

ELLIOTT WEST
Wet Weather Treatment Station



King County

Protecting Our Waters

Doing our part on rainy days

Heavy Civil GC/CM Services for Elliott West Wet Weather Treatment Station

January 25, 2024

AGENDA

- Introductions
- Project Background
- GC/CM Qualification
 - Meets Applicable Criteria
 - Management Plan
 - Team Organization Chart
 - Project Team
 - Key Schedule Milestones
 - Budget & Funding
 - Equity & Social Justice
- Public Benefits
- Summary





Project Background



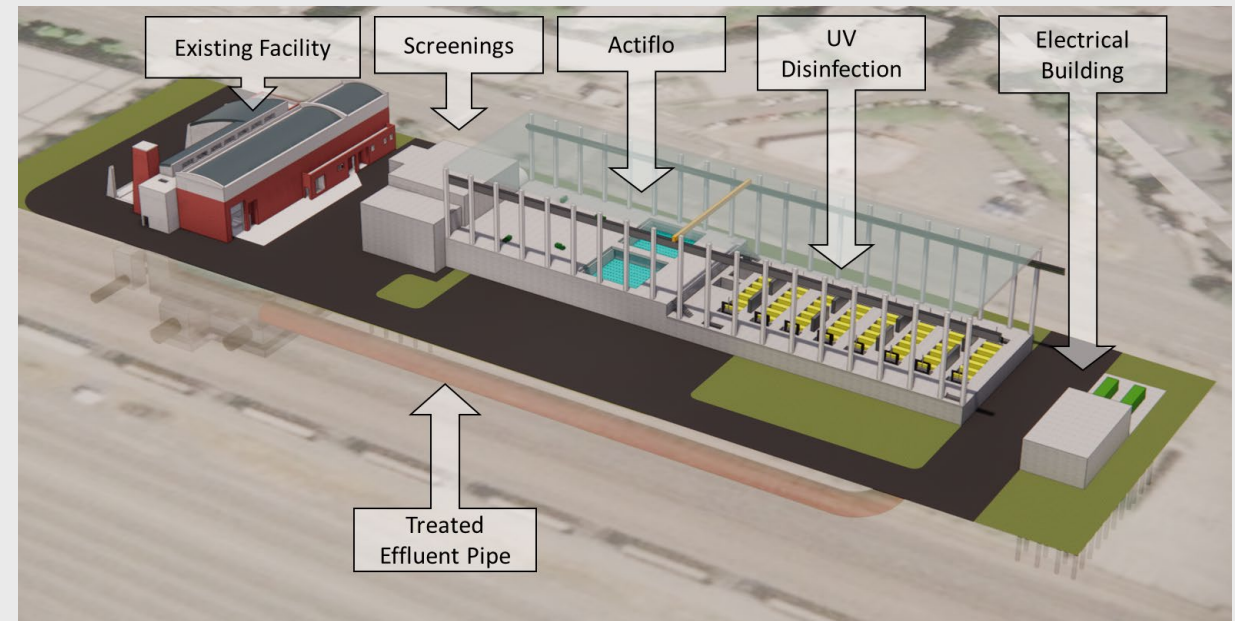
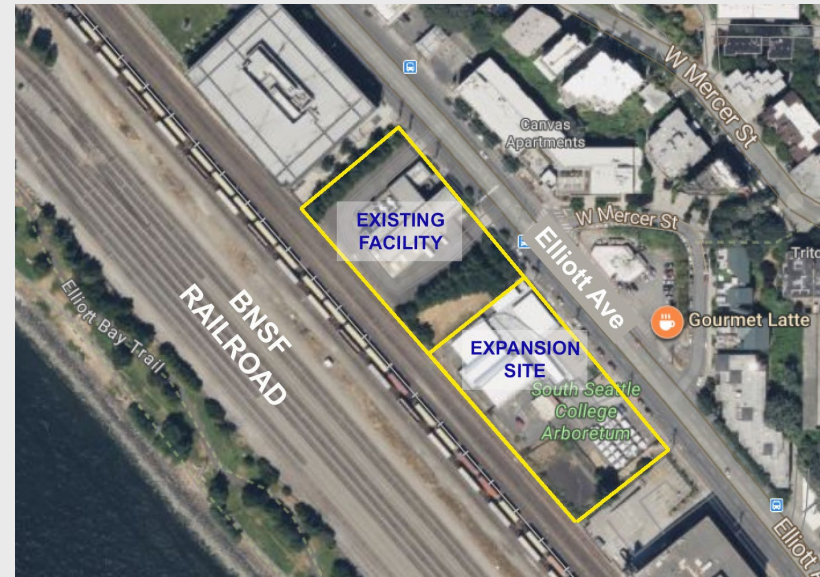
PROJECT OVERVIEW

Since it was completed in 2005, Elliott West has provided CSO Control consisting of flow storage, screening, and chemical disinfection prior to discharge via marine outfall into Elliott Bay. The facility has provided substantial pollution reduction and CSO control but has not always achieved full permit compliance.

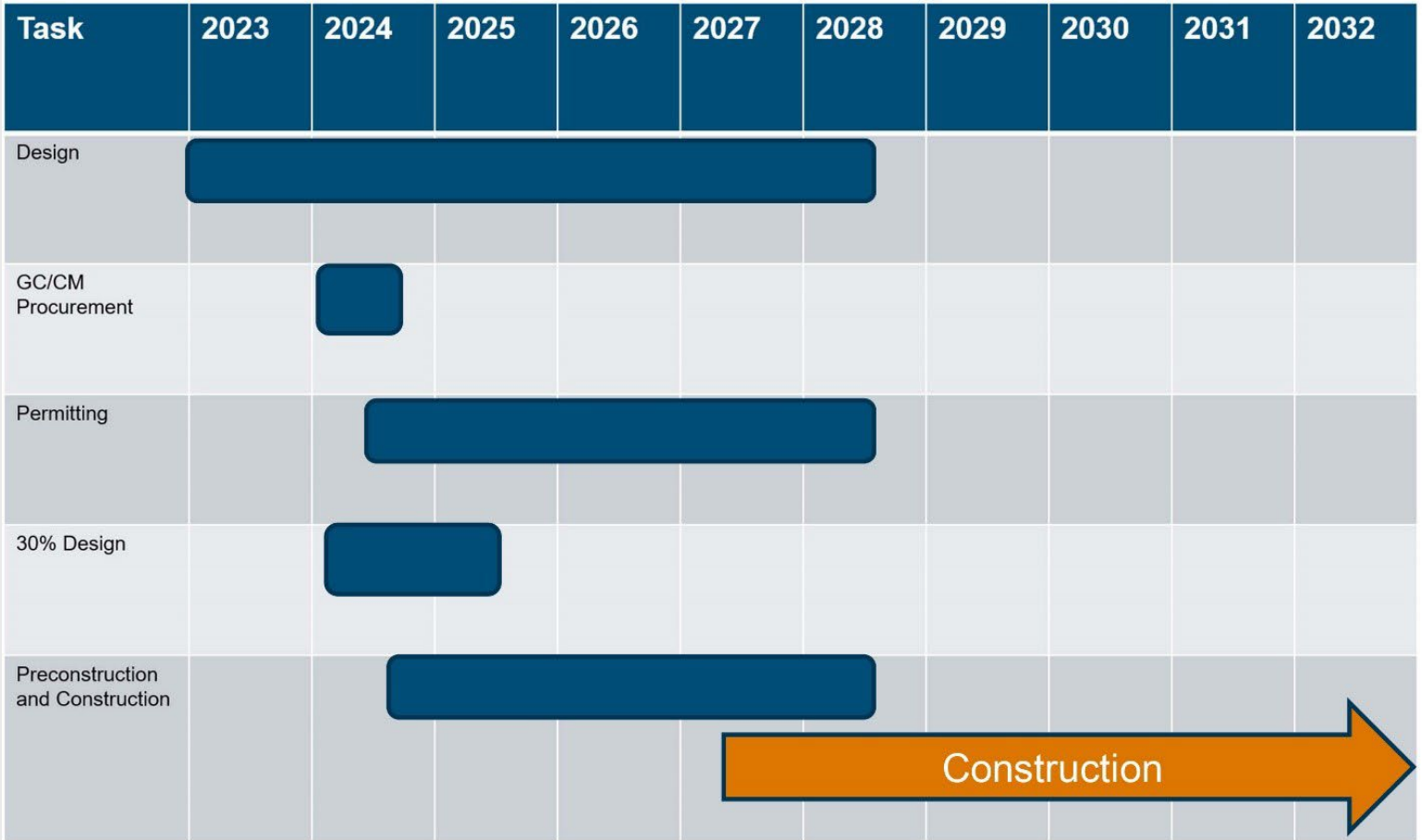
The primary objective of the project is to bring the facility into full permit compliance with the West Point Treatment Plant National Pollutant Discharge Elimination System (NPDES) Permit.

Project Overview

- Expand and improve critical treatment facility on constrained site while maintaining operations.
- Major electrical, mechanical systems, and equipment replacements.
- Renovations that must be completed while keeping this critical facility occupied and continuously operating.
- Small site, critical coordination



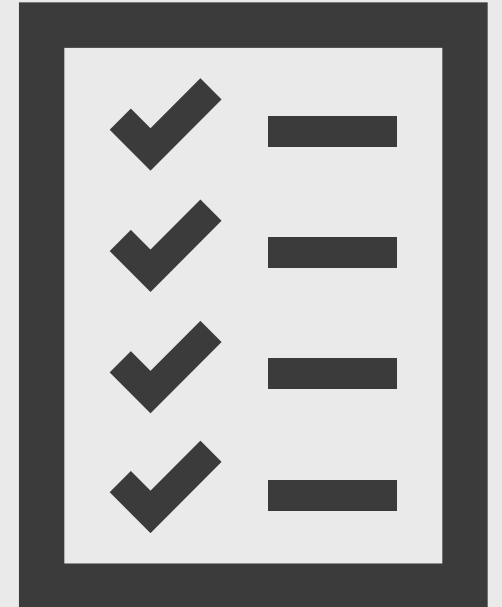
ELLIOTT WEST SCHEDULE



**GC/CM Qualification – Meets
Applicable Criteria**

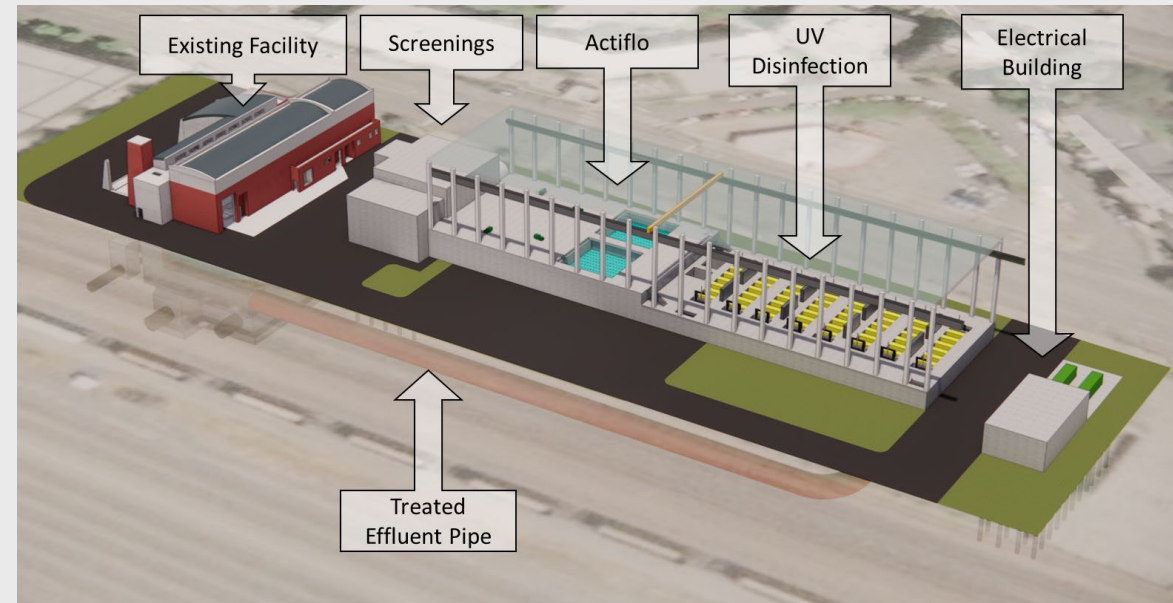
Qualifying Criteria

- ✓ Complex scheduling, phasing or coordination
- ✓ Involves construction at an occupied facility
- ✓ Involvement of the GC/CM during design is critical
- ✓ Complex or technical work environment
- X *Historic significance – N/A*
- ✓ Heavy Civil



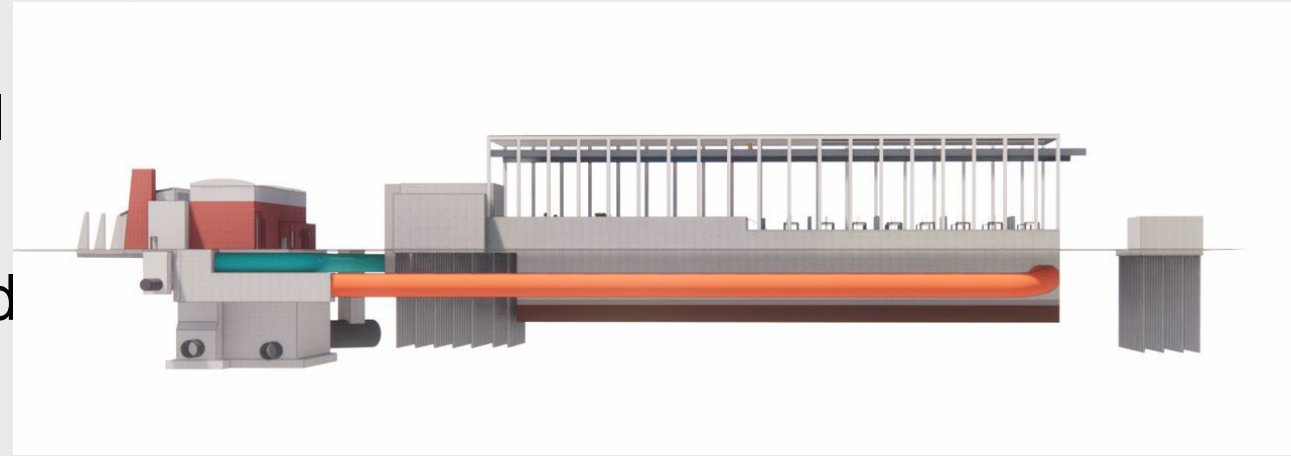
1. Complex Scheduling/Phasing

- Scheduling of work is critical to avoid shutdowns and maintain operations of existing facility
 - Severe consequences to public and environmental safety if shutdowns cause system failures
 - Traditional DBB would increase the risk of delays



2. Occupied Facility

- Very constrained site with virtually no area for laydown or trailers
- Elliott West must remain operational throughout the construction period
- Allowable shutdowns are limited and can be cancelled due to weather conditions with little warning.



3. GC/CM Involvement is Critical

Key needs include:

- Initiate critical early work (early procurement)
- Develop sequencing to meet operating needs
- Value Analysis
- Constructability Reviews
- Establish reliable cost estimates
- Engage local contracting community
- Maintain Schedule to meet Ecology Permit requirements



4. Complex or Technical Environment

- Working processes within the wet weather treatment station must remain operational requiring thorough understanding of systems
- Operations must be constantly coordinated to maintain function



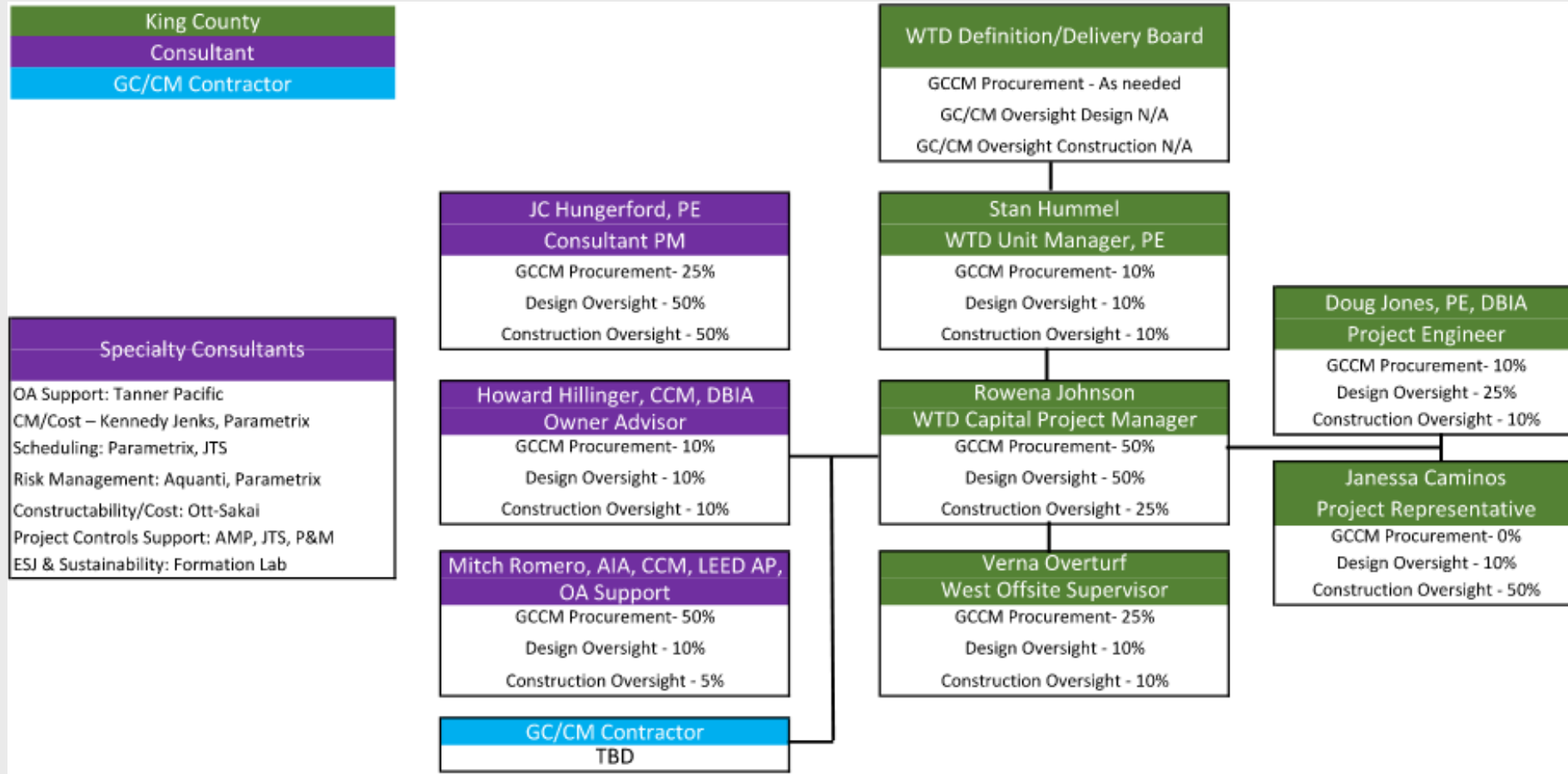
5. Heavy Civil

- Work is primarily infrastructure
- Reasons for Heavy Civil:
 - Time critical activities (early work packages) that the project would benefit from having the GCCM be in control
 - Increased self perform threshold improves schedule certainty
 - Large percentage of work is in ground
- Supportive industry feedback through RFI process



GC/CM Qualification – Management and Funding

Team Organizational Chart



Qualified Team

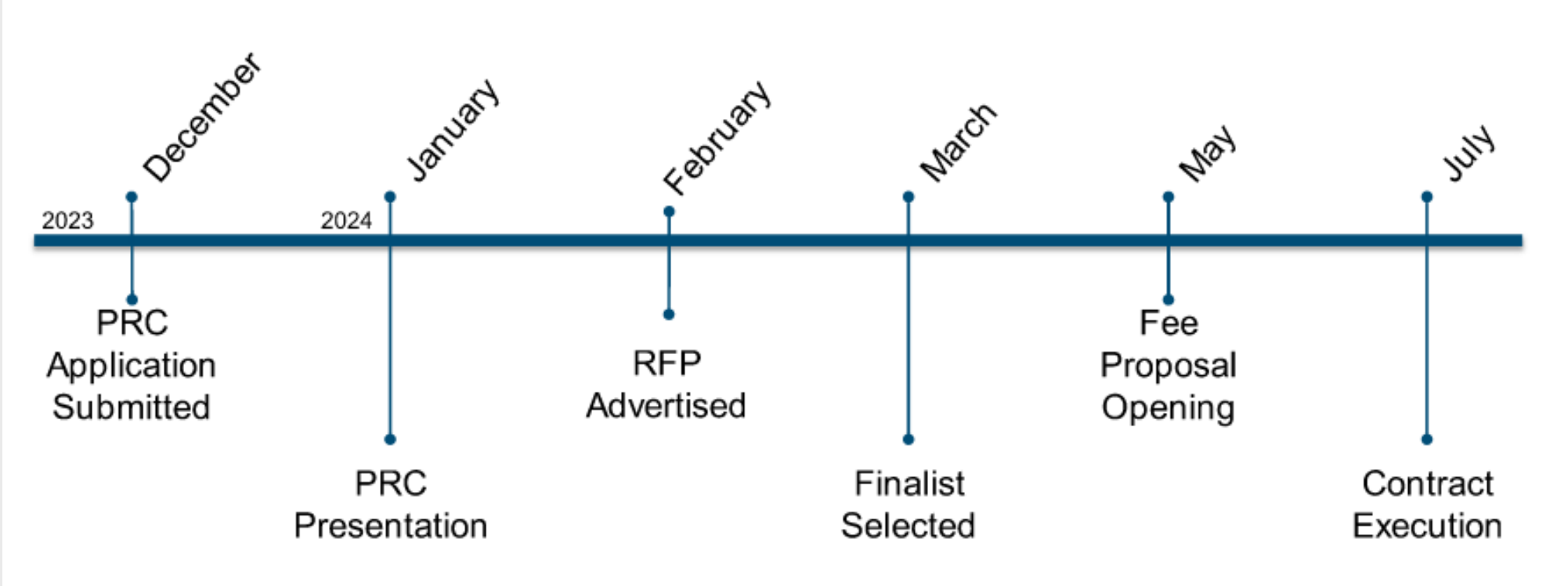
- King County key staff:
 - Stan Hummel (Unit Manager) - 34 yrs, Brightwater Plant GC/CM 11 years*
 - Maud De Bel (Supervisor) - 29 years wastewater experience*
 - Rowena Johnson (Project Manager) - 10 yrs project mgmt*
 - Doug Jones (Project Engineer) - 30 years engineering on GC/CM projects*
 - Megan Saunders (Procurement lead) - 10 yrs, support on GC/CM*
 - Diane Navarro (Contract Administrator) - 13 yrs, 5 GC/CM projects*
 - Over 25 WTD staff have completed AGC GC/CM training
- Consultants:
 - Howard Hillinger (Owner Advisor) – 30+ yrs, 12 GC/CM projects including 5 Heavy Civil*
 - Mitch Romero (Construction Manager) – 30 yrs, 14 GC/CM projects*
 - JC Hungerford (Project Manager) – 20+ yrs,

** Completed AGC GC/CM training*



Key Schedule Milestones

Estimated selection timeline if approved



Budget & Funding

- Current Proposed Budget \$422M
- 2% of Funding is Already Appropriated
- Total GC/Contract budget with contingency is \$193M
- Remaining Funds Expected to be Appropriated Prior to Completion of Design.

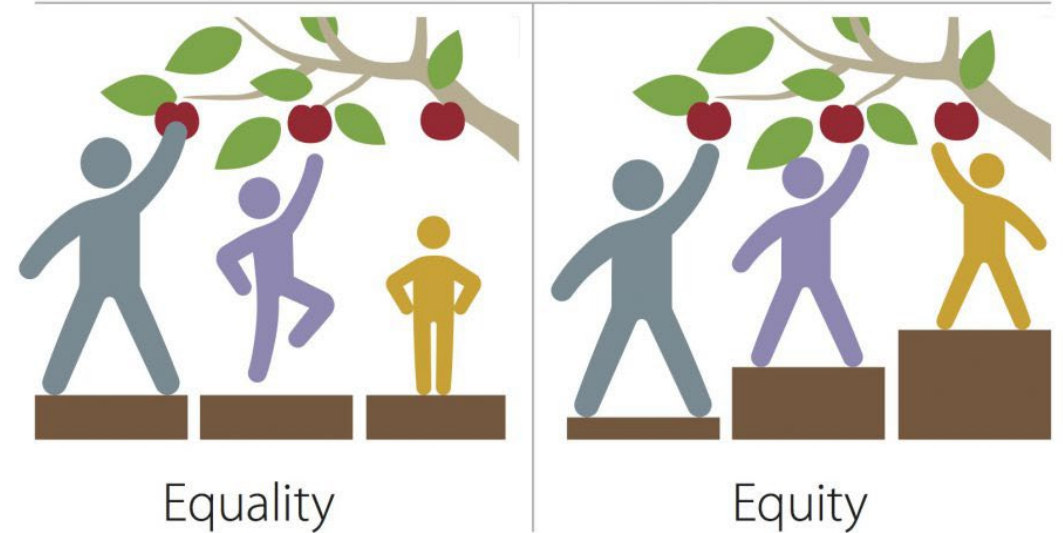
Project Budget Item	Budget
Costs for Professional Services (A/E, Legal etc.)	\$ 68,000,000
Estimated project construction costs (including construction contingencies):	\$ 193,000,000
Equipment and furnishing costs	\$ 0
Off-site costs	\$ 0
Contract administration costs (owner, cm etc.)	\$ 54,000,000
Contingencies (design & owner)	\$ 84,000,000
Other related project costs (sustainability and art)	\$ 3,000,000
Alternative Subcontractor Selection costs	\$ 250,000
Sales Tax	\$ 20,000,000
Total	\$ 422,250,000



Equity & Social Justice

Pro-Equity Contracting Goals

- Expand opportunities for Certified DBE, MBE and WBE firms throughout design and construction
- Voluntary MWBE goals will be 10% MBE and 6% WBE minimum
- Mentor Protégé program
- Good Faith Efforts and an ESJ coordinator will be required. Will be monitored throughout the project
- Focus on maximizing MWBE participation supported by the County's Pro-equity Contracting Executive Order



"I want to open the doors of opportunity to every single person in King County, Washington. That's why I issued an executive order strengthening pro-equity contracting, so that our minority-and women-owned businesses can substantially increase their participation in county contracts."

- King County Executive Dow Constantine



Diverse Business & Utilization

Project Name	Contract Value	Commitment	Achievement	Contract Status
Wastewater Treatment Division Projects				
Georgetown Wet Weather Treatment Station	\$107,543,926	MBE - 4.7% WBE - 1.4%	MBE - 6.8% WBE - 2.5%	99% complete
Georgetown Wet Weather Treatment Station - Conveyance	\$22,362,090	MBE - 10% WBE - 6%	MBE - 17.4% WBE - 7.5%	100% complete
Eastside Interceptor Section 2 Rehabilitation Phase II	\$20,536,847	SCS - 8%	SCS - 11.8%	100% complete
WPTP Primary Sedimentation Area Roof Structure	\$20,927,411	DBE - 0% SCS - 20%	DBE - 4.5% SCS - 18.6%	98% complete
Other King County Projects				
RapidRide H Line Bus Rapid Transit Improvements	\$27,362,142	SCS - 15%	SCS - 24.3%	100% complete
Children and Family Justice Center	\$107,543,926	SCS - 17% MBE - 10% WBE - 6%	SCS - 16% MBE - 0.023% * SCS/MBE - 4% WBE - 2.24%	97% complete



Master Community Workforce Agreement

Priority Hire

Addresses construction workforce shortage, diversifies the construction workforce, and provides access to opportunities to disadvantaged communities.

Prioritizes Individuals living in economically distressed areas ([Priority Hire ZIP codes](#)) of King County

Provisions in Priority Hire Ordinance (K.C.C. 12.18A) and Contract Specifications including all terms and conditions of the [Master Community Workforce Agreement \(MCWA\)](#)

Workforce Requirements

For Apprenticeship:

Apprentices must work a minimum of 18% of the total labor hours.

Priority Hire Apprenticeship:

Priority Hire Apprentices shall work 30% of all apprenticeship labor hours.

Priority Hire Journey Workers:

Priority Hire Journey Workers shall work 20% of all Journey worker hours.





Public Benefits

Public Benefits

GC/CM

- Schedule
- Risk Management
- Enhanced Cost Control
- Maintaining Level of Service

Heavy Civil

- More control of delivery of critical operational needs
- More flexibility to level work
- May improve the attractiveness of the project
- Predictable Schedule Management via increased threshold of Negotiated Self Perform Work





Alternative Subcontracting

Alternative Subcontracting

Proposed Alternative Subcontracts

- Mechanical (\$60M)
- Electrical (\$15M)
- UV disinfection (\$15M)
- Treatment process equipment (\$8M)
- Site Civil (\$40M)

Supported by industry feedback

Benefits

- Secure continued involvement of key staff
- Engagement in planning for continuous operations and constructability
- Early procurement of long lead materials
- Increases price and schedule certainty

Active participation and oversight including audit by owner team



Summary

Summary – Meets All Criteria

Meets Four Qualifying Criteria

- ✓ Occupied site
- ✓ Complex schedule with multiple linkages
- ✓ Technically complex
- ✓ Involvement of the GC/CM during design is critical
- ✓ Seeking Heavy Civil approval
 - Major infrastructure project
- ✓ Public benefits: Risk Management, Time, Cost

Alternative Subcontracting

- ✓ Public Benefit: Electrical, mechanical, and specialty contractors under contract early in design





Questions



King County

GC/CM Services for Elliott West Wet Weather Treatment Station

Thank you

→ kingcounty.gov

Rowena Johnson
Project Management
DNRP/WTD – CSO Programs

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