



# City of Mercer Island

## New Water Supply Pipeline Project

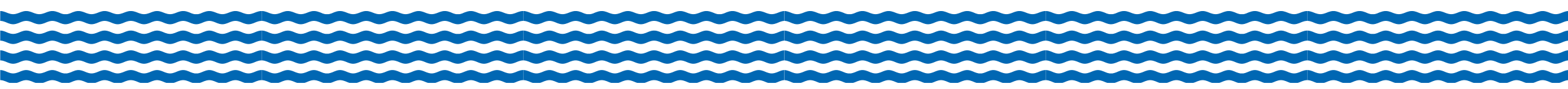
Project Review Committee Meeting  
December 5, 2024





## Agenda

- **Introductions**
- **About City of Mercer Island**
- **Project Description**
- **Why GC/CM Delivery?**
- **Budget**
- **Schedule**
- **GC/CM Procurement Process**
- **Subcontractor Outreach**
- **Questions**





# Introductions

## City of Mercer Island

Jason Kintner, Chief of Operations

Clint Morris, Capital Division Manager

Allen Hunter, Utility Operations Manager

Elayne Gruber, Utility Engineer

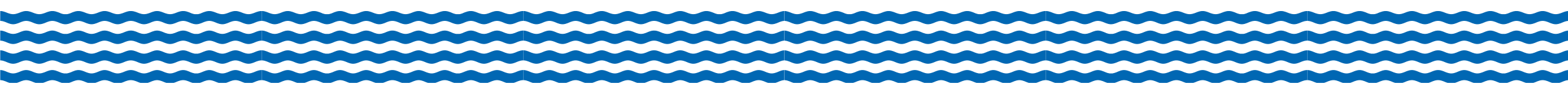
## OAC Services – GC/CM Advisor

Diana Brown, Project Executive

Alec Weintraub, Project Manager

## Ogden Murphy Wallace PLLC – Legal Advisor

Athan Tramountanas





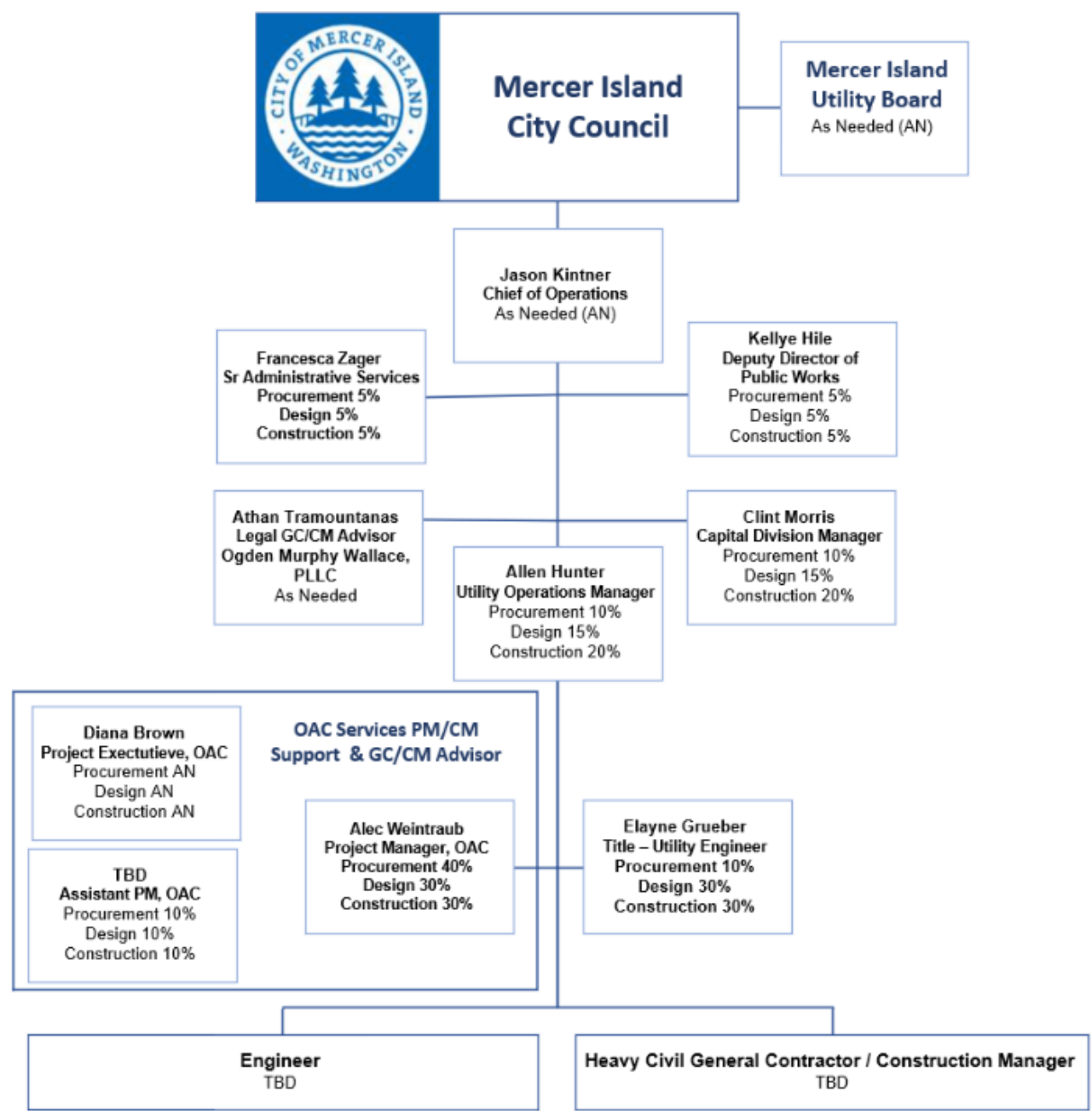


The Public Works Department is responsible for the planning, design, construction, and maintenance of the City's essential infrastructure:

- Construction of City Infrastructure
- Roadway system
- Sidewalks and trails
- Sanitary Sewer
- Stormwater
- Transportation and Traffic
- Solid Waste
- **Water Supply – Distribution and maintaining safe and clean drinking water**



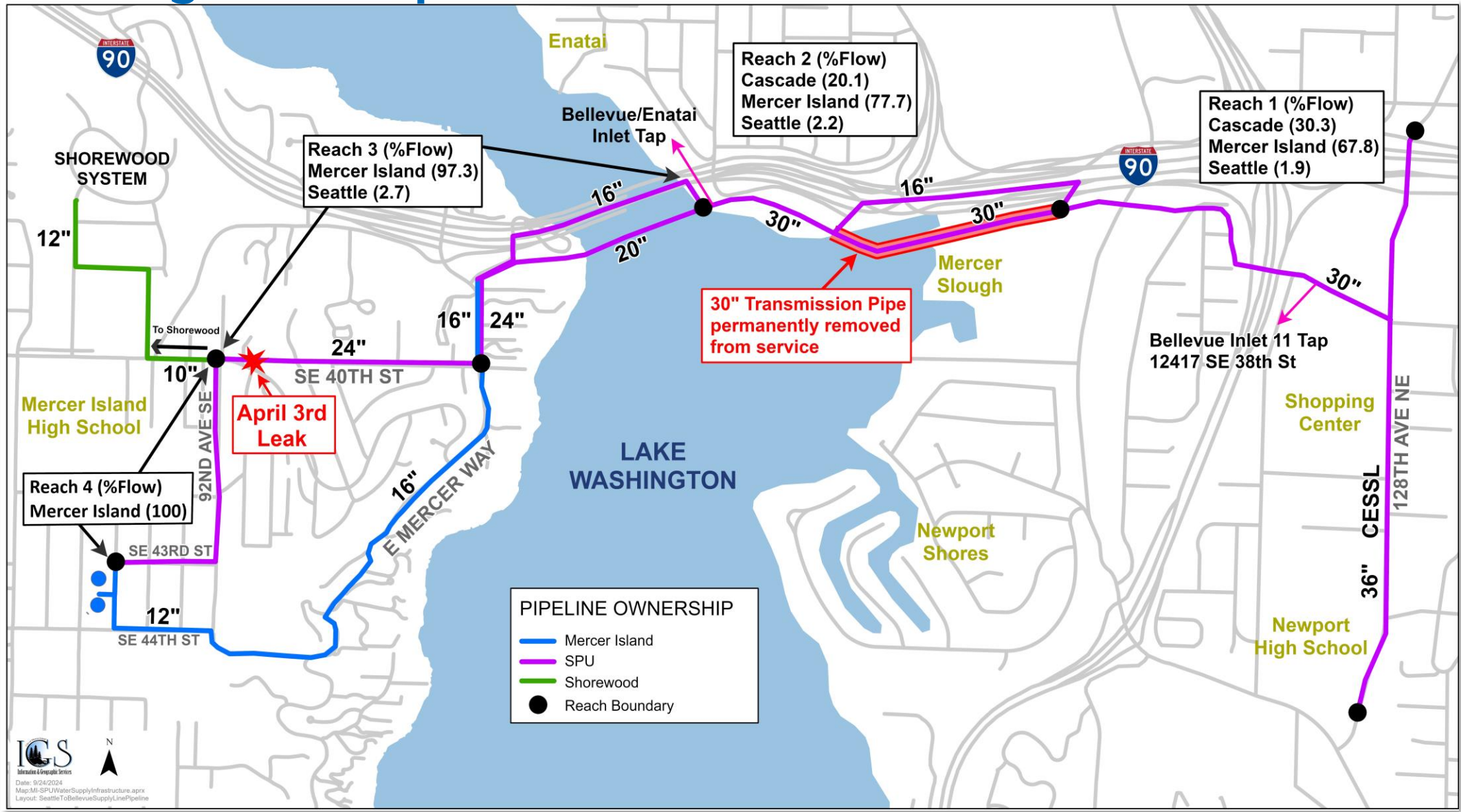
# City of Mercer Island





# Project Description

## Existing Water Pipelines

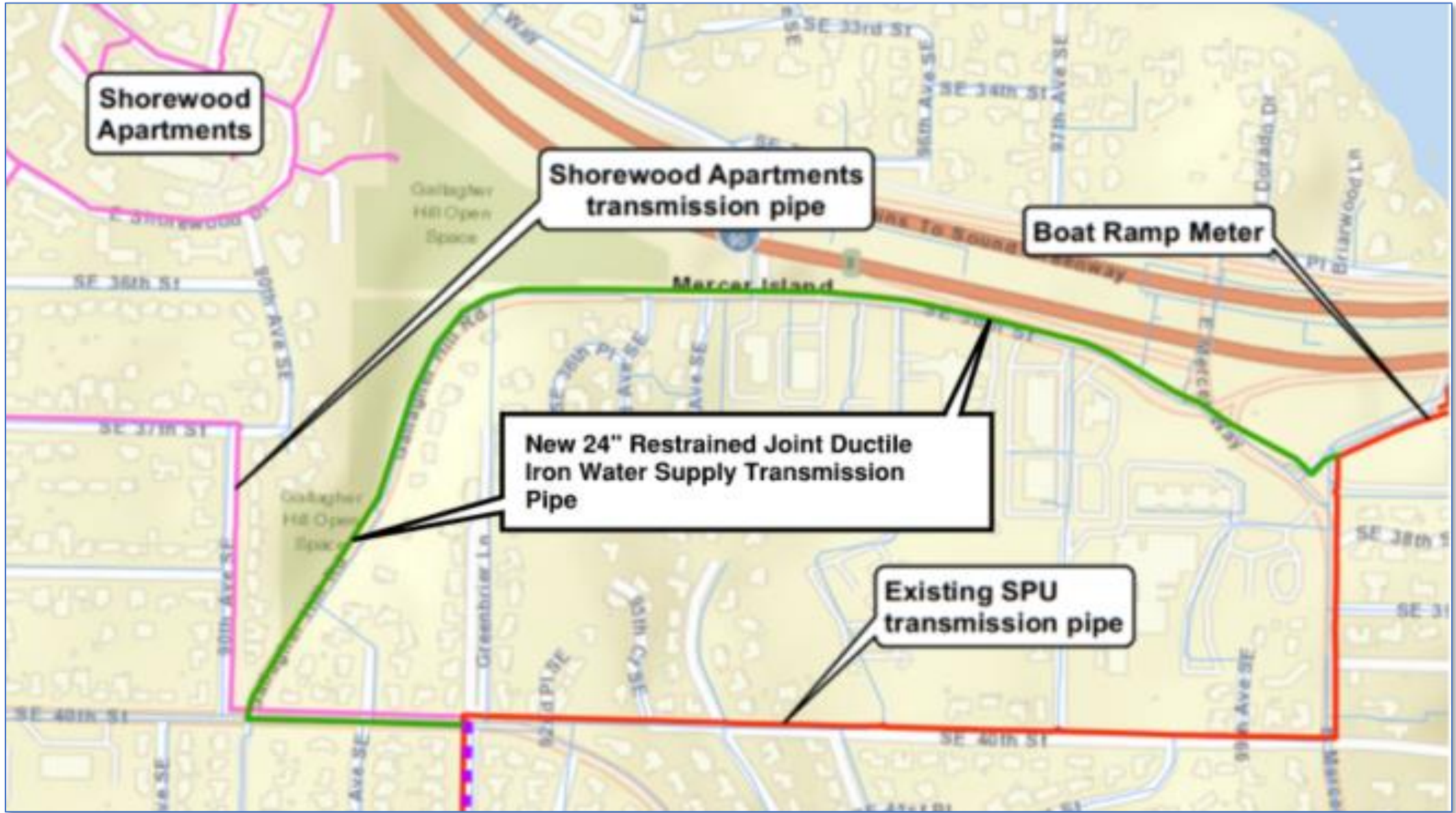






# Project Description

## Proposed New Supply Water Pipeline



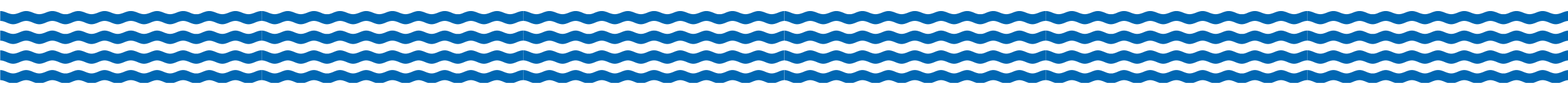


## Why Heavy Civil GC/CM?

**All delivery methods were considered for this project and Heavy Civil GC/CM was selected.**

**Other Reasons:**

- Accelerated Schedule
- Challenges with Coordinating Among Multiple Entities
- Early Contractor Involvement
- GC/CM Self Performance
- Flexibility and Collaboration
- Risk Management





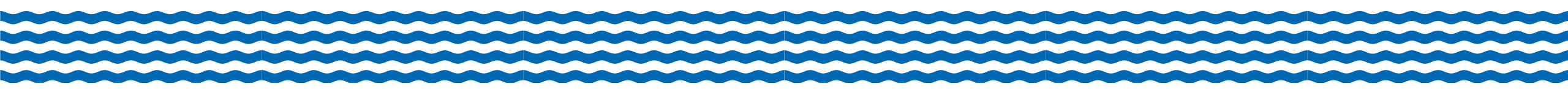


|  |                      |
|--|----------------------|
| <b>Total Project Budget</b>  |                      |
| <b>Costs for Professional Services (A/E, Legal etc.)</b>                           | <b>\$ 1,477,000</b>  |
| <b>Estimated project construction costs (including construction contingencies)</b> | <b>\$ 14,769,000</b> |
| <b>Contract administration costs (City of Mercer Island, PM etc.)</b>              | <b>\$ 1,034,000</b>  |
| <b>Professional Services (Includes Cx, survey, geotech, auditor, legal)</b>        | <b>\$ 237,000</b>    |
| <b>Contingencies (design &amp; City of Mercer Island)</b>                          | <b>\$ 1,477,000</b>  |
| <b>Other related project costs (Permits)</b>                                       | <b>\$ 295,000</b>    |
| <b>Sales Tax (10.2%)</b>   | <b>\$ 1,657,000</b>  |
| <b>Total</b>   | <b>\$ 20,946,000</b> |

# Budget

## Project includes:

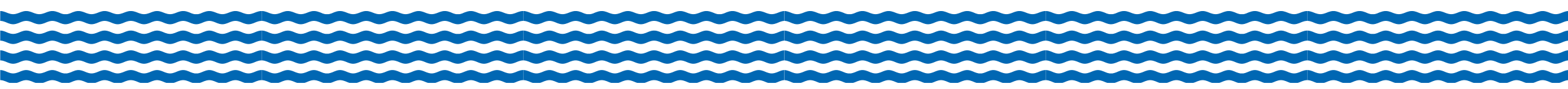
- Installation of approximately 5,000 feet of 24" restrained joint ductile iron pipe
- Replacement of approximately 2,000 feet of 6-inch asbestos cement watermain with 8-inch ductile iron pipe
- Associated street improvements (~4,000') and sidewalk enhancements (~3,000') along SE Gallagher Hill Road, SE 40<sup>th</sup> Street and SE 36<sup>th</sup> Street





# Schedule

| <b>ACTIVITY DESCRIPTION</b>                              | <b>STATUS/DURATION</b>      |
|--|-----------------------------|
| <b>Procure Management Consultant</b>                     | <b>Completed</b>            |
| <b>Procure Legal Advisor Services</b>                    | <b>Completed</b>            |
| <b>Procure Engineering Firm</b>                          | <b>In process</b>           |
| <b>Procure GC/CM</b>                                     |                             |
| <b>PRC Presentation / Anticipated Approval</b>           | <b>December 5, 2024</b>     |
| <b>1st Advertisement for GC/CM</b>                       | <b>January 3, 2025</b>      |
| <b>2nd Advertisement for GC/CM</b>                       | <b>January 10, 2025</b>     |
| <b>Mandatory Pre-Submittal Meeting</b>                   | <b>January 16, 2025</b>     |
| <b>Receive Contractor SOQs</b>                           | <b>January 22, 2025</b>     |
| <b>Notify GC/CM Finalists</b>                            | <b>January 31, 2025</b>     |
| <b>Interviews</b>  | <b>February 17-18, 2025</b> |
| <b>Issue RFFP to Finalists (GC's &amp; Fee)</b>          | <b>February 19, 2025</b>    |
| <b>Open Price Proposals (GC's &amp; Fee)</b>             | <b>March 3, 2025</b>        |
| <b>Pre-con Services Agreement Approved and Signed</b>    | <b>April 21, 2025</b>       |
| <b>Preliminary Design and Construction (Preliminary)</b> |                             |
| <b>Schematic Design</b>                                  | <b>Jan 2025 – Mar 2025</b>  |
| <b>Design Development</b>                                | <b>Mar 2025 – July 2025</b> |
| <b>Construction Documents &amp; Permitting</b>           | <b>July 2025 – Oct 2025</b> |
| <b>Construction</b>                                      | <b>Nov 2025 – Jan 2027</b>  |





## Three Step Selection:

**First Step:** Public RFQ Solicitation - Identify shortlisted proposers based on SOQ responses

**Second Step:** Interactive meetings with shortlisted firms

**Third Step:** Request for Fee Proposal – Including Construction Fee and Specified General Condition Costs





## Subcontractor Outreach

- City of Mercer Island recognizes the importance of providing opportunities to historically disadvantaged businesses
- Public Works is working to expand diversity, equity, and inclusion best practices and outreach.
- This project will implement specific goals for the project team. City of Mercer Island will support the project team in pursuit of those goals and will track planned and actual participation.
- Outreach plans and past performance was prioritized during the engineer selection process
- Subcontractor outreach plans and past performance will be included in the scoring criteria for GC/CM.
- Outreach plans will be a major criteria when evaluating and approving the GC/CM Subcontracting Plan

Questions?

