



Memorandum

Date: 6/2/2026
Meeting of: City Council

File No. AM No. 26-092
Type: New Business

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 | Brandon Buehler | Acting Deputy Director |

TITLE:

Approval of Progressive Design-Build (PDB) Contract Amendment No. 1 with Lease Crutcher Lewis WA, LLC of Seattle, Washington, for the Maintenance and Operations Center (MOC) - Campus Redevelopment Project

OVERVIEW STATEMENT:

Public Works requests approval of PDB Contract Amendment No. 1 with Lease Crutcher Lewis WA, LLC in the amount of \$40,915,764.00 to authorize additional work for the MOC Campus Redevelopment Project, including expanded Validation, Phase 1 (Preconstruction and Design), and early procurement activities. The PDB Contract requires the Design-Builder to deliver all design and construction services across three phases: Validation, Phase 1 (Preconstruction and Design), and Phase 2 (Construction). A future funding request will be brought forward for Phase 2 (Construction).

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 June 02, 2026, Council Business Meeting.

OUTCOMES:

Approving this Contract Amendment allows the City to complete an updated Validation Report that aligns scope, schedule, and a fixed budget, and incorporates any site-specific requirements for the new site.

Expanded Validation is a necessary step to confirm the site, budget, and project scope before advancing into design. Phase 1 services include design, preconstruction, and permitting activities based on the updated Validation Report. This phase also supports early contracting, shop drawing reviews, and release of commitment funding to secure long-lead materials as design advances. These may include mass timber, structural steel, stairs, elevators, electrical switchgear, Battery Energy Storage System (BESS) and generators, and maintenance bay and specialty shop equipment.

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):**
The MOC is a City-occupied facility, with engagement focused mainly internally at this time. Since entering the Validation Phase, the project team has used a structured communication approach to maintain ongoing updates with staff, leadership, and Council. Beginning in November 2025, Parks and Public Works MOC Managers have provided coordinated monthly or bi-monthly updates to departments, including highlighting key milestones.

The project team also provides regular updates to the City Council through CIP Quarterly Updates and scheduled check-ins, generally on a monthly-to-bi-monthly cadence, consistent with the Council's request from the 3/25/2025 Committee of the Whole PES session regarding regular engagement and feedback. The team has followed through on this approach through ongoing updates and coordination.

- **Outreach Methods and Results:**
A CIP project website has been established under the oversight of the City's Communications Team. Communication efforts are primarily internal at this stage, using departmental updates, leadership briefings, Council sessions, and CIP reporting structures to maintain awareness and coordination.

City Communications staff are engaged in planning for expanded public outreach as the project advances. While public impacts are expected to be limited, they may include temporary traffic or frontage disruptions during construction, which will be planned and communicated in future phases as design progresses. Overall, the project is using a multi-pronged communication approach focused on internal coordination during Validation,

with additional public engagement to follow as the project moves into design and construction planning.

- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$40,915,764.00

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
Impact Fees
Solid Waste Fund
Real Property Fund

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 |
| 9/16/2025 | Business Meeting | Approve |
| 1/6/2026 | Committee of the Whole - Planning and Public Works | Provide Direction |
| 1/27/2026 | Study Session | Receive Information |
| 3/3/2026 | Committee of the Whole - Planning and Public Works | Receive Information |
| 3/24/2026 | Study Session | Receive Information |
| 4/7/2026 | Committee of the Whole - Planning and Public Works | Receive Information |
| 4/21/2026 | Business Meeting | Receive Information |
| 5/26/2026 | Committee of the Whole - Parks and Environmental Sustainability | Provide Direction |

Proposed Upcoming Contact(s)

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

Time Constraints:

Remaining contract funding and duration limits the team’s ability to proceed. Without this amendment, work will pause. The amendment allows completion of expanded Validation for the new site and budget alignment, enabling transition into design and early procurement.

ANTICIPATED RESULT IF NOT APPROVED:

Delaying or not approving this action risks losing project momentum as the current contract and available funding near expiration. It also adds ongoing cost escalation (approximately 0.3%-0.4% per month, ~4% annually) and increases the risk of losing the current PDB team.

ATTACHMENTS:

- Attachment A: Project Information Sheet
- Attachment B: Additional Project Information
- Attachment C: PDB Contract MOC Project Contract Amendment No.1