

**NBJ Project  
King County Oversight  
Project Status Report**

**August 2007**

Submitted by: Pat Clickener

August 16, 2007



## Executive Summary

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This is the second of 6 oversight reports to be submitted under the current KC/JLL Contract # T02739T providing construction oversight of the Ninth and Jefferson Building at Harborview Medical Center. This second period included two site visits and attendance at two “Shell and Core Project” meetings. Flow of documents for review has improved with WRC recently providing an E-link to relevant documents via the net. The July report written by KC and the July report provided to Wright Runstad by Falkin Associates were also reviewed.

This last period was filled with understandable vacation absence of key individuals, which necessitated requests for missed documents, etc, but co-operation on the part of WRC and Turner continues to be acceptable and timely.

The single page Summary Matrix for this project is attached. This document lists only current activities that may affect the cost, schedule, or quality of this project. Follow up comments on these topics are listed at the end of this report. These items will be tracked until an appropriate resolution is achieved.

Future reports will focus on TI activities as they relate to their programming effect on the overall project schedule and in order to observe that selection of finishes appear to be in line with project TI expenditures. Following is the current roster of tenants planning to occupy NJB.

Current roster of tenants includes:

- Pharmacy
- KCME
- Pathology
- ITA Court
- UW School of Medicine Research Lab
- Radiology (MRI and CT)
- Neurosurgery Clinic & Offices
- Sleep Clinic
- Spine Clinic
- Radiology (Plain and Fluoro)
- Rehab Clinic & Gym
- Ortho / Foot & Ankle Clinics and Offices
- Hand Center
- ACTU
- NWFC
- HPV/VRC
- CFAS
- KCSTD
- Global Health Initiative offices (2 floors)
- UW Medicine IT Services
- Puget Sound Blood Center
- Stroke, Neurology, Epilepsy Clinic

## II. Design

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Tower and Core: Currently, the only design issue for the team is a difference between WRC and the designer with regard to the Portal design. This difference has moved to a level of High Priority. I hope to investigate the details regarding this difference at the project meeting August 22<sup>nd</sup> and include follow up next report.

The architect is beginning the process of finish selection for the commons.

The design team, WRC, and HMC have agreed to a design schedule for the complete tenant improvements. The challenge to meeting this schedule will be obtaining the proper programming information in the scheduled time. As of mid August, WRC indicates that HMC have met their contractual target (September 3, 2007) by providing complete Tenant Identification and Building Location data. While a specific tenant for approximately 12,000 SF remains unidentified, multiple tenants are interested, and within days that decision is expected.

Following is a brief statistical summary of building details:

	<u>Original NJB Scope</u>	<u>Current</u>
Building:	440,000 GSF (Gross SF)	437,999 GSF 424,992 RSF (Rentable SF)
Parking:	600+ Spaces	673 Spaces 237,629 SF

## III. Permits & Public Agencies

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Last report, we indicated that “A high priority was focused on securing the Structural Permit or Construction might halt. General consensus was that it would be secured before any work needed to be stopped. A complete set of permit drawings were submitted to DPD on March 16<sup>th</sup> and all DPD departments had signed off on the permit except Seattle Fire.

To date, the permit has not been secured, but construction has creatively continued. Seattle Fire takes no issue with the design, but requested additional information regarding the generator fuel tanks in early June. The additional information was provided by June 18, and Seattle Fire has yet to review and approve the drawings for permit. We verified August 14<sup>th</sup> that construction continues and all efforts are on securing Seattle Fire sign off.

A last minute update from WRC indicates that they have come to a verbal agreement with DPD that will make it possible to continue construction for the next several months securing various inspections while waiting for Seattle Fire to complete their plan review and before the full building permit will be required. Additional detail will follow in September.

## IV. Contracting and Procurement

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No current issues to report.

## V. Construction

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Turner is still in schedule, but due to the issues securing the Structural Permit, they have lost their 3 week lead. As of the August 8 project meeting, TCCO considers the lack of permit a “Hot” issue.

## VI. Financial Update

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According WRC July 31<sup>st</sup> report, project financials are attached to the monthly draw request. To date, I have not received copies of any draw reports and therefore, have also not seen project financials. While KC is not at risk on the Shell and Core, I would like to be copied on the financials in order to track any use of the Contingency.

Overall, project costs are in line with the approved KC budget for the Shell and Core of the NJB building but the initial Server Room cost projection might be slightly short. The current total of design, engineering and construction for the additional Server work is approximately equal to the original cost projection with escalation costs included.

### **Change Order Summary:**

#### **Change Order #1 – Server Room Early Costs - \$537,516**

**Design costs for entire server room change and Seattle City Light cost for the addition of a second transformer vault.**

**To be funded outside of the project (Tower & Core) financing.**

#### **Change Order #2 – Server Room - \$7,092,735**

**Entire cost beyond CO #1 for the server room construction.**

**To be funded outside of the project financing.**

#### **Change Order #3 – Duress Alarm Stations - \$114,336**

**Costs to add duress alarm stations throughout the parking garage.**

**To be funded from project allowances within the T & C development budget.**

# Critical Issues

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The critical issue is securing approval by Seattle Fire for the Structural Permit. No other issues are pressing

Log

Carry forward subjects from July Oversight Report

## Construction Issues being tracked

- Team embraced inclusion of product in concrete to improve waterproofing over Server area.  
**August: No ongoing issue for background info. only**
- Canopy fabric final selection pending  
**August: Close Item, no problem for seen**
- Watch final details, specification, guage of material used for cap over stone at roof  
**August: Continued subject tracking**
- UMC moved ahead w/ med gas equipment without entire team sign off. Being resolved.  
**August: Resolution in progress, continue to follow.**

- Team to be present when top coat on deck is raked, concern it might be too rough, not durable  
**August: Continued subject tracking.**

## Schedule Status/Issues

- Elevator Submittals partial to keep going, 2nd submittal will be finishes.  
**August: Close item, no issue.**
- Elevator Companies in Seattle are behind with all construction projects, team doing what it can.  
**August: Continue to follow**
- Qwest indicated they are 6 months behind, team members following up, doing what it can.  
**August: Continue to follow**
- Structural Permit was not received by 8/2, but construction has continued..Still tracking  
**August: While this could have been a critical issue, last minute interim resolution seems to have solved the immediate concern. Will report again in September.**

STATUS / ISSUES	GENERAL OBSERVATIONS
<p><b>NJB Building Construction (Issues to track)</b></p> <p><span style="color: yellow;">■</span> UMC moved ahead w/ med gas equipment without entire team sign off. Being resolved. Will continue to track to be assured that final equipment is acceptable to HMC.</p>	<p>1. All DPD depts have signed off on permit except Seattle Fire. Construction has continued through creative, daily efforts of Turner and WCR.</p> <p>2. Harborview appears to be working hard to provide WRC with Tenant Location and Programming data per contract deadline date for submission of same by 9/3. Two tenants have approved and then reversed their programming decision, but WRC believes that this situation is under control. This issue will be followed in Sept. report.</p> <p>3. Additional detail can be found in the August Summary Report.</p>
<p><b>Harborview / Tenant Improvement Issues</b></p> <p><span style="color: green;">■</span> Only 12,000 SF has no specific tenant identified. Several are competing for this space.</p> <p><span style="color: green;">■</span> WRC reports satisfied Tenant and Programming issues effecting 9/3 contract deadline.</p> <p><span style="color: green;">■</span> Routine TI team meetings are scheduled to begin in September.</p>	
<p><b>Issues Open and/or Under Investigation</b></p> <p><span style="color: yellow;">■</span> 7/07 Team to be present when top coat on deck is raked, concern it might be too rough &amp; not durable.</p>	
<p><b>Schedule Status/Issues</b></p> <p><span style="color: green;">■</span> TCCO 3 week schedule lead has been lost, construction continues on schedule.</p> <p><span style="color: yellow;">■</span> Regional Elevator Org's are currently not keeping up with regional construction demand(s). NBBJ is tracking and expediting Elevator issues with regionally slow Elevator Org's.</p> <p><span style="color: yellow;">■</span> Qwest issue, HMC to meet with them and finalize order...HMC helping.</p> <p><span style="color: yellow;">■</span> Structural Permit was not received by 8/2, but construction has continued under verbal agreement with WRC. Agreement and detail will be in Sept. report.</p>	<p><b>CHART PENDING</b></p>
<p><span style="color: red;">■</span> Budget or Schedule at Risk</p> <p><span style="color: yellow;">■</span> Some Concern-Topic Being Reviewed</p> <p><span style="color: green;">■</span> Currently No Issue, Follow up shows on extended report.</p>	

COST SUMMARY	ORIG KC APPROVED BUDGET	CURRENT BUDGET THRU CO#3	FORCAST @ COMPLETION	COMMITMENTS	DATE (\$ based on % complete estimate)	REMAINING * incomplete
<b>SHELL AND CORE</b>						
ARCH. & ENGINEERING	\$4,472,000	\$4,586,336	\$4,586,336			
CONSTRUCTION	99,798,000	\$99,798,000	\$99,798,000			
MISCELLANEOUS	1,634,000	\$1,634,000	\$1,634,000			
CONTINGENCY	5,103,000	\$4,988,664	\$4,988,664	Thru CO #3		
PROJECT ADMINISTRATION	6,705,000	\$6,705,000	\$6,705,000			
<b>SUB-TOTAL</b>	<b>\$117,712,000</b>	<b>\$117,712,000</b>	<b>\$117,712,000</b>		<b>\$23,542,400</b>	<b>\$94,169,600</b>
<b>TENANT IMPROVEMENTS</b>						
TENANT IMPROVEMENT COST	\$47,423,000	\$47,423,000	\$47,423,000			\$47,423,000
TENANT DESIGN	11,500,000	\$11,500,000	\$11,500,000		\$185,755	11,314,246
<b>SUB-TOTAL</b>	<b>\$58,923,000</b>	<b>\$58,923,000</b>	<b>\$58,923,000</b>		<b>\$185,755</b>	<b>\$58,737,246</b>
<b>SERVER ROOM = CO#1 &amp; #2</b>						
CONST./AE/WR	\$6,922,057	\$7,092,735	\$7,092,735	Change Pending		\$6,922,057
CONTINGENCY	\$346,103	\$171,103	\$171,103	Interim use S&C		\$171,103
ESCALATION	389,856	389,856	\$389,856	Contingency		389,856
<b>SUB-TOTAL</b>	<b>\$7,658,016</b>	<b>\$7,653,694</b>	<b>\$7,653,694</b>			<b>\$7,311,913</b>
<b>PROJECT TOTAL</b>	<b>\$184,293,016</b>	<b>\$184,288,694</b>	<b>\$184,288,694</b>			<b>\$184,288,694</b>

COST SUMMARY	TI Schedule Report Detail being revised	PLAN START	PLAN FINISH	FORCAST@ COMPLETION	COMMITMENTS	FINISH VARIATION	% COMPLETE
PLANNING							
ENGINEERING							
CONSTRUCTION							