



Memorandum

Date: 5/5/2026

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-289

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

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	Shailee Jain	Senior Engineer
Public Works	Eric Dawson	Capital Supervisor
Public Works	Steve Gibbs	Capital Division Manager
Public Works	Brandon Buehler	Acting Deputy Public Works Director

TITLE:

Progressive Design-Build (PDB) Delivery Method for the Teen Community Center Project

OVERVIEW STATEMENT:

Public Works is providing an informational update on the selection of the PDB capital delivery method for the Teen Community Center Project. The purpose of this meeting is to discuss why the PDB method has been selected for this project, highlight where we currently are in that process, and gather feedback or address any questions.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
None
- **Required:**
Council Action AM No 25-184:
"Approval to Rebuild the Teen Center on the Same Location. Prioritize Expedience in Construction, Centering Teen Voices in the Design Process, and Including Music Performance Space and a Dedicated Recording Studio to

Continue the Old Firehouse Teen Center Legacy”

- **Council Request:**
None
- **Other Key Facts:**
None

OUTCOMES:

The use of PDB will allow a collaborative Validation phase where scope, budget, and community priorities will be refined together in real time. This approach will improve cost transparency, reduce rework, and accelerate overall project delivery.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Community engagement will be a key part of the project moving forward. An engagement plan will be developed as part of the project.
- **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:
N/A

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:

The Teen Community Center Project has been discussed with Council in several meetings. However, the tables below have been left blank because PDB for the Teen Community Center project is being brought to the Council for the first time. The memorandum, included as Attachment A, was circulated to Council via email on April 22, 2026.

Previous Contact(s)

Date	Meeting	Requested Action

Proposed Upcoming Contact(s)

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

Time Constraints:

See Attachment A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Recommendation to Pivot to Progressive Design-Build for Teen Community Center Project