



Harborview Leadership Group Meeting

December 11, 2019



Dot Exercise: Top Rated Options Summary

Option #	Option Description	# Dots
A2	Bed Capacity Increase & Emergency Department Modernization	35
D2	Enhanced Space for the ITA Court at Harborview	35
B2	Expand Existing Facilities and Add New Space for Three Prioritized BH Programs	34
C2	Increase Respite Capacity (Behavioral Health & Medical)	34
E5	Move Pioneer Sq. Clinic ops to Hobson; downsize functions; minor space improvements	32
A5	Harborview Hall Seismic Upgrade	31
A4	Demo East Clinic	30
C3	Increase Permanent Supportive Housing (Behavioral Health & Medical)	30
F2	Public Health programs on HMC Campus w/ enhancements for growth and efficiency	29.5
E2	Remodel existing Pioneer Square Clinic	25
A3	Center Tower Seismic Upgrade	24
C4	Increase Workforce/Affordable Housing	21
F3	Purchase building to maintain a County-owned health and human services hub in Downtown Seattle	19.5
D3	Investment in ITA Court Related Behavioral Health Facilities	17
C5	Increase Shelter Capacity	16
E3	Move clinic to a new purchased or leased space in the Pioneer Square Clinic area	15
E4	Close clinic and move operation to the 22nd and Rainier Clinic (Hobson Place)	12

Context: Patient Rooms

Existing Patient Room Analysis

Harborview Medical Center	# of Patient Beds on Campus	# of Patient Rooms on Campus	# of Patient Rooms that Meet Best Practice Standards*
East Hospital	199	133	0
West Hospital	139	106	0
Maleng	75	58	40
Total	413	297	40 (20 are Psych ICU)

** Best Practice Standards refer to a patient room that is large enough for current code requirements; dedicated caregiver, patient and family zones; and, a dedicated bathroom with toilet, sink and shower.*

CONCLUSIONS:

- Current patient rooms do not meet Best Practice Standards
- Existing building infrastructure and floor size prohibits renovating to meet Best Practice Standards

Context: Emergency Department

ED Department Capacity/Rightsizing				
	# of Existing Rooms	Existing Square Footage	# of Projected Rooms Needed	Projected Square Footage Needed
Emergency Department	61 beds <ul style="list-style-type: none">• 41 Exam• 10 PES• 10 Observation	35,350 SF	79 beds <ul style="list-style-type: none">• 43 Exam• 16 PES• 20 Observation	53,100 SF

CONCLUSION:

Current exam rooms and resuscitation rooms do not meet Best Practice Standards

Top Options Core Components Scheme Comparison

Option #	Core Component Description	Scheme A	Scheme B
A2	Bed Capacity Increase & Emergency Department Modernization	✓	✓
D2	Enhanced Space for the ITA Court at Harborview	✓	✓
B2	Expand Existing Facilities and Add New Space for Three Prioritized BH Programs	✓	✓
C2	Increase Respite Capacity (Behavioral Health & Medical)	✓	✓
E5	Move Pioneer Sq. Clinic ops to Hobson; downsize functions; minor space improvements	✓	✓
A5	Harborview Hall Seismic Upgrade	✓	✓
A4	Demo East Clinic	✓	✓
C3	Increase Permanent Supportive Housing (Behavioral Health & Medical)	●	●
F2	Public Health programs on HMC Campus w/ enhancements for growth and efficiency	✓	✓
E2	Remodel existing Pioneer Square Clinic	✓	✓
A3	Center Tower Seismic Upgrade	✓	✓

Scheme A

View Tower – max height w/ variance

- At least 360 Single Patient Rooms (36 Bed Units)
- 60-Bed Expanded Emergency Department
- 20-Bed Observation Unit
- Operating Room Expansion
- Pharmacy/Gamma/Angio

Center Tower Seismic Renovation

Harborview Hall Seismic Renovation

- Respite care
- Offices

East Clinic Demolition

- Convert to open space

Pioneer Square Seismic Renovation

Behavioral Health Services

- 24/7 Crisis Stabilization Unit
- Step-up/Step-down Program
- Outpatient Clinic Services



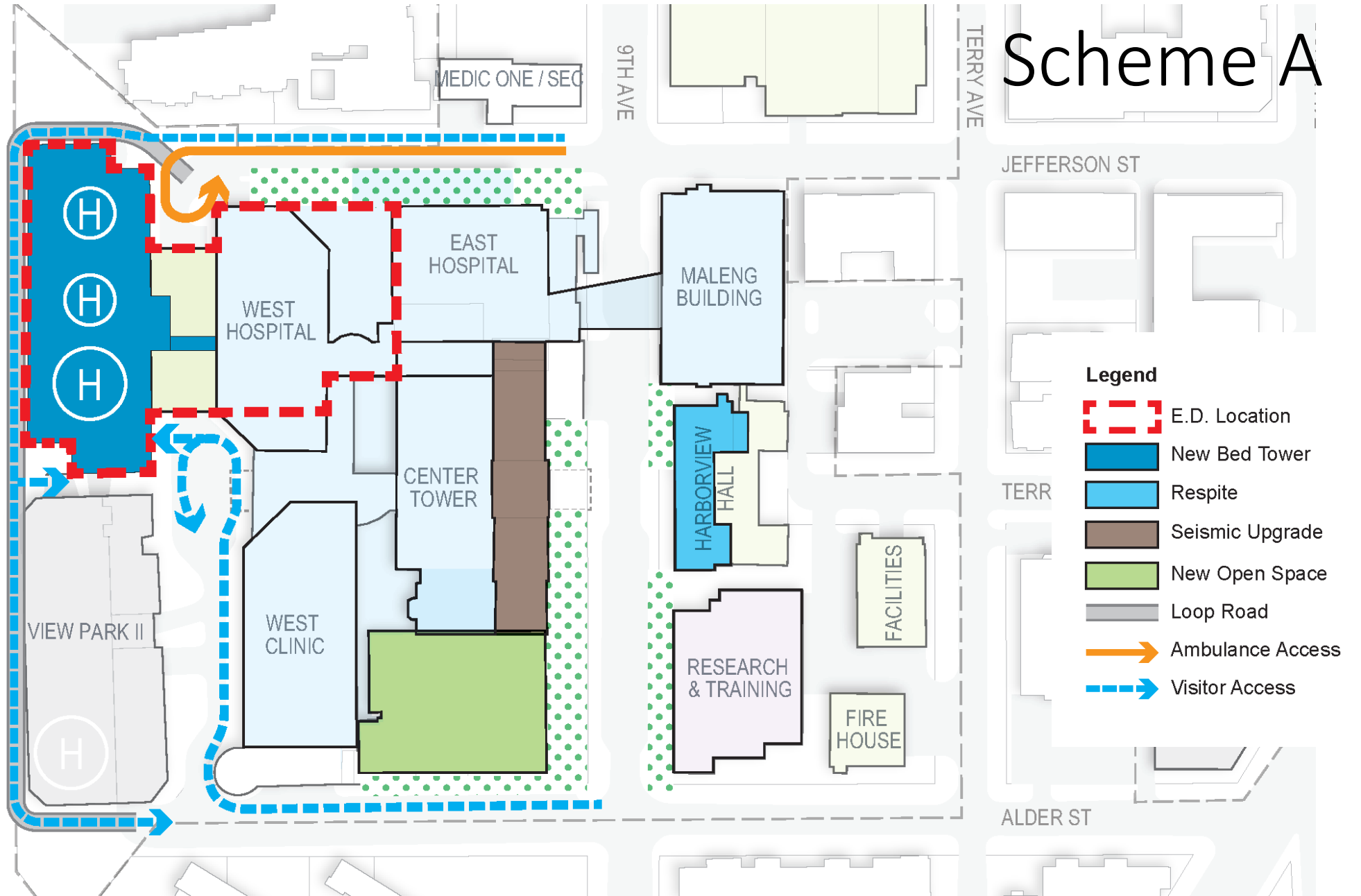
\$1.3 - \$1.6 B*

626,000 SF New 538,000 SF Renovation

Additional bed capacity expected by year 5

**Note that costs are preliminary estimates and subject to change*

Scheme A



Scheme B

View Tower – max allowed w/o variance

- 396 Single Patient Rooms (36 Bed Units)

South Pavilion

- 60-Bed Emergency Department
- 20-Bed Observation Unit
- Operating Room Expansion
- New Kitchen/Dining
- Pharmacy/Gamma/Angio

Center Tower Seismic Renovation

Harborview Hall Seismic Renovation

- Respite care
- Offices

East Clinic Demolition

Pioneer Square Seismic/Remodel

Behavioral Health Services

- Crisis Stabilization Unit
- Step-up/Step-down Program
- Outpatient Clinic Services



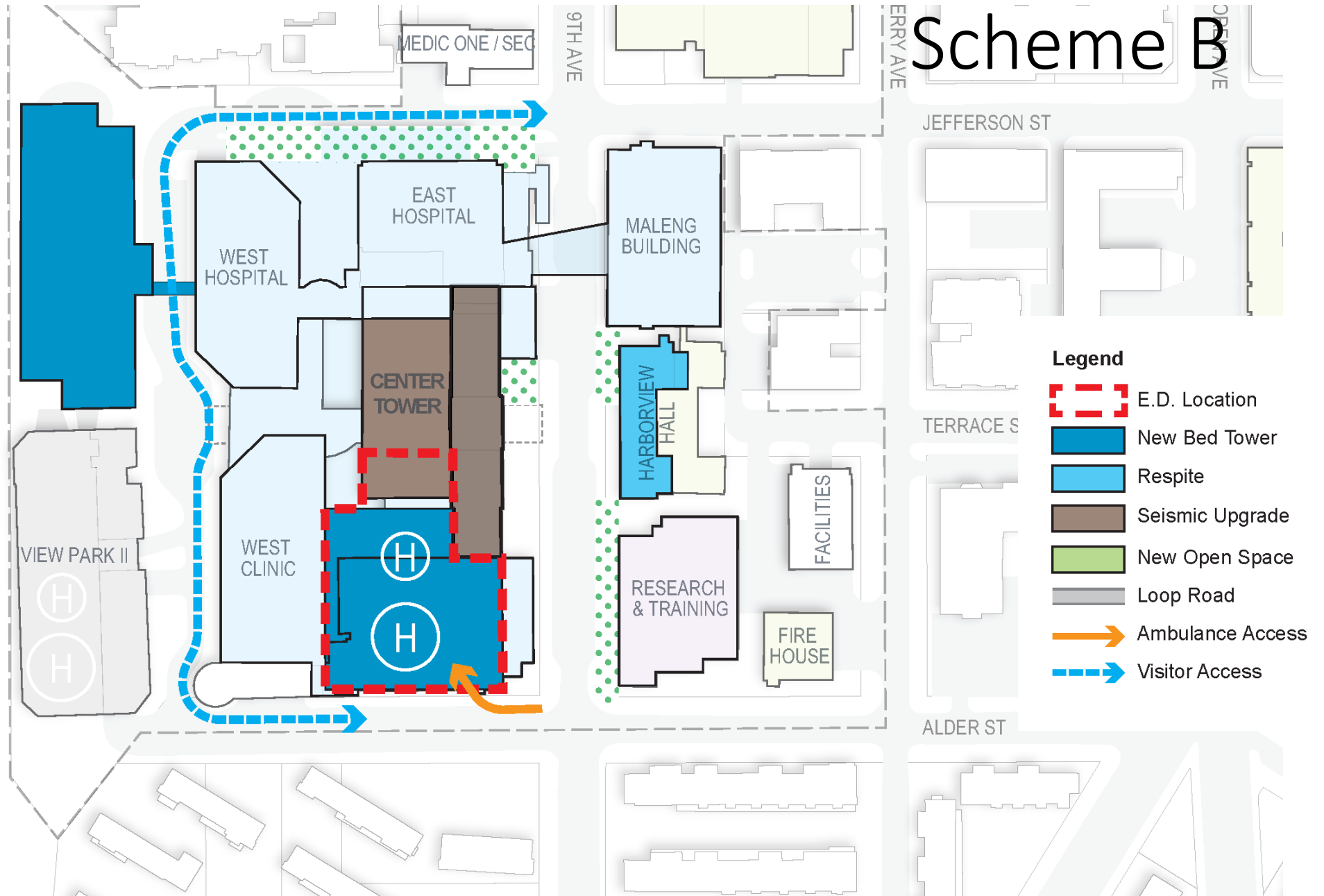
\$1.1 - \$1.3 B*

592,000 SF *New* 509,000 SF *Renovation*

Additional bed capacity expected by year 5

**Note that costs are preliminary estimates and subject to change*

Scheme B





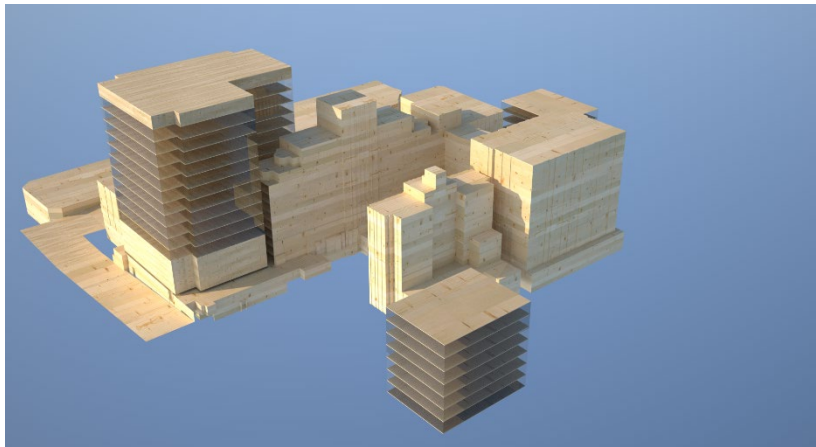
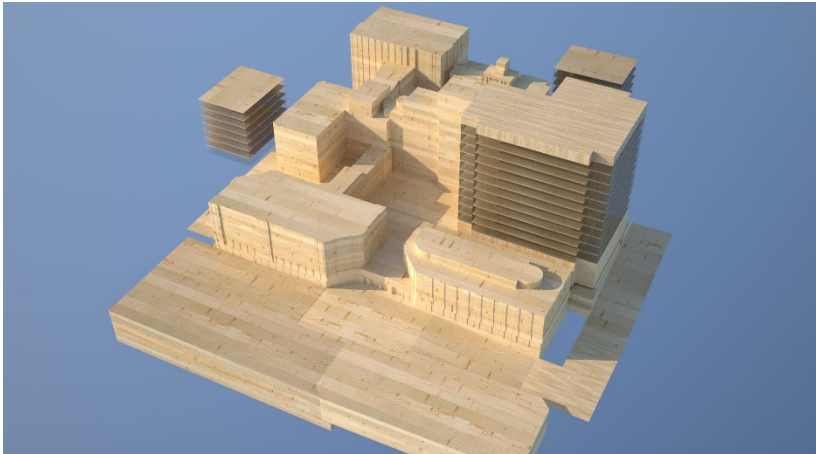
Project Risks: One or Both Schemes

- Building height variance
- Permanent street vacation(s)
- Building loop road
- State DOT right of way
- MIMP and permitting
- Open space requirements
- Parking: rebuild existing & temporary parking availability
- Emergency Department distance or multiple floors
- Aerial vacation
- Helipad impact during construction
- Decanting space needs
- Impacts to existing 24/7 shelter
- Regrading of Jefferson Street

Other Alternatives Considered

East Clinic Bed Tower

- *Excluded due to size of site & inefficient floor plan*



Center Tower Adaptive Reuse

- *Excluded due to landmark concerns*





Preliminary Estimated Cost Range

- Initial estimates from HDR identify a preliminary cost range for each of the two schemes outlined: **\$1.1B-\$1.6B**
- The cost range will be refined by the Estimator Consultant over the next five weeks.
- Updated figures will be presented at the first January meeting for review and discussion.

Top Options Core Components Scheme Comparison

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A3	Center Tower Seismic Upgrade	✓	✓