

BOND PROGRAM STATUS

King County / Harborview Medical Center / Vanir Project Management

MONTHLY UPDATE / FEBRUARY 2023

Bond Program Goals

- Construct a new inpatient tower with parking
- Co-locate behavioral health services
- Update public health facilities & right size ITA Court spaces
- Remediate seismic conditions in Harborview Hall, Center Tower, Pioneer Square Clinic, and East Clinic

February Program Highlights

- Shared Vanir team's Bond Program Cost Study
- Briefed leaders and key stakeholders on cost study
- Held Major Institutions Master Plan (MIMP) community kick-off meeting on 02.02.2023
- Completed WSDOT property survey
- Convened bi-monthly project review workshops with Vanir and the KC/HMC Project Team
- Completed hospital space assessment surveys

Upcoming Activities

- Finalizing Project Management Plan
- Updating the SEPA checklist
- Selecting an infrastructure engineering firm



MIMP SUMMARY UPDATE

Objective: Achieve approval from the City of Seattle for a Major Amendment to the HMC MIMP according to SMC23.69

- Community review process commenced 2.2.23:
- Led by the Seattle Dept. of Neighborhoods.
 - Implementation Advisory Committee (IAC) to meet regularly during the next 6 months.
 - KC, Harborview, and Vanir teams provided an orientation, work plan, and meeting schedule during the first meeting.

INFRASTRUCTURE MASTERPLAN

Objective: Conduct a campuswide analysis of internal and external systems that deliver electricity, gas, steam, and communications throughout the campus, to inform future building plans and support sustainability and resiliency.

- Status:**
- Issued consultant RFP December 2022
 - Closed RFP January 2023
 - Interviews with finalists February 2023
 - Selection expected March 2023

SPACE PROGRAMMING

Objective: The space programming team, which includes HMC, KC, ZGF Architects, and Vanir, is assessing key hospital programs, across the campuses for growth and capacity needs to 2040:

- Current campus space allocation and uses
- New inpatient tower space planning
- Adjacency needs
- Blocking and stacking options/implications

This information will inform multiple work phases, including cost analysis, programming, pre-design, and RFP development.

PROGRAM MILESTONES	Jan	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Space Programming	[Progress bar]											
Interim Parking Plan	[Progress bar]											
Cost Analysis	[Progress bar]											
MIMP IAC Meetings	[Progress bar]											
WSDOT Property Acquisition	[Progress bar]											

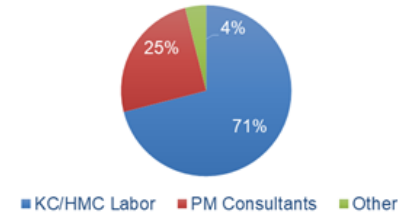
PRE-BID WORK ITEMS

Interim Parking

- Planning for loss of 400+ parking stalls during construction
- Reviewing interim parking study conducted in 2022.
- Researching property options for lease and/or purchase
- KC/Harborview parking work group developing plans.

BOND PROGRAM REVENUES \$1,740,000,000
(less than .4% expended to date)

CURRENT EXPENDITURES - \$6,053,474



PROGRAM COSTS STUDY

The Vanir Team conducted an analysis of the 2019 bond program cost estimates. As with most capital projects around the country, it showed significant increased costs resulting from:

- Escalation
- Supply chain
- Labor costs

The study shows that the current estimate of \$880M of overall project cost growth is in alignment with similar hospital construction projects.



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