

Heavy Civil GC/CM Services for Mouth of Duwamish Combined Sewer Overflow (MDCSO)

Chelan Wet Weather Storage Project

September 25, 2025



King County

Department of
Natural Resources and Parks
**Wastewater Treatment
Division**



WTD Capital Delivery

FACILITY PROGRAMS

Agenda

- Program Overview
- Project Background
- GC/CM Qualification
 - Meets Applicable Criteria
 - Management Plan
- Public Benefits
- Summary



Photo credit: [Puget Soundkeeper Alliance](#) | [Upholding Clean Water Standards](#)



WTD Capital Delivery

FACILITY PROGRAMS

King County Wastewater Treatment Division

Mission

We protect public health and the environment by collecting and cleaning wastewater while recovering valuable resources for a healthy and thriving Puget Sound Region.

Service

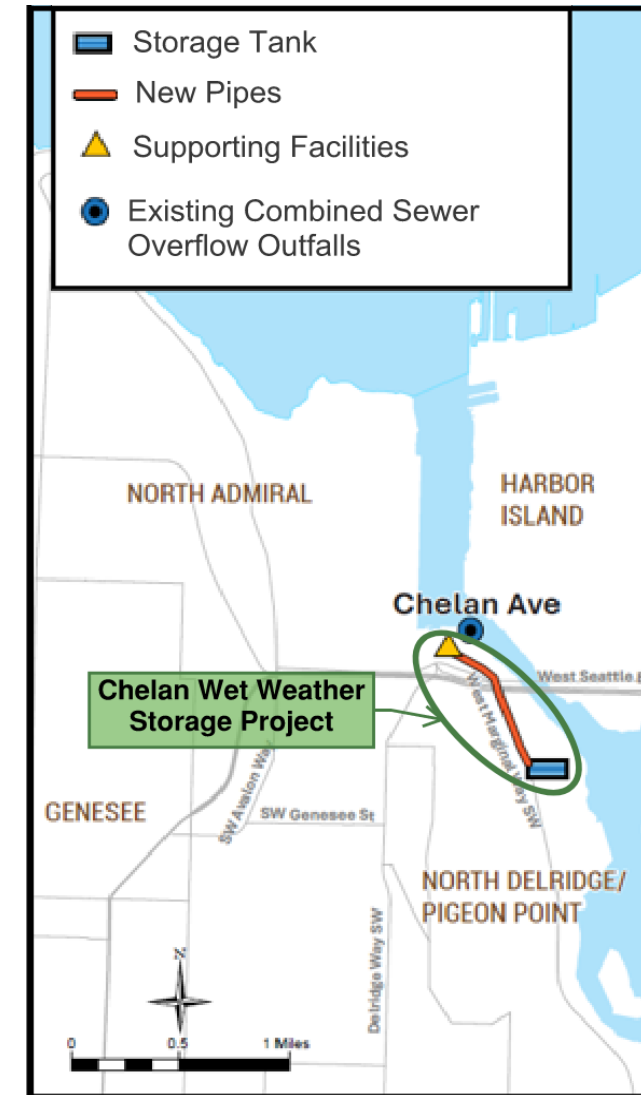
24/7/365 essential wastewater service to 2 million people and businesses in King County, plus portions of Pierce and Snohomish counties.



King County Wastewater Treatment Division Service Area

MDCSO Program Overview

- Deliver facilities to **control sewer overflows** during wet weather in the Duwamish River.
- Governed by a **consent decree** between King County, the EPA, and Department of Ecology that set specific project requirements and deadlines for completion (2034).
- Achieve **regulatory compliance** per RCW 90.48 and WAC 173-245.
- Manage **multiple projects in a coordinated way**, with benefits that could not occur if the projects were handled separately.
- **Chelan Wet Weather Storage Project** is a component of the program.



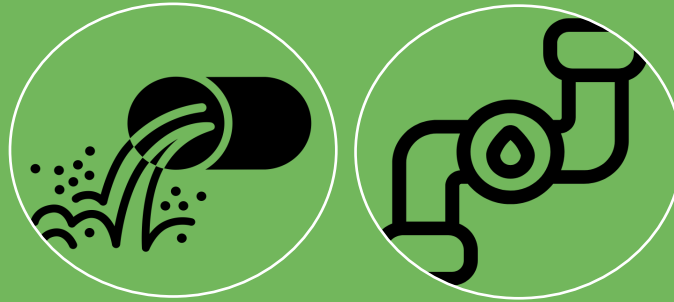
Location Map – Chelan Wet Weather Storage

MDCSO Projects



Wet Weather Treatment Station

Approved by PRC May 2025



Influent/Effluent Conveyances & Outfall

Approved by PRC July 2025



Chelan Wet Weather Storage

- Chelan Storage Tank
- Chelan Conveyance
- Chelan Diversion Structure
- Chelan Regulator Station Improvements

Seeking Approval by PRC



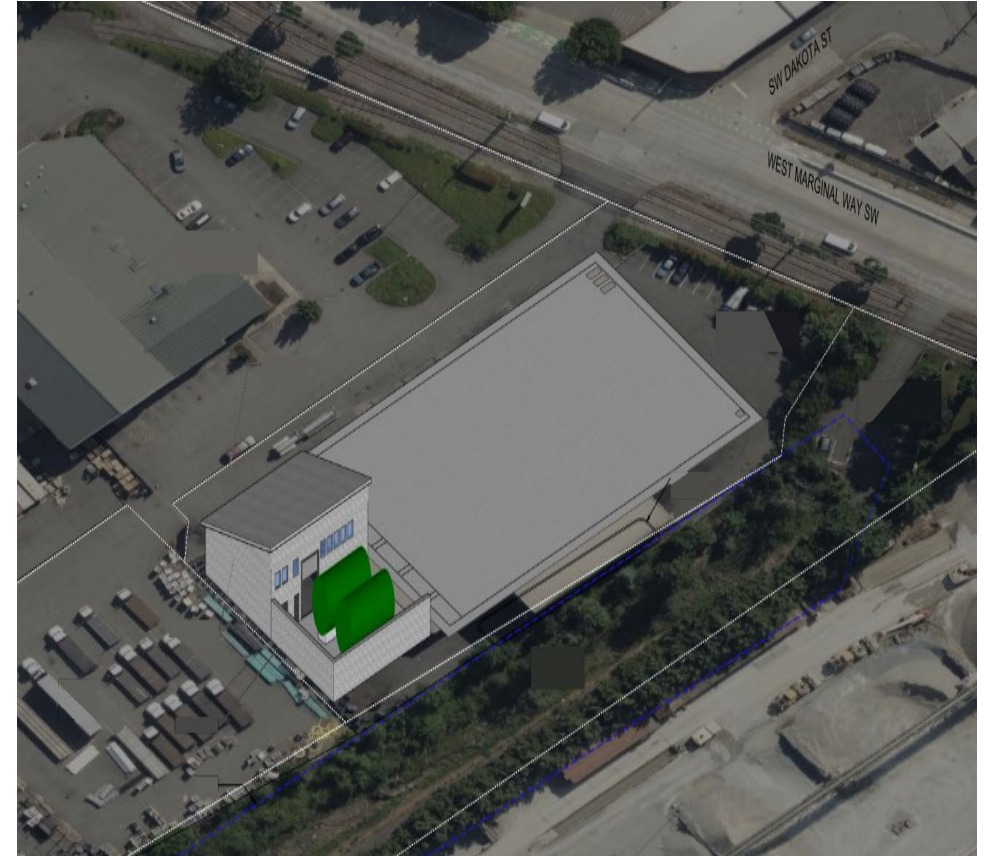
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Project Overview

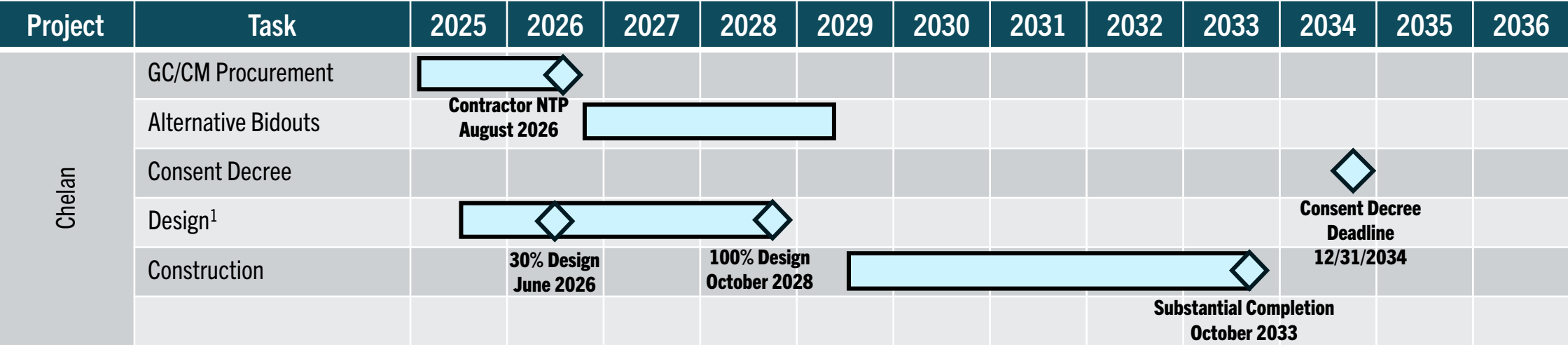
The MDCSO Chelan Wet Weather Storage project includes construction of several new facilities including:

- Combined diversion structure/regulator station to replace the existing regulator station
- Approximately 2,600 lineal feet of 60-inch diameter pipe
- 7-million gallon below grade combined sewer overflow (CSO) storage tank



Site Plan – Chelan Wet Weather Storage

Key Schedule Milestones



¹ Design duration is 30% Design through Final Design.

RFP Advertisement Date is targeted for January 2026.

Legend:

= Milestone

= Task activity

Qualifying Criteria

- ✓ Complex scheduling, phasing, and coordination
- ✓ GC/CM involvement during design is critical
- ✓ Complex technical work environment
- ✓ Heavy Civil

X Construction at an occupied facility – N/A

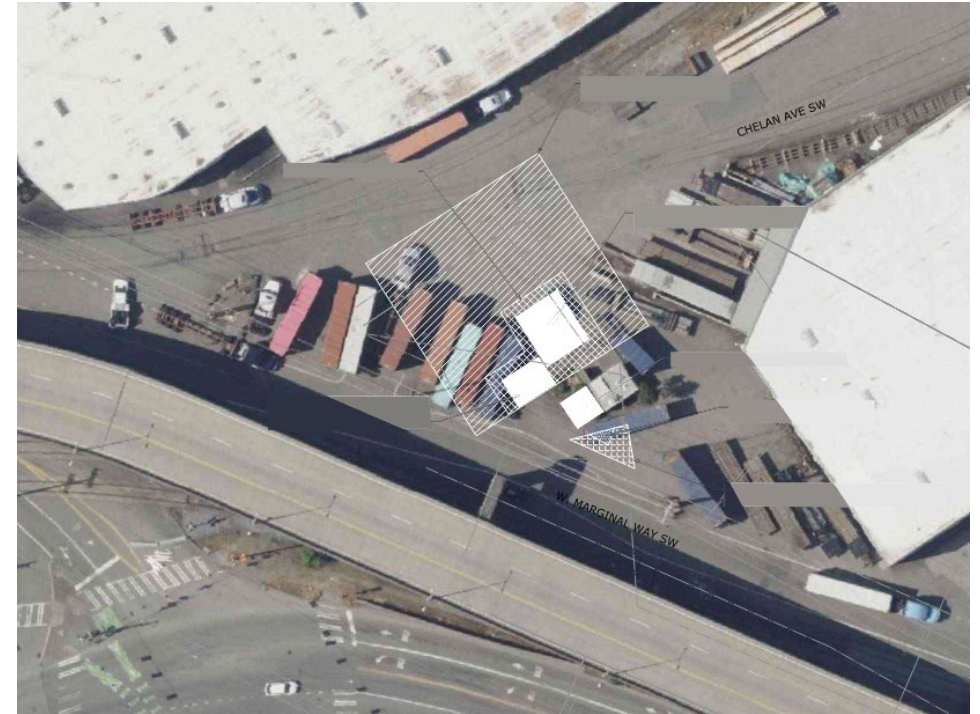
X Historical Significance – N/A



1. Complex Scheduling/Phasing

Accelerated schedule is critical to meet Consent Decree milestones

- Complex environmental permitting requirements
- Mapped estuarine wetlands north of the site and wetland buffers may potentially extend into the project area
- Location in an active industrial area
- Multiple external interfaces
- Constrained site



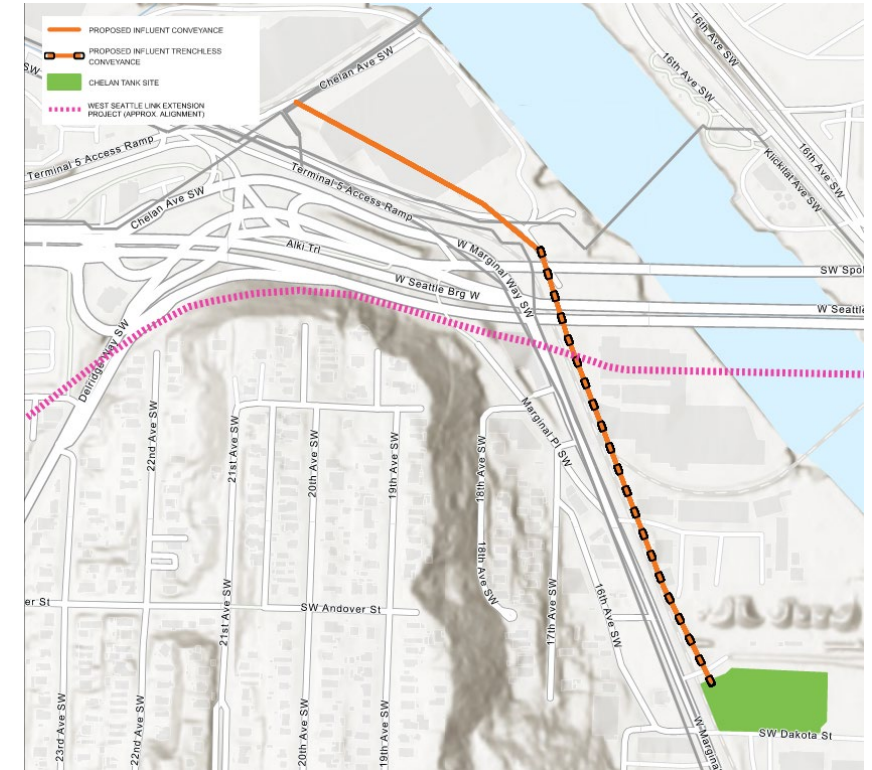
Chelan Regulator Tie In, Detail

2. GC/CM Involvement is Critical

- Develop and refine sequencing of the work to meet consent decree schedule requirements
- Value engineering and constructability reviews
- Initiate critical early work
- Improved cost estimating
- Collaborative risk management

3. Complex & Technical Environment

- Construction risks may include geotechnical and/or environmental discoveries
- Site borders multiple rail lines requiring complex permitting
- Tight urban site with constrained access and phased laydown/staging
- Connections to existing and new wastewater infrastructure while maintaining current operations



Potential Interface with Sound Transit Project

4. Heavy Civil

- RCW 39.10.210 defines a project where "the predominant features of which are infrastructure improvements"
- GC/CM control of critical path (early work packages, procurements, etc.)
- Increased self-performance threshold improves schedule certainty
- Technical complexity and Consent Decree deadline require flexible and responsive delivery

Supportive contractor feedback through industry outreach



Org Chart

Definition and Delivery Board
will be advised of progress

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

Program Mgmt responsible
for Escalated Strategic
Decisions and Issues

Program Management Leadership

Stan Hummel, PE WTD CSO Delivery Manager
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 10%

Steve Tolzman, PMP WTD PM Supervisor
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 10%

Ron Gillenardo Facilities Supervisor
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 10%

Greg Brink, Parametrix Program Manager
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 10%

Project Core Team

Jack Launit WTD Capital Project Manager
GC/CM Procurement - 100%
Design Oversight - 100%
Construction Oversight - 50%

Shannon Phipps CM Project Representative
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 50%

PM and CM are a team throughout both phases.

- PM is primary contact in Precon Phase 1.
- CM is primary contact in Con Phase 2.

Lisa Reynolds, PE Consultant PM
GC/CM Procurement - 25%
Design Oversight - 50%
Construction Oversight - 50%

GC/CM PM TBD
GC/CM Procurement - N/A
Design Oversight - 100%
Construction Oversight - 100%

Tina Hastings, Jacobs Engineering Team PM
GC/CM Procurement - 0%
Design Oversight - 100%
Construction Oversight - 10%

Todd Keithahn Project Engineer
GC/CM Procurement - 10%
Design Oversight - 35%
Construction Oversight - 10%

Zoe Lehman Ops Lead
GC/CM Procurement - 25%
Design Oversight - 10%
Construction Oversight - 10%

Evann Tenuta Project Control Engineer
GC/CM Procurement - 25%
Design Oversight - 10%
Construction Oversight - 10%

John Mahoney Owner Advisor
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 10%

Mitch Romero, AIA, CCM, LEED AP, Assoc. DBIA OA Support
GC/CM Procurement - 50%
Design Oversight - 10%
Construction Oversight - 5%

Core Team responsible
for Daily Management
and Decisions

Legend
King County
Consultant - Owner Advisor
Consultant - Engineer
GC/CM Contractor

Owner Advisor Specialty Consultants
OA Support: Tanner Pacific
CM/Cost: Kennedy Jenks, Parametrix
Scheduling: Parametrix
Risk Management: Aquanti, Parametrix
Constructability/Cost: Ott-Sakai
Project Controls Support: AMP, Parametrix
ESJ Support: Greenprint
Sustainability: Aquario, Parametrix

Advisory Support responsible
for specific support as needed
directed by Core Team

Trisha Roth, Assoc. DBIA Contract Administrator
GC/CM Procurement - 10%
Design Oversight - 10%
Construction Oversight - 25%

Melissa Jordan, Assoc. DBIA Procurement Lead
GC/CM Procurement - 30%
Design Oversight - 0%
Construction Oversight - 0%

Contract Support responsible
for contract actions and oversight
as needed directed by Core Team



WTD Capital Delivery
FACILITY PROGRAMS

Qualified Team

King County Key Staff

- Stan Hummel (CSO Delivery Manager) – 33 yrs, 3 GC/CM projects
- Steve Tolzman (Program Manager) – 20+ yrs project management
- Jack Launit (Project Manager) – 17 yrs, 3 GC/CM, 1 PDB projects
- Todd Keithahn (Project Engineer) – 36 yrs, 2 GC/CM projects
- Shannon Phipps (Construction Manager) – 33 yrs, 1 GC/CM, 1 PDB, 1 DB projects
- Melissa Jordan (Procurement Lead) – 17 yrs public procurement experience, 4 GC/CM projects
- Trisha Roth (Contract Administrator) – 20 yrs, 2 GC/CM projects

Consultant Key Staff

- Greg Brink (Program Manager) – 20 yrs, 5 GC/CM projects
- Lisa Reynolds (Consultant Project Manager) – 30 yrs, 2 DB, 1DBO, 1 CMAR, 1 PDB projects
- John Mahoney (Owner Advisor) – 25 yrs, 5 GC/CM, 9 PDB, 1 DBOM, 3 DB, 1 CMAR projects
- Mitch Romero (Owner Advisor Support) – 30 yrs, 13 GC/CM projects
- Anne Timmermans (Construction Manager) – 21 yrs, 7 GC/CM projects
- Nicki Pozos (Program Equity Manager) – 20 yrs, 5 GC/CM projects



WTD Capital Delivery

FACILITY PROGRAMS

Budget & Funding

- Current Proposed Budget \$807.2M
- Total GC/CM Budget \$449.2M
 - Includes preconstruction services
- Project will be funded by King County Wastewater utility rates

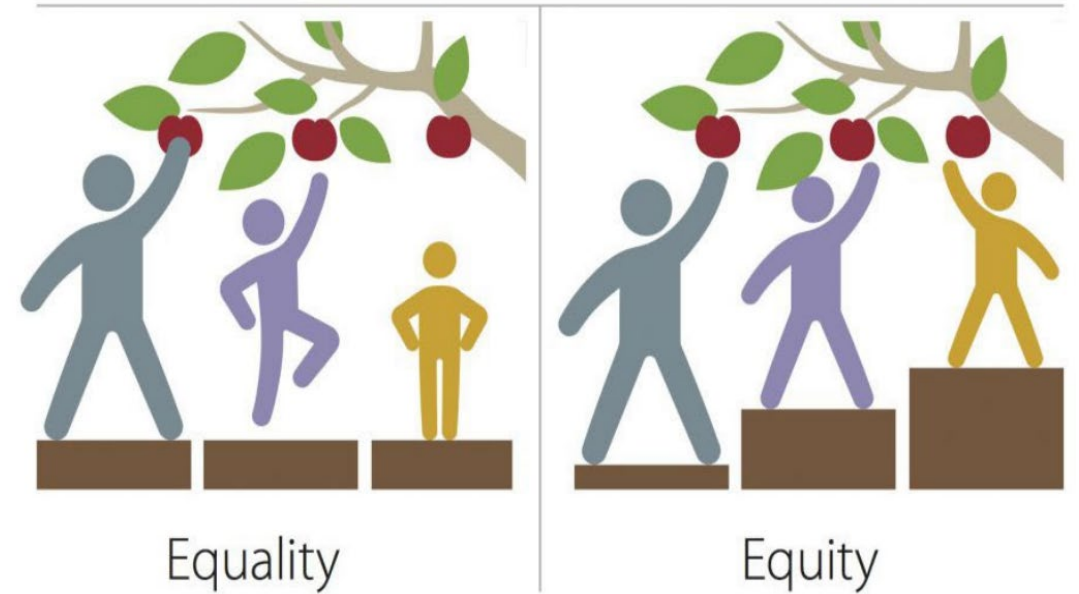
MDCSO-Chelan: Projected Total Cost for the Project		
Cost for Professional Services (A/E, Legal etc.)		\$77.3M
Estimated Project Construction Costs (Including contingencies)		\$449.2M
Equipment and furnishings		\$0M
Off-site Costs (Real Property)		\$1.1M
Contract Administration Costs		\$39.7M
Contingencies (Design & Owner)		\$188.8M
Other related project costs (1% for Art and Sustainability allowances)		\$4.7M
Sales Tax		\$46.4M
Total ^{1, 2}		\$807.2M

¹ Includes escalation

² Estimate based on ~15% Design

Equity & Social Justice

- Pro-Equity Contracting Goals
- Inclusion plan to expand and maximizing participation for small, minority, women, and veteran-owned businesses throughout design and construction
- Mentor Protégé Opportunity
- Good Faith Efforts
- ESJ Coordinator/Manager required
- Continuous 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 Spend: \$6,907,872 WBE Spend: \$3,070,357	MBE – 4.7% WBE – 1.4%	MBE – 6.7% WBE – 3.0%	100% complete
GWWTS – Conveyance	\$22,362,090 MBE Spend: \$3,873,984 WBE Spend: \$1,677,365	MBE – 10% WBE – 6%	MBE – 17.4% WBE – 7.5%	100% complete
Eastside Interceptor Section 2 Rehab Phase II	\$20,536,847 SCS Spend: \$2,536,636	SCS – 8%	SCS – 11.8%	100% complete
WPTP Primary Sedimentation Area Roof Structure	\$23,006,376 DBE Spend: \$899,446 SCS Spend: \$4,692,752	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 of 15% of the total labor hours.

Priority Hire Apprenticeship: Priority Hire Apprentices shall work 27% of all apprenticeship labor hours.

Priority Hire Journey Workers: Priority Hire Journey Workers shall work 18% of all journey labor hours.

Preferred Entry: 20%

Public Benefits

GC/CM

- Schedule
- Risk management
- Enhanced cost control
- Maintaining level of service

Heavy Civil

- More delivery control
- Improved flexibility in planning and sequencing work
- Improved market attractiveness per industry feedback
- Self perform work increases schedule predictability

Alternative Subcontracting

Benefits

- Secure continued involvement of key staff
- Engagement in planning for constructability
- Early procurement of long lead materials
- Specialized skill requirements
- Supports price and schedule certainty

Proposed Alt. Subcontracts

- Mechanical
- Electrical

Supportive contractor feedback through industry outreach

Summary

Meets Qualifying Criteria

- ✓ Complex Schedule
- ✓ Technically Complex
- ✓ GC/CM Involvement During Design is Critical
- ✓ Seeking Heavy Civil Approval
- ✓ Public Benefits: Risk Management, Time, Cost

Alternative Subcontracting

- ✓ Public Benefit: Electrical, Mechanical

