

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
Project Review Committee (PRC)

**APPLICATION FOR PROJECT APPROVAL**  
*TO USE THE*  
*DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE*  
*HARBORVIEW MEDICAL CENTER HARBORVIEW HALL DEMOLITION*

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. *(Note: A **Public Body** that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than **\$10 million** is not required to submit information for Questions 7 or 8.)*

**1. Identification of Applicant**

- (a) Legal name of Public Body (your organization): University of Washington
- (b) Address: PO Box 352205 Seattle, WA 98195
- (c) Contact Person Name: Eric Smith Title: Director
- (d) Phone Number: 206-616-5497 Fax: 206-543-1277 E-mail: [ecsmith@uw.edu](mailto:ecsmith@uw.edu)

**2. Brief Description of Proposed Project**

The University of Washington is certified to utilize the design-build contracting procedure in accordance with RCW 39.10.270. This application seeks project approval for a design-build project in which the total project cost is between two million and ten million dollars, as authorized in RCW 39.10.300, subsection (5). Accordingly, this application does not include responses to questions 7, 8 and 10.

This project includes the demolition of Harborview hall (HH), located at 325 Jefferson Street, Seattle, WA. The building is an eleven-story, 96,000 sf brick veneer, concrete structure constructed in 1931. This building is ten stories above grade with one basement level. It has reached its full life expectancy. The structure was originally built as a dormitory for staff working at Harborview Medical Center, and has served many functions over the years, including labs and office space.

As part of Harborview's Master Plan, the facility is to be demolished. The facility will eventually be replaced by a plaza area. The design and construction necessary to create the plaza area is not part of this project.

This project will also include provisions for protecting the two level pedestrian and utility tunnels located beneath Harborview Hall. These tunnels run beneath Ninth Avenue to Harborview's Trauma Center, as well as to Harborview Research and Training Building and the Maleng Building. The tunnels consist of needed utilities for the hospital and will remain operational, while the pedestrian tunnel will close during the demolition project. This tunnel will reopen once the demolition is completed and the appropriate construction of the tunnel roof is in place. The utility tunnel does contain needed isolation valves for maintenance and operation during construction.

Oxygen tanks serving the medical center are located in an open walled-court immediately behind this building. The demolition project must maintain the oxygen tanks for necessary life support systems for the hospital.

**3. Projected Total Cost for the Project:**

**A. Approximate Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$ 905,000
Estimated project construction costs:	\$3,837,000
Contract administration costs (owner, cm etc)	\$ 364,000
Other related project costs (briefly describe)	<u>\$ 194,000</u>
<b>Total (with sales tax &amp; contingency)</b>	<b>\$5,300,000</b>

**B. Funding Status**

This project is included in the King County Capital Improvement Program for Harborview Medical Center thru the bond program.

**4. Anticipated Project Design and Construction Schedule (See also Attachment B)**

<u>Phase</u>	<u>Milestone Date</u>
A. PRC Meeting	May 2010
B. Acquire Firm to assist with RFP	July 2010
C. Performance Spec Design Complete	September 2010
D. Advertise RFQ for D-B	September 2010
E. Shortlist Firms	October 2010
F. Request for Proposals	November 2010
G. Award DB Contract	January 2011
H. Design/Permitting Complete	April 2011
I. Construction Start	July 2011

**5. Why the D-B Contracting Procedure is Appropriate for this Project**

Building demolition is highly specialized work requiring a well thought-out method for hazardous material remediation, utility tunnel maintenance, salvage of existing materials, recycling and the safety precautions necessary to remove the structure in an active environment. The Design-Build (D-B) approach allows the contractual mechanism to promote competition and innovation through establishing performance specifications that can address multiple means of accomplishing the work, and innovative designs for the tunnel cover that serve the dual purpose of protection during demolition and permanent cover. The ability to evaluate and select the design-builder based on technical qualifications and approach as well as price provides the basis to evaluate the best method for the community and taxpayers.

**6. Public Benefit**

The direct benefit of the D-B approach is that it provides the opportunity for the competitive development of the means, methods and schedule for building demolition and disposal. By establishing performance specifications conducive to multiple demolition methods, prospective proposers will have the flexibility to institute the most effective scheduling, recycling and pricing methodologies in their approach to the project. The D-B approach provides the capability to evaluate and rate the prospective proposers based on the pre-determined evaluation factors, which encourages innovation and competition to optimize the project cost and schedule. Further, the D-B approach provides for more interaction with the proposers during community outreach to help alleviate dust, airborne hazardous materials and other safety concerns.

Utilizing the D-B-B method would require the owner to dictate a specific design solution, which may not be the optimum approach to this specialized work. Complete plans and specifications would have to be developed to bid, therefore creating additional costs for a set of documents that a demolition contractor would not typically need.

**9. Preliminary Concepts, sketches or plans depicting the project**

Please see Attachment A for the overview site plan.


**Caution to Applicants**

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

**Signature of Authorized Representative**

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB.



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Signature

Name (please print) Eric Smith

Title: Director

Date: May 3, 2010