



Memorandum

Date: 9/20/2022
Meeting of: City Council

File No. AM No. 22-138
Type: Consent Item

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

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

DEPARTMENT STAFF:

Public Works	Eric Dawson	Senior Engineer
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TITLE:

Approval of Award of General Contractor/Construction Manager Construction (GC/CM) Contract Amendment 1 Maximum Allowable Construction Cost (MACC) #2, with Absher Construction Company, in the Amount of \$17,021,918, for the Redmond Senior & Community Center

OVERVIEW STATEMENT:

Staff is requesting approval of construction contract amendment with Absher Construction Company (Absher) of Puyallup, WA in the amount of \$17,021,918 (includes sales tax) for MACC #2. MACC #2 includes interior improvements, exterior walls, insulation and siding, asphalt paving, and landscaping.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
 - Envision Redmond Senior Center Building Stakeholders Report March 2020
 - Redmond Community Strategic Plan
 - 2017 Community Priorities for the Future of Redmond’s Community Centers Report
 - Redmond Comprehensive Plan
 - Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
 - Redmond Facilities Strategic Management Plan
 - 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**
 - City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15,

Redmond Zoning Code-RZC 21.10.070, RCW 39.10

- **Council Request:**
N/A
- **Other Key Facts:**

The GC/CM construction contract we are using for this project is based on the University of Washington's GC/GM contract that has been used successfully on a number of projects and has been reviewed and edited by the City's construction attorney.

OUTCOMES:

Approval for the award of MACC #2 which will allow construction to begin on those elements.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
See Attachment A - Community and Stakeholder Involvement and Outreach
- **Outreach Methods and Results:**
See Attachment A - Community and Stakeholder Involvement and Outreach
- **Feedback Summary:**
See Attachment A - Community and Stakeholder Involvement and Outreach

BUDGET IMPACT:

Total Cost:

Current Budget: \$48 million
Proposed Budget: \$58 million
Proposed Adjustment: +\$10 million

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

CIP

Budget Priority:

Infrastructure, Healthy and Sustainable, Vibrant and Connected

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

If yes, explain:

Market rates, inflation, and an active construction market continue to drive up construction costs

Funding source(s):

CIP: \$17.116 million
State Capital Adopted Budget: \$1.25 million
Surplus Park Impact Fees from 2019-2020: \$1.648 million
Surplus REET from 2019-2020: \$2.486 million
Councilmanic Bonds: \$16.0 million

One-time Cash from 2019-2020: \$9.5 million
Surplus General Fund One-Time Cash from 2021-2022: \$5.35 million
Surplus Park Impact Fees from 2022: \$2.0 million
Unallocated Park Impact Fees: \$2.0 million
King County Parks Levy: \$500,000
Amazon sponsorship: \$150,000

Budget/Funding Constraints:

The City Council approved a total project budget of \$48 million on February 15, 2022. Councilmanic Bonds were issued with City Council approval in May 2022. Construction has commenced and costs have continued to be high due to a volatile market and inflation. Based on the bids received to date, the project cannot be completed for \$48 million.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	See Attachment B: Council Review Previous Contacts	N/A

Proposed Upcoming Contact(s)

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

Time Constraints:

City staff is striving to minimize schedule risk to meet expected facility opening date in late 2023.

ANTICIPATED RESULT IF NOT APPROVED:

Delay in the construction start date for MACC #2 will have a direct effect on the building opening date

ATTACHMENTS:

- Attachment A - Community and Stakeholder Involvement and Outreach
- Attachment B - Council Review Previous Contacts
- Attachment C - Contract Amendment 1
- Attachment D - Budget