



King County

Department of Natural Resources and Parks
Wastewater Treatment Division

King Street Center, KSC-NR-0500
201 South Jackson Street
Seattle, WA 98104-3855

February 17, 2023

Project Review Committee
State of Washington Department of Enterprise Services
PO Box 41476
Olympia, WA 98504

Dear PRC Panelists:

Attached please find our application requesting approval to utilize the GC/CM Heavy Civil, with alternative subcontracting, delivery method to support improvements to the West Point Treatment Plant. If approved, we intend to proceed with GC/CM selection for a series of work packages that will be occurring simultaneously on the 22-acre West Point Treatment Plant site beginning in Fall of 2023.

We are collaborating with our consultant Parametrix, to procure GC/CM Heavy Civil services. We wish to bring the GC/CM aboard to help us plan and construct the large number of improvements that have been planned to replace outdated equipment and improve capacity.

The King County Council has approved funding for the initial phases of the project. We anticipate that all funding for the entire project will be received within the current 6-year funding cycle. The project encompasses 10 separate work packages which are at various stages of design. In aggregate the work packages under the umbrella of the GC/CM will be approximately 20 percent complete with design at the time the GC/CM begins work on the project.

We have begun outreach with the contracting community to learn their perspective on the advantages and disadvantages of using the GC/CM heavy civil model with alternative subcontracting. We held a public presentation and online RFI through King County's procurement portal to gain additional information. The response from the contracting community has been very positive regarding the use of GC/CM, heavy civil and alternative subcontracting as beneficial to ensuring that this critical facility remains fully functional during the duration of construction.

With your approval, our team is looking forward to moving ahead with our project. We look forward to your review of our application and further engaging with the Committee at your March 23rd meeting. Thank you for your consideration of our application.

Sincerely,

Felix Brandli

West Point Treatment Plant Capital Program Manager

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION
*To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in a delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams, or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Department of Natural Resources and Parks, Wastewater Treatment Division (WTD)**
- b) Mailing Address: **201 S Jackson St, Seattle WA 98104**
- c) Contact Person Name: **Trisha Roth on behalf of Felix Brandli**
Title: **Contract Specialist III – Construction Lead / WPTP Capital Program Manager**
- d) Phone Number: **206-263-1964** E-mail: **troth@kingcounty.gov**

Acronyms and Abbreviations

AIA American Institute of Architects (professional certification)
CM Construction Management
EPS Effluent Pump Station
ESJ Equity and Social Justice
GC/CM General Contractor/Construction Manager
KC King County
MACC Maximum Allowable Construction Contract
PE Professional Engineer
PE and RAS Primary Effluent and Return Activated Sludge
PM Project Management
PMP Project Management Professional
PMX Parametrix Inc.
PRC Project Review Committee
RA Registered Architect
RFP Request for Proposals
RFFP Request for Fee Proposal
SOQ Statement of Qualifications
WPTP West Point Treatment Plant
KCWTD King County: Department of Natural Resources and Parks, Wastewater Treatment Division

1. Brief Description of Proposed Project

- a) Name of Project: **GC/CM Services for West Point Treatment Plant (WPTP)**
- b) County of Project Location: **King County**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

King County's West Point Treatment Plant was built in the 1960s. When completed in 1966, West Point provided primary treatment of up to 125 million gallons a day of sewage from Seattle and King County. This process removed about half the incoming solids and chlorinated the outflow, resulting in significant improvement to local waters.

In 1972, Congress passed the Federal Clean Water Act requiring secondary treatment at all municipal wastewater plants. Locations for a new County treatment plant were sought, but the costs were prohibitive. In 1988, Seattle granted a permit to expand West Point to meet the new standard. The secondary expansion of the WPTP was completed in 1995.

Much of the equipment installed in the 1960s and 1990s is approaching the end of its useful life. The scope of the GC/CM contract for the West Point Treatment Plant will be focusing on the following items:

- Improving system reliability and plant resiliency
- Upgrading critical electrical and mechanical equipment and systems
- Life safety enhancements to protect workers

Overall project goals include replacing equipment at the end of its useful life, incorporating new technologies, and improving our ability to maintain service, should catastrophic events occur.

Work Packages currently anticipated to be included within the proposed GC/CM scope include:

- Effluent Pump Station (EPS) Isolation Gate Rehabilitation
- Administration Building Seismic Upgrade
- Passive Weir for Emergency Bypass, Capacity Increase
- Primary Tank Coating
- Instrument and Service Air Replacement
- Primary Effluent (PE) and Raw Activated Sludge (RAS) Pipe Restoration/Replacement
- Digester Gas Optimization / Micro Turbine Installation
- Electrical Equipment Replacement and Improvements
- Critical Gate Refurbishment
- Oxygen Generation System Vacuum Swing Absorption (VSA) Refurbishment

While these work packages vary in level of design completion, in the aggregate by a weighted average dollar amount, design will be less than 20% complete by the time the GC/CM preconstruction contract is executed.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$50,000,000
Estimated project construction costs (including contingency of 10%):	\$174,000,000
Equipment and furnishing costs	\$17,000,000
Off-site costs	None foreseen
Contract administration costs (owner, CM etc.)	\$41,000,000
Contingencies (design, owner, & program totaling 25%)	\$102,000,000
Other Project Costs	None foreseen
Sales Tax	\$17,000,000
Total	\$401,000,000

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The Project is expected to be fully funded during the 6-year funding cycle established by the County and adjusted as the work progresses. King County works on a biennial budget process. Funding has currently been appropriated for 21% of the total budget. The remaining funds are expected to be appropriated after the selection of the GC/CM and well before the completion of design and commencement of construction.

3. Anticipated Project Design and Construction Schedule

Please provide the anticipated project design and construction schedule, including:

- a) Procurement; (including the use of alternative subcontractor selection, if applicable)
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

The anticipated design and construction schedules for the major work packages are shown below in Figure 1. Figure 2 shows the procurement timeline for the GC/CM contract.

The projects listed below are anticipated as of this application. Since much of the work is in early stages of planning and design, King County may choose to amend the list as needed to accomplish project goals per negotiations with the GCCM selected.

	Construction Cost (M\$)	2022	2023	2024	2025	2026	2027	2028	2029	2030
GC/CM Work Packages										
PE and RAS Pipe Restoration	15.1	[Design]		[Construction]		[Construction Timeline Flexible]				
Passive Weir, Capacity Increase	5.5	[Design]		[Construction]						
Primary Tank Coating	4.8	[Design]		[Construction Timeline Flexible]						
Admin Building Seismic Upgrade	7.0	[Design]		[Construction Timeline Flexible]						
EPS Isolation Gate Rehabilitation	3.6	[Design]		[Construction]						
Microturbine Installation	7.0	[Design]		[Construction]						
Instrument & Service Air Replacement	4.8	[Design]		[Construction]						
Electrical Improvements	64.9	[Design]		[Construction]		[Construction]				
Critical Gate Refurbishment	68.7		[Design]		[Construction]		[Construction]			
OGADS VSA Refurbishment	9.3		[Design]		[Construction]		[Construction]			
Total Construction Cost	191									

(All numbers are current as of February 2023)

Design
Construction (NTP to Substantial Completion)
Construction Timeline Flexible

Figure 1: Design and Construction Schedule (Construction Cost Numbers include 10% Contingency and Sales Tax)

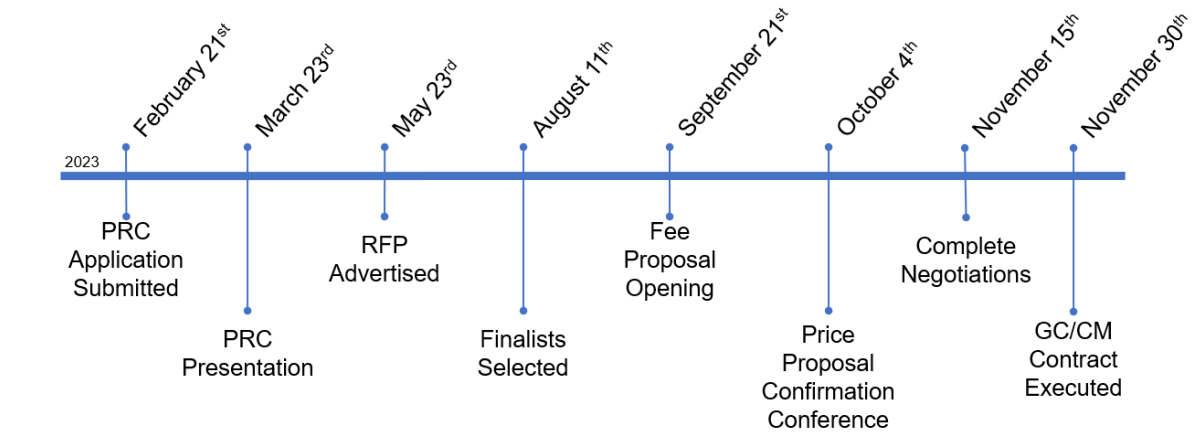
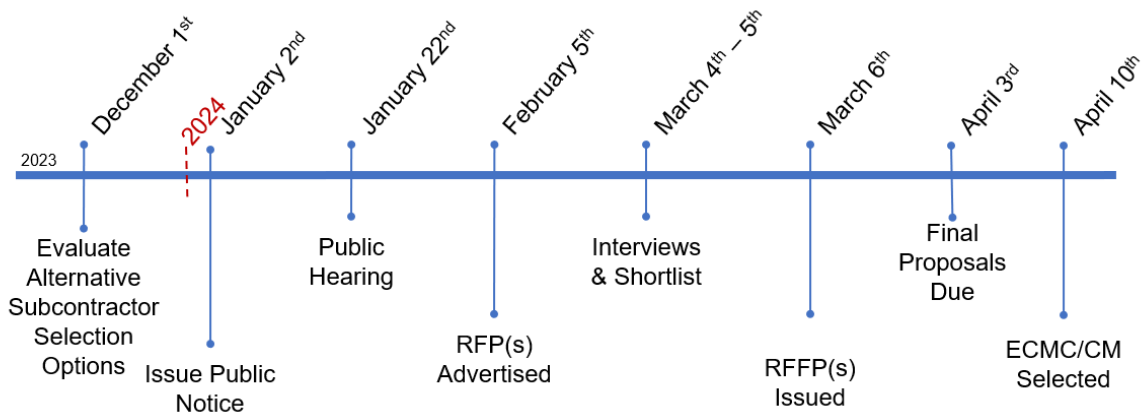


Figure 2: Anticipated Procurement Timeline for GC/CM Services for WPTP



**Note: The schedule will be adjusted based on the recommendations of the GC/CM.

Figure 3: Preliminary Procurement Timeline for GC/CM Alternative Subcontractor Selection

A team led by Parametrix has been retained and is under contract to provide Owner Advisor/Construction Management services for the GC/CM project. Consultants have been hired for all Work Packages except for the Electrical Improvements and the Critical Gate Refurbishment. A design contract for the Electrical Improvements is expected to be executed by March 2023. The design firm for the Critical Gate Refurbishment is expected to be hired by the end of 2023. Based on industry feedback we are requesting alternative subcontracting authority for electrical, mechanical and special coatings alternative subcontracts and will work in concert with the GC/CM to determine if additional alternative subcontracts would be beneficial and will work within the GC/CM subcontracting plan. If needed, the timeline for alternative subcontractor selection will be adjusted based on the recommendations of the GC/CM.

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

As part of its Alternative Delivery Pilot Project (see section 6 below), KCWTD adopted processes designed to screen and select KCWTD capital projects to determine if projects are suitable or have a “goodness of fit” for Design-Build (DB) or General Contractor/Construction Manager (GC/CM) delivery methods relative to traditional Design-Bid-Build (DBB). If a project is deemed to be a good fit for alternative delivery as opposed to DBB, the project goes through a “delivery type selection” process with the project team, and representatives from Procurement and Payables, to determine the best or optimal delivery method. This includes a comparative analysis of DBB vs. GC/CM vs. PDB. The GC/CM services for WPTP project went through this two-step process, and it was determined that the GC/CM method would be the best and most suitable method for achieving the project goals. Pursuant to our review, the WPTP project meets all criteria specified in RCW 39.10 for the use of the (GC/CM) contracting procedure. See the justification below.

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

There are 10 work packages expected to fall under this GC/CM contract. The work packages are being designed by multiple firms and are currently at various stages of completion. Due to space constraints and the interconnectivity of the systems involved, the GC/CM model will be advantageous for the project as it will reduce the number of contractors on site and make it easier to take advantage of synergies and to avoid conflicts between work packages. Scheduling and planning shutdowns at the WPTP is a complex and challenging process and can only be done during extended dry periods and only for a few hours at a time. A GC/CM’s input into the phasing of construction work and impacts on inter-related systems will be crucial to minimize the number of shutdowns.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

Specific schedule coordination input from the GC/CM will be critical to executing the multiple work packages that will be under their contract with the most benefit to the public. WPTP is a critical facility providing wastewater treatment for 700,000 people including the City of Seattle, many parts of North King County, and parts of Snohomish County. The WPTP must stay operational throughout construction. The seismic upgrade of the Administration Building is expected to be especially challenging for operations, as this building houses the main control room, a server room, and a laboratory. The contractor’s input will be needed to determine if laboratory staff and the main control room need to be relocated during construction.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

The GC/CM model will provide design efficiencies and cost savings by giving the GC the opportunity to help make decisions that can affect the procurement of long lead materials and the efficient execution of the work. The GC/CM is also expected to provide input on the phasing of the different work packages and how to design and construct them with minimal impact to the operation of the facility.

- If the project encompasses a complex or technical work environment, what is this environment?

The site is very constrained for access and space for parking and staging is limited. Offsite staging and parking will be required. Around 30% of the facility has been constructed underground due to the space constraints. The systems that are being maintained and replaced have specialized components, and installation requirements and all work must be executed while the facility remains fully functional.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

There are no designated landmarks or historically significant structures on the site.

- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

Using the Heavy Civil GC/CM approach for the WPTP project is appropriate because the project is primarily infrastructure work and WPTP will remain occupied and operational during construction. There is limited and constrained space onsite for the staging, laydown, and performance of construction. WTD desires the GC to perform construction using their direct staff labor forces and to directly control the construction operations. Given the site constraints and construction activities to be primarily performed by the GC, heavy civil authority is a highly appropriate contract method for the proposed project. The heavy civil contracting procedure controls risk best via the GC's negotiated self-performance of construction under the contract. This is a high-risk project, with a need for close control, self-performance control interfaces, and the ability to change work plans and plan quickly to support the project in the event of an emergency. There is a high likelihood of the discovery of unforeseen conditions and weather impacts requiring interruptions to the constructed works. The facility must remain operational through all of this.

Based on our preliminary analysis of the work and industry input through an RFI process, we anticipate 30-50% of the work to be negotiated self-perform.

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest (*For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.

King County has considered the possibility of using DBB on the different work packages that would fall under this GC/CM contract. Under current guidelines, DBB would require that multiple contracts be bid separately because their delivery dates are not simultaneous and are at various levels of design completion. They must be coordinated and executed as a whole to minimize disruption to operations. Bidding the work packages separately and potentially having to coordinate with multiple GCs on a site with various site constraints would not be practical and would delay the implementation of this critical work. With a delay comes a likely increase in costs and an increased risk of critical equipment failures.

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

WTD is proposing the use of heavy civil as it will grant the County the ability to negotiate with the GC/CM to self-perform critical or higher risk work and maintain tighter control of the quality and execution of a greater portion of the project. Given its nature as a critical facility and the absolute necessity that it remains operational for public health and environmental safety, heavy civil is an appropriate choice. The County recently requested industry input through an RFI process and all respondents supported heavy civil as appropriate for the project.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

King County is carrying out the project as part of the Regional Wastewater Services Plan (RWSP), a 30-year comprehensive plan adopted by the King County Council in 1999 to ensure that the regional sewer system keeps pace with growth and continues meeting regulatory requirements. KCWTD has been conducting and managing major capital projects for many years, with significant in-house project delivery and engineering resources. KCWTD delivers capital projects totaling \$320M annually.

Pursuant to approvals by the PRC, various KC departments and divisions have utilized alternative delivery methods authorized by RCW 39.10, including the DB and GC/CM contracting procedures, on a number of projects during the past ten years. KCWTD utilized the GC/CM contracting method on the Brightwater Treatment Plant project which was completed in 2011.

KCWTD determined that its ability to deliver capital projects consistent with the RWSP would be enhanced if it expanded its consideration and use of alternative delivery methods. Therefore, in May 2021, KCWTD established an Alternative Delivery Committee (ADC) consisting of leadership across various units of WTD's Project Planning and Delivery Section, along with representation from WTD operations and maintenance; the ADC includes staff who worked on the Brightwater Project and have experience with DB and GC/CM delivery methods with other public sector projects. The ADC is dedicated to assisting WTD in seeking increased efficiencies, improved project throughput, and better leveraging internal resources by advocating for and overseeing the use of the GC/CM and PDB alternative delivery methods to deliver select WTD projects as part of a pilot program in support of the development of a model and structure that can be replicated for selecting and implementing optimal alternative delivery methods in the future. ADC will be an important resource to the project team in determining whether or not alternative subcontracting is a public benefit.

During the past 21 months, WTD staff have participated in interviews with industry leaders to gain insight regarding best practices and lessons learned to achieve success utilizing Alternative Project Delivery methods (particularly PDB and GC/CM). In addition, WTD staff have attended formal training conducted by the Design-Build Institute of America (DBIA), Associated General Contractors (AGC), and the Water Collaborative Delivery Association (WCDA, formerly the Water Design-Build Council).

WTD has procured the services of Parametrix as OA (Owner Advisor) for the project. Over the past decade, Parametrix has provided OA services for over 50 GCCM projects ranging from \$10 M to over \$600 M, with total value exceeding \$4.3 B. Howard Hillinger, OA for the project was a long-time member of the PRC and has served on a variety of CPARB committees including the Heavy Civil GC/CM Committee that drafted the Heavy Civil legislation and currently the CPARB GC/CM Best Practices Committee. He has served as owner advisor for 13 major GC/CM projects including five Heavy Civil GC/CM projects. Mitch Romero has been OA/PM for 11 GCCM Projects since 2003 and is also a member of the CPARB GC/CM best practices committee.

Our organization and this team are focusing on alternative project delivery to allow for an integrated team to continue our long history of successfully completing large and complex construction projects. KC's owner advisor will bring a full construction management team with an extensive background in the GC/CM delivery method to support KC WTD in the delivery of the WPTP project.

Please see individual biographies for more details.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)
- Staff and consultant short biographies (*not complete résumés*).
- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.*)
- The qualifications of the existing or planned project manager and consultants.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *N/A*
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Project Organization Chart

Please see Attachment A

Key Staff

Felix Brandli – Program Manager, PMP, WPTP Capital Program

Felix is a program manager with King County's Wastewater Treatment Division (WTD) and has over 10 years of project and program management experience in Europe and the US. Felix has a Master's Degree in Environmental Engineering from the Swiss Federal Institute of Technology and is a certified Project Management Professional (PMP). Felix has led various infrastructure improvement projects in the wastewater and energy efficiency sectors. Most recently, Felix has led the development and implementation of a program to deliver \$800M of critical infrastructure improvements at King County's West Point Treatment Plant. Felix has also completed GC/CM training offered by AGC.

Stan Hummel – Project Management Supervisor, King County

Stan is the Program Management Supervisor for WPTP. He has 33 years of Project Management experience focusing on the delivery of large wastewater treatment and conveyance projects for KCWTD, including the delivery of the \$320M GC/CM contract for the Brightwater Treatment Plant. Stan has 18 years of direct supervisory experience with KCWTD's project planning and delivery section using conventional and alternative delivery methodologies. Please see attachment C for specific GC/CM Project experience.

Will Sroufe – Construction Management Supervisor, King County

Will is the Supervisor of the North Satellite Construction (NSC) office which is slated to manage the WPTP GC/CM contract. He has 20 years of experience in engineering, project management, and construction management. The NSC office is currently managing ~\$250M in active construction contracts via DBB and WO. As a supervisor, he has experience managing ESCO, JOC, WO, and numerous DBB contracts. As a project engineer/assistant project manager, he worked with Stan to deliver the \$320M GC/CM contract for the Brightwater Treatment Plant.

Tom Bauer – Plant Manager WPTP, King County

Tom is the subject matter expert on operating, maintaining, and troubleshooting complex treatment and conveyance systems. Tom has been a team member on capital projects such as the RSP replacement project, the Passive Weir project, the LSG piping replacement, IPS and EPS pump rehabilitation, digester 6 roof replacement, aeration mixer replacement, aeration blower replacement, and other projects.

Joel Paulson PE – Program Engineer WPTP, King County

Joel is an experienced Engineer and has many years of experience in managing the design and construction of water systems. As the program engineer for the West Point Capital Program, he is overseeing the design of all projects being delivered at the WPTP.

Trisha Roth, Associate DBIA - King County Procurement

Trisha brings more than 20 years of experience in both the public and private sectors with a firm background in project management and contract administration. Trisha holds a Master of Science in Transportation Management, Associate DBIA, and Certified Professional Public Buyer (CPPB) certifications and has attended the GC/CM training offered by the AGC.

Diane Navarro, Associate DBIA, King County WTD

Diane brings over 10 years of both public and private procurement experience, with the majority of her time working in public procurement with Seattle Public Schools (SPS) as the district's Contracting Services Manager. Diane brings with her years of procurement experience, which includes leading the procurements on about 10 GC/CM projects and multiple DBB projects.

Howard Hillinger CCM, DBIA – Owner's Advisor, Parametrix

Howard has served as Owner's Advisor for 15 GC/CM contracts through project Planning, PRC approval, GC/CM Selection, design, and construction with a total project value of \$1.7B, including five heavy civil GC/CM projects. Howard has served on multiple CPARB subcommittees and the PRC. Please see attachment C for specific GC/CM Project experience.

Greg Brink PMP, PMI-RMP, CVS, CCE/A – Project Manager, Parametrix

Greg has a longstanding relationship with WTD and successful experience managing WTD contracts

with multiple subconsultants. He has direct experience as an Owner's Advisor, contract Project Manager (PM), Program Manager, and Project Control Specialist for Alaska GC/CM alternative delivery capital projects, Sound Transit's Lynnwood Link Extension GC/CM, and delivery of more than 30 international military construction and embassy compound development DB projects for the US Department of Defense, US Navy, and US Department of State.

Mitch Romero CCM, AIA, LEED AP, Associate DBIA – Deputy Project Manager, Parametrix

Mitch has served as Owner's Advisor, Project Manager, and Construction Manager on nine Washington State GC/CM projects and five federal Design Build projects. He has a strong background in alternative delivery methods. Please see attachment C for specific GC/CM Project experience.

Steve Nuss, PE – Project Delivery Manager, Stantec

Steve is providing overall coordination support for the entire WPTP capital program and is assisting with the coordination of the projects under this GC/CM contract.

Janet Hoffman, PE, CEP – Project Cost Estimator, Kennedy Jenks

Janet brings more than 26 years of experience providing reliable cost estimates as both a contractor and an engineer. She has worked on multiple King County projects, including four current projects at the WPTP, and completed her role as cost estimator on two large WWTP using GC/CM alternative delivery method.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

KCWTD has a long history of successfully managing large capital projects with delivery totaling about \$320M annually. The agency has established and mature project controls, project management, and construction management processes in place. These processes are built on the standard capital project management procedures used by the KCWTD. Additionally, KCWTD set up a programmatic project delivery approach for the WPTP with the goal to provide oversight and better coordination among all projects delivered at the WPTP, establishing the West Point Capital Program (WPCP) at the end of 2021. The WPCP Program Management Plan (PMP) documents the controls procedures required throughout the project lifecycle for the WPCP projects and will include procedures for managing the GC/CM contract. These procedures include roles and responsibilities; issue, decision and change management; risk management; quality management; communications; interface management; governance and authority; document management; project controls and reporting; construction management; and project closeout.

Cost and Schedule Control and Reporting – Monthly each work package submits an updated project schedule; risk register; issue, decision and change log; and updated cost and status information. The WPCP Controls Team consolidates this information into an integrated WPCP schedule and reports for monitoring project performance, managing project interfaces, and providing transparent reporting to KC WTD leadership. Monthly project performance reviews are conducted by the WPCP to discuss issues, decisions, trends, project performance, and interfaces with other ongoing projects. The GC/CM will be required to provide information to KC WTD, and as needed participate in meetings and project audits.

Interface Management – Given the limited space and compressed schedule of the WPCP projects, an Interface Management Process is used to control work package elements that are reliant on other projects. This process facilitates coordination of operational shutdowns and sequencing of work in conjunction with the operating parameters of the facility and space considerations for various construction works onsite. The GC/CM will assist in the identification, tracking, and planning of these interfaces.

Risk Management, Decision and Change Management – A risk register and an Issue, Decision, and Change (IDC) Management log are developed for each work package; these will continue to be maintained to help identify critical decisions, mitigate risks, document decisions and track changes. These are reviewed by the WPCP quarterly and will be used in the future to help manage contingencies.

Procurement – During procurement of the GC/CM, procedures will be implemented by King County procurement with support from the OA and project team to ensure that procurement processes, criteria, and project requirements comply with RCW 39.10.

Quality Management – Design reviews, including independent reviews, are conducted at the 30%, 60%, and 90% design stages. The GC/CM will participate in design reviews for constructability, sequencing, scheduling, and cost. KCWTD will be the primary party responsible for reviewing design work provided by the GC/CM, and for stakeholder integration for GC/CM engineering deliverables. During construction, field

quality control will be the responsibility of the GC/CM; and field quality assurance will be provided by both KCWTD and the OA.

Document Controls – KCWTD and WPCP document control processes will be used by the GC/CM and work packages. These processes include file storage and naming conventions, and tools required for tracking submittal information, RFI, design clarifications, work notifications, and change requests.

Authority and Governance – KCWTD and WPCP existing authority structures will be used for reviewing and approving any contract changes, including changes to scope, schedule, and/or budget. KCWTD, with the assistance of the OA, will lead Contact Price (CP) negotiations with the GC/CM in a transparent and open-book manner and will work to ensure that claimed labor rates and costs are aligned with the contract, and can be reasonably reviewed and audited. Audits are planned at the beginning to set rates and expectations, at the middle to ensure compliance and possible refinements, and at final completion.

Closeout – At the completion of the project Parametrix will prepare a close-out report which will capture all pertinent project data and lessons learned.

- A brief description of your planned GC/CM procurement process.

King County plans to use a multi-phased GC/CM procurement approach:

- Public outreach including a Request for Information by interested firms.
- Request for Proposals (RFP Phase 1) with a focus on relevant experience, proposed team, and approach. The RFP phase will shortlist three to four firms.
- Short-listed firms will be invited to interviews and proprietary meetings which may include site tours.
- Request for Fee Proposals (RFFP Phase 2) will focus on the fee and rates for Phase 1 (preconstruction/design) in order to establish the total price proposal.
- King County will utilize GC/CM contract documents similar to the University of Washington GCCM contracting approach. The first agreement will be specific to pre-construction tasks.
- Any early work packages will require execution of a second agreement with the GC/CM construction agreement. Any early work packages will be added to the Maximum Allowable Construction Cost change order and the cost to construct the entire project. It is possible that both agreements will run simultaneously until the MACC change order is executed.

KC has a well-established procurement office/staff that is supported by the KC Prosecuting Attorney's Office and contract specialists. Jerry Taylor and Trisha Roth are leading the development of the GC/CM Contract Documents, utilizing lessons learned from the Atlantic Base GCCM project. Parametrix will also lend expertise and support to this effort by identifying lessons learned and sharing best practices and contract templates. The contract terms will comply with RCW 39.10.330 and will provide the County with the flexibility to establish reasonable commercial terms and perform early construction work while managing the maximum cost of the Project. Our goal is to have RFP and Contract Documents in place and ready for public solicitation by 2nd Quarter 2023.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please see attachment B

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. (See Example concepts, sketches or plans depicting the project.) At a minimum, please try to include the following:

- An overview site plan (indicating existing structure and new structures).
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.



Figure 4: Site Plan

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

KCWTD has received no audit findings on any of the public works projects listed in response to Question 7.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

KC is a national leader in strategic planning that promotes Equity and Social Justice (ESJ) innovations. KC is committed to ensuring that the spending of government dollars is done in a manner that enhances equity outcomes for small businesses certified by the Washington State Office of Minority and Women Business Enterprises (OMWBE).

An early outreach meeting/Request for Information meeting occurred on 1/31/2023. KC has requested input from the contracting community and has considered feedback in this application. Additional outreach events will occur in coordination with the GC/CM once the GC/CM is identified. KC will establish a minimum required level for the participation of small and diverse businesses for this contract. The goals will be expressed as a percentage of the total contract value to be performed by OMWBE certified firms. To ensure success at meeting the diverse small business goals and to promote support and mentoring of small businesses, KC will also require the submission of an Equity and Social Justice (ESJ) Innovation

Plan. The ESJ Innovation Plan formalizes the proposer’s approach and the specific actions that the proposer will take to outreach and maximize the participation of small, diverse businesses on the project. The plan includes outreach and engagement strategies, identification of subconsultant and subcontractor work opportunities, potential barriers to small and diverse business participation, technical assistance, mentorship, as well as monitoring and performance measurements to ensure success of the plan. The proposer will be asked to address their inclusion strategies for design tasks, construction subcontracting, as well as equipment and supply purchases from OMWBE certified firms.

Consistent with the provisions of RCW 39.10.360, KC’s contract with the awarded firm will require the firm to track and report to the KC and to the OMWBE its utilization of OMWBE certified businesses. During contract performance, the awarded firm will be required to submit monthly reports to the project team detailing the ESJ Innovation Plan activities taken over the past month, as well as those activities planned for the coming month. Additionally, the awarded firm will be required to report all subcontract awards, and all subcontractor/subconsultant/supplier payments on a monthly basis into the KC’s Diversity Compliance Management System (DCMS). If at any point the awarded firm falls short of the small business goals established for the contract, the County may require submittal of a corrective action plan.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package**.
 - **Please see attached *Supplements for Alternative Subcontractor Selection Application* documentation.**
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

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 information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also you also agree to provide additional information if requested. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (please print): Felix Brandli (public body personnel)

Title: WPTP Capital Program Manager

Date: 2/17/2023

**ATTACHMENT A
GC/CM SERVICES FOR WEST POINT TREATMENT PLANT (WPTP)
TABLE OF ORGANIZATION**

King County
Consultant
GC/CM Contractor

WTD Definition/Delivery Board
GCCM Procurement - As needed
GC/CM Oversight Design N/A
GC/CM Oversight Construction N/A

Owner Advisor

Specialty Consultants
OA Support: Tanner Pacific CM/Cost – Kennedy Jenks, Parametrix Scheduling: Parametrix, JTS Risk Management: Aquanti, Parametrix Constructability/Cost: Ott-Sakai Project Controls Support: AMP, JTS, P&M ESJ & Sustainability: Formation Lab

Greg Brink, PMP, PMI-RMP, CVS, CCE/A
GCCM Procurement- 25%
Design Oversight - 10%
Construction Oversight - 10%

Howard Hillinger, CCM, DBIA
GCCM Procurement- 25%
Design Oversight - 10%
Construction Oversight - 10%

Mitch Romero, AIA, CCM, LEED AP, ASSC DBIA
GCCM Procurement- 50%
Design Oversight - 50%
Construction Oversight - 50%

Program Leadership

Stan Hummel WTD PM Supervisor, PE
GCCM Procurement- 50%
Design Oversight - 50%
Construction Oversight - 10%

Nicole Ream, PMP Program Support
GCCM Procurement- 0%
Design Oversight - 10%
Construction Oversight - 10%

Tom Bauer Plant Manager
GCCM Procurement- 25%
Design Oversight - 10%
Construction Oversight - 10%

Felix Brandli, PMP WPTP Capital Program Manager
GCCM Procurement- 50%
Design Oversight - 50%
Construction Oversight - 10%

Joel Paulson, PE Program Engineer
GCCM Procurement- 10%
Design Oversight - 10%
Construction Oversight - 10%

Christina Vanburen Project Controls Supervisor
GCCM Procurement- 25%
Design Oversight - 10%
Construction Oversight - 10%

Stephen Nuss, PE, PMP Project Delivery Manager
GCCM Procurement- 10%
Design Oversight - 10%
Construction Oversight - 10%

Will Sroufe, PMP CM Supervisor
GCCM Procurement- 0%
Design Oversight - 10%
Construction Oversight - 25%

Trisha Roth, ASSC DBIA Procurement Lead
GCCM Procurement- 10%
Design Oversight - 0%
Construction Oversight - 0%

Diane Navarro, ASSC DBIA Contract Administrator
GCCM Procurement- 10%
Design Oversight - 10%
Construction Oversight - 25%

GC/CM <i>TBD</i>
GCCM Procurement- n/a
Design Oversight - 100%
Construction Oversight - 100%

Work Package Management

Anh Tran Project Manager
-IA/SA Replacement
-EPS Isolation Gate Replacem.

Jack Launit, PMP Project Manager
-Admin Building Seismic
-OGADS VSA Refurbishment

Kolby Hoagland Project Manager
- Microturbine
- Critical Gate Refurbishment

Mizan R., PE, PMP, ASSC DBIA Project Manager
-Passive Weir

Timothy Lowry, PE, PMP Project Manager
-PE/RAS Pipe Restoration

JR Meksavanh, PMP Project Manager
-Primary Tank Coating

Rowena Johnson Project Manager
-Electrical Improvements

**ATTACHMENT B
CONSTRUCTION HISTORY**

King County - Construction History (10 years)										
Project No.	Project Name	Project Description (1-2 sentence description)	Contracting Method	Planned Start (MM/YY)	Planned Finish (MM/YY)	Actual Start (MM/YY)	Actual Finish (MM/YY)	Planned Budget (\$X.XM)	Actual Budget (\$X.XM)	Reason for Budget or schedule overrun
1.	Pier 50 Float Replacement	Design, construct and deliver a "turn-key" ready for use concrete float (approx. 117'x30') for the King County Water Taxi at the new WSF Colman Dock.	D-B	02/2018	09/2018	03/2018	05/2019	\$7.2M	\$8M	Float delivery to Colman Dock delayed due to WSF construction delay. Budget changes due to moorage costs, float installation costs and steel guide pile hoop design change.
2.	Judge Patricia Clark Children and Family Justice Center – Phase A	New Facility to replace the Youth Services Center (YSC)	D-B	03/2015	04/2020	03/2015	TBD	\$154M	\$188M	The schedule for the Children and Family Justice Center was extended primarily due to permitting delays resulting from legal challenges. Budget increases were driven by owner-requested changes, unforeseen conditions (soils), permitting delays, and changes in law. While the project has been substantially complete (Phase 1a-Courthouse & Detention) since late 2019 and (Phase 1b – Garage & Alder School) since July of 2021, there are a few small issues being worked on to get the contract to close out.
3.	Interim Base Electrification (IBE)	Infrastructure for charging of electric buses (diesel to electric)	D-B	08/2021	02/2025	12/2021		\$60M	\$94M	Escalation due to pandemic and long lead to acquiring equipment. King County has not been able to reach a GMP and has chosen to offramp.
4.	Atlantic Base Refurbishment	Replace all concrete paving and underground infrastructure (including storm drainage, sanitary sewer, industrial waste disposal system, buried power lines, natural gas supply system, domestic and fire water mains, and storage tanks) in the bus storage yard at King County Metro's Atlantic Base in Seattle.	GC/CM	12/2021	11/2025	12/2021	Current	\$32M	In progress	
5.	Harborview Maleng Building Single Patient Rooms Project	Convert two outpatient clinic floors in Maleng building into single patient rooms and renovate two floors in Ninth and Jefferson Building (NJB) into outpatient clinics.	D-B	11/2021	06/2025	11/2021	Current	\$75M	\$78M In progress	Harborview requested additional scope and will be providing additional budget (\$3M) for this project.
6.	Eastside Interceptor Lining (Section 2)	The scope of this project included design and implementation of the rehabilitation of approximately 3,900 linear feet of the Eastside Interceptor Section 2 (ESI 2), located in Renton.	D-B-B	03/2019	03/2020	03/2019	09/2020	\$28,302,545	\$22,593,336	NA
7.	Kent-Auburn Conveyance System Improvements	The scope of this project included the design and construction of the Pacific Pump Station Discharge and Auburn West Interceptor Parallel pipelines. The pipelines totaled about 3 miles in length and include regions of both force main and gravity sewer, ranging in diameter from 16 inches to 48 inches.	D-B-B	01/2017	12/2019	02/2017	01/2020	\$27,388,464	\$22,850,503	NA

8.	M Street Trunk Repair	The scope of this project included excavation, pipe demolition and repair, installation of maintenance holes, and associated traffic control for refurbishment of the M Street Trunk.	D-B-B	04/2020	08/2020	04/2020	06/2020	613,301	646,100	The engineer's estimate was lower than the final bid for the project.
9.	Magnolia Wet Weather Storage Facility	The scope of this project included design and construction of an approximately 1.5-million-gallon CSO storage tank in the vicinity of Terminal 91 in Seattle, and a conveyance pipeline to connect the existing interceptor in 32nd Avenue West to the storage tank. The scope included odor control and mechanical, electrical, and control systems to enable the system to function when required.	D-B-B	12/2013	12/2015	12/2013	09/2017	25,294,357	45,574,941	Legal issues. Installation of pipeline using HDD.
10.	Murray Wet Weather Storage Facility	The scope of this project included the design and construction of a one-million-gallon Combined Sewer Overflow (CSO) control underground storage facility adjacent to the Murray Pump Station and the acquisition of six contiguous private properties across the street from the existing Murray Pump Station on Beach Drive Southwest in Seattle. The scope also included design and construction of above- and below-grade structures on the storage tank site that housed odor control and a standby power generator. The project included site development consistent with the location near a public park.	D-B-B	09/2013	02/2017	10/2013	09/2017	22,928,871	25,397,116	Additional construction contract required that was not accounted for at Gate 3 and the low responsive bid was higher than the engineer's estimate.
11.	North Creek Interceptor	This project increased the capacity of part of the North Creek Interceptor Sewer serving southwestern Snohomish County. The project involved replacement of 10,000 LF of existing gravity pipe with larger gravity pipes, 36 to 48 inches in diameter. Both trenchless (open face shield tunneling and pipe ramming) and open trench construction methods were used.	D-B-B	03/2014	06/2017	2015	2021	39,543,726	63,040,220	The original construction contract was terminated with the initial contractor for inability to complete the work. A project-specific work order was issued under the January 19, 2017, Executive determination of emergency to complete the project. The change in budget and schedule represents increases in both cost and time for construction, consultant, construction management, permitting/easement and staff costs needed to complete the project due to this issue.
12.	Rainier Valley Wet Weather Storage	This scope of this project included the design and construction of a 0.34-million-gallon, off-line storage tank and install conveyance that will divert flows during storm events from the Hanford trunk to the Bayview tunnel.	D-B-B	10/2015	01/2018	05/2016	05/2019	19,975,980	19,595,525	Advertisement was delayed due to the Worthington property acquisition (use and possession was granted in August 2015) and Facility Plan approval from the Department of Ecology.

ATTACHMENT C SELECT PROJECT TEAM GC/CM EXPERIENCE

SELECT GC/CM PROJECT EXPERIENCE						Role During Project Phases		
Name	Summary of Experience	Project Names	Project Size	Project Type	Dates	Planning	Design	Construction
Stan Hummel	KC WTD WPTP Capital Projects Supervisor. 33 years of PM/CM experience for wastewater projects	Brightwater Treatment Plant new wastewater facility.	\$800M	GC/CM	2022-2012	PM	PM	PM
Howard Hillinger	Parametrix Principal Consultant - 43 years of Construction Management/OA experience for many public clients	Pierce County Transit Maintenance Base Improvements	\$220M	GC/CM Heavy Civil	2018-present	Owner's Advisor	Owner's Advisor	Owner's Advisor
		Pierce Transit Pacific Avenue /SR 7 BRT	\$241M	GC/CM Heavy Civil	2018-2022	Owner's Advisor/Project Manager	Owner's Advisor/Project Manager	Owner's Advisor/Project Manager
		Washington State Ferries- Colman Dock Multimodal Terminal	\$450M	GC/CM Heavy Civil	2014-Present	Owner's Advisor	Owner's Advisor	Owner's Advisor
		City of Seattle Overlook Walk	\$72M	GC/CM Heavy Civil	2018-2019	Owner's Advisor	Owner's Advisor	Owner's Advisor
		Shoreline School District Kellogg and Einstein Middle Schools	\$150M	GC/CM	2017-2020	Owner's Advisor	Owner's Advisor	Owner's Advisor
Mitch Romero	Parametrix Senior Construction Manager - 31 years of Construction Management/OA experience	Centralia School District, Centralia High School, Fords Prairie Elementary, Jefferson Lincoln Elementary	\$120M	GC/CM	2019-2021	OA Program manager	OA Program manager	OA Program manager
		Spokane International Airport, Data Backbone and Passenger Address systems upgrades	\$60M	GC/CM	2017-2019	OA Project manager	OA Project manager	OA Project manager
		Central Valley School District, Evergreen MS, Opportunity Elementary, Sunrise Elementary	\$110M	GC/CM	2015-2019	OA Project manager	OA Project manager	OA Project manager
		Seattle Public School BEX 1 and 2 programs, Nathan Hale High School PAC, Cleveland High School	\$115M	GC/CM	2003-2006	OA Project manager	OA Project manager	OA Project manager

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SUPPLEMENT A
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Department of Natural Resources and Parks, Wastewater Treatment Division (WTD)**
- b) Address: **201 S Jackson St, Suite 500 Seattle WA 98104**
- c) Contact Person Name: **Trisha Roth on behalf of Felix Brandli**
Title: **Contract Specialist III – Construction Lead / WPTP Capital Program Manager**
- d) Phone Number: **206-263-1964** E-mail: **troth@kingcounty.gov**
- e) Name of Project: **GC/CM Services for West Point Treatment Plant (WPTP)**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical Contractor/ Construction Manager**
- g) Subcontract Value: **\$40,000,000**

1. Public Benefit –

Request and Background

The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of an MC/CM subcontractor.

This application is for approval to utilize alternative subcontractor selection for the proposed King County-WPTP GC/CM project, which will involve the design and construction of major renovations/replacement of the Mechanical systems at WPTP. This work has been through a “concept design” process but has not yet begun Schematic Design. If approved, it is anticipated that the alternative subcontractor selection process will be completed and the subcontractor brought onboard the team well before the end of Schematic Design. This will allow the selected subcontractor partner to have collaborative and meaningful input and influence in the design of the project.

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

West Point Treatment Plant is a critical facility with serious consequences for construction shutdowns and must remain continuously occupied and operational during construction. Alternative Subcontracting of Mechanical will allow WTD’s GC/CM Heavy Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction.

Bringing an MC/CM subcontractor aboard early in design and as a collaborative project partner during the design and construction process will result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents. The upcoming phases of construction will involve the need for coordinating continuing occupancy and use of the existing

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maintenance building while new phases are constructed and brought online. Additionally, their involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public rate payers who are funding the work.

An additional benefit of having a subcontractor on the team prior to construction is that it allows us to respond to volatility in the construction market and the challenges in the supply chain. With a subcontractor involved during design, we can utilize them to analyze and provide recommendation on materials and/or equipment specific to their work that we might want to purchase/procure prior to construction in order to avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule.

Additionally, we will utilize the MC/CM as a member of our team during design and construction to provide expertise to help phase construction and occupancy of the new phases of facility improvements while maintaining continuous, uninterrupted operations of the existing facilities and the previously completed facility improvements.

Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. This type of assurance of subcontractor qualifications and experience is just not possible in a "low bid" selection scenario, where selection is based solely on price.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

King County in collaboration with our Owner Advisor and the selected GC/CM will evaluate potential scope of the work, benefit to the project and industry input to make a well informed and well documented decision on any alternative subcontracting methods. The County has also engaged in industry outreach to obtain input regarding the use of alternative subcontracting and received positive responses to the use of alternative subcontracting.

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

King County WTD is the decision maker, and the King County Alternative Delivery Committee has been involved in GC/CM selection on past projects. With their selection methods we will make a well informed and well documented decision on any alternative subcontracting methods. We will require that the GC/CM involve key King County, design team, and GC/CM advisory consultant staff member in active roles during all aspects of the notification/hearing, solicitation and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that those key staff members will be involved:

- The review/input on notifications and documents prior to public release
- Attendance at public determination hearings;
- Development of qualification criteria for the RFQ and RFP;
- Review and scoring of SOQs and proposals
- Negotiation of subcontractor costs and fees.

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- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

King County WTD intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by King County, we anticipate that our role and level of involvement will exceed the statutory requirements.

King County WTD will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance, and approvals along the way. There have been some recently adopted changes to RCW 39.10.385. In review of those revisions, we understand the specific responsibilities of King County WTD during the alternative subcontractor selection process to include, but not be limited to:

- Authorize GC/CM to proceed with alternative subcontractor selection.
- Work with the GC/CM, determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process would include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection.
 - o Conducting a public hearing.
 - o Consider comments and determine whether alternative subcontractor selection is in the best interest of the public.
 - o Issue a final determination to all interested parties.
 - o Receive and respond to written protests related to the determination.
- Serve on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- Receive and respond to written protests related to the selection of the most qualified subcontractors.
- Review cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- Review preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget.
- Approve the GC/CM to contract with the selected firm for Preconstruction Services.
- At the time of GMP negotiations, review the proposed maximum allowable subcontract costs.
- Provide agreement to and approval of the final maximum allowable subcontract costs.
- During and after completion of the subcontractor's work, pay for an independent third-party audit to determine the proper accrual of subcontract costs.

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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 may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (*please print*): Felix Brandli (*public body personnel*)

Title: WPTP Capital Program Manager

Date: 2/17/2023

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ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Department of Natural Resources and Parks, Wastewater Treatment Division (WTD)**
- b) Address: **201 S Jackson St, Suite 500 Seattle WA 98104**
- c) Contact Person Name: **Trisha Roth on behalf of Felix Brandli**
Title: **Contract Specialist III – Construction Lead / WPTP Capital Program Manager**
- d) Phone Number: **206-263-1964** E-mail: **troth@kingcounty.gov**
- e) Name of Project: **GC/CM Services for West Point Treatment Plant (WPTP)**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Specialized Tank Coatings**
- g) Subcontract Value: **\$4,000,000**

1. Public Benefit –

Request and Background

The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of alternative subcontractor for specialty coatings.

This application is for approval to utilize alternative subcontractor selection for the upcoming project, which involves coating of the Primary Tanks at WPTP. These are highly specialized systems where input from the contractor would benefit the project in terms of sequencing, maintenance of plant operations and securing specialty equipment and supplies. The County has had trouble securing qualified specialty coating contractors and suppliers on previous projects, and based on input from industry believes that utilizing alternative subcontracting would aid in securing qualified resources to achieve project goals. If approved, it is anticipated that the alternative subcontractor would be selected shortly after the GC/CM is selected and early procurement activities including procurement of long lead supplies and equipment would be carried out as soon as possible.

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

West Point Treatment Plant is a critical facility with serious consequences for construction shutdowns and must remain continuously occupied and operational during construction. Alternative Subcontracting for the coating of the primary tanks will allow WTD's GC/CM Heavy Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction.

Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. This

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type of assurance of subcontractor qualifications and experience is just not possible in a “low bid” selection scenario, where selection is based solely on price.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

King County in collaboration with our Owner Advisor and the selected GC/CM will evaluate potential scope of the work, benefit to the project and industry input to make a well informed and well documented decision on any alternative subcontracting methods. The County has also engaged in industry outreach to obtain input regarding the use of alternative subcontracting and received positive responses to the use of alternative subcontracting.

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

King County will ensure that the GC/CM involve key King County, design team, and GC/CM advisory/CM consultant staff in active roles during all aspects of the notification/hearing, solicitation and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that County and consultant staff members will be involved in:

- The review/input on notifications and documents prior to public release
- Attendance at public determination hearings
- Review and approval of GC/CM recommendations
- Development of qualification criteria for the RFQ and RFP
- Review and scoring of SOQs and proposals
- Negotiation of subcontractor costs and fees.

- b. Discuss your organization’s understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

King County WTD intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by King County, we anticipate that our role and level of involvement will exceed the statutory requirements. We have retained Parametrix, an owner advisor experienced in GC/CM alternative subcontracting, to assist in ensuring that alternative subcontracting requirements and best practices are followed.

King County WTD will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance and approvals along the way. There have been some recently adopted changes to RCW 39.10.385. In review of those revisions, we understand the specific responsibilities of King County WTD during the alternative subcontractor selection process to include, but not be limited to:

- Authorize GC/CM to proceed with alternative subcontractor selection.
- Work with the GC/CM, determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process would include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection.
 - o Conducting a public hearing.
 - o Consider comments and determine whether alternative subcontractor selection is in the best interest of the public.
 - o Issue a final determination to all interested parties.
 - o Receive and respond to written protests related to the determination.

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- Serve on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- Receive and respond to written protests related to the selection of the most qualified subcontractors.
- Review cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- Review preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget.
- Approve the GC/CM to contract with the selected firm for Preconstruction Services.
- At the time of GMP negotiations, review the proposed maximum allowable subcontract costs.
- Provide agreement to and approval of the final maximum allowable subcontract costs.
- After completion of the subcontractor's work, pay for an independent third-party audit to determine the proper accrual of subcontract costs.

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 may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (*please print*): Felix Brandli (*public body personnel*)

Title: WPTP Capital Program Manager

Date: 2/17/2023

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ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement A form for each desired subcontractor/subcontract package as part of your Project Application.

Identification of Applicant

- a) Legal name of Public Body (your organization): **King County: Department of Natural Resources and Parks, Wastewater Treatment Division (WTD)**
- b) Address: **201 S Jackson St, Suite 500 Seattle WA 98104**
- c) Contact Person Name: **Trisha Roth on behalf of Felix Brandli**
Title: **Contract Specialist III – Construction Lead / WPTP Capital Program Manager**
- d) Phone Number: **206-263-1964** E-mail: **troth@kingcounty.gov**
- e) Name of Project: **GC/CM Services for West Point Treatment Plant (WPTP)**
- f) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical Contractor /Construction Manager**
- g) Subcontract Value: **\$60,000,000**

1. Public Benefit –

Request and Background

The application is submitted to request the use of alternative subcontractor selection, pursuant to RCW 39.10.385, to procure the services of an EC/CM subcontractor.

This application is for approval to utilize alternative subcontractor selection for the proposed King County WPTP GC/CM project, which will include the replacement and upgrade of major electrical systems. This work has been through a “concept design” process but has not yet begun Schematic Design. If approved, it is anticipated that the alternative subcontractor selection process will be completed, and the subcontractor brought onboard the team well before the end of Schematic Design. This will allow the selected subcontractor partner to have collaborative and meaningful input and influence in the design of the project.

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

West Point Treatment Plant is a critical facility with no options to be shut down for more than a few hours at a time, and must remain continuously occupied and operational during construction. Alternative Subcontracting of Electrical scope will allow WTD's GC/CM Heavy

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Civil contractor the ability to maintain tighter control of quality and schedule, provide public benefit in the form of reduced risk of public and environmental impact during construction.

Bringing an EC/CM subcontractor aboard early in design and as a collaborative project partner during the design and construction process will result in reduced risk of change orders due to errors, omissions and/or unclear scope in the construction documents. The subcontractor's input during design is needed to find methods to replace critical electrical system without impacting the operation of the treatment plant. Additionally, their involvement is likely to offer the potential for betterment of the design, increased constructability, cost savings and/or a shorter construction duration which will ultimately benefit the public rate payers who are funding the work.

An additional benefit of having a subcontractor on the team prior to construction is that it allows us to respond to volatility in the construction market and the challenges in the supply chain. With a subcontractor involved during design, we can utilize them to analyze and provide recommendation on materials and/or equipment specific to their work that we might want to purchase/procure prior to construction to avoid market price increases and/or long lead times that could otherwise impact the project budget and/or schedule.

Additionally, we will utilize the ECCM as a member of our team during design and construction to provide expertise to help phase construction and occupancy of the new phases of facility improvements while maintaining continuous, uninterrupted operations of the existing facilities and the previously completed facility improvements.

Utilizing the alternative subcontractor selection process for this project will allow us to select our subcontractor based primarily on qualifications and experience rather than solely basing the selection on the lowest priced responsive bid received. This will allow us to tailor our alternative subcontractor selection RFQ/RFP criteria and scoring to suit the specifics of this type of work and this project. This type of assurance of subcontractor qualifications and experience is just not possible in a "low bid" selection scenario, where selection is based solely on price.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

King County WTD in collaboration with our Owner Advisor and the selected GC/CM will evaluate potential scope of the work, benefit to the project and industry input to make a well informed and well documented decision on any alternative subcontracting methods. The County has also engaged in industry outreach to obtain input regarding the use of alternative subcontracting and received positive responses to the use of alternative subcontracting.

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

King County in collaboration with the selected GC/CM will make a well informed and well documented decision on any alternative subcontracting methods. We will require that the GC/CM involve key King County, design team, and GC/CM advisory consultant staff members in active roles during all aspects of the notification/hearing, solicitation, and selection processes. In addition to the minimum statutory requirements (See response to 2.b below.) we will expect that those key staff members will be involved in:

- The review/input on notifications and documents prior to public release
- Attendance at public determination hearings

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- Development of qualification criteria for the RFQ and RFP;
 - Review and scoring of SOQs and proposals;
 - Negotiation of subcontractor costs and fees.
- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

King County WTD intends to take an engaged and active role in the alternative subcontractor selection process that will be led by the GC/CM. Although the RCWs outline a minimum level of involvement required by King County, we anticipate that our role and level of involvement will exceed the statutory requirements.

King County WTD will be a partner to the GC/CM during alternative subcontractor selection, providing oversight, assistance and approvals along the way. There have been some recently adopted changes to RCW 39.10.385. In review of those revisions, we understand the specific responsibilities of King County WTD during the alternative subcontractor selection process to include, but not be limited to:

- Authorize GC/CM to proceed with alternative subcontractor selection.
- Work with the GC/CM, determine that the use of alternative subcontractor selection is in the best interest of the public. The determination process would include:
 - o Publication of a notice of intent to utilize alternative subcontractor selection.
 - o Conducting a public hearing.
 - o Consider comments and determine whether alternative subcontractor selection is in the best interest of the public.
 - o Issue a final determination to all interested parties.
 - o Receive and respond to written protests related to the determination.
- Serve on the committee that reviews Qualifications received and selects the most qualified subcontractors.
- Receive and respond to written protests related to the selection of the most qualified subcontractors.
- Review cost proposals received from the most qualified subcontractors and score/determine the selected firm.
- Review preconstruction service fees and contract terms received from the selected firm to determine that they are fair, reasonable and within the available budget.
- Approve the GC/CM to contract with the selected firm for Preconstruction Services.
- At the time of GMP negotiations, review the proposed maximum allowable subcontract costs.
- Provide agreement to and approval of the final maximum allowable subcontract costs.
- During and after completion of the subcontractor's work, pay for an independent third-party audit to determine the proper accrual of subcontract costs.


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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 may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (*please print*): Felix Brandli _____ (*public body personnel*)

Title: WPTP Capital Program Manager _____

Date: 2/17/2023 _____

Certificate Of Completion

Envelope Id: 814F793879BE4CB48F39DECB606EF74E	Status: Completed
Subject: Complete with DocuSign: WPTP Project_App-GCCM	
Source Envelope:	
Document Pages: 28	Signatures: 4
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Lorena Tello
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	401 5TH AVE
	SEATTLE, WA 98104
	ltello@kingcounty.gov
	IP Address: 198.49.222.20

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Signer Events

Felix Brandli
 felix.brandli@kingcounty.gov
 WPTP Capital Program Manager
 King County - WTD
 Security Level: Email, Account Authentication (None)

Signature

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/17/2023 10:37:15 AM
Certified Delivered	Security Checked	2/17/2023 10:37:59 AM
Signing Complete	Security Checked	2/17/2023 10:45:11 AM
Completed	Security Checked	2/17/2023 10:45:11 AM
Payment Events	Status	Timestamps