

King County Atlantic Base Refurbishment (ABR) Project



Moving forward together

Project Review Committee Presentation – May 27, 2021

Application for Project Approval to Utilize Heavy Civil General Contractor Construction
Manager Alternative Delivery (RCW 39.10)

King County Metro

- 2,132 square miles service area
- Serves 2.1+ million population
- Provides 400,000 daily rides, removing 190,000 cars from the road
- 1,600+ buses fleet– including 185 zero-emission buses
- 100% zero-emissions fleet by 2040
- Increase to 2,200 battery-electric buses and electric trolley buses – to achieve King County’s Strategic Climate Action Plan target



Agenda

- Team Organization & Commitment
- Project Scope and Challenges
- Budget
- Schedule
- GC/CM Procurement Approach
- Business Equity
- Statutory Compliance
- Public Benefit
- Summary

Team Organization



King County Advisory and Oversight

Liz Krenzel, PE, PMP
Project Sponsor

Ron Moattar
Supervising Project Manager

Michelle Anderson, PMP, CRL
Program Manager

Tom Kuffel, JD
Supervising Attorney

Joe Baca
BDCC

Project Management Team

Brian Berard, RA, CCM, DBIA, LEED
Project Manager

Carol Pennie
Project Representative

Gerald Williams, AD01, EL01
Construction Manager

Amir Moazzami, PE
Project Engineer

Ian Kowaiski
Supporting Project Manager

Darren Chernick
Procurement Lead/Contract Specialist

Construction Management, Design and GC/CM Advisory

Dan Chandler, AIA, PE (OAC)
GC/CM Advisor

Stacy Shewell, PMP, DBIA (OAC)
PM/CM Project Manager/GC/CM Advisor

Val Hammer, EIT (KBA)
Resident Engineer

Monica Moravec, PE (KPFF)
AE Project Manager

Lloyd Wind, PE (KPFF)
A/E Lead Engineer

GC/CM

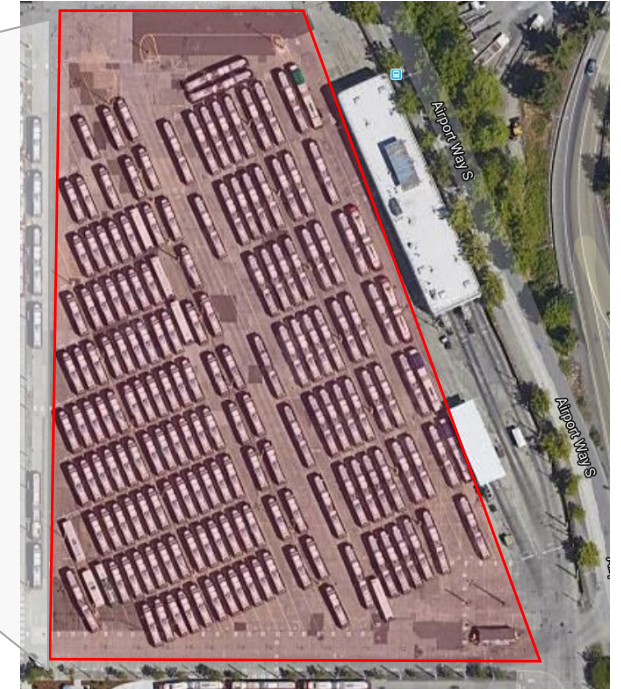
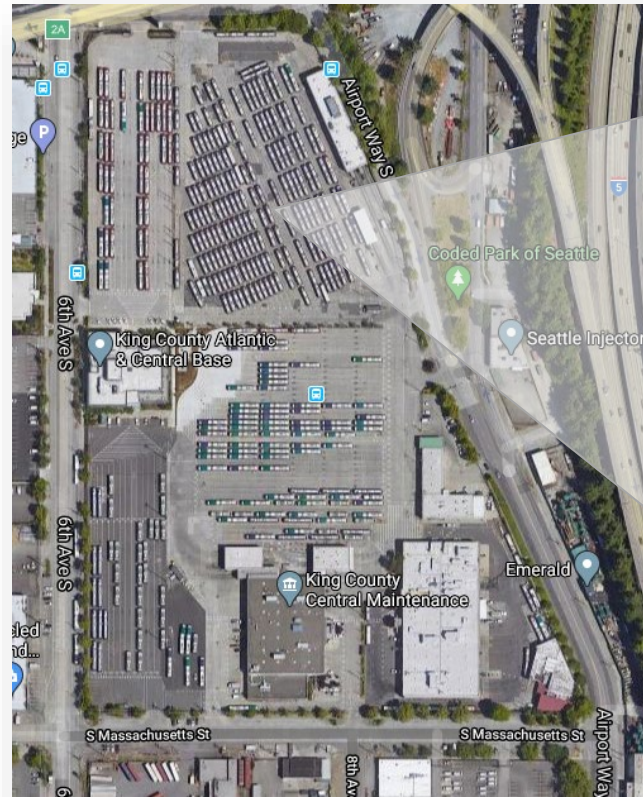
Team Project Commitment

Team Member	Role	Firm	Phase		
			GC/CM Procurement	Preconstruction	Construction
Brian Berard	Project Manager	King County	25%	50%	25%
Carol Pennie	Contract Procurement Representative	King County	25%	25%	25%
Gerald Williams	Construction Manager	King County	10%	50%	75%
Ian Kowaiski	Supporting Project Manager	King County	10%	25%	25%
Amir Moazzami	Lead Engineer	King County	15%	50%	50%
Darren Chernick	Procurement Lead Contract Specialist	King County	75%	2%	2%

Team Member	Role	Firm	Phase		
			GC/CM Procurement	Preconstruction	Construction
Dan Chandler	GC/CM Advisor	OAC	10%	5%	2%
Stacy Shewell	PM/CM Project Manager/GC/CM Advisor	OAC	75%	50%	50%
Val Hammer	Resident Engineer	KBA	25%	75%	100%
Monica Moravec	A/E Project Manager	KPFF	25%	75%	25%
Lloyd Wind	A/E Lead Engineer	KPFF	25%	75%	25%

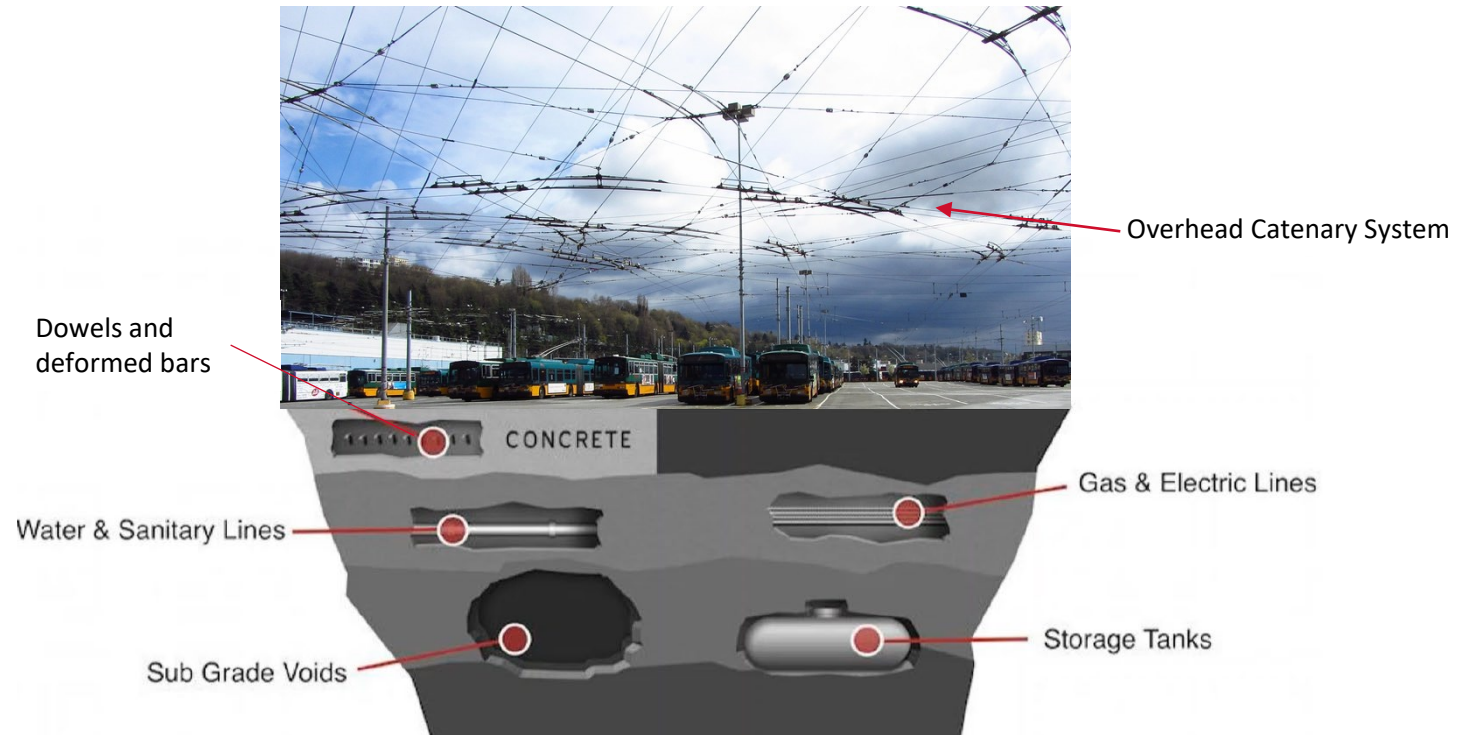
Project Overview

- Located: King County Atlantic Base (Seattle (SODO, WA))
- Total estimated project costs \$42M
- Project completion Nov. 2025



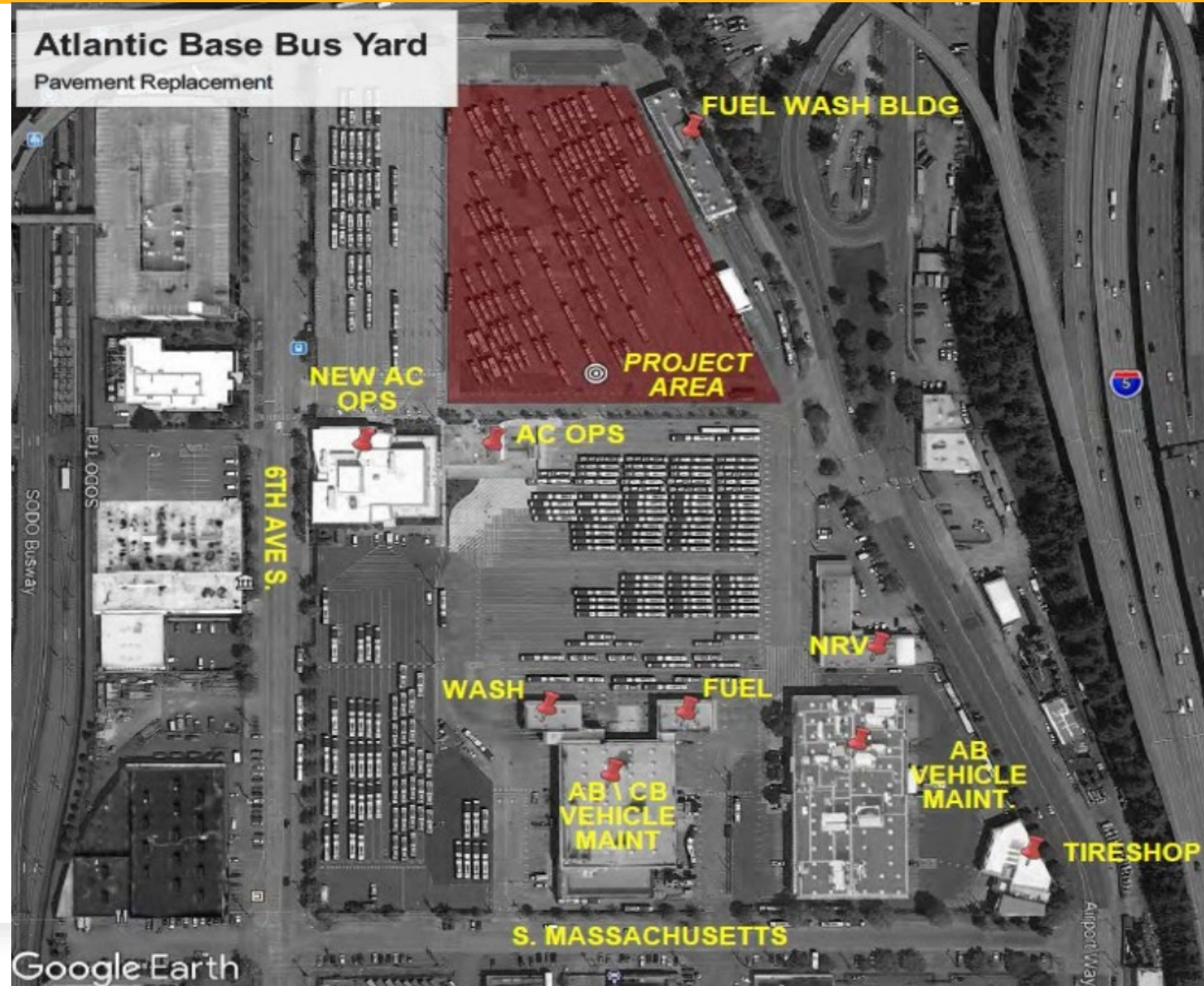
Scope

- Full concrete paving and underground infrastructure replacement/upgrade, including:
 - Storm drainage
 - Sanitary sewer
 - Industrial waste
 - Buried power lines
 - Natural gas
 - Domestic and fire watermains
 - Storage tanks
 - Trolley infrastructure



Challenges

- Base to remain operational during construction
- Congested location
- Underground storage tanks
- Soil conditions – geotechnical and hazmat
- Industrial waste line



Challenges Cont.

- Phased implementation with shifting layout
- Sequencing work and implementing temporary utilities
- Market conditions
- Storm requirements



Existing Yard Layout



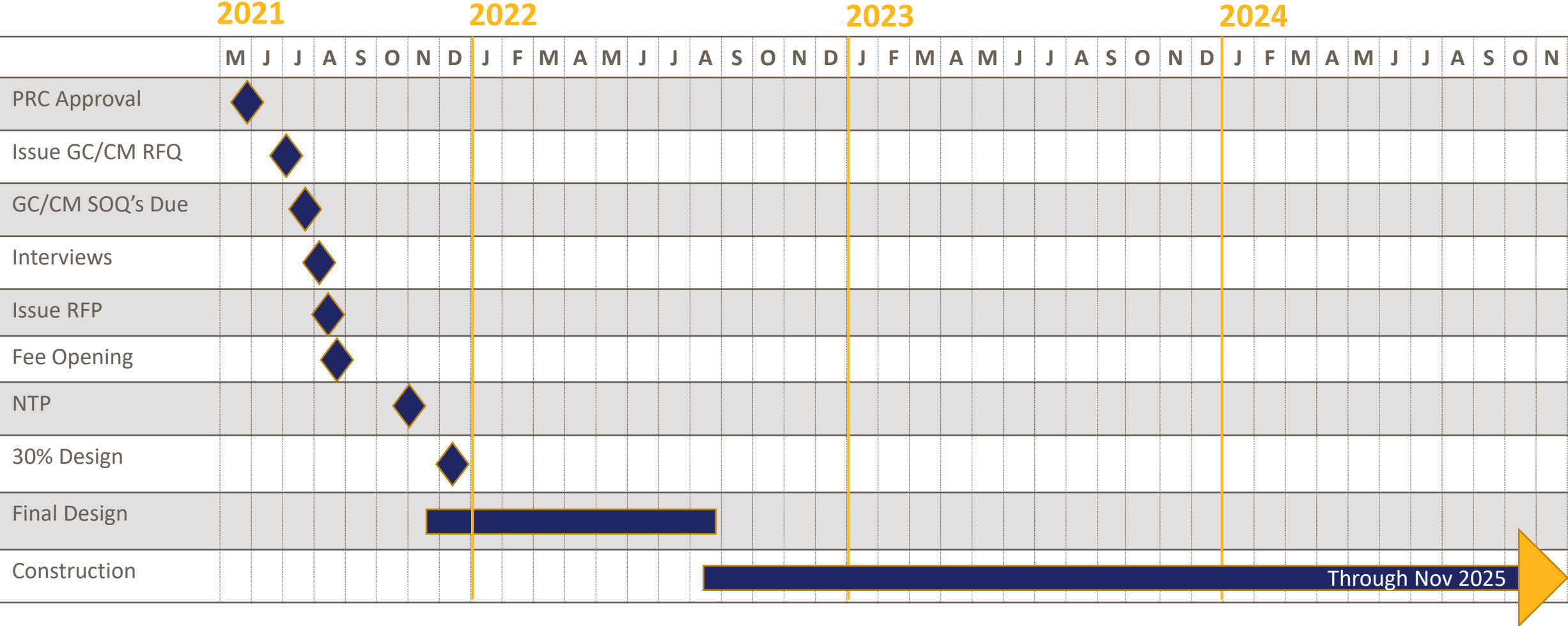
Potential New Yard Layout

Budget

Professional Services (A/E, Legal, CM, etc.)	\$	6,000,000
Est. Project Design & Construction (Includes Construction Contingency)	\$	22,000,000
Contract Administration Costs (Owner, CM, Permits, etc.)	\$	6,000,000
Contingencies (Design & Owner)	\$	7,000,000
Sales Tax (Portion of the Project Fall Under WAC 458-20-171 Exception)	\$	<u>1,000,000</u>
	TOTAL	\$ 42,000,000

- Project funding will come from King County and FTA

Schedule



GC/CM Procurement Approach

Step 1: Request for Qualifications

- Submit statement of qualifications based on published evaluation criteria.
- Highest ranked firms will be invited to interview.

Step 2: Interviews

- Interviews will be evaluated based on the published evaluation criteria.
- Highest ranked firms will be invited to submit Fee Proposals.

Step 3: Request for Fee Proposals

- Proposals will be opened and scored in a public fee opening.

Agreement

- Cost + fee with a GMP/MACC for preconstruction and construction. Potential for interim GMPs/mini-MACCs.

King County serves all residents by promoting fairness and opportunity and eliminating inequities.

King County Strategic Plan: Fair, Fair And Just Guiding Principles



- Affordable, safe, quality housing
- Access to parks and natural resources
- Equity in county practices
- Access to affordable, healthy, local food
- Equitable law and justice system
- Community and public safety
- Access to safe and efficient transportation
- Quality education
- Healthy built and natural environments
- Family wage jobs and job training
- Early childhood development
- Strong, vibrant neighborhoods
- Economic development
- Access to health and human services

DETERMINANTS OF EQUITY

The conditions in which people live, work and play are determinants of equity. Equal opportunity in these areas is necessary for all people to thrive and achieve their full potential regardless of race, income or language spoken.

www.kingcounty.gov/Equity

Illustration by Catherine Sorenson, photo by Michael S. 206.467.2710 774 West 21st



King County Equity and Social Justice

- SBE Requirement of 15%
- Scored submittal of an Equity and Social Justice Plan
- Subject to Master Community Workforce Agreement
- Apprenticeship Utilization Requirement of 15%

Statutory Compliance

RCW 39.10.340 Criteria

Criteria (1) Project involves complex scheduling, phasing, or coordination

- Replacement of the bus yard paving surface and associated utilities will need to occur in multiple phases so that the facility can remain operational for the duration of construction.
- Early involvement by the GC/CM will promote project success by giving the contractor ample visibility and time to understand the existing conditions, advise on appropriate design approaches, plan for optimum site safety, and consider intelligent alternatives to sequencing the work and staging and delivery of materials.

Statutory Compliance

RCW 39.10.340 Criteria

Criteria (2) Project involves construction at an occupied facility which must continue to operate during construction

- Adjacent fuel/wash, bus operations and bus maintenance facilities which are adjacent to the project area will remain operational for the duration of construction.
- The project area will only be made available to the GC/CM in partial sections, while the remainder will continue to be used for trolley bus storage.

Statutory Compliance

RCW 39.10.340 Criteria

Criteria (3) Involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project

- GC/CM input during design will be critical in promoting cost and schedule predictability, early incorporation of value engineering and constructability recommendations.
- Early involvement will also enable early planning of work sequencing and phase, as well as an approach to ensuring site safety on the operational site.

Statutory Compliance

RCW 39.10.340 Criteria

Criteria (4) Project encompasses a complex or technical work environment

- Complexities the GC/CM will encounter on the ABR project include:
 - Extensive utility infrastructure
 - Overhead catenary system
 - Challenging geotechnical conditions
 - Soil contamination
 - Safety challenges associated with occupied and operational site
 - Vertical and horizontal site constraints
 - Horizontally surrounded by bus base operations facilities
 - Vertically be energized overhead catenary trolley wires

Statutory Compliance

RCW 39.10.340 Criteria

Criteria (6) The project is a heavy civil construction project

- The primary scope of work for the ABR is that which a heavy civil contractor self-performs, including: concrete, utility infrastructure, earthwork, and stormwater management.
- The size of the project and long duration may not be as attractive to some qualified bidders. Opportunity for the GC to self-perform more of the work will make the project more attractive as it will provide them with greater control to manage, plan and adapt to the phased schedule.
- Heavy civil provides greater flexibility for KCM and the GC/CM to plan and execute subcontracted work, negotiate support services, and negotiate self-performed work in a manner that best responds to project risks and needs.

Summary

- ABR project meets qualifying RCW criteria for use of Heavy Civil GC/CM Delivery.
- Appropriate funding is in place for this project.
- A Project Management Plan is developed with clear and logical lines of authority.
- An appropriate construction budget has been identified for the project.
- Project schedule provides appropriate time to manage and complete the work.
- Project is highly specialized – GC/CM approach offers greater opportunity for innovation and efficiencies between parties.
- The project team has the necessary experience and capacity.
- We are prepared and ready to proceed

Thank You

Questions?