Progressive Design-Build Services for Harborview Medical Center Maleng Building Single Patient Rooms Project (KC0002222)

*PRC Approval Pending*
Agenda

1. Introductions
2. Project Information
3. Anticipated Schedule
4. Equity & Social Justice Requirements
5. Start Preparing
Introductions

King County

• Tina Davis, Contract Specialist, Procurement & Payables
• Joe Hicker, Project Manager, Facilities Management Division
• Laura Preftes, Business Development & Contract Compliance
• Joe Baca, Business Development & Contract Compliance
• Harborview Medical Center is the only Level 1 Trauma Center serving a 4-state region and is one of the nation’s leading academic medical centers.

• HMC is owned by King County, operated by the UW Medicine and governed by King County appointed Board of Trustees.

• Estimated design and construction costs are $50 - $55 million.

• Project is fully funded.
Project Goal & Sequence

Project Goal:
Convert 2 floors in the Maleng Building into inpatient units in order to achieve an increased number of single patient rooms.

Project Sequence:
• PRC approval for Progressive Design-Build.
• Phase 1: Renovate 2 floors in the Ninth and Jefferson Building into outpatient clinic services.
• Phase 2: Convert 2 floors in the Maleng Building into inpatient rooms.
Project Priorities

1. Establish a collaborative relationship between King County, Harborview Medical Center and the Design-Builder to deliver quality design and construction on time and within King County’s budget.


3. Equity and Social Justice, Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Disadvantaged Business Enterprise (DBE), and workforce goals.

4. King County’s Green Building and Sustainable Development Ordinance.
## Anticipated Procurement Schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outreach</td>
<td>1 month</td>
<td>May 2021</td>
<td>Jun 2021</td>
</tr>
<tr>
<td>PDB RFQ Process <em>pending PRC approval</em></td>
<td>1 month</td>
<td>June 2021</td>
<td>July 2021</td>
</tr>
<tr>
<td>Post RFQ</td>
<td></td>
<td>early June</td>
<td>early June</td>
</tr>
<tr>
<td>Pre-SOQ Meeting</td>
<td></td>
<td>early June</td>
<td>mid-June</td>
</tr>
<tr>
<td>SOQ due</td>
<td></td>
<td></td>
<td>late June</td>
</tr>
<tr>
<td>SOQ Review, Shortlist</td>
<td></td>
<td>late June</td>
<td>early July</td>
</tr>
<tr>
<td>PDB RFP Process</td>
<td>1.5 months</td>
<td>July 2021</td>
<td>September 2021</td>
</tr>
<tr>
<td>Issue RFP</td>
<td></td>
<td>early July</td>
<td>mid July</td>
</tr>
<tr>
<td>Proprietary Interactive Meetings</td>
<td></td>
<td>late July</td>
<td>early August</td>
</tr>
<tr>
<td>Proposals due</td>
<td></td>
<td></td>
<td>mid-August</td>
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<tr>
<td>Management Plan Review / Scoring / Fee Opening</td>
<td></td>
<td>mid-August</td>
<td>late August</td>
</tr>
<tr>
<td>Notice of Intent to Award</td>
<td></td>
<td>late August</td>
<td>early September</td>
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</tbody>
</table>
## Anticipated DB Schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>Building</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
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</thead>
<tbody>
<tr>
<td>Contracting Period (Successful PDB team and KC Procurement)</td>
<td></td>
<td>2-3 months</td>
<td>Aug 2021</td>
<td>Oct 2021</td>
</tr>
<tr>
<td>Preliminary Agreement / Work Plan development</td>
<td></td>
<td></td>
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<tr>
<td>Validation Phase &gt;30% Scope/Schedule/Budget/Concept Design</td>
<td>NJB/Maleng</td>
<td>5-6 months</td>
<td>Oct 2021</td>
<td>Mar 2022</td>
</tr>
<tr>
<td>Design through development of GMP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; 50% - 70% Design, development of GMP (Pending DB input)</td>
<td>NJB/Maleng</td>
<td>8 months</td>
<td>Mar 2022</td>
<td>Nov 2022</td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Design/Permitting/Construction (Pending DB input)</td>
<td>NJB/Maleng</td>
<td>24 months</td>
<td>Nov 2022</td>
<td>Oct 2024</td>
</tr>
<tr>
<td>Closeout Phase</td>
<td>NJB/Maleng</td>
<td>5 months</td>
<td>Nov 2024</td>
<td>Apr 2025</td>
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</table>
Equity & Social Justice

Equity & Social Justice Goals
• Teaming with Certified Disadvantaged, Minority and Women’s Business Enterprises
• Outreach
• Mentorship
• Workforce Development Goals

Visit the project website for more information and project updates:
http://kingcounty.gov/procurement/maleng
Equity & Social Justice

ESJ Innovation Plan

• Expand opportunities for Certified DBE, MBE and WBE firms throughout design and construction
• Voluntary Utilization Goals DBE/MBE = 20% DBE/WBE = 5%
• Documentation of outreach and inclusion efforts
• Mentor-Protégé Opportunities
• Contract Compliance
Anticipated Subconsulting/Subcontracting Opportunities

A&E
Architectural Design
Mechanical Engineering
Electrical Engineering
Structural Engineering
Scheduling
Medical Equipment Specialists
Cost Estimating
Sustainability

Construction
Interior demolition
Mechanical/HVAC
Plumbing
Electrical/low voltage
Fire Protection
Interior Finishes
Metals
Interior Wood Plastics

Thermal Moisture
Window Glazing
Doors & Hardware
Floor Coverings
Partitions, GWB
Equipment Supplier
Furnishings Supplier

• Subconsultant engineering disciplines will be selected post D-B firm award (e.g. structural, mechanical, electrical, Cx).
MASTER COMMUNITY WORKFORCE AGREEMENT (MCWA)

• Contract between King County and construction labor unions
• Covers all County covered projects
• Pre-Hire Collective Bargaining Agreement (CBA)
• Project Labor Agreement with Priority Hire requirements
• Sets basic terms and conditions of employment on covered public works construction projects
Priority Hire Program

• Workforce and Economic Development Strategy that:
  • Addresses construction workforce shortage, diversifying the construction workforce, providing access to opportunities to disadvantage communities and furthers the County’s Equity and Social Justice Strategic Plan
  • Prioritizes individuals living in economically distressed areas (Priority Hire ZIP codes) of King County
  • Provisions in Priority Hire Ordinance (K.C.C. 12.18A) and Contract Specifications including MCWA

<table>
<thead>
<tr>
<th>Worker Type</th>
<th>Percentage of Labor Hours</th>
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<tbody>
<tr>
<td>Priority Hire Apprentice</td>
<td>30% of all Apprentice Labor Hours</td>
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<tr>
<td>Priority Hire Journey Worker</td>
<td>20% of all Journey Worker Labor Hours</td>
</tr>
<tr>
<td>Overall Apprenticeship Requirement</td>
<td>15% of all Labor Hours</td>
</tr>
</tbody>
</table>
Key components of MCWA

• Prime to attend **Project Administrative Committee** Meetings monthly
• All Contractors/Subcontractors must attend **Pre-Job Conferences** and submit signed **Letter of Assent**
• Uniform Drug Testing
• Grievance Procedure
• **Workforce Requirements** included in MCWA and Contract Specs
• **Standard Work Hours** and **Weekly Pay days**
• Open-Shop Contractors allowed **3 Core Workers**
• **All workers Dispatched** through Union Hiring Hall
• All Contractors/Subcontractors must pay **Trust Fund Payments for all workers** and **Representational Fees for all Workers who execute voluntary authorizations**
• **Wage Rates and Fringe Benefits** must follow Local Collective Bargaining Agreements
• **No Strike – No Lockout** provisions
Start Preparing…


2. Visit the Project website: http://kingcounty.gov/procurement/maleng

3. Get certified w/ OMWBE: https://omwbe.wa.gov/ or your state’s Unified Certification Provider (UCP)

4. Download RFQ (once published) at: https://kingcounty.gov/procurement/solicitations
Thank You!

1. Attendees List and slide deck will be emailed to participants and posted to [http://kingcounty.gov/procurement/maleng](http://kingcounty.gov/procurement/maleng) by tomorrow.

2. Questions?

   Email [tina.davis@kingcounty.gov](mailto:tina.davis@kingcounty.gov)