



Memorandum

Date: 4/15/2025
Meeting of: City Council

File No. AM No. 25-056
Type: Consent Item

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

Public Works	Aaron Bert	425-556-2786
Executive	Lisa Maher	425-556-2427
Parks	Loreen Hamilton	425-556-2336

DEPARTMENT STAFF:

Public Works	Amy Kim	Engineer
Public Works	Eric Dawson	Engineering Supervisor
Parks	Quinn Kuhnhausen	Parks Manager
Parks	David Tucheck	Parks Deputy Director
Executive	Jenny Lybeck	Environmental Sustainability Program Manager
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Vangie Garcia	Deputy Public Works Director

TITLE:

Approval of a Supplemental Construction Agreement with McKinstry Essention, for the Public Safety Building Phase 2 and Sustainability Building Automation Projects, in the Amount of \$3,220,000

OVERVIEW STATEMENT:

Public Works is requesting to move forward with the next step of the Energy Savings Performance Contract (ESPC) project for the Public Safety Building which is to execute the remaining design and construction. This contract awards McKinstry Essention \$3,220,000 for both the Public Safety Building Phase 2 and Sustainability Building Automation Projects. This effort combines two CIP projects so the budgets have been combined to streamline administration and maximize efficiency. The scope has been optimized to meet state law energy reduction targets while staying under budget and maximizing resources for required energy savings.

The Council previously approved the Interagency Agreement (IAA) with the Washington State Department of Enterprise Services (DES) and an Audit Agreement with McKinstry in 2024. The Investment Grade Audit provided the findings that helped guide proposed improvements that would maximize the available budget while reducing energy consumption and ensuring compliance with the Washington State Clean Buildings Performance Standard.

Further budget and recommended scope information are available in Attachment B, Additional Project Information, and Attachment D, Energy Service Proposal.

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

REQUESTED ACTION:

- ☐ Receive Information ☐ Provide Direction ☒ Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
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.

2020 Environmental Sustainability Action Plan - Strategy B2: Advance Green Building within City Facilities, and Action B2.2: Energy and Water Retrofits for City Facilities.

Capital Facilities Plan 2025-30, 2021 City Operations Zero Carbon Strategy, Climate Emergency Declaration
- **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:**
N/A

OUTCOMES:

- Compliance with the Washington State Clean Building Performance Standard (CBPS) and avoid a penalty of \$58,328 per year if not in compliance by the established Tier 1 compliance date, June 1, 2027 (for facilities >50,000 SF but less than 90,001 SF).
- Reduced utility expenses and decreased maintenance costs associated with emergency equipment replacement.
- Decreased emissions from buildings by reducing overall energy consumption.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

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

The City of Redmond Police Station is a highly secure facility essential to public safety operations. While not open to the public, it serves as the headquarters for the Redmond Police Department and houses critical infrastructure vital to emergency response and law enforcement.

This facility includes secured spaces for police operations, evidence storage, and administrative functions. In addition, it houses a regional NORCOM 911 center, which provides emergency dispatch services to multiple communities and ensures rapid coordination of law enforcement, fire, and medical response. Any disruptions to its operations could impact critical response times and community security.

Extensive planning and coordination have taken place to assess and minimize project impacts. The Police Department

has been regularly engaged through intentional coordination efforts, ensuring they are informed and involved in decision-making.

A Police Representative has been invited to bi-weekly project meetings, with additional meetings focused on project schedules, site access, and visits. Beyond these broader discussions, internal meetings have provided deeper engagement to proactively identify sensitive areas and overlapping construction projects within the space. These efforts have helped minimize disruptions and ensure a well-coordinated approach to project execution.

- **Outreach Methods and Results:**

Outreach efforts have included larger team meetings, internal discussions, site visits, and walkthroughs with potential contractors and subcontractors. These discussions have influenced scheduling decisions, such as incorporating double shifts or evening work in sensitive areas. Additionally, a liquidated damages clause has been included specifically for the construction of the 911 center to ensure accountability and minimize disruptions.

- **Feedback Summary:**

We have developed a more efficient schedule while staying within the original budget and scope. The Police Department appreciated the extra attention given to the 911 area, ensuring minimal disruption to critical operations.

BUDGET IMPACT:

Total Cost:

\$3,220,000

Approved in current biennial budget:

☒ **Yes**

☐ **No**

☐ **N/A**

Budget Offer Number:

CIP

Budget Priority:

Vibrant and Connected

Healthy and Sustainable

Other budget impacts or additional costs:

☐ **Yes**

☒ **No**

☐ **N/A**

If yes, explain:

N/A

Funding source(s):

General Fund

Real Estate Excise Tax

Transportation CIP

Grants

Budget/Funding Constraints:

The Association of Washington Cities (AWC) and the WA State Department of Commerce have awarded grants of \$72,500 and \$26,500, respectively, to reimburse the audit fee for this project. Both grants must be reimbursed by June 13, 2025.

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
4/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
5/7/2024	Business Meeting	Approve
9/3/2024	Committee of the Whole - Planning and Public Works	Provide Direction
9/17/2024	Business Meeting	Approve
4/1/2025	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:

This CBPS compliance deadline of June 1, 2028, requires a minimum of 1 year of measurement and verification of the building's energy use. Therefore, considering the commissioning period of the HVAC equipment and building control system, the construction must be completed at least 15 months before the published deadline. In summary, this project must be completed by Q1 2027, and construction should start no later than Q2 2026.

ANTICIPATED RESULT IF NOT APPROVED:

If the agreement is not approved, staff would pursue a design-bid-build process which would extend the project schedule. This could lead to a potential violation of State law, CBPS. Failure to submit appropriate documentation by the scheduled reporting date will result in progressive penalties by legal notice.

ATTACHMENTS:

Attachment A - Project Information Sheet
Attachment B - Additional Project Information
Attachment C - Investment Grade Audit Report
Attachment D - Energy Service Proposal
Attachment E - Interagency Agreement Amendment No.2
Attachment F - DES Funding Authorization Form