

Harborview Medical Center Bond Program

April 2003

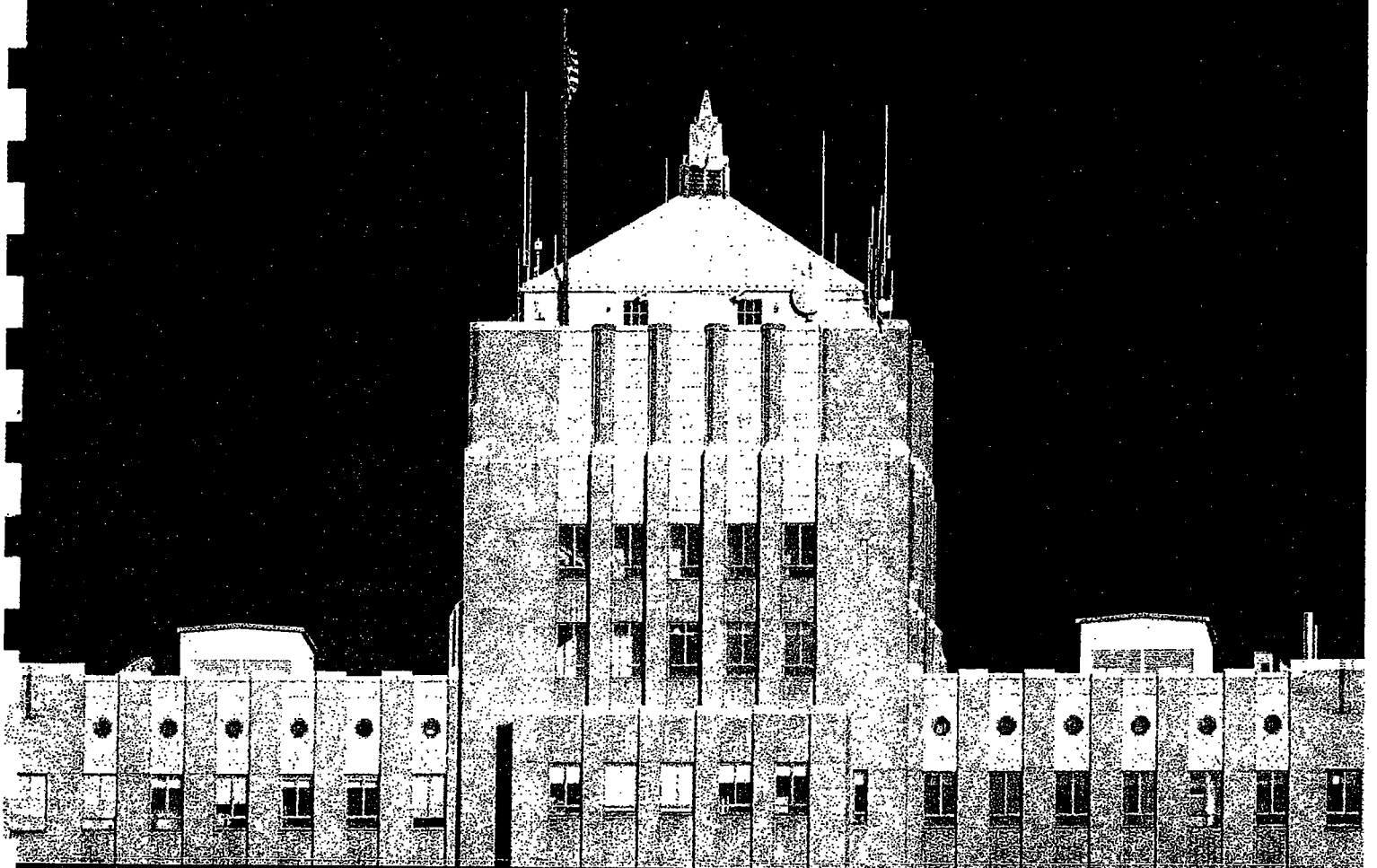


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Received
Clerk's office
3/20/03 (R)

Introduction

Project Overview

The completion of Predesign Phase work on the Harborview Bond Program project marks a significant milestone and establishes the foundation for the program as it proceeds through design and construction.

As the premier Level-One Trauma Center serving a four-state region, Harborview Medical Center is relied upon to function during all states of emergencies. In order to ensure that the facility continues to meet the demands and responsibilities required, Harborview Medical Center has embarked upon a long-range capital program for the period 2000–2010. The goals of the project are to remedy significant seismic deficiencies, and address the need for expanded healthcare capacity.

Key program features include:

- Project 1: Ninth & Jefferson Building (NJB)
 - New construction of a multi-purpose facility to house specialized services such as the King County Medical Examiner (KCME), laboratories, Involuntary Treatment Act (ITA) Courtroom, retail, building lobby, and four floors of underground parking.
- Project 2: Inpatient Expansion Building (IEB) & Seismic Upgrade
 - Seismic improvements to the North Wing trauma center tower. These improvements will meet FEMA Immediate Occupancy requirements after a code level seismic event, which exceeds the current seismic design building code for hospitals.
 - New construction of an inpatient wing, adjoined to the existing facility by a bridge building.
- Project 3: Proposed Demolitions of Harborview Hall & East Clinic (South Wing)
 - Demolition of the seismically unsound East Clinic, and potential demolition of Harborview Hall.

The predesign work occurred over a twelve-month period and engaged all design disciplines in evaluating the major project assumptions and determining the project's feasibility within the context of the budget and schedule. Consultants in the areas of architecture, mechanical, electrical, structural, civil, landscape, acoustical, environmental, vertical transportation, medical equipment planning, materials management, geotechnical, hazardous materials, risk analysis, urban planning, and 1% for art were activated during this process.

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

11684

This program is being funded by special King County voter-approved bonds totaling \$193 million. These funds, combined with interest earnings and Harborview reserves, create a \$263 million budget for the project.

The project is being developed under the joint oversight of King County, the University of Washington and the Harborview Board of Trustees. It is overseen by the Bond Oversight Committee representative of the three entities. Vanir Construction Management, Inc., an independent consulting firm, provides technical support to the Oversight Committee in its monitoring of project scope, schedule and budget. The University of Washington's Capital Projects Office is the project manager. NBBJ is the architect of record, and most recently, Turner Construction has been contracted as the GC/CM for the project. The project schedule is planned into 2009.

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

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Combined Projects

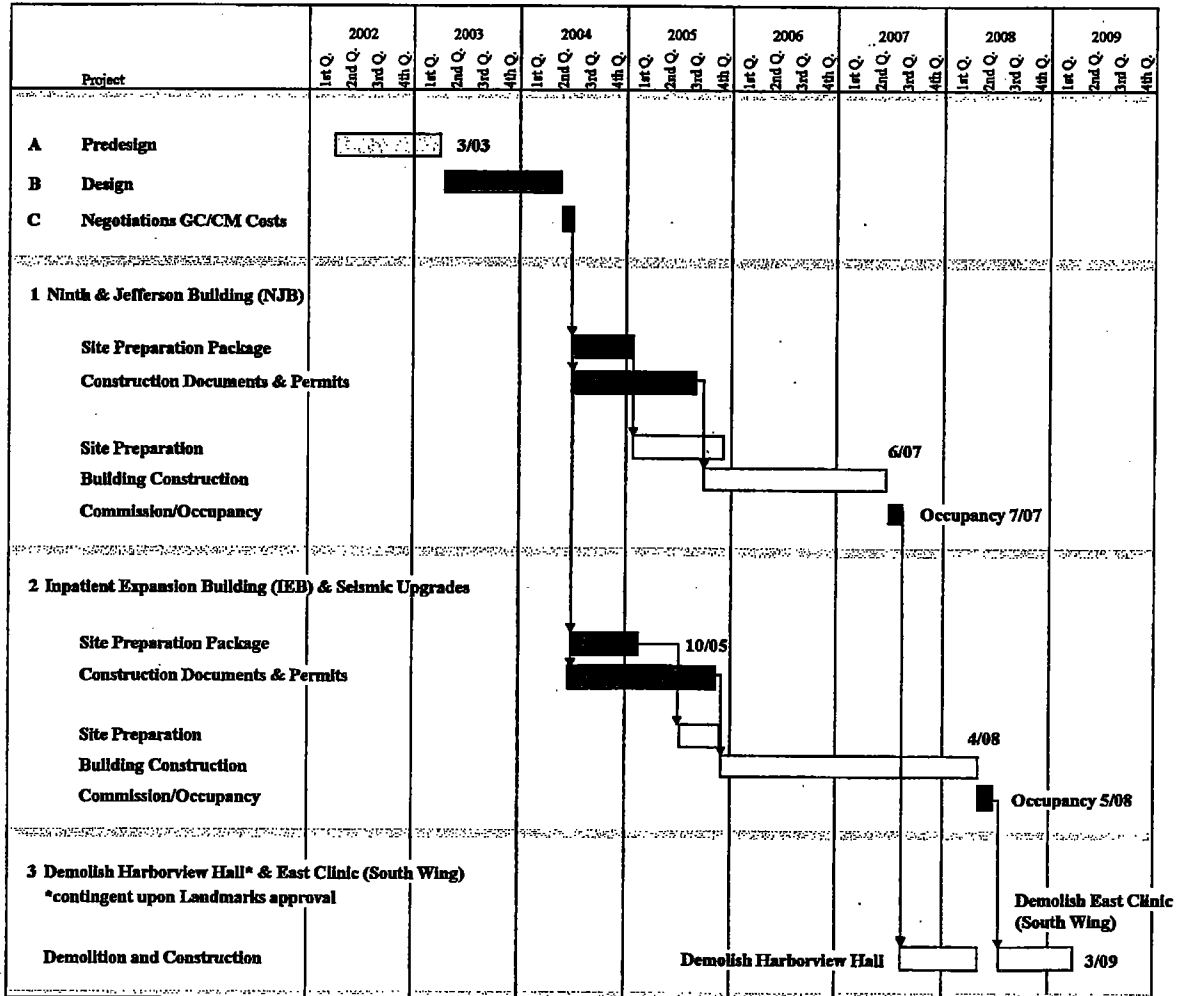
Bond Program Project Budgets

Project 1 - Ninth & Jefferson Building (NJB)	\$89,800,000
Project 2 - Inpatient Expansion Building (IEB) & Seismic Upgrade	\$149,176,000
Project 3 - Proposed Demolition of Harborview Hall & East Clinic (South Wing)	\$11,000,000
Predesign/Appropriations to Date	\$8,398,576
Art, King County and HMC Administration	\$3,325,424
Project Savings Reserve Account	\$1,500,000
Total	\$263,200,000

Bond Program Financing Plan

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

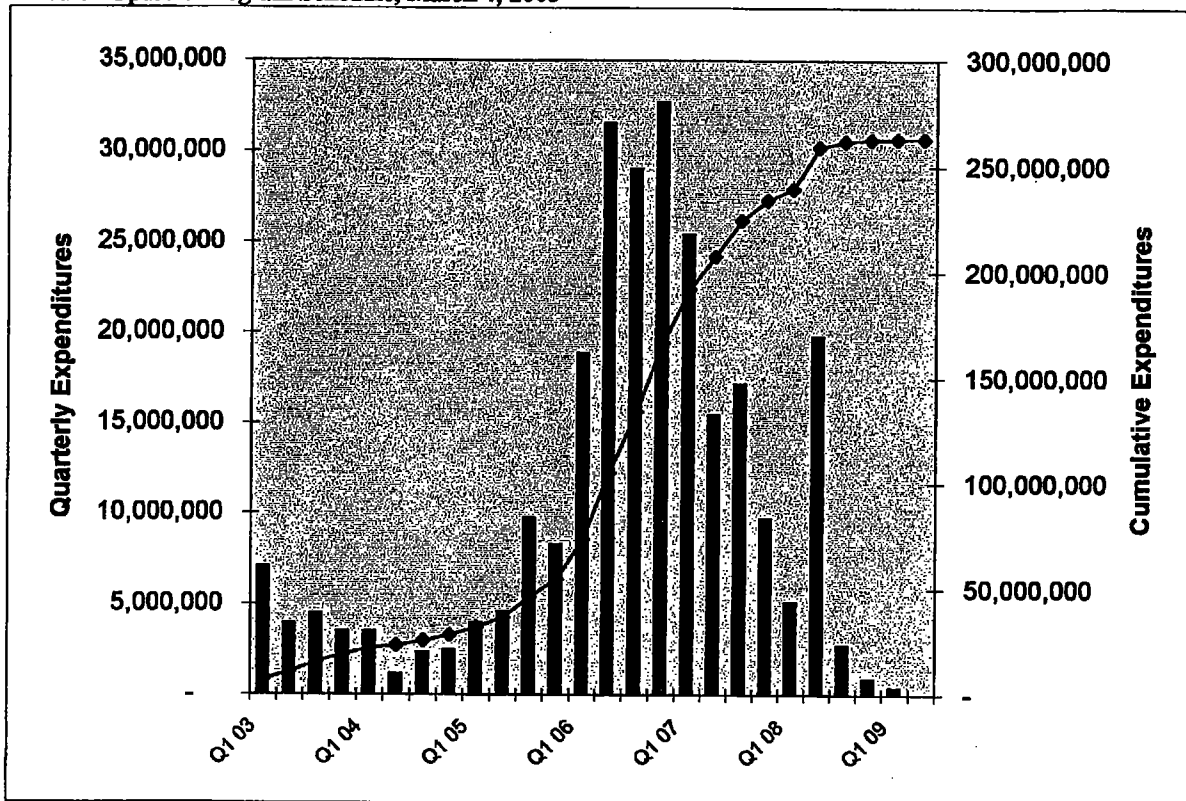
Bond Program Project Schedules



- **Predesign**
 - March 2002 – March 2003
- **Design and Permitting**
 - April 2003 – October 2005
- **Construction**
 - Ninth & Jefferson Building (NJB) Jan 2005 – June 2007
 - Inpatient Expansion Building (IEB) & Seismic Upgrade June 2005 – April 2008
 - Proposed Demolitions of Harborview Hall & East Clinic (South Wing) July 2007 – Mar 2009 (Harborview Hall after Landmarks Review)

Bond Program Cash Flow

Based on Updated Program Schedule, March 4, 2003



Bond Program Financing Plan

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

Bond Program Budget C-100 Form

UNIVERSITY OF WASHINGTON PROJECT REQUEST (AP29A v.1)				12/1/04	12/1/04
AGENCY:	University of Washington		ANALYSIS TYPE:	Agency Request	
PROJECT TITLE:	HMC Bond Program - Master Budget		ANALYSIS DATE:	April 5, 2003	
LOCATION:	Main Campus		ANALYSIS BY:	WSS	
	Alternative Procurement		FILE NAME:	e	
	Primary	Secondary	SCHEDULE & ESCALATION FACTORS:		
PROJECT TYPE:	2	2	1. START PREPLANNING:	Mar-2002	
G.S.F.:	0	0	2. START DESIGN:	Mar-2003	
N.S.F.:	0	0	3. DESIGN MIDPOINT:	Feb-2004	
EFFICIENCY:	0.00%	0.00%	4. START CONST:	Jan-2005	
EST. COST/S.F.:	\$0.00	\$0.00	5. DURATION:	51	Months
MACC:	\$132,154,173	\$0	6. END CONST:	Mar-2009	
FEE CATEGORY	A	A	7. CONST. MIDPOINT:	Feb-2007	
TOTAL PROJECT BUDGET:			INFLATION RATE:		
BASE MONTH PROJ. TOTAL \$263,200,000			CONTINGENCY RATE:		

HMC Bond Program - Master Budget		BASE MO	TOTAL TO	ADD	ESCALATED	
ITEM	(%)	COST	SUBTOTAL	C-100 FORM	FACTOR	COST
A. ACQUISITION						
1. Purchase/Lease Cost		2,000,000				2,000,000
Total Acquisition Costs				2,000,000		2,000,000
B. CONSULTANT SERVICES						
1. Predesign Consultant Services						
a. Programming/Site Analysis		5,224,000				5,224,000
Subtotal Predesign Services			5,224,000			5,224,000
2. A/E Basic Design Services						
a. Primary Facility		12,144,045				12,144,045
Subtotal Basic Design Services			12,144,045			12,144,045
3. A/E Extra Services/Reimbursables						
m. Anticipated Add'l Services (Identified 2/28/03)		9,751,971				9,751,971
Subtotal Extra Services/Reimbursables			9,751,971			9,751,971
4. Other Services						
h. Hazardous Materials Consultant		365,000				365,000
i. Quality Control Consultant		150,000				150,000
p. Geotechnical Investigation		450,000				450,000
q. Commissioning		400,000				400,000
s. Site Survey		25,000				25,000
t. Testing		700,000				700,000
z. Disputes Resolution Board		225,000				225,000
aa. Small Contracts/ Varior/ Risk/ Permit Expeditor		1,060,000				1,060,000
Subtotal			3,375,000			3,375,000
5. Design Service Contingency			3,036,011			3,036,011
a. Change Order Design Allowan			1,039,167			1,039,167
Subtotal Other Services			7,450,178			7,450,178
Total Consultant Services				34,570,194		34,570,194
C. CONSTRUCTION CONTRACTS						
1. Site Work						
Subtotal Site Work						0
2. COMPLETE FACILITY						
a. Primary Facility		132,154,173				132,154,173
Subtotal Complete Facility			132,154,173			132,154,173
3. Other Contracts						
Subtotal Other Contracts						0
4. GC/CM Risk Contingency						0
Subtotal GC/CM or Design Build Costs						0
MACC Subtotal Maximum Allowable Construction Cost			132,154,173			132,154,173
5. GC/CM or Design Build Costs						
a. Preconstruction Services		692,581				692,581
b. Fee		5,211,053				5,211,053
c. Bld General Conditions		4,324,999				4,324,999
d. GC/CM Risk Contingency		3,000,000				3,000,000
e. Reimbursables/Div 1 Buyout		10,953,371				10,953,371
Subtotal GC/CM or Design Build Costs			24,182,004			24,182,004
6. Construction Contingency						
a. Management Reserve		6,253,447				6,253,447
b. Allowance for Change Orders		13,288,369				13,288,369
Subtotal			19,541,816			19,541,816
7. Sales Tax	8.80%		15,477,263			15,477,263
Total Construction Cost				191,355,257		191,355,257

Harborview Medical Center
Bond Program

11684

Bond Program Budget C-100 Form

HMC Bond Program - Master Budget			BASE MO	TOTAL TO	ADJ	ESCALATED
	ITEM	(%)	COST	SUBTOTAL	FACTOR	COST
D. EQUIPMENT						
2.	E10 - Movable Equipment		14,500,000			14,500,000
3.	E20 - Furnishings		0			0
Subtotal Equipment				14,500,000		14,500,000
5.	Sales Tax	8.80%		1,276,000		1,276,000
Total Equipment Cost						15,776,000
				15,776,000		15,776,000
E. ARTWORK						
1.	Project Artwork		2,016,737			2,016,737
Total Artwork Cost						2,016,737
				2,016,737		2,016,737
F. OTHER COSTS						
5.	Master Use Permits (Owner)		270,000			270,000
6.	Building Permit (Contractor)		1,325,000			1,325,000
9.	Builders Risk		2,685,000			2,685,000
10.	Metro Connection Fees		171,000			171,000
Total Other Costs						4,451,000
				4,451,000		4,451,000
G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING						
1.	Agency		8,040,812			8,040,812
3.	KC + HMC Management		2,500,000			2,500,000
7 Total Management						10,540,812
				10,540,812		10,540,812
H. RELATED PROJECTS						
2	Quest/Metro/Sea City Light		990,000			990,000
4	Project Savings Reserve Account		1,500,000			1,500,000
Total Related Projects						2,490,000
				2,490,000		2,490,000
GRAND TOTAL						
				\$263,200,000		\$263,200,000

Approved Bond Measures

Goals of Ordinance and Voters' Intent of Bond

Goal: Renovation of existing facilities to provide seismic stability

Bond Program Response

- Structural seismic upgrade to East Hospital (North Wing)
- Non-structural seismic upgrades to East Hospital (North Wing) (main mechanical and electrical rooms, trunk lines feeding floors, and shut-off valves at each floor)

Goal: Demolition of seismically unsound buildings

Bond Program Response

- East Clinic (South Wing) demolition
- Harborview Hall demolition (after Landmarks designation process)

Goal: Construction of new buildings to house services displaced from demolished buildings

Bond Program Response

- Displaced functions will be moved to:
 - New Ninth & Jefferson Building (NJB)
 - New Inpatient Expansion Building (IEB)
 - 401 Broadway

Goal: Provide additional critical healthcare capacity

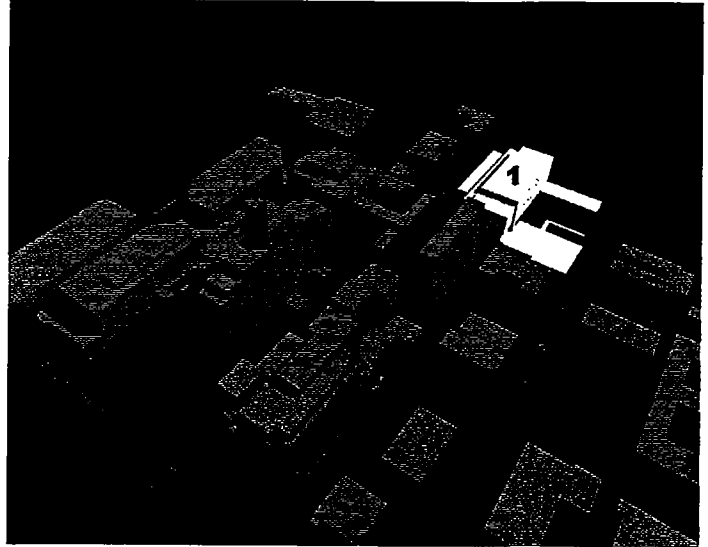
Bond Program Response

- New ICU beds
- New Operating Rooms and support space
- Renovation and expansion of Emergency Department
- New Acute Care beds
- New Central Sterile for added capacity

Predesign Work

- Asbestos Survey Report, June 2002
- Phase 1 Environmental Site Analysis, June 2002
- Geotechnical, June 2002
- Best Option Evaluation, August 2002
- Hazardous Materials, September 2002
- Demolition Investigations, October 2002
- Technical Program, October 2002
- Equipment List, October 2002
- Materials Management/CS/Vertical Transportation, October 2002
- Seismic Analysis and Recommendations, October 2002
- Site Program Recommendations, October 2002
- Environmental Site Assessment, October 2002
- Phase 2 Environmental Site Analysis, October 2002
- GC/CM Bidding and General Requirements (Divisions 0 and 1), November 2002
- Lead in Building Materials Survey Report and PCB Information, November 2002
- GC/CM Construction Cost Uncertainty (Risk) Analysis, January 2003
- Predesign Report, Revised March 2003
- Project Monitoring Consultant, March 2003
- Functional and Space Program, March 2003

**Project 1: Ninth &
Jefferson Building (NJB)**



Project Description

New construction on half-block along Ninth Avenue includes a 144,380-square-foot, three-story (plus Penthouse) building above grade over a four-level, 176,000-square-foot parking garage. Underground garage will provide parking for approximately 480 cars and includes Seattle City Light transformer vault, emergency generators, and loading docks. Three-story building will include specialized services such as King County Medical Examiner (KCME), laboratories, Involuntary Treatment Act (ITA) Courtroom, retail, and building lobby. Design provides for a future 11-story building built over garage on remaining east half of site.

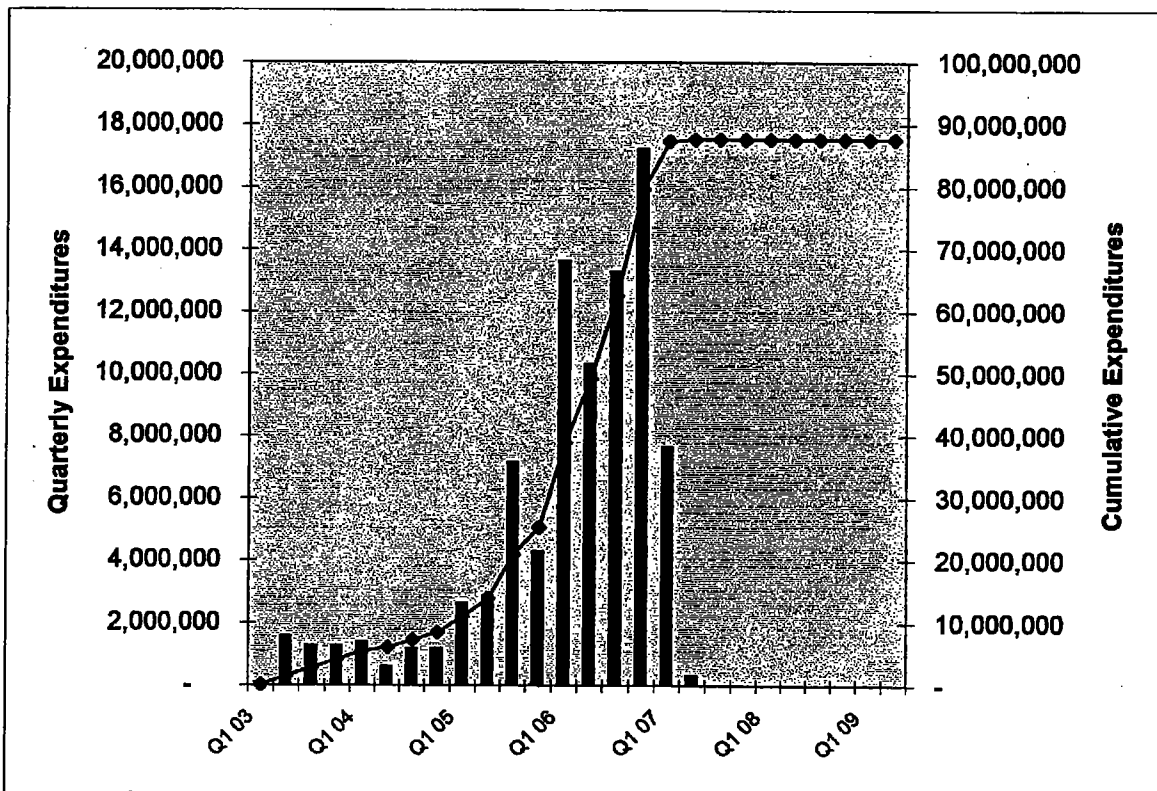
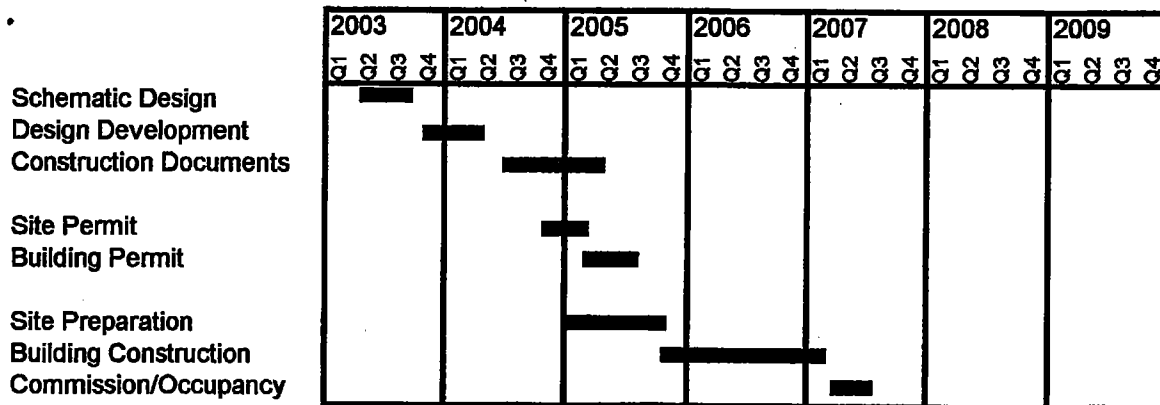
Streetscape improvements include all sides of the NJB site, the widening of Ninth Avenue between James and Jefferson Streets, and the widening of Jefferson Street between Ninth and Terry Avenues, including a new bus stop and open-ended bus pullout lane.

Site Preparation: Abatement and demolition of existing structures, landscaping surface, and parking lots on site (Block 81) bounded by Ninth Avenue, Terry Avenue, James Street and Jefferson Street. Utility capping and/or re-routing, excavation and shoring for four (4) floors of below-grade parking, and provision of construction power. Construction fencing and protected pedestrian walkways. Temporary relocation of King County Metro bus trolley line.

Project Cash Flow

Ninth & Jefferson Building (NJB)

Based on Updated Program Schedule, March 4, 2003



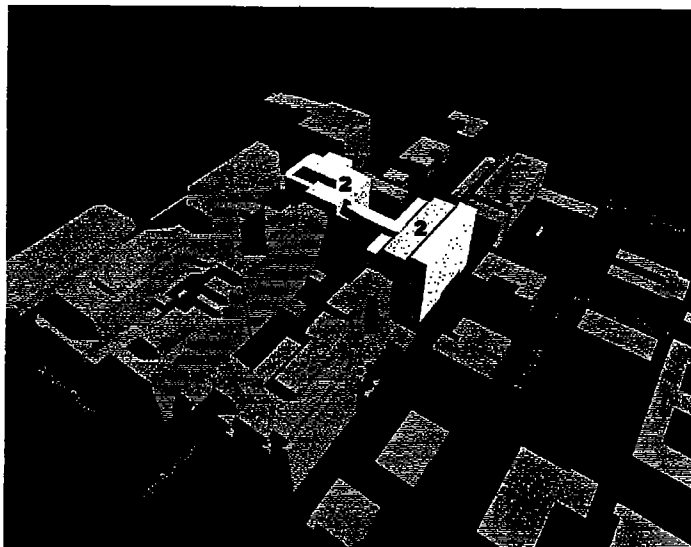
Ninth Jefferson Building (NJB) Project Budget C-100 Form

UNIVERSITY OF WASHINGTON PROJECT REQUEST (APPRAVAL)				
AGENCY:	University of Washington		ANALYSIS TYPE:	Agency Request
PROJECT TITLE:	HMC Bond Program - 9th and Jefferson Bldg		ANALYSIS DATE:	April 3, 2009
LOCATION:	Main Campus		ANALYSIS BY:	WSS
	Alternative Procurement		FILE NAME:	10391.xls
PROJECT TYPE:	Primary	Secondary	SCHEDULE & ESCALATION FACTORS:	
G.S.F.:	0	2	1. START PREPLANNING:	Mar-2002
N.S.F.:	0	0	2. START DESIGN:	Mar-2003
EFFICIENCY:	0.00%	0.00%	3. DESIGN MIDPOINT:	Feb-2004
EST. COST/S.F.:	\$0.00	\$0.00	4. START CONST:	Jan-2005
MACC:	\$49,674,643	\$0	5. DURATION:	29 Months
FEE CATEGORY	C	A	6. END CONST:	Jun-2007
A/E FEE (%):			7. CONST. MIDPOINT:	Mar-2006
TAX RATE:	8.80%	8.80%	8. PROJECT MIDPOINT:	Oct-2004
TOTAL PROJECT BUDGET:			INFLATION RATE:	
BASE MONTH PROJ. TOTAL:			CONTINGENCY RATE:	
ESCALATED PROJ. TOTAL:			BASE MONTH:	

ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-2 FORM	ADJ. FACTOR	ESCALATED COST
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A. ACQUISITION						
Total Acquisition Costs						
0						
B. CONSULTANT SERVICES						
1. Pre-design Consultant Services						
Subtotal Pre-design Services						
0						
2. A/E Basic Design Services						
a. Primary Facility						
		4,013,308				4,013,308
Subtotal Basic Design Services						
			4,013,308			4,013,308
3. A/E Extra Services/Reimbursables						
m. Proportioned Additional Services						
		3,737,129				3,737,129
Subtotal Extra Services/Reimbursables						
			3,737,129			3,737,129
4. Other Services						
h. Hazardous Materials Consultant						
		145,000				145,000
n. Quality Control Consultant						
		65,000				65,000
p. Geotechnical Investigation						
		450,000				450,000
q. Commissioning						
		200,000				200,000
t. Testing						
		300,000				300,000
aa. Small Contracts						
		225,000				225,000
Subtotal						
			1,385,000			1,385,000
5. Design Service Contingency						
a. Change Order Design Allowance						
			1,003,327			1,003,327
			343,418			343,418
Subtotal Other Services						
			2,731,745			2,731,745
Total Consultant Services						
				10,482,182		10,482,182
C. CONSTRUCTION CONTRACTS						
1. Site Work						
Subtotal Site Work						
0						
2. COMPLETE FACILITY						
a. Primary Facility						
		49,674,643				49,674,643
Subtotal Complete Facility						
			49,674,643			49,674,643
3. Other Contracts						
Subtotal Other Contracts						
0						
4. GC/CM Risk Contingency						
Subtotal GC/CM or Design Build Costs						
0						
MACC Subtotal Maximum Allowable Construction Cost						
			49,674,643			49,674,643
5. GC/CM or Design Build Costs						
a. Preconstruction Services						
		258,141				258,141
b. Fee						
		1,966,346				1,966,346
c. Bid General Conditions						
		1,624,253				1,624,253
d. GC/CM Risk Contingency						
		970,000				970,000
e. Reimbursables/Div 1 Buyout						
		4,467,774				4,467,774
Subtotal GC/CM or Design Build Costs						
			9,306,514			9,306,514
6. Construction Contingency						
a. Management Reserve						
		2,359,246				2,359,246
b. Allowance for Change Orders						
		5,013,741				5,013,741
Subtotal						
			7,372,987			7,372,987
7. Sales Tax						
	8.80%		5,838,165			5,838,165
Total Construction Cost						
				72,193,309		72,193,309
D. EQUIPMENT						
2. E10 - Movable Equipment						
		1,500,000				1,500,000
Subtotal Equipment						
			1,500,000			1,500,000
5. Sales Tax						
	8.80%		132,000			132,000
Total Equipment Cost						
				1,632,000		1,632,000
E. ARTWORK						
1. Project Artwork						
Total Artwork Cost						
0						
F. OTHER COSTS						
5. Master Use Permits (Owner)						
		150,000				150,000
6. Building Permit (Contractor)						
		430,000				430,000
9. Builders Risk						
		1,000,000				1,000,000
10. Metro Connection Fees						
		67,000				67,000
Total Other Costs						
				1,647,000		1,647,000
G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING						
1. Agency						
		3,055,509				3,055,509
7 Total Management						
				3,055,509		3,055,509
H. RELATED PROJECTS						
1. Mitigation						
		120,000				120,000
2. Relocate Power Poles/ Trolley Lines						
		350,000				350,000
3. Sea City Light Connection Fees						
		200,000				200,000
4. Relocate Quest Line						
		120,000				120,000
Total Related Projects						
				790,000		790,000
GRAND TOTAL				\$89,800,000		\$89,800,000

**Project 2: Inpatient
Expansion Building
(IEB) & Seismic
Upgrade**



Project Description

New construction: Includes an eight-story (plus Penthouse), 244,380-square-foot building rising above grade over two floors of occupied basement. Hospital space includes: new operating rooms, surgery support spaces, a new Central Sterile department, three floors of patient beds to meet the licensed limit of 413 beds, and three floors of outpatient procedures and clinics to replace clinics being demolished. New patient bed floors include Intensive Care Units, Psychiatric Care, and Acute Care. Outpatient clinics will be on two floors, with a third floor dedicated to short stay procedures. This new Inpatient Expansion Building connects to the existing North Wing Trauma Center at floors 4 through 9. Hospital connections align with existing floors and provide for complete circulation between both buildings. This project also includes a number of pedestrian tunnels under Jefferson Street and Ninth Avenue that connect the new and existing facilities at the basement and ground levels.

Renovation: Approximately 9,000 square feet of existing Emergency Department and approximately 1,500 square feet on Floors 4 through 9 adjacent to new structure. New elevator core constructed adjacent to existing elevator core serves all levels, Basement through Level 9 of North Wing.

Seismic Upgrades: Structural Seismic upgrade consists of addition of fiber-reinforced polymer composite to critical structural elements, and the enlargement of four concrete columns between Level B and Level 1 to satisfy Immediate Occupancy requirements after a code level seismic event which exceeds the current seismic design building code for hospitals. Non-structural seismic upgrade consists of seismically bracing major mechanical equipment, mechanical and electrical risers, and adding valves and dampers at risers.

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

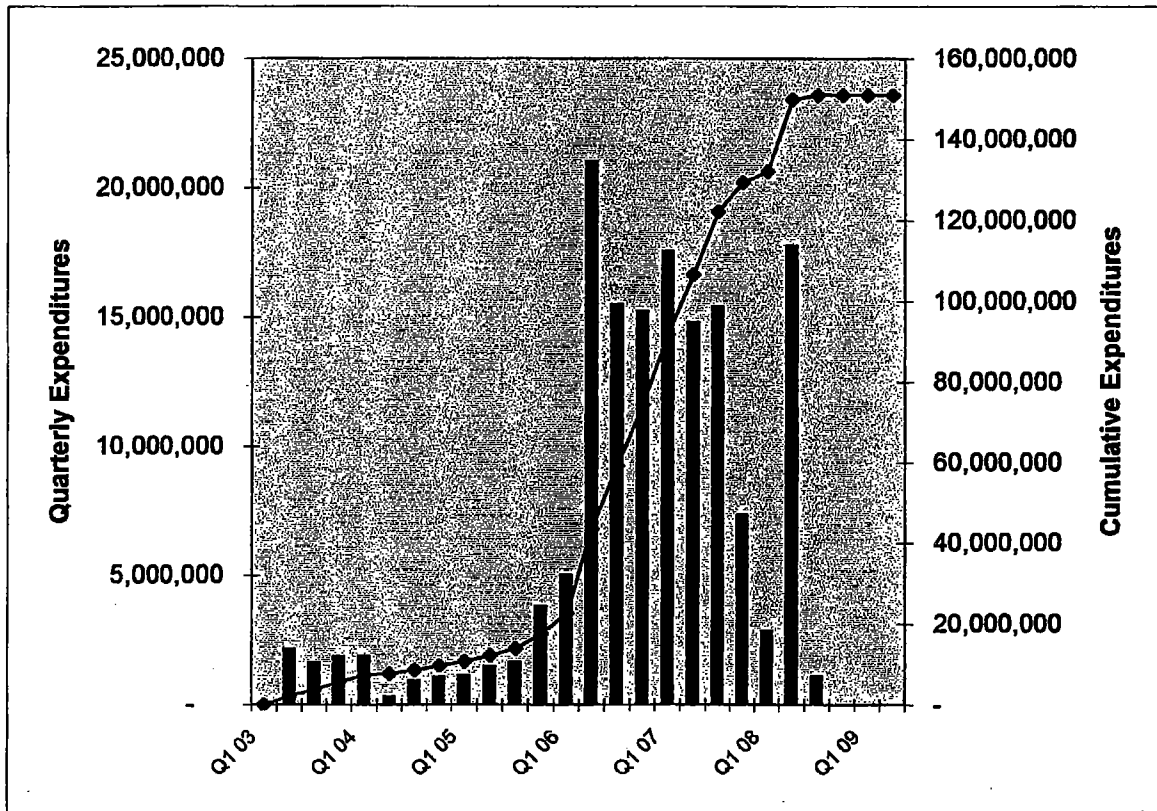
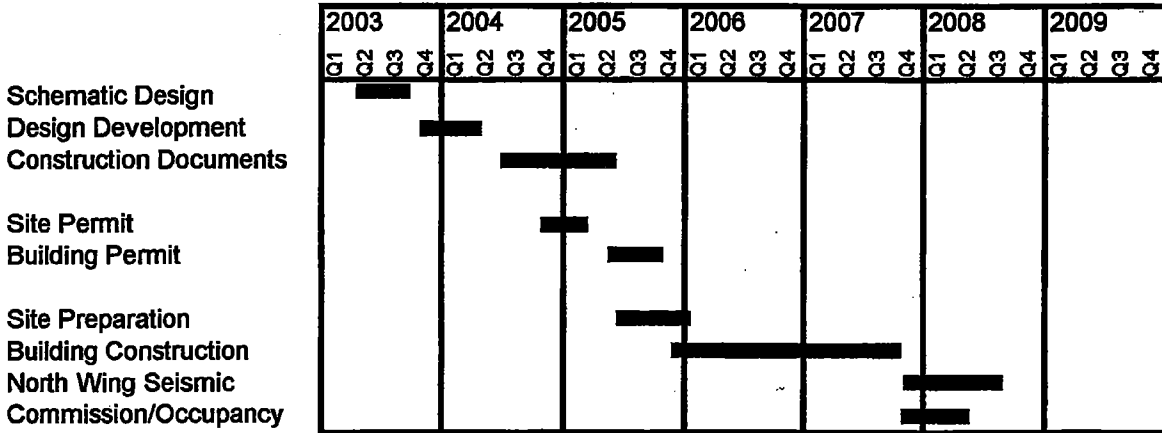
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Site Preparation: Abatement and demolition of Harborview Mental Health Services Building, and landscaping, utility capping and/or re-routing, excavation and shoring for Inpatient Expansion Building two floors below grade, and provision of construction power. Demolition of portions of East Hospital (North Wing) above and below grade. Relocation of Fire Pump room and utility connections to East Hospital (North Wing). Excavation and shoring for new elevator core and foundations for above-grade IEB building.

Project Cash Flow

Inpatient Expansion Building (IEB) & Seismic Upgrade

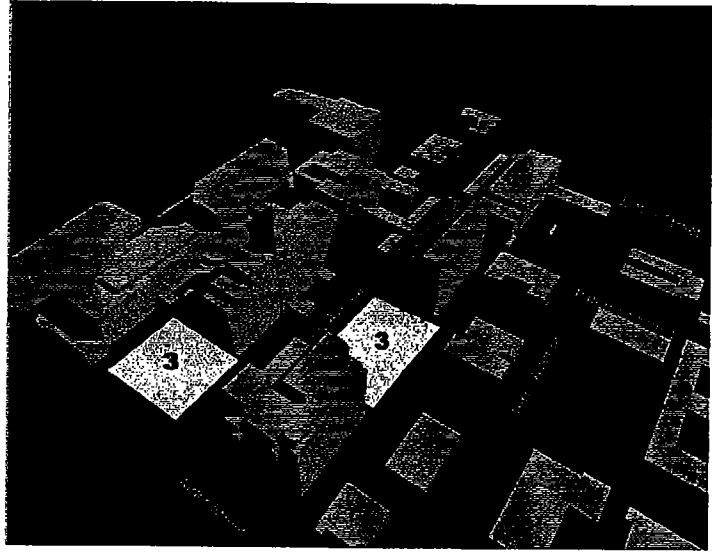
Based on Updated Program Schedule, March 4, 2003



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

UNIVERSITY OF WASHINGTON PROJECT REQUEST (APR 94)						
AGENCY: University of Washington		ANALYSIS TYPE: Agency Request		01-24-00 26-300-00		
PROJECT TITLE: HMC Bond Program - IEB and Seismic Upgrade		ANALYSIS DATE: April 3, 2000				
LOCATION: Main Campus		ANALYSIS BY: WSS				
		Primary	Secondary	SCHEDULE & ESCALATION FACTORS:		
PROJECT TYPE:		2	2	1. START PREPLANNING:	Mar-2002	
G.S.F.:		0	0	2. START DESIGN:	Mar-2003	
N.S.F.:		0	0	3. DESIGN MIDPOINT:	May-2004	
EFFICIENCY:	0.00%		0.00%	4. START CONST:	Jun-2005	
EST. COST/S.F.:	\$0.00		\$0.00	5. DURATION:	34	
MACC:	\$78,245,108		\$0	6. END CONST:	Apr-2008	
FEE CATEGORY	A		A	7. CONST. MIDPOINT:	Nov-2006	
TOTAL PROJECT BUDGET:				INFLATION RATE:		
BASE MONTH PROJ. TOTAL:		\$149,176,000		CONTINGENCY RATE:		
HMC Bond Program - IEB and Seismic Upgrade		BASE MO	TOTAL TO	ADJ.	ESCALATED	
ITEM		(%)	COST	SUBTOTAL	FORM	FACTOR
ACQUISITION						
Total Acquisition Costs						
B. CONSULTANT SERVICES						
1. Pre-design Consultant Services						
2. A/E Basic Design Services						
a. Primary Facility						
			7,365,162			7,365,162
Subtotal Basic Design Services						
			7,365,162			7,365,162
3. A/E Extra Services/Reimbursables						
m. Proportioned Additional Services						
			5,586,003			5,586,003
Subtotal Extra Services/Reimbursables						
			5,586,003			5,586,003
4. Other Services						
h. Hazardous Materials Consultant						
			60,000			60,000
n. Quality Control Consultant						
			85,000			85,000
q. Commissioning						
			200,000			200,000
s. Site Survey						
			25,000			25,000
l. Testing						
			375,000			375,000
z. Disputes Resolution Board						
			225,000			225,000
aa. Small Contracts/Van/In/Risk/Permit Expeditor						
			810,000			810,000
Subtotal						
			1,780,000			1,780,000
5. Design Service Contingency						
a. Change Order Design Allowance						
			1,841,291			1,841,291
			629,021			629,021
Subtotal Other Services						
			4,250,311			4,250,311
Total Consultant Services						
				17,201,476		17,201,476
C. CONSTRUCTION CONTRACTS						
1. Site Work						
Subtotal Site Work						
						0
2. COMPLETE FACILITY						
a. Primary Facility						
			76,245,108			76,245,108
Subtotal Complete Facility						
			76,245,108			76,245,108
3. Other Contracts						
Subtotal Other Contracts						
						0
4. GC/CM Risk Contingency						
Subtotal GC/CM or Design Build Costs						
						0
MACC Subtotal Maximum Allowable Construction Cost						
			76,245,108			76,245,108
5. GC/CM or Design Build Costs						
a. Preconstruction Services						
			406,584			406,584
b. Fee						
			3,006,192			3,006,192
c. Bid General Conditions						
			2,548,517			2,548,517
d. GC/CM Risk Contingency						
			1,930,000			1,930,000
e. Reimbursables/Div 1 Buyout						
			6,110,510			6,110,510
Subtotal GC/CM or Design Build Costs						
			14,001,803			14,001,803
6. Construction Contingency						
a. Management Reserve						
			3,609,876			3,609,876
b. Allowance for Change Orders						
			7,671,027			7,671,027
Subtotal						
			11,280,904			11,280,904
7. Sales Tax						
		8.80%	8,934,448			8,934,448
Total Construction Cost						
				110,462,263		110,462,263
D. EQUIPMENT						
1. E10 - Fixed Equipment						
2. E10 - Movable Equipment						
3. E20 - Furnishings						
			13,000,000			13,000,000
Subtotal Equipment						
			13,000,000			13,000,000
5. Sales Tax						
		8.80%	1,144,000			1,144,000
Total Equipment Cost						
				14,144,000		14,144,000
E. ARTWORK						
1. Project Artwork						
						0
Total Artwork Cost						
						0
F. OTHER COSTS						
5. Master Use Permits (Owner)						
			100,000			100,000
6. Building Permit (Contractor)						
			835,000			835,000
9. Builders Risk						
			1,550,000			1,550,000
10. Metro Connection Fees						
			100,000			100,000
Total Other Costs						
				2,585,000		2,585,000
G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING						
1. Agency						
			4,583,261			4,583,261
7 Total Management						
				4,583,261		4,583,261
H. RELATED PROJECTS						
2 Sea City Light Connection Fees						
			200,000			200,000
Total Related Projects						
				200,000	1.0000	200,000
GRAND TOTAL						
				\$ 149,176,000		\$ 149,176,000

**Project 3: Proposed
Demolitions of
Harborview Hall &
East Clinic (South
Wing)**



Project Description

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

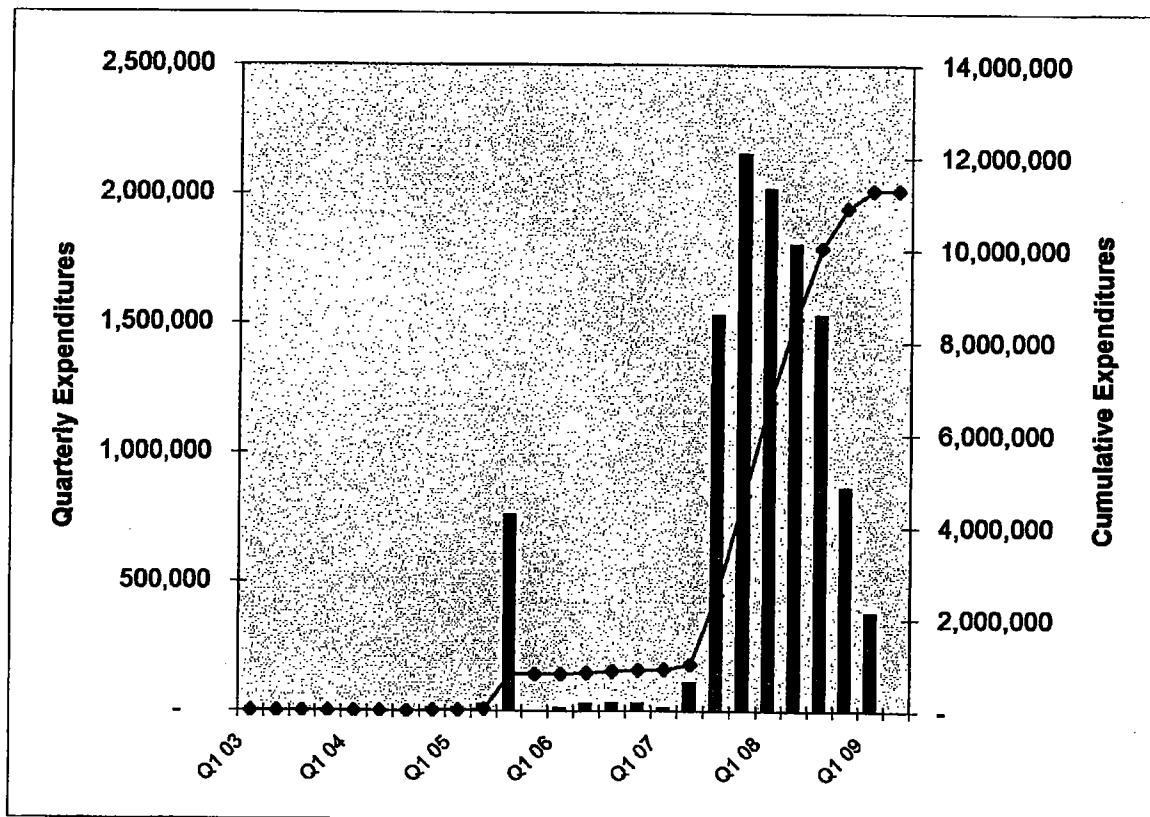
East Clinic: Abatement and demolition of existing structure. Shoring along Ninth Avenue and Alder Street to stabilize sidewalk. Repair and renovation to East Hospital (Center Wing) south-facing exterior wall as required to weather-tight after demolition of East Clinic. Construction of a new pedestrian tunnel that extends under HMC property and connects East Hospital (Center Wing) Basement to existing tunnel under Ninth Avenue (connecting to Research and Training Building). Construct landscaped interim open space.

Project Cash Flow

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

Based on Updated Program Schedule, March 4, 2003

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



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

UNIVERSITY OF WASHINGTON PROJECT REQUEST (A199A.vj)				01:23 PM	28-Mar-03
AGENCY:	University of Washington		ANALYSIS TYPE:	Agency Request	
PROJECT TITLE:	HMC Bond Program - HH and EC Demo		ANALYSIS DATE:	April 3, 2003	
LOCATION:	Main Campus		ANALYSIS BY:	WSS	
	Alternative Procurement		FILE NAME:	a	
	Primary	Secondary	SCHEDULE & ESCALATION FACTORS:		
PROJECT TYPE:	2	2	1. START PREPLANNING:	Mar-2002	
G.S.F.:	0	0	2. START DESIGN:	Mar-2003	
N.S.F.:	0	0	3. DESIGN MIDPOINT:	May-2005	
EFFICIENCY:	0.00%	0.00%	4. START CONST:	Jul-2007	
EST. COST/S.F.:	\$0.60	\$0.60	5. DURATION:	21	Months
MACC:	\$6,234,422	\$0	6. END CONST:	Mar-2009	
FEE CATEGORY	C	A	7. CONST. MIDPOINT:	May-2008	
A/E FEE (%):			8. PROJECT MIDPOINT:	Sep-2005	
TAX RATE:	8.80%	8.80%			
TOTAL PROJECT BUDGET:			INFLATION RATE:		
BASE MONTH PROJ. TOTAL: \$11,000,000			CONTINGENCY RATE:		
ESCALATED PROJ. TOTAL: \$11,000,000			BASE MONTH: Mar-09		

ITEM	(%)	BASE MO COST	SUBTOTAL	TOTAL TO C-FORM	ADJ FACTOR	ESCALATED COST
A. ACQUISITION						
Total Acquisition Costs						
B. CONSULTANT SERVICES						
1. Predesign Consultant Services						
Subtotal Predesign Services						
2. A/E Basic Design Services						
a. Primary Facility						
Subtotal Basic Design Services						
3. A/E Extra Services/Reimbursables						
m. Proportioned Additional Services						
Subtotal Extra Services/Reimbursables						
4. Other Services						
h. Hazardous Materials Consultant						
i. Testing						
aa. Small Contracts						
Subtotal						
5. Design Service Contingency						
a. Change Order Design Allowance						
Subtotal Other Services						
Total Consultant Services						
C. CONSTRUCTION CONTRACTS						
1. Site Work						
Subtotal Site Work						
2. COMPLETE FACILITY						
a. Primary Facility						
Subtotal Complete Facility						
3. Other Contracts						
Subtotal Other Contracts						
4. GC/CM Risk Contingency						
Subtotal GC/CM or Design Build Costs						
MACC Subtotal Maximum Allowable Construction Cost						
5. GC/CM or Design Build Costs						
a. Preconstruction Services						
b. Fee						
c. Bid General Conditions						
d. GC/CM Risk Contingency						
e. Reimbursables/Div 1 Buyout						
Subtotal GC/CM or Design Build Costs						
6. Construction Contingency						
a. Management Reserve						
b. Allowance for Change Orders						
Subtotal						
7. Sales Tax						
Total Construction Cost						
Subtotal Equipment						
5. Sales Tax						
Total Equipment Cost						
E. ARTWORK						
1. Project Artwork						
Total Artwork Cost						
F. OTHER COSTS						
5. Master Use Permits (Owner)						
6. Building Permit (Contractor)						
9. Builders Risk						
10. Metro Fees						
Total Other Costs						
G. CONTRACT ADMINISTRATION/CAPITAL BUDGET & PLANNING						
1. Agency						
7 Total Management						
H. RELATED PROJECTS						
Total Related Projects						
GRAND TOTAL				\$11,000,000		\$11,000,000

Other Project Budget Components

Description:

Pre-design/Appropriations to Date includes partial appropriations of Harborview Medical Center and King County administrative costs and Art, \$2 million for land acquisition and housing replacement, and \$5,224,000 for Pre-design, including hazardous materials and geotechnical investigations, GC/CM construction cost reconciliation, risk analysis, UW Capital Projects Office administration, and the Bond Oversight Committee project-monitoring consultant.

Art, King County and Harborview Medical Center appropriations include the balance required to fund these budget allocations. These budgets reflect Harborview and King County administrative costs associated with the project and King County 1% for the Arts program.

Project Savings Reserve Account (required by paragraph 2.1.4 of the Agreement for Project Management Services) established to serve as an overall Harborview Medical Center Bond Program project contingency account, and repository of any unexpended funds remaining in an individual Project Budget after closeout.