



## Memorandum

**Date:** 5/3/2022

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 22-346

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Public Works	Phil Williams	425-556-2880
Parks	Loreen Hamilton	425-556-2336

**DEPARTMENT STAFF:**

Public Works	Jon Spangler	Construction Division Manager
Public Works	Eric Dawson	Senior Engineer

**TITLE:**

Redmond Senior and Community Center Construction Contract Format

**OVERVIEW STATEMENT:**

Staff is requesting input on, and approval of, the proposed Redmond Senior and Community Center construction contract format. To meet schedule deadlines, the construction contract will be divided into 3 separate Maximum Allowable Construction Costs (MACC) elements. Staff is proposing that the construction contract for MACC 1 include estimated amounts for MACCs 2 and 3 that can subsequently be executed by Mayor signature as long as the bids for MACCs 2 and 3 are below the estimated amounts approved with MACC 1.

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

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**
  - o Envision Redmond Senior Center Building Stakeholders Report March 2020
  - o Redmond Community Strategic Plan
  - o 2017 Community Priorities for the Future of Redmond's Community Centers Report
  - o Redmond Comprehensive Plan
  - o Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
  - o Redmond Facilities Strategic Management Plan
  - o 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**

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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.

We expect the construction contract to go forward at the May 24, 2022, Parks and Environmental Services Committee of the Whole meeting and subsequently for approval at the June 7, 2022, business meeting so that we can issue a notice to proceed with construction by mid-June.

**OUTCOMES:**

Receive direction and approval for the award of the construction contract approach. Approval of the format will minimize schedule risk.

**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:**

\$48 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:*

N/A

**Funding source(s):**

2023-2024 CIP: \$17.116 million  
State Capital Adopted Budget: \$1.25million  
Surplus Park Impact Fees from 2019-2020: \$1.648 million  
Surplus REET from 2019-2020: \$2.486 million  
General Fund available cash from the 2019-2020 biennium and the 2021 fiscal year, surplus REET and park impact fees from the 2021 fiscal year: \$9.5 million  
Councilmanic bonds: \$16 million

**Budget/Funding Constraints:**

N/A

☐ **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
5/24/2022	Committee of the Whole - Parks and Environmental Sustainability	Approve
6/7/2022	Business Meeting	Approve

**Time Constraints:**

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

**ANTICIPATED RESULT IF NOT APPROVED:**

Waiting for hard bids on all three MACCs before council approval of the construction contract would delay the project completion by approximately 4-6 months and push the opening into 2024.

**ATTACHMENTS:**

Attachment A - Community and Stakeholder Involvement and Outreach  
Attachment B - Council Review Previous Contacts  
Attachment C - MACC Timeline