

City of Bellingham – Application for Project Approval – Summary

State of Washington

Capital Projects Advisory Review Board (CPARB)

Project Review Committee (PRC)

Project Description

The City of Bellingham (City) owns and operates the Post Point Wastewater Treatment Plant (WWTP). The WWTP provides secondary treatment of wastewater from residential, commercial, and industrial customers within the City, and Lake Whatcom Water and Sewer District (LWWSD) located to the north and east of the City. The City plans to make improvements to the WWTP in order to allow the plant to continue to comply with its NPDES Permit requirements.

Currently, the WWTP has reached 94% of its permitted capacity for BOD loading. The major improvements include adding capacity to the anaerobic selectors, activated sludge basins, secondary clarifiers, and updating the oxygen delivery system. The City is also doing an odor study and may implement odor mitigation measures such as collection systems and air scrubbers to minimize impacts to the adjacent properties.

During construction of the improvements, the facility will continue to be in full operation, receiving and treating wastewater to meet primary and secondary treatment requirements. The contractors working on this project will be required to work with the City's operations staff to ensure facility operations are maintained and plant operators and project construction staff are kept safe from the hazards of both project construction and daily operation of the facility.

Appropriateness of GC/CM for this Project

The City of Bellingham evaluated various contracting approaches for design and construction services for the WWTP Improvements, including Design-Bid-Build ("DBB"), General Contractor/Contract Manager ("GC/CM"), and Design-Build ("DB"). The methodology for evaluating the various contracting approaches incorporated the City's previous experiences with the DBB process, GC/CM training, and subsequent discussions with the City of Everett engineering staff.

Key factors in the preference for GC/CM on this Project were the ability to obtain early contractor involvement that is not found in the DBB approach, and the ability for ongoing operations involvement that is not found in the DB approach. Other advantages include:

- Provides the ability to hire a contractor based in part on qualifications, and not just on a low bid.
- Protects the City from overly aggressive bidding that requires contractors to make up losses through change orders that can be common with the DBB approach.
- Early involvement by the contractor during design improves constructability and offers the potential to reduce costs and avoid changes.
- Results in a more effective value engineering (VE) process because the process is continuous and not just a onetime event as is the case in a traditional design-bid-build.
- Well suited for complex projects where ongoing operation of existing facilities must occur.
- Provides the ability to obtain actual costs and impacts for phasing of improvements.

- The first GC/CM contract is small (\$200k) and does not commit the agency to project construction.
- The agency has the option of cancelling the GC/CM process and going with the traditional bidding process at 90% design.

This project requires GC/CM participation during the design phase in order to develop potential phasing options and to minimize construction related operating problems. For example, the WWTP does not have storage available so wastewater will need to be rerouted prior to shutting down parts of the treatment process. This will require the contractor to develop an understanding of the systems and flows into the WWTP. Weather and daily fluctuations in flow will need to be addressed with any proposed improvement. As such, the GC/CM and subcontractors will need to work collaboratively with plant operation staff to plan and schedule work so as not to disrupt continuous smooth operation of the facility.

Schedule

The proposed GC/CM procurement schedule is shown below. The proposed plan is to have the General Contractor/Construction Manager actively working on the project by November 2010, at which time the facility design will be approximately 30 percent complete.

Week	Description
Week 1	Submit Application for Project Approval to PRC (July 1)
Week 4	Public PRC meeting (July 22)
Week 6	Receive Project Approval from PRC (August 5)
Weeks 7-10	City Council work session and direction
Week 11	First publication of RFP in Seattle Daily Journal of Commerce
Week 12	Second publication of RFP in Seattle Daily Journal of Commerce
Week 12	Project informational meeting
Week 14	Proposal submittal deadline from interested GC/CM firms
Week 14	Selection Committee meets to evaluate and score proposals, and select most qualified firms. Contact references.
Week 15	Distribution of Request for Final Proposal (RFFP) to most qualified firms
Week 16	Final Proposal submittal deadline
Week 17	Interviews conducted with most qualified firms; selection of firm with highest total score
Week 17	Notification of successful and unsuccessful firms
Week 18	Preconstruction Work Plan due
Week 19	Submit recommendation for award of GC/CM contract for Preconstruction Services
Week 20	Bellingham City Council approves contract
Week 20	Issue notice to proceed to GC/CM, Agreement for Preconstruction Services executed, MACC negotiations begin