

Attachment B – Additional Project Information

Maintenance and Operations Center (MOC) – Campus Redevelopment Project

The City of Redmond is redeveloping its 9-acre Maintenance and Operations Center (MOC), where Public Works and Parks operate from, to maintain the City’s streets, parks, water systems, stormwater, wastewater, traffic signals, and City vehicles. The site currently includes 14 aging buildings that no longer meet operational needs.

This project will replace outdated facilities with modern, efficient buildings and improve the overall site. Critically, the Campus Redevelopment Project must account for the City’s operational needs during construction, because the MOC sustains operations that support essential service delivery and limited emergency response functions to the Community – these functions must continue uninterrupted throughout redevelopment.

Why Progressive Design-Build?

After evaluating multiple delivery methods, the City selected **Progressive Design-Build (PDB)** because this project requires flexibility, coordination, and active risk management. Unlike a traditional lump-sum project — where design is completed first, and construction is bid at a fixed price — PDB brings the designer and builder together early to collaborate with the City.

This approach allows the team to:

- Phase construction carefully on an active site
- Adjust sequencing as needed to keep operations running
- Identify risks early and manage them proactively
- Refine scope and pricing before locking in the final cost

In short, PDB helps ensure we deliver the right project at the right time, while maintaining cost control and service continuity.

Oversight and Accountability

Because PDB is an alternative delivery method, Washington State law requires formal authorization before it can be used. The City first retained OAC Services (Consertus) as its Owner’s Representative to guide procurement, contracting, and oversight. The City then completed the required State approval process and conducted a rigorous qualifications-based selection to choose an experienced Design-Build team, Lewis/Miller Hull/Stantec.

The City’s Public Works staff also brings experience with alternative delivery, including the recently completed Redmond Senior & Community Center (RSCC) using a General Contractor/Construction Manager (GC/CM) delivery method. In addition, Pacifica Law Group serves as legal counsel, providing specialized expertise in Design-Build contracting.

Why Contract Amendments May Look Different

On the RSCC GC/CM project, the architect and contractor are hired separately, but team with the City to complete the design and construction processes. Under Progressive Design-Build, the architect and contractor are hired as a single team, and the project evolves in phases. As design advances and construction planning is refined, contract amendments may be presented to reflect updated scope, phasing decisions, or pricing adjustments. This differs from traditional lump-sum delivery, but it does not mean there is less control.

In fact, PDB includes strong checks and balances. Costs are supported by detailed documentation and substantiated pricing. The City staff will review assumptions, contingencies, and risk allocations before approving changes. The final Guaranteed Maximum Price (GMP) is established only after sufficient design and cost clarity are achieved.

This structured flexibility allows the City to actively manage risk, respond to changing conditions, and maintain budget discipline.

What to Expect Next

When City staff returns to Council, we will be requesting a contract amendment to formally begin the design phase (Phase 1). Under Progressive Design-Build, this step allows the City and the Design-Build team to collaboratively advance the design while continuing to refine scope, cost, and risk management.

Such an amendment may also include selective early work packages — strategic activities that can begin before full construction to protect the project schedule and reduce operational risk. These may include:

- Design and early relocation of the Supervisory Control and Data Acquisition (SCADA) system or antenna, which supports critical utility operations
- Early procurement of long-lead materials or equipment, such as critical electrical or mechanical infrastructure and structural systems, to avoid schedule delays and ensure timely facility openings
- Targeted site work and early construction, including demolition, utility relocations or upgrades, environmental mitigation, and infrastructure adjustments (such as foundations), to maintain uninterrupted operations

The amendment may also include carefully structured allowances, which give the team flexibility to evaluate and secure key materials and systems before making final decisions. For example, an allowance could be used to explore low-carbon or high-performance options, such as engineered timber products (like mass timber or hybrid steel-wood systems), low-carbon concrete, or other energy-efficient building components. This approach allows the team to optimize cost, schedule, and performance while fully leveraging the Progressive Design-Build delivery model.

This phased and flexible approach is a key advantage of Progressive Design-Build. It lets the City proactively manage risk, protect the schedule, maintain operations, and make informed decisions at the right time — all with strong financial oversight and documented cost substantiation.