



Memorandum

Date: 4/21/2026
Meeting of: City Council

File No. AM No. 26-058
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director, Mobility and Infrastructure
Public Works	Steve Gibbs	Capital Projects Division Manager
Parks	Quinn Kuhnhausen	Facilities Manager
Public Works	John Mork	Project Manager

TITLE:

Award Construction Contract to Dickson Company of Tacoma, WA, in the Amount of \$388,895, for the Old Fire House Teen Center Demolition Project and Increase the Total Funding for this Project

OVERVIEW STATEMENT:

Public Works is requesting to award the construction contract for the Old Fire House Teen Center Demolition project, Project No. 2569, to Dickson Company in the amount of \$388,895. This project will complete the hazardous material abatement and building demolition.

Public Works is also requesting Council increase the total funding for this project from \$425,000 to \$525,100. This increase of \$100,100 is primarily related to the bid amount being more than originally estimated and to establish a standard contingency.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Facilities Plan
- **Required:**

Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)

- **Council Request:**

N/A

- **Other Key Facts:**

Public Works is requesting this item go forward for Council approval at the April 21, 2026, Council business meeting.

OUTCOMES:

Approving this action keeps the City on the path to completing the building demolition phase of the project, which will help prepare the site for the new teen center.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

The Teen Center closed in March 2025 based on the results of a 2024 facility condition assessment. From March to November, there were multiple rounds of community involvement and stakeholder engagement, as well as additional facility conditions assessments. In November 2025, Redmond City Council voted to rebuild the Teen Center at the same location as the existing building.

- **Outreach Methods and Results:**

Project information will be available through the City website at redmond.gov/OFH, social media, flyers and signage.

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

\$388,895

Approved in current biennial budget:

Yes

No

N/A

Budget Offer Number:

CIP

Budget Priority:

Safe and Resilient

Other budget impacts or additional costs:

Yes

No

N/A

If yes, explain:

Public Works is requesting an additional \$100,100 to complete the project.

Funding source(s):

General Fund, Real Estate Excise Tax and General Government CIP

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
7/22/2025	Study Session	Provide Direction
9/23/2025	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
10/28/2025	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
11/12/2025	Study Session	Provide Direction
11/18/2025	Business Meeting	Approve
4/7/2026	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

Award of bid must occur within 60 days of the bid opening (which occurred on March 12, 2026) or the contractor may withdraw their bid.

ANTICIPATED RESULT IF NOT APPROVED:

Not approving contract will result in delaying demolition, increasing the cost to complete the project.

ATTACHMENTS:

Attachment A: Old Fire House Teen Center Demolition Project Information Sheet
Attachment B: Additional Project Information