



# Kitsap County Solids and Liquid Hauled Waste Upgrades

GC/CM “Heavy Civil” and Alternative Subcontractor Application Presentation



January 26, 2024





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- 3** Why “Heavy Civil” GC/CM
- 4** Public Body Qualifications
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# 1

## Introductions



Andy Nelson,  
Public Works Director

**Legal Counsel**

Staff	Role
David Gecas	Internal Counsel
Mica Klein 	External Counsel

**Outreach**

Staff	Role
Lisa Edge 	Outreach Coordinator
Victoria Johnson 	Equity Director

**Kitsap County Public Works  
Project Delivery Team**

Staff	Role
Nick Martin	Project Manager
Chris Sheridan	Operations Advisor
Anthony Burgess	Capital Program Engineer
Connie Allen	Procurement Supervisor



**Owner's Advisor Team**

Staff	Role
Tadd Giesbrecht	Project Manager
Jason Garside	OA Advisor
Hannah Fodor	Procurement Lead



**Design Engineer and  
Engineering Services During Construction**

**Andrew Staples      Project Manager**

**TBD**

**GC/CM**

- **Alternative Subcontractor**

**TBD**

**Construction Management**

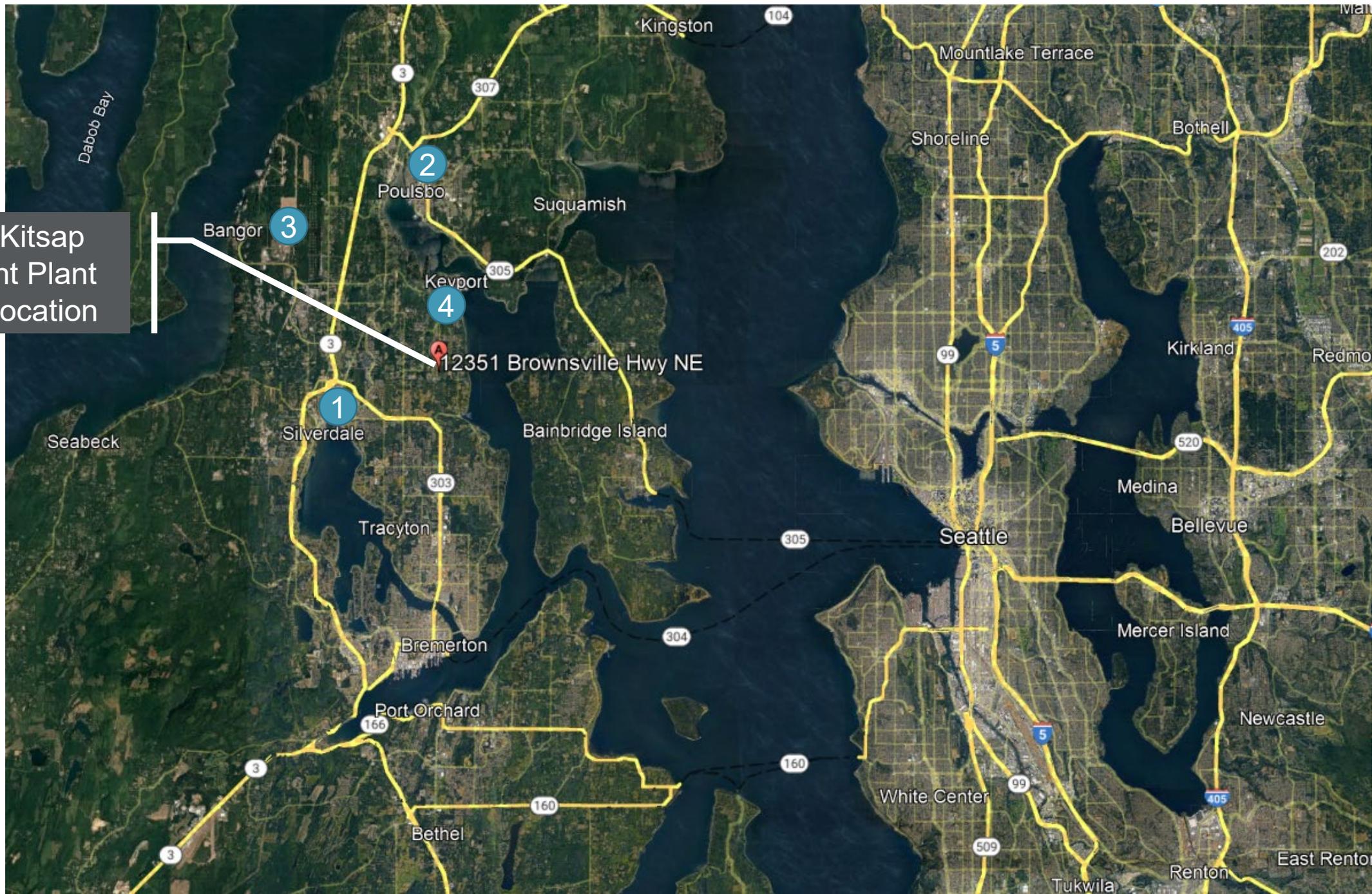


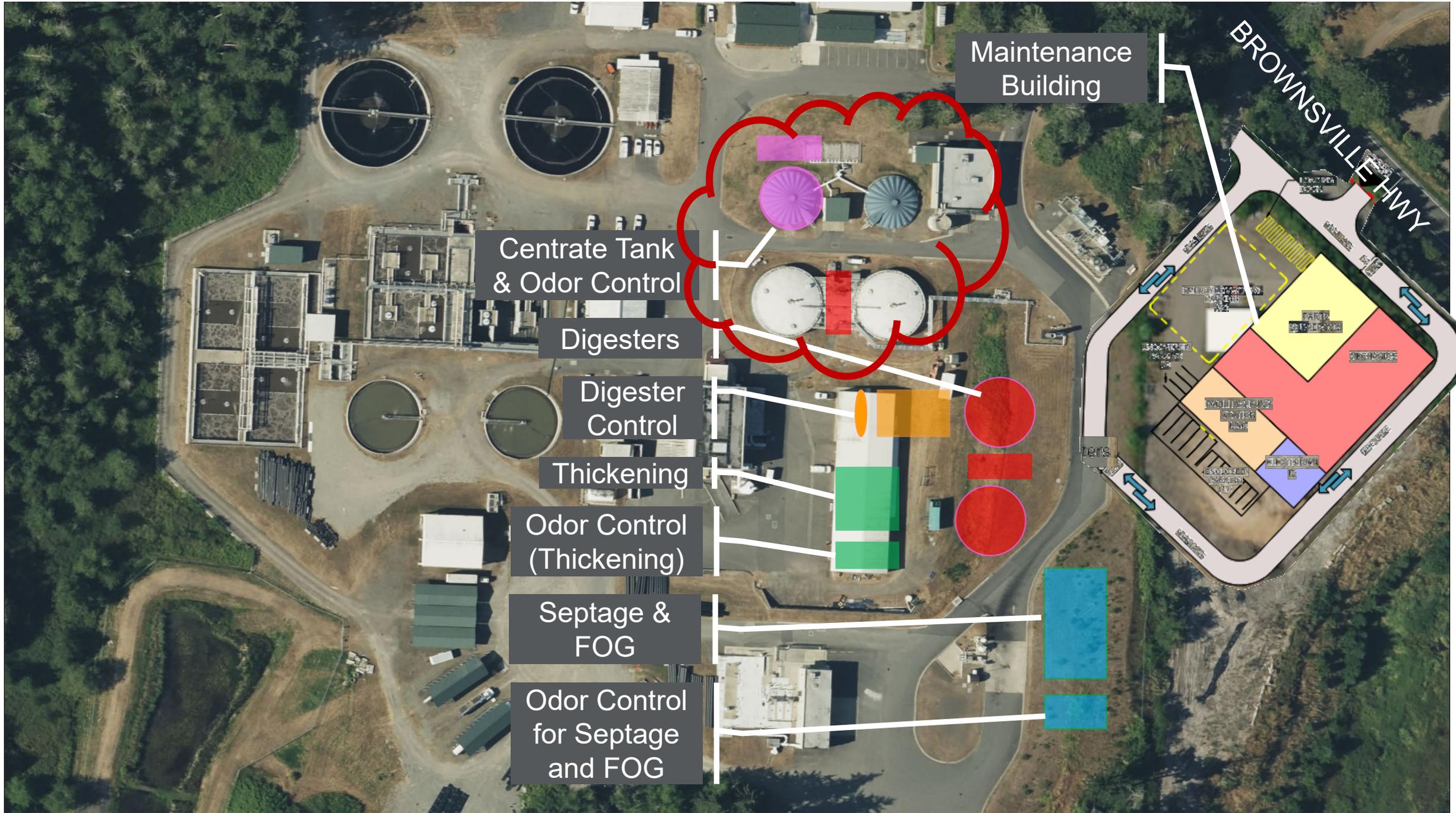
# 2

## Project Description

Central Kitsap  
Treatment Plant  
Project Location

- 1 Silverdale
- 2 Poulsbo
- 3 Bangor
- 4 Keyport





Maintenance Building

BROWNSVILLE HWY

Centrate Tank & Odor Control

Digesters

Digester Control

Thickening

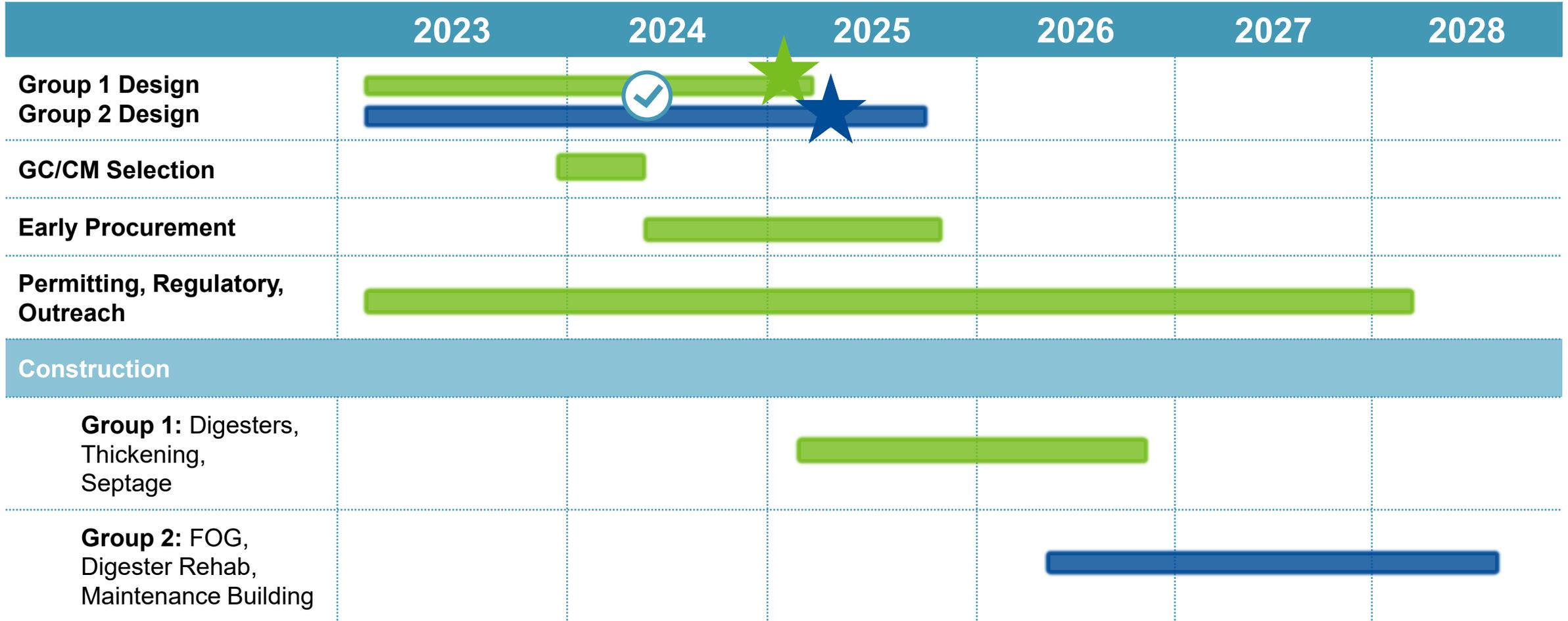
Odor Control (Thickening)

Septage & FOG

Odor Control for Septage and FOG



# Project Schedule



 GC/CM on board at ~50-60% design

 GMP 1

 GMP 2



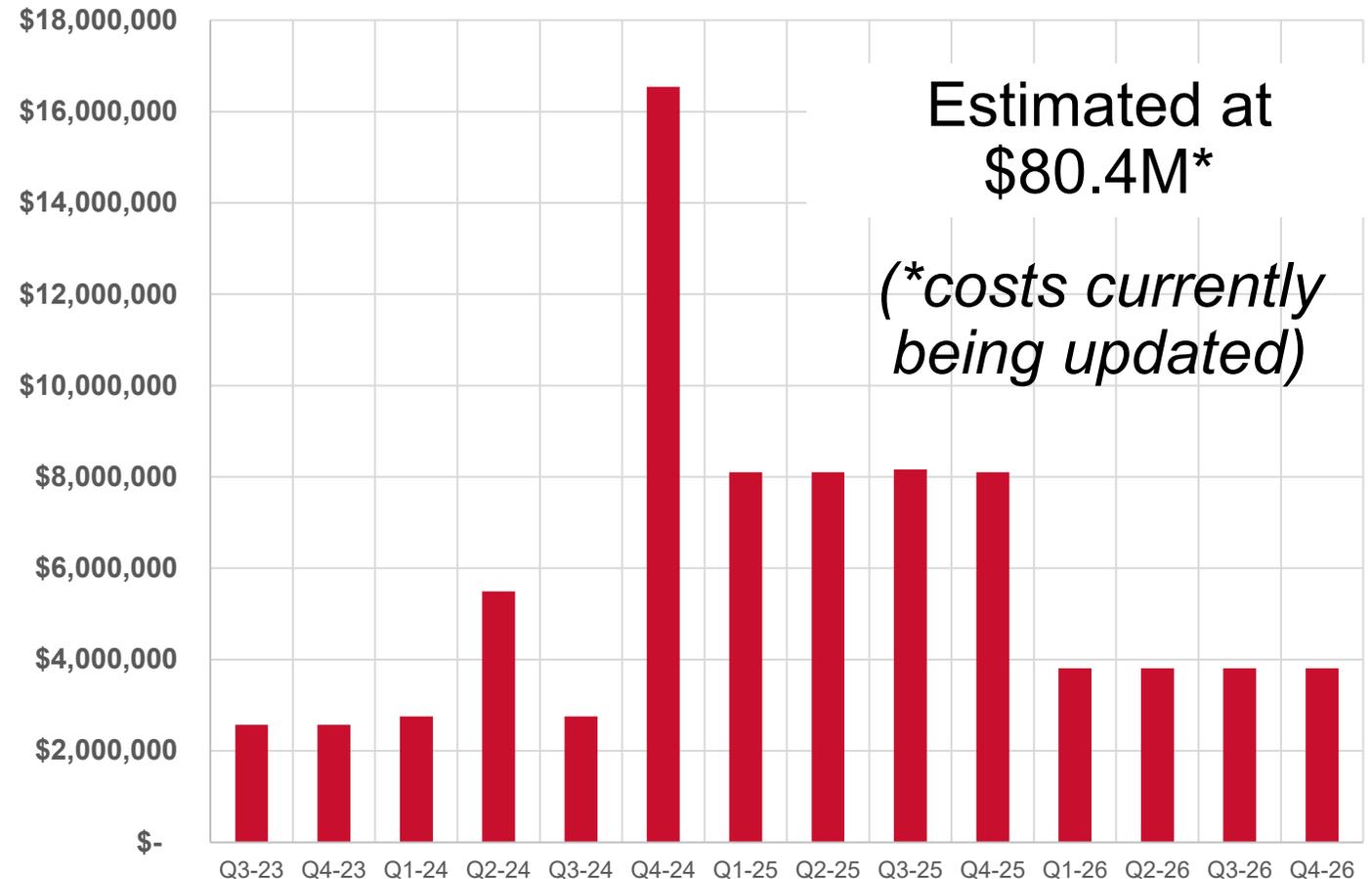
# Current GC/CM Procurement Schedule

- **Publish RFQ** February 8
- Pre-SOQ Meeting February 15
- Deadline for Questions March 7
- SOQ Submission Date March 14
- Shortlist Selection March 21
- **Issue RFPP** **March 28**
- Agreement Review/Proprietary Meetings April 15
- Interviews April 30
- Price Proposal Submission Date May 1
- Notice of Intent to Negotiate May 6
- **Award Contract** **May 28**

# Project Finances

- Funding Strategy Workshop
- Coordination with DOE for Funding and Financial Milestones
- Potential Funding Sources
  - SRF
  - WIFIA
  - PWTF
  - DOD DCIP
  - Bonds
  - Reserves

Estimated Quarterly Project Costs





# 3

Why “Heavy Civil” GC/CM and Alternative Subcontractor Selection?

# Project Delivery Model Selection

County Design Core Team		
Randall Bolton <i>Operator</i>	Rich Neal <i>Plant Supervisor</i>	Dennis Graham <i>Maintenance Supervisor</i>
John Yates <i>Facility Maintenance</i>	Matt Pickering <i>Laboratory and Regulatory</i>	Zach Knight <i>Instrument Controls and Electrician</i>
Chris Sheridan <i>Utility Operations Manager</i>	Nick Martin <i>Construction Manager</i>	Floyd Bayless <i>Construction Manager</i>

## Delivery Method Ranking

Evaluation Criteria	Wt.	Weighted Ranking				
		DBB	GC/CM	DB	PDB	DBO
Schedule Certainty	10	50	80	100	70	100
Cost Certainty	9	54	72	81	72	81
Design to Budget	9	45	81	63	81	63
Owner Control (Procure, Design, Budget)	8	56	72	48	64	40
Collaboration	8	40	80	56	80	56
Innovation	6	36	54	42	60	42
Project Delivery Learning Curve	6	60	48	30	36	24
Risk Allocation/Sharing	5	25	45	40	45	40
Performance Certainty	4	20	28	32	32	40
Project Design Completeness	3	27	24	21	18	21
		413	584	513	558	507

DBB = Design-Bid-Build

GC/CM = General Contractor/  
Construction Manager

DB = Design-Build

PDB = Progressive Design-Build

DBO = Design-Build Operate



# Heavy Civil Contracting Procedure

- **Specialized construction**, including the supply and installation of specialized process equipment (equates to significant portion of the overall cost of construction)
- GC/CM self-performing of specialty work and equipment supply (e.g., electrical) allows for **better control** of the project schedule, quality of the construction and project performance
- Specialty work includes electrical/instrumentation, mechanical equipment/piping, yard piping, structural concrete install, structural steel install, etc.
- **High-level of Self-performance** allows GC/CM to:
  - assign specialized staff
  - sequence the work to optimize the schedule
  - control the installation of critical systems and equipment
  - avoid subcontractor quality issues on critical work
  - assume warranty responsibility of process equipment

# Alternative Subcontractor Selection

Early electrical and instrumentation/ controls (EIC) involvement will be critical to manage:

- **Schedule:** Early EIC equipment procurement
- **Risk:** Extent and complexity of EIC work (tie-ins, system shutdowns, duct bank relocation)





# 4

## Public Body Qualifications

# Construction History

Project Name	Contracting Method	Actual Finish	Planned Budget	Actual Budget
PS 19 & 31 Upgrades	D-B-B	On-Going	\$4.8M	On Going
Bangor/Keyport Forcemain Project	D-B-B	On-Going	\$18.6M	On-Going
Silverdale Conveyance & PS 4	D-B-B	On-Going	\$10.8M	On-Going
CKTP Digester Rehab	D-B-B	Mar-23	\$1.9M	\$1.5M
Bayshore Drive	D-B-B	Jan-23	\$35.2M	\$34.8M
<b>Brownsville Hwy/ Emergency FM repair</b>	<b>D-B</b>	Mar-22	\$0.8M	\$1.4M
CKTP Diffuser Replacement	D-B-B	Nov-21	\$0.6M	\$0.6M
CKTP Modular Bldg Additions	D-B-B	Aug-21	\$1.3M	\$1.3M
<b>Kingston WWTP Oxidation Ditch Upgrade</b>	<b>ESPC</b>	Feb-21	\$2.8M	\$3M
<b>CKTP Dewatering System</b>	<b>ESPC</b>	May-20	\$3.8M	\$3.8M
<b>CKTP UV Disinfectant System</b>	<b>ESPC</b>	Jan-20	\$2.9M	\$2.9M
Manchester Yukon Harbor Sewer Extension	D-B-B	Mar-19	\$5.6M	\$5.5M
Manchester Pump Station 45, 46 & 47	D-B-B	Oct-18	\$4.8M	\$5.2M
Central Kitsap Pump Stations 1, 6, 8, 18 Upgrades	D-B-B	Jun-18	\$6.1M	\$6.3M
Central Kitsap Pipeline Upgrades/Extension	D-B-B	Jan-18	\$7.9M	\$8.0M
Pump Stations 16/67	D-B-B	Jan-17	\$4.7M	\$4.9M
CKTP Reclamation Recovery Project	D-B-B	Oct-16	\$29.6M	\$31.2M





Andy Nelson,  
Public Works Director

**GC/CM and RCW  
39.10 Experience**

**Legal Counsel**

Staff	Role
David Gecas	Internal Counsel
Mica Klein <b>PERKINS COIE</b> COUNSEL TO GREAT COMPANIES	External Counsel

**Outreach**

Staff	Role
Lisa Edge	Outreach Coordinator
Victoria Johnson <b>HR</b>	Equity Director

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**GC/CM**

- Alternative Subcontractor

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**Construction Management**

# Our project is an opportunity for Diversity, Equity & Inclusion

- Kitsap County encourages disadvantaged, minority and women-owned companies to respond to all bids.
- Projects will be advertised with the Washington State Office of Minority and Women's Business Opportunities.
- The procurement documents will require the contractor to provide their approach for outreach and inclusion.
- Aspirational goal: 15%





**5**

Closing



6

Q&A