

HARBORVIEW
MEDICAL CENTER

UW Medicine



King County



King County

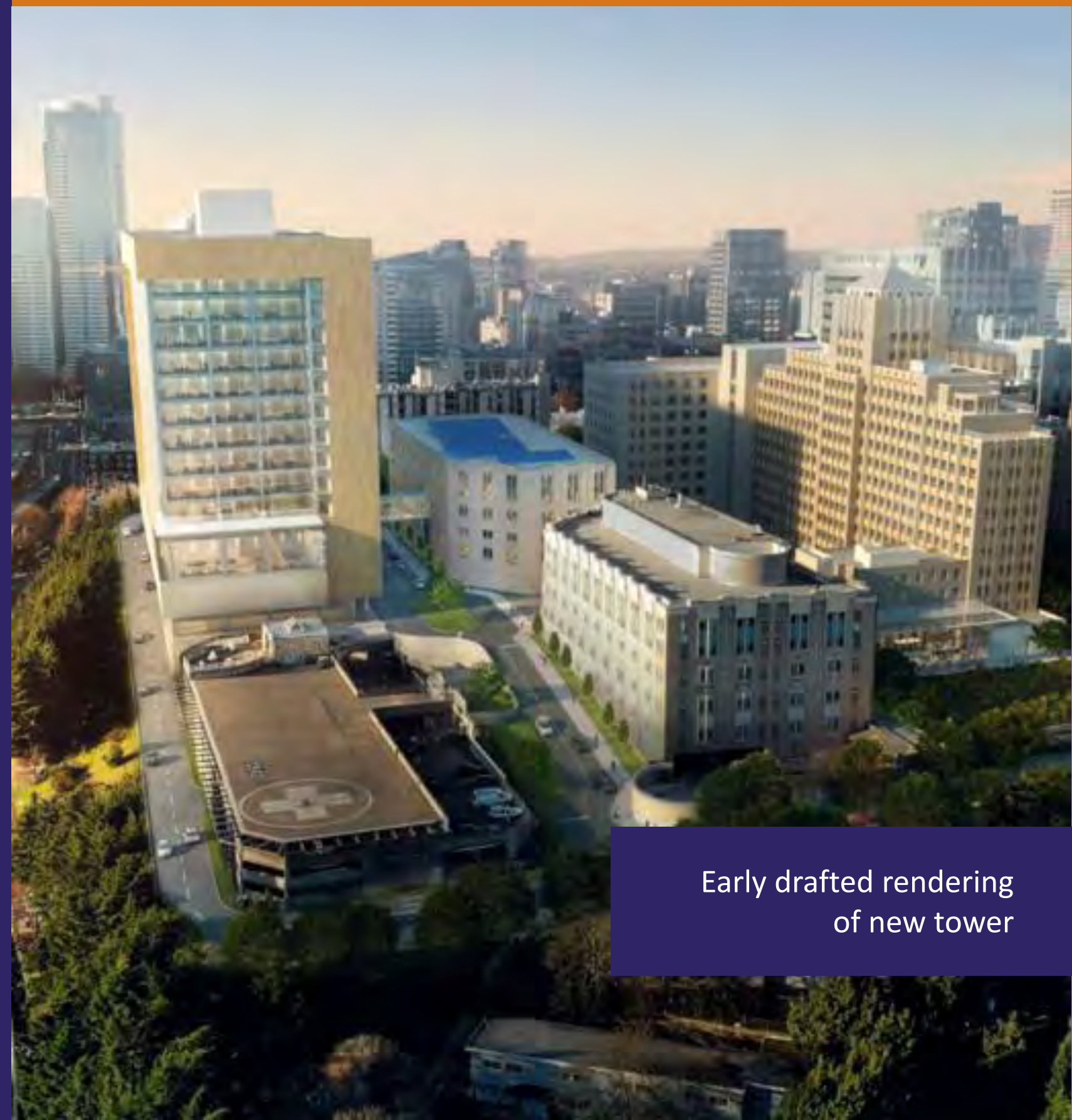
HarborviewBondProgram.com

WELCOME

HARBORVIEW BOND OPEN HOUSE

July 30, 2024

The Harborview Bond Program is a King County & UW Medicine Collaboration



Early drafted rendering
of new tower

AGENDA



Presentation Topics

1. Bond Program Summary
2. Harborview Campus Overview
3. Project Delivery Approach
4. Procurement and Project Opportunities
5. Questions

ABOUT

HARBORVIEW MEDICAL CENTER

- Harborview is owned by King County, & managed by UW Medicine.
- Harborview is the only Level 1 trauma center in Washington State, providing the highest level of comprehensive care for major injuries.
- The campus is 13.2-acre campus is located on First Hill; buildings range in age from 1932 to 2009.



DRIVERS OF THE CURRENT FACILITY NEEDS



HARBORVIEW BOND PROGRAM



\$1.74 Billion
Approved by voters
in bond funding



Construct new and modern
healthcare facilities

BOND PROGRAM GOALS

1. New inpatient tower
 - Emergency Department
 - Single-patient rooms
 - Operating rooms
2. Renovate essential hospital spaces & infrastructure
3. Renovate County public health spaces





HARBORVIEW MEDICAL CENTER

The primary mission of Harborview Medical Center is to:

- Provide healthcare for the most vulnerable residents of King County
- Provide and teach exemplary patient care⁸
- Provide care for a broad spectrum of patients from throughout the region
- Develop and maintain leading-edge centers of emphasis





Current State

- Single rooms – 30%
- Shared rooms – 70%
- Square feet per bed – 514
- Operating rooms – 25



Future State Goals

- Single rooms - ~70%
- Shared rooms - ~30%
- Best practice – 1,000 square feet/bed
- Operating rooms – 40+



WA DOH and best practices standard is 80% occupancy

Current State

540 Licensed Beds

95%-110% Census

Current Need

597 Beds

80% Census

Estimated Future State

684-740

80% Census

HARBORVIEW MEDICAL CENTER CITY OF SEATTLE MEDIC ONE TRAINING



- Program established in the late 1960's
- 30 paramedics trained at Harborview every year

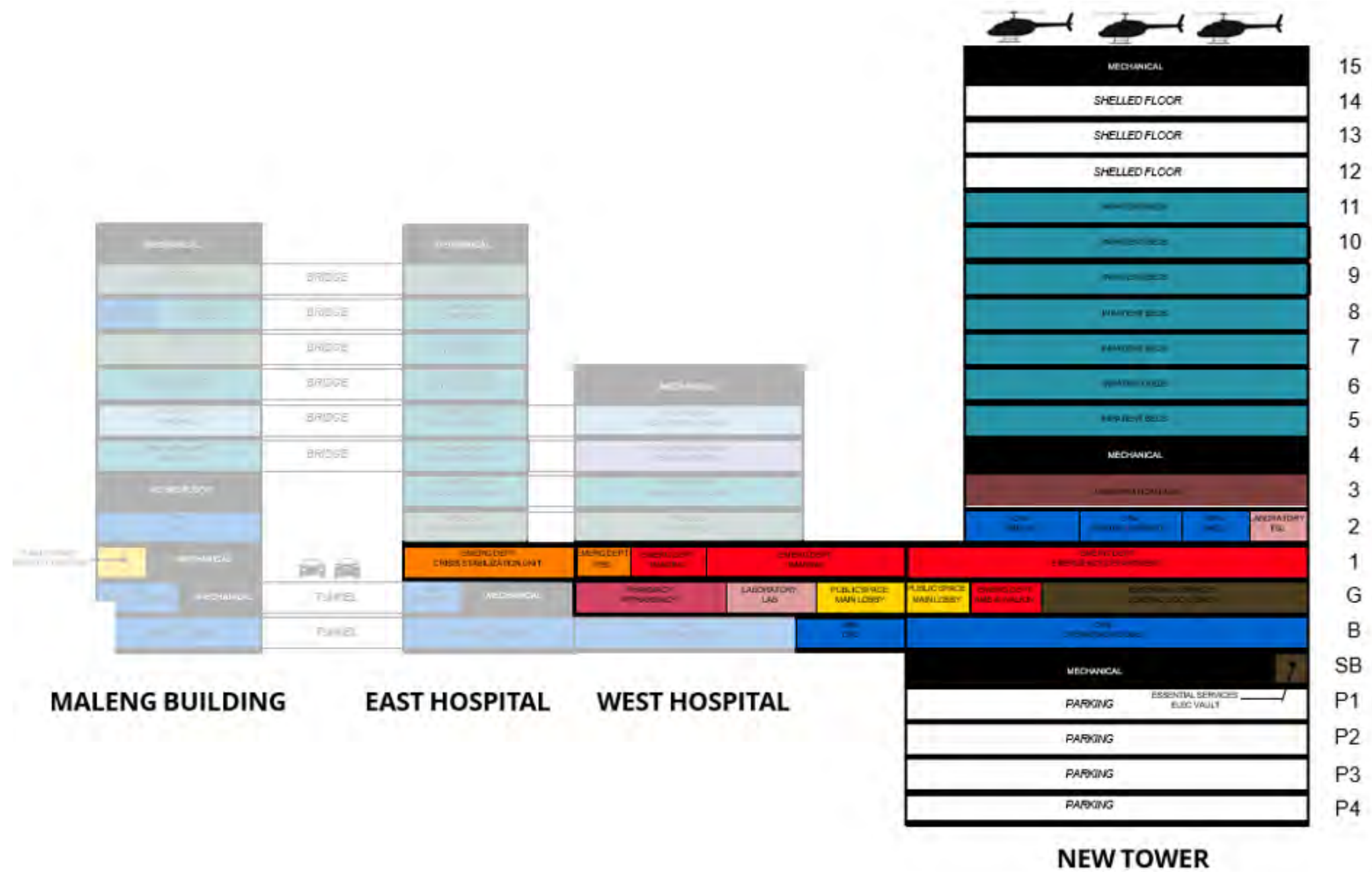
HARBORVIEW MEDICAL CENTER AIRLIFT NORTHWEST



- Program established in 1982
- Approximately 4,000 patients airlifted annually
- 1,200+ landings at Harborview per year / busiest helipad in Washington



COMPLEX, MULTI-PHASED BUILDING PROGRAM



PROGRESSIVE DESIGN BUILD PROJECT MANAGEMENT ADVANTAGES

- Single contract to manage
- Collaborative relationship structure between King County, Design, and Build teams.
- Provides cost certainty (GMP) quicker than other delivery methods.
- Supports using multiple strategies to create ESJ opportunities.





Request for Proposal

RFPP

commodity

business

bid

proposals

requirements
procurement

objectives
procedure
competitive
offer

valuation
respond
tributition
properly
generally
procurements
arms
cycle
public
company

service
primary
suppliers
supplier's
structure
proposals
study
document

presenting
short/long-term
demonstrate
insight
varying
solicitation

proposes
impartiality
expected
alerts
follow

factually
reflect
looking
submitted
principle
provides
providing
stage
factor

identified
detailed
prepared
RFPs
information

ensures
bidding
structured
interested
degrees
potential

matching
specify

organizational

encourages
format

Proposal

purchase
perspective
valuable
incorporated
asset
best
dictate
early
strategy
submit

PROGRESSIVE DESIGN BUILD SOURCING ADVANTAGES

- Reduces overall timelines
- Smoother transition between design and construction
- Focused risk conversations
- Value based vs. Lowest price
- Mitigate pricing volatility of materials
- Improved ESJ opportunities

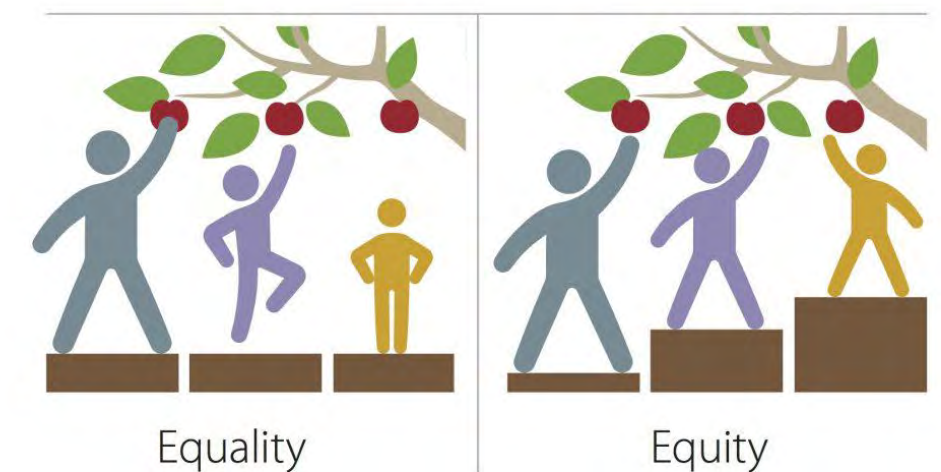




EQUITY AND SOCIAL JUSTICE GOALS

Pro-Equity Contracting Goals

- Expand opportunities for Certified MBE and WBE firms throughout design and construction (certified by the Office of Minority and Women's Business Enterprise) 15% Aspirational M/WBE goal.
- Proactive approach to Outreach and Inclusion
- ESJ Manager – Key team member to coordinate and support small diverse partners
- Good Faith Efforts will be required. Will be monitored throughout the project
- Provide mentoring and support to small businesses to reduce barriers in public works contracts
- Support the County's Pro-equity Contracting Executive Order



"I want to open the doors of opportunity to every single person in King County, Washington. That's why I issued an executive order strengthening pro-equity contracting, so that our minority-and women-owned businesses can substantially increase their participation in county contracts."

- King County Executive Dow Constantine

EQUITY AND SOCIAL JUSTICE GOALS

Priority Hire Program (Ordinance No. 18672)



WORKFORCE

- **Apprentice:** 20% of total labor hours
- **PH Journey Worker:** 20% of all journey worker hours
- **Priority Hire Apprentice:** 27% of all apprentice hours
- **Preferred Entry:** 20% of all apprenticeship hours

- Workforce and economic development strategy
- Applies to King County public works construction projects estimated at \$5 million or more
- Prioritizes economically disadvantaged local workers for inclusion in King County capital construction projects
- Supports hiring of residents living in King County Priority Hire Zip Codes
- Has Preferred Entry requirements that prioritize apprentices graduating from a Washington State Apprenticeship and Training Council (WSATC) recognized pre-apprenticeship program and veteran programs
- Training and job opportunities in the construction industry for local residents needing family-wage jobs
- Assists in addressing a widening gap between the demand for construction labor and the supply of skilled trade workers in our regional labor market

For more information visit: [KingCounty.gov/PriorityHire](https://www.kingcounty.gov/PriorityHire)

EQUITY AND SOCIAL JUSTICE GOALS

Master Community Workforce Agreement (MCWA)



- Pre-Hire Collective Bargaining Agreement between King County and construction Labor Unions
- Covers all County covered projects over \$5M
- Project Labor Agreement with Priority Hire requirements
- Sets basic terms and conditions of employment on covered public works construction projects
- Has respectful worksite language in the MCWA and the contract

EQUITY AND SOCIAL JUSTICE GOALS



Key Components of MCWA

- Workforce Requirements are included in the Contract Specs and the process is outlined in the MCWA
- Standard work hours, wages, working conditions and weekly pay days
- MCWA is inclusive for all Open-Shop Contractors
- Letter of Assent binds contractors and subcontractors to the MCWA for the duration of the project
- All workers are dispatched through the applicable Union Hiring Halls
- Wage Rates and Fringe Benefits are available to all workers equitably
- No Strike – no lockout provisions
- Uniform drug testing language
- For more information, visit:
<https://kingcounty.gov/depts/finance-business-operations/business-development-contract-compliance/programs/PriorityHire/CWA.aspx>

MALENG PROJECT

Surpassed MWBEs goals on projects:

- NJB Building Exam Room Project
- Facilities Master Plan

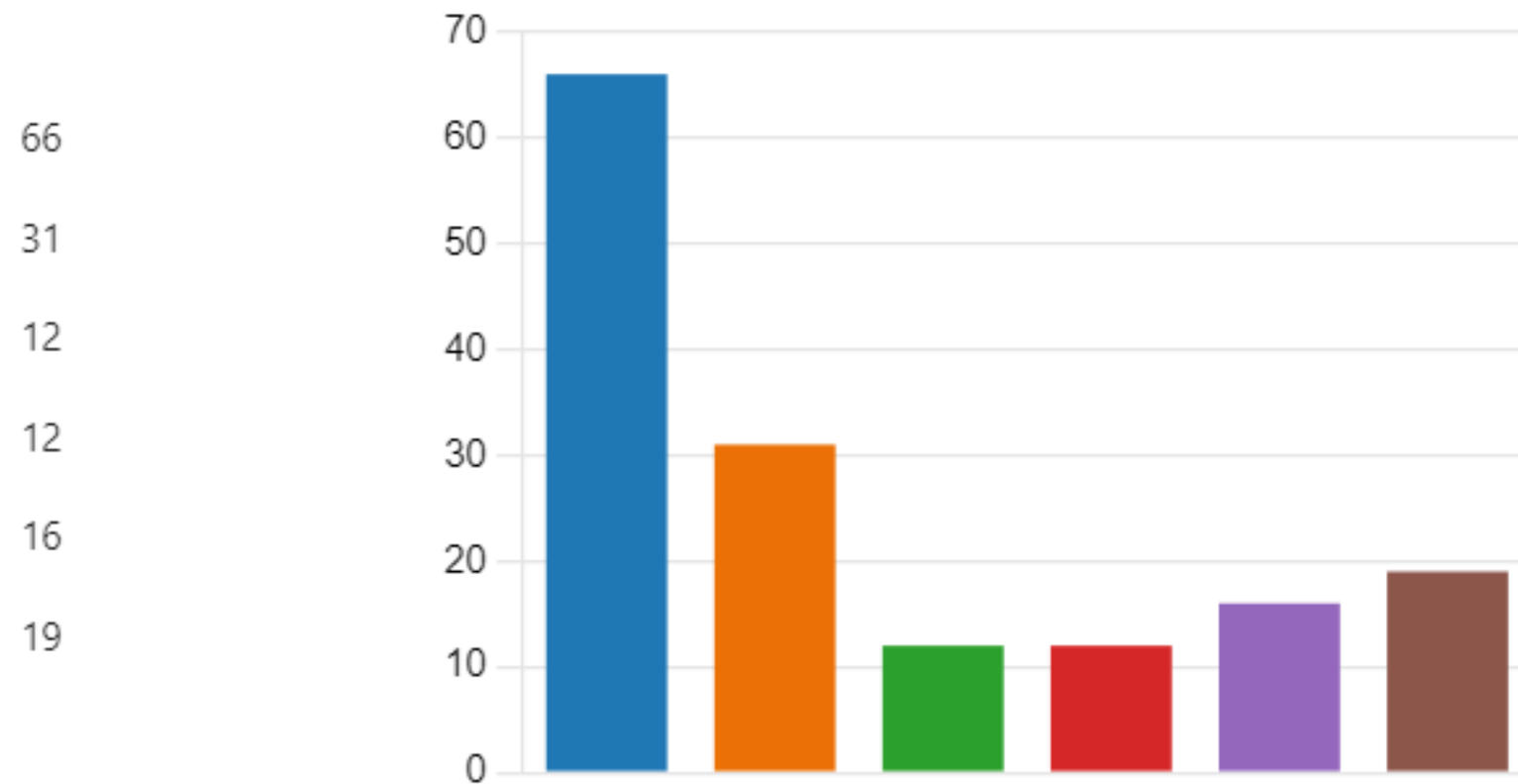


TYPE OF BUSINESS

Survey Question: What type of business are you (Prime, Sub, MBE, WBE, MWBE, other)?

150+
Survey Responses

- Prime
- Sub
- MBE
- WBE
- MWBE
- Other



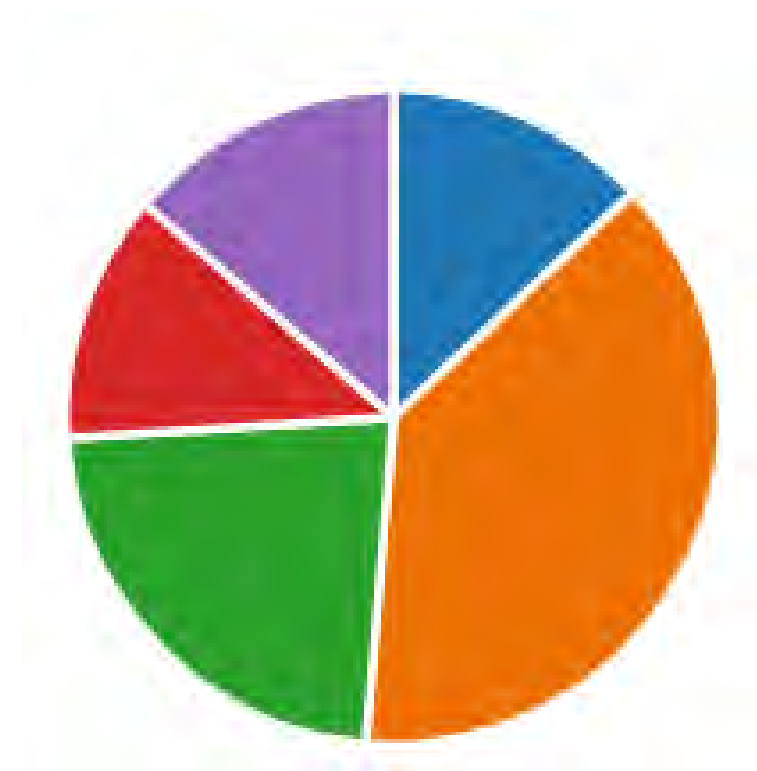
Other include:

- Business consultants and advisors
- Suppliers
- Primes considering themselves MWBE and SBE

PROJECT DELIVERY METHOD

Survey Question: DELIVERY METHOD: How would you suggest HBPO deliver the first phase of the Program (includes new hospital tower, related infrastructure, and adjacent services?)

● Design Build	19
● Progressive Design Build	56
● General Contractor/Constructio...	33
● Design Bid Build	18
● Other	20



Other includes:

- CSI
- I'm not sure what each method entails.
- No preference

RFQ SCHEDULED RELEASE

- RFQ release in September 2024
- RFP follows in January 2025

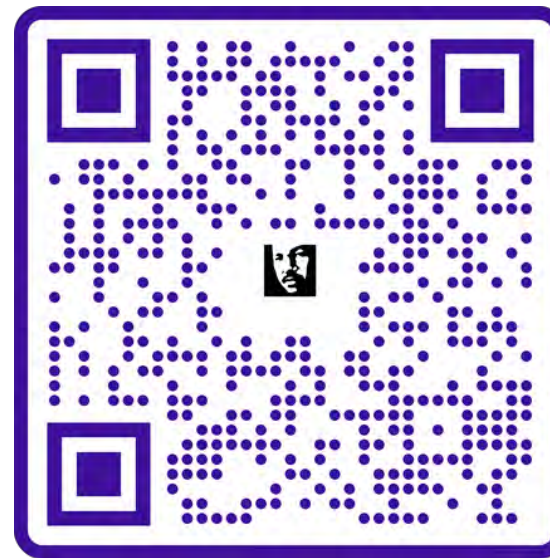


QUESTIONS

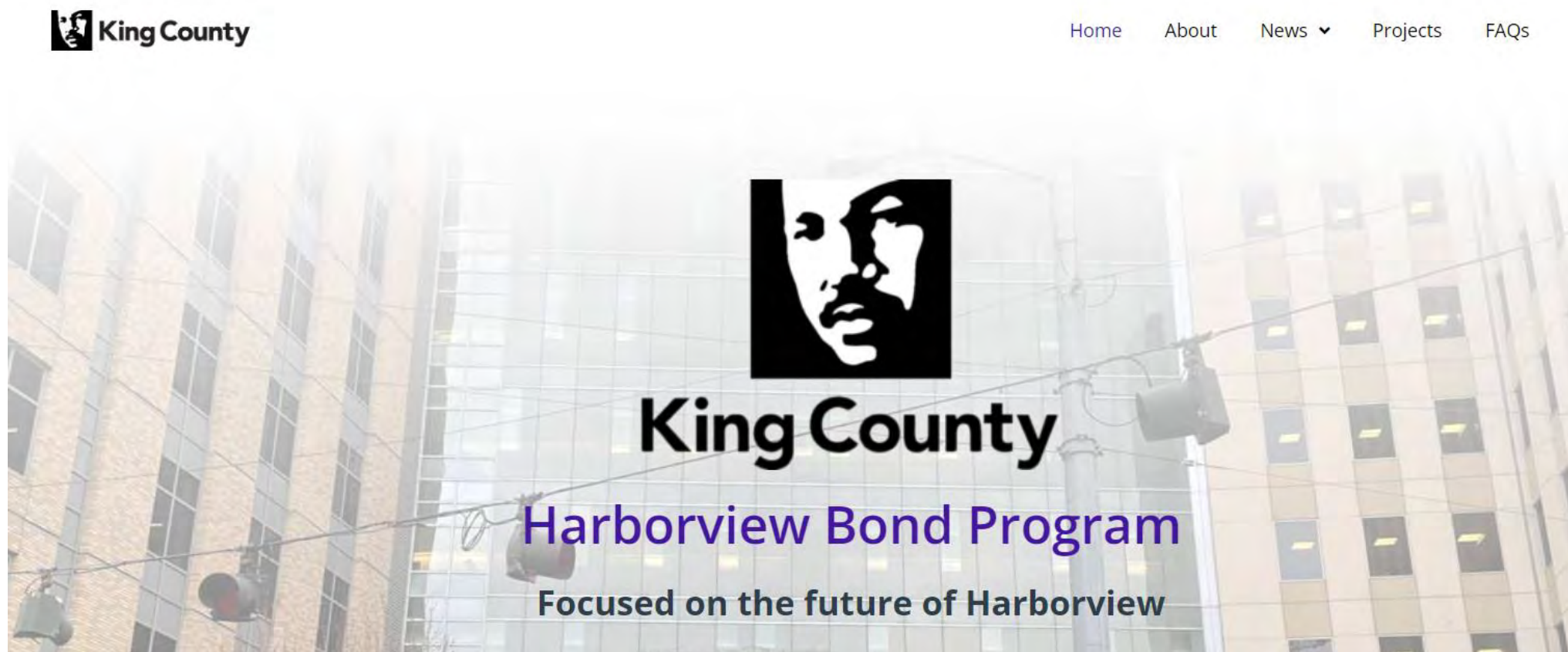


STAY UPDATED

Sign up for our newsletter at
[KingCounty.Gov/Harborview](https://www.kingcounty.gov/harborview)



BOND EVENTS, BLOG & REPORTS



[HarborviewBondProgram.com](https://www.kingcounty.gov/harborviewbondprogram)



GET CERTIFIED WITH KING COUNTY



[KingCounty.Gov/Procurement](https://www.kingcounty.gov/Procurement)



FAST CERTIFICATION FOR SMALL CONTRACTORS

Apply:

1. Directly with King County

OR

2. "Fast Tracked" with an OMWBE certification as Minority Business Enterprises (MBE) and/or Woman Business Enterprises (WBE) certification. These businesses are automatically eligible for SCS certification.

Questions? Send an email to: ScsCertification@KingCounty.gov

*A King County & Washington State Office of Minority and Women's Business Enterprises (OMWBE) Program

GET CERTIFIED WITH UW MEDICINE & SMALL WORKS ROSTER



MRSCROSTERS.ORG



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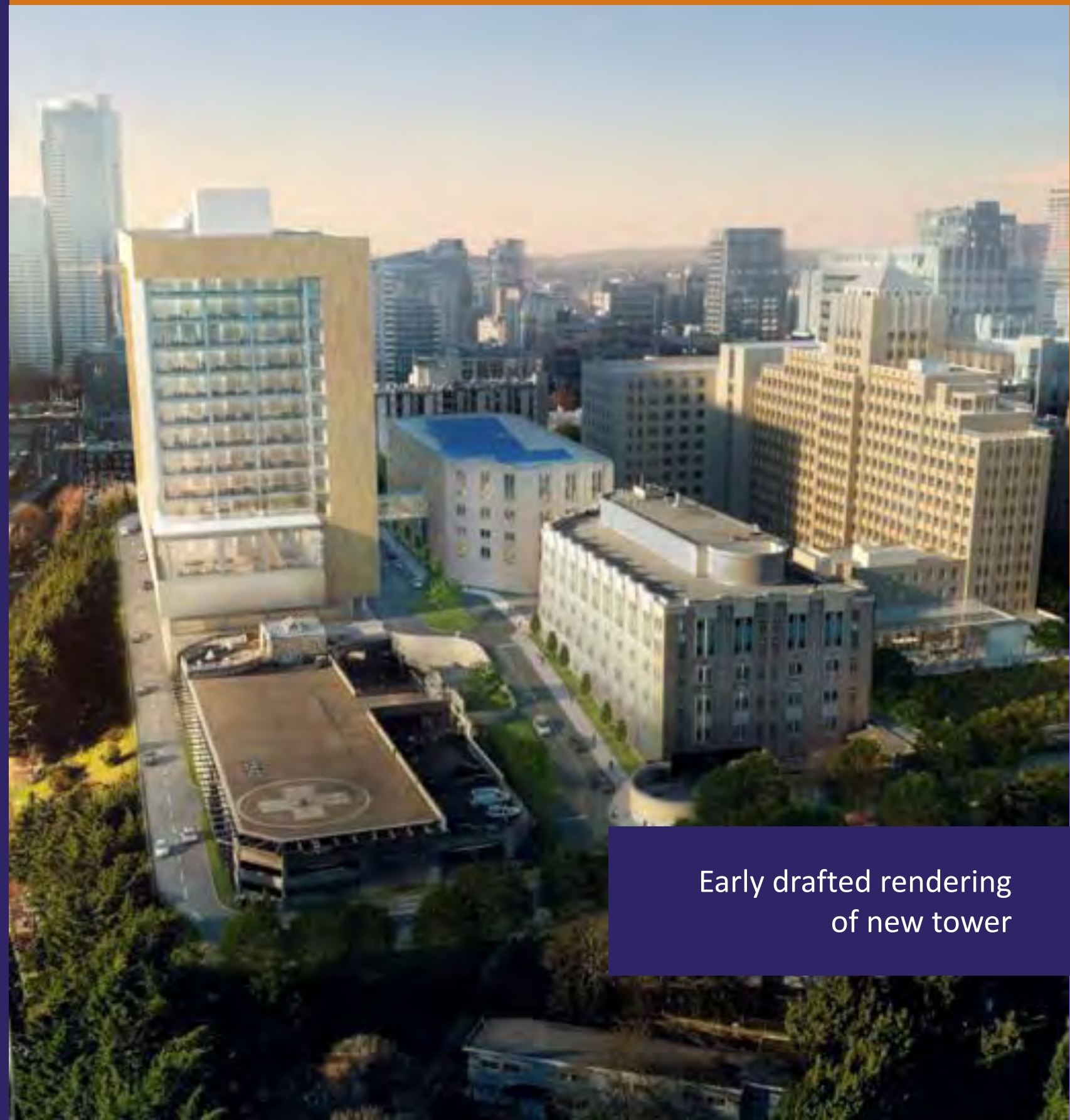
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