



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

**Date:** 4/1/2025  
**Meeting of:** City Council

**File No.** AM No. 25-044  
**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	Vangie Garcia	Deputy Director
Public Works	Steve Gibbs	Capital Projects Division Manager
Parks	Quinn Kuhnhausen	Facilities Manager
Public Works	John Mork	Project Manager

**TITLE:**

Award Bid to Alpha Developers, LLC of Seattle, WA, in the Amount of \$929,829 for the Fire Station 17 Siding Replacement Project

**OVERVIEW STATEMENT:**

This contract with Alpha Developers, LLC in the amount of \$929,829 is for construction of the Fire Station 17 Siding Replacement Project.

Public Works is also requesting Council increase the total funding for this project from \$1,119,620 to \$1,299,620.

During routine inspection, Facilities staff discovered moisture intrusion behind the siding of the building which is causing the siding to fail. Facilities staff is recommending replacing the siding to prevent further damage to the building envelope. Work on this project includes replacing the weather barrier and flashing as well as replacing the exterior siding.

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

**REQUESTED ACTION:**

☐ **Receive Information**      ☐ **Provide Direction**      ☒ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
CIP
- **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:**  
N/A

**OUTCOMES:**

This project will replace the building weather barrier, flashing and exterior siding. This will prevent further damage to the building structure and extend building life.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
This work will take place on the fire station property and will not impact neighbors or traffic.
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$929,829

**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 \$180,000 to complete the project. The cost increase is primarily due to the siding material and rainscreen system being higher quality than what was originally estimated. The project team deliberated over various options and the preferred siding will reduce maintenance cost and increase longevity.

There is available funding in General Government for the budget increase request from other project savings and end balances. See Attachment A for details on project funding and budget.

**Funding source(s):**  
General Government CIP

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

☒ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
1/16/2024	Business Meeting	Approve
4/2/2024	Committee of the Whole - Planning and Public Works	Approve
4/16/2024	Business Meeting	Approve
3/25/2025	Committee of the Whole - Parks and Environmental Sustainability	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
4/1/2025	Business Meeting	Approve

**Time Constraints:**

Award of bid must occur by April 1, or the contractor may withdraw their bid. If the contractor withdraws their bid, there is a risk of project delays and extra costs.

**ANTICIPATED RESULT IF NOT APPROVED:**

Not awarding the contract will result in delaying the project and potentially increasing the cost to complete the project. The building will also be further damaged by moisture getting into the structure.

**ATTACHMENTS:**

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