



Memorandum

Date: 3/1/2022
Meeting of: City Council

File No. AM No. 22-022
Type: Consent Item

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

Fire	Adrian Sheppard	425-556-2201
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DEPARTMENT STAFF:

Fire	Todd Short	Fire Marshal
Fire	Scott Turner	Assistant Fire Marshal
Fire	Rich Gieseke	Assistant Fire Marshal

TITLE:

Approval of an Amendment to the Willow Run, LLC/Building X Contract for Outside Technical Review

OVERVIEW STATEMENT:

Request - Approval of an amendment to the existing Three-Party Contract for technical review and inspection of performance-based design elements for a new high-rise building. This amendment authorizes an increase in the maximum payable amount by Willow Run, LLC from \$200,000 to \$300,000. As with the original contract, all fees incurred by the City shall be reimbursed by the permit applicant.

Rationale - The need to increase the maximum payable amount is due to unanticipated technical challenges related to the complex nature of the performance-based design. These challenges have resulted in a substantial increase in the expected number of review cycles and, therefore, the number of review hours, meetings and communications conducted by Aegis Engineering. If the maximum payable amount is met prior to completion of the project, significant negative impacts on the completion date of the project and the issuance of the Certificate of Occupancy would likely result.

Background - Willow Run, LLC is currently in the building permit phase for a new high-rise building located in the 10300 block of Willows Road known as Building X. As part of the building design, a multi-story atrium with a performance-based smoke control system has been proposed. These design elements are not covered by prescriptive code and can only be approved in a performance-based design and review process as authorized in 2015 IFC 104.7.2. This process requires specialized engineering, fire modeling and smoke control evaluation to ascertain that the proposed alternate methods and materials are at least equivalent to the protection provided in prescriptive code. Once the design is approved, Aegis is responsible for on-site inspection and testing of the installation. Under this contract, Aegis Engineering submits invoices to the City. The City verifies the services rendered, pays Aegis Engineering and then invoices Willow Run, LLC for the same amount.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
2015 International Fire Code allows alternate methods and materials to provide equivalency to prescriptive code.
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

Due to the complexity of the applicant’s request, hiring an outside engineer is necessary to support the Fire and Building Officials’ determination that the proposal is at least equivalent to the prescribed code in the areas of quality, strength, effectiveness, fire resistance, durability and safety.

- 1) Timely review of applicant plans by utilizing a competent fire protection engineering firm.
- 2) Accurate.
- 3) Timely approval of building permits by consulting with a qualified fire protection engineer on performance-based design.
- 4) Increase efficiency at time of inspection by utilizing the technical expertise of a fire protection engineer.

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:
\$300,000 fully reimbursed by the applicant, Willow Run, LLC.

- 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):

All expenditures by the City of Redmond shall be reimbursed by the applicant per the attached contract.

Budget/Funding Constraints:

None.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
11/17/2020	Committee of the Whole - Public Safety and Human Services	Receive Information
11/24/2020	Committee of the Whole - Finance, Administration, and Communications	Provide Direction
12/1/2020	Business Meeting	Approve
2/15/2022	Committee of the Whole - Public Safety and Human Services	Approve

Proposed Upcoming Contact(s)

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

Time Constraints:

Willow Run, LLC has submitted the building permit for this project. However, the permit cannot be approved until the technical review of these alternate methods and materials has been evaluated and deemed satisfactory for code equivalency.

ANTICIPATED RESULT IF NOT APPROVED:

If this contract is not approved there could be delays to the project during the special inspection phase of the project. This could affect the timing of the Certificate of Occupancy. If the amendment is not approved, one of the following options can be selected and implemented:

- 1) The project will be allowed to continue until the maximum payable amount is reached and the third-party reviewer's services are no longer retained. Staff would then be required to complete the special inspection

process.

- 2) The applicant and the City selected engineering firm can contract directly for the remaining services without involving the City.

ATTACHMENTS:

Attachment A - Bldg. X Three Party Agreement (Contract #9559)

Attachment B - Bldg. X Contract Amendment (9559-1)