

# RANIER VALLEY WET WEATHER STORAGE PROJECT



**CLIENT:** King County WTD

**PROJECT:** Ranier Valley Wet Weather Storage Project

**SERVICE:** King County contracted PlanB to provide budget estimating and life cycle costing from initial option considerations for each site, through design development and continued estimating of the bid documentation.

**SF: Site 1:** 0.36MG underground concrete storage tank with an above ground 1800sf single story building

**Site 2:** Cured-in-place rehabilitation of 300lf of 48" diameter brick sewer. Pipe ramming of 120lf of 52" diameter casing pipe lined with cured-in-place concrete.

**PROJECT COST:**

**Site 1:** \$15.72m

**Site 2:** \$5.46m

**PROJECT TIMELINE:** 2012 - 2017

**COMPLETION DATE:** June 2017

## ■ BACKGROUND

Under an existing term contract with King County Wastewater Treatment Division, PlanB was tasked with providing estimating services for a project that comprised two individual sites approximately one mile apart.

## ■ CHALLENGE

1. Construction was not scheduled to commence until four years after the initial estimates were to be prepared.
2. Construction of certain sections of work could only occur during weekends.
3. Sections of the work were required to be undertaken in the middle of busy thoroughfares.
4. Work was to be adjacent to an overhead Sound Transit rail platform.
5. Work was located in a built-up area which required existing buildings to be shored during construction.

## ■ SOLUTION

The estimates were escalated to the anticipated mid-point of construction using pre-determined cost indices. The costs for Traffic Management, Street Fees, Conditional Assessments & Settlement Monitoring were incorporated into each estimate. An internal risk analysis was conducted to identify and cost potential risks to the project and incorporate those into the estimates.

## ■ SO WHAT

PlanB provided a robust estimate to the client, allowing decisions to be made with the best information available. The estimate is enabling King County to control cost and to deliver the project on schedule. Our estimates allow for accurate cost forecast at time of construction.