



ELLIOTT WEST
Wet Weather Treatment Station



King County

Protecting Our Waters

Doing our part on rainy days

**GC/CM SERVICES FOR ELLIOTT WEST WET WEATHER
TREATMENT STATION
OPEN HOUSE AND REQUEST FOR INFORMATION**

September 14, 2023

Agenda

- Introductions (5 min)
- Elliott West Project Overview (15 min)
- Master Community Workforce Agreement (5min)
- ESJ (5min)
- Procurement Timeline (5min)
- RFI (15 min)
- Next Steps (10 min)



PROJECT OVERVIEW

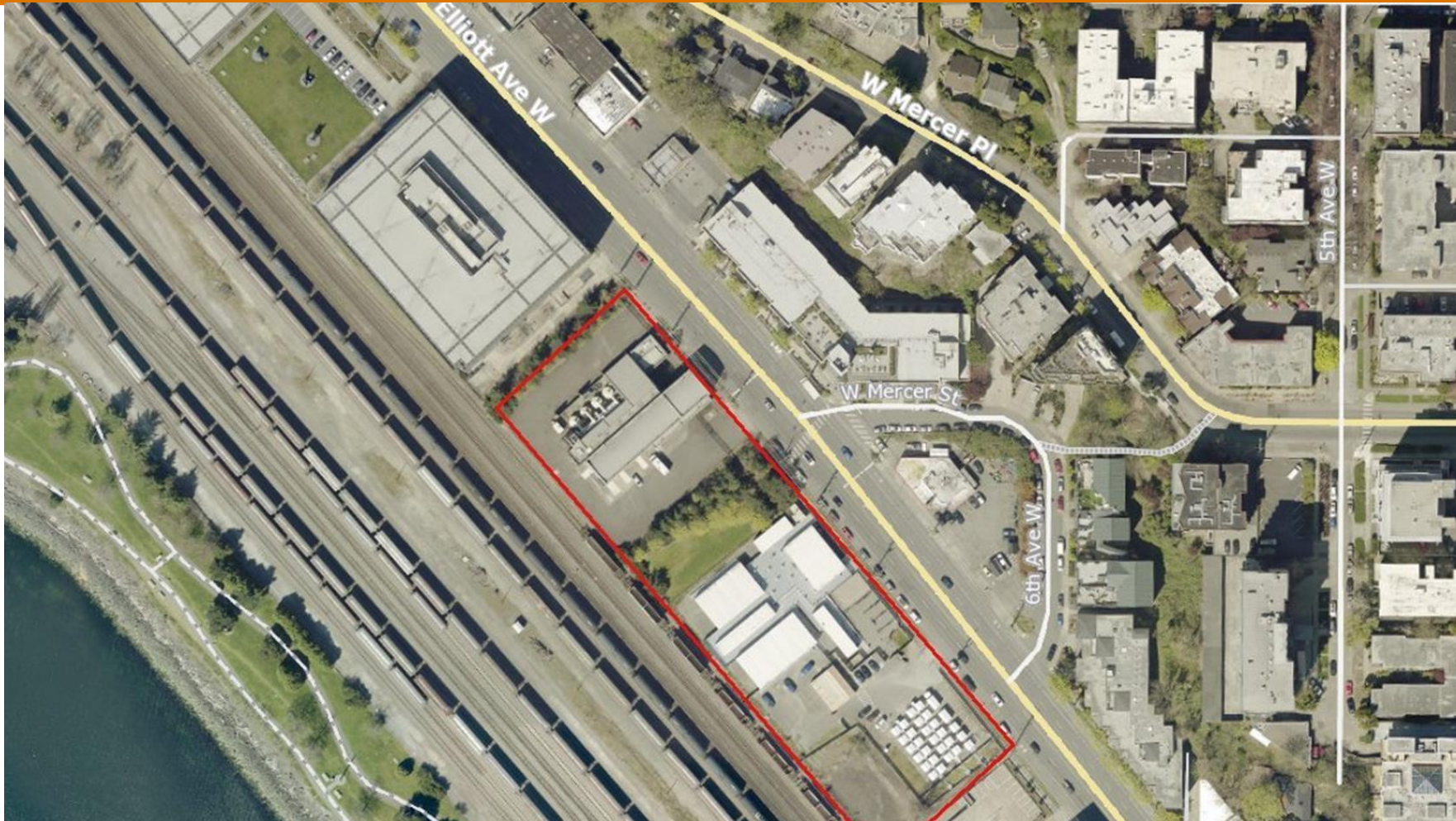
Since it was completed in 2005, Elliott West has provided CSO Control consisting of flow storage, screening, and chemical disinfection prior to discharge via marine outfall into Elliott Bay. The facility has provided substantial pollution reduction and CSO control but has not always achieved full permit compliance.

The primary objective of the project is to bring the facility into full permit compliance with the West Point Treatment Plant National Pollutant Discharge Elimination System (NPDES) Permit

Site Photos



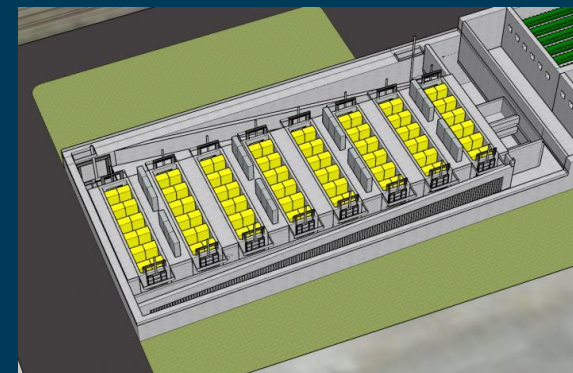
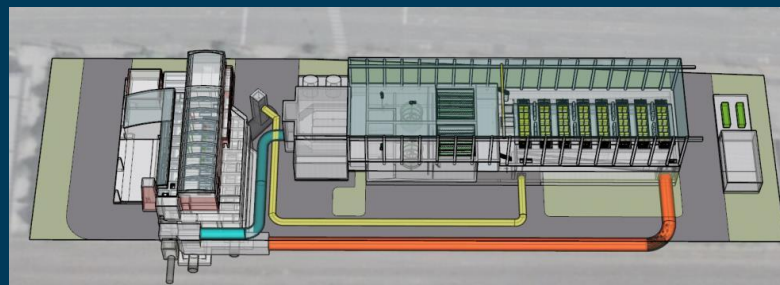
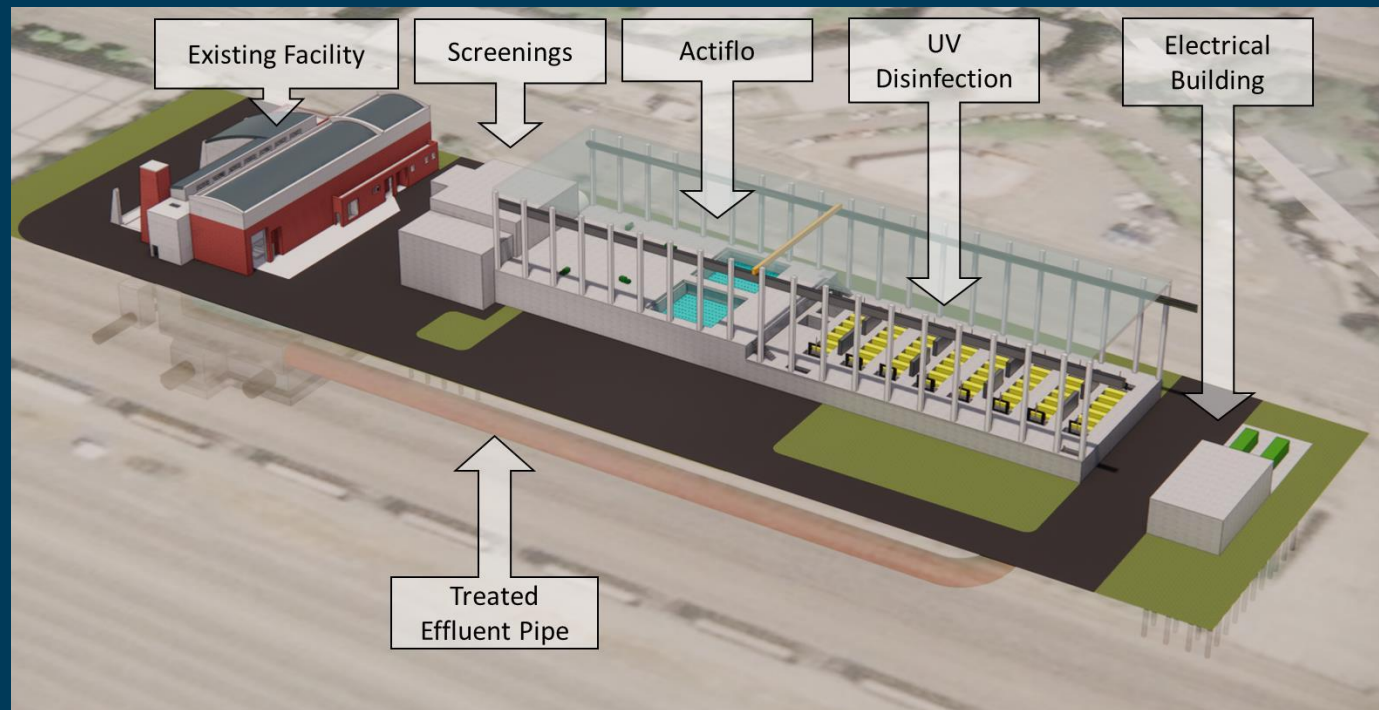
Project Overview



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Preferred Alternative

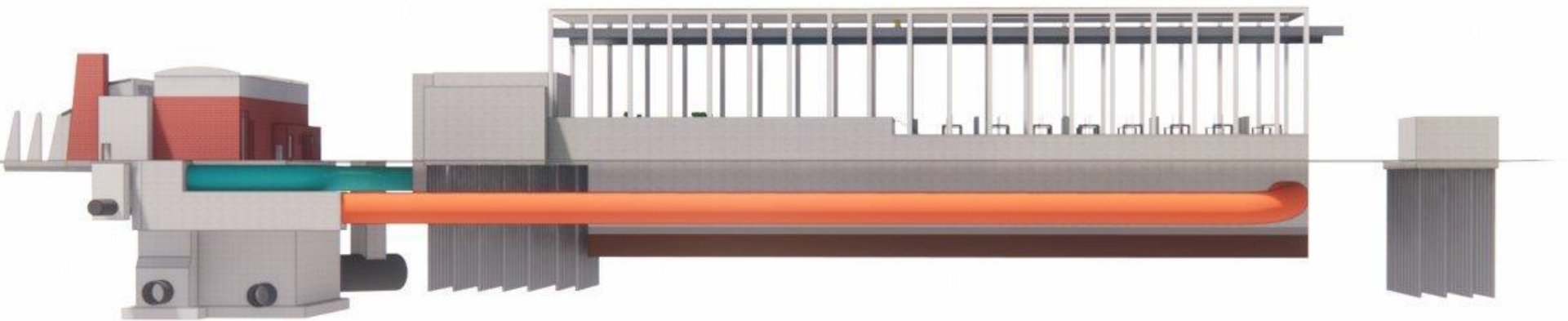
- Pump station improvements (new impellers and 7th pump)
- Demo existing screens
- Screenings building with odor control
- 2 – 90 MGD Actiflo trains (min 22.5 MGD, Max 105 MGD)
- Equipment room
- UV System (influent baffle wall, 8 channels, recycled water weir, extended canopy)
- Effluent discharge gate with piped connection back to existing station effluent drop structure
- C3/Recycled water storage (0.75 MG)
- 210 MGD recirculation back to wet well
- Additional dual feed electrical room (5,500 kVA)



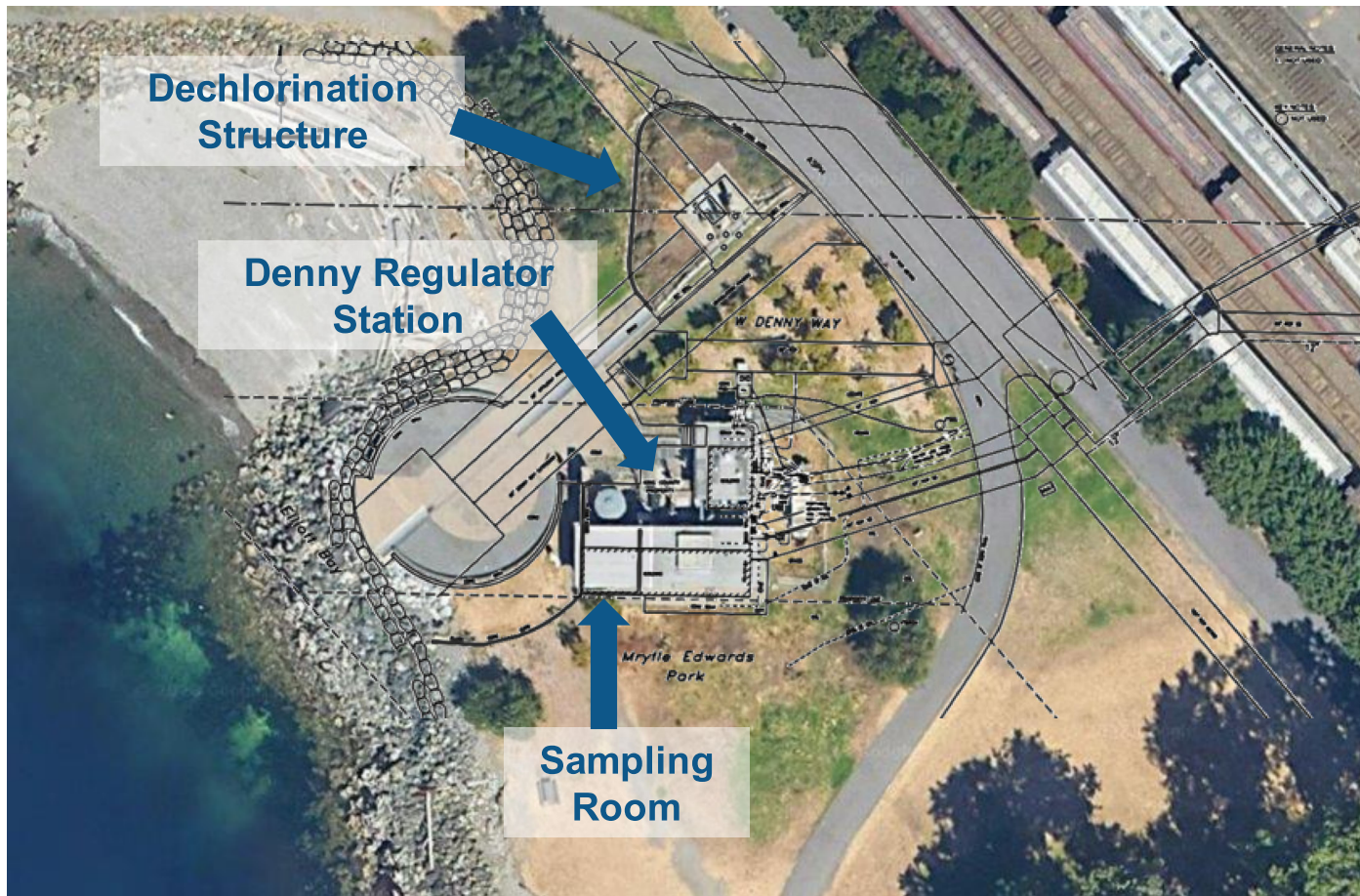
Project Overview

Geotechnical Site Improvements

- Steel Pile Support
- Over excavation under Treatment Station



Project Overview – Denny Regulator



To be completed after the EWWTS expansion:

- Decommission equipment related to dichlorination and sampling
- Temporary (external) generator replaced with a new generator to be located in the building
- Pipe retrofit at dichlorination structure



Project Cost

Anticipated construction cost of \$150-\$200 million

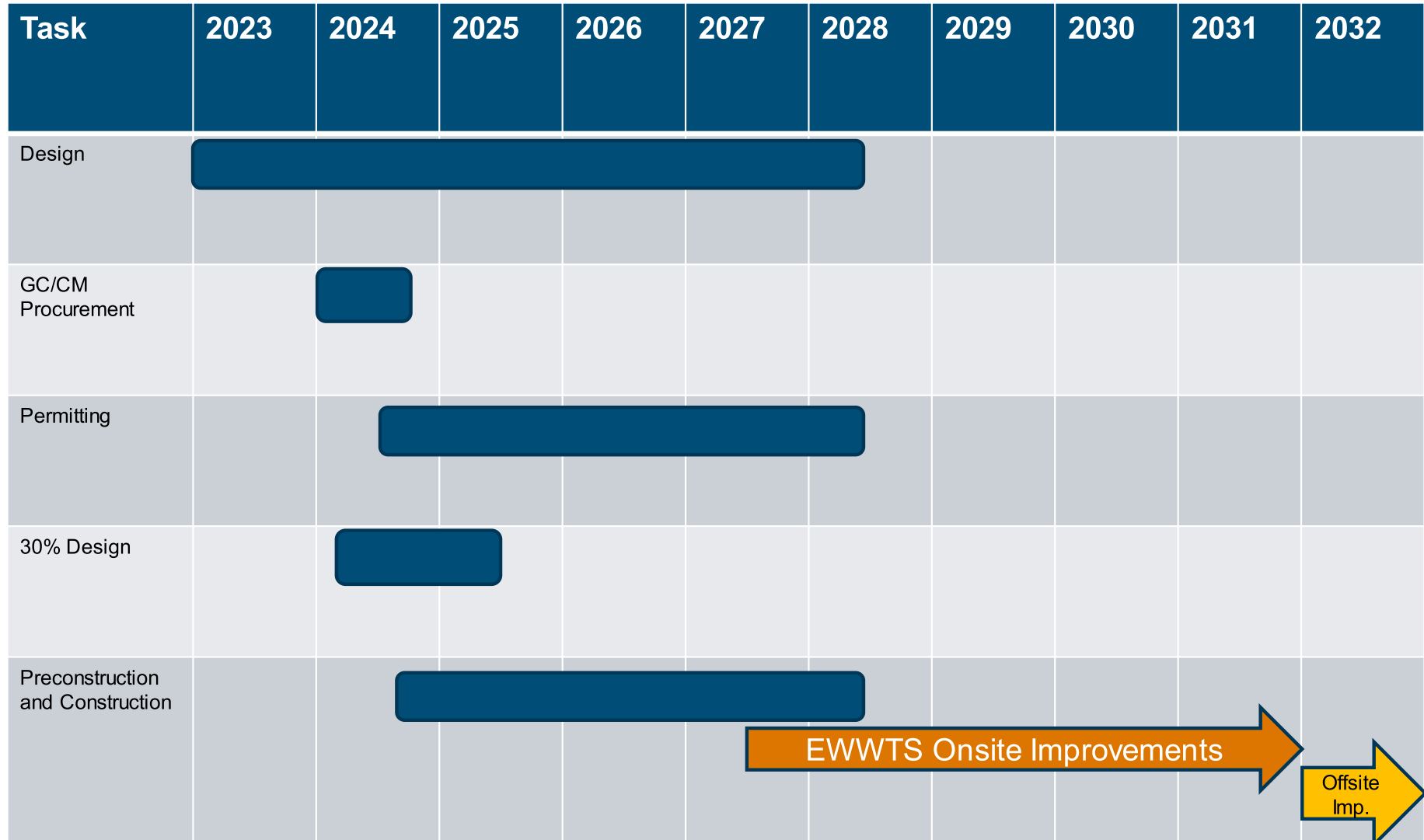
- 5% preconstruction
- 35% civil
- 34% mechanical
- 6% electrical
- 17% concrete (civil)
- 3% instrumentation and control



CONSTRAINTS

- The site is narrow and bordered by a busy main street to the east and a railroad right of way and Elliott Bay to the west
- It must remain operational during construction
- Must meet Ecology's compliance schedule
- Schedule must be arranged around dry season windows
- Will require approvals and permits from Ecology and the City of Seattle

ELLIOTT WEST PROJECT SCHEDULE



Why GC/CM?

- **Critical Infrastructure:** Facility is essential
- **Must Maintain Operations:** Seek to accomplish the work without significantly impacting operations. Need a partner to provide input on constructability and sequencing while the project is still in design.
- **Maximize Schedule Opportunity:** There is a need to leverage schedule flexibility to the maximum extent in sequencing work.
- **Streamline Project Delivery:** Identify opportunities to replace and/or rehabilitate infrastructure through faster project delivery.
- **Identify Cost Savings:** Investigate potential cost savings and minimizing constructor conflict.

GC/CM Will be Successful if the Team can:

- Foster collaboration between contractor, operations, and design teams
- Accomplish the work while minimizing (eliminating) service disruptions
- Obtain value by having the GCCM involved during the design phase
- Obtain a quality product
- Manage risk and identify advance mitigations
- Satisfy ESJ related County initiatives and WTD organizational goals
- Effectively start-up and commission facility and successfully transition to Operations and Maintenance

Master Community Workforce Agreement (MCWA)



- Pre-Hire Collective Bargaining Agreement between King County and construction Labor Unions
- Covers all County covered projects over \$5M
- Project Labor Agreement with Priority Hire requirements
- Sets basic terms and conditions of employment on covered public works construction projects
- Has Respectful Worksite language in the MCWA and the contract

Key Components of MCWA



- Workforce Requirements are included in the Contract Specs and the process is outlined in the MCWA
- Standard Work Hours, Wages, Working conditions, and Weekly Pay days
- MCWA is inclusive for all Open-Shop Contractors
- Letter of Assent binds contractors and subcontractors to the MCWA for the duration of the project
- All workers are dispatched through the applicable Union Hiring Halls
- Wage Rates and Fringe Benefits are available to all workers equitably
- No Strike – No Lockout provisions
- Uniform Drug Testing language
- For more information, visit: <https://kingcounty.gov/depts/finance-business-operations/business-development-contract-compliance/programs/PriorityHire/CWA.aspx>

Key Components of MCWA



Workforce

- Apprentice – 18% of total labor hours
- PH Journey Worker – 20% of all journey worker hours
- Priority Hire Apprentice – 30% of all apprentice hours
- Preferred Entry – 20% of all apprenticeship hours

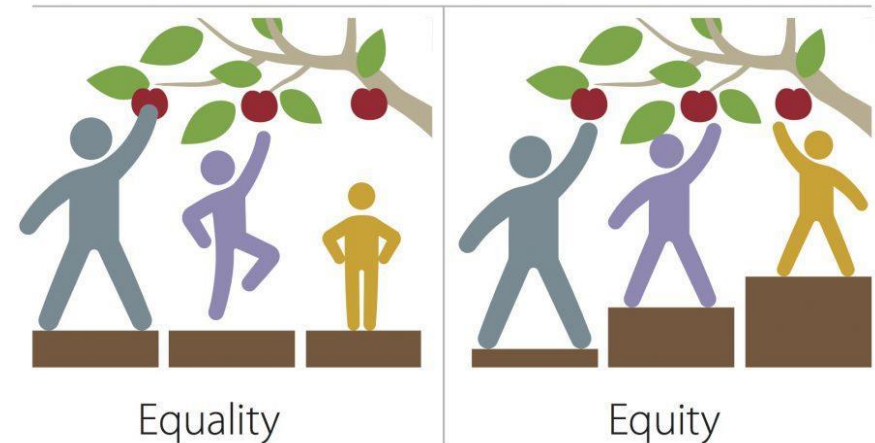
Equity & Social Justice (ESJ) Goals

- The County is interested in identifying approaches and measures to improve opportunities for ESJ, such as prospects to maximize certified MBE, WBE, DBE, and SBE participation.
 - The County seeks to consider input from the contracting community regarding successful approaches to meeting or exceeding small business goals and providing support and mentorship to small business partners.
 - Voluntary MWBE goals will be 10% MBE and 6% WBE (total contract) with good faith efforts required.
 - Funding sources used (ex: SRF, WIFIA, FEMA) may influence participation goals of the project

Equity & Social Justice (ESJ) Goals

Pro-Equity Contracting Goals

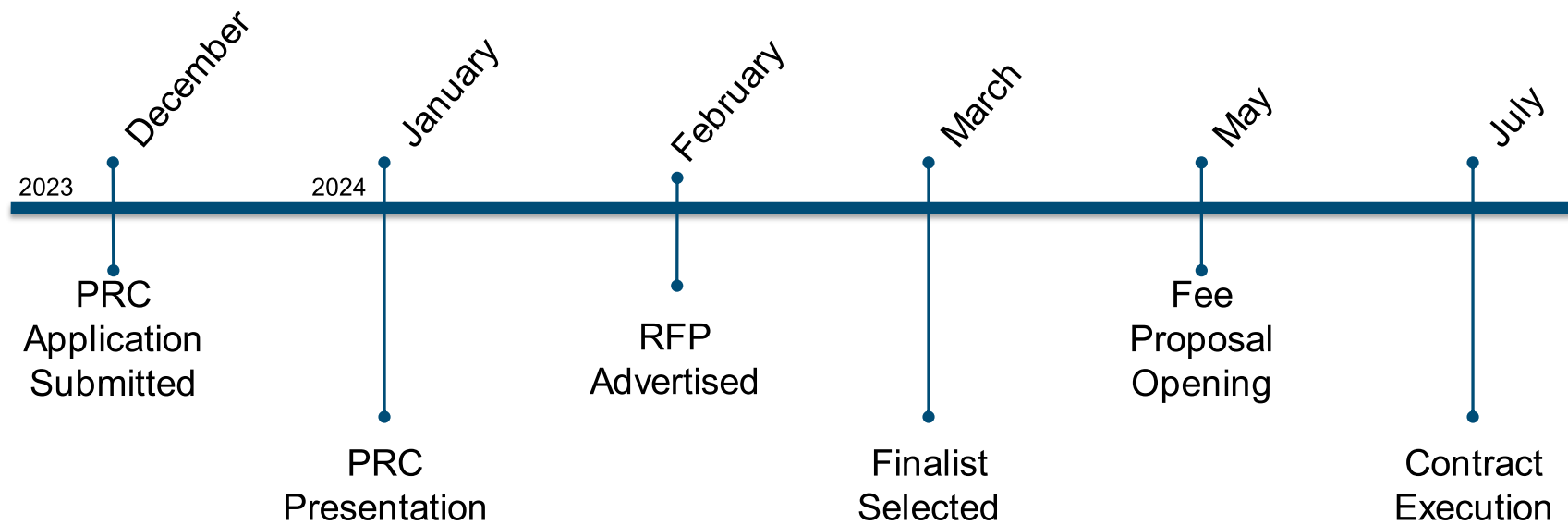
- Expand opportunities for Certified DBE, MBE and WBE firms throughout design and construction
- Good Faith Efforts and an ESJ coordinator will be required. Will be monitored throughout the project
- Provide mentoring and support to small businesses to reduce barriers in public works contracts
- Support 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

Procurement Timeline



Note: Estimated procurement timeline is subject to change.

Request for Information (RFI) and Procurement Overview

- The County is interested in obtaining input from industry as the GC/CM solicitation is formulated.
 - The solicitation will be a two-stage process consisting of a Request for Proposal (RFP) and Request for Fee Proposal (RFFP).
- There are six core areas the County is seeking input on:
 - Constructability and schedule input
 - Alternative Subcontracting
 - Heavy Civil Authority
 - Equity and Social Justice
 - Market Capacity
 - Other Considerations

RFI QUESTIONS

Site specific considerations:

The planned Wet Weather Treatment Station (WWTS) is located in a heavily urbanized area with tight site constraints and proximity to a railroad. These factors present unique challenges and opportunities that require specialized expertise and innovative solutions. What recommendations do you have for the County to consider that would improve constructability?

RFI Questions

Alternative Subcontracting:

We are considering utilizing the new alternative subcontracting provisions of RCW 39.10.385.

- 1. Are there any issues that you recommend we consider in how we might package or manage the use of alternative subcontracts? If so please describe them.*
- 2. In order to meet our project schedule, we are considering applying for alternative subcontracting approval as part of our initial PRC application. Do you recommend that we seek alternative subcontracting authority as part of our PRC application or wait until the GC/CM contractor is aboard?*

RFI Questions

Heavy Civil Approval: We are considering utilizing Heavy Civil provisions of RCW 39.10.908 to provide additional flexibility. Heavy Civil would allow up to 50% of the work to be negotiated self-perform.

- 1. Do you recommend that we utilize Heavy Civil on this project? Why or why not?*
- 2. If we utilize Heavy Civil, what portions and percentage of the work do you recommend should be allowed for negotiated self-perform? Please explain why.*

RFI Questions

Equity and Social Justice:

We are interested in your feedback regarding what approaches and measures we might consider that could improve opportunities for equity and social justice, including how best to maximize certified MBE, WBE, DBE, and SBE participation.

- 1. Are there any specific measures that you recommend we provide for in our selection and contracting that could maximize ESJ performance? If so, please describe them and why you recommend we consider them.*

RFI Questions

Market Capacity:

Given constrained market capacities, are there other options King County could consider to control time, cost, risk and leverage its purchasing power? If so, what are they and why do you recommend them?

RFI QUESTIONS

Contracting:

The County is seeking to be a regional "owner of choice" in working with the construction contracting community. What recommendations do you have for the County that would make its contracts more attractive to the industry?

RFI Questions

Other Considerations:

1. Are there any other specific measures that you recommend that we consider including selection, terms and conditions, or contract management. If so please describe them and why you recommend them.
2. Would you be interested in a facility tour and if so, are there specific elements of the project or locations within the facility that you would like to review?
3. What are other areas of opportunity for the County to improve relations with the construction contracting community

RFI Questions

Schedule:

Given the current schedule of completing design and permitting by mid-2028, is the timeline to achieve startup and commissioning for onsite improvements by December 2031 considered reasonable? Are there actions the County can be doing now to facilitate timely construction?

Additional Questions

Tours

1. *Would you be interested in a facility tour?*
2. *Are there specific elements of the project or locations within Elliott West that you would like to review?*

Next steps

- RFI Publication: September 14, 2023
 - Link will be provided through the WTD Contract Opportunities website:
<https://kingcounty.gov/en/dept/dnrp/waste-services/wastewater-treatment/capital-projects/contract-opportunities>
- RFI responses can be submitted via eProcurement: <https://kingcounty.gov/en/legacy/depts/finance-business-operations/procurement/for-business/register.aspx>
- Sign up for a 1:1 or Site Visit with the team:
<https://forms.office.com/pages/responsepage.aspx?id=mgXlurvB210mZlnLf6V1pxzlu8u1K0GhKv7KX0gmvXV5UNkExTUFURDZTMTZETFIxRUxBV0wwM0pXQi4u>
- Visit the project website at kingcounty.gov/ElliottWestUpgrade for more information
- Reach out to Rowena Johnson for more information.
 - Rowena.Johnson@kingcounty.gov, (206) 477-5851

Questions?
Comments?

