

# City of Redmond



**Redmond**  
WASHINGTON

## Agenda

### Study Session

**Tuesday, March 24, 2026**

**7:00 PM**

**City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplly Ch. 34,  
Facebook (@CityofRedmond), Redmond.gov/rctlive, or 510-335-7371**

## City Council

*Mayor*

*Angela Birney*

*Councilmembers*

*Melissa Stuart, President*

*Angie Nuevacamina, Vice President*

*Jessica Forsythe*

*Vanessa Kritzer*

*Sayna Parsi*

*Vivek Prakriya*

*Menka Soni*

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**Site: <http://www.redmond.gov/CouncilMeetings>**

**FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:**

**Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.**

Meetings can be attended in person, viewed live on RCTV (redmond.gov/rctlive), Comcast Channel 21/321, Ziplly Channel 34, Facebook/YouTube (@CityofRedmond), or listen live at 510-335-7371

**AGENDA**

ROLL CALL

- 1. Parks Signage and Wayfinding Standards and Strategy Plan  
*Department: Parks and Recreation, 30 minutes*

[Attachment A: Presentation](#)

**Legislative History**

2/24/26	Committee of the Whole - Parks and Environmental Sustainability	referred to the City Council Study Session
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- 2. 2027-2028 Budget Process: Departmental Budget Overview - Parks & Recreation  
*Department: Finance, 30 minutes*

[Attachment A: Presentation](#)

- 3. Progress Update - MOC Campus Redevelopment Project  
*Department: Public Works, 30 minutes*

[Attachment A: Project Information Sheet](#)

[Attachment B: Additional Project Information](#)

[Attachment C: Presentation](#)

**Legislative History**

3/3/26	Committee of the Whole - Planning and Public Works	referred to the City Council Study Session
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- 4. Council Talk Time  
*10 minutes*

ADJOURNMENT

Meeting videos are usually posted by 12 p.m. the day following the meeting at redmond.legistar.com, and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at redmond.gov/OnDemand



Memorandum

Date: 3/24/2026  
Meeting of: City Council Study Session

File No. SS 26-031  
Type: Study Session

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

Parks	Loreen Hamilton	425-979-8280
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DEPARTMENT STAFF:

Parks	Lindsey Falkenburg	Parks Planning Manager
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**TITLE:**  
Parks Signage and Wayfinding Standards and Strategy Plan

**OVERVIEW STATEMENT:**

Toole Design Group, LLC, and City Staff have conducted a thorough assessment of current and existing signage and wayfinding in Redmond, as well as conducted stakeholder engagement with diverse Redmond residents, regional jurisdictions, non-profits, and Parks, Trails, and Recreation Commission representatives. During this study session City staff and Toole Design consultants will share key takeaways from the field assessment and community engagement, strategies for addressing issues and concerns, and next steps in the project timeline.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
2023 Parks, Arts, Recreation, Culture and Conservation Plan, Redmond 2050
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
N/A

**OUTCOMES:**

The assessment and stakeholder engagement to date is meant to inform a standards and strategic implementation plan

to support a cohesive and coherent signage and wayfinding system within parks and at specific Citywide points of interest.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
January 29<sup>th</sup>, 2026: Community Conversation on Parks Signage & Wayfinding with Redmond Resident Stakeholder Group  
February 3<sup>rd</sup>, 2026: Inter-Jurisdictional and Organizational Wayfinding Coordination Workshop with the City of Redmond  
February 4<sup>th</sup>, 2026: Operations and Maintenance Signage and Wayfinding Stakeholder Group
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
Stakeholders provided feedback on accessibility, inclusion, sign hierarchy, regional coordination, materials, maintenance, and more. Additional information will be shared during the study session.

**BUDGET IMPACT:**

**Total Cost:**  
\$99,997

**Approved in current biennial budget:**       Yes       No       N/A

**Budget Offer Number:**  
0000284

**Budget Priority:**  
Safe and Resilient

**Other budget impacts or additional costs:**       Yes       No       N/A  
*If yes, explain:*  
N/A

**Funding source(s):**  
General Fund - One Time Service Enhancement

**Budget/Funding Constraints:**  
N/A

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
2/24/2026	Committee of the Whole - Parks and Environmental Sustainability	Receive Information

**Proposed Upcoming Contact(s)**

<b>Date</b>	<b>Meeting</b>	<b>Requested Action</b>
7/28/2026	Committee of the Whole - Parks and Environmental Sustainability	Receive Information

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: Signage and Wayfinding Study Session Slide Deck

# Redmond Parks and Trails Wayfinding

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March 24, 2026

Loreen Hamilton, Lindsey Falkenburg  
and Toole Design





# Purpose

- Review work accomplished so far
- Share summary of findings and key themes
- Discuss how findings and themes will inform the design of signs

# Project Goals & Objectives: What we heard



# Project Phases



## DISCOVERY

- Desktop Review
- Field Work
- Stakeholder Engagement



## DESIGN

- Mood Boards
- Sign Family Concepts



## DOCUMENTATION & IMPLEMENTATION

- Design Intent Drawings
- Best Practices
- Implementation Guidance

We Are Here

# Assessment Themes and Key Takeaways



## Hidden Gems

Redmond's landscapes can obscure park entrances, amenities, and trail connections.

### Strategies:

- Improve entry signage with clear icons and visible colors
- Use a "breadcrumb" wayfinding approach
- Maintain vegetation so signs remain visible



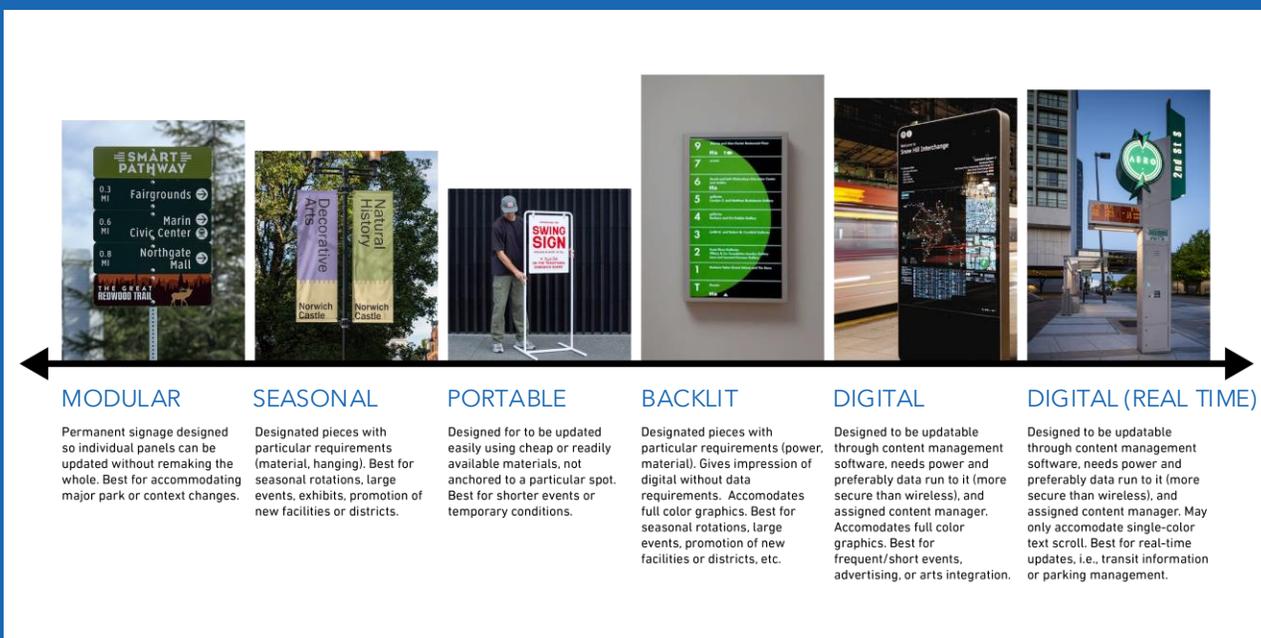
# Assessment Themes and Key Takeaways

## Living Landscapes

Redmond's parks are constantly evolving but these changes aren't always clearly communicated to visitors.

## Strategies:

- Use a modular system for quick updates
- Standardize temporary signs
- Coordinate with partner agencies



**MODULAR**  
Permanent signage designed so individual panels can be updated without remaking the whole. Best for accommodating major park or context changes.

**SEASONAL**  
Designated pieces with particular requirements (material, hanging). Best for seasonal rotations, large events, exhibits, promotion of new facilities or districts.

**PORTABLE**  
Designed for to be updated easily using cheap or readily available materials, not anchored to a particular spot. Best for shorter events or temporary conditions.

**BACKLIT**  
Designated pieces with particular requirements (power, material). Gives impression of digital without data requirements. Accommodates full color graphics. Best for seasonal rotations, large events, promotion of new facilities or districts, etc.

**DIGITAL**  
Designed to be updatable through content management software, needs power and preferably data run to it (more secure than wireless), and assigned content manager. Accommodates full color graphics. Best for frequent/short events, advertising, or arts integration.

**DIGITAL (REAL TIME)**  
Designed to be updatable through content management software, needs power and preferably data run to it (more secure than wireless), and assigned content manager. May only accommodate single-color text scroll. Best for real-time updates, i.e., transit information or parking management.

# Community and Stakeholder Engagement



- Regular meetings with City project team
- 2 Stakeholder Meetings
- 3 Engagement Meetings
  - Diverse community members
  - Parks maintenance and operations staff
  - Neighboring jurisdictions/partner agencies
- Parks, Trails, and Recreation Commission  
Trails and Wayfinding Subcommittee

# What We Heard

## INPUT

Wayfinding should be easy to understand and welcoming

Regional connectivity is critical

Standardization is a high priority for implementation and maintenance

Sign pollution, graffiti, vandalism, vegetation management are pain points

Natural history and tribal input should be incorporated



# Timeline

## TASK 1: PROJECT MANAGEMENT

OCT 2025 Kickoff

## TASK 2: DISCOVERY

Assessment of Existing Signage & Wayfinding

OCT 2025 Desktop Review

OCT 2025 State of Signage Assessment (field visit)

DEC 2025 COMMITTEE REVIEW

JAN 2026 Committee Meetings/Stakeholder Input/Focus Groups

## TASK 3: DESIGN AND STANDARDS

FEB. 2025 Sign Family Concepts

MAR. 2025 COMMITTEE REVIEW

APR 2026 Design Intent Drawings

## TASK 4: STRATEGY AND DOCUMENTATION

MAY 2026 Draft Sign Manual and Implementation Plan

JUN 2026 COMMITTEE REVIEW

AUG 2026 Final Sign Manual





# Thank You



Any Questions?





Memorandum

**Date:** 3/24/2026  
**Meeting of:** City Council Study Session

**File No.** SS 26-026  
**Type:** Study Session

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

Finance	Kelley Cochran	425-556-2748
Parks	Loreen Hamilton	425-556-2336

**DEPARTMENT STAFF:**

Finance	Haritha Narra	Deputy Finance Director
Finance	Hailey Zurcher	Financial Planning Manager
Parks	Dave Tucheck	Deputy Parks Director
Parks	Zach Houvener	Deputy Parks Director

**TITLE:**  
2027-2028 Budget Process: Departmental Budget Overview - Parks & Recreation

**OVERVIEW STATEMENT:**  
As part of the 2027-2028 budget process, Council will be provided with an overview of each city department and programmatic budgets.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

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

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
Departmental budget overviews will help inform Council during the budget process.

**OUTCOMES:**

Council will receive budget overview presentations from each department. These presentations have been scheduled during study sessions March-May 2026.

- March 24: Parks & Recreation
- April 14: Executive, Finance, Human Resources, Technology & Information Services
- April 28: Fire, Police
- May 12: Planning & Community Development, Public Works

The presentations will cover the following information from each department:

- Mission Statement
- Overview of Department
- Baseline Budget Offers
- Status of Enhancements from 2025-2026 Budget
- Performance Measures
- 2027-2028 Budget Challenges

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**

N/A

**Approved in current biennial budget:**

Yes

No

N/A

**Budget Offer Number:**

N/A

**Budget Priority:**

Strategic & Responsive

**Other budget impacts or additional costs:**

Yes

No

N/A

*If yes, explain:*

N/A

**Funding source(s):**

N/A

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
1/27/2026	Study Session	Provide Direction
2/10/2026	Committee of the Whole - Finance, Administration, and Communications	Provide Direction
2/10/2026	Study Session	Provide Direction
3/3/2026	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
4/14/2026	Committee of the Whole - Finance, Administration, and Communications	Provide Direction
4/14/2026	Study Session	Receive Information

**Time Constraints:**

Council should receive departmental overview presentations at the beginning of the budget process to provide foundational information for future budget deliberations.

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: Departmental Overview Presentation - Parks & Recreation



# Department Budget Overview

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Parks and Recreation Department

Loreen Hamilton, Parks and Recreation Director



# Mission Statement

To create, maintain, and enhance sustainable, accessible experiences and spaces that foster belonging and promote well-being through recreation, parks, trails, arts, events, customer service, and facilities management.



# Overview of Department



**Administration**



**Recreation**



**Arts**



**Community Events**



**Facilities**



**Operations**



**Customer Service**

# Baseline Budget Offers

Budget Priority	Baseline Budget Offer	FTEs	Noteworthy Changes	Current 2025-2026 Adopted Budget	Forecasted 2027-2028 Proposed Budget	% Change
Vibrant & Connected	Arts & Community Events	4.25	• Upward reclassification of 1.0 FTE	\$2,256,425	\$2,447,398	8%
Healthy & Sustainable	Community Recreation	26.25	• 2.0 FTE added in 2025-2026	\$12,759,108	\$14,477,074	13%
Vibrant & Connected	Facilities Management	11.43		\$8,628,072	\$9,316,084	8%

# Baseline Budget Offers

Budget Priority	Baseline Budget Offer	FTEs	Noteworthy Changes	Current 2025-2026 Adopted Budget	Forecasted 2027-2028 Proposed Budget	% Change
Healthy & Sustainable	Parks, Trails & Open Space	35.07	<ul style="list-style-type: none"> <li>• 1.0 FTE added in 2025-2026</li> <li>• Upward reclassification of 1.0 FTE</li> </ul>	\$17,869,210	\$19,294,794	8%
<b>TOTAL</b>		<b>77.00</b>	<b>TOTAL</b>	<b>\$41,512,815</b>	<b>\$45,535,349</b>	<b>10%</b>



# Healthy and Sustainable 2025-2026 Enhancement Package 2 Parks & Recreation Programs Cost Recovery

FUNDING TYPE	TITLE	FTE(S)	2025-2026 BUDGET	2025-2026 ACTUAL	STATUS	DEPARTMENT
ONGOING	Department Administrative Coordinator - Recreation	1.00	\$280,787	\$96,331	Complete	Parks
	Volunteer Coordinator	1.00	\$295,954	\$141,627	Complete	Parks
	<b>TOTAL (ONGOING)</b>			<b>\$576,741</b>	<b>\$237,958</b>	
ONE-TIME	Park Impact Fees Update		\$100,000	\$10,483	In process	Parks
	Comprehensive Recreation Plan		\$100,000	\$42,685	In process	Parks
	<b>TOTAL (ONE-TIME)</b>			<b>\$200,000</b>	<b>\$53,168</b>	
<b>TOTAL</b>		<b>2.00</b>	<b>\$776,741</b>	<b>\$291,126</b>		



# Healthy and Sustainable 2025-2026 Enhancement Package 3 Environmental Sustainability Action Plan (ESAP)

FUNDING TYPE	TITLE	FTE(S)	2025-2026 BUDGET	2025-2026 ACTUAL	STATUS	DEPARTMENT
ONGOING	Construction Inspector - Private Draining/FOG	1.00	\$322,041	\$149,997	Complete	Public Works
	Program Administrator - Environmental	1.00	\$346,600	\$185,624	Complete	Executive
	Program Administrator - Resource Conservation	1.00	\$338,022	\$52,340	Complete	Parks
	Green Building Incentive Program Support		\$30,000	\$8,680	In process	Executive
	Clean Buildings Performance Standard Compliance		\$60,000	-	Starting 2026	Executive
	RE+ Program Support		\$25,000	-	Starting 2026	Executive
	Bi-Annual Green House Gas Inventory		\$35,000	\$29,116	In process	Executive
	NPDES Compliance		\$115,000	-	In process	Public Works
	Program Administrator - Urban Forestry		-	-		Parks
	Program Coordinator - Environmental		-	-		Executive
	Program Coordinator - E-Mobility		-	-		Executive
	Senior Planner - Green Building		-	-		Executive
	<b>TOTAL (ONGOING)</b>		<b>3.00</b>	<b>\$1,271,663</b>	<b>\$425,757</b>	



# Healthy and Sustainable 2025-2026 Enhancement Package 3 Environmental Sustainability Action Plan (ESAP)

FUNDING TYPE	TITLE	FTE(S)	2025-2026 BUDGET	2025-2026 ACTUAL	STATUS	DEPARTMENT
ONE-TIME	ESAP Refresh and Implementation		\$175,000	\$105,895	In process	Executive
	Car Share Pilot Subsidy		\$15,000	-	Not started	Executive
	Solar Plus Storage		\$100,000	-	Starting 2026	Executive
	Electric Lawn Equipment Incentives		-			Executive
	Resilience Pilot		-			Executive
	E-Mobility Program		-			Executive
	<b>TOTAL (ONE-TIME)</b>			<b>\$290,000</b>	<b>\$105,895</b>	
	<b>TOTAL (ALL)</b>	<b>3.00</b>	<b>\$1,561,633</b>	<b>\$531,652</b>		



# Safe and Resilient 2025-2026 Enhancement Package 4 Vision Zero

FUNDING TYPE	TITLE	FTE(S)	2025-2026 BUDGET	2025-2026 ACTUAL	STATUS	DEPARTMENT
ONGOING	Traffic Signal Technician	1.00	\$310,006	\$131,699	Complete	Public Works
	Maintenance Technician - SR 520 Bridge	1.00	\$260,663	\$114,689	Complete	Public Works
	<b>TOTAL (ONGOING)</b>	<b>2.00</b>	<b>\$570,669</b>	<b>\$246,388</b>		
ONE-TIME	Transportation ADA Transition Plan		\$150,000	\$19,211	In process	Public Works
	Citywide Speed Audit		\$200,000	\$1,597	In process	Public Works
	Park System Signage/Wayfinding Plan		\$150,000	\$27,392	In process	Parks
	Capital Equipment - Mobile Security Barriers		\$325,000	\$326,309	Complete	Public Works
	Citywide Bridge Reporting		\$35,000	\$23,949	Complete	Public Works
	Curbside Management Plan		\$100,000	\$43,790	In process	Public Works
	Citywide Pavement Condition Index Update		-			Public Works
	<b>TOTAL (ONE-TIME)</b>		<b>\$960,000</b>	<b>\$442,248</b>		
	<b>TOTAL</b>	<b>2.00</b>	<b>\$1,530,669</b>	<b>\$688,636</b>		



# Vibrant and Connected 2025-2026 Enhancement Package 12 Facilities Strategic Plan Development

FUNDING TYPE	TITLE	FTE(S)	2025-2026 BUDGET	2025-2026 ACTUAL	STATUS	DEPARTMENT
ONE-TIME	Facilities Strategic Plan		\$200,000	\$142,098	Complete	Parks
	Community Center Community Engagement		\$150,000	\$212,137	Complete	Parks
	<b>TOTAL</b>		<b>\$350,000</b>	<b>\$354,235</b>		





# Vibrant and Connected 2025-2026 Enhancement Package 14 Economic Development

FUNDING TYPE	TITLE	FTE(S)	2025-2026 BUDGET	2025-2026 ACTUAL	STATUS	DEPARTMENT
ONGOING	Program Manager - Economic Development	1.00	\$384,427	\$190,077	Complete	Planning
	<b>TOTAL (ONGOING)</b>	<b>1.00</b>	<b>\$384,427</b>	<b>\$190,077</b>		
ONE-TIME	Business License Audit		\$300,000	\$43,470	In process	Planning
	Cultural Arts Plan		\$150,000	\$54,936	In process	Parks
	SE Redmond Industrial Growth Center Market Study		\$100,000	\$61,966	In process	Planning
	Home-Based Business Survey		\$30,000	-	On hold	Planning
	Community Based Organization Investment					Planning
	Childcare Small Business Incubator Program					Planning
	<b>TOTAL (ONE-TIME)</b>		<b>\$580,000</b>	<b>\$160,372</b>		
	<b>TOTAL</b>	<b>1.00</b>	<b>\$964,427</b>	<b>\$350,449</b>		

# Performance Measures (Healthy and Sustainable)

Measures	Actual		Preliminary	Target		
	2023	2024	2025	2026	2027	2028
Dashboard Indicator: The number of community members who actively use parks, facilities, or recreation programs annually, supported by high-quality customer service interactions	N/A	N/A	N/A	122,000	125,000	130,000
Number of unique registrants served through recreation activities	7,132	7,624	8,025	8,350	8,250	9,000
Number of hours indoor and outdoor facilities are available for use	74,604	81,104	84,354	85,000	85,000	85,000
Percentage of applicants who apply for income-based fee assistance and receive recreation fee support	100%	100%	100%	100%	100%	100%
Percentage of QALERT requests responded to within target timeframes	77%	78%	81%	85%	95%	100%

# Performance Measures (Healthy and Sustainable)

Measures	Actual		Preliminary	Target		
	2023	2024	2025	2026	2027	2028
Dashboard Indicator: Percentage of residents and employees in Redmond who have convenient access (within 1/2 mile) to publicly accessible parks, trails, open spaces, and recreation facilities, whether city-owned or managed by other entities such as school districts or regional agencies measured from their residence or place of employment	N/A	N/A	N/A	58%	58%	60%
Percentage of total Redmond land area covered by tree canopy	37%	37%	37%	37%	37.2%	37.4%
Number of acres enrolled in active forest restoration	N/A	N/A	996	1,005	1,016	1,035
Number of active Forest Stewards participating in the Green Redmond Program	14	12	12	30	35	40
Number of volunteer hours contributed to the City of Redmond	N/A	N/A	N/A	21,000	21,600	23,600

# Performance Measures (Vibrant and Connected)

Measures	Actual		Preliminary	Target		
	2023	2024	2025	2026	2027	2028
Dashboard Indicator: Number of event permits issued and number of attendees	N/A	N/A	N/A	N/A	N/A	N/A
Number of attendees at permitted events (annually)	N/A	N/A	116,470	118,000	119,500	121,000
Number of Special Event and Misc. Use permits issued	N/A	69	89	94	99	104
Percentage of event permit applications receiving full committee review within the expected timeframe	N/A	N/A	75%	90%	95%	95%
Number of volunteer hours contributed to the City of Redmond	N/A	N/A	19,600	21,000	21,600	23,600

# Performance Measures (Vibrant and Connected)

Measures	Actual		Preliminary	Target		
	2023	2024	2025	2026	2027	2028
Dashboard Indicator: State of the Asset Report - Facility Condition						
Percentage of work orders addressed within 24 hours	N/A	N/A	N/A	90%	90%	90%
Facility Condition Index	N/A	2.8	2.8	2.8	2.7	2.5
Percentage ADA improvements to City buildings and grounds per the Facilities ADA Access Plan	N/A	N/A	N/A	30%	40%	50%

# Department Highlights from 2025-26

- Implementation of Climate Resiliency & Sustainability in Vegetation Management
- Adoption of Capital Facilities Plan
- Expansion of Green Redmond and urban forestry programming
- Full activation of Redmond Senior & Community Center
- Path forward on Old Fire House and future Teen Center
- Events and arts expansion
- Completion of functional plans and impact fee updates
- Completion of RCC3
- Adopted 3 new ponies



# 2027-2028 Budget Challenges



**Staffing**



**Workload Expectations & Cultural Shift**



**Growth & Cost Recovery**



**Infrastructure & Preventative Maintenance**



**Major Capital projects**

**Thank you**

Any Questions?



**Redmond**  
WASHINGTON



Memorandum

Date: 3/24/2026  
Meeting of: City Council Study Session

File No. SS 26-030  
Type: Study Session

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

Public Works	Aaron Bert	425-556-2786
Parks	Loreen Hamilton	425-556-2336

DEPARTMENT STAFF:

Public Works	Amy Kim	Capital Project Manager
Public Works	Eric Dawson	Engineering Supervisor
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Brandon Buehler	Acting Deputy Public Works Director

**TITLE:**  
Progress Update - MOC Campus Redevelopment Project

**OVERVIEW STATEMENT:**  
Public Work is providing an update on the ongoing validation activities for the Maintenance and Operations Center (MOC) - Campus Redevelopment Project, Project No. 2501.

In additional to general project status update - noting that MOC updates are also included as part of the Quarterly CIP reporting - staff will provide a refresher on the Progressive Design Build (PDB) delivery method and how it is being applied to the MOC project.

This refresher is timely as an upcoming contract amendment will be brought forward for approval to authorize transition into the next phase of work, which includes advancing design and potentially initiating select early work packages.

Additional Background Information/Description of Proposal Attached

**REQUESTED ACTION:**

- Receive Information
- Provide Direction
- Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Capital Investment Program

Community Strategic Plan - Objective #1: Invest in infrastructure preservation and replacement across the City to maintain the current level of service, the reliability of capital assets, and provide timely and cost-effective replacement.

Maintenance and Operations Center Master Plan

- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
This effort is part of the regular updates Public Works is providing on the progress for the MOC project.

**OUTCOMES:**

Engagement of all stakeholders during validation will promote clear communication and effective collaboration. This collaboration can help identify opportunities early, improve decision-making, and support smooth project delivery.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
A Communication Plan is in place for the project, developed collaboratively by the Owner’s Representative team and the City’s Communications team. Project announcements, reports and meeting presentations will be prepared as progress is made on the validation phase. This ensures communications are coordinated and aligned as the project moves forward.
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**

N/A

**Approved in current biennial budget:**       Yes       No       N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

Vibrant and Connected

**Other budget impacts or additional costs:**       Yes       No       N/A

***If yes, explain:***

N/A

**Funding source(s):**

General Fund  
Real Estate Excise Tax  
Stormwater CIP  
Water CIP  
Wastewater CIP  
Bond Issuance

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
3/25/2025	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
4/1/2025	Business Meeting	Approve
7/15/2025	Business Meeting	Receive Information
9/2/2025	Committee of the Whole - Planning and Public Works	Provide Direction
9/16/2025	Business Meeting	Approve
1/6/2026	Committee of the Whole - Planning and Public Works	Provide Direction
1/27/2026	Study Session	Receive Information
3/3/2026	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:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: Project Information Sheet  
Attachment B: Additional Project Information  
Attachment C: Presentation



# CIP Project Information Sheet

**Project Name:** Maintenance and Operation Center (MOC) - Campus Redevelopment

**Project Status:** Existing - Revised

**Functional Area(s):** Facilities, Stormwater, Wastewater, Water

**Relevant Plan(s):** Facilities Plan, Emergency Management Plan

**Neighborhood:** Southeast Redmond

**Time Frame:** 2027-2029

**Budget Priority:** Vibrant and Connected

**Citywide Rank:** 2

**Functional Area Priority:** High

**Location:** 18080 NE 76th Street

**Description:**

Construction of Phase 1 of the MOC campus redevelopment.

**Anticipated Outcomes:** *Primary:* Upgrade/Enhancement *Secondary:*

Completed construction and have use of a multi-story central Parks and Public Works operations building with open and flexible crew, office, meeting, and emergency response spaces that replaces the existing MOC1 building that is past its useful life.

**Request:** *Primary Reason(s):* Budget Process

Project approved in the 2023-2028 CIP budget process.

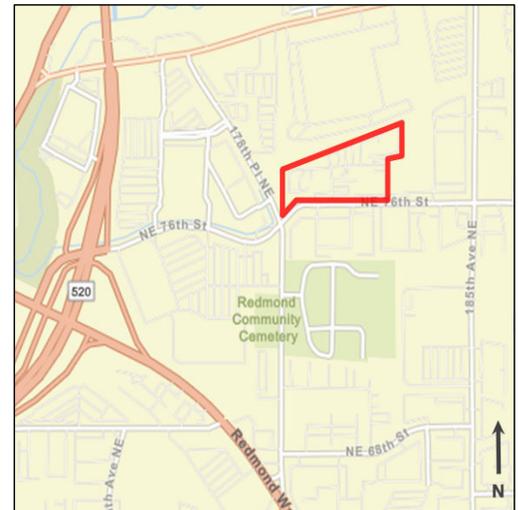
Budget:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Original Budget				\$22,500,000	\$22,500,000	\$22,500,000	\$22,500,000	\$60,000,000	\$150,000,000
Approved Changes									
<b>Current Approved Budget</b>				<b>\$22,500,000</b>	<b>\$22,500,000</b>	<b>\$22,500,000</b>	<b>\$22,500,000</b>	<b>\$60,000,000</b>	<b>\$150,000,000</b>
<b>Proposed New Budget</b>		<b>\$22,500,000</b>	<b>\$22,500,000</b>	<b>\$60,000,000</b>	<b>\$60,000,000</b>	<b>\$52,500,000</b>	<b>\$7,500,000</b>		<b>\$225,000,000</b>
Proposed changes due to	___ Scope Change		X Schedule Change		___ Budget Change				

Project Phasing:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Preliminary Design (0-30%)									
Right of Way		\$83,940							\$83,940
Design (31-100%)		\$21,684,810	\$21,768,750	\$897,840					\$44,351,400
Construction		\$731,250	\$731,250	\$59,102,160	\$60,000,000	\$52,500,000	\$7,500,000		\$180,564,660
Contingency									
<b>Total</b>		<b>\$22,500,000</b>	<b>\$22,500,000</b>	<b>\$60,000,000</b>	<b>\$60,000,000</b>	<b>\$52,500,000</b>	<b>\$7,500,000</b>		<b>\$225,000,000</b>

Estimated M&O Impacts:	Prior	2025	2026	2027	2028	2029	2030	Future	Total
Cost									

Explanation: No M&O costs expected.

Proposed Funding Sources:	Prior	2025-2030	Future	Total
General Fund		\$52,269,451		\$52,269,451
Real Estate Excise Tax		\$62,050,000		\$62,050,000
Stormwater CIP		\$31,500,000		\$31,500,000
Water CIP		\$29,250,000		\$29,250,000
Wastewater CIP		\$29,250,000		\$29,250,000
Bond Issuance		\$20,680,549		\$20,680,549
<b>Total</b>		<b>\$225,000,000</b>		<b>\$225,000,000</b>



## **Attachment B – Additional Project Information**

### **Maintenance and Operations Center (MOC) – Campus Redevelopment Project**

The City of Redmond is redeveloping its 9-acre Maintenance and Operations Center (MOC), where Public Works and Parks operate from, to maintain the City’s streets, parks, water systems, stormwater, wastewater, traffic signals, and City vehicles. The site currently includes 14 aging buildings that no longer meet operational needs.

This project will replace outdated facilities with modern, efficient buildings and improve the overall site. Critically, the Campus Redevelopment Project must account for the City’s operational needs during construction, because the MOC sustains operations that support essential service delivery and limited emergency response functions to the Community – these functions must continue uninterrupted throughout redevelopment.

### **Why Progressive Design-Build?**

After evaluating multiple delivery methods, the City selected **Progressive Design-Build (PDB)** because this project requires flexibility, coordination, and active risk management. Unlike a traditional lump-sum project — where design is completed first, and construction is bid at a fixed price — PDB brings the designer and builder together early to collaborate with the City.

This approach allows the team to:

- Phase construction carefully on an active site
- Adjust sequencing as needed to keep operations running
- Identify risks early and manage them proactively
- Refine scope and pricing before locking in the final cost

In short, PDB helps ensure we deliver the right project at the right time, while maintaining cost control and service continuity.

### **Oversight and Accountability**

Because PDB is an alternative delivery method, Washington State law requires formal authorization before it can be used. The City first retained OAC Services (Consertus) as its Owner’s Representative to guide procurement, contracting, and oversight. The City then completed the required State approval process and conducted a rigorous qualifications-based selection to choose an experienced Design-Build team, Lewis/Miller Hull/Stantec.

The City’s Public Works staff also brings experience with alternative delivery, including the recently completed Redmond Senior & Community Center (RSCC) using a General Contractor/Construction Manager (GC/CM) delivery method. In addition, Pacifica Law Group serves as legal counsel, providing specialized expertise in Design-Build contracting.

### **Why Contract Amendments May Look Different**

On the RSCC GC/CM project, the architect and contractor are hired separately, but team with the City to complete the design and construction processes. Under Progressive Design-Build, the architect and contractor are hired as a single team, and the project evolves in phases. As design advances and construction planning is refined, contract amendments may be presented to reflect updated scope, phasing decisions, or pricing adjustments. This differs from traditional lump-sum delivery, but it does not mean there is less control.

In fact, PDB includes strong checks and balances. Costs are supported by detailed documentation and substantiated pricing. The City staff will review assumptions, contingencies, and risk allocations before approving changes. The final Guaranteed Maximum Price (GMP) is established only after sufficient design and cost clarity are achieved.

This structured flexibility allows the City to actively manage risk, respond to changing conditions, and maintain budget discipline.

### **What to Expect Next**

When City staff returns to Council, we will be requesting a contract amendment to formally begin the design phase (Phase 1). Under Progressive Design-Build, this step allows the City and the Design-Build team to collaboratively advance the design while continuing to refine scope, cost, and risk management.

Such an amendment may also include selective early work packages — strategic activities that can begin before full construction to protect the project schedule and reduce operational risk. These may include:

- Design and early relocation of the Supervisory Control and Data Acquisition (SCADA) system or antenna, which supports critical utility operations
- Early procurement of long-lead materials or equipment, such as critical electrical or mechanical infrastructure and structural systems, to avoid schedule delays and ensure timely facility openings
- Targeted site work and early construction, including demolition, utility relocations or upgrades, environmental mitigation, and infrastructure adjustments (such as foundations), to maintain uninterrupted operations

The amendment may also include carefully structured allowances, which give the team flexibility to evaluate and secure key materials and systems before making final decisions. For example, an allowance could be used to explore low-carbon or high-performance options, such as engineered timber products (like mass timber or hybrid steel-wood systems), low-carbon concrete, or other energy-efficient building components. This approach allows the team to optimize cost, schedule, and performance while fully leveraging the Progressive Design-Build delivery model.

This phased and flexible approach is a key advantage of Progressive Design-Build. It lets the City proactively manage risk, protect the schedule, maintain operations, and make informed decisions at the right time — all with strong financial oversight and documented cost substantiation.

# MOC Project Progress Update & PDB Recap

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March 24, 2026

Aaron Bert, Public Works Director



**Redmond**  
WASHINGTON



# Purpose

- Project Progress Update
  - Update on the Validation Phase of the Maintenance and Operation Center project
- Brief recap of the Progressive Design-Build approach
- Highlight key milestones and what's coming next



# Project Overview

- **Project Goal:** Redevelop 9-acre Maintenance and Operations Center (MOC) to meet the growing needs of Public Works, Parks, Fleet, and Utility services with modern, efficient, and adaptable structures.
  - Deliver using Progressive Design-Build\*
  - Consertus as Owner's Representative
  - Lewis + Miller Hull + Stantec as Progressive Design-Build partners
- Project is in **Validation Phase**

*\*Collaborative delivery method where the owner selects a design-build team early, advances the design together during a validation phase, and then establishes the final scope, schedule, and price before moving into construction.*

# Progressive Design-Build

- A collaborative delivery method where the City selects a qualified design-build team, works together to develop the design, and agrees on the final price before construction begins.



- Why We Chose Progressive Design-Build
  - Competitive, qualifications-based team selection
  - Early understanding of project costs
  - Flexibility to refine the design and manage risk
  - Final construction price set before building starts

*Authorized alternative delivery method in Washington State (RCW 39.10)*

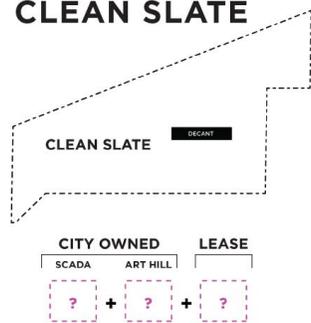


# Project Progress Update

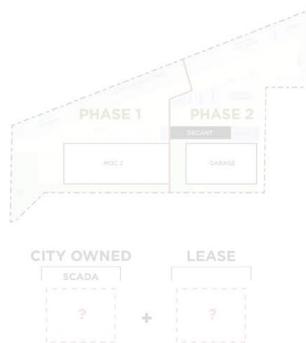
## Validating Project Scope, Schedule, Budget

Two Options | Three Coordinated Workstreams

OPTION 1  
CLEAN SLATE



OPTION 2  
PHASED  
CONSTRUCTION



OPTION 3  
NEW SITE



OPTION 4  
HYBRID



Site Acquisition

Developing Dispersed Operations Approach

Developing Baseline MOC Project



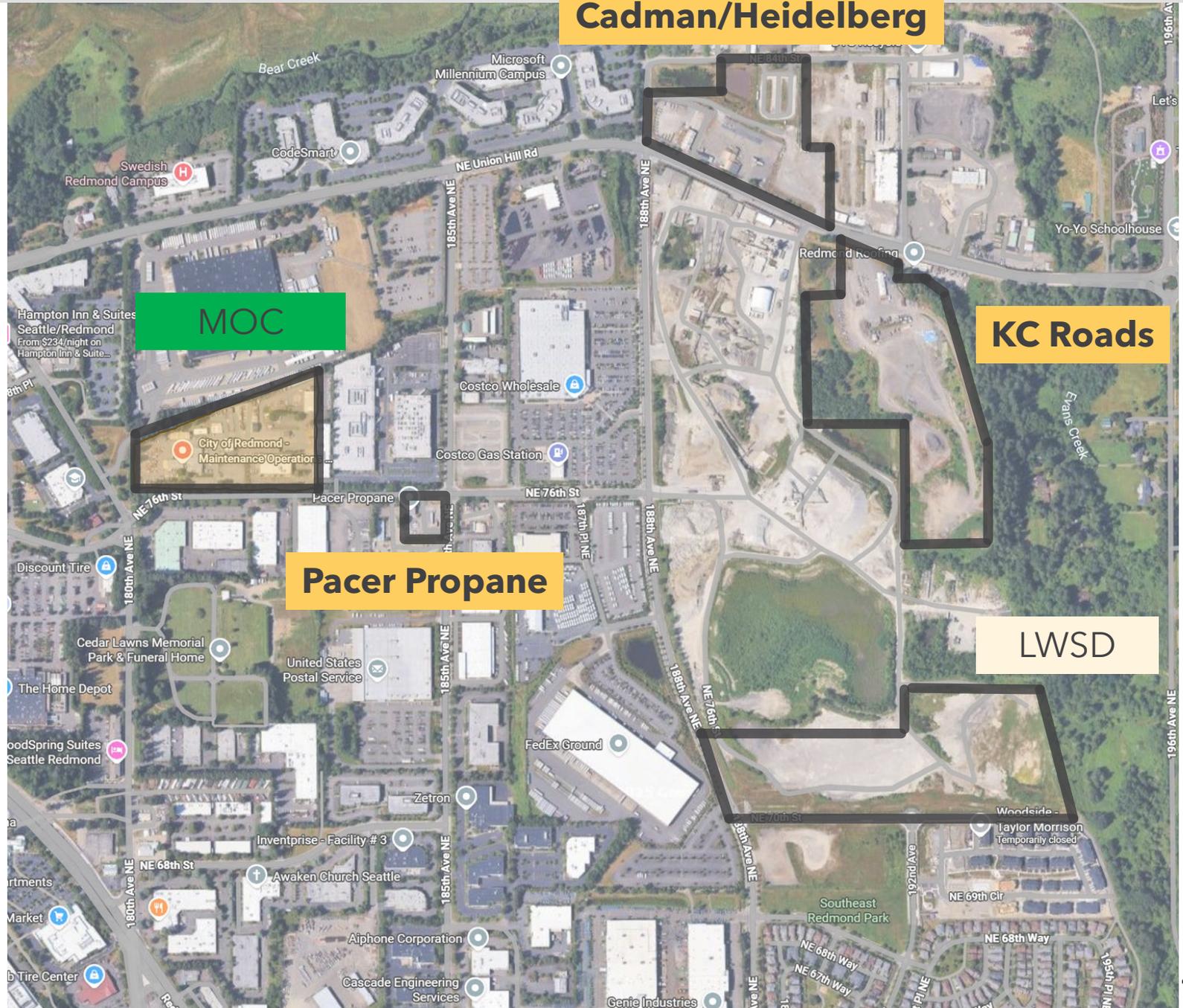
LWSD

City Hall  
RSCC  
Art Hill

Site Acquisition

Property	Lease	Purchase
Pacer Propane (0.9 acres)		X
Cadman/Heidelberg (9 acres)		X
KC Roads (22 acres)	X	X
LWSD (3.5 acres)*	X	
LWSD (22 acres)*	X	

\*Option no longer under consideration



Cadman/Heidelberg

MOC

Pacer Propane

KC Roads

LWSD

# DISPERSED OPERATIONS

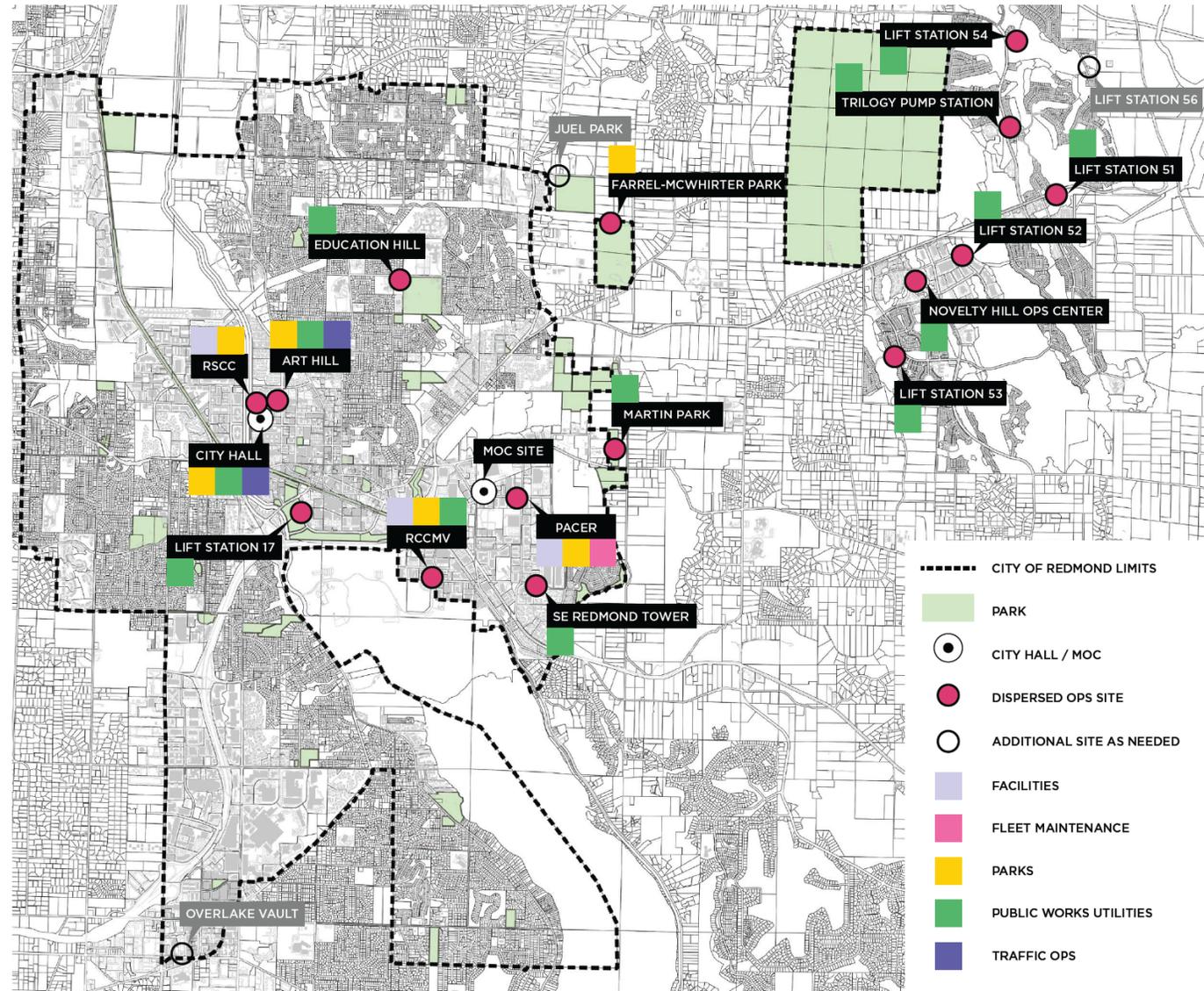
## UTILIZE CITY ASSETS

- Decentralized approach to maximize use of city-owned assets

## TRADE OFFS

- Operational inefficiencies due to decentralization
- Existing Decant Facility will not be operational
- Requires outsourcing of materials of mineral bins
- Employee parking to be accommodated off site
- Sharing fabrication shop space between Divisions
- Operational inefficiencies due to dispersed sites and minimized functions.

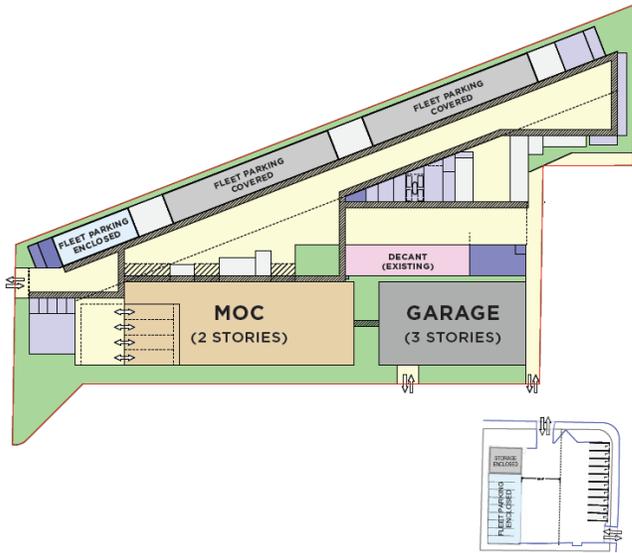
Developing Dispersed Operations Approach



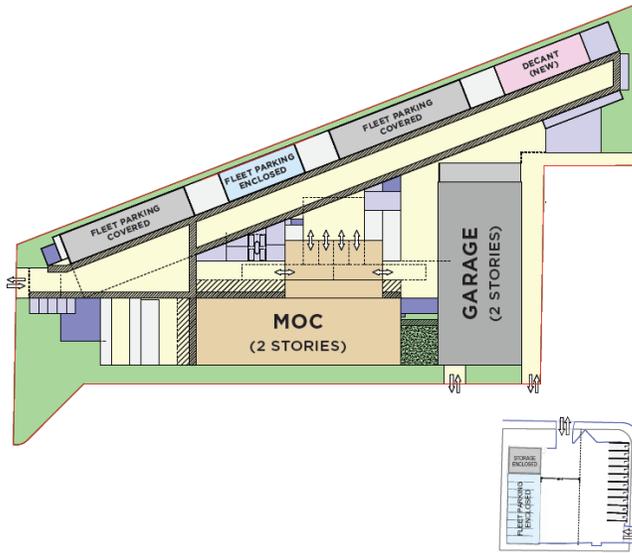
# MOC DEVELOPMENT

Developing Baseline MOC Project

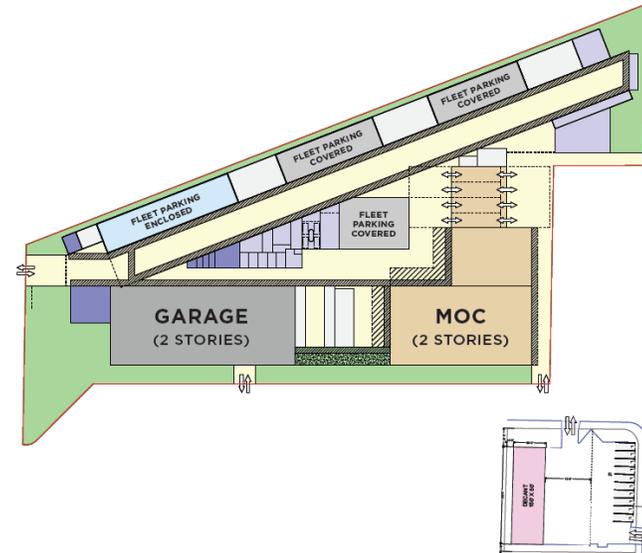
2. Advance MOC Baseline Development through functionality, massing, and site studies.



- SITE CONCEPT A: UPDATED MASTERPLAN**
- ↑ MOC Cost: \$245.2M
  - ↑ Construction Schedule: Baseline (approx. 20 months)
  - ↑ Decant: Remains on site, utilization of existing assets.
  - ↓ Fleet Maintenance: Pull-in, back-out configuration.
  - ↓ Garage: Compact footprint resulting in higher costs
  - ↑ Circulation: Dedicated fleet maintenance staging areas separate from main circulation corridors.

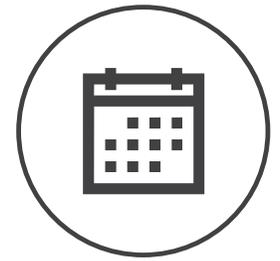


- SITE CONCEPT B: HYBRID BAYS**
- ↓ MOC Cost: \$254.2M
  - ↓ Construction: Baseline + 1 month (approx 21 months)
  - ↓ Decant: Demolished and rebuilt on the existing site
  - ↑ Fleet Maintenance Bays: Combination of pull-in, back-out bays and pull-through bays
  - ↑ Garage: Efficient configuration resulting in lower costs.
  - ↓ Circulation: Some dedicated staging areas for Fleet Maintenance Vehicles, fleet staging areas by wash bay may be constrained by vehicles accessing wash bays.



- SITE CONCEPT C: PULL THROUGH BAYS**
- ↓ MOC Costs: \$261.7M
  - ↓ Construction: Baseline + 6 month (approx 26 months)
  - ↓ Decant: Demolished and rebuilt on the existing site (potentially Pacer).
  - ↑ Fleet Maintenance Bays: All pull-through.
  - ↑ Garage: Efficient configuration resulting in lower costs.
  - ↓ Circulation: Maintenance Bays staging may limit some site access maneuverability. Garage entries close to intersection at 178th Place NE and NE 76th Street cause safety challenges.

# Milestones



 *We are here*



## **PHASE 2: CONTRACT AMENDMENT** TARGET MID-LATE 2027

Final amendment to proceed with construction under the Guaranteed Maximum Price (GMP).



## **PHASE 1: CONTRACT AMENDMENT** Q2 2026

Covers design development, cost refinement, and preparation for GMP.



# Next Steps

- Confirm preferred single option and finalize analysis
- Complete validation and establish project baseline
- Execute Phase 1 contract amendment
- Transition into design development and GMP formation

# Thank You

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Any Questions?

Aaron Bert/[abert@redmond.gov](mailto:abert@redmond.gov)/[www.Redmond.gov](http://www.Redmond.gov)





# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 3/24/2026

**Meeting of:** City Council Study Session

**File No.** SS 26-034

**Type:** Study Session

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Council Talk Time