

## KING CO. DEPT. OF NATURAL RESOURCES & PARKS, WASTEWATER TREATMENT DIVISION

- *MOUTH OF DUWAMISH COMBINED SEWER OVERFLOW WET WEATHER TREATMENT STATION HEAVY CIVIL GC/CM PROJECT W/ASSP FOR EC/CM, MC/CM, SPECIALTY EQUIPMENT & STRUCTURES SUBCONTRACTORS.*

1. Please clarify: a) the scope of the project (or portion thereof) that approval is being sought with this application; b), the budget for that project (or portion); c) and the funding available for that project (or portion).

*Notation: There is talk about four (4) "packages in the program" which sounds like you are seeking multiple project approvals. There is also mention of funding for "initial phases". Please provide further clarification as to what is meant by "project", "program", "package" and "phase" as it relates to the scope of the approval sought in this application.*

Response:

- a) The scope of this application is for the Wet Weather Treatment Station (WWTS, package 1) and the County is seeking an approval for only this project for this application. The overall "program" includes four potential packages or projects: Wet Weather Treatment Station, Effluent Outfall and Conveyance (package 2), Influent Conveyance (package 3) and Chelan (package 4). The term project or package is used interchangeably. The project team thought clarity on the overall program was important, as the team will be approaching PRC with the additional packages through 2025.  
The WWTS will be physically/hydraulically connected to packages 2 and 3. An initial RFI released in October 2024 reflected industry response to break up the program into smaller packages to increase competition in the market and enable smaller firms to pursue, as well as address challenges with bonding capacity. An RFI (KC001449) is currently active, seeking industry feedback on potential combining/bundling of packages 2 and 3 (Effluent Conveyance and Outfall / Influent Conveyance).  
Regarding phase clarity, King County uses a two-phase approach for procurement: 1) Request for Proposals (qualifications); and 2) Request for Final Proposals (price from three highest ranked firms). Once the contract is executed with the highest ranked firm, there are two distinct phases: Phase 1 Preconstruction, supported by the Preconstruction Services Agreement and Phase 2 Construction, supported by the Construction Services Contract. The first Early Work Package/Mini-MACC triggers execution of the Phase 2 Construction Services Contract, and additional Mini-MACCs are added via change order.
- b) The budget for this project is currently estimated at a total of \$2.01 billion, as identified on the project application. The future packages 2-4 within the Mouth of Duwamish Wet Weather Facilities Program will be submitted to the PRC through formal application in the future.
- c) King County follows a biennial budget process. Appropriation authorizing spending is made through the budget process. Funding was appropriated for concept design in recent budget cycles. Additional appropriation is being requested for the upcoming biennium (2026-2027) in the current and future budget cycles for remaining funds. It is expected that funds will be appropriated prior to the negotiation of the Phase 1 preconstruction contract and issuance of Notice to Proceed (NTP) of the GC/CM and well before the completion of design and commencement of construction. The full Program cost, including this package, is included in the Wastewater Treatment Division 20-year rate forecast. The 20-year rate forecast set the course for future rates to support the capital program including the Mouth of Duwamish Wet Weather Facilities Program. The King County Council approved the Executive Branch's decision to sign the Consent Decree, thereby signaling its commitment to completing the

program as a major component of fulfilling the Consent Decree requirements. Please see responses to questions 2 and 3 below for additional details regarding funding.

2. Please clarify if your intention is to make 1 solicitation for 1 GC/CM for a \$2.2B project that is expected to take 7 years of construction (over 9.5 years of 'services'). What portion of that is funded in your current Capital Improvement plan (30%?)?

Response:

King County follows a biennial budget process. Appropriation authorizing spending is made through the budget process. Full funding was appropriated for the WWTS concept design in recent budget cycles. Additional appropriation is being requested in the upcoming biennium budget that will cover all 2026/27 spending plus the full value of any construction contracts that will initiate in that time period, including the 7-year contract referenced here. Future budget cycles will be utilized to appropriate any remaining funds. From a revenue perspective, the full Program cost is included in the WTD 20-year rate forecast. Additionally, the King County Council approved the Executive Branch's decision to sign the Consent Decree, thereby signaling its commitment to completing the program as a major component of fulfilling the Consent Decree requirements. The intention is to make one (1) solicitation for the WWTS for a single GC/CM for the \$2.01B project that is presently forecasted to have 6-7 years of construction and up to 10 years of services (including both preconstruction and construction) through the operational startup, testing, and commissioning of the project. Funds for the pre-construction services contract are in the 2026-27 budget request. Per typical King County budget practices, the budget approval occurs in Q4 of each year. This schedule ensures that funds will be appropriated prior to awarding and signing pre-construction services contract.

3. What is the funding plan by year? What portion of that funding is dependent on future grants, bonds or other non-rate-payer funds. *(Underlying issue: will the funding support the project progress, especially as you have listed a desire to have the GC/CM help in 'expediting' the project.)*

Response:

Funding for the Wet Weather Treatment Station (WWTS, package 1) and other packages in the Program are not dependent on future grants, bonds or other non-ratepayer funds. The project will be funded by the Wastewater Treatment Division capital funds via the ratepayer. The funding plan summarized in the table below is reflected in the 20-year rate forecast to set forth planning for rates to support the Mouth of Duwamish Wet Weather Facilities Program.

<b>WWTS Funding Plan by year (millions)</b>									
<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
\$17.1	\$102.2	\$208.9	\$186.9	\$176.6	\$229.3	\$317.8	\$324.62	\$415.2	\$32.6
*Includes Escalation									
*Estimate is AACEi Class 5 based off of 15% design, with expected accuracy range of -20% to +100%.									

4. It is hard to tell from the provided Organization Chart whom from the Owner Team *(to include the Owner's Project Manager Advisor)* will be the primary leader in the oversight during construction - and just how much oversight will be provided. Please clarify.

Response:

The primary leads from each team will be as follows:

**CAPITAL PROJECTS ADVISORY REVIEW BOARD**  
**PROJECT REVIEW COMMITTEE**  
**QUESTIONS RE: PROJECT APPLICATION**  
Meeting Date: May 22, 2025

Name	Role	Preconstruction% Time Commitment	Construction% Time Commitment
Khoa Truong	WTD Capital Project Manager	100%	50%
Janessa Caminos	WTD Construction Manager	50%	100%
Evann Tenuta	Project Controls Lead	100%	100%
Michelle Reuss	OA Project Manager	75%	75%
Anne Timmermans	OA Construction Manager	15%	75%

The core team will be involved in the overarching progress of the project throughout the entire project, with support from the OA and WTD management team at key intervals. Smaller discipline-specific meetings will occur regularly throughout the project, with monthly report outs for the entire team.

5. Describe a few examples of factors and alternatives King County considered to diversify the program into a portfolio of projects to include a variety of contracting mechanisms on varying schedules.

Response:

King County conducted a goodness-of-fit evaluation on the four packages to assess suitability for alternative delivery with key factors including program bundling and sequencing, industry outreach, delivery methods, delivery risk, cost and budget, schedule, potential conflicts of interest, and both real estate and permitting strategies. A delivery method analysis was then conducted, during which key evaluation criteria were evaluated: cost, delivery risk, complexity and innovation, oversight and control, staff availability, market capacity, and scope.

Each was further evaluated to determine the most suitable delivery method. The proposed packaging strategy was validated through targeted industry outreach through an RFI. As a part of the County's internal Alternative Delivery Committee (ADC) process, three contracting methods were considered: GC/CM, Progressive Design-Build, and Design-Bid-Build. The evaluation was based on several priorities, including scope certainty, staff and market capacity, required level of oversight, project complexity and innovation, risk, schedule, and cost certainty. The project team presented supporting rationale for each method, and the ADC conducted a formal vote. GC/CM emerged as the preferred delivery method based on the results of a blended scoring process.

6. The application requests approval for four (4) separate Alternative Subcontractor Selections to include: EC/CM, MC/CM, Specialty Equipment, and Structures. Please clarify:

- a. Is it your intent to select this Subcontractors for the entire project scope related to their trade?

Response:

The team submitted the alternative subcontractor applications for each of these trades in an effort to allow flexibility for the highest ranked GC/CM team. The GC/CM will collaborate with King County to identify the appropriate alternative subcontractors required, based on review of the scope and ability of the GC/CM to potentially self-perform specific subcontracting scopes of work. Per RCW 39.10.385, alternative subcontractors will only be utilized when the anticipated value of the subcontract exceeds \$3,000,000 to ensure for dedicated and meaningful subcontracted scope commitments.

- a. Are the Contract Estimates for each Subcontract for each of these separate applications for the entire project (i.e. The \$2.2 billion)? Or some initial phase? or??

Response: The individual subcontracts are included within the \$1.17B construction estimate (inclusive of sales taxes). The \$2.01 billion escalated total project cost only applies to the Wet

Weather Treatment Station, additional projects, identified currently as packages 2-4, will be brought to the PRC in future applications.

7. Is the site property of the facility owned by King County currently or is property acquisition required?

Response:

King County recently identified the site as part of the determination of a Best Apparent System Alternative (BASA). The current level of design is 15%. King County does not currently own this property. Property acquisition will be required. Property owners have been sent a notice of intent to purchase to initiate the acquisition process.