



**King County**

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

South Interceptor Rehabilitation

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# Project Review Committee Presentation

Progressive Design Build Application

September 26, 2024

# Agenda

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1. Introductions
2. Project Overview
3. Benefits of PDB
4. Owner Team Qualifications
5. RCW 39.10 Compliance
6. Equity and Social Justice
7. PRC Questions



**King County**  
Governing Board

**Alternate Delivery Committee**  
Committee

 **Scott Mingus, PMP**  
King County Capital  
Project Manager

**King County Project Team**

**Robert Hanlon**  
Project Engineer

**Bryon Slatten**  
Project Engineer

**Melissa Jordan, Assoc.**  
**DBIA, CPPB**  
Contract Specialist,  
Procurement

**Bob Isaac**  
Lining Program Manager

**Trisha Roth, Assoc. DBIA,**  
**CPPB**  
Contract Administration

**Progressive Design Builder**  
(TBD)

**Brown and Caldwell,**  
**Owner Advisor (OA)**  
**Patrick Weber, DBIA**  
OA SME

**Josh Thomas**  
OA Lead

**Subcontractors and**  
**Subconsultants (TBD)**

**Specialty Consultants**

CM: KBA

Risk: Aquanti

Permitting: ESA

Public Outreach: EnviroIssues

OA/Cost Estimating:  
Wirthlin Consulting

Scheduling: KenjiMoto

Constructability: Ott-Sakai

Corrosion: Corrosion Probe

Geotechnical: Shannon & Wilson

Easements: Contract Land Staffing


**Specialty Support Functions**

 **Joe Baca**  
CWA Administrator

**Laura Preftes**  
Business Development and  
Contract Compliance

Legal

Procurement

 **Presenter**

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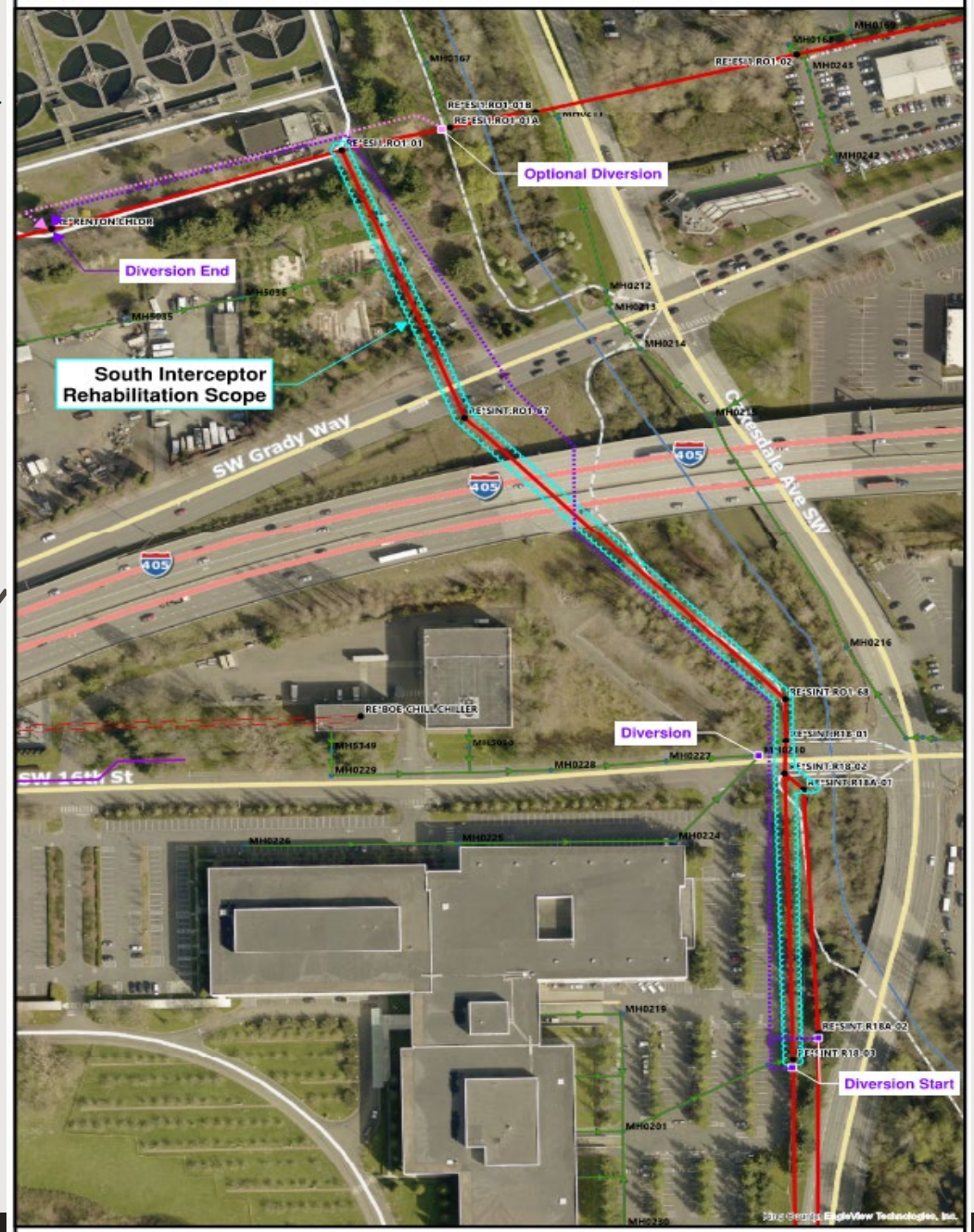
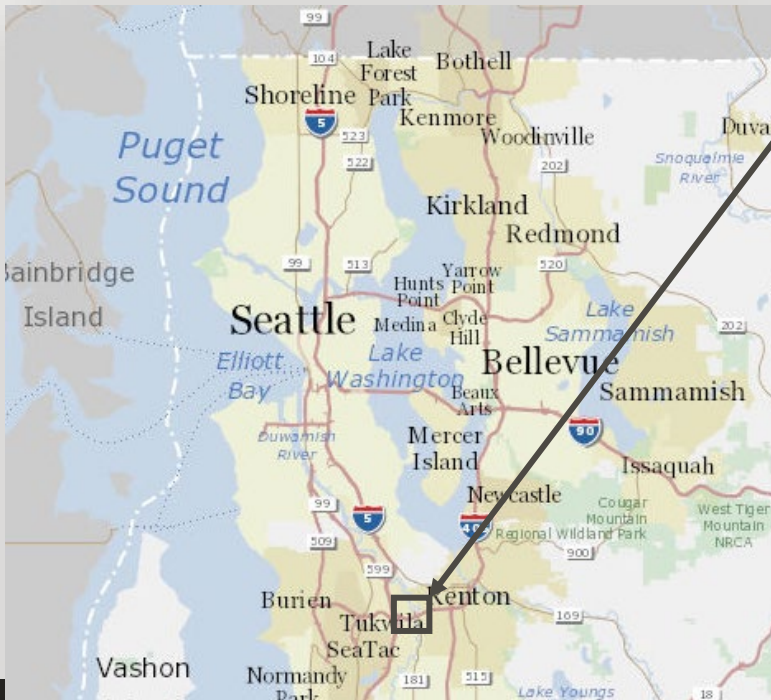
# Project Overview

*South Interceptor Rehabilitation*

# Project Location

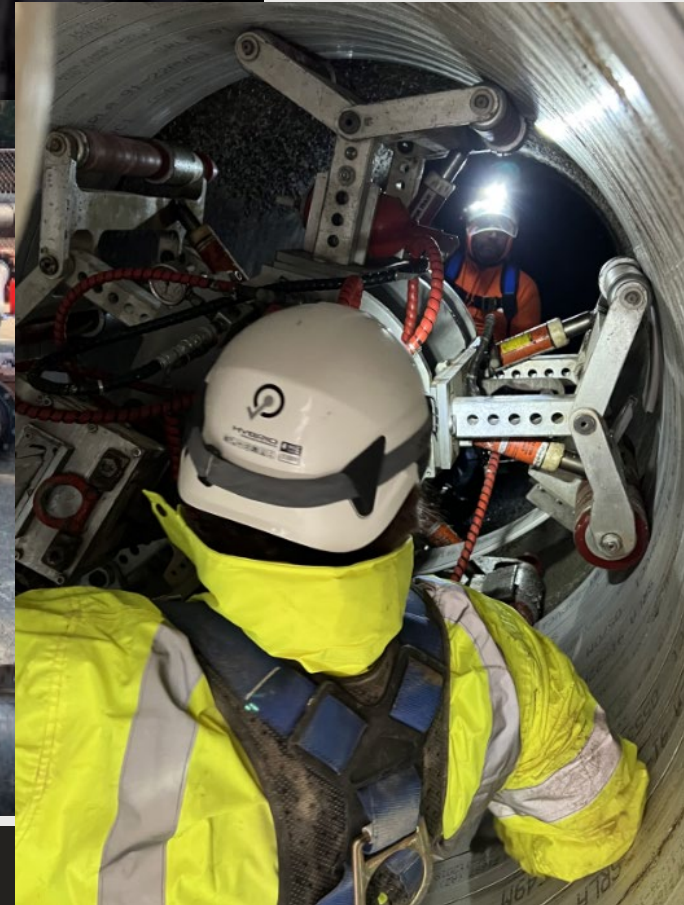
KC South  
Treatment Plant

- Conveyance pipe rehabilitation
- City of Renton, King County
- Existing interceptor runs under elevated portion of I-405
- Temporary sewer diversion road crossing at Grady Way
- In the vicinity of Springbrook Creek
- Non-residential area



# Prelim Scope

- Rehabilitate 1,685 linear feet (LF) of the South Interceptor and associated structures:
  - 1,185 LF of 90-inch pipe
  - 500 LF of 72-inch pipe
- Rehabilitation of up to seven (7) maintenance holes.
- Design, installation and operation of temporary sewer diversion pumping system (estd capacity 32 mgd).
- Modifications to the junction structure at the South Interceptor and Eastside Interceptor (located at South Treatment Plant), which may be necessary to isolate flows during rehabilitation.



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# Benefits of Progressive Design Build

*South Interceptor Rehabilitation*

*PRC Panel Project Evaluation Criteria A and B*

# Benefits of PDB

## *Evaluation Criteria A*

### Fiscal Benefits

- Enhanced collaboration throughout design and construction
- Identify and mitigate risk with contractor to reduce change orders and claims



### Delivery Schedule Benefits

- Shorten overall project duration
  - Faster procurement: DBB is not practical to achieve the desired schedule
  - Early engagement with DB, and compression of design and construction phases
  - Schedule can be tailored to target summer construction window (low sewer flows)
- PDB allows for potential early work packages
  - Activities related to temporary sewer diversion
    - Buried sections
    - Prep for tunnel access and rehabilitation
  - Long lead time items





# Benefits of PDB

## *Evaluation Criteria B.1*

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- Construction activities are highly specialized, and PDB approach is critical in developing construction methodology
  - *Lining of large diameter sewer is highly specialized work*
  - *Large capacity temporary sewer diversion system (anticipated 32+ mgd) must be carefully planned and implemented*
  - *Early contractor input on work areas, technologies, and means and methods allows permitting and property rights to move forward*
- King County's ongoing ESI Section 8 PDB project is very similar to this project, and early PDB input has proven essential in alternatives analysis, and permitting and property planning

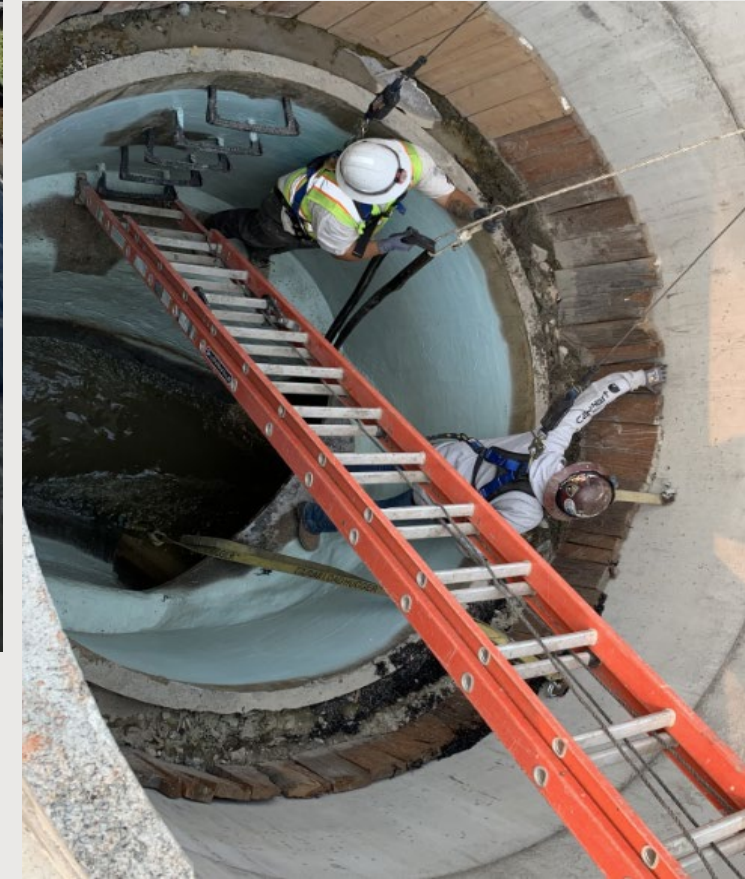


# Benefits of PDB

## Evaluation Criteria B.2

### Greater Innovation and Efficiencies

- DB knowledge and innovation critical to success
- Temporary sewer diversion route planning
- Early specialty lining subcontractor involvement for lining selection
- Coordination with permitting agencies and other projects (WSDOT, City of Renton)



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# Owner Team Qualifications

*South Interceptor Rehabilitation*

*PRC Panel Project Evaluation Criteria C*

# WTD and Owner Advisor Team Experience

## Evaluation Criteria C.1

### Project Delivery Experience

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

### DBIA Certified Training Program

- 34 KCWTD staff participated in DBIA training
- 5 KCWTD staff obtained DBIA or Assoc. DBIA Certifications

### Documented DB Processes

- Alternative Delivery Committee
- Internal processes and control systems to efficiently plan and execute the work
- Utilizing DBIA templates for PDB Agreement and Terms and Conditions with modifications



# King County Alternative Delivery Experience

Bob Isaac (Lining Program Manager)

Brightwater Marine Outfall (DB)  
ESI 8 (PDB)  
M St (PDB)

Robert Hanlon (Project Engineer)

Burney Compressor Station Rebuild (DB)

Bryon Slatten  
(Project Engineer, Coatings and Linings)

ESI 8 (PDB)  
M St (PDB)

Melissa Jordan, Assoc. DBIA , CPPB  
(Contract Specialist, Procurement)

Sound Transit (4) - Multiple (GC/CM)  
Sound Transit Puyallup Station Access  
Improvements (DB)  
ESI 8 (PDB)

Trisha Roth, Assoc. DBIA, CPPB  
(Contract Administration)

West Point Treatment Plant (GCCM) - WTD  
M St (PDB) - WTD  
Harbor Maleng (PDB) – KC FMD  
Interim Base Electrification (PDB) – KC Metro



# Owner Advisor Alternative Delivery Experience

Josh Thomas, OA Lead (Brown and Caldwell)

Lewiston WTP Retrofit (PDB)  
Nampa WWTP Group F (PDB)  
Mountain Home AFB WRP (FPDB)  
(2) Anaheim PFAS GWTP (FPDB)  
Little Miami WWTP (PDB)  
Mill Creek WWTP Pump Station (PDB)  
SACWSD PFAS Treatment Facility (CMAR)  
(6) Betasso WTF Upgrades (CMAR)  
Timpanogos WWTP Package C (CM/GC)  
Nampa WWTP Group G (CM/GC)  
Boise Recycled Water Program (CM/GC)

Patrick Weber, OA SME (Brown and Caldwell)

M Street Sewer Rehab (PDB)  
Jefferson & Hood Street Surface Water Interceptor (PDB)  
Lakeside Redirect Conveyance Improvements (PDB)  
CSO Storage Basin (PDB)  
Coyote Pumping Plant Electrical Upgrades (PDB)  
Little Miami WWTP Solids and Odor Improvements (PDB)  
(2) Pure Water Soquel Program (Conveyance and Treatment Projects) (PDB)

Adam Wirthlin, Cost Estimating (Wirthlin Consulting)

(3) Silicon Valley Clean Water (PDB)  
Soquel Creek Water District (DB)  
Sound Transit (DB)  
Sound Transit (GC/CM)



# Contract Administration and Project Management

## Evaluation Criteria C.2 and C.5

15

### Contract Administration and Continuity

- PM and PE have experience delivering multiple large sewer capital projects, including rehabilitation
- WTD CM have administered construction contracts for numerous sewer capital projects of similar type and scale
- Contract Administrator holds Assoc. DBIA Certification
- Procurement Lead has procured multiple DB projects, and holds Assoc. DBIA Certification
- Brown and Caldwell serving as owner advisor to support PDB delivery through procurement, design, and construction



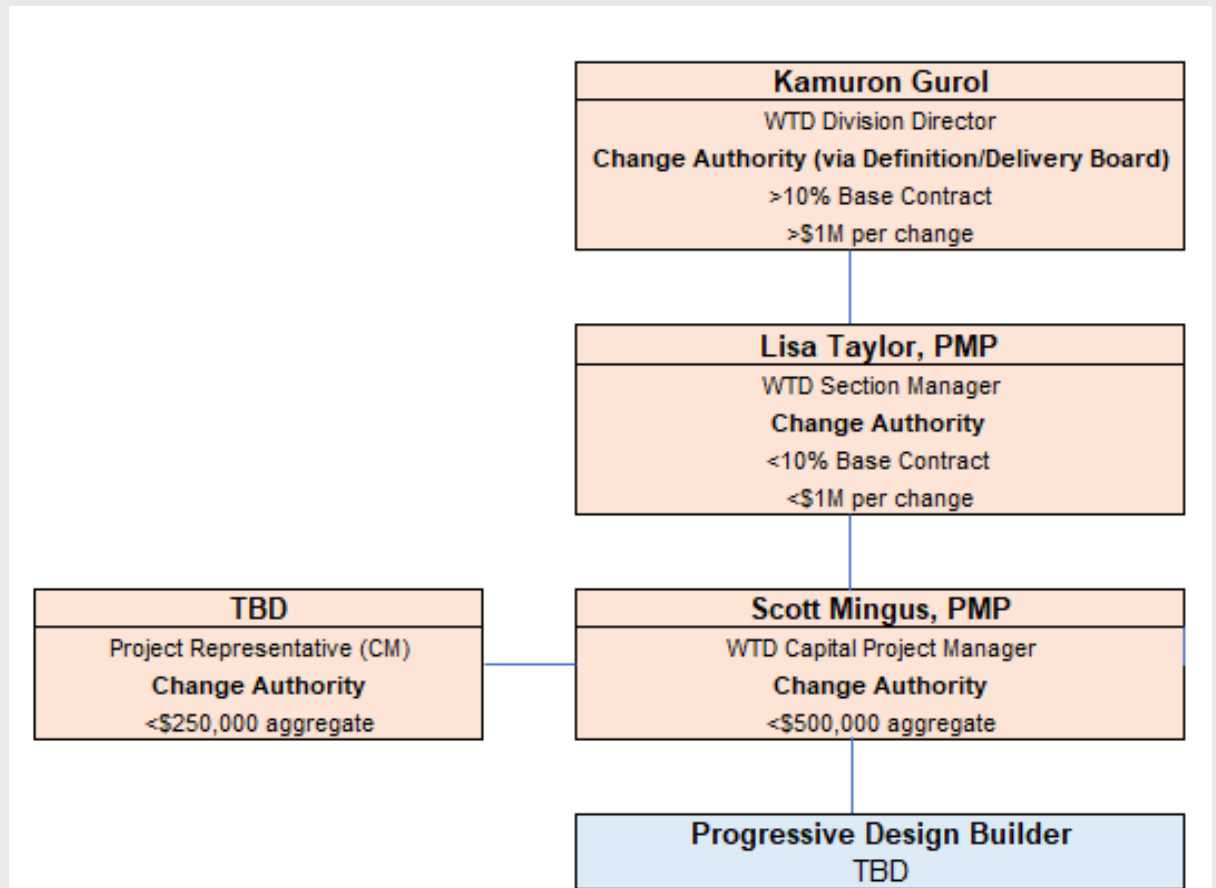
# Contract Administration and Project Management

## Evaluation Criteria C.3

### 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

### Change Approval Authority





# Project Budget

## Evaluation Criteria C.4 and C.6

### Total Project budget: \$36.6M

- Funding has been appropriated and approved by the King County Council for the duration of the project.
- May pursue WIFIA funding, but the project is not contingent on the receipt of grant funding.
- Project budget is based on Class 5 estimate and includes contingencies.

Description	Amount
<b>PDB Contract</b>	<b>\$15.5M</b>
Design	\$4M
Construction	\$11.5M
<b>PDB Contract Contingencies</b>	<b>\$3.8M</b>
Construction Change Order Contingency (10%)	\$1.3M
Construction Contingency (25%)	\$2.5M
<b>Total PDB Contract, including contingencies</b>	<b>\$17.3M</b>
Contract administration costs (owner, cm etc.)	\$4.7M
Owner Project Contingency (25%)	\$6.8M
Other related project costs *	\$4M
Sales Tax	\$1.8M
<b>Total Project Budget</b>	<b>\$36.6M</b>

\* Other related project costs include permitting, right-of-way, sustainability, and escalation.



# Anticipated Project Schedule

## Evaluation Criteria C.4

**Step 1:** Interested firms submit statement of qualifications.

- 3 highest ranked firms invited to submit proposals.

**Step 2:** Shortlisted firms submit proposals.

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

Description	Start	Finish
<b>PDB Procurement</b>		
Step 1: RFQ/Shortlisting	March 2025	June 2025
Step 2: RFP/Evaluation and Selection	July 2025	Oct 2025
Contract Negotiations	Nov 2025	Dec 2025
<b>Preconstruction Phase</b> (pending DB input)		
Alt Analysis/Design/GMP Development	Jan 2026	Oct 2027
<b>Construction</b> (pending DB input)		
Final Design/Permitting/Construction	Aug 2027	March 2029
<b>Closeout Phase</b>	April 2029	July 2029

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# Project Meets RCW 39.10

*South Interceptor Rehabilitation*

*PRC Panel Project Evaluation Criteria D and E*

# Satisfies RCW 39.10

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- RCW 39.10.280 PRC Project approval process
  - ✓ Substantial Fiscal Benefit
  - ✓ Traditional DBB not likely to meet the desired schedule or quality for specialized work
  - ✓ WTD has necessary experience and qualified team to administer and oversee the project
  - ✓ Personnel and consultants knowledgeable in DB process
  - ✓ WTD has had no prior audit findings



# Satisfies RCW 39.10

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- RCW 39.10.320 PM and contracting requirements
  - ✓ WTD staff experience, contract documents, and budget contingencies consistent with statutory requirements
- RCW 39.10.330 Design-build contract award process
  - ✓ WTD will administer a two-step PDB procurement process (RFQ, RFP) consistent with statutory requirements



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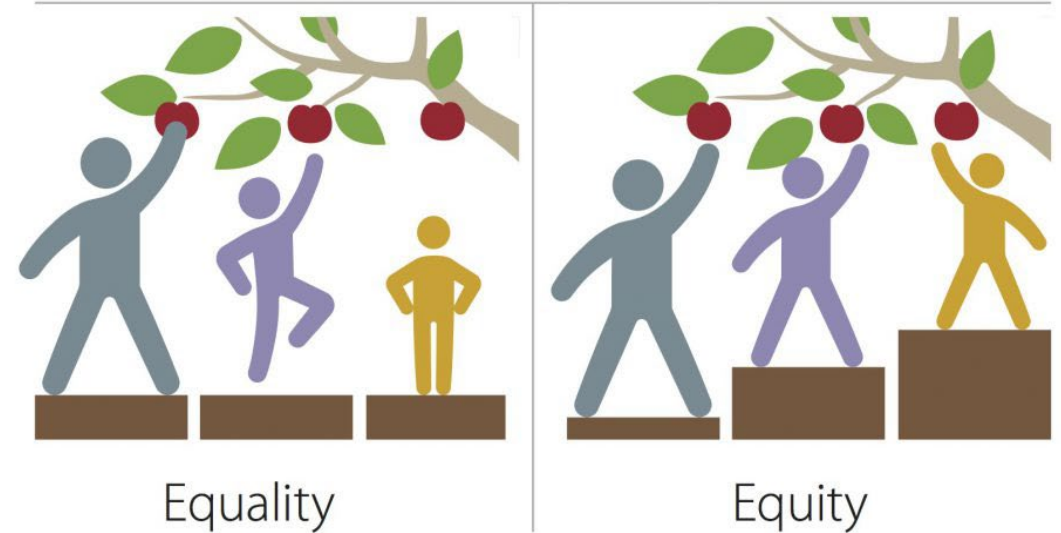
# Equity and Social Justice

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# 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.
- Mentor Protégé program.
- 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



# 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

**Apprenticeship Utilization:**  
Apprentices must work 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 worker hours.





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# Questions ?

*South Interceptor Rehabilitation*



**King County**

Department of  
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**Wastewater Treatment  
Division**

South Interceptor Rehabilitation

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**Thank you**

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