



Memorandum

Date: 6/21/2022
Meeting of: City Council

File No. AM No. 22-090
Type: Consent Item

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

Parks	Loreen Hamilton	425-556-2336
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DEPARTMENT STAFF:

Public Works Eric Dawson Senior Engineer		
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TITLE:

Redmond Senior and Community Center Award of General Contractor/Construction Manager (GC/CM) Construction Contract Maximum Allowable Construction Cost (MACC) #1

OVERVIEW STATEMENT:

Staff will be requesting approval for award of construction contract with Absher Construction Company (Absher) of Puyallup, WA in the amount of \$26,936,974 (includes sales tax). MACC #1 includes site/civil, aggregate piers, foundations and structural concrete, timber structure, mechanical, electrical, plumbing, fire protection, and solar. MACC #2 (Exterior walls, Interior tenant improvements) will be presented at a later date.

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 #1 which will allow construction to begin.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

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:

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

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
N/A	None proposed at this time	N/A

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:

Delay in the construction start date will have a direct effect on the building opening date

ATTACHMENTS:

Attachment A - Community and Stakeholder Outreach and Involvement

Attachment B - Council Review Previous Contacts

Attachment C - Construction Contract