Heavy Civil GC/CM Services for Sammamish Plateau Diversion

July 24, 2025

King County

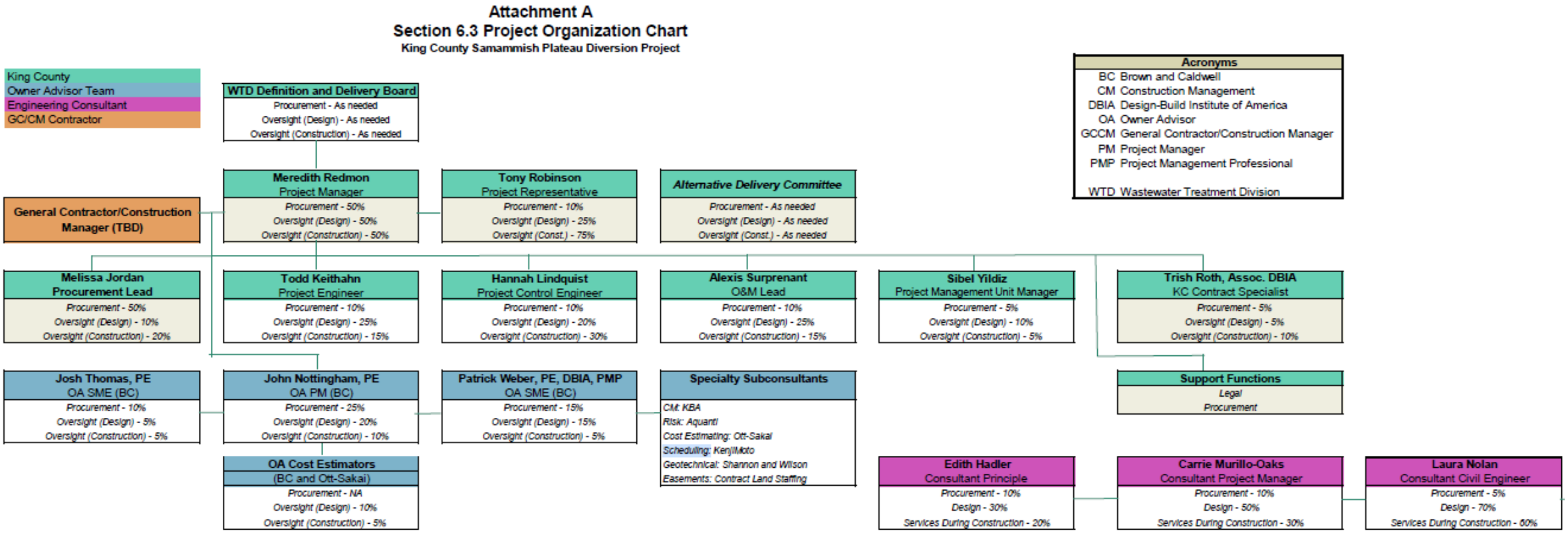
Department of
Natural Resources and Parks
Wastewater Treatment Division

WTD Capital Delivery
FACILITY PROGRAMS

Agenda

- Introductions
- Project Background
- GC/CM Project Evaluation Criteria
  - Meets Applicable Criteria
- ESJ
- RCW 39.10

Organization Chart



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Project Background

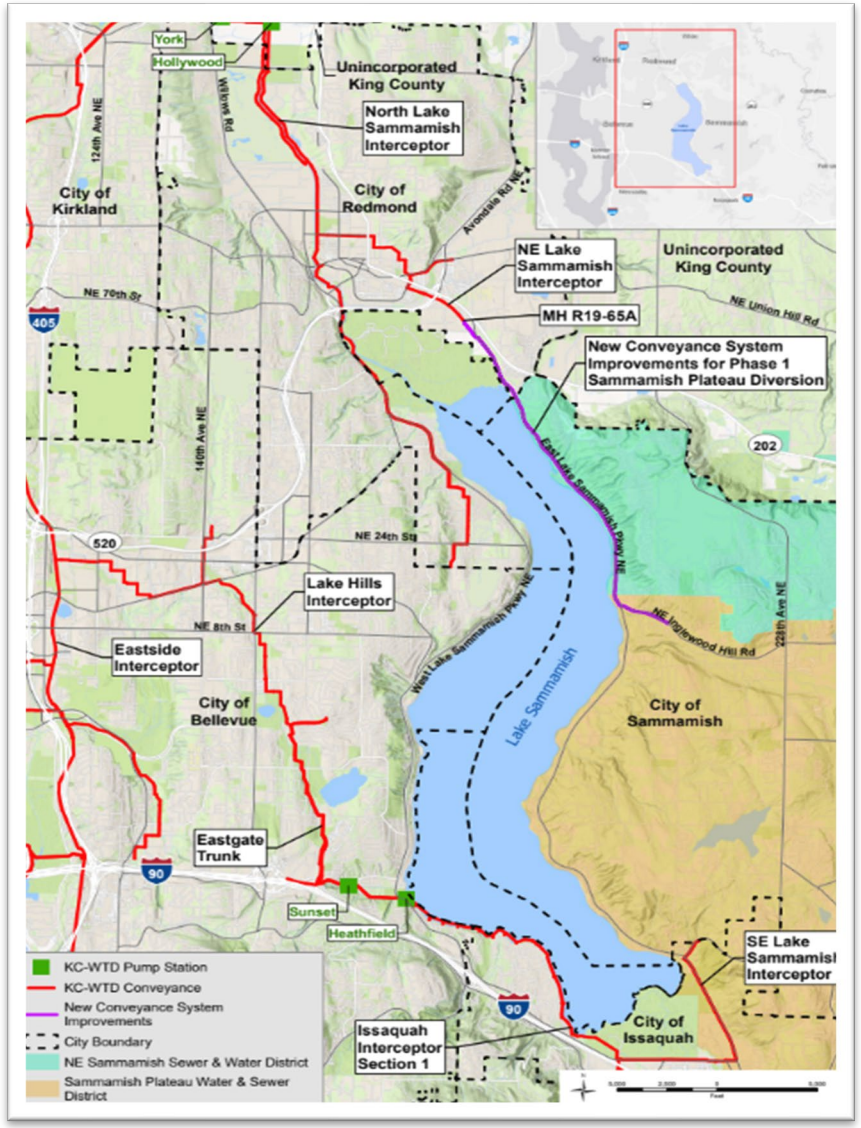
Project Overview

The primary objective of the Sammamish Plateau Diversion Project is to address regional conveyance system capacity needs. Flow will be diverted out of the South Lake Sammamish Planning Area north by:

- Designing and constructing a conveyance line capable of diverting up to 7.31 million gallons per day (MGD) of flow from the Southwest Lake Sammamish area north
- Upgrading KCWTD's York Pump Station and Diversion Structure.

Diverting flows northward will alleviate capacity needs at several conveyance facilities between KCWTD's Issaquah Interceptor Section 1 and Eastside Interceptor.

This project will further benefit the Sammamish Plateau Water and Sewer District by diverting much of their sanitary flow north and away from local collection system conveyance needs to the south.



Project Evaluation Criteria

Meets Applicable Criteria

Benefits of GC/CM

PRC Project Evaluation Criteria A

Delivery Schedule:

- Early contractor construction planning and sequencing.
  - GC/CM allows for early work packages.
  - Ensures work completion within required timeframes.
  - Controls project costs.
- Coordinates schedule impacts through design and early construction planning.

Fiscal Benefit:

- Early contractor input in design helps plan and mitigate complex construction challenges.
  - Provides cost transparency and certainty.
  - Decreases the incidence of change orders.
- Heavy Civil allows negotiation for the GC/CM to self-perform critical or higher-risk work, maintaining schedule, quality, and execution.

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PRC Project Evaluation Criteria B

- Complex scheduling, phasing, and coordination
- Project involves construction at an occupied facility
- GC/CM involvement during design is critical
- Complex technical work environment
- Heavy Civil
- *X* Historical Significance – N/A

Benefits of GC/CM

PRC Project Evaluation Criteria B

Project Challenges

Agency Coordination	Protection of Surface Water	Traffic Impacts	Constructability	Construction at an Operating Facility
Multiple permitting agencies involved, including the City of Sammamish, City of Redmond, WSDOT, and State and Federal environmental regulatory agencies	Sensitive ecosystems in project area, including Lake Sammamish. High-risk areas for water runoff and heavy excavation	Extensive road construction.	The pipeline's design and construction must account for horizontal and vertical changes in the Right of Way (ROW), critical utilities within the same corridor, and environmental impacts related to creek crossings and critical areas.	Construction of the new conveyance line requires upgrades to KC WTD's existing York Pump Station and Diversion Structure.

Benefits of GC/CM

PRC Project Evaluation Criteria B

Project Solutions				
Agency Coordination	**Protection of Surface Water**	**Traffic Impacts**	**Constructability**	**Construction at an Operating Facility**
Collaboration and input from the GC/CM to identify planned construction means and methods so the permitting process can proceed based on confirmed construction routes, work areas, and impacts.	Collaborative contractor engagement. Comprehensive solutions for protecting sensitive ecosystems in the project area.	Planning and mitigating lane closures, detours, haul routes. Ensuring safety of commuters, pedestrians, and cyclist.	Incorporating contractor constructability input during the design phase will help mitigate spatial constraints and provide flexibility to protect existing utility infrastructure. Reduces the risk of change orders during construction	Early coordination with operations and maintenance to design and implement a temporary pump station.

Project Evaluation Criteria

Management Plan

PRC Project Evaluation Criteria C.1

Project Delivery Knowledge &Experience

Project Delivery Experience

- Strong Capital Project Delivery History
- Multiple alternative public works delivery projects underway
  - 3 PDB contracts: ESI 8, M Street, and South Interceptor
  - 2 GC/CM Contracts: West Point TP and Elliott West Wet Weather Treatment Station
- Owner Advisor and Engineering Firm with extensive GC/CM experience

DBIA Certified Training Program

- 34 KCWTD staff participated in DBIA training in 2022
- 5 KCWTD staff obtained DBIA or Assoc. DBIA Certifications
- Additional Collaborative Delivery training opportunities planned for 2025

Documented GC/CM Processes

- Alternative Delivery Committee
- Internal processes and control systems to efficiently plan and execute the work
- Developed new GC/CM procurement and contract templates in 2021.
- Successful Implementation for West Point Treatment Plant programmatic and Elliott West Wet Weather project-specific heavy civil GC/CM procurements.

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PRC Project Evaluation Criteria C.1, C.2, and C.5

Project Delivery Knowledge &Experience

King County Key Staff

- Meredith Redmon (Project Manager) – 20 yrs, 1 PDB project
- Todd Keithahn (Project Engineer) – 35yrs, 1 GC/CM project
- Tony Robinson (Construction Manager) – 20 yrs, 1 PDB project
- Melissa Jordan (Procurement Lead) – 18 yrs public procurement experience, 4 GC/CM projects
- Trisha Roth (Contract Administrator) – 20 yrs, 4 GC/CM projects

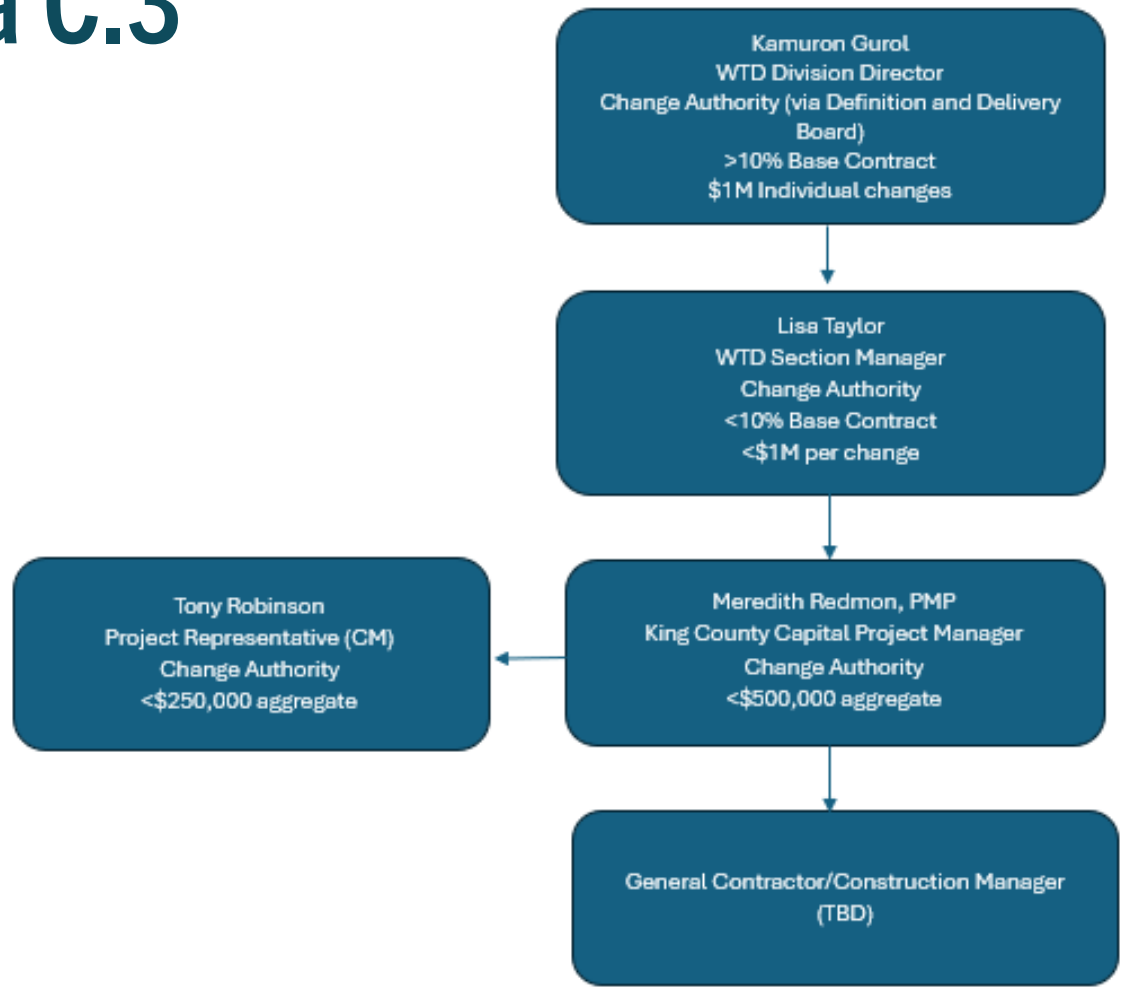
Consultant Key Staff

- John Nottingham (Owner Advisor) – 26 yrs, 1 GC/CM project
- Patrick Weber (Owner Advisor) – 18 yrs, 1 GC/GCM project
- Josh Thomas (Owner Advisor PCE) – 11 yrs, 5 GC/GM projects
- Carrie Murillo-Oaks (Consultant Project Manager/Engineer) – 21 yrs, 1 GC/CM project
- Edith Hadler (Consultant Principle in Charge) – 33 yrs, 1 GC/CM project

PRC Project Evaluation Criteria C.3

Contract Administration and Management

- **King County Project Management**
- Well-established project oversight procedures and governance structure, including managing scope, schedule, budget:
  - Documented change management processes
  - Designated change approval authority to the project team
- Standard processes outlined in County Manuals and Guides:
  - Project Management Manual
  - Project Control Engineer Manual
  - Project Engineering Manual
  - Construction Management Manual
  - Alternative Public Works Guide



Division

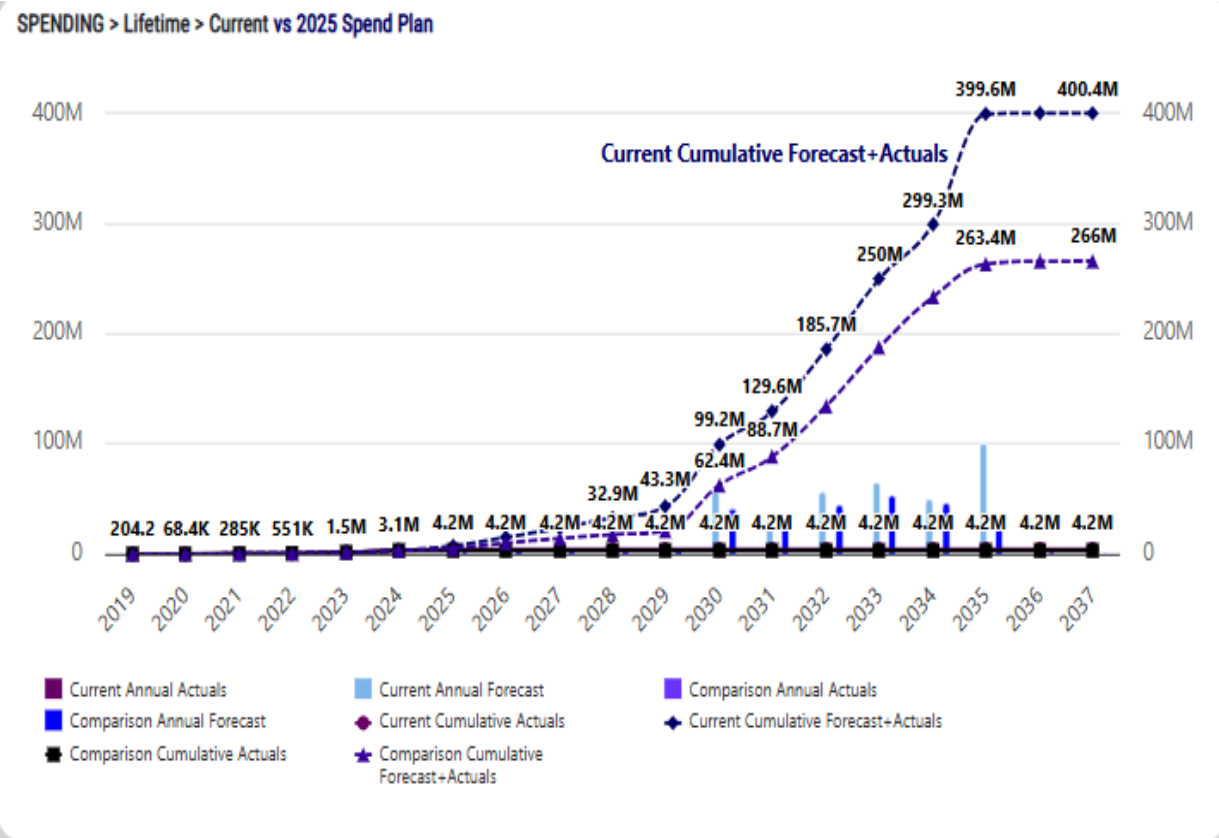
PRC Project Evaluation Criteria C.4

Project Budget and Funding

King County has received funding through the EPA State Revolving Fund for the planning phase of the project.

Project will be funded by King County Wastewater utility rates

- Construction -$229M
- Non-Construction-$26M
- Project Contingency-$22M
- Total Project Cost- $323M



PRC Project Evaluation Criteria C.4

Anticipated Project Schedule

Step 1: Interested firms submit proposals.

- 3 highest ranked firms invited to submit proposals.

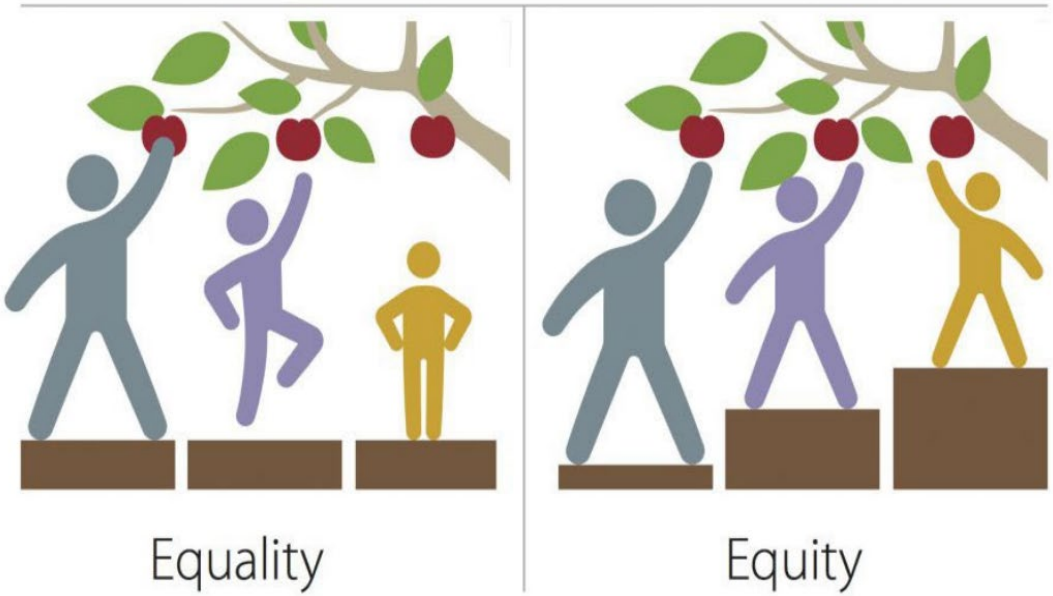
Step 2: Shortlisted firms submit fee proposals.

- Interactive Proprietary Meetings held with each firm.
- Proposal pricing based on design development through 100%.

Description	Start	Finish
Preliminary Design Phase	September 2025	February 2027
GC/CM Procurement		
Step 1: RFP/Shortlisting	March 2026	June 2026
Step 2: RFP/Evaluation and Selection	June 2026	August 2026
Contract Negotiations	August 2026	October 2026
Final Design/Construction	February 2027	February 2035

Equity & Social Justice

- Pro-Equity Contracting Goals
- Expand opportunities and maximizing participation for Certified DBE, MBE and WBE firms throughout design and construction
- Mentor Protégé program
- Good Faith Efforts will be monitored throughout the project
- ESJ Coordinator/Manager will be required
- Compliance monitoring in King County's Diversity Compliance Management System



"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."
- Former 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 (GWWTS)	$107,543,926	MBE – 4.7% WBE – 1.4%	MBE – 6.7% WBE – 3.0%	100% complete
GWWTS – Conveyance	$22,362,090	MBE – 10% WBE – 6%	MBE – 17.4% WBE – 7.5%	100% complete
Eastside Interceptor Section 2 Rehab Phase II	$20,536,847	SCS – 8%	SCS – 11.8%	100% complete
WPTP Primary Sedimentation Area Roof Structure	$23,006,376	DBE – 0% SCS – 20%	DBE – 3.4% SCS – 19.6%	100% complete

Master Community Workforce Agreement

Priority Hire

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

Prioritizes individuals living in economically distressed King County areas (Priority Hire zip codes)

Provisions in King County Code (KCC 12.18A) and Contract Specifications including all terms and conditions of the Master Community Workforce Agreement (MCWA)

Workforce Requirements

Apprenticeship: Apprentices must work a minimum percentage of total labor hours.

Priority Hire Apprenticeship: Priority Hire Apprentices requirements are a set percentage of all apprenticeship labor hours.

Priority Hire Journey Workers: Priority Hire Journey requirements are a set percentage of all journey labor hours.

Preferred Entry: Are a set percentage of all Apprenticeship labor hours

Project Meets RCW 39.10

Satisfies RCW 39.10.340

The project complies with statutory criteria

- Implementation of the project involves complex scheduling, phasing, or coordination.
- The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.
- The project encompasses a complex or technical work environment.

Heavy Civil

- GC/CM will be under contract early in design
- GC/CM can self perform critical or high-risk work
- Maintain schedule and tighter control of quality
- Public benefits: Risk Management, Time, Cost
- The project is, and the public body elects to procure the project as, a heavy civil construction project.

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Questions