



## Memorandum

**Date:** 9/16/2025  
**Meeting of:** City Council

**File No.** AM No. 25-132  
**Type:** Consent Item

**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	Vangie Garcia	Deputy Public Works Director

**TITLE:**

Award of Progressive Design-Build (PDB) Contract to Lease Crutcher Lewis WA, LLC of Seattle, Washington, for the Maintenance and Operations Center (MOC) - Campus Redevelopment Project

**OVERVIEW STATEMENT:**

Public Works is requesting to award the PDB Contract for the Maintenance and Operations Center (MOC) - Campus Redevelopment Project, Project No. 2501, to Lease Crutcher Lewis WA, LLC in the amount of \$5,517,930.00 for the completion of the Validation Phase Work.

The PDB Contract requires the Design-Builder to perform all design and construction services. The Work will be completed in three phases: the Validation Phase, Phase 1 (Preconstruction and Design), and Phase 2 (Construction).

Approval is currently being requested for the entire PDB Contract, with funding limited to the Validation Phase scope of Work. Future funding requests for Phases 1 and 2 will be submitted as Contract Amendments to complete the Work.

☒ **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:**

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:**

Public Works is requesting this item go forward for Council approval at the September 16, 2025, Council Business Meeting.

**OUTCOMES:**

Approving this action keeps the City on the path to completing the Validation of the project, ensuring the scope, budget, and schedule are achievable, reducing risk by resolving issues early, and providing the confidence to successfully proceed into later phases.

This effort also brings the project one step closer to delivering a more efficient operations center that will allow Public Works and Parks staff to grow and continue to provide the expected level of services to Redmond residents, as outlined in the 2050 Comprehensive Plan.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Early community outreach efforts are underway. The Master Plan outlines key elements of the surrounding area and site adjacencies, which serve as an initial guide for identifying relevant stakeholders and shaping outreach priorities.

The City's Owner's Representative team (OAC) includes an experienced outreach sub-consultant to lead the development and execution of a tailored outreach plan. In collaboration with the City of Redmond's Communications team, the outreach sub-consultant participated in an initial scoping meeting in July. The meeting focused on aligning goals, identifying gaps, and maximizing the impact of outreach activities to support the project's success moving forward.

- **Outreach Methods and Results:**

N/A

- **Feedback Summary:**

N/A

**BUDGET IMPACT:**

**Total Cost:**

\$5,517,930.00

**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

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

Without approval of the PDB Contract, the project cannot advance into Validation, design, and construction, putting the compressed schedule at greater risk and increasing the potential for delays and cost escalation.

**ATTACHMENTS:**

Attachment A: MOC Campus Redevelopment Project Information Sheet

Attachment B: Additional Project Information

Attachment C: Project Timeline

Attachment D: Progressive Design-Build Contract