvements.

158 G. If proceeds of the Bonds, plus other funds of the county legally available for
159 the Improvements, are insufficient to accomplish all of the Improvements, the county will
160 use the Bond proceeds and other available funds for those of the Improvements deemed
161 by the county council as most necessary and in the best interest of the county.

162 H. If all of the Improvements shall have been accomplished or duly provided for,
163 or those that are not accomplished or duly provided for are found to be impractical, the
164 county may apply the Bond proceeds or any portion thereof to the payment of principal
165 of and interest on the Bonds or to other capital improvements in furtherance of the public
166 health and safety system, as the council, by ordinance and in its discretion, shall
167 determine.

168 SECTION 2. Authorization of Bonds.

169 A. For the purpose of providing part of the moneys necessary to pay costs of the
170 Improvements, together with incidental costs and costs related to the issuance and sale of
171 the Bonds, including capitalized interest, the county shall issue and sell its unlimited tax
172 general obligation Bonds in the aggregate principal amount of not to exceed
173 \$1,740,000,000. The Bonds shall be issued in an amount not exceeding the amount
174 approved by the qualified electors of the county or exceeding the amount permitted by
175 the constitution and laws of the state of Washington. The balance, if any, of the cost of
176 the Improvements shall be paid out of any money that the county now has or may later
177 have on hand that is legally available for such purpose.

178 B. The Bonds to be issued shall be issued in such amounts and at such time or
179 times as found necessary and advisable by the county council. The Bonds may be issued
180 in one or more series and shall bear interest payable at a rate or rates not to exceed the

181 maximum rate permitted by law at the time the Bonds are sold. Any series of Bonds shall
182 mature in such amounts at such times within a maximum term of 20 years from the date
183 of issue of the series, but may mature at an earlier date or dates as authorized by the
184 county council and as provided by law. The exact date, form, terms, options of
185 redemption, maturities and conditions of sale of the Bonds shall be as hereafter fixed by
186 ordinance of the county council passed for such purpose. The Bonds shall be general
187 obligations of the county and, unless paid from other sources, both principal of and
188 interest on the Bonds shall be payable out of annual tax levies to be made upon all the
189 taxable property within the county without limitation as to rate or amount and in excess
190 of any constitutional or statutory tax limitations. After voter approval of the Bond
191 proposition and in anticipation of the issuance of the Bonds, the county may issue short
192 term obligations as authorized by chapter 39.50 RCW. Proceeds of the Bonds may be
193 used to redeem and retire short term obligations or to reimburse the county for
194 expenditures previously made for the Improvements.

195 **SECTION 3. Bonds Election.**

196 The clerk of the council shall certify the following proposition to the director of
197 elections, in substantially the following form, with such additions, deletions or
198 modifications as may be required by the prosecuting attorney:

199 KING COUNTY PROPOSITION NO. ____

200 HARBORVIEW MEDICAL CENTER

201 HEALTH AND SAFETY IMPROVEMENT BONDS - \$1,740,000,000

202 The Metropolitan King County Council has passed Ordinance _____
203 concerning this proposition to issue Harborview Medical Center

204 improvement bonds. This proposition would authorize King County to
205 make public health, safety and seismic improvements to Harborview
206 Medical Center facilities, including construction of new buildings,
207 renovation and upgrading of existing facilities and demolition of existing
208 buildings, and to issue \$1,740,000,000 of general obligation bonds
209 maturing within a maximum of 20 years to pay for such improvements and
210 to levy property taxes annually in excess of regular property tax levies to
211 repay such bonds, all as provided in Ordinance _____. Should the
212 proposition be:

213 Approved

214 Rejected

215 **SECTION 4. Severability.** In the event one or more of the provisions of
216 this ordinance shall for any reason be held to be invalid, such invalidity shall not
217 affect or invalidate any other provision of this ordinance or the Bonds, and this
218 ordinance and the Bonds shall be construed and enforced as if the invalid
219 provision is separable from and was not contained in this ordinance. Any

220 provision that shall for any reason be invalid shall be deemed to be in effect to the
221 extent permitted by law.
222

Ordinance 19117 was introduced on 4/28/2020 and passed as amended by the
Metropolitan King County Council on 6/23/2020, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles,
Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer
and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

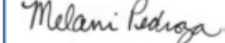


F8B30B16F1C4427...

Claudia Balducci, Chair

ATTEST:

DocuSigned by:



8DE1BB375AD3422...

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of ____

DocuSigned by:



4FBCAB8198AE4C6...

DocuSigned by:



4FBCAB8198AE4C6...

Dow Constantine, County Executive

Attachments: A. Health and Safety Improvements for Harborview Medical Center, dated June 23, 2020