

KING CO. DEPT. OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION

- MOUTH OF THE DUWAMISH COMBINED SEWER OVERFLOW
- CHELAN WET WEATHER STORAGE HEAVY CIVIL GC/CM PROJECT
- ASSP FOR EC/CM & MC/CM

1. Has King County DNR&P Wastewater Treatment Division completed any GC/CM projects in the past 10 years?

Response: The first GC/CM project that King County Department of Natural Resources and Parks Wastewater Treatment Division completed was the Brightwater Treatment Plant, which reached substantial completion in 2012. The County did not reinstate use of the GC/CM delivery method until 2023, starting with the GC/CM Services for West Point Treatment Plant project. The project initially included ten capital projects to be delivered under a single GC/CM contract at the facility to improve coordination, maintain operations, and minimize construction disruption. An additional eleventh project was added in 2024. The first project to be completed under the construction services agreement reached substantial completion in September 2025, which is the Fire Suppression project that replaced critical infrastructure of water lines, valves, and connecting components. The second capital project to be completed under this project will be the Passive Weir project, which will reach substantial completion in October 2025.

2. Please clarify more specifically the current status of the two GC/CM projects listed in the project history table. Both say “current” and “ongoing” but it’s unclear if they are still in design/preconstruction or if the MACC has been negotiated and construction has begun.

Response: The following summarizes the status of each of the active GC/CM projects listed in the project history table:

- **GC/CM Services for Elliott West Wet Weather Treatment Station** – the project is currently in the preconstruction phase and is developing the 60% design. The project is actively engaging in collaboration between the King County Department of Natural Resources and Parks Wastewater Treatment Division, contractor, engineer of record, and the Program Management / Owner’s Advisory team with an active Phase 1 Preconstruction Services agreement with the contractor. A MACC has not yet been negotiated, and the construction phase has subsequently not initiated. Anticipated start of construction is planned for 2028.
- **GC/CM Services for West Point Treatment Plant** – the project is comprised of eleven capital projects (i.e., sub-projects) being delivered under a single Phase 1 Preconstruction Services agreement and single Phase 2 Construction Services agreement. The project is both in the preconstruction and construction phases. Four sub-projects are in active construction, having negotiated one mini-MACC for delivery of each sub-project, as part of the overall MACC and ultimate Total Construction Cost (TCC) of the Phase 2 Construction Services agreement. One sub-project has recently reached substantial completion in September 2025, with a second sub-project planned for substantial completion in October 2025. Preconstruction services are actively underway for the remaining six sub-projects that are at varying stages of design development, ranging from 10% to 60% level of design.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: September 25, 2025

3. The West Point Treatment Plant project actual budget has more than doubled from \$401M to 871M. Was this budget changed before or after PRC approval and GC/CM procurement?

Response: This budget was changed after PRC approval and GC/CM procurement. Since approval by PRC, King County Department of Natural Resources and Parks Wastewater Treatment Division updated cost estimating policy and guidance, particularly through the application of learned lessons for use of Alternative Public Works. As a result, the Owner's Advisor team undertook development of independent cost estimates for all eleven sub-projects of the overall GC/CM project, including collaboration, input, and reconciliation with GC/CM. The original \$401M budget was based upon prior estimating methods and practices and costs were not fully recognizing the extent of project scopes and delivery approach. The budget was later updated based upon the Owner's Advisor independent cost estimates and GC/CM input that have since resulted in an updated estimated cost of delivery, including construction costs and non-construction costs, of \$871M.

4. Please clarify the term "programmatic GC/CM project" mentioned in Jack Launit's role on the Project Team Experience Chart. Please provide a definition of this term in relation to RCW 39.10.

Response: A programmatic GC/CM project refers to a GC/CM delivery method applied to a series of interrelated capital projects that are managed and executed by a single GC/CM contractor. This approach is particularly useful when multiple projects share a common location, infrastructure, or operational constraints, and benefit from centralized coordination, phasing, and risk management as is the case for West Point Treatment Plant.

The programmatic aspect is not explicitly defined in RCW 39.10, but it is recognized in practice and guidance documents (e.g., CPARB Best Practices Manual) as a "strategic bundling of multiple capital projects" under one GC/CM contract to:

- Improve cost efficiency
- Reduce schedule conflicts
- Enhance constructability and sequencing
- Minimize disruption to ongoing operations

In the case of the West Point Treatment Plant, King County is utilizing a programmatic GC/CM approach to deliver eleven capital projects as subprojects under a single GC/CM contract. These projects include major electrical and mechanical system upgrades, equipment replacements, and renovations that are all within a constrained and continuously operating facility. Key characteristics of this programmatic GC/CM project include:

- Heavy civil classification due to infrastructure scope and complexity
- Early GC/CM involvement to support phasing, sequencing, and constructability reviews
- Bundled delivery to reduce contractor overlap and improve coordination
- Flexible scope allowing additional projects to be added under the same GC/CM contract
- Compliance with RCW 39.10 through PRC approval and adherence to heavy civil GC/CM requirements

This structure allows King County to manage the GC/CM Services for West Point Treatment Plant more effectively by leveraging the GC/CM's expertise across multiple interdependent projects, ensuring operational continuity and public safety.