



Legislation Text

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AN ORDINANCE authorizing and directing the King County executive to enter into an agreement for the provision of project management services between the University of Washington, Harborview Medical Center and King County, relating to the Harborview Medical Center's bond program, authorizing the use of University of Washington policies and procedures, and requiring further council approval for certain changes in project scope, schedule or budget.

STATEMENT OF FACTS:

1. Harborview Medical Center is a comprehensive acute care facility, Level 1 trauma and regional burn center owned by King County.
2. Pursuant to chapter 36.62 RCW, King County has established a board of trustees for the purpose of overseeing the operation and management of Harborview Medical Center.
3. Pursuant to an agreement between board of trustees and the University of Washington dated December 19, 1995, the university operates and manages Harborview Medical Center.
4. Harborview Medical Center provides teaching, research and clinical care for a mission population, including but not limited to the indigent, sick, injured or infirm in King County, Washington.
5. The board of trustees has proposed and King County has reviewed and approved a long-range capital improvement program for the period of 2001-2010.
6. The voters in 2000 authorized King County to issue bonds to fund seismic, health and public safety improvements at Harborview hospital including demolition of unsound buildings,

construction of new buildings and renovation and upgrading of existing facilities.

7. The project includes a program to design and construct certain public health and safety improvements for the Harborview Medical Center campus, including but not limited to seismic upgrades, 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.

8. The University of Washington has experience in constructing and managing hospitals and medical facilities and utilizing alternative public works delivery methods, including the general contractor/construction management approach.

9. The Harborview Medical Center board of trustees and King County have explored multiple project management options and determined that contracting with the University of Washington to use its construction and project management experience will efficiently use scarce public resources.

10. Upon execution of the attached agreement the University of Washington will provide project management services to the Harborview Medical Center board of trustees and King County.

11. The University of Washington, Harborview Medical Center board of trustees and King County have negotiated the terms of the agreement under which the University will utilize its expertise to provide project management services.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County executive is authorized and directed to enter into and execute the attached agreement with the University of Washington and Harborview Medical Center for the purpose of providing project management services in support of the design, construction and commissioning elements of the Harborview Medical Center bond program.

SECTION 2. The county executive is authorized to direct the University of Washington to act as agent

on behalf of King County to assume responsibilities as project manager for the implementation of the services indicated in section 1 of this ordinance in accordance with terms and conditions stipulated in the attached agreement between Harborview Medical Center board of trustees, University of Washington and King County.

SECTION 3. Except to the extent otherwise specifically provided in the Agreement for Project Management Services authorized by this ordinance, any contract to implement the Agreement to design, construct and commission the Harborview Medical Center Bond Program may be entered into by the University of Washington as the agent for King County pursuant to University policies and procedures.

SECTION 4. The University of Washington capital projects office shall organize a project team to include representatives from Harborview Medical Center administration and King County facilities management division. Harborview Medical Center and King County shall assign staff to coordinate design input for all phases of the project.

SECTION 5. The executive shall report to the council and request additional appropriation and authority to sell bonds as the construction phase requires. The projected schedule for anticipated bond sales and appropriation authority shall be developed in the initial program management plan to be approved by the council.

SECTION 6. The Executive shall designate a person or persons to serve as the County's representative on the Oversight Committee established in the Agreement. Council authorization by motion is required before such representative shall vote to approve any change to project scope, schedule, or budget as follows:

1. County or Board requested scope change orders in excess of \$1,000,000 in single change order request;
2. Cumulative County or Board requested scope change orders to an Approved project Budget that exceed \$5,000,000 or 20% of total approved contingencies, whichever is less;
3. A change order which, if implemented, would result in any design or construction contingency or the Approved Project Budget to be exceeded;
4. Any discretionary change that would result in a forecast that the Approved Project Budget would be

exceeded.

SECTION 7. The executive shall evaluate whether one or more Project Labor Agreements (PLAs) would reasonably achieve the HMC Project's labor, employment, and economic objectives and facilitate the completion of construction contracts on time and within budget. The executive shall transmit to the council by April 3, 2002 a report with detailed findings regarding the benefits and costs of such requirements as well as recommendations regarding which categories of contracts, if any, should be subject to PLA requirements. The report shall also evaluate the impact of using a PLA for any of the contemplated contracting methods (General Contractor/Construction Manager - GC/CM, Traditional General Contracting - GC, or Design/Build - D/B). If the executive report recommends the use of one or more PLAs the executive shall also transmit for council consideration a proposed motion that would give policy direction to the County representative on the Oversight Committee to propose one or more PLAs as requirements of the HMC Project. Such additional county policy requirements would be subject to review by the Oversight Committee pursuant to Sections 2.1.3 and 4.3 of the Project

Management Agreement.