



Redmond Maintenance & Operations Center: *A New Beginning*

August 13, 2024

Public Works

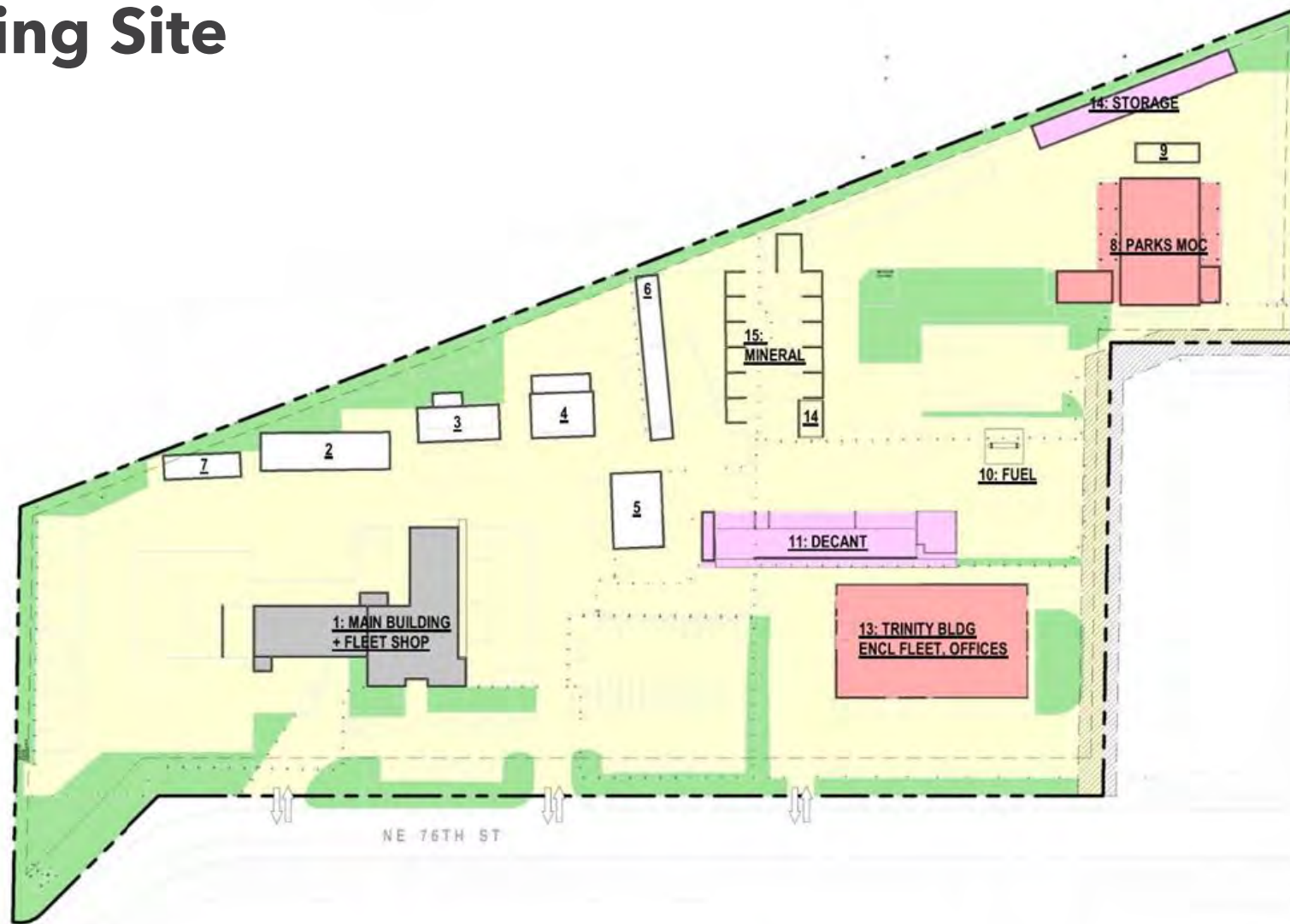


Project Goals

- Plan for the future in the spirit of the Redmond 2050
- A legacy project - multi-generational facility for future generations of Redmond staff
- Sustainable, functional, flexible
- Efficiency is important - collaboration and connection with the work and one another
- Establish a ROM budget for desired scope



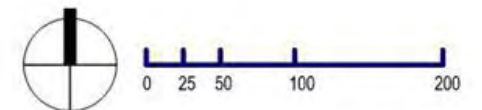
Existing Site



Existing Program
329,500 SF

Existing Site
380,525 SF (8.7 ACRES)

- 1 MAIN BUILDING & FLEET SHOP
- 2 STORAGE SHED
- 3 STREETS MODULAR
- 4 WATER & STORM STORAGE
- 5 CENTRAL STORAGE WAREHOUSE
- 6 PUBLIC WORKS STORAGE
- 7 EQUIPMENT SHED
- 8 PARKS MOC
- 9
- 10 FUEL ISLAND
- 11 DECANT
- 13 TRINITY BUILDING
- 14 SALT SHED
- 15 MINERAL BIN

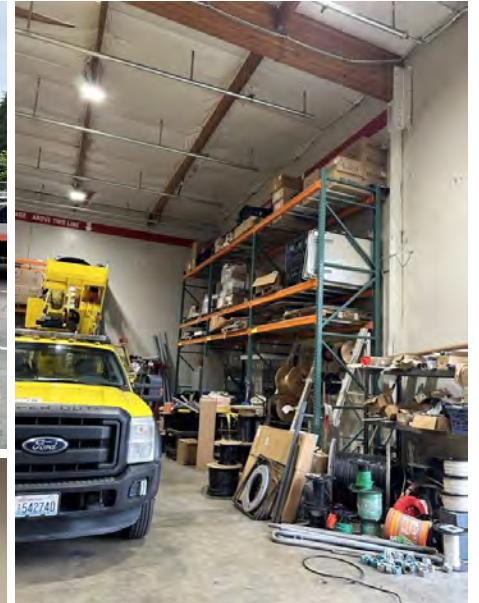


Workgroups and Divisions

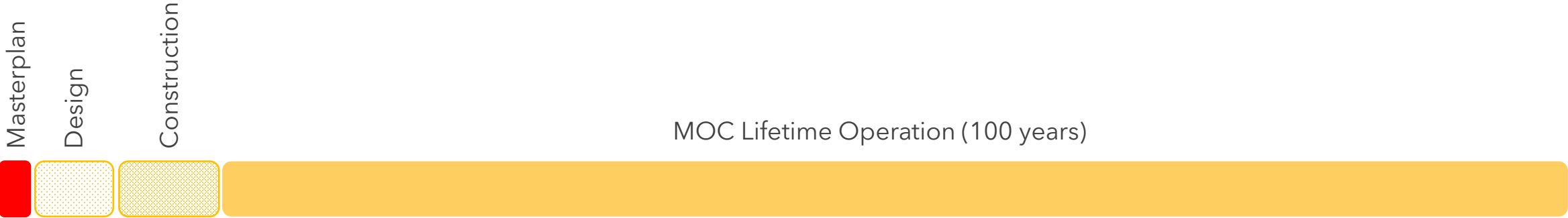
- Fire Fleet
- Fleet Maintenance
- Parks Admin & Operations
- Public Works Utilities Maintenance
- Traffic Operations
- Streets Maintenance

151 Employees

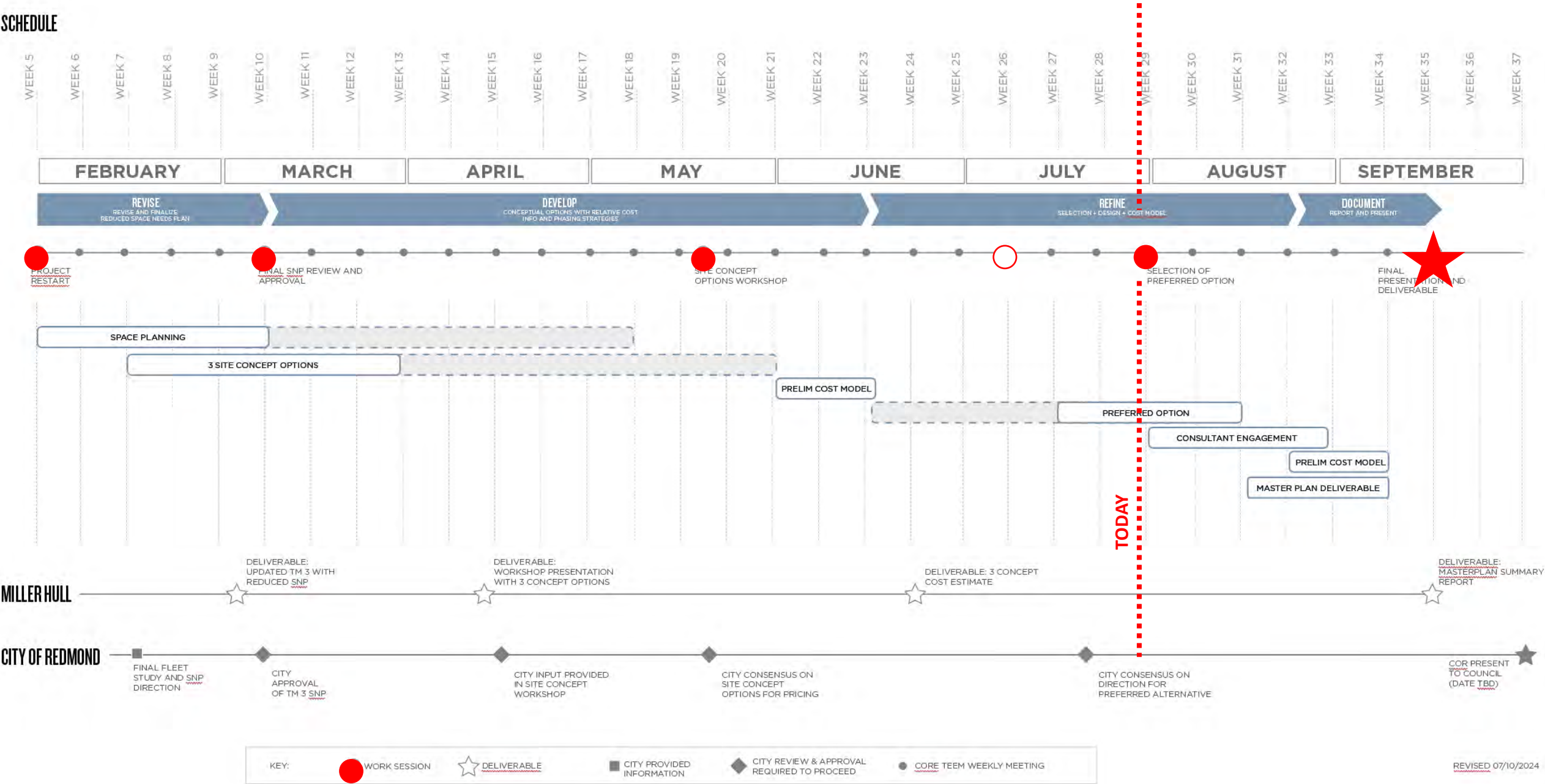
Existing Site Conditions






Project Lifetime



SCHEDULE



Site Concepts

Site Concept	Site Plan	Circulation / Access	Operational Differentiators	Leveraging Existing Assets and Future Flexibility
1		<ul style="list-style-type: none"> Primary Fleet East-West entry and circulation Employee Parking Garage Entry off 76th Fleet Maintenance Bay Access shared with main site circulation route 	<ul style="list-style-type: none"> Parking garage access from NE 76th Street may need to be entry or exit only depending on traffic Limited 1st Floor access to circulation aisle for shops, labs, parts, etc. Exterior covered storage may have limited access 	<ul style="list-style-type: none"> 8 - Parks Building 11 - Decant 13 - Trinity Building 14 - Storage Building Possible expansion of building program between MOC 2 and parking garage
2		<ul style="list-style-type: none"> Primary Fleet East-West entry and circulation No direct access off of 76th Fleet Maintenance Bay Access separate from main site circulation route 	<ul style="list-style-type: none"> Offsite parking may be required for fleet and employee parking Access to east side of Traffic Ops will be limited to small and medium vehicles Limited exterior covered storage areas 	<ul style="list-style-type: none"> 8 - Parks Building 11 - Decant 14 - Storage Building Underground Stormwater Vaults Possible expansion of building program between MOC 2 and parking garage Possible expansion in SW corner of site
3		<ul style="list-style-type: none"> Primary Fleet East-West entry and circulation Employee Parking Garage or Surface Lot Entry off 76th Fleet Maintenance Bay Access shared with main site circulation route 	<ul style="list-style-type: none"> Configuration of Salt, Wash, and Fuel may limit circulation of NE corner Maintenance operations are shared with central site circulation 	<ul style="list-style-type: none"> 11 - Decant 14 - Storage Building Underground Stormwater Vaults Possible expansion of building program between MOC 2 and parking garage Possible expansion in SE corner of site

Preliminary Cost Model - Hard Costs



Site Concept
Base Hard Cost

Parking Structure
Add Cost

Existing Building
Replacement Add Cost

\$126M
Option 1

\$25M
3 Levels

\$9.7M
Parks Demo and
New MOC 2 Area

\$7.1M
Trinity Demo
New Fleet Storage

\$168M

\$133M
Option 2

\$25M
3 Levels

\$9.7M
Parks Demo and
New MOC 2 Area




\$169M

\$144M
Option 3

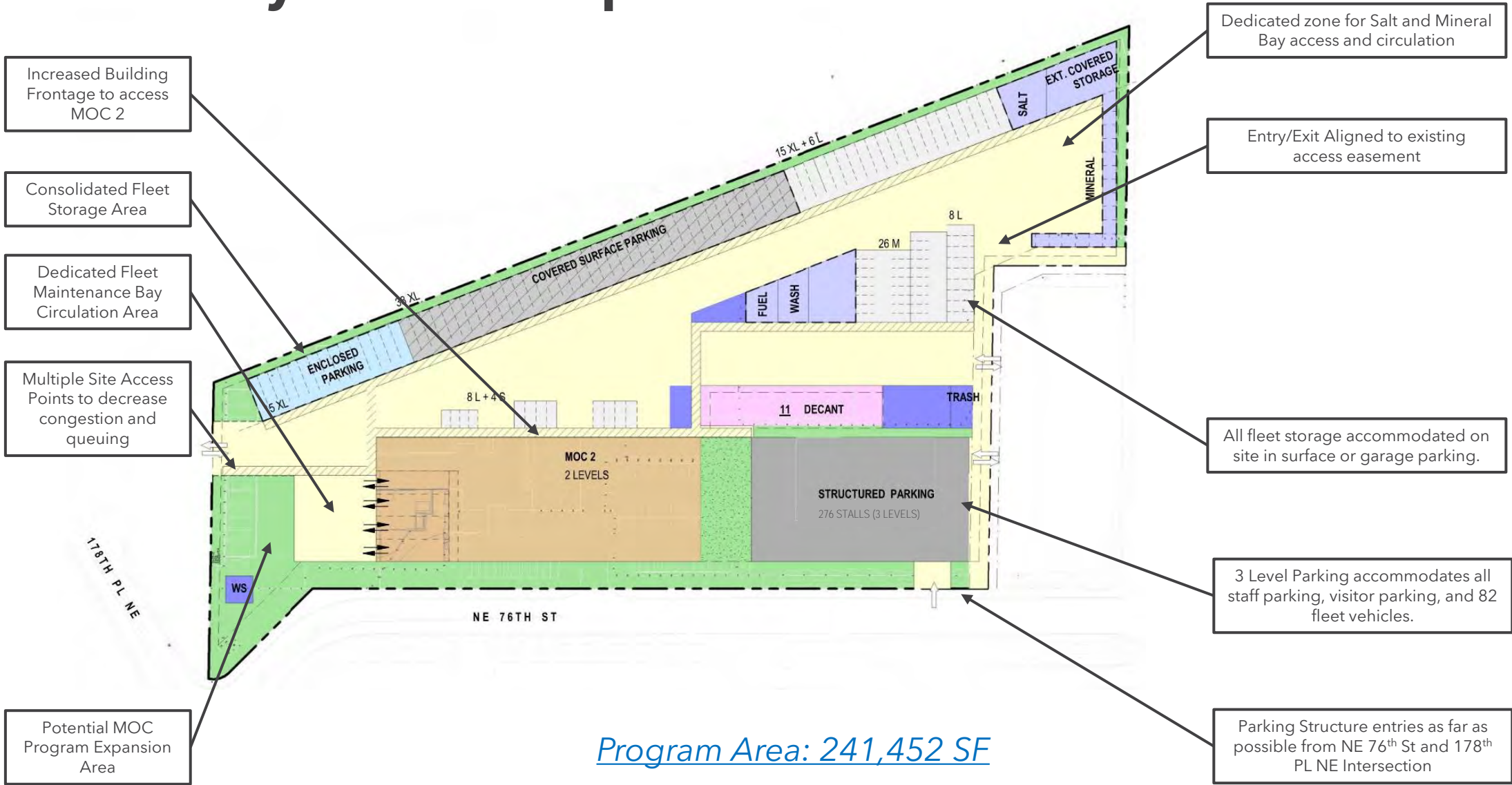
\$25M
3 Levels

\$169M

Site Concept Pros and Cons - City Core Team Observations

Site Concept	Site Plan	Pros	Cons
1		<ul style="list-style-type: none"> Lowest initial base cost, smallest MOC 2 building 	<ul style="list-style-type: none"> Staff in 2 buildings Fleet/yard/circulation conflicts Constrained ops on west end and NE corner Limited access to Trinity MOC 2 first floor and circulation conflicts One driveway access point to NE 76th
2		<ul style="list-style-type: none"> Garage entrance furthest from intersection 	<ul style="list-style-type: none"> Staff in 2 buildings Constrained ops west end and NE corner of site
3		<ul style="list-style-type: none"> Staff in one building Garage entrance furthest from intersection Max roll up door access for first floor programs Secure building frontage on NE 76th 	<ul style="list-style-type: none"> Fleet/yard/circulation conflicts Constrained west end One driveway access point to NE 76th

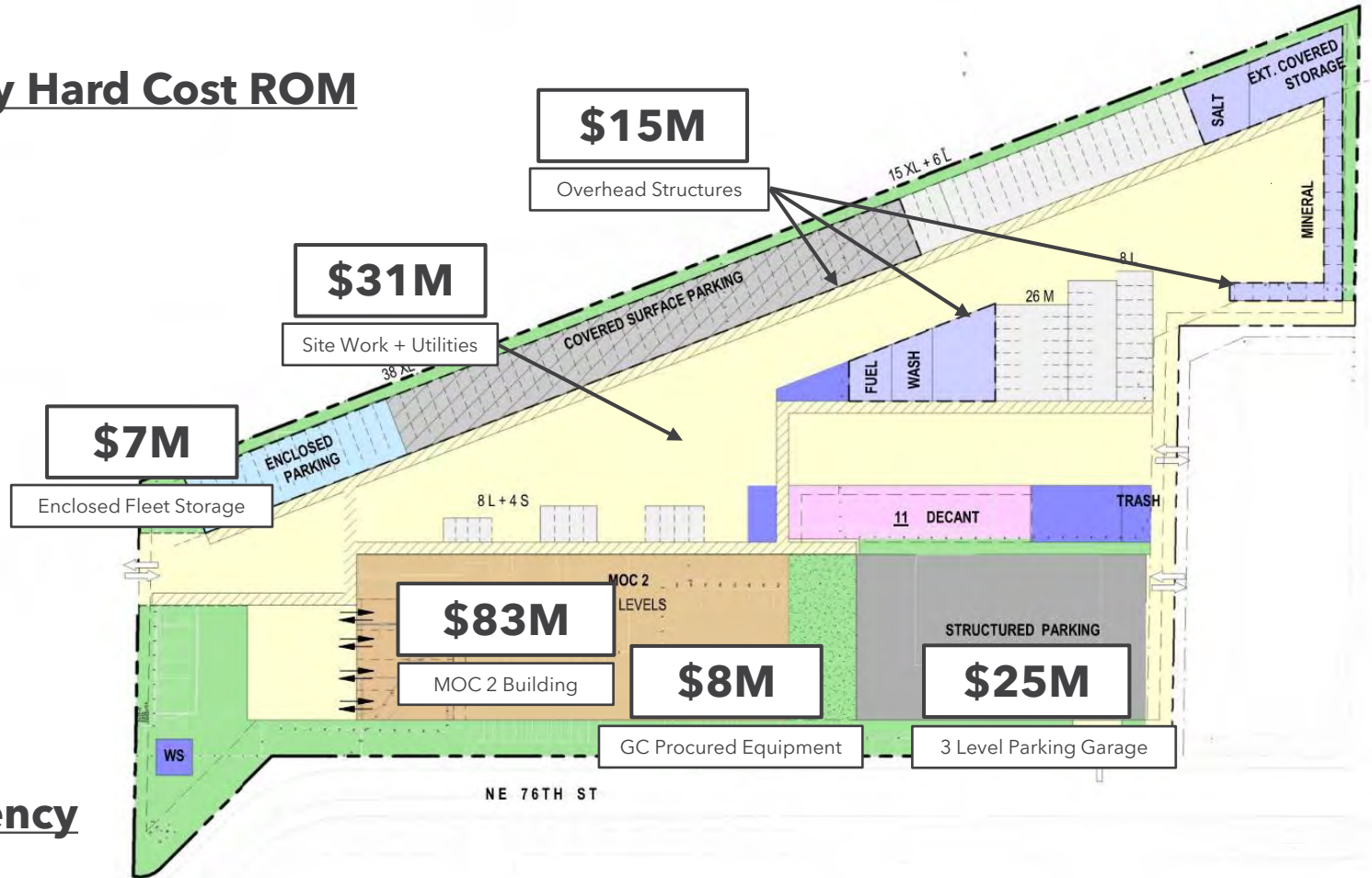
Preliminary Preferred Option



Preliminary Preferred Option ROM Costs

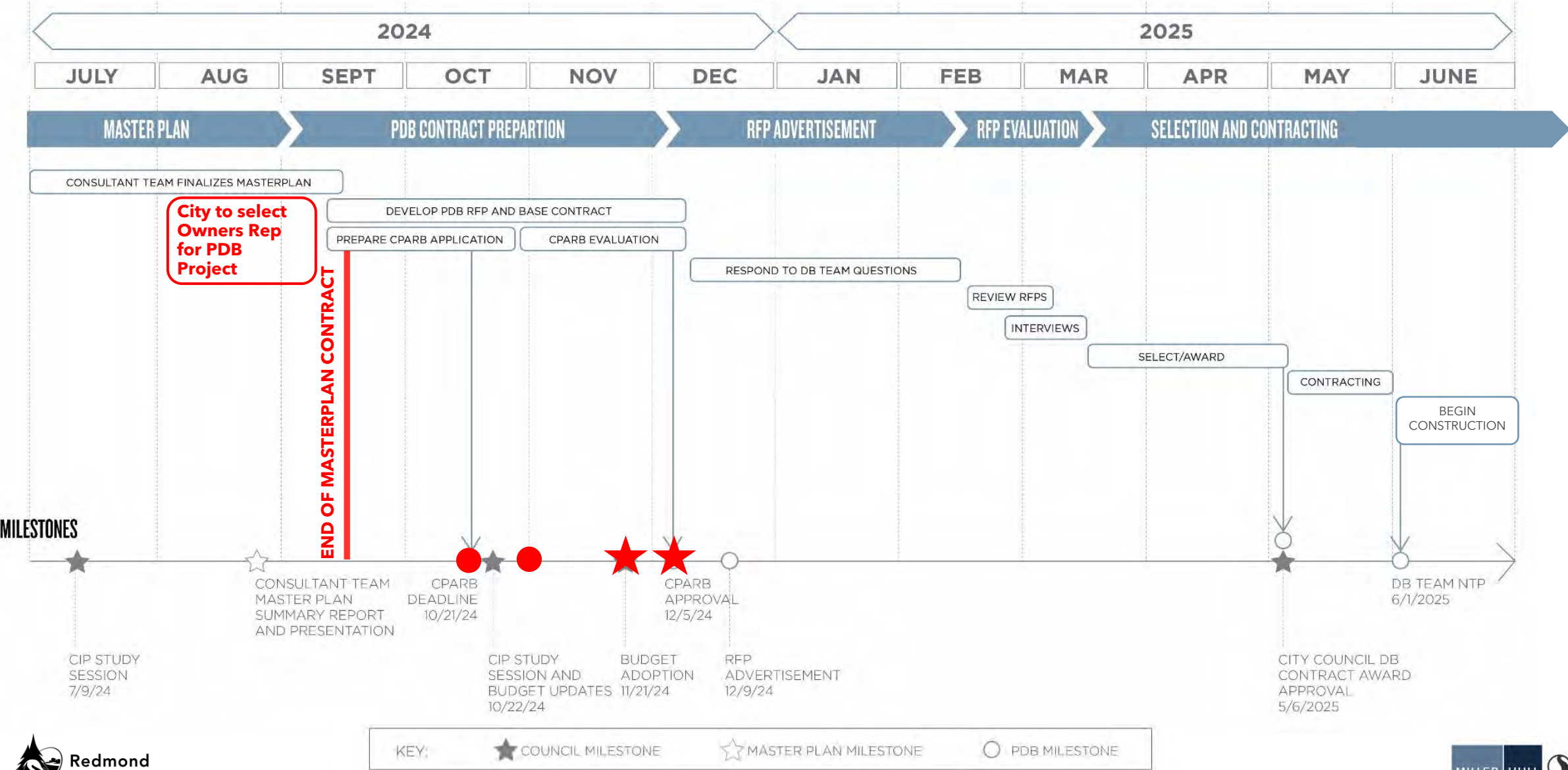
SCOPE	Preliminary Hard Cost ROM
MOC 2	\$83M
3 Level Parking Garage	\$25M
Site Work	\$17M
Utilities	\$14M
Enclosed Fleet Storage	\$7M
Overhead Structures	\$15M
GC Procured Equipment	\$8M
Total Hard Costs	\$169M

Estimated Total Costs Incl. Contingency
\$215-245M



*Dollar Amounts Escalated to the anticipated midpoint of construction, Q1 2029

Proposed Schedule



Next Steps

Project Delivery Method

- Progressive Design Build

Schedule

- Begin selection process for an Owner's Representative to support Redmond with the alt project delivery contract in September
- In parallel, develop RFQ/RFP process for implementation



Thank You