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Title: AN ORDINANCE authorizing King County and its agent, the University of Washington, to adopt the general contractor/construction manager procedure of public works contracting for the Harborview Medical Center bond program.

Sponsors: Larry Phillips

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Attachments: 1. Ordinance 14435.pdf, 2. 2002-0319 PRELIMINARY DETERMINATION TO USE GENERAL CONTRACTOR.doc, 3. 2002-0319 Revised Staff Report.doc, 4. 2002-0319 Transmittal Letter.doc

Date	Ver.	Action By	Action	Result
7/29/2002	1	Metropolitan King County Council	Hearing Held	
7/29/2002	1	Metropolitan King County Council	Passed	Pass
7/24/2002	1	Budget and Fiscal Management Committee		
7/22/2002	1	Metropolitan King County Council	Introduced and Referred	

Clerk 07/16/2002

AN ORDINANCE authorizing King County and its agent, the University of Washington, to adopt the general contractor/construction manager procedure of public works contracting for the Harborview Medical Center bond program.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY

SECTION 1. Findings:

A. Harborview Medical Center is a comprehensive health care facility owned by King County government, governed by a county-appointed board of trustees and managed by the University of Washington. Its primary mission is to provide high-quality health care to the residents of this region, in particular to the indigent and under-served residents of King County.

B. The voters in 2000 authorized King County to issue bonds to fund seismic, health, and public safety

improvements at Harborview Medical Center, including but not limited to demolition of unsound buildings, renovations and construction of new buildings for patient care, research, teaching and administration, as well as new facilities for the King County medical examiner, funded by bonds and Harborview Medical Center funds.

C. By agreement dated March 15, 2002, King County entered into contract with the Harborview Medical Center board of trustees and the University of Washington for provision of project management services and the use of University of Washington's policies and procedures for the design and construction elements of the Harborview Medical Center bond program.

D. Harborview is a Level One Trauma Center and a major referral center for many services. It must remain operational during all phases of construction. Since construction phasing is critical to the success of this project, contractor input during the design to define and estimate the work for each phase is of paramount importance. Contractor advice on logistics, constructability and value engineering proposals are critical to managing the project budget. An alternative public works contracting procedure to include the contractor early in the process will best serve the public interests.

E. The project management firm JE Jacobs, hired to determine the best project management approach for the Harborview bond project, recommended general contractor/construction manager contracting approach. The general contractor/construction manager public notification and review process and procedures recommended by the University of Washington are consistent with the JE Jacobs recommendation.

F. On behalf of the county, the University of Washington has conducted a public notification and review process in accordance with RCW 39.10.030.

G. The University of Washington conducted a public hearing on July 8, 2002, in accordance with RCW 39.10.061 to receive public comment on its preliminary determination to use the alternative public works contracting procedure. No adverse public comments were received, and the University of Washington has recommended the use of a general contractor/construction manager project structure for accomplishing the multiple phases of construction.

H. Final determination to use this alternative public works contracting procedure may be made only by King County, the governing authority for the Harborview Medical Center bond program.

SECTION 2. In light of the findings of fact in section 1 of this ordinance, the county council determines that the general contractor/construction manager procedure for the Harborview Medical Center bond program is appropriate because the project is valued over twelve million dollars and the criteria established in RCW 30.10.061 are met:

A. Implementation of the project involves complex scheduling requirements;

B. The project involves construction at an existing facility that must continue to operation during construction; and

C. The involvement of the general contractor/construction manager during the design stage is critical to the success of the project.

SECTION 3. The county executive is authorized and directed to enter into and approve all contracts for the design, construction and implementation of the Harborview bond project, and to authorize the University of Washington, as the county's agent, to enter into such contracts utilizing the general contractor/construction manager contracting procedure throughout the Harborview Medical Center bond program in accordance with chapter 39.10 RCW.

SECTION 4. Use of general contractor/construction manager contracting procedures and resulting contracts entered into must comply with chapter 39.10 RCW and the provisions required in Ordinance 14295 establishing the operational, policy, fiduciary and oversight framework for the Harborview Medical Center medical program.