

Heavy Civil GC/CM Services for South Treatment Plant Influent Pump Station Upgrades

January 23, 2025



King County

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



WTD Capital Delivery

FACILITY PROGRAMS

Agenda

- a. Project Background
- b. GC/CM Qualification
 - i. Meets Applicable Criteria
 - ii. Management Plan
- c. Public Benefits
- d. Summary



Project Background



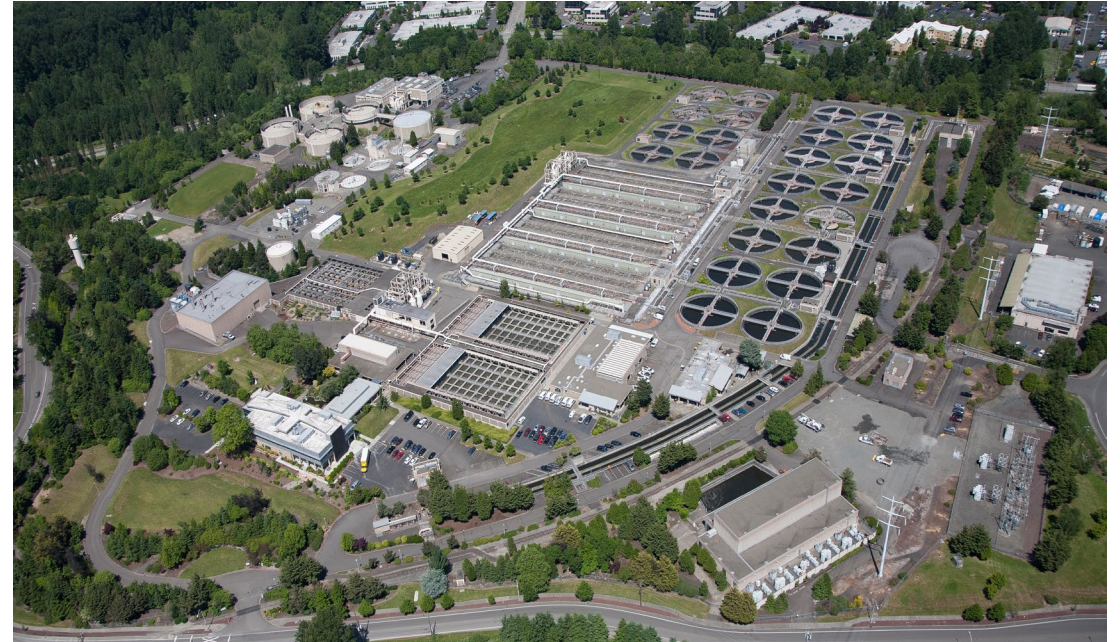
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Project Overview

The South Treatment Plant (STP) Influent Pump Station has a failing influent channel liner, aging and inefficient raw sewage pump, and seismically vulnerable building. This project will improve the critical facility's efficiency and resiliency.

- Replace and improve critical STP influent pumping facility components
- Maintain operations on a constrained site during construction
- Major structural improvements and equipment replacements with long procurement times



Aerial view of South Treatment Plant

Project Overview Continued..

STP Division Channel Recoating

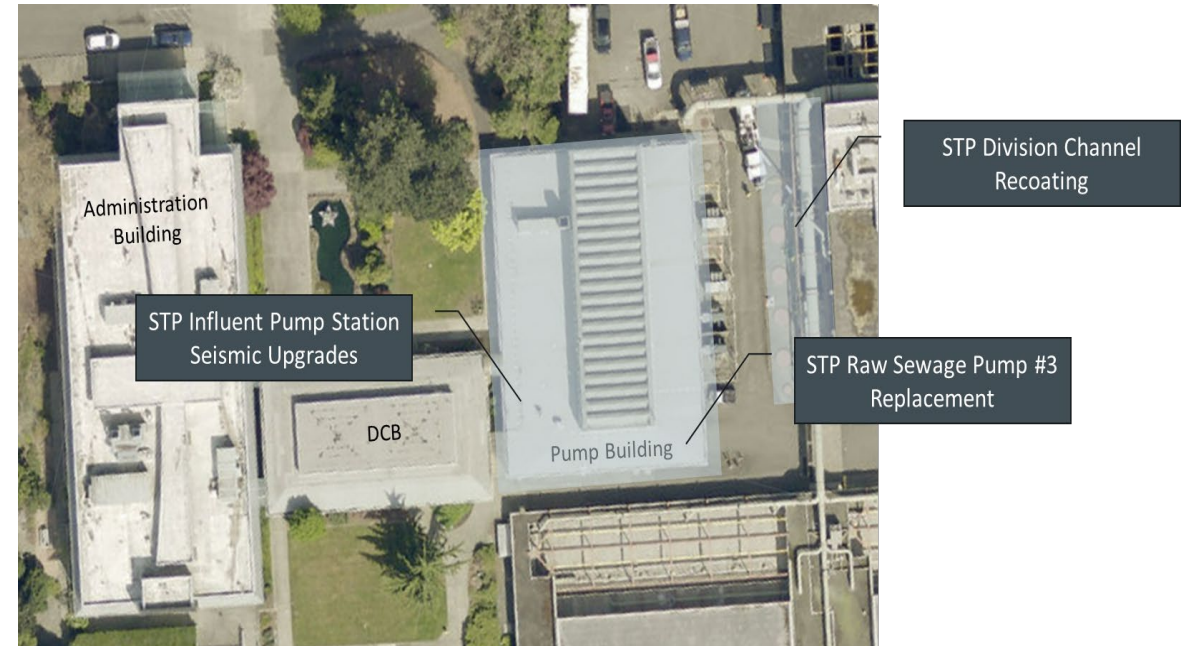
- Remove failing lining and apply new coating
- Dry weather season

STP Raw Sewage Pump #3 (RSP #3) Replacement

- Replace existing motor, drive, and pump
- Dry weather season

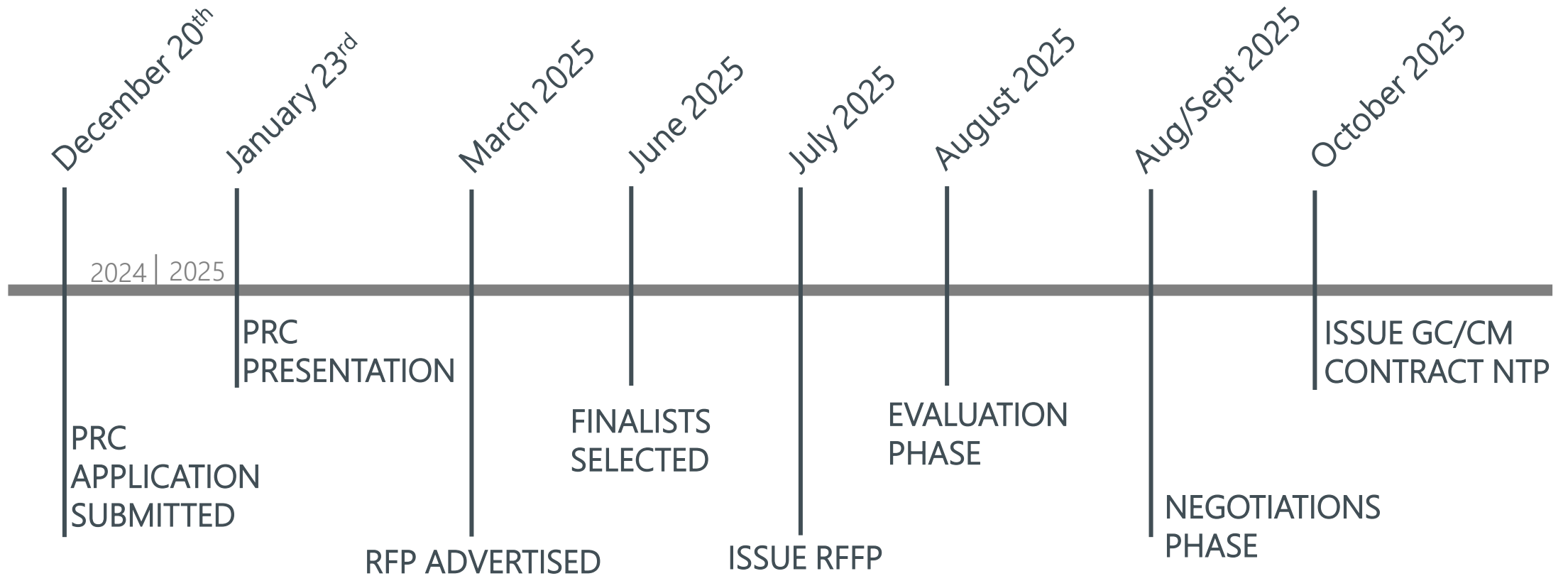
STP Influent Pump Station Seismic Upgrades

- Structural retrofits to the Pump Building to improve seismic resiliency
- Dry weather season



Project location

Procurement Milestones



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GC/CM Qualification

Meets Applicable Criteria



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Qualifying Criteria

- ✓ Complex scheduling, phasing, and coordination
- ✓ Involves construction at an occupied facility
- ✓ GC/CM involvement during design is critical
- ✓ Complex technical work environment
- ✓ Heavy Civil

X Historical Significance – N/A



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1. Complex Scheduling/Phasing

Work scheduling is critical to avoid shutdowns and maintain existing facility operations

- Severe consequences to public and environmental safety if shutdown causes system failures
- DBB would increase risk of delays and operational interruptions
- Dry season construction windows and equipment long lead times



Raw sewage pumps

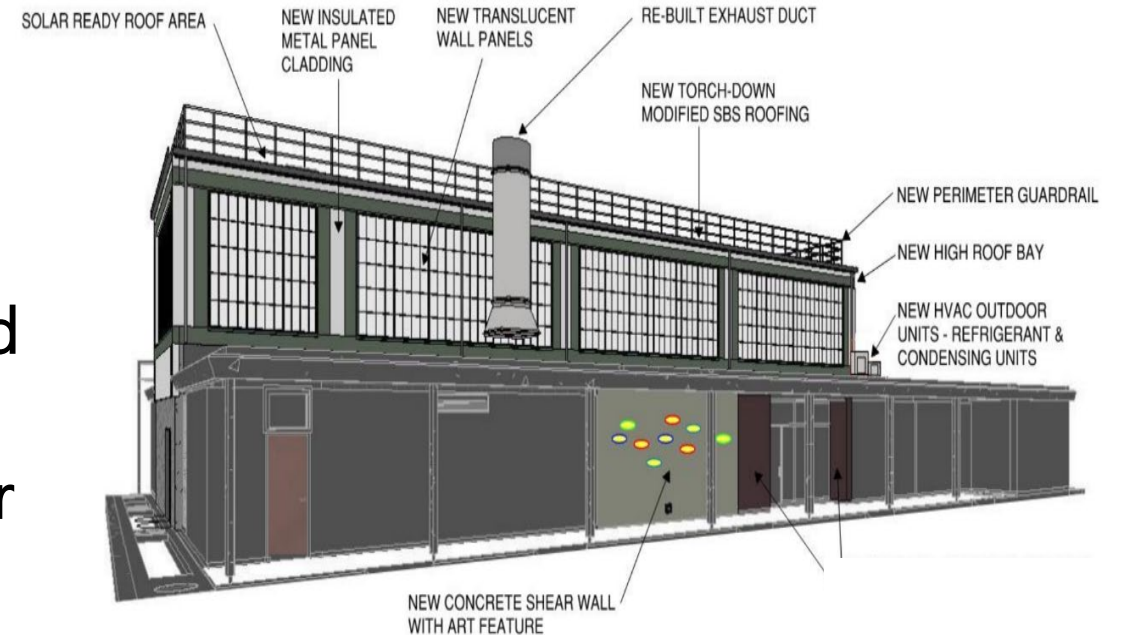


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2. Occupied Facility

- Constrained site, limited staging area
- Must remain operational throughout construction
- Available shutdown timeframes limited to dry weather season
- Work can be cancelled due to weather conditions



Exterior view of Seismic Upgrades project

3. GC/CM Involvement is Critical

- Initiate critical early work (early procurement of pump and bridge crane)
- Develop and refine sequencing to meet operating needs
- Value engineering
- Constructability reviews
- Establish reliable cost estimates
- Engage local contracting community



Aboveground view of the Division Channel

4. Complex & Technical Environment

- Maintaining IPS operations requires thorough understanding of systems
- Operations must be constantly coordinated to maintain function and change as needed for weather events



Pump Building – Crane Hall Gallery view

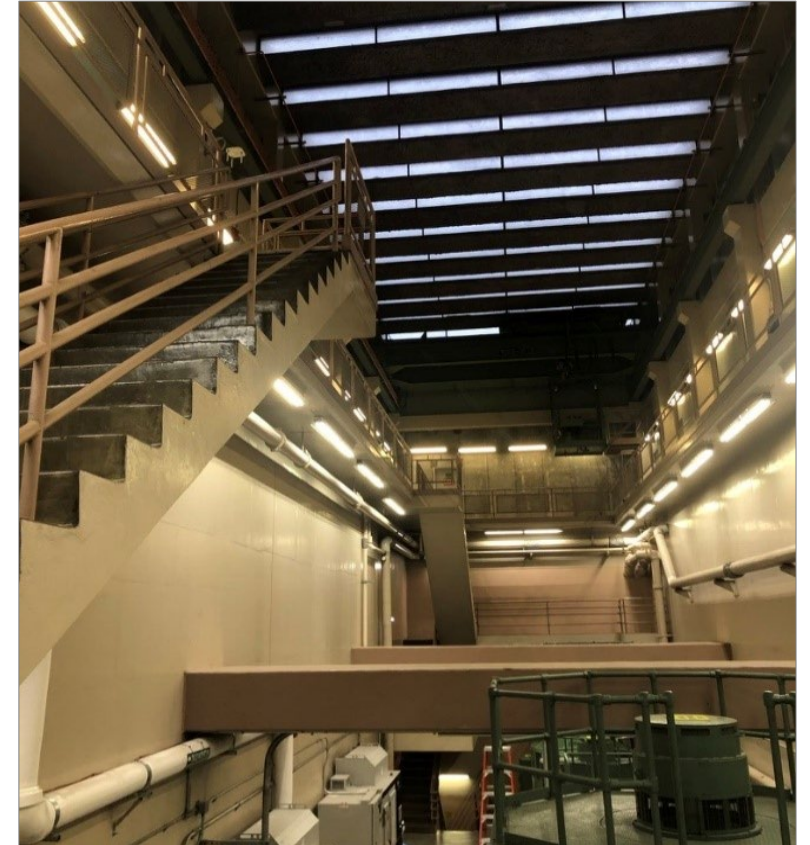


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5. Heavy Civil

- Work is primarily infrastructure
- Reasons for Heavy Civil
 - GC/CM control of critical path (EWPs, procurements, etc.)
 - Increased self performance threshold improves schedule certainty
 - Work requires temporary structures, shutdowns, and careful scheduling to accommodate operational and seasonal constraints
- Supportive contractor feedback through market sounding



Pump Building – Roof Skylights and Z-beams as seen from Motor Room

GC/CM Qualification

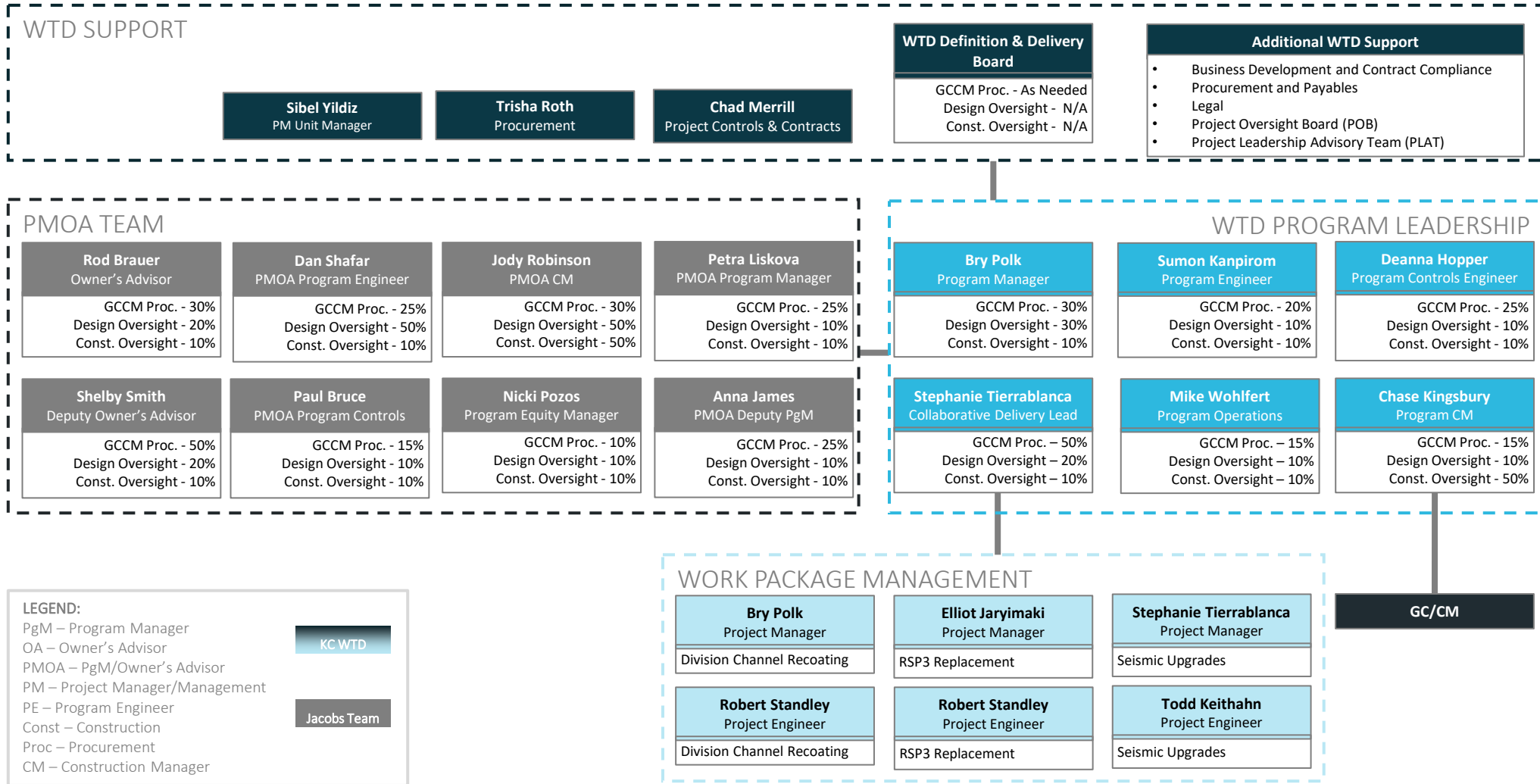
Management Plan



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Org Chart



Qualified Team

Key Staff – KC WTD	Experience Highlights
Bry Polk (Program Manager)	15+ yrs project/program management; PM for \$1.74B Harborview Bond Program (PDB)
Mike Wohlfert (Program Operations)	37 yrs of water/WW treatment; 16 yrs supervision and management of STP O&M
Deanna Hopper (Program Controls)	10 yrs project controls experience; 4 yrs Alternative Public Works projects
Sumon Kanpirom (Program Engineer)	18 yrs water-related engineering experience; multiple FPDB projects
Chase Kingsbury (Program CM)	15 yrs in construction management; 9 yrs at STP
Trisha Roth (Procurement Support)	20 yrs project management/contract administration; direct GC/CM experience
Melissa Jordan (Procurement Support)	6 yrs Alternative Public Work projects; 15 public procurement experience
Stephanie Tierrablanca (Collaborative Delivery Lead)	7 yrs project management; 3 yrs managing WW capital projects
Laura Preftes (Small Business Advocate)	8 yrs at KC Finance; 20 years working for small, women-owned firms

Qualified Team Continued..

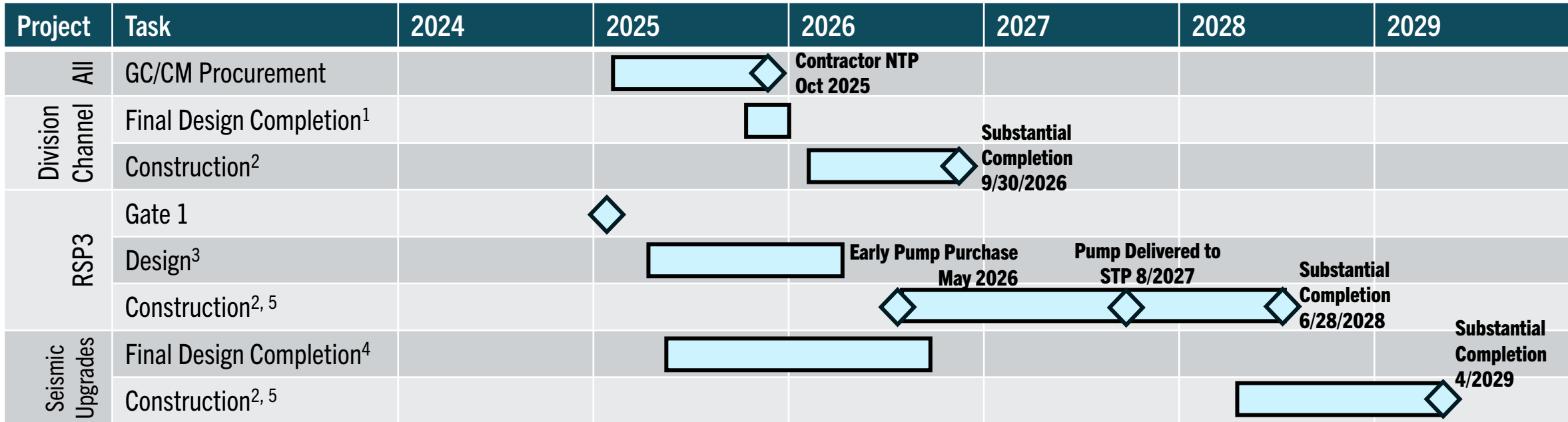
Key Staff – PMOA	Experience Highlights
Petra Liskova (PMOA Program Manager)	13 yrs consulting, West Point and EWWTS GC/CM projects
Rod Brauer (Owner’s Advisor)	40+ yrs consulting, PgM and OA, PDB/CMAR/GC/CM projects
Shelby Smith (Deputy OA)	12+ yrs consulting, PgM and OA, PDB and GC/CM projects
Nicki Pozos (Program Equity Manager)	10+ yrs Water Sector Equity Programs



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Key Schedule Milestones



¹ 60% design was completed by King County.

² Construction window limited to dry season (May – October).

³ Assumes Program Engineer onboard in February 2025.

⁴ 90% design was completed by Jacobs.

⁵ RSP3 replacement must be completed prior to Seismic Upgrades execution.

Legend:

- = Milestone
- = Task activity

Budget & Funding

- Current Proposed Budget \$45.6M
- Total GC/CM Budget \$20.2M
- 60% of Funding Appropriated
- Remaining Funds Appropriated before Design Completion

Project Budget Item	Total
Cost for Professional Services ¹	\$7.15M
Estimated Project Construction Costs ²	\$20.2M
Equipment and Furnishing Costs	-
Off-site Costs	-
Contract Administration Costs ³	\$8.19M
Contingencies ⁴	\$4.84M
Other Related Project Costs ⁵	\$3.21M
Alternative Subcontractor Selection Costs	-
Sales Tax	\$1.99M
Total	\$45.6M

¹ A/E, Legal, etc.

² Including construction contingencies, etc.

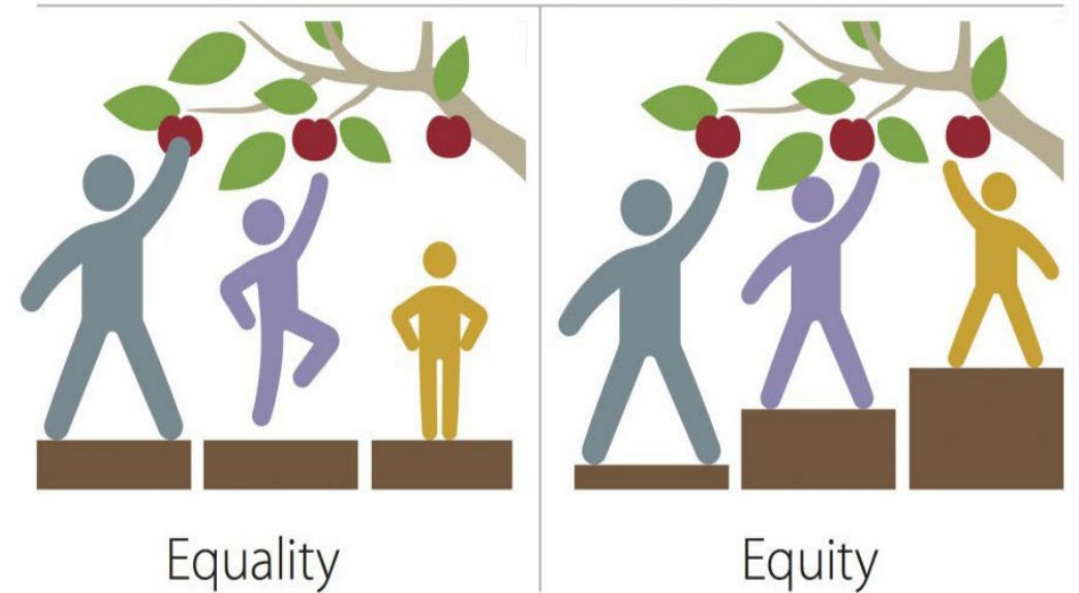
³ Owner, CM, etc.

⁴ Design and owner.

⁵ Sustainability and Art.

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 and 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



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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 – 4.7% WBE – 1.4%	MBE – 6.8% WBE – 2.5%	99% complete
GWWTs – Conveyance	\$22,362,090	MBE – 10% WBE – 6%	MBE – 17.4% WBE – 7.5%	100% complete
Eastside Interceptor Section 2 Rehab 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
Harborview Medical Center Maleng Single Patient Rooms PDB	\$63,473,624	MBE – 20% WBE – 5%	MBE – 20.8% MBE WBE – 5%	95% 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%



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Public Benefits



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Public Benefits

GC/CM

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

Heavy Civil

- More delivery control
- More flexibility to level work
- May improve market attractiveness
- Self perform work increases schedule predictability

Alternative Subcontracting

Benefits

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

Active participation with an audit by owner team

Proposed Alt. Subcontracts

- Mechanical
- Electrical

Supported by industry feedback



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Summary



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Summary

Meets Qualifying Criteria

- ✓ Occupied Site
- ✓ 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 and Mechanical



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