



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**June 17, 2003**

**Ordinance 14684**

**Proposed No. 2003-0190.2**

**Sponsors Phillips**

1 AN ORDINANCE authorizing King County, through the  
2 wastewater treatment division of the department of natural  
3 resources and parks, to adopt the general  
4 contractor/construction manager procedure of public works  
5 contracting for the Brightwater wastewater treatment plant  
6 project.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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**SECTION 1. Findings:**

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A. The metropolitan King County council adopted the regional wastewater services plan (RWSP) by Ordinance 13680 on November 29, 1999, which set forth policies intended to guide the county in providing treatment at its expanding plants and in expanding treatment capacity through 2030. The RWSP calls for construction of a new north treatment plant, now known as the Brightwater treatment plant, in north King County or south Snohomish County by 2010.

17           B. Construction of the Brightwater treatment plant involves complex scheduling  
18 requirements. Contractor input during design is of paramount importance to complete the  
19 construction of the Brightwater treatment plant by 2010. Since there is a limited  
20 timeframe to complete construction by 2010, a phased construction program is necessary.  
21 Contractor advice on logistics, constructability and value engineering proposals are  
22 critical to managing the project budget. An alternative public works contracting  
23 procedure to include the contractor early in the process will best serve the public  
24 interests.

25           C. Department of natural resources and parks staff and consultants evaluated  
26 traditional and alternative project delivery methods, and recommended that the  
27 Brightwater treatment plant be implemented using the general contractor/construction  
28 manager contracting method.

29           D. In accordance with RCW 39.10.061, the Brightwater treatment plant project is  
30 valued over ten million dollars and implementation of this project involves complex  
31 scheduling requirements and the involvement of the general contractor/construction  
32 manager during the design stage is critical to the success of the project. A statement of  
33 reasons for use of general contractor/construction manager procedure is attached to this  
34 ordinance.

35           E. On behalf of the county, the department of natural resources and parks has  
36 conducted a public notification and review process in accordance with RCW 39.10.030.

37           F. Department of natural resources and parks staff will conduct a public hearing  
38 on May 2, 2003, in accordance with RCW 39.10.061 to receive public comment on its  
39 preliminary determination to use the alternative public works contracting procedure.

40 Department of natural resources and parks will submit a summary of public comments to  
41 the King County council.

42 G. Final determination to use this alternative public works contracting procedure  
43 may be made only by King County, the governing authority for the Brightwater treatment  
44 plant project.

45 SECTION 2. Based on the findings of fact in section 1 of this ordinance, the  
46 county council determines that the general contractor/construction manager procedure for  
47 the Brightwater treatment plant project is appropriate because the project is valued at  
48 over ten million dollars and the criteria established in RCW 39.10.061 are met. The  
49 county executive is authorized to enter into contracts for the construction of the  
50 Brightwater wastewater treatment plant project using the general contractor/construction  
51 manager contracting procedure in accordance with chapter 39.10 RCW, provided that the  
52 estimated total cost in the Request for Proposals reflects available information on cost  
53 containment strategies.

54 SECTION 3. Use of general contractor/construction manager contracting

**Ordinance 14684**

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55 procedures and resulting contracts entered into shall comply with K.C.C. chapters 4.16  
56 and 28.86.  
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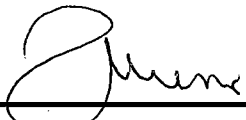
Ordinance 14684 was introduced on 4/21/2003 and passed by the Metropolitan King County Council on 6/16/2003, by the following vote:

Yes: 11 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Hammond, Ms. Hague and Mr. Irons  
No: 0  
Excused: 2 - Mr. Gossett and Ms. Patterson

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

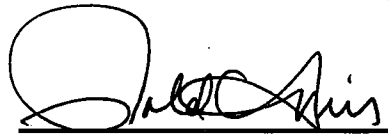
  
Cynthia Sullivan, Chair

ATTEST:

  
Anne Noris, Clerk of the Council

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KING COUNTY COUNCIL

APPROVED this 23 day of June, 2003

  
Ron Sims, County Executive

**Attachments** A. Use of General Contractor-Construction Manager Procedure Statement of Reasons

## **USE OF GENERAL CONTRACTOR/CONSTRUCTION MANAGER PROCEDURE STATEMENT OF REASONS**

The Brightwater Treatment Plant is a new, 36 million gallon per day (mgd) secondary treatment facility that will provide wastewater treatment capacity through the year 2030 for the King County's North Service Area, which includes northeast King County and south Snohomish County.

The proposed plant will be constructed in south Snohomish County. The plant will provide primary and secondary liquids treatment as well as advance treatment for a portion of the effluent. Solids will be treated using anaerobic digestion and all biosolids will be recycled in agriculture, forestry, or composting applications. The plant will employ odor prevention and control systems designed to the highest standards in the U.S. On-site cogeneration equipment will convert recycled digester gas into electrical power for use in plant operations, and the plant will be run primarily by automated control systems. Other plant facilities include buildings for administration, maintenance, and support. The estimated construction cost for the treatment plant is \$246 million (in 2002 dollars); the plant construction will take approximately five years.

King County began identifying sites for the Brightwater facilities in January 2000, starting with siting criteria to screen six potential treatment plant sites from a pool of over 100 land areas. The Brightwater siting process considered complete "candidate systems" for each of the six sites—each including a conceptual treatment plant layout and two construction options (tunneling and cut/cover) for the conveyance pipes serving the plant. Each candidate system also included two options for where the marine outfall would be located. By December 2001, a decision to advance two candidate systems for environmental review under the State Environmental Policy Act (SEPA). One was the Unocal system in Edmonds and the other was the Route 9 system north of Woodinville.

In January 2002, King County identified alternatives for the conveyance corridors for each treatment plant site and the possible location of pump stations and tunnel portals along those corridors. These alternatives were described in a scoping notice mailed to approximately 60,000 people in May 2002. As a result of the scoping process, King County identified three alternatives for evaluation in the Draft EIS.

1. A treatment plant at the Route 9 site with conveyance pipelines in deep tunnels primarily under 195th and 205th Streets and a marine outfall off Point Wells to Outfall Zone 7S (Executive's Preferred Alternative)
2. A treatment plant at the Route 9 site with conveyance pipelines in deep tunnels primarily under 228th Street SE and a marine outfall off Point Wells to Outfall Zone 7S

3. A treatment plant at the Unocal site with an influent pipeline to carry untreated wastewater from King County's existing pipelines near SR-405 in Bothell through Kenmore and Lake Forest Park to Edmonds. A marine outfall would be located off Pt. Edwards in Outfall Zone 6

The Draft EIS was issued in November 6, 2002, and public comments were accepted until January 21, 2003. The current status of the Brightwater project includes responding to comments on the Draft EIS and developing a Final EIS to be issued late in 2003. Other activities include engineering, architectural, and geotechnical support the Brightwater treatment plant and conveyance system and a continuation of our public involvement activities.

RCW 39.10.060 (2) (a) authorizes public bodies to utilize the general contractor/construction manager procedure for public works projects valued over ten million dollars where implementation of the project involves complex scheduling requirements.

The treatment plant component of this project, which is valued at \$246 million, involves complex scheduling requirements. To achieve King County's objective of providing additional sewage treatment capacity in the North Service Area by 2010, a phased construction program is necessary. This phasing must allow construction on certain aspects of the treatment plant to proceed while design of other project elements is still being completed. It is anticipated that the treatment plant will require between four and eight major construction packages that will require close coordination and intricate phasing of several specialty contractors and subcontractors.

RCW 39.10.060 (2) (c) further authorizes public bodies to utilize the procedure when the involvement of the general contractor/construction manager during the design stage is critical to the success of the project. Since construction phasing is critical to the success of this project, contractor input during the design to define and estimate the work for each construction package is essential. Further, contractor advice on logistics, construction means and methods, constructability, and value engineering proposals is critical to keep the project within budget.