



King County

Department of Natural
Resources & Parks
Wastewater Treatment
Division

GC/CM Application for West
Point Treatment Plant

Heavy Civil GC/CM Services for West Point Treatment Plant



March 23, 2023

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





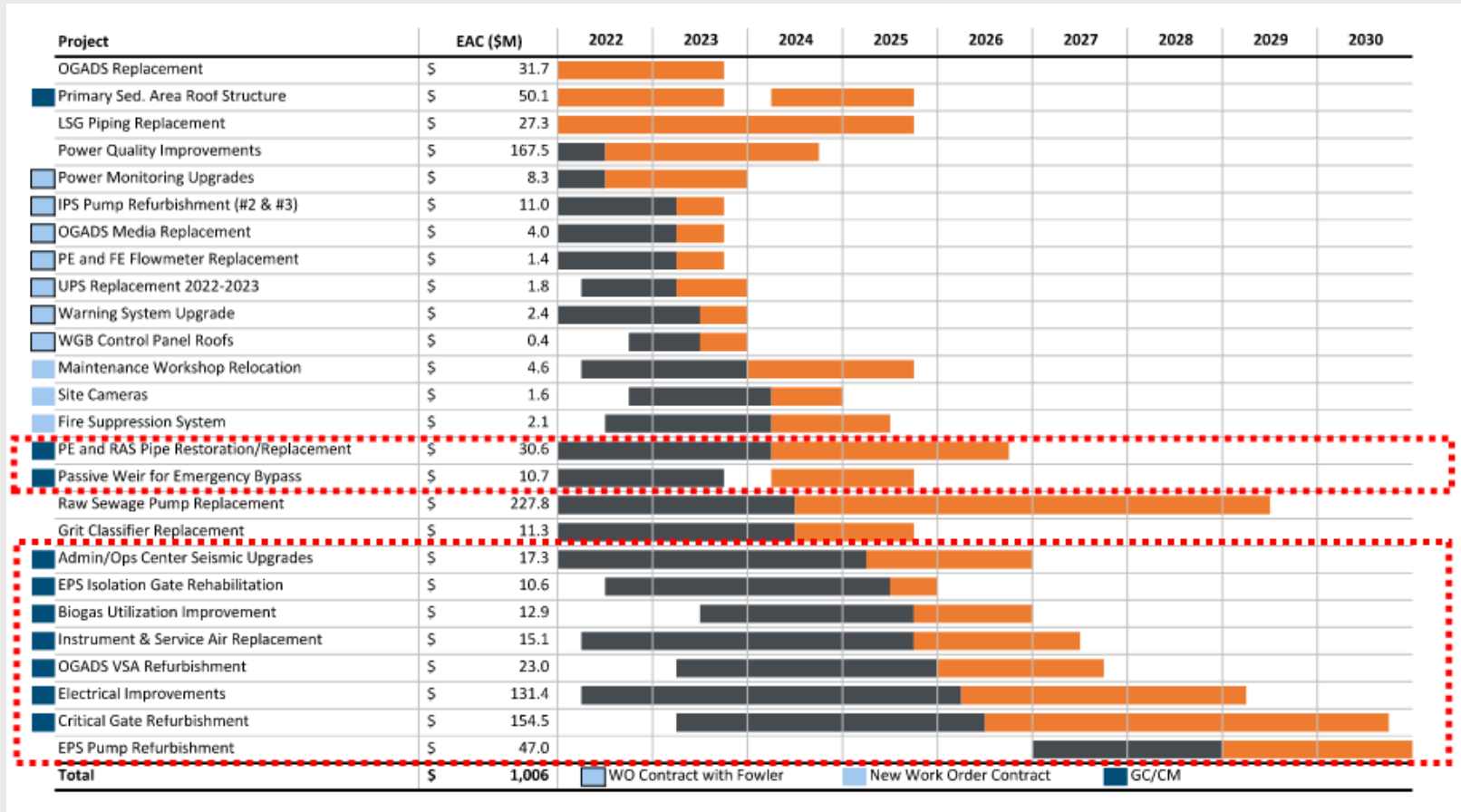
Project Background

WPTP GC/CM Project Overview

- Extend and renew 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.
- Multiple projects to be coordinated under the GC/CM.
- Tight site, interrelated projects.



WPTP CAPITAL PROGRAM SCHEDULE



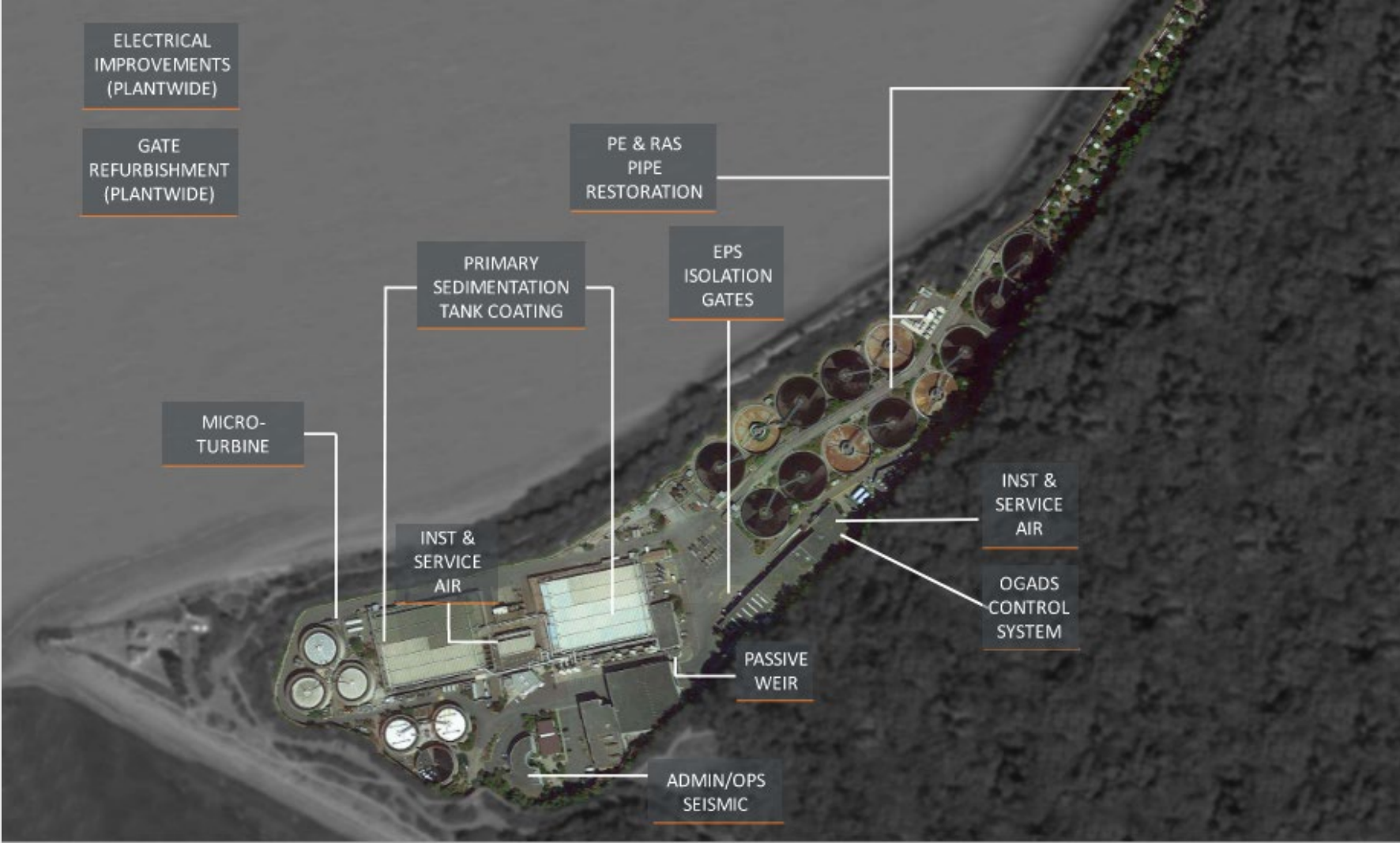
Ongoing program

GC/CM work packages will be at ~20% design when GC/CM comes aboard

May add additional projects to GC/CM Scope



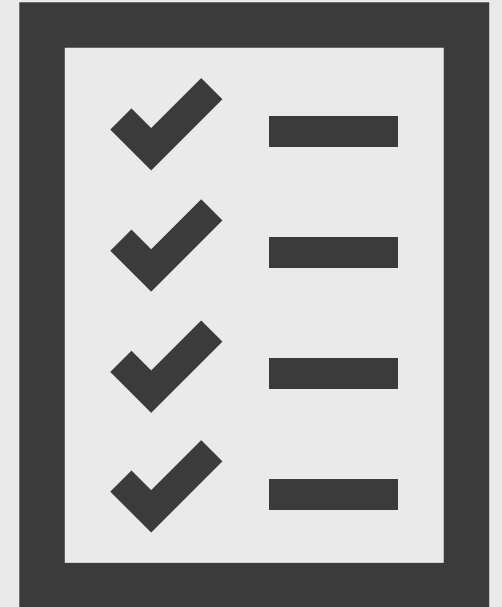
Overall Concept Plan



**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
 - Severe consequences to public and environmental safety if shutdowns cause system failures
 - Traditional DBB would cause long delays



2. Occupied Facility

- Very constrained site with virtually no area for parking, laydown or trailers
- West Point Treatment Plant must remain operational and fully staffed throughout the construction period
- Allowable shutdowns are limited to only a few hours during low flow periods



3. GC/CM Involvement is Critical

Key needs include:

- Initiate critical early work
- Develop phasing and sequencing to meet operating needs
- Value Engineering
- Constructability Reviews
- Validate cost estimates
- Maximize cost effectiveness (e.g., minimize rework)
- Engage local contracting community



4. Complex or Technical Environment

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



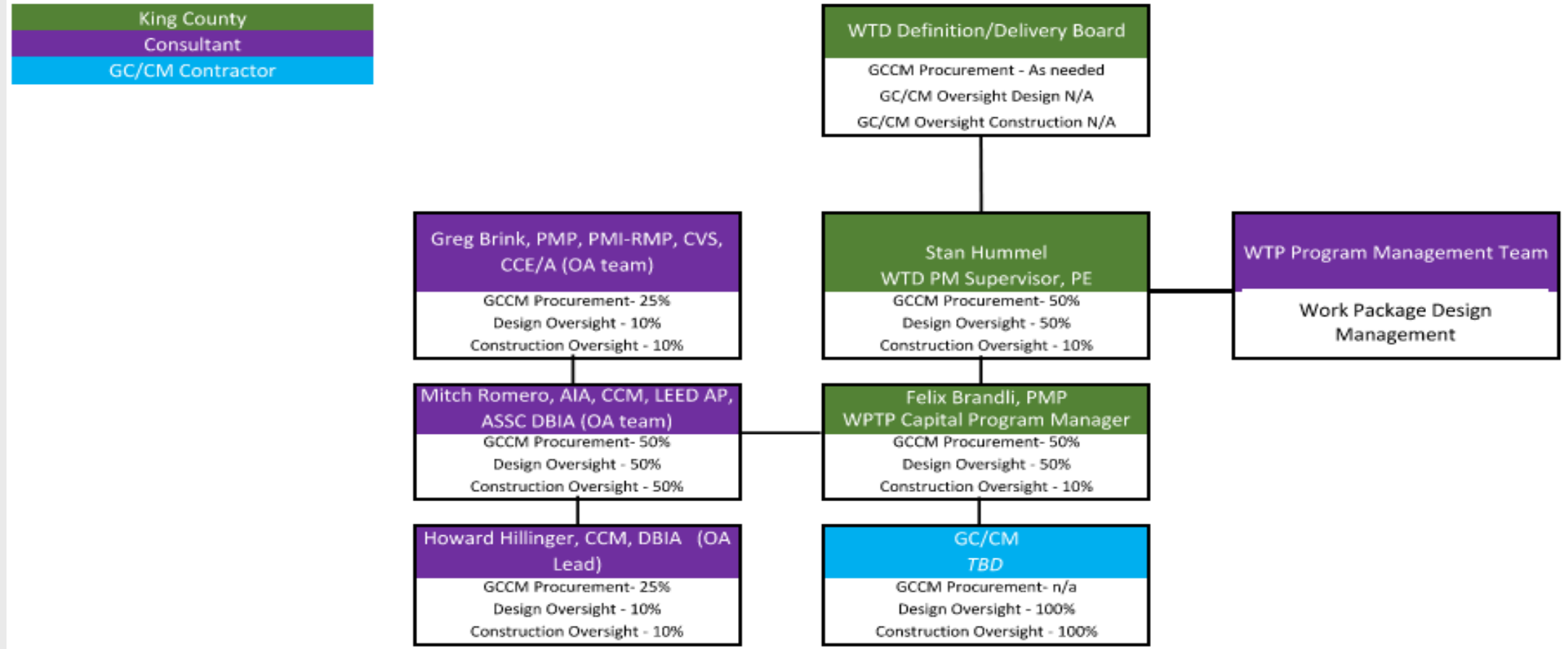
5. Heavy Civil

- Work is primarily infrastructure
- Reasons for Heavy Civil:
 - Time critical activities that the project would benefit from having the GCCM be in control of
 - Early commitments by the GC/CM would benefit the project
 - Resources in place to independently estimate and negotiate the work
- Supportive industry feedback through RFI process



GC/CM Qualification – Management and Funding

Team Organizational Chart



Qualified Team

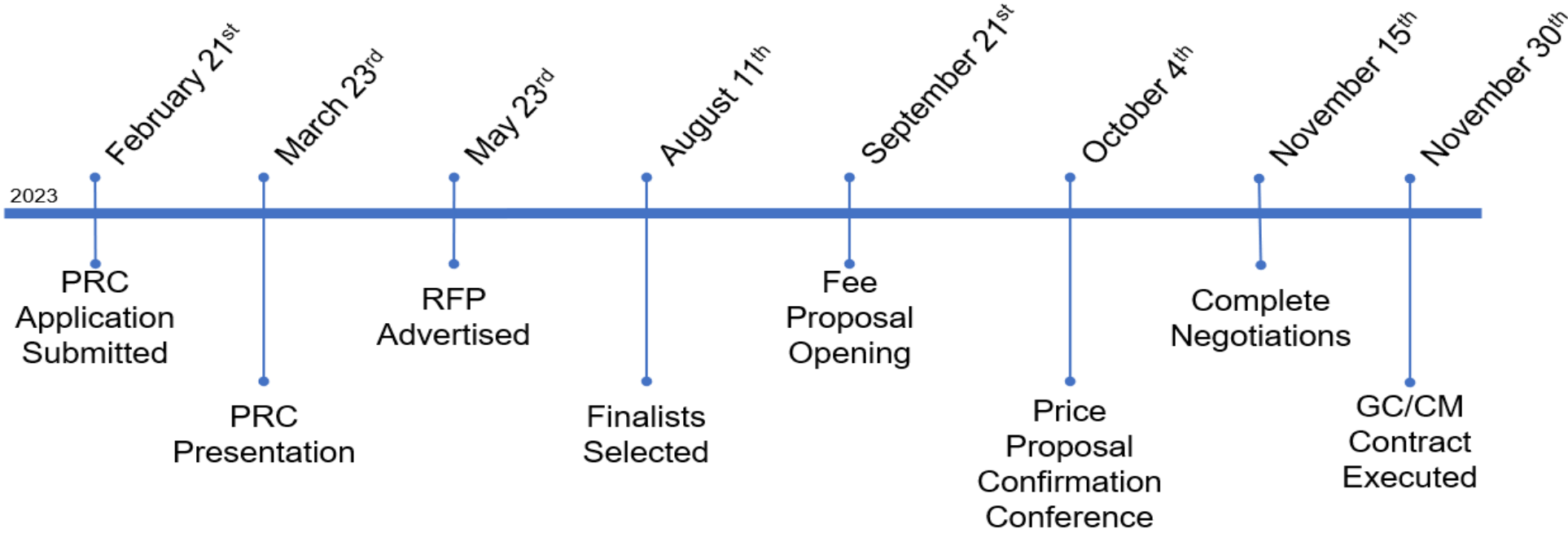
- King County key staff:
 - Stan Hummel (Supervisor) – 34 yrs, Brightwater Plant GC/CM 11 years*
 - Felix Brandli (WPTP Program Mgr) - 10 yrs program mgmt*
 - Trisha Roth (Procurement lead) - 7 yrs, 2 DB projects, support on GC/CM*
 - Diane Navarro (Contract Administrator) – 5 GC/CM projects*
 - Over 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) – 25+ yrs, 13 GC/CM projects*
 - Greg Brink (Program Manager) – 20+ yrs, Anchorage Transfer & Recycling Station GC/CM*

** Completed AGC GC/CM training*



Key Schedule Milestones

Estimated selection timeline if approved



Budget & Funding

- Current Proposed Budget \$401m
- 21% of Funding is Already Appropriated
- Total GC/Contract budget with contingency is \$191m
- Remaining Funds Expected to be Appropriated Prior to Completion of Design.

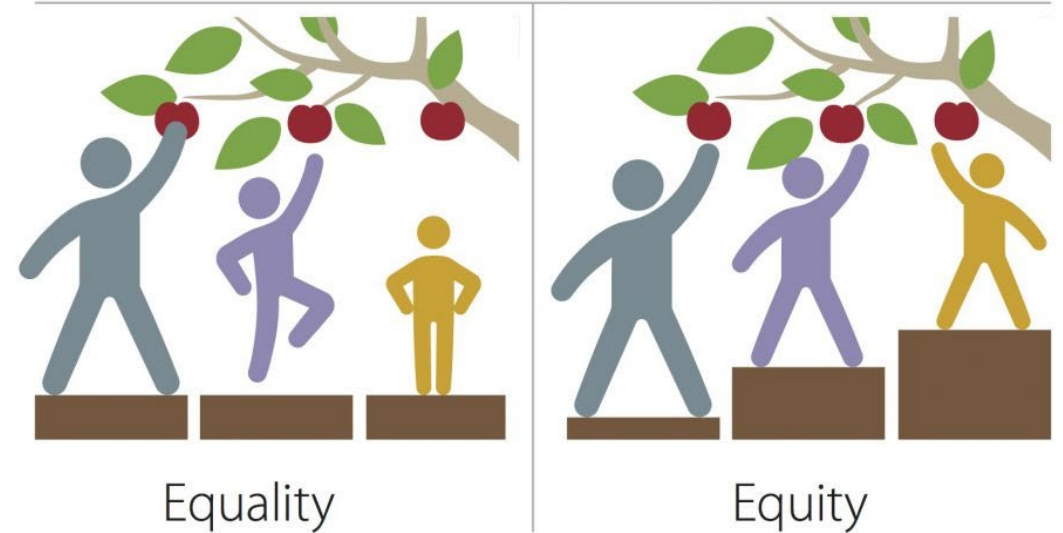
Project Budget Item	Budget
Cost for Professional Services	\$50M
Estimated Construction Costs (Including 10% Contingency)	\$174M
Equipment and Furnishing Costs	\$17M
<i>Off-site Costs</i>	<i>None Foreseen</i>
Contract Administration Costs	\$41M
Contingencies (25%)	\$102M
<i>Other Project Costs</i>	<i>None Foreseen</i>
Sales Tax	\$17M
TOTAL	\$401M



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
- 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%	95% 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 15% of the total labor hours.

Priority Hire Apprenticeship:

Priority Hire Apprentices shall work a percentage of all apprenticeship labor hours.

Priority Hire Journey Workers:

Priority Hire Journey Workers shall work a percentage 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 safety 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 (\$40M)
- Electrical (\$60M)
- Tank Coating (\$4M)

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

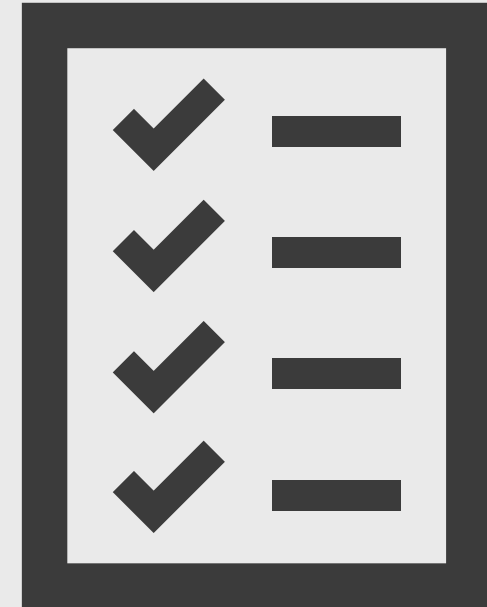
- ✓ Occupied site
- ✓ Complex schedule with multiple linkages
- ✓ Technically complex
- ✓ Involvement of the GC/CM during design is critical

Heavy Civil

- ✓ GC/CM will be under contract early in design
- ✓ Public body has necessary management plan
 - Experienced personnel and resources
 - Clear and logical management plan
 - Necessary funding and budget
- ✓ 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 West Point Treatment Plant

Thank you

→ kingcounty.gov

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