



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19583

Proposed No. 2023-0097.2

Sponsors Upthegrove

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

5 **STATEMENT OF FACTS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

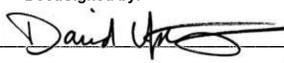
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157 C. The final status report shall be filed by the end of the first month following the
158 completion of the final milestone described in the program plan.

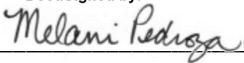
Ordinance 19583 was introduced on 2/23/2023 and passed by the Metropolitan King County Council on 3/21/2023, by the following vote:

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:

8DE1BB375AD3422...
Melani Pedroza, Clerk of the Council

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

DocuSigned by:

4FBCAB8196AE4C6...
Dow Constantine, County Executive

Attachments: None

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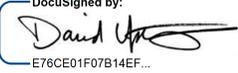
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Dave Upthegrove
dave.upthegrove@kingcounty.gov
Chair
Security Level: Email, Account Authentication (None)

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Melani Pedroza
melani.pedroza@kingcounty.gov
Clerk of the Council
King County Council
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Dow Constantine
Dow.Constantine@kingcounty.gov
King County Executive
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Kaitlyn Wiggins kwwiggins@kingcounty.gov Executive Legislative Coordinator King County Executive Office Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/23/2023 8:58:46 AM Viewed: 3/23/2023 2:55:22 PM
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