

City of Redmond



Agenda

Tuesday, September 6, 2022

4:30 PM

City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplly Ch. 34,
Facebook (@CityofRedmond), Redmond.gov/rctlive, or 510-335-7371

Committee of the Whole - Planning and Public Works

Committee Members

Melissa Stuart, Presiding Officer

Jeralee Anderson

David Carson

Steve Fields

Jessica Forsythe

Varisha Khan

Vanessa Kritzer

AGENDA

ROLL CALL

1. Annual Update of 2023-2028 Six-Year Transportation [CM 22-558](#)
Improvement Program (TIP)

[Attachment A: Resolution Adopting the 2023-2028 TIP](#)

[Attachment B: Summary of TIP Updates](#)

[Attachment C: Project Changes Map](#)

[Attachment D: All Projects Map](#)

[Attachment E: Project Description](#)

[Attachment F: 2023-2028 TIP Presentation](#)

[Exhibit A: 2023-2028 TIP Project List](#)

Department: Planning and Community Development, 10 minutes

Requested Action: Public Hearing with Approval, October 18th

2. Keller Farm Mitigation Banker Contract Changes [CM 22-557](#)

[Attachment A: Existing Consultant Services Agreement with Habitat Bank](#)

[Showing Proposed Changes](#)

Department: Planning and Community Development, 5 minutes

Requested Action: Consent, September 20th

3. Approval of a Maintenance Agreement with the Washington [CM 22-530](#)
State Department of Transportation for Maintenance of
Redmond Stormwater Facilities Modified by Sound Transit.

[Attachment A: Maintenance Agreement GMB1219](#)

Department: Public Works, 10 minutes

Requested Action: Consent, September 20th

4. Approve Award of General Contractor/Construction Manager [CM 22-559](#)
Construction (GC/CM) Contract Amendment 1 Maximum
Allowable Construction Cost (MACC) #2 for the Redmond
Senior & Community Center

[Attachment A: Community and Stakeholder Involvement and Outreach](#)

[Attachment B: Council Review Previous Contacts](#)

[Attachment C: Amendment No. 1](#)

[Attachment D: Budget](#)

Department: Parks and Recreation and Public Works, 5 minutes

Requested Action: Consent, September 20th

ADJOURNMENT



Memorandum

Date: 9/6/2022

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

File No. CM 22-558

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Vangie Garcia, P.E., PMP	Manager, Transportation Planning and Engineering
Planning and Community Development	Josh Mueller	Senior Engineering Technician

TITLE:

Annual Update of 2023-2028 Six-Year Transportation Improvement Program (TIP)

OVERVIEW STATEMENT:

The Transportation Improvement Program (TIP) is a state-mandated planning document, updated annually, listing all significant transportation projects anticipated to be built or to compete for grant funding within the next six years. Following a public hearing in October, the proposed TIP will be adopted by City Council in conjunction with the Capital Investment Program and biennial budget.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
 - 1) Comprehensive Plan - establishes the vision and policy direction for how the City will grow and develop through 2030
 - 2) Transportation Master Plan (TMP) - an element of the Comprehensive Plan that guides the City's transportation investments and activities
 - 3) Capital Investment Strategy (CIS) - provides a framework for both near-term investments within the CIP timeframe and long-term capital needs that advance the City's vision
 - 4) Capital Investment Program (CIP) - provides a near-term (six-year) financial planning outlook into capital needs that advance the City's vision and provides

5) Development Agreements - various commitments agreed to by City and applicants (agencies or private developers) through the permit and review process

- **Required:**
The TIP is required to be updated annually by state law (RCW.39.92.030).
- **Council Request:**
N/A
- **Other Key Facts:**
The TIP is a planning document that will be proposed for adoption by City Council in conjunction with the Capital Investment Program and biennial budget. Projects are shown in the TIP when they are consistent with financial planning documents or are being advanced through grants or private development.

OUTCOMES:

The annual update of the TIP keeps the City in compliance with state law and provides a foundation for future transportation grant applications (which often require inclusion in the TIP in order to be considered for funding). The update process also supports alignment of transportation priorities with the City’s vision, the biennial budget, CIP, and CIS. The TIP is the City’s most comprehensive listing of near-term transportation needs (funded and unfunded).

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Notice of Public Hearing will be published on October 4, with the hearing to be held on October 18, 2022.
- **Outreach Methods and Results:**
Interested parties are invited to comment in person at the public hearing, or in writing prior to the hearing. Anyone who is hearing or visually impaired can notify the Planning Department in advance of the hearing to be provided with assistance.
- **Feedback Summary:**
Any feedback provided before the hearing will be summarized by staff and provided to Council.

BUDGET IMPACT:

Total Cost:

There is no fiscal impact associated with the annual update to the six-year TIP. Staff working on this program are funded through the adopted budget.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

000343 - Mobility of People and Goods

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

N/A

Funding source(s):

General Fund, Operating Grants and Impact Fees

Budget/Funding Constraints:

The document is a planning document and as such does not obligate the City to expend funds or alter its capital funding priorities.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
	Item has not been presented to Council	

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/20/2022	Business Meeting	Receive Information
10/18/2022	Business Meeting	Approve

Time Constraints:

A 2023-2028 Six-Year TIP must be adopted in 2022 per state requirements. Projects must be included in the TIP to receive state and federal grant funding.

ANTICIPATED RESULT IF NOT APPROVED:

The City would be unable to accept and apply for State and Federal transportation grants.

ATTACHMENTS:

- Exhibit A - 2023-2028 Transportation Improvement Program Project List
- Attachment A - Resolution adopting the 2023-2028 Transportation Improvement Program
- Attachment B - Summary of Updates
- Attachment C - Map - TIP Changes
- Attachment D - Map - TIP Projects
- Attachment E - TIP 2023-2028 Project Descriptions

**CITY OF REDMOND
RESOLUTION NO. _____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR THE YEARS 2023-2028 AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Redmond has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution; and

WHEREAS, the City Council has reviewed the work accomplished under the said Program during the past year, determined current and future City transportation needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years; and

WHEREAS, a public hearing has been held on the Six-Year Transportation Improvement Program; and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption of the Six-Year Transportation Improvement Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Redmond, as revised and extended for the ensuing six (6) calendar years (2023-2028, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of improvement, and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, Staff is hereby authorized and directed to, within thirty (30) days, file a copy of this resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

ADOPTED by the Redmond City Council this _____ day of

_____, 2021.

APPROVED:

MAYOR, ANGELA BIRNEY

ATTEST/AUTHENTICATED:

CHERYL D. XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO:

Summary of 2022 Updates to the Proposed 2023-2028 Six-Year Transportation Improvement Program (TIP)

A. Completed

These projects were removed from the TIP because they were completed in 2022.

TIP #	Project Name
P32	NE 90 th St Pavement Rehabilitation-Willows Rd to Red-Wood Rd
P36	NE 85 th Street Bridge Deck Overlay
P104	Pavement Management Project – 2021-2022

B. Revised

TIP #	Project Name	Change
P25	NE 24 th St Pavement Rehabilitation (172 nd Ave NE to West Lake Sammamish Parkway)	Revised limit from 175 th St to 172 nd
P33	NE 40 th St Sidewalk Rehabilitation (162 nd Ave NE to Bel-Red Rd)	Revised limits from 162 nd Ave NE to Bel-Red Rd
P102	Pavement Management Project-Avondale Road	separated in to three projects along Avondale due to different start and completion years of roadway segments. <ul style="list-style-type: none"> - North of Union Hill Rd to NE 90th St (P102) - NE 90th St to Novelty Hill Rd (P105) - Novelty Hill Rd to NE 109th St (P106)
S71	Flashing Beacon-180 th Ave NE at 70 th St/Bear Creek Pkwy-159 th PI NE	Includes Flashing Beacon-Bear Creek Pkwy at 159 th PI NE, 2023-2028 CIP
S1	Traffic and Pedestrian Safety Enhancements	Revised from previous TIP Neighborhood Traffic Calming Program

C. Added

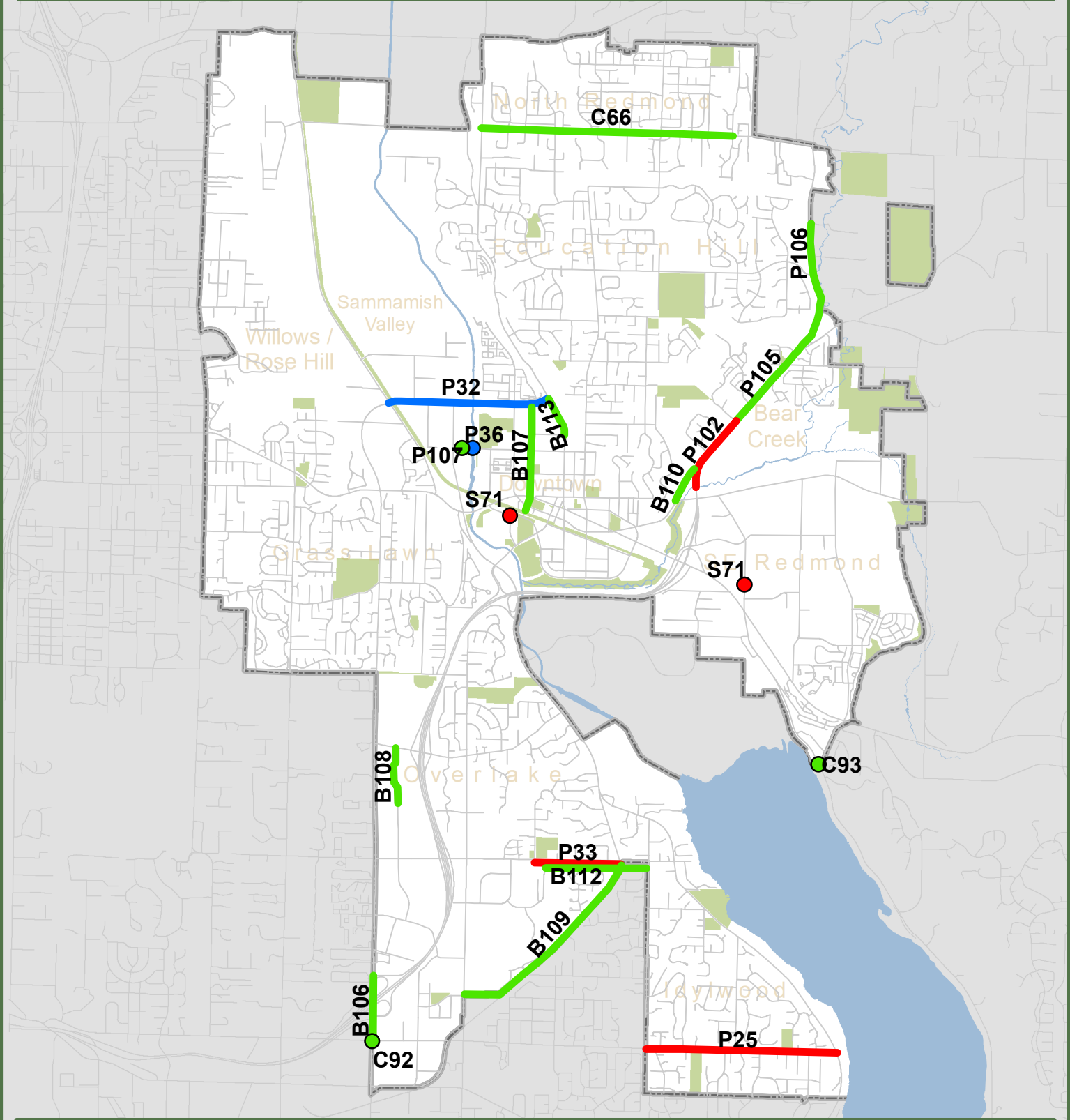
These projects have been added to the proposed TIP because they are included in the proposed CIP, the Proposed CIS, or are included in Development Agreements, Grants, or Partner Agency projects.

TIP #	Project Name
B106	148 th Avenue Trail (State Route 520 to 24 th St)
B107	Cycle Track – 161 st Avenue
B108	150 th Avenue Improvements (4500 Block to 51 st St)
B109	Bel-Red Road Cycle Track (NE 40 th St to 28 th St to 156 th Ave)
B110	Avondale Way Bicycle Completion
B111	Overlake Accessibility Improvements
B112	NE 40 th St Shared Use Path – 163 rd Ave NE to 172 nd
B113	164 th Ave NE Channelization and Flashing Crosswalk
B115	ADA Improvements-Transportation Curb and Ramp Project 1-3
S81	Pavement Repair Program
S82	State Route 520 Pedestrian Bridge Program
S83	Sidewalk Repair Program
P105	Pavement Management Project-Avondale Road (NE 90 th St to Novelty Hill Rd)
P106	Pavement Management Project-Avondale Road (Novelty Hill Rd to NE 109 th St)
P107	NE 85 th Street Bridge Repair
C66	NE 116 TH St Widening Phase II
C92	148 th Ave NE, Northbound Through Lane at 24 th Street
C93	Intersection Improvement-ELSP and 187 th Ave NE

2023-2028 Transportation Improvement Program - Changes

City of Redmond, Washington

Last updated on 8/22/2022



Disclaimer: This map is created with data maintained by GIS Services Group, Technology and Information Services, City of Redmond, Washington. For reference

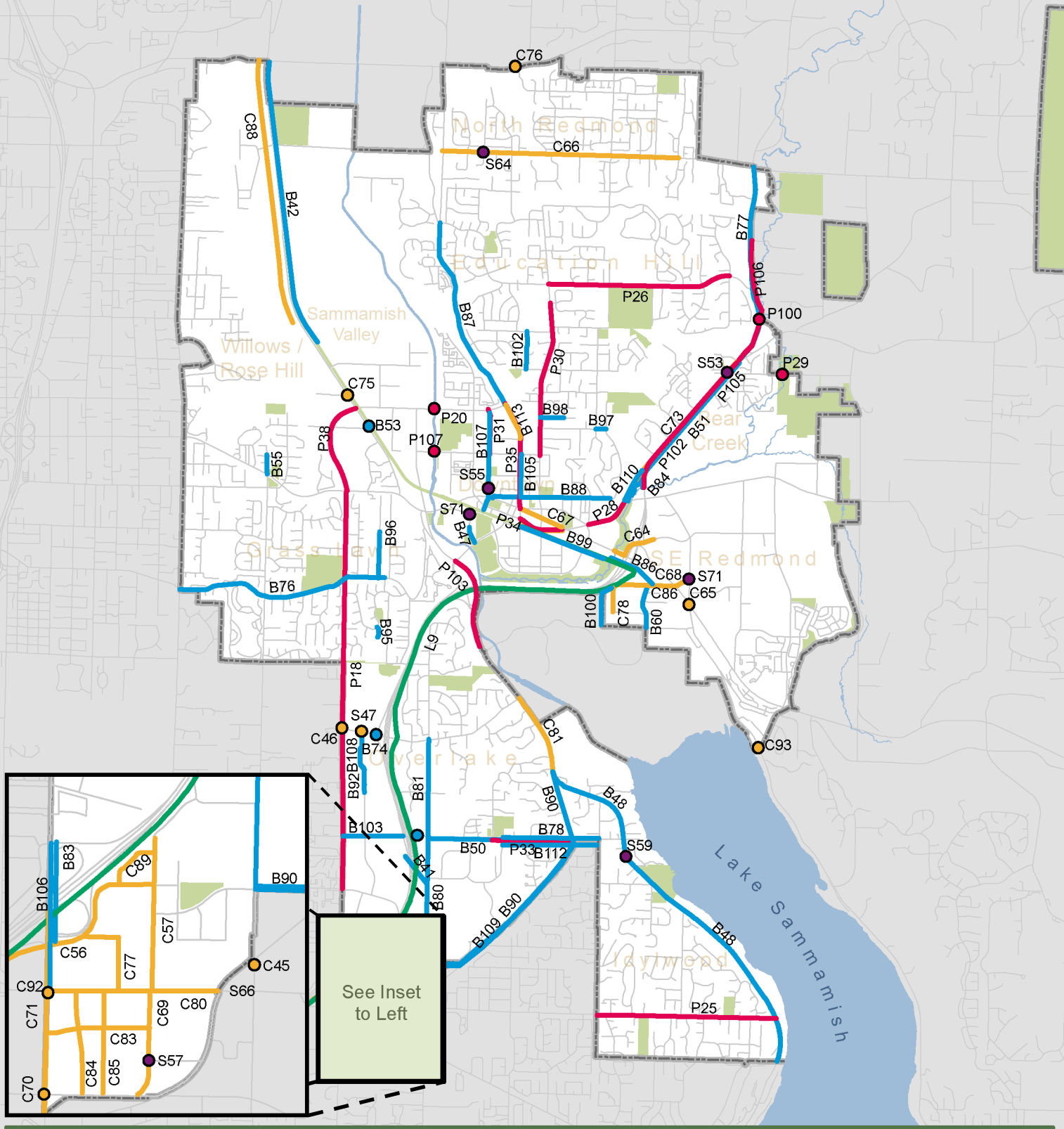
LEGEND

- Completed
- Revised
- Added
- Streets
- City Park
- City Limit

2023-2028 Transportation Improvement Program - All Projects

City of Redmond, Washington

Last updated on 8/23/2022



See Inset to Left



LEGEND

- Bike and Pedestrian Project
- Roadway Project
- Preservation Project
- Transit Project
- Safety Project
- Streets
- City Park
- City Limit

Disclaimer: This map is created with data maintained by GIS Services Group, Technology and Information Services, City of Redmond, Washington. For reference

Attachment E

2023-2028 TIP - PROJECT DESCRIPTIONS		
	BIKES AND PEDESTRIANS	
B41	Redmond Technology Station Pedestrian & Bicycle Bridge	Design and construct a new pedestrian and bike connection over SR 520 between the Redmond Technology Station and west side of SR 520 and 520 Trail (in the vicinity of the NE 38th Street alignment) and the SR 520 Trail.
B42	Redmond Central Connector Phase III	Complete the third phase of the Redmond Central Connector paved shared-use path up to 124th Street.
B43	Cleveland Street East Main Street Improvements	Extend the streetscape improvements on Cleveland east to 168th Avenue.
B47	159th Pl NE Sidewalk - Bear Creek Parkway to Leary Way	Construct sidewalk on east side of 159th Place NE from Leary Way to Bear Creek Parkway where missing.
B48	West Lake Sammamish Parkway Sidewalk	Complete sidewalk on west side of West Lake Sammamish Parkway between Bel-Red Road and south city limits where missing
B50	NE 40th St Shared Use Path - 156th Ave NE to 163rd Ave NE	Shared use path on south side of NE 40th St between 156th Ave NE and 163rd Ave NE.
B51	Avondale Road Buffered Bicycle Lanes - Avondale Way to Novelty Hill Rd	Add buffered bicycle lanes on both sides of Avondale Road between Avondale Way and Novelty Hill Road.
B55	140th Ave NE Sidewalk - Redmond Way to NE 84th St	Add sidewalk on west side of 140th Ave NE between Redmond Way and NE 84th St where missing.
B60	176th Ave NE Sidewalk - NE 65th St to NE 70th St	Complete sidewalk on 176th Avenue between 65th and 70th streets. Sidewalk will typically be placed on west side of road.
B74	SR 520 Trail Grade Separation at NE 51st St	Construct a grade-separated pedestrian and bike tunnel for the SR 520 regional shared use path under the NE 51st Street and SR 520 westbound ramp terminal intersection.
B76	Old Redmond Road Buffered Bicycle Lanes	Add buffered bicycle lanes on Old Redmond Road between 152nd Ave NE and 132nd Ave NE.
B77	Avondale Road Buffered Bicycle Lanes - Novelty Hill Rd to NE 116th St	Add buffered bicycle lanes on both sides of Avondale Road between Novelty Hill Road and NE 116th St.
B78	NE 40th St Bicycle Lanes	Add bicycle lanes on NE 40th St between 163rd Ave NE and 172nd Ave NE.
B80	156th Ave NE Cycle Track - NE 28th St to NE 40th St	Add cycle track along 156th Ave NE between NE 28th St and NE 40th St.
B81	156th Ave NE Sidepath - NE 40th St to NE 51st St	Add multiuse path along 156th Ave NE between NE 40th St and NE 51st St.
B83	148th Ave NE Multiuse Trail and Roadway Improvements - SR 520 EB ramp to SR 520 WB ramp	Modify channelization and signals, and provide wide multi-use trail that is separated from the roadway on the east side of 148th Ave NE from the eastbound SR 520 on ramp to the SR 520 Trail at the westbound SR 520 off ramp at NE 29th Place (148th Ave NE bridge over SR 520). Design to accommodate future grade separation project at 148th Avenue NE and NE 29th Place.
B84	Bear Creek Trail - Union Hill to Avondale Road	Construct paved trail with undercrossing improvements at Union Hill Road and Avondale Road
B86	East Lake Sammamish Trail/RCC Connection (SR 520 Undercrossing)	Provide grade separated trail through the SR 520/SR 202 Interchange area along the planned light rail alignment, connecting East Lake Sammamish Trail and Redmond Central Connector. Provide access to the planned Southeast Redmond light rail station. Project cost does not account for modification of SR 520 ramps.
B87	Red-Wood Road Buffered Bicycle Lanes	Add buffered bicycle lanes to Red-Wood Road between NE 90th St to NE 109th St.
B88	NE 80th Street Bicycle Facilities - Redmond Way to 172nd Avenue	Complete bicycle facilities on 80th Street with a combination of bicycle lanes and bicycle boulevard treatment as appropriate for each segment of corridor.
B90	Bel-Red Road Bicycle Lanes - West Lake Sammamish Parkway to 156th Ave NE	Install bicycle connection on 28th Street from 156th Avenue to the planned HAWK signal at Bel-Red Road and the 2800 Block. Coordinate with Microsoft and Bellevue to determine facility type (one way operation preferred).
B92	150th Ave NE Bicycle Lane Completion	Fill in gaps in bicycle facility network on 150th Avenue NE from NE 51st Street to NE 40th Street in both directions, and improve curve radius to allow for truck movements through existing chokepoint. Widen roadway 6' to west and build retaining walls.
B94	Redmond Technology Station Ped-Bike Tunnel	Provide pedestrian/bicycle tunnel underneath 40th Street.

Attachment E

B95	151st Ave NE Sidewalk - NE 64th St to Ben Rush Elementary	Sidewalk on 151st Avenue from 64th Street to the pedestrian pathway that links to Ben Rush.
B96	151st Ave NE Sidewalk - Old Redmond Road to 7500 Block	Safe Routes to School Project. Sidewalk on 151st Avenue from Old Redmond Road to the 7500 Block. Connect 151st Avenue to 152nd Avenue at the 7500 Block
B97	NE 88th St Sidewalk - 171st Ave NE to 172nd Ave NE	Safe Routes to School Project. Sidewalk on 88th Street from 171st Avenue to 172nd Avenue.
B98	NE 89th St Sidewalk - 166th Ave NE to 168th Ave NE	Sidewalk on 89th Street from 166th Avenue to 168th Avenue.
B99	Redmond Central Connector Improvements - Sound Transit Betterments	Implement the ultimate design of the Redmond Central Connector between 164th Avenue NE and the Bear Creek Trail.
B100	SE Redmond Trail - ELST to Station to Marymoor Connector	Regional Paved Trail connecting the East Lake Sammamish Trail to the Southeast Redmond Light Rail Station to the Marymoor Park Trail. See Marymoor Infrastructure Report.
B102	164th Ave NE Sidewalk - NE 95th Street to NE 99th Street	Sidewalk on 164th Avenue from 95th Street to 99th Street
B103	NE 40th St Shared Use Path - 148th Ave NE to SR 520 Trail	Shared side path on south side of 40th Street
B104	Targeted Safety Improvement Project - Union Hill & Avondale Bike Lane Connection	On Union Hill Road: add a westbound bike lane west of 178th Place NE to Avondale Road and a eastbound bike lane, east of Avondale Road connecting to existing bike lane after the intersection.
B105	Sidewalk Repair -- 166th Avenue NE	Replace sidewalk panels where damaged and widen sidewalk where width does not meet ADA.
B106	148th Avenue Trail (State Route 520 to 24th St)	Conduct preliminary design and right-of-way funds (\$8M) from Move Ahead Washington for a pedestrian and bicycle path on the east side of 148th Ave NE across SR 520.
B107	Cycle Track-161st Avenue	Replace bicycle lanes and parking on one side of 161st Avenue with two-way cycle track, from the Redmond Central Connector to NE 90th Street.
B108	150th Avenue Improvements (4500 Block to 51st Street)	Project will complete missing bike lane connections on 150th Ave NE. Work includes pavement widening, new curb and gutter,
B109	Bel-Red Road Cycle Track	Reconfigure Bel-Red Rd to repurpose one uphill lane into bicycle lanes from WLSP to NE 30th St. Add a HAWK signal at 2800 block of Bel-Red Rd. One-way cycle track back of curb westbound on NE 28th Street and narrow lanes to add eastbound buffered bike lane.
B110	Avondale Way Bicycle Completion	Complete bicycle lanes in both directions on Avondale Way from Union Hill Road to Avondale Road and upgrade the Union Hill Road intersection to improve bicycle crossings to the Bear Creek Trail.
B111	Overlake Accessibility Improvements	Enhance accessibility for people with disabilities with ADA ramp and pedestrian push button upgrades.
B112	NE 40th St Shared Use Path - 163rd Ave NE to 172nd	Replace sidewalk with shared path on the south side of NE 40th Street.
B113	164th Ave NE Channelization and Flashing Crosswalk	In support of the speed limit reduction from 40 mph to 30 mph, channelization updates are needed. An AC powered RRFB crosswalk to be installed on the north side of NE 87 St including a southbound advance RRFB.
B115	ADA Improvements-Transportation Curb and Ramp Projects 1-3	Install missing or replace non-compliant ADA ramps according to prioritized list, with a specific number of ramps upgraded each year.
CITYWIDE PROGRAMS		
P2	Bridge Structure and Repair Program	Bridge structure and repair projects maintain the structural integrity and safety of all 18 of the City's bridges. Bridge records including construction, inspection, and maintenance are maintained in a filing system in accordance with State guidelines. These records are also included in a State of Washington database. Bridge inspections are done every two years for most bridges and yearly for bridges with scouring potential. These inspections inform specific bridge work projects. All work is then prioritized, scheduled and completed.
S1	Traffic and Pedestrian Safety Enhancements	Install various pedestrian safety improvements (speed radar, flashing crosswalks, raised crosswalks, and ADA upgrades) at various locations near Redmond schools.
S2	Street Channelization Improvement and Maintenance Program	Street channelization projects install striping and signing and to enhance and maintain crosswalks and stop bars to improve safety. The channelization funding is shared between MOC and City Hall staff. A portion of the funds are used for new channelization improvements needed to enhance safety or operations. The remainder is used for the yearly maintenance of crosswalks and stop bars in the City.

Attachment E

S5	Street Lighting Enhancement Program	The Street Lighting Program is used to fund improvements to the City's street lighting system. The funds are used to design and construct new street lights at key locations where additional illumination would benefit safety and user accessibility. Funding from the program is also added to other CIP projects to help complete missing links in the street light system.
S80	Sustainability LED Street Light Retrofit	Convert existing street lights owned by Puget Sound Energy.
S81	Pavement Repair Program	Conduct preventive maintenance, rehabilitate and overlay pavement to extend useful life.
S82	State Route 520 Pedestrian Bridge Program	State Route 520 Pedestrian Bridge maintenance
S83	Sidewalk Repair Program	Repair or replace sidewalks as part of ongoing maintenance. May include ADA upgrades depending on location.
	MAJOR STREET	
C90	148th Ave Second Left Turn Lane at 24th St	Add an eastbound and westbound left turn lane on NE 24th Street at the intersection with 148th Avenue NE.

	PRESERVATION	
P18	148th Avenue NE Pavement Rehabilitation - NE 36th St to Redmond Way	Reconstruct portions of and provide overlay of 148th Avenue NE from Redmond Way to Willows Road. Make drainage improvements where needed. Examine roadway channelization for improved efficiencies.
P20	NE 90th St Bridge Deck Overlay	Reseal concrete bridge deck with epoxy overlay.
P25	NE 24th St Pavement Rehabilitation	Rehabilitate and overlay pavement surface to extend useful life of roadway.
P26	NE 104th St Pavement Rehabilitation - 166th Ave NE to 184th Ave NE	Rehabilitate and overlay pavement surface to extend useful life of roadway.
P28	Avondale Way Sidewalk Preservation - 170th Pl NE to Union Hill Rd	Replace existing sidewalk on southeast side that has been severely damaged by tree roots uplifting the sidewalk.
P29	NE 95th St Bridge Replacement	Complete design and construction of NE 95th Street Bridge.
P30	166th Ave NE Pavement Rehabilitation - NE 85th St to NE 102nd St	This project will rehabilitate and overlay the pavement surface to extend the useful life of the roadway on 166th Ave NE from NE 85th Street to NE 102nd Street.
P31	161st Ave NE Pavement Rehabilitation - NE 85th St to NE 90th St	Rehabilitate and overlay pavement surface to extend useful life of roadway.
P33	NE 40th St Sidewalk Rehabilitation - 162nd Ave NE to Bel-Red Rd	Replace existing sidewalk and adjacent walls that has been severely damaged by tree roots uplifting the curbs and sidewalk.
P34	Cleveland Street Sidewalk Rehabilitation - 164th Ave NE to 168th Ave NE	Replace broken and heaved sidewalk panels on Cleveland Street between 164th Avenue NE and 168th Avenue NE. This project will not be necessary if B43--Cleveland Street East Main Street Improvements is constructed.
P35	164th Ave NE Sidewalk Rehabilitation - Redmond Way to NE 90th St	Remove and replace sidewalk and street trees on both sides of 164th Ave NE between Redmond Way and NE 90th St
P38	148th Ave NE Pavement Rehabilitation - Redmond Way to Willows Rd	Rehabilitate and overlay pavement surface to extend the useful life of 148th Ave NE from Redmond Way to Willows Road.
P41	Sidewalk Repair Project - Downtown Neighborhood	Remove and replace damaged sidewalks and impacted utilities as prioritized in the Comprehensive Right-of-Way Study, completed in 2016.
P42	Sidewalk Repair Project - Overlake Neighborhood	Remove and replace damaged sidewalks and impacted utilities as prioritized in the Comprehensive Right-of-Way Study, Completed in 2016.
P100	10,000 Block of Avondale Road Erosion	Stabilize slope and control erosion to protect Avondale Road and provide an environmental lift for Bear Creek through the project site.
P102	Pavement Management Project- Avondale Road (North of Union Hill Road to 90th)	Rehabilitate and overlay pavement surface to extend useful life of roadway.

Attachment E

P103	Pavement Management Project - West Lake Sammamish Parkway	Rehabilitate and overlay pavement surface to extend useful life of roadway.
P105	Pavement Management Project- Avondale Road (90th to Novelty Hill Rd)	Rehabilitate and overlay pavement surface to extend useful life of roadway.
P106	Pavement Management Project- Avondale Road (Novelty Hill Rd to 109th)	Rehabilitate and overlay pavement surface to extend useful life of roadway.
P107	NE 85th Street Bridge Repair	Various repairs identified in 2015 structural inspection.
	SAFETY AND SYSTEM MANAGEMENT	
L14	Adaptive Signal System - Downtown	Optimize signal timings automatically cycle to cycle within a network to make improvements to traffic flow in the order of 3% - 30% for a particular corridor or network of signals. Phase I is for signals in Downtown and will mitigate some of roadway efficiency lost by the Couplet Conversion project. Currently, signal timings are adjusted every 4 to 6 years, and are always the same for a given day of week and time of day. This system would optimize timings every 60 seconds.
S47	150th Ave NE and NE 51st Street Traffic Signal	Add north leg (on private property) to intersection of 150th Avenue NE and NE 51st Street and signalize this intersection. North leg improvements include two southbound left-turn lanes, one through lane in each direction, bike lanes, sidewalks, transit amenities, street lights, utilities, and stormwater drainage. Relocate eastbound transit stop to far side of new intersection.
S53	Avondale Road Intersection Realignment at NE 95th St - Design	Begin design to realign the intersection to reduce the skew, adds a north leg crosswalk, eliminates split phasing and provides for southbound U turns. It also moves the signal pole off the island to the side of the road.
S55	Flashing Beacon - 161st Ave NE Pedestrian Crossing at NE 81st St	Provide rectangular rapid flashing beacon pedestrian crossing of 161st Ave NE at approximately 8100 block.
S57	152nd Ave NE Pedestrian Crossing at NE 21st St	Pedestrian crossing with rectangular rapid flashing beacons at the intersection of 152nd Ave NE and NE 21st St.
S59	West Lake Sammamish Parkway Dynamic Curve Warning - Design	Evaluate the need for dynamic curve warning signs on West Lake Sammamish Parkway between NE 38th St and NE 40th St.
S62	Adaptive Signal System - Overlake	Install and support an adaptive signal system which utilizes software to adjust signal timings to traffic volumes in real time. Includes signals throughout Overlake.
S63	Adaptive Signal System - Southeast Redmond	Install and support an adaptive signal system which utilizes software to adjust signal timings to traffic volumes in real time. Includes signals in Southeast Redmond and on Avondale Road.
S64	Flashing Beacon - NE 116th St Pedestrian Crossing at 159th Ave NE	Install pedestrian crossing on NE 116th St at 159th Ave NE.
S65	Adaptive Signal System - Neighborhood Arterials	Install and support an adaptive signal system which utilizes software to adjust signal timings to traffic volumes in real time.
S71	Flashing Beacon - 180th Ave NE at 70th St and Bear Creek Pkwy at 159th PI NE	Targeted Safety Improvement Project (TSIP) - Rectangular Rapid Flash Beacon Crossings (180th Avenue NE at NE 70th Street and Bear Creek Pkwy at 159th PI NE)
S72	Bridge Deck Overlay - NE 85th Street	Reseal concrete bridge deck with an epoxy overlay.
S73	132nd Avenue NE & NE 100th Street Signal	Contribute funds to a new signal at 132nd Avenue NE and NE 100th Street. City of Kirkland will design and build the project.
S74	ELSP & 187th Ave NE Left Turn Lane	Install SE left turn lane and SW left turn pocket on East Lake Sammamish Parkway and 187th Avenue NE.
	STREETS	
C45	156th Ave NE and Bel-Red Southbound Right Turn Lane	Construct a southbound right-turn lane. Construction planned to begin after the construction of at least 1,400,000 net new gross square feet on the Main campus, or sooner at Microsoft's option.
C46	148th Ave NE and NE 51st Street Westbound Right-Turn Lane	Add a second right-turn lane from westbound NE 51st Street to northbound 148th Avenue NE.

Attachment E

C56	Overlake Access Ramp	Construct eastbound access ramp from SR 520 to roundabout at 150th Ave NE and interim at-grade roadway connection between the roundabout and 152nd Ave NE. Ramp would diverge from eastbound 148th Ave NE off-ramp, be grade-separated from 148th Ave NE and connect with City streets at 150th Ave NE. The ramp would include 1 general purpose lane, and auxiliary lanes and HOV/Transit treatments as applicable.
C57	152nd Avenue NE Improvements - NE 24th St to NE 31st St	152nd Ave NE will include one through lane in each direction, turn lanes, cycle tracks, on-street parking, sidewalks and additional pedestrian amenities, per the Overlake Village Street Design Guidelines. Developers will complete the improvements as required through frontage improvements and development agreements. The Group Health Development Agreement requires completion of improvements on 152nd Ave NE along the now-Capstone development frontage.
C64	Redmond Way Bridge Modifications and 76th Street Widening	Reconfigure bridge to add a second east-bound left turn lane by removing the sidewalk on the south side of bridge adding a separate pedestrian-bicycle bridge over Bear Creek. In addition, widen NE 76th Street to accept the dual left turns from Redmond Way. The ped/bike bridge will provide a dual function to both replace the existing narrow walkway and accommodate a future connection between Bear Creek Trail and East Lake Sammamish Trail on the south side of SR 520.
C66	NE 116th St Widening Phase II	Complete three missing sections of multimodal street improvements on South side: 1) Church frontage east of Red-Wood Road, 2) frontage of existing Chardonnay Plat, and 3) wetland section between 176th and 178th.
C67	Redmond Way Westbound Right Turn Lane	Construct second westbound lane on Redmond Way that transitions to right turn lane at 164th Ave NE where not completed by adjacent development.
C68	NE 70th St Improvements - Redmond Way to 180th Ave	Complete the 70th Street Extension from Redmond Way to 180th Avenue per the Marymoor Subarea Plan (includes general purpose lanes, turn lanes, bicycle lanes, and sidewalks).
C69	152nd Avenue NE Improvements - NE 20th St to NE 24th St	Continues 152nd Ave NE Main Street improvements south from NE 24th St to NE 20th street. Half street improvements on west side will be completed through KCC Limited Edition development agreement.
C70	148th Ave NE Corridor Improvements - Bel-Red Rd to SR 520	Improve intersections on 148th Avenue NE at NE 20th Street and NE 24th Street; Create third northbound through lane on 148th Avenue NE from Alhazen St/NE 22nd St to SR 520 eastbound on-ramp.
C71	148th Ave NE Northbound Through Lane - Bel-Red Road to NE 22nd St	Create continuous northbound through lane on 148th Ave NE between Bel-Red Road and Alhazen/NE 22nd St.
C73	Avondale Road School Bus Pullouts	Install school bus pullouts on Avondale Road including at Novelty Hill Road, NE 95th St, 188th Ave NE/182nd Ave NE, 180th Ave NE, and NE 90th St.
C74	148th Ave NE Right Turn Lane at NE 20th St	Add northbound right turn lane at 148th Ave NE & NE 20th St.
C75	Willows Rd and NE 91st St Intersection Realignment	Realign intersection of NE 91st Street and Willows Road.
C76	NE 124th Street and 162nd Place NE Signal	Construct a new traffic signal at 124th Avenue NE and 162nd Place NE. Includes the addition of turn lanes on NE 124th and modifications on 162nd Place for sight distance.
C77	DaVinci Ave Interim Overlake Access Ramp Connection - ROW	Connect the Overlake Access Ramp south to serve significant development south of 24th Street. Interim project provides vehicle access and basic pedestrian facilities - development to complete full buildout of street section.
C78	173rd Ave NE Completion - NE 67th St to NE 70th St	Complete roadway section per the Marymoor Infrastructure Plan, including one general purpose lane in each direction, parallel parking on the east side of the road, cycle tracks, planter strip and sidewalk.
C80	NE 24th Street Multimodal Improvements - 148th Ave NE to Bel-Red Road	Construct 6 foot cycle tracks on both sides of the street, separated from travel lanes by a continuous 6.5 foot planter strip. Sidewalk to be expanded to 9 feet starting from back of cycle track. See Overlake Village South Plan for Details.
C81	West Lake Sammamish Parkway Improvements Design	Design of multi-modal transportation improvements including two additional general purpose lanes, bicycle lanes, sidewalks, trail, and proposed roundabout at Bel-Red Road.
C83	Alhazen Street - 148th Avenue to 152nd Avenue	Complete roadway per Seritage and Limited Edition Development Agreements including one general purpose lane in each direction, bicycle lanes, planter strips, and sidewalks.

Attachment E

C84	Lumiere Avenue - 20th Street to 24th Street	Complete roadway per Seritage Development Agreement including one general purpose lane in each direction, planter strip, and sidewalks.
C85	DaVinci Avenue - 20th Street to 24th Street	Complete roadway per Seritage and Limited Edition Development Agreements including one general purpose lane in each direction, bike lanes, planter strips, and sidewalks.
C86	70th Street Improvements - Redmond Way to 173rd Avenue	Construct new 70th Street from Redmond Way to Marymoor Light Rail Station and 173rd Avenue. Intersection improvements include Redmond Way and 70th Street for an additional northbound left turn lane on Redmond Way to 70th Street.
C88	Willows Road Improvement Phase 1	Install two new signals, one at Willows Creek and one at Physio Control and add 1,000 feet of new turn lane.
C89	Plaza Street Connection	Add 100ft extension of Plaza Street to Overlake Access Ramp being constructed by WSDOT.
C91	172nd Avenue NE Opening	Remove the existing gate on 172nd Avenue NE at NE 124th Street and add minor traffic calming between NE 124th Street and NE 128th Street.
C92	148th Ave NE, Northbound Through Lane at 24th Street	Reconstruct northeast corner of 148th Avenue NE and NE 24th Street intersection to open a third northbound through lane from south of NE 24th Street to the eastbound SR 520 on-ramp.
C93	Intersection Improvements-ELSP and 187th	Install southeast left turn lane and southwest left turn pocket on E Lk Sammamish Pkwy at 187th Ave NE, including road widening and wall construction.
	TRANSIT AND HOV	
L9	Sound Transit East Link - City ST3 Planning	Staff oversight & participation in implementing East Link light rail. ST is currently designing and constructing the extension of light rail from Downtown Seattle to Redmond. Process requires substantial City involvement to ensure system will be consistent with Redmond's interests. It requires experienced City staff time & consultants -- light rail design and operation & how light rail fits with land use. City's key interest areas: station access (e.g. pedestrian and bike facilities, additional street and access connections, & transit), station design, integration w/future development & efforts to extend light rail to downtown Redmond.

2023-2028 Transportation Improvement Program (TIP)

September 6, 2022

Josh Mueller, Planning and Community Development





Agenda

- Brief overview of annual update
- Changes to this year's TIP
- Next steps



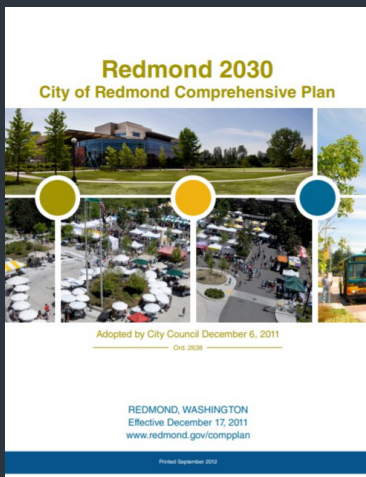
What is the TIP?

- Planning document
- Updated annually, per state law
 - This year, coordinated with budget and Capital Investment Program (CIP)
- Covers six-year time horizon
- Includes all planned transportation projects
 - Funded by the City
 - Developer commitments
 - Grant candidates

Creating and Using the TIP

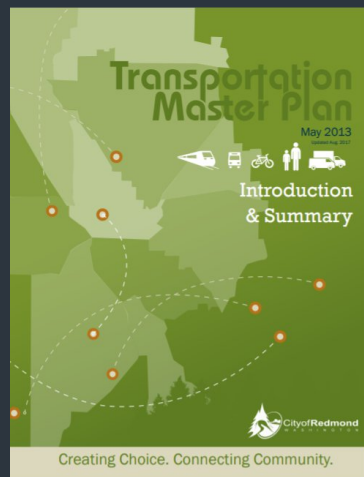
Planning

COMPREHENSIVE PLAN



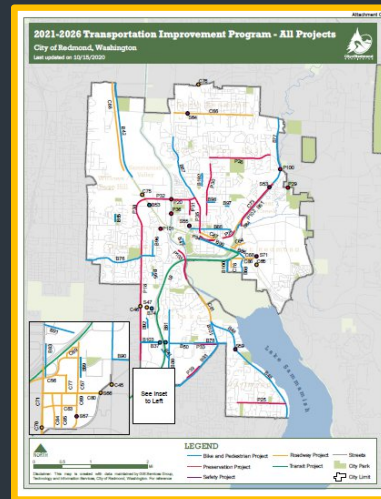
Long range
20 years +

TRANSPORTATION MASTER PLAN



Long range
20 years +

TRANSPORTATION IMPROVEMENT PROGRAM



Short range
6 years

Implementation

CITY THROUGH
BUDGET & CIP

AGENCIES THROUGH
GRANTS &
PARTNERSHIPS

DEVELOPERS
THROUGH
AGREEMENTS



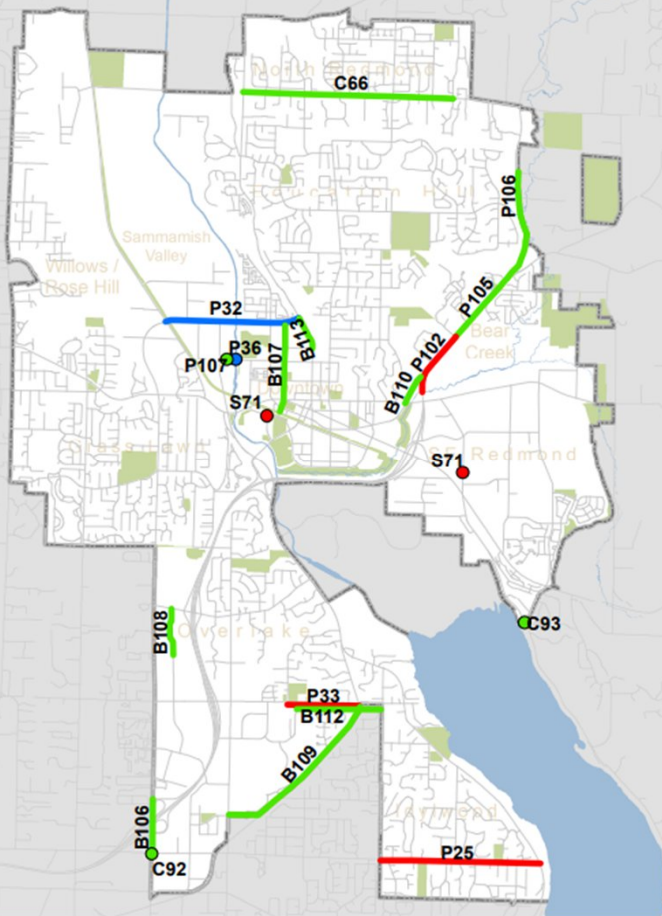
Updates to the TIP



Completions, Revisions, Additions

2023-2028 Transportation Improvement Program - Changes

City of Redmond, Washington
Last updated on 8/22/2022



LEGEND

- Completed
- Revised
- Added
- Streets
- City Park
- City Limit



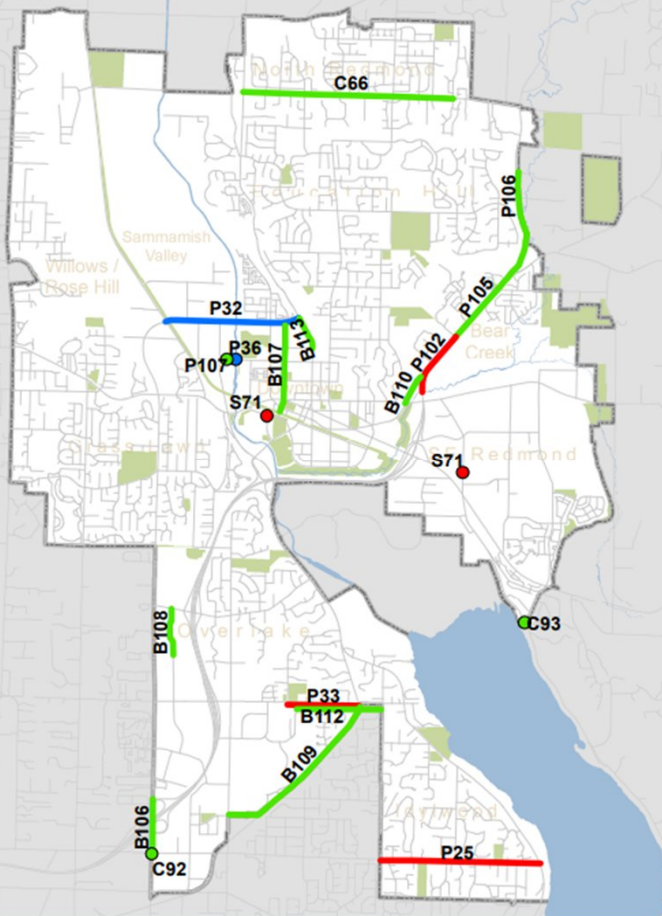
Disclaimer: This map is created with data maintained by GIS Services Group, Technology and Information Services, City of Redmond, Washington. For reference.

Project Completions

- P32 - NE 90th St Pavement Rehabilitation-Willows Rd to Redmond-Woodinville Rd
- P36 - NE 85th St Bridge Deck Overlay
- P104 - Pavement Management Project 2021-2022

2023-2028 Transportation Improvement Program - Changes

City of Redmond, Washington
Last updated on 8/22/2022



LEGEND

- Completed
- Revised
- Added

- Streets
- City Park
- City Limit



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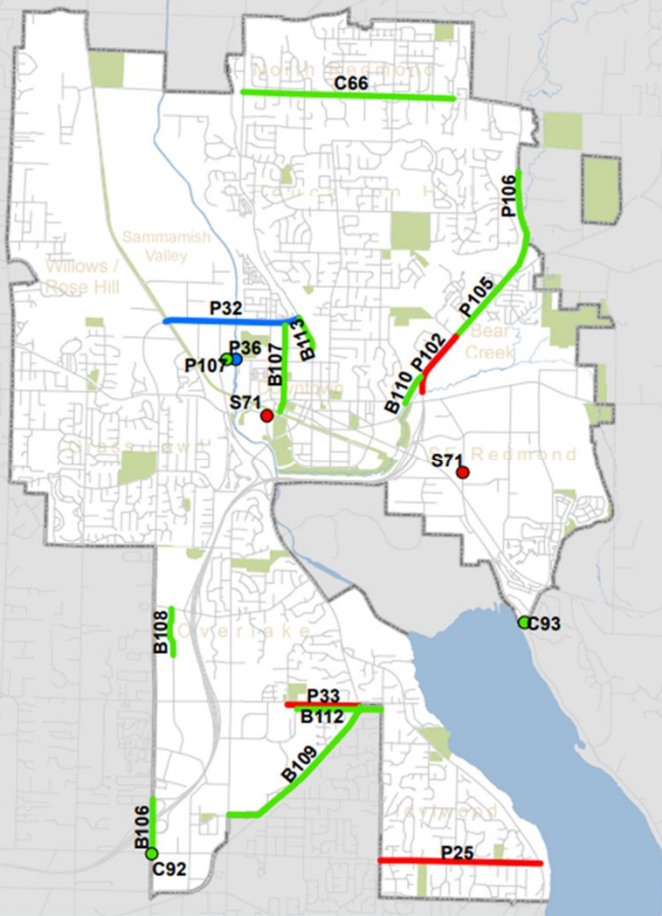
Revised Projects

- P25-NE 24th St Pavement Rehabilitation, revised limits 172nd Ave NE to West Lake Sammamish Pkwy
- P33-NE 40th St Sidewalk Rehabilitation was extended to 162nd Ave NE to Bel-Red Rd from 163rd Ave NE to Bel-Red Rd
- P102-Pavement Management Project-Avondale Road was separated into three projects due to different start and completion years of roadway segments
 - P102 – Pavement Management Project-Avondale Rd (North of Union Hill Rd to NE 90th St)
 - P105 – Pavement Management Project-Avondale Rd (NE 90th St to Novelty Hill Rd)
 - P106 – Pavement Management Project-Avondale Rd (Novelty Hill Rd to NE 109th St)

2023-2028 Transportation Improvement Program - Changes

City of Redmond, Washington

Last updated on 8/22/2022



LEGEND

- Completed
- Revised
- Added

- Streets
- City Park
- City Limit



Disclaimer: This map is created with data maintained by GIS Services Group, Technology and Information Services, City of Redmond, Washington. For reference.

Revised Projects

- S71- Flashing Beacon - 180th Ave NE at 70th St, includes flashing beacon - Bear Creek Pkwy at 159th Pl NE in the 2023-2028 CIP
- S1 – Traffic and Pedestrian Safety Enhancements revised from previous TIP Neighborhood Traffic Calming Program

Added Projects



- B106 – 148th Ave Trail (SR 520 to 24th St)
- B107 – Cycle Track – 161st Ave
- B108 – 150th Ave Improvements (4500 block to 51st St)
- B109 – Bel-Red Rd Cycle Track
- B110 – Avondale Way Bicycle Completion
- B111 – Overlake Accessibility Improvements
- B112 – NE 40th St Shared Use Path – 163rd Ave NE to 172nd Ave NE
- B113 – 164th Ave NE Channelization and Flashing Crosswalk
- B114 - 85th St Bicycle Facilities
- B115 – ADA Improvements-Transportation Curb and Ramp Project 1-3
- S81 – Pavement Repair Program
- S82 – SR 520 Pedestrian Bridge Program
- S83 – Sidewalk Repair Program
- P105 – Pavement Management Project-Avondale Road (NE 90th St to Novelty Hill Rd)
- P106 – Pavement Management Project-Avondale Rd (Novelty Hill Rd to NE 109th St)
- P107 – NE 85th St Bridge Repair
- C66 - NE 116th St Widening Phase II
- C92 – 148th Ave NE, Northbound Through Lane at 24th St
- C93 - Intersection Improvements - ELSP and 187th Ave NE

Timeline

1. Planning and Public Works Committee of the Whole
 - ✓ Sept. 6
2. Council Staff Report
 - Sept. 20
3. Public Hearing Notice
 - Oct. 4
4. Public Hearing and Council Adoption
 - Oct. 18





Recommendation

- Adoption of the 2023-2028 six-year TIP, in conjunction with the biennial budget and CIP



Thank You



Any Questions?



2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost
					Local Funding	Un Funded	Federal Funding	State Funding	

Bikes and Pedestrians										
B41	Redmond Technology Station Pedestrian & Bicycle Bridge	Redmond Tech. Ctr Light Rail Station	3800 Block	2023	2023	107				107
B42	Redmond Central Connector Phase III	NE 100th Ct	NE 116th St	2023	2026	4,346		2,130	358	6,834
B43	Cleveland Street East Main Street Improvements	164th Ave NE	168th Ave NE	2023	2024	1,085				1,085
B47	159th Pl NE Sidewalk - Bear Creek Parkway to Leary Way	Bear Creek Parkway	Leary Way	2023	2024	212				212
B48	West Lake Sammamish Parkway Sidewalk	Bel-Red Road	South city limits	2028	2028		14,804			14,804
B50	NE 40th St Shared Use Path - 156th Ave NE to 163rd Ave NE	156th Ave NE	163rd Ave NE	2023	2023			1,744		1,744
B51	Avondale Road Buffered Bicycle Lanes - Avondale Way to Novelty Hill Rd	Avondale Way	Novelty Hill Road	2027	2027		421			421
B55	140th Ave NE Sidewalk - Redmond Way to NE 84th St	Redmond Way	NE 84th St	2027	2027		110			110
B60	176th Ave NE Sidewalk - NE 65th St to NE 70th St	NE 65th St	NE 70th St	2026	2027		1,068			1,068
B74	SR 520 Trail Grade Separation at NE 51st St	NE 51st St		2027	2027		1,500			1,500
B76	Old Redmond Road Buffered Bicycle Lanes	152nd Ave NE	132nd Ave NE	2027	2027		201			201
B77	Avondale Road Buffered Bicycle Lanes - Novelty Hill Rd to NE 116th St	Novelty Hill Rd	NE 116th St	2027	2027		175			175

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost	
					Local Funding	Un Funded	Federal Funding	State Funding		
B78	NE 40th St Bicycle Lanes	163rd Ave NE	172nd Ave NE	2026	2027		7,153			7,153
B80	156th Ave NE Cycle Track - NE 28th St to NE 40th St	NE 28th St	NE 40th St	2023	2024	4,767			1,160	5,927
B81	156th Ave NE Sidepath - NE 40th St to NE 51st St	NE 40th St	NE 51st St	2026	2027		5,121	700		5,821
B83	148th Ave NE Multiuse Trail and Roadway Improvements - SR 520 EB ramp to SR 520 WB ramp	SR 520 Eastbound Off Ramp	SR 520 Westbound On Ramp	2028	2028		7,894			7,894
B84	Bear Creek Trail - Union Hill to Avondale Road	Union Hill Road	Avondale Road	2027	2027		1,010			1,010
B86	East Lake Sammamish Trail/RCC Connection (SR 520 Undercrossing)	East Lake Sammamish Trail	Bear Creek Trail	2023	2024	5,583				5,583
B87	Red-Wood Road Buffered Bicycle Lanes	NE 90th St	NE 109th St	2027	2027		186			186
B88	NE 80th Street Bicycle Facilities - Redmond Way to 172nd Avenue	Redmond Way	172nd Ave NE	2027	2027		708			708
B90	Bel-Red Road Bicycle Lanes - West Lake Sammamish Parkway to 156th Ave NE	West Lake Sammamish Parkway	156th Ave NE	2026	2026	1,795				1,795
B92	150th Ave NE Bicycle Lane Completion	NE 51st St	NE 40th St	2026	2026		600			600

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost	
					Local Funding	Un Funded	Federal Funding	State Funding		
B94	Redmond Technology Station Ped-Bike Tunnel	Redmond Technology Station	North of NE 40th St	2023	2024	4,200				4,200
B95	151st Ave NE Sidewalk - NE 64th St to Ben Rush Elementary	NE 64th St	Ben Rush Elementary	2027	2027		196			196
B96	151st Ave NE Sidewalk - Old Redmond Road to 7500 Block	Old Redmond Road	7500 Block	2026	2027		899			899
B97	NE 88th St Sidewalk - 171st Ave NE to 172nd Ave NE	171st Ave NE	172nd Ave NE	2026	2027		119			119
B98	NE 89th St Sidewalk - 166th Ave NE to 168th Ave NE	166th Ave NE	168th Ave NE	2027	2027		193			193
B99	Redmond Central Connector Improvements - Sound Transit Betterments	164th Ave	Bear Creek Trail	2023	2024	689				689
B100	SE Redmond Trail - ELST to Station to Marymoor Connector	East Lake Sammamish Trail	Marymoor Connector via SE Redmond Station	2023	2024	7,050				7,050
B102	164th Ave NE Sidewalk - NE 95th Street to NE 99th Street	NE 95th St	NE 99th St	2028	2028		316			316
B103	NE 40th St Shared Use Path - 148th Ave NE to SR 520 Trail	148th Ave NE	SR 520 Trail	2028	2028		1,836			1,836
B104	Targeted Safety Improvement Project - Union Hill & Avondale Bike Lane Connection	West of 178th Place NE	Avondale	2028	2028		867			867
B105	Sidewalk Repair -- 166th Avenue NE	NE 80th St	NE 85th St	2023	2024	625				625
B106	148th Avenue Trail (State Route 520 to 24th St)	24th St	SR 520	2027	2028	175	4,175	4,000		8,350
B107	Cycle Track-161st Avenue	Redmond Central Connector	NE 90th St	2025	2027		6,050			6,050

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost	
					Local Funding	Un Funded	Federal Funding	State Funding		
B108	150th Avenue Improvements (4500 Block to 51st Street)	4500 Block	NE 51st St	2023	2028	2,377				2,377
B109	Bell-Red Road Cycle Track	NE 40th St	28th St & 156th Ave	2023	2025	3,845				3,845
B110	Avondale Way Bicycle Completion	Bear Creek Trail	Avondale Road	2025	2027		3,000			3,000
B111	Overlake Accessibility Improvements	Multiple Locations		2023	2025	1,500				1,500
B112	NE 40th St Shared Use Path - 163rd Ave NE to 172nd	163rd Ave NE	172nd Ave NE	2023	2026	7,106				7,106
B113	164th Ave NE Channelization and Flashing Crosswalk	NE 90th St	NE 87th St	2024	2026	383				383
B115	ADA Improvements-Transportation Curb and Ramp Projects 1-3	Multiple Locations		2023	2028	600	1,200			1,800
						46,445	59,802	8,574	1,518	116,339

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost
					Local Funding	Un Funded	Federal Funding	State Funding	

Citywide Programs										
P2	Bridge Structure and Repair Program	Citywide		2023	2028	900				900
S1	Traffic and Pedestrian Safety Enhancements	Citywide		2023	2024	225				225
S2	Street Channelization Improvement and Maintenance	Citywide		2023	2028	750				750
S5	Street Lighting Enhancement Program	Citywide		2023	2028	450				450
S80	Sustainability LED Street Light Retrofit	Citywide		2023	2023	123				123
S81	Pavement Repair Program	Citywide		2023	2028	3,000				3,000
S82	State Route 520 Pedestrian Bridge Program			2023	2028	750				750
S83	Sidewalk Repair Program	Citywide		2023	2028	1,800				1,800
						7,998	-	-	-	7,998

Major Street

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost
					Local Funding	Un Funded	Federal Funding	State Funding	
C90	148th Ave Second Left Turn Lane at 24th St	NE 24 th St	2025	2027		8,272			8,272
						8,272			8,272
Preservation									
P18	148th Avenue NE Pavement Rehabilitation - NE 36th St to Redmond Way	NE 36th St	Redmond Way	2028	2028		14,945		14,945
P20	NE 90th St Bridge Deck Overlay	Sammamish River Trail (west)	Sammamish River Trail (east)	2023	2024	742			742
P25	NE 24th St Pavement Rehabilitation	172nd Ave NE	West Lake Sammamish Parkway	2023	2027	4,875			4,875
P26	NE 104th St Pavement Rehabilitation - 166th Ave NE to 184th Ave NE	166th Ave NE	184th Ave NE	2028	2028		2,000		2,000
P28	Avondale Way Sidewalk Preservation - 170th Pl NE to Union Hill Rd	170th Pl NE	Union Hill Road	2023	2025	2,080			2,080
P29	NE 95th St Bridge Replacement	Bridge		2023	2028	13,040			13,040
P30	166th Ave NE Pavement Rehabilitation - NE 85th St to NE 102nd St	NE 85th St	NE 102nd St	2025	2027		2,597		2,597
P31	161st Ave NE Pavement Rehabilitation - NE 85th St to NE 90th St	NE 85th St	NE 90th St	2028	2028		1,557		1,557
P33	NE 40th St Sidewalk Rehabilitation - 162nd Ave NE to Bel-Red Rd	162nd Ave NE	Bel-Red Rd	2023	2026	2,066			2,066
P34	Cleveland Street Sidewalk Rehabilitation - 164th Ave NE to 168th Ave NE	164th Ave NE	168th Ave NE	2023	2024	1,085			1,085

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost	
					Local Funding	Un Funded	Federal Funding	State Funding		
P35	164th Ave NE Sidewalk Rehabilitation - Redmond Way to NE 90th St	Redmond Way	NE 90th St	2026	2027		2,085			2,085
P38	148th Ave NE Pavement Rehabilitation - Redmond Way to Willows Rd	Redmond Way	Willows Rd	2027	2027		1,500			1,500
P41	Sidewalk Repair Project - Downtown Neighborhood			2025	2026		1,000			1,000
P42	Sidewalk Repair Project - Overlake Neighborhood			2025	2026		1,000			1,000
P100	10,000 Block of Avondale Road Erosion	10000 Block	10000 Block	2023	2024	1,121		1,332		2,453
P102	Pavement Management Project- Avondale Road	North of Union Hill Road	NE 90th St	2023	2024	644		1,515		2,159
P103	Pavement Management Project - West Lake Sammamish Parkway	Leary Way	North of Marymoor	2023	2025	1,767		1,500		3,267
P105	Pavement Management Project- Avondale Road	NE 90th St	Novelty Hill Road	2024	2027	7,724				7,724
P106	Pavement Management Project- Avondale Road	Novelty Hill Road	NE 109th St	2027	2028	4,958				4,958
P107	NE 85th Street Bridge Repair			2028	2028	926	7,977			8,903
						41,028	34,661	4,347		80,036
Safety and System Management										
L14	Adaptive Signal System - Downtown			2025	2026		800			800
S47	150th Ave NE and NE 51st Street Traffic Signal	NE 51st St	150th Ave NE	2027	2027	698				698

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost
					Local Funding	Un Funded	Federal Funding	State Funding	
S53	Avondale Road Intersection Realignment at NE 95th St - Design	NE 95th St	2027	2027		250			250
S55	Flashing Beacon - 161st Ave NE Pedestrian Crossing at NE 81st St	NE 81st St	2023	2024	113				113
S57	152nd Ave NE Pedestrian Crossing at NE 21st St	NE 21st	2027	2027		150			150
S59	West Lake Sammamish Parkway Dynamic Curve Warning - Design	3800 Block	2028	2028		25			25
S62	Adaptive Signal System - Overlake		2023	2024	972				972
S63	Adaptive Signal System - Southeast Redmond		2028	2028		900			900
S64	Flashing Beacon - NE 116th St Pedestrian Crossing at 159th Ave NE	159th Ave NE	2023	2023	114				114
S65	Adaptive Signal System - Neighborhood Arterials		2028	2028		900			900
S71	Flashing Beacon - 180th Ave NE at 70th St; Bear Creek Pkwy at 159th Pl NE		2023	2023	74				74
S72	Bridge Deck Overlay - NE 85th Street		2027	2027		397			397
S73	132nd Avenue NE & NE 100th Street Signal	NE 100th Street Signal	2023	2025	1,554				1,554
S74	ELSP & 187th Ave NE Left Turn Lane	187th Ave NE	2026	2028		1,918			1,918
P107	Intersection Improvements-ELSP and 18 th Ave NE	187 th Ave NE	2027	2028		3,171			3,171
					3,525	8,511			12,036

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost
					Local Funding	Un Funded	Federal Funding	State Funding	

Streets										
C45	156th Ave NE and Bel-Red Southbound Right Turn Lane	Bel-Red Rd	156th Ave NE	2027	2027	2,392				2,392
C46	148th Ave NE and NE 51st Street Westbound Right-Turn Lane	NE 51st St	148th Ave NE	2026	2026	1,000				1,000
C56	Overlake Access Ramp	SR 520	150th Ave NE	2023	2023	101			69,149	69,250
C57	152nd Avenue NE Improvements - NE 24th St to NE 31st St	NE 24th St	NE 31st St	2023	2026	2,715	12,295	3,162		18,172
C64	Redmond Way Bridge Modifications and 76th Street Widening	Bear Creek		2023	2024	520				520
C65	Redmond Way and ELSP Intersection Improvements	East Lake Sammamish Parkway		2023	2023	293				293
C66	NE 116th St Widening Phase II	Red-Wood	178th Ave NE	2028	2028		3,000			3,000
C67	Redmond Way Westbound Right Turn Lane	168th Ave NE	164th Ave NE	2023	2026	2,500	2,500			5,000
C68	NE 70th St Improvements - Redmond Way to 180th Ave	Redmond Way	180th Ave NE	2023	2025	4,690				4,690
C69	152nd Avenue NE Improvements - NE 20th St to NE 24th St	NE 20th St	NE 24th St	2025	2027	5,126	15,377			20,503
C70	148th Ave NE Corridor Improvements - Bel-Red Rd to SR 520	Bel-Red Rd	SR 520	2027	2027	1,801	17,130			18,931
C71	148th Ave NE Northbound Through Lane - Bel-Red Road to NE 22nd St	Bel-Red Road	NE 22nd St	2026	2026		8,272			8,272
C73	Avondale Road School Bus Pullouts	Union Hill Rd	Novelty Hill Road	2027	2027		2,623			2,623

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost	
					Local Funding	Un Funded	Federal Funding	State Funding		
C74	148th Ave NE Right Turn Lane at NE 20th St	NE 20th St		2026	2026	1,890				1,890
C75	Willows Rd and NE 91st St Intersection Realignment	NE 91st St		2026	2026		250			250
C76	NE 124th Street and 162nd Place NE Signal	NE 124th St	162nd Pl NE	2027	2027	275	2,355			2,630
C77	DaVinci Ave Interim Overlake Access Ramp Connection - ROW	Overlake Access Ramp	NE 24th St	2026	2026		9,900			9,900
C78	173 rd Ave NE Completion – NE 67 th St to NE 70 th St	NE 67 th St	NE 70 th St	2027	2027	1,155	1,155			1,155
C80	NE 24th Street Multimodal Improvements - 148th Ave NE to Bel-Red Road	148th Ave NE	Bel-Red Rd	2028	2028		17,500			17,500
C81	West Lake Sammamish Parkway Improvements Design			2027	2027		3,500			3,500
C83	Alhazen Street - 148th Avenue to 152nd Avenue	148th Avenue	152nd Avenue	2026	2027	5,000				5,000
C84	Lumiere Avenue - 20th Street to 24th Street	20th Street	24th Street	2026	2027	5,000				5,000
C85	DaVinci Avenue - 20th Street to 24th Street	20th Street	24th Street	2026	2027	5,000				5,000
C86	70th Street Improvements - Redmond Way to 173rd Avenue	Redmond Way	173rd Avenue	2023	2026	7,627				7,627
C88	Willows Road Improvement Phase 1	9900 Block Signal	124th Street	2027	2028	5,132	8,949			14,081
C89	Plaza Street Connection	Shen Street	152nd Avenue	2023	2024	360				360
C91	172nd Avenue NE Opening	NE 124th		2024	2026	880				880

2023-2028 City of Redmond 6-Year Transportation Improvement Plan

Street or Project	From	To	Proj Start	Proj End	Project Costs in Thousands of Dollars				Total Project Cost
					Local Funding	Un Funded	Federal Funding	State Funding	
C92	148th Ave NE, Northbound Through Lane at 24th Street	NE 24th St	2027	2028		2,098			2,098
C93	Intersection Improvement-ELSP and 187th	187 th Ave NE	2027	2027		3,171			3,171
					53,457	106,904	3,162	69,149	232,672
Transit and HOV									
L9	Sound Transit East Link - City ST3 Planning		2023	2023	100				100
					100				100
				Totals	152,453	218,150	16,083	70,667	457,353

Total Funded	239,203	52%
Total Unfunded	218,150	48%
Total	457,353	100%



Memorandum

Date: 9/6/2022

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

File No. CM 22-557

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Cathy Beam, AICP	Principal Planner
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TITLE:

Keller Farm Mitigation Banker Contract Changes

OVERVIEW STATEMENT:

The City executed a Consulting Services Agreement with Habitat Bank, LLC in January 2015, for design, establishment, development, operation, and management of a wetland mitigation bank on the former Keller Farm. Minor changes are proposed to the Agreement for consistency with the official Mitigation Banking Instrument (MBI).

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**

Habitat Bank has changed the name on the official Mitigation Banking Instrument to “Keller Farm Mitigation Partners, LLC” strictly for business purposes. It does not affect the management or operation of the bank. The name change on the contract would provide consistency with the Mitigation Banking Instrument, which is the legally binding document approved and executed by the US Army Corps of Engineers, the Washington State Department of Ecology, and the City of Redmond.

Section 4 of the Consulting Services Agreement, Schedule - Term of Agreement, has a time specified when the agreement will no longer be in effect. It states, “This Agreement shall continue in effect thereafter until (a) that

date which is ten years after construction of the Certified Wetland Mitigation Bank is completed, i.e., that date on which the ten-year operational life of the Certified Wetland Mitigation Bank is completed, or (b) twelve years from the date this agreement is executed by both parties, whichever is sooner.” Because of the time it took to get the bank certified, this statement would mean the agreement ends before the bank establishment/operational phase ends and before all of the mitigation credits are sold. The MBI specifically defines the “Operational Life of the Bank,” therefore it is more appropriate, and advantageous for the City, to use MBI term and definition to define the length of the agreement.

Similarly, Section 5 of the Consulting Services Agreement - Compensation of Habitat Bank (Keller Farm Mitigation Partners, LLC) states, “Habitat Bank will pay the City twenty percent (20%) of the gross revenue received from each credit sale, derived from the Keller Farm Property until the City is fully reimbursed for the City’s \$2,520,000.00 purchase price for the Keller Farm Property. Thereafter, the City will receive ten percent (10%) of the gross revenue from each credit sale for the remaining term of the Agreement, or until all credits are sold, whichever occurs sooner.” This would be the same scenario as above, with the agreement ending prior to the establishment period and all potential credits are released or sold. A change to the MBI definition of Operational Life of the Bank is recommended.

OUTCOMES:

The proposed changes will provide consistency between the MBI and the Consulting Services Agreement. The changes also ensure the City is appropriately reimbursed from bank credit sales.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

There is no fiscal impact associated with this change to the Keller Farm Mitigation Bank contract. Staff working on this amendment are funded through the adopted budget.

Approved in current biennial budget: **Yes** **No** **N/A**

Budget Offer Number:
000244

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: **Yes** **No** **N/A**

If yes, explain:
N/A

Funding source(s):

The City's acquisition of the Keller Farm was made with stormwater funds. All mitigation credit sales revenue the City receives are allocated back to this fund.

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s): N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/20/2022	Business Meeting	Approve

Time Constraints:

None

ANTICIPATED RESULT IF NOT APPROVED:

The existing Consulting Services Agreement will be inconsistent with the Mitigation Banking Instrument and the City might not receive all the revenue available from the sale of mitigation bank credits.

ATTACHMENTS:

Attachment A: Existing Consulting Services Agreement with Habitat Bank showing proposed changes.

AGREEMENT FOR DESIGN, ESTABLISHMENT, DEVELOPMENT, OPERATION, AND MANAGEMENT OF WETLAND MITIGATION BANK

THIS AGREEMENT (“Agreement”) is entered into between the City of Redmond, a Washington city (the “City”) and ~~Habitat-Bank Keller Farm Mitigation Partners~~, LLC, a Washington limited liability company (“~~Habitat-Bank KFMP~~”), for the purposes hereafter mentioned.

RECITALS

A. The City is the owner of that certain real property located in King County, Washington, commonly known as the Keller Farm Property and legally described on Exhibit A attached to this Agreement and incorporated herein by this reference as if set forth in full. THE Keller Farm Property is graphically depicted on Exhibit B attached to this Agreement and incorporated herein by this reference as if set forth in full.

B. In early October 2014, the City issued a request for proposals (“RFP”) for a Bank Sponsor to establish, develop, operate and maintain a Certified Wetland Mitigation Bank (the “Bank”) on the Keller Farm Property. The selection process closed on October 23, 2014 and a committee thereafter recommended to the Redmond City Council that ~~Habitat-Bank~~~~KFMP~~ be awarded a contract to develop, operate, and maintain the Bank according to ~~Habitat-Bank’s~~~~KFMP’s~~ proposal dated October 21, 2014 and the terms of the RFP. On December 2, 2014, the Redmond City Council awarded the contract to ~~the Habitat-Bank~~~~KFMP~~ and authorized the City’s Mayor to negotiate and sign the contract on behalf of the City.

C. The parties now desire to set forth their negotiated and agreed upon terms in writing and to provide for the design, establishment, development, operation, and management of the Certified Wetland Mitigation Bank as provided for herein.

AGREEMENT

IN CONSIDERATION OF and subject to all terms and conditions of this Agreement, the City and ~~Habitat-Bank- KFMP~~ agree as follows:

1. Scope of Work. ~~Habitat-Bank~~~~KFMP~~ agrees to proposed, develop, establish, construct, operate, and maintain a Certified Wetland Mitigation Bank meeting the requirements of Chapter 173-700 of the Washington Administrative Code (“WAC”) on the Keller Farm Property. Specifically, ~~Habitat-Bank~~~~KFMP~~ will perform the following tasks at ~~Habitat Bank’s~~~~KFMP’s~~ sole cost and expense:

A. ~~Habitat-Bank~~~~KFMP~~ will establish and implement a plan to maintain and manage the Keller Farm Property to keep invasive species under control from the date of this Agreement through site development and beyond. This plan shall include a schedule for mowing frequency and timing (time of year) as well as an approach for targeted invasive weed control for poison hemlock and knotweed.

B. ~~Habitat Bank~~KFMP will prepare and submit all necessary documentation in order to obtain approval of the Washington State Department Ecology for operation of the Keller Farm Property as a Certified Wetland Mitigation Bank, including, but not limited to, the prospectus referred to in WAC 173-700-201 through WAC 173-700-212; the draft instrument referred to in WAC 173-700-221 through WAC 173-700-225, and the final instrument referred to in WAC 173-700-230 through WAC 173-700-231. ~~Habitat Bank~~KFMP will prepare or obtain all technical and financial studies, plans, designs, and other documentation necessary to support the prospectus, draft instrument, and final instrument. The City will review and approve all documentation prior to submittal to the Department of Ecology.

C ~~Habitat Bank~~KFMP will propose establish, develop, construct, operate, and maintain the Certified Wetland Mitigation Bank upon approval by the Department of Ecology and US Army Corps of Engineers, including obtaining any and all federal, state, and local permits, providing any and all financial assurances required by regulatory agencies, providing any and all monitoring services and monitoring reports, marketing the credits associated with the bank, selling the credits, maintaining the credit ledger and submitting required reports regarding sales, and any and all other task necessary to administer the credit system. The Mitigation Bank shall be operated in accord with the approved final instrument and all requirements of Chapter 173-700 WAC. The design and construction of the Mitigation Bank shall include the daylighting of Perrigo Creek through the site and the connection of Perrigo Creek with Bear Creek. Coordination will be necessary with any future development of Bear Creek Design District 1 (BCCD1) since a portion of Perrigo Creek lies within this zone, which is outside of the wetland mitigation bank area, and requirements of this zone also include the daylighting of Perrigo Creek. If the mitigation bank project occurs in advance of any future development application for BCCD1, the mitigation bank project, with the City's input, shall determine the point at which Perrigo Creek will align onto BCCD1. The design and construction shall also include provisions for a thirty (30) foot wide corridor to accommodate the City's future development of the missing links for the Bear-Evans Creek Greenway and Trail System, and a sixty (60) foot wide corridor along the east side of Avondale Road to accommodate future roadway, stormwater management, and trail improvements. Both of these corridors shall be exclusive of any buffers required by the MBRT.

3. Right to Use Keller Farm Property - Acceptance. The City will retain fee title to the Keller Farm Property throughout the term of this Agreement. The City grants ~~Habitat Bank~~KFMP the exclusive right to use, possess, establish, develop, construct, operate, and maintain a Certified Wetland Mitigation Bank on the Keller Farm Property. The City will make the Keller Farm Property available to ~~Habitat Bank~~KFMP for this purpose and will not take any actions with respect to the Keller Farm Property that would preclude the use of the Property for this purpose. The City agrees to impose any necessary conservation easement or other restriction on the Keller Farm Property required in order to get approval for the Certified Wetland Mitigation Bank and to execute any and all necessary documents to do so. ~~Habitat Bank~~KFMP accepts the Keller Farm Property in its present condition, AS IS, WHERE IS, WITH ALL FAULTS and without any representations or guarantees whatsoever from the City.

4. Schedule - Term of Agreement. This Agreement shall take effect and be in full force upon execution of this Agreement by both parties. This Agreement shall continue in effect

thereafter ~~until (a) that date which is ten years after construction of the Certified Wetland Mitigation Bank is completed, i.e., that date on which the ten year operational life of the Certified Wetland Mitigation Bank is completed, or (b) twelve years from the date this agreement is executed by both parties, whichever is sooner~~ throughout the duration of the Operational Life of the Bank as defined in the MBI. The tasks required by this Agreement are listed on the schedule attached to this Agreement as Exhibit C and shall be accomplished according to the timeline set forth therein, provided, that it is understood that the schedule represents an estimated timeline and that the exact delivery dates for each milestone shall be mutually negotiated and is dependent upon the support and timely responses from the regulatory agencies reviewing the mitigation bank proposal. This Agreement may be extended by the City for up to two additional two-year terms by the City providing notice to ~~Habitat Bank~~ KFMP at least 30 calendar days prior to the expiration of the initial term or the first extended term. If the term of this Agreement is extended, all terms and conditions of this Agreement shall remain in full force and effect. An extension shall be accomplished through a separate contract with reference to the original contract. The Mayor or his or her designee is authorized to exercise this extension option.

5. Compensation of ~~Habitat Bank~~ KFMP. ~~Habitat Bank~~ KFMP will not be compensated directly by the City for the services performed by ~~Habitat Bank~~ KFMP under this Agreement. Instead, ~~Habitat Bank's~~ KFMP's sole compensation will come from the sale of credits from the Certified Wetland Mitigation Bank upon release of those credits by the Department of Ecology. ~~Habitat~~ KFMP will pay the City twenty percent (20%) of the gross revenue received from each credit sale, derived from the Keller Farm Property until the City is fully reimbursed for the City's \$2,520,000.00 purchase price for the Keller Farm Property. Thereafter, the City will receive ten percent (10%) of the gross revenue from each credit sale ~~for the remaining term of this Agreement or until all credits are sold, whichever occurs sooner~~ throughout the duration of the Operational Life of the Bank as defined in the MBI. If additional properties are included in the Certified Wetland Mitigation Bank, the City will receive reimbursement for each sale that is prorated according to the percentage of credits in the Bank generated by the Keller Farm Property. Payment is due upon closing of each credit sale.

6. Financial Assurances - Endowments. As provided in Section 1 above, ~~Habitat Bank~~ KFMP shall be responsible for providing all financial assurances required by the regulatory agencies in connection with the development, construction, operation, and maintenance of the Certified Wetland Mitigation Bank. In keeping with this requirement, ~~Habitat Bank~~ KFMP will provide and fund an endowment for an agreed-upon third party to hold a conservation easement and inspect the site on an annual basis in perpetuity to confirm that the terms of the conservation easement referred to in Section 3 are being met. In addition, ~~Habitat Bank~~ KFMP will provide and fund a long-term stewardship endowment which will be turned over to the City or to an agreed-upon third party at the end of the operational life of the Certified Wetland Mitigation Bank, i.e., after all credits have been sold and the initial ten year monitoring period is concluded, in order to fund site maintenance in perpetuity.

7. Ownership of Documents. All permits, studies, instruments, plans, designs, and other documentation prepared for the Keller Farm Property shall be jointly owned by the City and ~~Habitat Bank~~ KFMP for the duration of this Agreement and thereafter owned exclusively by

the City. Both parties shall have the right to use and re-use such documents as each party deems appropriate, provided, that use on any property other than the Keller Farm Property shall be at the sole risk of the party using the same.

8. Independent Contractor. ~~Habitat Bank~~KFMP is an independent contractor for the performance of services under this agreement.

9. Indemnity. ~~Habitat Bank~~KFMP agrees to hold harmless, indemnify and defend the City, its officers, agents, and employees, from and against any and all claims, losses, or liability, for injuries, sickness or death of persons, including employees of ~~Habitat Bank~~KFMP, or damage to property, arising out of any willful misconduct or negligent act, error, or omission of ~~Habitat Bank~~KFMP, its officers, agents, subcontractors or employees, in connection with the services required by this agreement, provided, however, that:

A. ~~Habitat Bank's~~KFMP's obligations to indemnify, defend and hold harmless shall not extend to injuries, sickness, death or damage caused by or resulting from the sole willful misconduct or sole negligence of the City, its officers, agents or employees; and

B. ~~Habitat Bank's~~KFMP's obligations to indemnify, defend and hold harmless for injuries, sickness, death or damage caused by or resulting from the concurrent negligence or willful misconduct of ~~Habitat Bank~~KFMP and the City, or of ~~Habitat Bank~~KFMP and a third party other than an officer, agent, subcontractor or employee of ~~Habitat Bank~~KFMP, shall apply only to the extent of the negligence or willful misconduct of ~~Habitat Bank~~KFMP.

10. Insurance. ~~Habitat Bank~~KFMP shall provide the following minimum insurance coverage:

A. Worker's compensation and employer's liability insurance as required by the State of Washington;

B. General public liability and property damage insurance in an amount not less than five million dollars (\$5,000,000) per occurrence for bodily injury, including death, and for property damage; and

C. Automobile liability insurance in an amount not less than five million dollars (\$5,000,000) per occurrence for bodily injury, including death, and for property damage.

The amounts listed above are the minimum deemed necessary by the City to protect the City's interests in this matter. The City has made no recommendation to the ~~Habitat Bank~~KFMP as to the insurance necessary to protect ~~Habitat Bank's~~KFMP's interests and any decision by ~~Habitat Bank~~KFMP to carry or not carry insurance amounts in excess of the above is solely that of ~~Habitat Bank~~KFMP.

All insurance shall be obtained from an insurance company authorized to do business in the State of Washington. Excepting the professional liability insurance, the City will be named on all insurance as an additional insured. ~~Habitat Bank~~KFMP shall submit a certificate of

insurance to the City evidencing the coverage specified above, together with an additional insured endorsement naming the City, within fifteen (15) days of the execution of this agreement. The additional insured endorsement shall provide that to the extent of ~~Habitat Bank's~~KFMP's negligence, ~~Habitat Bank's~~KFMP's insurance shall be primary and non-contributing as to the City, and any other insurance maintained by the City shall be excess and not contributing insurance with respect to ~~Habitat Bank's~~KFMP's insurance. The certificates of insurance shall cover the work specified in or performed under this agreement. No cancellation, reduction or modification of the foregoing policies shall be effective without thirty (30) days prior written notice to the City.

11. Records. ~~Habitat Bank~~KFMP shall keep all records related to the Certified Wetland Mitigation Bank that are required by WAC 173-700, or that required by any regulatory agency approving or monitoring the Certified Wetland Mitigation Bank, and shall retain the same for a period of three years following the end of the operational life of the Bank, i.e., for a period of three years following the last credit sale. ~~Habitat Bank~~KFMP shall permit any authorized representative of the City, any authorized representative of any regulatory agency approving or monitoring the Bank, and any person authorized by the City for audit purposes, to inspect such records at all reasonable times during regular business hours of ~~Habitat Bank~~KFMP. Upon request, ~~Habitat Bank~~KFMP will provide the City with reproducible copies of any such records without cost.

12. Notices. All notices required to be given by any party to the other under this Agreement shall be in writing and shall be given in person or by mail to the addresses set forth below:

To the City:

City of Redmond

Attn: Planning Director

15670 NE 85th Street

P.O. Box 97010

Mail Stop 4SPL

Redmond, WA 98073-9710

To ~~Habitat Bank~~KFMP:

~~Habitat Bank, LLC~~Keller Farm Mitigation Partners, LLC

Attn: Victor Woodward

~~P.O. Box 354801 E 1st St., Suite B-107~~

~~Kirkland, WA 98083~~Cle Elum, WA 98922

Or such other addresses as the parties may provide to each other from time to time. If delivered in person, notice shall be deemed given upon delivery. If delivered by mail, notice shall be deemed given three (3) days after the date the same is deposited in the United States mail, postage prepaid, addressed as provided in this Section.

13. Project Administrator. The Redmond Planning and Development Director or his or her designee will be the Project Administrator for the City. The Project Administrator shall be responsible for coordinating the work of the City with that of ~~Habitat Bank~~KFMP, for providing any necessary information for and direction to ~~Habitat Bank~~KFMP in order to ensure that it meets the requirements of this Agreement, and for reviewing, monitoring and approving all items requiring City review, monitoring, and approval under this agreement.

14. **Disputes.** Any dispute concerning the obligations of the parties not disposed of by agreement between ~~Habitat Bank~~KFMP and the City shall be referred for resolution to a mutually acceptable mediator. The parties shall each be responsible for one-half of the mediator's fees and costs.

15. **Termination.** Either party may terminate this Agreement for a material breach or default in the performance of its terms by the other party. Termination shall become effective thirty (30) days after the non-breaching or non-defaulting party provides written notice of termination to the breaching or defaulting party, provided, that termination shall not become effective and this Agreement shall continue in full force and effect if the breaching or defaulting party cures the breach or default within the thirty (30) day notice period. If the breach or default cannot reasonably be cured within thirty (30) days, termination shall not become effective and this Agreement shall continue as long as the breaching or defaulting party commences cure within the thirty (30) day period and diligently pursues the cure to completion.

16. **Non-Discrimination.** ~~Habitat Bank~~KFMP agrees not to discriminate against any customer, credit purchaser, employee or applicant for employment, subcontractor, supplier or materialman, because of race, color, creed, religion, national origin, marital status, sex, age or handicap, except for a bona fide occupational qualification. ~~Habitat Bank~~KFMP understands that if it violates this provision, this agreement may be terminated by the City and that the ~~Habitat Bank~~KFMP may be barred from performing any services for the City now or in the future.

17. **Compliance and Governing Law.** ~~Habitat Bank~~KFMP shall at all times comply with all applicable federal, state, and local laws, rules, ordinances, and regulations. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

18. **Subcontracting or Assignment.** ~~Habitat Bank~~KFMP may not assign or subcontract any portion of ~~Habitat Bank's~~KFMP's obligations under this agreement without the express written consent of the City, provided, that the use of those consultants and sub-consultants described in ~~Habitat Bank's~~KFMP's Response to the City's Request for Proposals dated October 23, 2014 is hereby approved. ~~Habitat's~~KFMP's proposal has been accepted by the City based on the key personnel identified in the Response for ~~Habitat~~KFMP and its subcontractors and consultants. ~~Habitat~~KFMP may change consultants or key personnel only with the express written consent of the City, which consent shall not be unreasonably withheld.

19. **Non-Waiver.** Approval of any of ~~Habitat Bank's~~KFMP's work or services by the City shall not constitute a waiver by the City of any remedies of any type it may have against ~~Habitat Bank~~KFMP for any breach of the agreement by ~~Habitat Bank~~KFMP, or for failure of ~~Habitat Bank~~KFMP to perform work required of it under this Agreement. Waiver of any right or entitlement under this agreement by the City shall not constitute waiver of any other right or entitlement.

20. **Litigation.** In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this agreement, the parties agree that such actions shall be initiated in the Superior Court of the State of Washington, in and for King County. The parties agree that all questions shall be resolved by application of Washington law and that parties to such actions shall have the right of appeal from such decisions of the Superior Court in accordance with the law of the State of Washington. ~~Habitat Bank~~KFMP hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, in and for King County. The prevailing party in any such litigation shall be entitled to recover its costs, including reasonable attorney's fees, in addition to any other award

21. **Taxes.** ~~Habitat Bank~~KFMP will be solely responsible for the payment of any and all applicable taxes related to the services provided under this agreement and if such taxes are required to be passed through to the City by law, the same shall be duly itemized on any billings submitted to the City by ~~Habitat Bank~~KFMP.

22. **City Business License.** ~~Habitat~~-KFMP and its consultants have obtained, or agree to obtain, business licenses from the City prior to commencing to perform any services under this Agreement. ~~Habitat Bank~~KFMP and its consultants will maintain their business licenses in good standing throughout the term of this Agreement.

23. **Entire Agreement.** This agreement represents the entire integrated agreement between the City and ~~Habitat Bank~~KFMP, superseding all prior negotiations, representations or agreements, written or oral. The terms of this Agreement also supersede any contrary provisions of any of the Exhibits attached hereto and where any conflict between the terms of this Agreement and the Exhibits exists, the terms of this Agreement control. This agreement may be modified, amended, or added to, only by written instrument properly signed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

~~HABITAT BANK, LLC~~
~~KELLER FARM MITIGATION PARTNERS, LLC~~

CITY OF REDMOND

Victor Woodward, Member/Manager
Dated: _____

Mayor ~~John Marchione~~ Angela Birney
Dated: _____

ATTEST:

City Clerk ~~Michelle M. Hart~~Cheryl
Xanthos, MMC

APPROVED AS TO FORM:

City Attorney James E. Haney



Memorandum

Date: 9/6/2022
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 22-530
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Steve Hitch	Engineering Supervisor
Public Works	Lisa Rigg	Senior Engineer

TITLE:

Approval of a Maintenance Agreement with the Washington State Department of Transportation for Maintenance of Redmond Stormwater Facilities Modified by Sound Transit.

OVERVIEW STATEMENT:

The agreement identifies roles and responsibilities for maintenance of the stormwater facilities modified by Sound Transit associated as part of the Downtown Redmond Light Rail Extension (DRLE).
The maintenance agreement will:

- Identify maintenance and operations responsibilities for city-maintained facilities within Washington State Department of Transportation (WSDOT) controlled property and WSDOT-maintained facilities within city-controlled property.
- Provide a process for cost recovery in the event of work completed by the other party resulting from lack of maintenance by the responsible party.
- Identify the process for completion and cost-recovery if emergency maintenance needs to be performed by either party.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan Policies UT-38, UT-39, UT-45, UT-47, NE-4, NE-5, NE-47
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
The facilities include the Redmond Way split ponds, NE 51st Street conveyance pipe, NE 76th Street media filter drain, SR520 treatment wetland at Redmond Way, and SR520 detention pond 6-1B at Redmond Way.

OUTCOMES:

There will be certainty of roles, responsibility, and process regarding maintenance of the identified stormwater infrastructure.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

Most of the facilities to be maintained by Redmond existed prior to the DRLE project. The facilities have been brought up to current standards for access which improves ease of maintenance. As a result, any budget impacts will be negligible.

Approved in current biennial budget: **Yes** **No** **N/A**

Budget Offer Number:

000214

Budget Priority:

Healthy and Sustainable

Other budget impacts or additional costs: **Yes** **No** **N/A**

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/20/2022	Business Meeting	Approve

Time Constraints:

WSDOT and the City would like to have the agreement recorded prior to completion of the facilities.

ANTICIPATED RESULT IF NOT APPROVED:

There will be less clarity regarding roles and responsibilities for maintenance of the facilities.

ATTACHMENTS:

Attachment A: Maintenance Agreement GMB1219

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
CITY OF REDMOND

Sound Transit R200 Stormwater Facilities

AGREEMENT GMB1219

This Agreement is made and entered into between the CITY OF REDMOND, a municipal corporation, hereinafter the “CITY,” and the STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION (WSDOT), hereinafter the “STATE”. The CITY and STATE shall hereinafter each be identified as a “Party”, and jointly called the “Parties”.

WHEREAS, SOUND TRANSIT has funded the design and construction of the Downtown Redmond Link Extension Project (“Project”), also known as R200, a 3.4-mile light rail extension from the Redmond Technology Station to downtown Redmond, and

WHEREAS, the Project includes modification to stormwater facilities located within the City and within WSDOT right-of-way, including: Redmond Way Split Ponds, NE 51st Street Conveyance Pipe, NE 76th Street Media Filter Drain, SR520 Treatment Wetland at Redmond Way, and SR520 Detention Pond 6-1B at Redmond Way, collectively “Stormwater Facilities” (Exhibit A) and

WHEREAS, the Project has been approved by the Parties through their permitting processes, and

WHEREAS, the proposed Redmond Way Split Ponds (Exhibit B), which lies within WSDOT limited access, treats and infiltrates runoff from an area that is nearly 70 percent within the City of Redmond right-of-way, and

WHEREAS, the proposed NE 51st Street Conveyance Pipe (Exhibit C), which lies within WSDOT limited access, conveys flows from City of Redmond right-of-way, and

WHEREAS, the existing NE 76th Street Media Filter Drain (Exhibit D), which treats runoff from the City of Redmond Right-of-way will be removed by the project, and

WHEREAS, the State’s SR520 Treatment Wetland (Exhibit E) at Redmond Way primarily treats runoff from the SR520 limited access along with limited City of Redmond right-of-way, and

WHEREAS, the State’s Pond 6-1B (Exhibit E) primarily detains runoff from SR520 limited access, along with limited City of Redmond right-of-way, and

WHEREAS, the maintenance responsibility for the Stormwater Facilities needs to be determined to ensure the facilities function properly, and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to chapter 39.34 RCW,

NOW, THEREFORE, pursuant to RCW 47.52.090, the above recitals that are incorporated herein as if set forth below, and in consideration of the terms, conditions, and performances contained herein, or attached and incorporated and made a part hereof,

IT IS MUTUALLY AGREED AS FOLLOWS:

1. PURPOSE OF AGREEMENT

1.1 This Agreement clarifies the responsibilities and cost obligations associated with the Stormwater Facilities associated with the Project, including but not limited to maintenance, operation, inspection, modification, replacement, of or to the Facility located within state-owned SR520 limited access right-of-way.

1.2 This Agreement outlines the maintenance responsibilities of the Parties, which are described in the Project's Operations and Maintenance Manuals.

1.3 The location of the Stormwater Facilities shown on Exhibits A-E, attached hereto and by this reference, made a part hereof.

1.4 If any term or provision of this Agreement is determined to be invalid, such invalid term or provision shall not affect or impair the remainder of this Agreement, but such remainder shall remain in full force and effect to the same extent as though the invalid term or provision were not contained in this Agreement.

2. MAINTENANCE RESPONSIBILITIES AND COST OBLIGATIONS

2.1 The Parties shall be responsible for performance and cost of the operation and maintenance, repair, and removal of Stormwater Facilities, with responsibility as noted in Exhibit F as either CITY or STATE responsibility.

2.2 The Parties shall perform or cause to be performed, the inspection, operation and maintenance and repair of the facilities as defined in the Operations and Maintenance Manuals developed for the Project, as may be amended by the responsible party.

3. EMERGENCY MAINTENANCE OR REPAIR

3.1 Should a Party determine that any work that is the responsibility of the other Party presents an immediate danger to the public or to the real property, facility, or operations, the Party will notify the responsible Party in writing with email being acceptable, and request that the responsible party immediately address the emergency maintenance or repair problem.

3.2 In the event that the responsible Party does not or cannot immediately perform the emergency maintenance or repair, the Party providing notice may perform the emergency maintenance or repair at the expense of the responsible Party.

3.3 The responsible Party shall be responsible for the actual direct and related indirect costs of the emergency maintenance or repair work. Reimbursement of the cost of the work shall be made in accordance with invoice and payment procedures set forth below.

4. FAILURE TO PERFORM MAINTENANCE AND EMERGENCY MAINTENANCE

4.1 The STATE reserves the right to perform the Work required of the CITY on those segments of project that lie within STATE owned access to the extent necessary for safe operation and maintenance of the highway, should the CITY fail to perform the Work pursuant to this agreement.

4.2 The CITY reserves the right to perform the Work required of the STATE on those segments of project that lie within City of Redmond owned right-of-way to the extent necessary for safe operation and maintenance of the right-of-way, should the STATE fail to perform the Work pursuant to the agreement.

4.3 If the CITY fails to perform the work required under this agreement, the STATE will notify the CITY in writing with email being acceptable, of the Work that must be completed, and the CITY shall perform the Work within thirty (30) calendar days. If the CITY does not perform the identified Work, the STATE reserves the right to perform the Work in accordance with minimum WSDOT highway standards set forth in this agreement.

4.4 If the STATE fails to perform the work required under this agreement, the CITY will notify the STATE in writing with email being acceptable, of the Work that must be completed, and the STATE shall perform the Work within thirty (30) calendar days. If the STATE does not perform the identified Work, the CITY reserves the right to perform the Work in accordance with minimum City of Redmond standards.

4.5 In the event the STATE is required to perform any of the Work required to be performed by the CITY, the CITY shall reimburse the STATE for its actual direct, and related indirect costs, for all Work performed on behalf of the CITY within thirty (30) days of the date of the invoice from the STATE (the "Due Date"). In the event the CITY fails to make payment by the Due Date, the CITY will pay the STATE interest on outstanding balances at the rate of twelve percent (12%) per annum, or the highest rate of interest allowable by law, whichever is greater. Interest shall be calculated from the Due Date to the date of payment.

4.6 In the event the CITY is required to perform any of the Work required to be performed by the STATE, the STATE shall reimburse the CITY for its actual direct, and related indirect costs, for all Work performed on behalf of the STATE within thirty (30) days of the date of the invoice from the CITY (the "Due Date"). In the event the STATE fails to make payment by the Due Date, the STATE will pay the CITY interest on outstanding balances at the rate of twelve percent (12%) per annum, or the highest rate of interest allowable by law, whichever is greater. Interest shall be calculated from the Due Date to the date of payment.

5. TERM: EFFECTIVENESS AND DURATION

5.1 This Agreement is effective upon the Parties acceptance of the Project construction. The terms of this Agreement shall remain in effect until modified (Section 9) or terminated (Section 10).

6. AGREEMENT CONTACT AND MANAGEMENT

6.1 The Parties representatives for this Agreement are shown below. All correspondence

related to this Agreement will be through the designated contacts. All correspondence shall include reference to GMB1219, this Agreement's number.

CITY	STATE
Steven Flude, PE Deputy Director of Public Works PO Box 97010; MS: 2NPW Redmond, WA 98073 Phone: 425.556.2742 email: sflude@redmond.gov	Morgan Balogh, PE Asst. Regional Administrator for Maintenance Operations PO Box 330310 Seattle, WA 98133 Phone: 206.440.4806 email: baloghm@wsdot.wa.gov

6.2 Any Party may, from time to time, by electronic mail notification or other written notification, designate additional and/or different contact person(s) or information to which such notice, request, report, billing or other communication are thereafter to be addressed. The Party in receipt of the change will confirm receipt of the change by electronic mail notification or other written notification, to the initiating Party. Such changes allowed by this Section 6.2 shall not be considered amendments to this Agreement.

7. INDEMNIFICATION, HOLD HARMLESS AND WAIVER

7.1 The CITY shall protect, defend, indemnify, and hold harmless the STATE, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and/or property, including state-owned highway property and facilities), arising out of, or in any way resulting *from* the operation, maintenance, and/or repair of the Stormwater Facilities, pursuant to the provisions of this Agreement. The CITY will not be required to indemnify, defend, or hold harmless the STATE if the claim, suit, or action for injuries, death, or damages (both to persons and/or property) is caused by the sole negligence of the STATE. Where such claims, suits, or actions result from concurrent negligence of both Parties, or involves those actions covered by RCW 4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's own negligence.

7.2 The STATE shall protect, defend, indemnify, and hold harmless the CITY, its officers, officials, employees, and agents while acting within the scope of their employment as such, from any and all costs, claims, judgments and/or awards of damages (both to persons and/or property), arising out of, or in any way resulting from, the STATE's performance pursuant to the provisions of this Agreement. The STATE will not be required to indemnify, defend, or hold harmless the CITY if the claim, suit, or action for injuries, death, or damages (both to persons and/or property) is caused by the sole negligence of the CITY or the actions of third parties. Where such claims, suits, or actions result from the concurrent negligence of the Parties, or involves those actions covered by RCW

4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each Party's own negligence.

7.3 The CITY agrees that its obligations under this section extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents while performing construction, operation, or maintenance work pursuant to this Agreement. For this purpose, the CITY, by mutual negotiation, hereby waives with respect to the STATE only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions of Chapter 51.12 RCW.

7.4 The STATE agrees that its obligations under this section extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents while performing construction, operation, or maintenance work pursuant to this Agreement. For this purpose, the STATE, by mutual negotiation, hereby waives with respect to the STATE only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions of Chapter 51.12 RCW.

7.5 These indemnifications and waiver shall survive the termination of this Agreement.

8. RIGHT OF ENTRY

8.1 The STATE hereby grants to the CITY, its employees, agents and contractors a right of ingress and egress without prior institution of any suit or proceedings of law upon all STATE land which the Stormwater Facilities occupy within SR 520 limited access right-of-way and SR202 right-of-way for the purpose of accomplishing the work described in this Agreement.

8.2 The CITY hereby grants to the STATE a right of entry upon all CITY land which the Stormwater Facilities occupy for the STATE's purpose of accomplishing the work described in this Agreement.

9. MODIFICATIONS

9.1 This instrument contains all the agreements and conditions made between the Parties hereto and may not be modified, amended or supplemented orally or in any manner other than in writing and by signature of both Parties. No failure on the part of either Party to enforce any covenant or provision herein contained, nor any waiver of any right hereunder, unless in writing, shall discharge or invalidate such covenant or provision or affect the right of either Party to enforce the same in the event of any subsequent breach or default.

10. TERMINATION

10.1 Neither the STATE nor the CITY may terminate this Agreement without the written concurrence of the other Party. Upon termination of this Agreement, the Parties agree that RCW 47.24.020 and the City Streets as Part of State Highways guidelines, dated April 30,1997, reached by the Washington State Department of Transportation (WSDOT) and the Association of Washington Cities (CITIES) on the interpretation of selected topics of chapter 47.24 RCW and figures of WAC 486-18-050 for construction, operations and maintenance responsibilities of WSDOT and CITIES for such streets,

shall control for the operation and maintenance of the Stormwater Facilities constructed within state-owned SR520 limited access right-of-way.

11. DISPUTES

11.1 In the event that a dispute arises under this Agreement, it shall be resolved as follows: The Parties shall each appoint a member to a disputes board. These two members shall select a third member not affiliated with the Parties. The three-member board shall conduct a dispute resolution hearing that shall be informal and unrecorded. Any attempt at such dispute resolution in compliance with aforesaid process shall be a prerequisite to the filing of any litigation concerning the dispute. The Parties shall each be responsible for their own costs and fees and agree to equally share all costs associated with the third disputes board member.

12. INDEPENDENT CONTRACTOR

12.1 The CITY and the STATE shall each be deemed an independent contractor for all purposes under this Agreement, and the employees of one party or any of its contractors, subcontractors, consultants, and the employees thereof, shall not in any manner be deemed to be employees of the other party.

13. VENUE

13.1 In the event either Party deems it necessary to institute legal action or proceedings to ensure any right or obligation under this Agreement, the Parties hereto agree that such action or proceedings shall be brought in the superior court situated in Thurston County, Washington. Further, the Parties agree that each will be solely responsible for payment of their own attorney's fees, witness fees, and costs.

14. WORKING DAYS

14.1 Working days for this Agreement are defined as Monday through Friday, excluding Washington State holidays per RCW 1.16.050.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Party's date signed last below.

CITY OF REDMOND

Authorized by City Council motion on [DATE]

By: _____
Angela Birney, Mayor

Date: _____

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

By: _____
Kimberly Farley, Deputy CEO

Date: _____

By: _____
Morgan Balogh, WSDOT NWR
Maintenance Assistant Regional
Administrator

Date: _____

Approved as to form for City of Redmond:

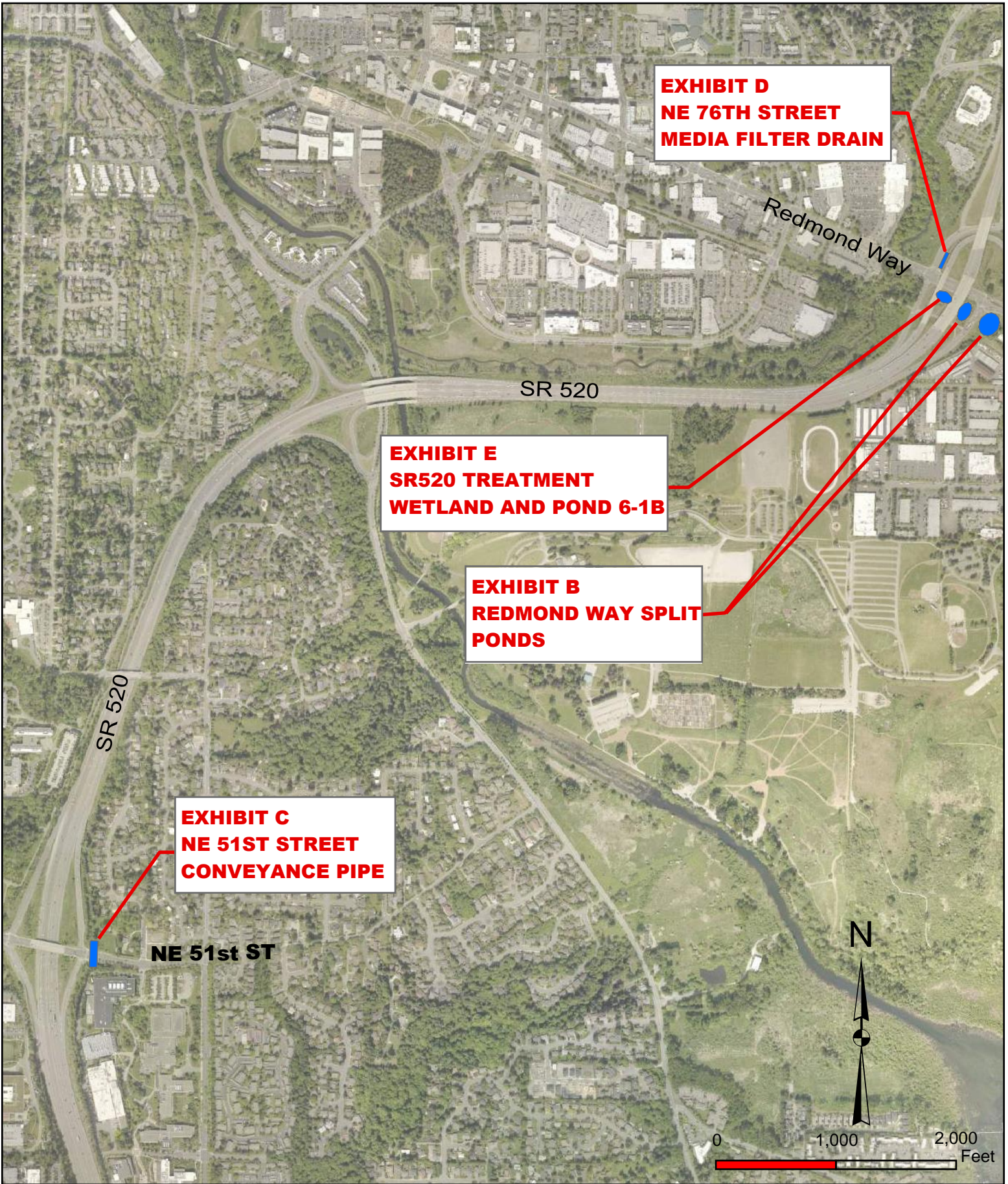
By: _____
James E. Haney, City Attorney

Date: _____

Approved as to form for Washington State Department of Transportation:

By: _____
Mark F. Schumock, Assistant Attorney General

Date: _____



**EXHIBIT D
NE 76TH STREET
MEDIA FILTER DRAIN**

**EXHIBIT E
SR520 TREATMENT
WETLAND AND POND 6-1B**

**EXHIBIT B
REDMOND WAY SPLIT
PONDS**

**EXHIBIT C
NE 51ST STREET
CONVEYANCE PIPE**

NE 51st ST

SR 520

Redmond Way

SR 520

N

0 1,000 2,000 Feet



City of Redmond, Washington

**VICINITY MAP
AGREEMENT
GMB1219
EXHIBIT A
STORMWATER FACILITIES64**



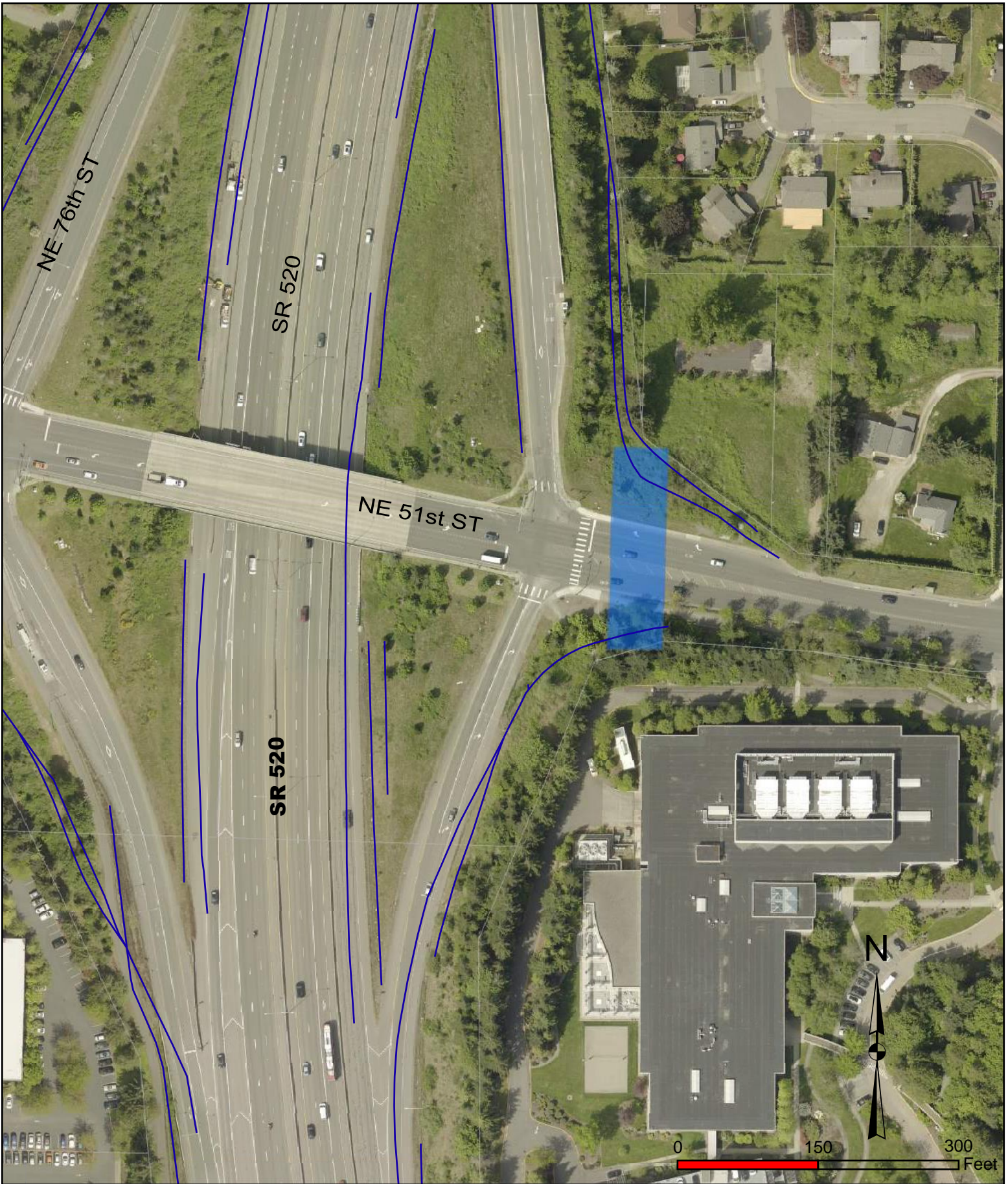
City of Redmond, Washington

**AGREEMENT
GMB1219
EXHIBIT B**

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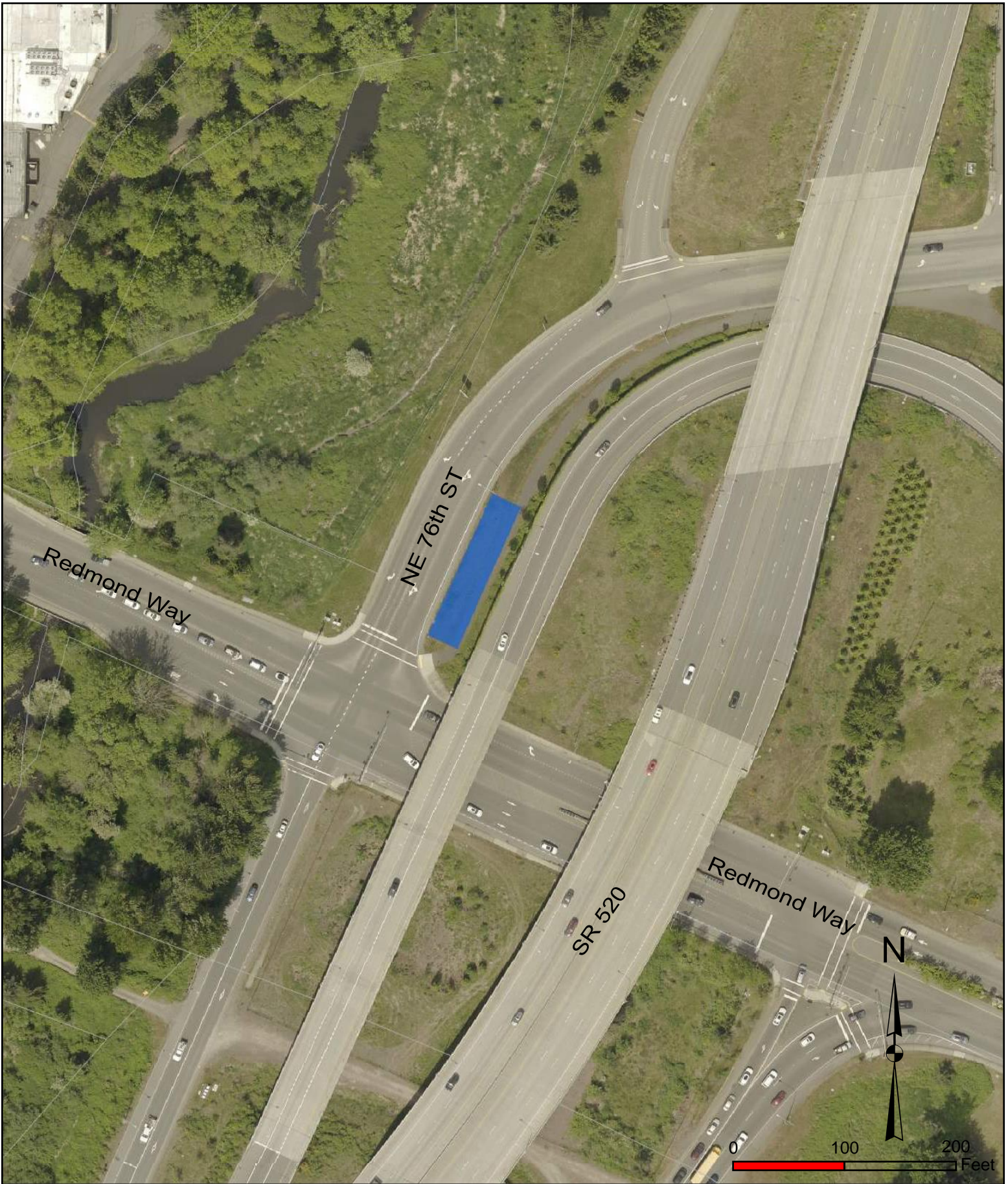
**REDMOND WAY SPLIT PONDS
INCLUDES INFILTRATION AND WATER QUALITY FACILITIES**

165



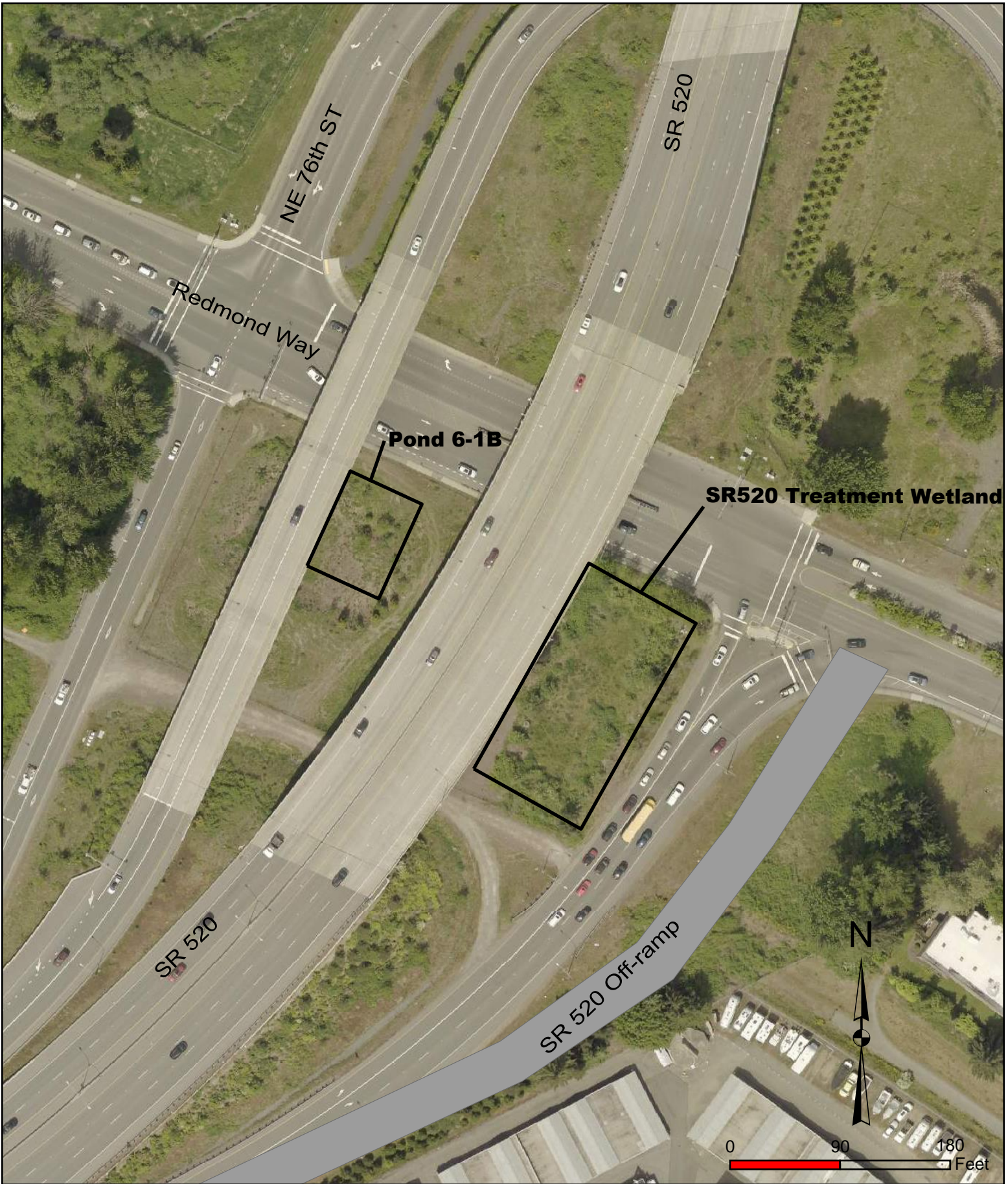
City of Redmond, Washington

**AGREEMENT
GMB1219
EXHIBIT C
NE 51st STREET CONVEYANCE PIPE
INCLUDES PIPE, CATCH BASINS AND OUTFALL PA 66**



City of Redmond, Washington

**AGREEMENT
GMB1219
EXHIBIT D
NE 76th STREET MEDIA FILTER DRAIN**



City of Redmond, Washington

**AGREEMENT
GMB1219
EXHIBIT E
SR520 TREATMENT WETLAND
AND POND 6-1B**

Stormwater Facility	Work Performed By	Responsibility of Maintenance Cost
Redmond Way Split Ponds (Includes infiltration pond and water quality facility – Filterra bioretention)	CITY	CITY
NE 51 st Street Conveyance Pipe (Includes pipe, catch basins, and rock outfall pads)	CITY	CITY
SR520 Treatment Wetland	STATE	STATE
SR520 Pond 6-1B	STATE	STATE





Memorandum

Date: 9/6/2022
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 22-559
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Parks	Loreen Hamilton	425-556-2336
Public Works	Aaron Bert	425-556-2786

DEPARTMENT STAFF:

Public Works	Eric Dawson	Senior Engineer
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TITLE:

Approve Award of General Contractor/Construction Manager Construction (GC/CM) Contract Amendment 1 Maximum Allowable Construction Cost (MACC) #2 for the Redmond Senior & Community Center

OVERVIEW STATEMENT:

Staff is requesting approval of construction contract amendment with Absher Construction Company (Absher) of Puyallup, WA in the amount of \$17,021,918 (includes sales tax) for MACC #2. MACC #2 includes interior improvements, exterior walls, insulation and siding, asphalt paving, and landscaping.

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 #2 which will allow construction to begin on those elements.

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:

Current Budget: \$48 million
Proposed Budget: \$58 million
Proposed Adjustment: +\$10 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):

CIP: \$17.116 million
State Capital Adopted Budget: \$1.25 million
Surplus Park Impact Fees from 2019-2020: \$1.648 million
Surplus REET from 2019-2020: \$2.486 million
Councilmanic Bonds: \$16.0 million

One-time Cash: \$9.5 million
Surplus General Fund One-Time Cash 2021-2022: \$5.35 million
Surplus Park Impact Fees from 2022: \$2.0 million
Unallocated Park Impact Fees: \$2.0 million
King County Levy: \$500,000
Amazon: \$150,000

Budget/Funding Constraints:

The City Council approved a total project budget of \$48 million on February 15, 2022. Councilmanic Bonds were issued with City Council approval in May 2022. Construction has commenced and costs have continued to be high due to a volatile market and inflation. Based on the bids received to date, the project cannot be completed for \$48 million.

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
9/20/2022	Business Meeting	Approve

Time Constraints:

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

ANTICIPATED RESULT IF NOT APPROVED:

Delay in the construction start date for MACC #2 will have a direct effect on the building opening date

ATTACHMENTS:

- Attachment A - Community and Stakeholder Involvement and Outreach
- Attachment B - Council Review Previous Contacts
- Attachment C - Contract Amendment 1
- Attachment D - Budget

Redmond Senior and Community Center Update
Attachment A – Community/Stakeholder Outreach and Involvement

- **Timeline (previous or planned)**

01/09/2020	Stakeholder Conference Call
01/15/2020	Public Meeting - Facilitated by EnviroIssues and Patano
01/16/2020	Lunch Briefing with Seniors
01/23/2020	Public Meeting - Facilitated by EnviroIssues and Patano
02/06/2020	RYPAC Senior Center Discussion
02/10/2020	Community Centers Open House - Facilitated by Patano
02/24/2020	Stakeholder Meeting #1 - Facilitated by EnviroIssues
03/05/2020	Stakeholder Meeting #2 - Facilitated by EnviroIssues
12/14/2020	Project Update for Stakeholder Group and “Meet and Greet” with Architect Team
01/11/2021	Project Stakeholder Group Meeting #1
01/25/2021	Project Stakeholder Group Meeting #2
02/01/2021	Outreach to Local Businesses, Nonprofits, Partners, Organizations, Community Members, BIPOC Communities, etc., Leading Up to Public Meetings
02/17/2021	First Online Questionnaire Launches (Closed On 03/10/2021)
02/24/2021	Virtual Public Meeting #1 (Senior Focused Daytime & General Public Evening)
03/01/2021	Outreach to Local Businesses, Nonprofits, Partners, Organizations, Community Members, BIPOC Communities, etc., Leading Up to Public Meetings
03/01/2021	Project Stakeholder Group Meeting #3
03/22/2021	Project Stakeholder Group Meeting #4
03/24/2021	Virtual Public Meeting #2 (Senior Focused Daytime & General Public Evening)
03/24/2021	Second Online Questionnaire Launches (Closed on 04/03/2021)
05/24/2021	Project Stakeholder Group Meeting #5
06/14/2021	Project Stakeholder Group Meeting #6
10/11/2021	Project Stakeholder Group Meeting #7
11/15/2021	Project Stakeholder Group Meeting #8
01/10/2022	Project Stakeholder Group Meeting #9
02/28/2022	Project Stakeholder Group Meeting #10
Monthly Briefings	Parks and Trails Commission
Monthly Briefings	Arts and Culture Commission
Monthly Briefings	Senior Advisory Committee

Redmond Senior and Community Center Update
Attachment B – Council Review Previous Contacts

Date	Meeting	Requested Action
09/17/2019	Business Meeting	Receive Information
12/03/2019	Business Meeting	Receive Information
02/11/2020	Study Session	Receive Information
02/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
03/03/2020	Committee of the Whole - Parks and Human Services	Receive Information
06/02/2020	Committee of the Whole - Parks and Human Services	Receive Information
06/23/2020	Study Session	Receive Information
07/07/2020	Committee of the Whole - Parks and Human Services	Receive Information
07/28/2020	Study Session	Receive Information
08/04/2020	Committee of the Whole - Parks and Human Services	Receive Information
08/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
09/01/2020	Committee of the Whole - Parks and Human Services	Provide Direction
09/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/01/2020	Committee of the Whole - Parks and Human Services	Receive Information
01/05/2021	Committee of the Whole - Parks and Human Services	Approve
01/19/2021	Business Meeting	Approve
02/09/2021	Committee of the Whole - Planning and Public Works	Approve
02/16/2021	Business Meeting	Approve
03/09/2021	Study Session	Receive Information
04/06/2021	Committee of the Whole - Parks and Human Services	Receive Information
04/20/2021	Business Meeting	Approve
05/04/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/01/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/22/2021	Study Session	Receive Information
07/06/2021	Business Meeting	Receive Information
07/20/2021	Business Meeting	Approve
08/24/2021	Committee of the Whole - Finance, Administration, and Communications	Receive Information
09/07/2021	Committee of the Whole - Parks and Human Services	Receive Information
09/14/2021	Committee of the Whole - Planning and Public Works	Provide Direction
09/21/2021	Business Meeting	Approve
10/05/2021	Committee of the Whole – Parks and Human Services	Receive Information
10/26/2021	Study Session	Receive Information
11/01/2021	Business Meeting	Approve
01/25/2022	Committee of the Whole – Parks and Environmental Sustainability	Receive Information
02/01/2022	Business Meeting	Receive Information
02/15/2022	Business Meeting	Approve

02/22/2022	Committee of the Whole – Parks and Environmental Sustainability	Receive Information
03/01/2022	Business Meeting	Approve
03/08/2022	Study Session	Provide Direction
03/22/2022	Committee of the Whole – Parks and Environmental Sustainability	Receive Information
04/05/2022	Business Meeting	Approve
05/03/2022	Committee of the Whole - Planning and Public Works	Provide Direction
06/07/2022	Committee of the Whole - Planning and Public Works	Provide Direction
06/21/2022	Business Meeting	Approve
07/26/2022	Committee of the Whole – Parks and Environmental Sustainability	Receive Information
08/16/2022	Business Meeting	Receive Information
08/23/2022	Study Session	Receive Information



CONTRACT AMENDMENT

City Contract # 9985 Project ID # 50022024.05.01.03

Project Title Redmond Senior & Community Center Project Amendment # 01

Description of Change MACC 2 – Incorporate TI Scope into the Work

1. Scope of Work: The following changes are hereby incorporated into the work.

This Amendment incorporates the TI Work also known as 100% construction documents used for the TI Permit into the construction contract. The cost for this work is defined in Exhibit 1 Construction Cost Summary. The work is defined in drawings listed in Exhibit 2 and the specifications listed in Exhibit 3.

2. Cost Summary: The new Contract Amount is as follows.

Original Contract Amount:	\$ 24,465,916.76
Previous Amendments:	0
This Amendment:	\$ 15,412,713.30
New Contract Amount:	\$ 39,878,630.06

3. Schedule Summary: The new Contract Completion Date is as follows.

Original Contract Completion Date	12/31/2024
New Contract Completion Date	12/31/2024

All terms and conditions defined in the contract documents and change orders issued to date remain in effect unless stated herein.

Agreed this date:

Contractor

City

By: _____

By: _____

Signature

Signature

Printed Name

Printed Name

Signed this date: _____

Redmond Senior and Community Center Project
Exhibit 1
Contract Amendment #1
Construction Cost Summary

TOTAL CONTRACT COST SUMMARY		
Bid Package #	Description of Bid Package	Amount
3.50	Polished & Sealed Concrete	\$ 49,111.00
6.00	Rough Carpentry, Door/Hardware Install & Joint Sealants (plus misc metal install per add #12)	\$ 498,772.00
6.20	Interior Finish Carpentry, Casework, Solid Surface & Metal Counters	\$ 692,206.00
7.20	Roofing Complete	\$ 1,560,000.00
7.30	Metal/Wood Siding and Sheetmetal Flashing	\$ 2,627,400.00
7.50	Bidder-Designed Spray Applied & Intumescent Fireproofing	\$ 281,399.00
8.00	Doors/Frames/Hardware Supply	\$ 247,590.00
8.40	Glazing and Aluminum Glazed Systems	\$ 1,411,800.00
9.00	Metal Stud Framing and GWB	\$ 1,596,000.00
9.10	Carpet & Resinous Flooring, and Tile	\$ 545,630.00
9.20	Acoustical Ceilings and Components	\$ 810,000.00
9.30	Wood Flooring	\$ 394,807.00
9.60	Epoxy Flooring	\$ 58,634.00
9.90	Paints and Coatings, Timber Sand & Seal	\$ 321,560.00
10.00	Misc Finishes and Equipment	\$ 1,394,307.00
11.22	Commercial Kitchen Equipment	\$ 407,000.00
11.10	Production Equipment	\$ 245,711.00
32.20	Landscaping and Irrigation	\$ 417,871.00
	Allowances	
	Glazed Decorative Metal Railings	\$ 30,000.00
	Insulation	\$ 280,850.00
	Asphalt Paving and Striping	\$ 100,000.00
	Fiberglas Reinforced Plastic Wall Coverings	\$ 130,000.00
1	Total Subcontract Costs	\$ 14,100,648.00
2.1	Risk Contingency (2.50 % x Total for Subcontract Costs above)	\$ 352,516.20
2.2	Design Contingency (2.50 % of Total for Subcontract Costs above)	\$ 352,516.20
3	Maximum Allowable Construction Cost (MACC) (Lines 1 and 2)	\$ 14,805,680.40
4	Percent Fee (4.1% x MACC)	\$ 607,032.90
5	Total Contract Cost (TCC) (Add Lines 3 and 4)	\$ 15,412,713.30
6	Washington State Sales Tax @ 10.1%	\$ 1,556,684.04
7	Total Contract Cost (TCC) plus WSST (Add Lines 5 and 6)	\$ 16,969,397.34

Redmond Senior and Community Center Project
Exhibit 2
Contract Amendment #1
Drawing List

The 100% Construction Drawings listed herein are dated June 17, 2022. Drawings modified by Addenda issued after the 100% Construction Documents are incorporated into the contract. Those Addenda are listed at the end of this Drawing List.

GENERAL	L6.4 SITE DETAILS
G0.00 SHEET INDEX, VICINITY MAP, PROJECT TEAM	L6.5 SITE DETAILS
G0.01 ENERGY CODE COMPLIANCE DOCUMENTS	L6.6 SITE DETAILS
G0.02 ENERGY CODE COMPLIANCE DOCUMENTS	L6.7 SITE DETAILS
LANDSCAPE	L7.0 PLANTING DETAILS
L1.0 MATERIALS PLAN	L8.0 IRRIGATION DETAILS
L1.1 MATERIALS PLAN	L8.1 IRRIGATION DETAILS
L2.0 LAYOUT PLAN	ARCHITECTURAL
L2.1 LAYOUT PLAN	A0.00 ARCHITECTURAL ABBREVIATIONS AND SYMBOLS
L2.2 LAYOUT PLAN ENLARGEMENTS	A0.10 STANDARD MOUNTING HEIGHTS
L3.0 SOILS PLAN	A0.20 CODE ANALYSIS
L3.1 SOILS PLAN	A0.31 FIRE & LIFE SAFETY PLAN- LEVEL 1
L4.0 IRRIGATION PLAN	A0.32 FIRE & LIFE SAFETY PLAN- LEVEL 2
L4.1 IRRIGATION PLAN	A0.40 EXTERIOR WALL ASSEMBLY TYPES
L4.2 IRRIGATION SCHEDULE	A0.50 INTERIOR WALL ASSEMBLY TYPES
L5.0 PLANTING PLAN	A0.60 HORIZONTAL ASSEMBLY TYPES
L5.1 PLANTING PLAN	A0.70 DOOR SCHEDULE AND DOOR TYPES
L5.3 PLANTING PLAN - SCHEDULE	A0.80 ARCHITECTURAL SITE PLAN
L6.0 SITE DETAILS	A1.00 GRID LAYOUT PLAN
L6.1 SITE DETAILS	A1.01 LEVEL 1 FLOOR PLAN
L6.2 SITE DETAILS	A1.02 LEVEL 2 FLOOR PLAN
L6.3 SITE DETAILS	A1.03 ROOF PLAN

A1.11A LEVEL 1 FLOOR PLAN SECTOR A	A3.21 WALL SECTIONS
A1.11B LEVEL 1 FLOOR PLAN SECTOR B	A3.22 WALL SECTIONS
A1.12B LEVEL 2 FLOOR PLAN SECTOR B	A3.23 WALL SECTIONS
A1.13A ROOF PLAN SECTOR A	A3.24 WALL SECTIONS
A1.13B ROOF PLAN SECTOR B	A3.25 WALL SECTIONS
A1.21A LEVEL 1 SLAB PLAN SECTOR A	A3.26 WALL SECTIONS
A1.21B LEVEL 1 SLAB PLAN SECTOR B	A3.30 WALL SECTIONS - INTERIOR
A1.22B LEVEL 2 SLAB PLAN SECTOR B	A3.31 WALL SECTIONS - INTERIOR
A1.23B LEVEL 2 MPP LAYOUT PLAN SECTOR B	A4.01 EXTERIOR FRAMED OPENING TYPES
A1.24 ROOF MPP LAYOUT PLAN	A4.02 EXTERIOR FRAMED OPENING TYPES
A1.24A ROOF MPP LAYOUT PLAN SECTOR A	A4.03 EXTERIOR FRAMED OPENING TYPES
A1.24B ROOF MPP LAYOUT PLAN SECTOR B	A4.10 EXTERIOR FRAMED OPENING DETAILS
A1.31A LEVEL 1 FINISH PLAN SECTOR A	A4.11 EXTERIOR FRAMED OPENING DETAILS
A1.31B LEVEL 1 FINISH PLAN SECTOR B	A4.20 TYPICAL ENVELOPE COMPONENTS
A1.32B LEVEL 2 FINISH PLAN SECTOR B	A4.30 EXTERIOR ENVELOPE DETAILS
A1.41 LEVEL 1 FURNITURE PLAN	A4.31 EXTERIOR ENVELOPE DETAILS
A1.42 LEVEL 2 FURNITURE PLAN	A4.50 ROOF DETAILS
A1.71A LEVEL 1 REFLECTED CEILING PLAN SECTOR A	A4.51 ROOF DETAILS
A1.71B LEVEL 1 REFLECTED CEILING PLAN SECTOR B	A4.52 ROOF DETAILS
A1.72B LEVEL 2 REFLECTED CEILING PLAN SECTOR B	A4.53 ROOF DETAILS
A2.10 EXTERIOR ELEVATIONS	A4.60 METAL SUNSCREEN SHADE - SOUTH ELEVATION
A2.11 EXTERIOR ELEVATIONS	A4.61 METAL SUNSCREEN SHADE - WEST ELEVATION
A2.13 PARTIAL EXTERIOR ELEVATIONS - ROOF	A4.62 METAL SUNSCREEN SHADE - WEST ELEVATION
A2.14 PARTIAL EXTERIOR ELEVATIONS - ROOF	A4.63 METAL SUNSCREEN SHADE - DETAILS
A2.50 AXONOMETRIC EXTERIOR VIEWS	A4.65 EXTERIOR DETAILS - ENTRANCE FLOOR GRILLE
A3.10 BUILDING SECTIONS	A5.10 ENLARGED LOCKER ROOM PLANS AND ELEVATIONS
A3.11 BUILDING SECTIONS	A5.11 ENLARGED RESTROOM PLANS AND ELEVATIONS
A3.20 WALL SECTIONS	

A5.12 ENLARGED RESTROOM PLANS AND ELEVATIONS	A6.37 INTERIOR ELEVATIONS
A5.13 ENLARGED DRAWINGS - RECEPTION	A6.38 INTERIOR ELEVATIONS
A5.14 ENLARGED DRAWINGS - SENIOR LOUNGE	A6.39 INTERIOR ELEVATIONS
A5.15 ENLARGED DRAWINGS - KID ZONE	A6.40 INTERIOR ELEVATIONS
A5.16 ENLARGED DRAWINGS - L2 SEATING	A6.41 INTERIOR ELEVATIONS
A5.20 ENLARGED DRAWINGS - PRESENTATION PLATFORM	A6.50 INTERIOR DETAILS
A5.30 ENLARGED STAIRS DRAWINGS - STAIR S1	A6.51 INTERIOR DETAILS
A5.31 ENLARGED STAIRS DRAWINGS - STAIR S2	A6.52 INTERIOR CEILING DETAILS
A5.32 ENLARGED STAIRS DRAWINGS - RAMP 1	A6.60 STANDARD CASEWORK DRAWINGS
A5.33 ENLARGED STAIRS DRAWINGS - ROOF ACCESS	A6.61 STANDARD CASEWORK DETAILS
A5.34 STAIR DETAILS	A6.62 INTERIOR FLOOR TRANSITION DETAILS
A5.50 ELEVATIONS - GUARDRAILS	A6.63 INTERIOR DETAILS
A5.51 ENLARGED HANDRAILS AND GUARDRAILS	A6.64 INTERIOR DETAILS
A5.52 ENLARGED HANDRAILS AND GUARDRAILS	A6.65 INTERIOR DETAILS
A5.70 ENLARGED ELEVATOR PLANS & SECTIONS	A6.66 INTERIOR CASEWORK DETAILS
A6.01 INTERIOR FRAMED OPENINGS	STRUCTURAL
A6.02 INTERIOR FRAMED OPENINGS	S0.01 STRUCTURAL GENERAL NOTES
A6.10 INTERIOR FRAMED OPENING DETAILS	S0.02 STRUCTURAL GENERAL NOTES
A6.11 INTERIOR FRAMED OPENING DETAILS	S0.03 STRUCTURAL GENERAL NOTES
A6.20 ROOM FINISH SCHEDULE	S0.04 STRUCTURAL LOAD MAPS
A6.30 INTERIOR ELEVATIONS	S1.11A PARTIAL FOUNDATION PLAN - LEVEL 01 - SECTOR A
A6.31 INTERIOR ELEVATIONS	S1.11B PARTIAL FOUNDATION PLAN - LEVEL 01 - SECTOR B
A6.32 INTERIOR ELEVATIONS	S1.12A PARTIAL FRAMING PLAN - ROOF - SECTOR A
A6.33 INTERIOR ELEVATIONS	S1.12B PARTIAL FRAMING PLAN - LEVEL 02 - SECTOR B
A6.34 INTERIOR ELEVATIONS	S1.13B PARTIAL FRAMING PLAN - ROOF - SECTOR B
A6.35 INTERIOR ELEVATIONS	S1.21A SOIL IMPROVEMENT DESIGN CRITERIA - SECTOR A
A6.36 INTERIOR ELEVATIONS	

S1.21B SOIL IMPROVEMENT DESIGN CRITERIA - SECTOR B	M0.04 EQUIPMENT SCHEDULE - MECHANICAL
S1.22A PANEL LAYOUT PLAN - ROOF - SECTOR A	M0.05 EQUIPMENT SCHEDULE - MECHANICAL
S1.22B PANEL LAYOUT PLAN - LEVEL 02 - SECTOR B	M0.06 CODE FORMS - MECHANICAL
S1.23B PANEL LAYOUT PLAN - ROOF - SECTOR B	M0.07 CODE FORMS - MECHANICAL
S2.10 EXTERIOR ELEVATIONS	M0.08 CODE FORMS - MECHANICAL
S3.01 STRUCTURAL CONCRETE DETAILS	M0.09 CODE FORMS - MECHANICAL
S3.02 STRUCTURAL CONCRETE DETAILS	M0.10 CODE FORMS - MECHANICAL
S3.03 STRUCTURAL CONCRETE DETAILS	M1.01 FLOOR PLAN LEVEL 01 OVERALL - MECHANICAL
S3.10 CONCRETE SHEAR WALL ELEVATIONS	M1.02 FLOOR PLAN LEVEL 02 OVERALL - MECHANICAL
S3.11 CONCRETE SHEAR WALL ELEVATIONS	M1.03 ROOF PLAN OVERALL - MECHANICAL
S3.12 CONCRETE SHEAR WALL ELEVATIONS	M1.11A FLOOR PLAN LEVEL 01 SECTOR A - MECHANICAL
S4.01 SECTIONS AND DETAILS	M1.11B FLOOR PLAN LEVEL 01 SECTOR B - MECHANICAL
S5.01 STRUCTURAL STEEL DETAILS	M1.12A FLOOR PLAN LEVEL 02 SECTOR A - MECHANICAL
S5.02 STRUCTURAL STEEL DETAILS	M1.12B FLOOR PLAN LEVEL 02 SECTOR B - MECHANICAL
S5.03 STRUCTURAL STEEL DETAILS	M1.13A ROOF PLAN SECTOR A - MECHANICAL
S5.04 STRUCTURAL STEEL DETAILS	M1.13B ROOF PLAN SECTOR B - MECHANICAL
S5.10 STRUCTURAL COLD FORM METAL FRAMING DETAILS	M2.01 FLOOR PLAN LEVEL 01 OVERALL - MECHANICAL PIPING
S5.11 STRUCTURAL COLD FORM METAL FRAMING DETAILS	M2.02 FLOOR PLAN LEVEL 02 OVERALL - MECHANICAL PIPING
S5.20 UNISTRUT FRAMING DETAILS	M2.03 ROOF PLAN OVERALL - MECHANICAL PIPING
S6.01 STRUCTURAL WOOD DETAILS	M2.11A FLOOR PLAN LEVEL 01 SECTOR A - MECHANICAL PIPING
S6.02 STRUCTURAL WOOD DETAILS	M2.11B FLOOR PLAN LEVEL 01 SECTOR B - MECHANICAL PIPING
S6.03 STRUCTURAL WOOD DETAILS	M2.12A FLOOR PLAN LEVEL 02 SECTOR A - MECHANICAL PIPING
MECHANICAL	
M0.01 SYMBOLS, LEGENDS AND ABBREVIATIONS - MECHANICAL	
M0.02 EQUIPMENT SCHEDULE - MECHANICAL	
M0.03 EQUIPMENT SCHEDULE - MECHANICAL	

M2.12B FLOOR PLAN LEVEL 02 SECTOR B - MECHANICAL PIPING	P1.11A LEVEL 01 FLOOR PLAN SECTOR A - PLUMBING
M2.13A ROOF PLAN SECTOR A - MECHANICAL PIPING	P1.11B LEVEL 01 FLOOR PLAN SECTOR B - PLUMBING
M2.13B ROOF PLAN SECTOR B - MECHANICAL PIPING	P1.12A LEVEL 02 FLOOR PLAN SECTOR A - PLUMBING
M3.01 ENLARGED PLANS - MECHANICAL	P1.12B LEVEL 02 FLOOR PLAN SECTOR B - PLUMBING
M4.01 DETAILS - MECHANICAL	P1.13A ROOF PLAN SECTOR A - PLUMBING
M4.02 DETAILS - MECHANICAL	P1.13B ROOF PLAN SECTOR B - PLUMBING
M4.03 DETAILS - MECHANICAL	P4.01 PARTIAL PLANS - RESTROOM AND LOCKER ROOMS
M5.01 FLOW DIAGRAMS - MECHANICAL	P4.02 PARTIAL PLANS - KITCHEN
M6.01 CONTROL DIAGRAMS - MECHANICAL	P4.03 PARTIAL PLANS - MECHANICAL ROOM
M6.02 CONTROL DIAGRAMS - MECHANICAL	P5.01 DETAILS - PLUMBING
M6.03 CONTROL DIAGRAMS - MECHANICAL	P6.01 RISER - WASTE, VENT, & STORM
M6.04 CONTROL DIAGRAMS - MECHANICAL	P6.02 RISER - DOMESTIC WATER
M6.05 CONTROL DIAGRAMS - MECHANICAL	FIRE PROTECTION
M6.06 CONTROL DIAGRAMS - MECHANICAL	FP0.01 SYMBOLS, LEGENDS AND ABBREVIATIONS - FIRE PROTECTION
M6.07 CONTROL DIAGRAMS - MECHANICAL	FP0.10 SITE PLAN - FIRE PROTECTION
PLUMBING	FP1.01_ FLOOR PLAN LEVEL 01 OVERALL - FIRE PROTECTION
P0.01 SYMBOLS, LEGENDS AND ABBREVIATIONS - PLUMBING	FP1.02_ FLOOR PLAN LEVEL 02 OVERALL - FIRE PROTECTION
P0.02 CODES & REQUIREMENTS - PLUMBING	FP5.01 DETAILS - FIRE PROTECTION
P0.03 EQUIPMENT SCHEDULE- PLUMBING	FP6.01 RISER DIAGRAMS - FIRE PROTECTION
P1.00 UNDERGROUND FLOOR PLAN OVERALL - PLUMBING	ELECTRICAL
P1.01 LEVEL 01 FLOOR PLAN OVERALL - PLUMBING	E0.01 SYMBOLS, LEGENDS AND ABBREVIATIONS - ELECTRICAL
P1.02 LEVEL 02 FLOOR PLAN OVERALL - PLUMBING	E0.02 GENERAL NOTES
P1.03 ROOF PLAN OVERALL - PLUMBING	E0.03 MECHANICAL EQUIPMENT CONNECTION SCHEDULE
P1.10A UNDERGROUND FLOOR PLAN SECTOR A - PLUMBING	E0.04 PLUMBING EQUIPMENT CONNECTION SCHEDULE
P1.10B UNDERGROUND FLOOR PLAN SECTOR B - PLUMBING	

E0.05 LUMINAIRE SCHEDULE	E3.12B LEVEL 02 FLOOR PLAN SECTOR B - MECHANICAL POWER
E0.06 LUMINAIRE SCHEDULE	E3.13A ROOF PLAN SECTOR A - MECHANICAL POWER
E0.10 SITE PLAN - LIGHTING	E3.13B ROOF PLAN SECTOR B - MECHANICAL POWER
E0.11 SITE PLAN - POWER	E4.01 LEVEL 01 FLOOR PLAN OVERALL - FIRE ALARM
E1.01 FLOOR PLAN LEVEL 01 OVERALL - LIGHTING	E4.02 LEVEL 02 FLOOR PLAN OVERALL - FIRE ALARM
E1.02 FLOOR PLAN LEVEL 02 OVERALL - LIGHTING	E4.03 ROOF PLAN OVERALL - FIRE ALARM
E1.11A FLOOR PLAN LEVEL 01 SECTOR A - LIGHTING	E4.11A LEVEL 01 FLOOR PLAN SECTOR A - FIRE ALARM
E1.11B FLOOR PLAN LEVEL 01 SECTOR B - LIGHTING	E4.11B LEVEL 01 FLOOR PLAN SECTOR B - FIRE ALARM
E1.12A FLOOR PLAN LEVEL 02 SECTOR A - LIGHTING	E4.12A LEVEL 02 FLOOR PLAN SECTOR A - FIRE ALARM
E1.12B FLOOR PLAN LEVEL 02 SECTOR B - LIGHTING	E4.12B LEVEL 02 FLOOR PLAN SECTOR B - FIRE ALARM
E2.01 LEVEL 01 FLOOR PLAN OVERALL - POWER	E4.13B ROOF PLAN SECTOR B - FIRE ALARM
E2.02 LEVEL 02 FLOOR PLAN OVERALL - POWER	E5.01 ONE LINE - ELECTRICAL
E2.03 ROOF PLAN OVERALL - POWER	E6.01 PARTIAL PLANS AND SECTIONS - ELECTRICAL
E2.11A LEVEL 01 FLOOR PLAN SECTOR A - POWER	E6.02 PARTIAL PLANS AND SECTIONS - ELECTRICAL
E2.11B LEVEL 01 FLOOR PLAN SECTOR B - POWER	E7.01 ELECTRICAL DETAILS
E2.12A LEVEL 02 FLOOR PLAN SECTOR A - POWER	E8.01 PANEL SCHEDULE - ELECTRICAL
E2.12B LEVEL 02 FLOOR PLAN SECTOR B - POWER	E8.02 PANEL SCHEDULE - ELECTRICAL
E2.13A ROOF PLAN SECTOR A - POWER	E8.03 PANEL SCHEDULE - ELECTRICAL
E2.13B ROOF PLAN SECTOR B - POWER	E8.04 PANEL SCHEDULE - ELECTRICAL
E3.01 LEVEL 01 FLOOR PLAN OVERALL - MECHANICAL POWER	E8.10 LIGHTING COMPLIANCE FORM - ELECTRICAL
E3.02 LEVEL 02 FLOOR PLAN OVERALL - MECHANICAL POWER	E8.15 CALCULATIONS - POINT TO POINT FAULT TECHNOLOGY
E3.03 ROOF PLAN OVERALL - MECHANICAL POWER	T0.01 SYMBOLS, LEGENDS AND ABBREVIATIONS - TECHNOLOGY
E3.11A LEVEL 01 FLOOR PLAN SECTOR A - MECHANICAL POWER	T0.02 SCHEDULES - TECHNOLOGY
E3.11B LEVEL 01 FLOOR PLAN SECTOR B - MECHANICAL POWER	T0.10 SITE PLAN - TECHNOLOGY
E3.12A LEVEL 02 FLOOR PLAN SECTOR A - MECHANICAL POWER	T1.01 LEVEL 01 FLOOR PLAN OVERALL - TECHNOLOGY
	T1.02 LEVEL 02 FLOOR PLAN OVERALL - TECHNOLOGY

T1.03 ROOF PLAN OVERALL - TECHNOLOGY	AV202 AV DEVICE RCP AT LEVEL 2
T1.11A LEVEL 01 FLOOR PLAN SECTOR A - TECHNOLOGY	AV301 AUDIO PLAN AT MULTI-USE
T1.11B LEVEL 01 FLOOR PLAN SECTOR B - TECHNOLOGY	AV302 AUDIO SECTIONS AT MULTI-USE
T1.12A LEVEL 02 FLOOR PLAN SECTOR A - TECHNOLOGY	AV310 BUILDING-WIDE AUDIO RCP AT LEVEL 1
T1.12B LEVEL 02 FLOOR PLAN SECTOR B - TECHNOLOGY	AV311 BUILDING-WIDE AUDIO RCP AT LEVEL 2
T1.13A ROOF PLAN SECTOR A - TECHNOLOGY	AV350 VIDEO PLAN AT MULTI-USE
T1.13B ROOF PLAN SECTOR B - TECHNOLOGY	AV351 VIDEO SECTIONS AT MULTI-USE
T5.01 ENLARGED PLANS - TECHNOLOGY	AV401 ALS LOOP PLANS & INFO
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T6.03 DETAILS - TECHNOLOGY	AV511 AV BLOCK DIAGRAMS
T6.04 DETAILS - TECHNOLOGY	AV512 AV BLOCK DIAGRAMS
T6.05 DETAILS - TECHNOLOGY	AV513 AV BLOCK DIAGRAMS
T6.06 DETAILS - TECHNOLOGY	AV701 AV PANEL ELEVATIONS
T6.07 DETAILS - TECHNOLOGY	AV702 AV PANEL ELEVATIONS
T6.08 DETAILS - TECHNOLOGY	AV710 AV MOUNTING DETAILS
T7.01 DIAGRAMS - TECHNOLOGY	AV711 AV MOUNTING DETAILS
AV	PRODUCTION LIGHTING
AV001 AV PANEL SCHEDULE - ALS - CONDUIT INFO	PL101 PRODUCTION LIGHTING DEVICE PLAN
AV002 AV WIRETYPE SCHEDULE AND CABLE / CONDUIT GUIDELINES	PL201 PRODUCTION LIGHTING REFLECTED CEILING PLAN
AV003 AV STANDARD DETAILS	PL301 PRODUCTION LIGHTING SINGLE LINE
AV004 AV STANDARD DETAILS	PL401 PRODUCTION LIGHTING DEVICE SCHEDULE
AV101 AV DEVICE PLAN AT LEVEL 1	PL501 PRODUCTION LIGHTING DEVICE DETAILS
AV102 AV DEVICE PLAN AT LEVEL 2	PL502 PRODUCTION LIGHTING EQUIPMENT DETAILS
AV201 AV DEVICE RCP AT LEVEL 1	PRODUCTION RIGGING
	PR101 PRODUCTION RIGGING FLOOR PLAN LEVEL 1
	PR201 PRODUCTION RIGGING REFLECTED CEILING PLAN LEVEL 1

PR301 PRODUCTION RIGGING SECTION VIEWS	SIGNAGE
PR501 PRODUCTION RIGGING DETAILS	SG100 SITE PLAN
PR502 PRODUCTION RIGGING DETAILS	SG101 LEVEL 01 FLOOR PLAN
FOOD SERVICE	SG102 LEVEL 02 FLOOR PLAN
FS1.11 FOOD SERVICE EQUIPMENT PLAN - LEVEL 1	SG103 GARAGE FLOOR PLANS
FS1.12 FOOD SERVICE PLUMBING PLAN - LEVEL 1	SG200 MESSAGE SCHEDULE
FS1.13 FOOD SERVICE MECHANICAL PLAN - LEVEL 1	SG201 COLOR & TYPOGRAPHY
FS1.14 FOOD SERVICE ELECTRICAL AND REFRIGERATION PLAN - LEVEL 1	SG202 SIGN FAMILY
FS2.11 FOOD SERVICE CANOPY HOOD DETAILS	SG300 SIGN TYPE AA1, BB1 & DD1
FS2.12 FOOD SERVICE CANOPY HOOD DETAILS	SG301 SIGN TYPE CC1
FS2.13 FOOD SERVICE CANOPY HOOD DETAILS	SG302 SIGN TYPE CC1
FS2.14 FOOD SERVICE CANOPY HOOD DETAILS	SG303 SIGN TYPE EE1 & EE2
FS3.11 FOOD SERVICE WALK-IN DETAILS - LEVEL 1	SG304 SIGN TYPE GG1, GG2, GG3 & GG4
FS3.12 LEVEL 01 - FOOD SERVICE ELEVATION AND FABRICATION DETAILS	SG400 SIGN TYPE A1
FS3.13 LEVEL 01 - FOOD SERVICE ELEVATION AND FABRICATION DETAILS	SG401 SIGN TYPE B1
FS3.14 LEVEL 01 - FOOD SERVICE ELEVATION AND FABRICATION DETAILS	SG402 SIGN TYPE C1, C2, C3 & C4
FS3.15 LEVEL 01 - FOOD SERVICE ELEVATION AND FABRICATION DETAILS	SG403 SIGN TYPE D1
	SG404 SIGN TYPE E1 & E2
	SG405 SIGN TYPE G2 & H1
	SG406 SIGN TYPE G2, H1 & J1

Addenda

The following Addenda were issued by Absher Construction.

Absher Addendum #	Absher Issue Date	Description
7	April 27, 2022	Various Changes issued in Opsis Addendum # 7 including drawing and specification changes
8	May 2, 2022	Substitution Request for PV panels
9	May 4, 2022	Opsis Response to RFI # 11 and Substitution Requests 1 thru 6
10	May 6, 2022	Opsis Response to RFI's # 12 and 13

Absher Addendum #	Absher Issue Date	Description
11	May 20, 2022	Opsis Response to RFI's # 15 and 16
12	July 12, 2022	Response to RFI 113 and Opsis Addendum #12, dated 08 July 2022
14	July 26, 2022	Opsis Response to RFI's # 19, 20, 21, 22, 24 and 25 substitution requests for gym equipment and fabric wrapped wall panels
15	July 27, 2022	Opsis Response to RFI's # 23 and 27 substitution requests for linear wood ceiling
16	August 3, 2022	Opsis Response to RFI's # 26, 28 and 30

Redmond Senior and Community Center Project
Exhibit 3
Contract Amendment #1
Specification List

The following pages listing the specification sections were included in the 100% Construction Documents.

SECTION 00 01 00 - SPECIFICATIONS TABLE OF CONTENTS

PROJECT MANUAL

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

- 00 01 00 Specifications Table of Contents
- 00 01 07 Professionals Seals Page
- 00 31 00 Available Project Information
- 00 31 00.01 Geotech Report
- 00 31 00.02 CPTu-03
- 00 31 00.03 sCPTu-01
- 00 31 00.04 sCPTu-01_Seismic
- 00 31 00.05 sCPTu-01-A
- 00 31 00.06 sCPTu-01A_Seismic
- 00 31 00.07 Critical Aquifer Recharge Area Evaluation

– Following provided by Owner’s Project Representative under Separate Cover –

- 00 50 00 GC/ CM – Owner Agreement*
- 00 72 00 General Conditions*
 - Exhibit 1 – Summary Matrix of Cost Allocation*
- 00 73 43 Wage Rate Requirements*
 - Washington State Prevailing Wage – March 2022 Schedule*
 - Benefit Code Key – Effective 3/3/2022 thru 8/30/2022*

DIVISION 01 – GENERAL REQUIREMENTS

- 01 10 00 Summary
- 01 25 00 Substitution Requests
- 01 25 01 Substitution Request Form
- 01 25 01.01 LEED v4.1 Product Data Reporting Form
- 01 25 01.02 v4-v2009 Legal Wood ACP Calculator v02_0
- 01 26 00 Contract Modifications Procedures
- 01 29 76 Progress Payment Procedures
- 01 30 00.01 Electronic Media Agreement
- 01 31 00 Project Management and Coordination
- 01 31 19 Project Meetings
- 01 32 16 Construction Progress Schedule
- 01 33 00 Submittal Procedures
- 01 33 00.11 Submittal Standards Requirements and Compliance Review Exhibit

01 35 00	Electronic Communications
01 35 33	City Safety Requirements
01 42 19	Reference Standards
01 45 00	Contractor Quality Control
01 45 23	Testing and Inspecting Services
01 50 00	Temporary Facilities and Controls
01 56 39	Tree Protection
01 57 22	Construction Indoor Air Quality
01 60 00	Product Requirements
01 61 16	Delegated Design Requirements
01 70 00	Execution Requirements
01 71 23	Field Engineering
01 74 00	Construction Waste Management
01 77 00	Closeout Procedures
01 78 23	Operation and Maintenance Data
01 78 36	Warranties
01 79 00	Demonstration and Training
01 81 13	Sustainable Design Requirements
01 81 13.01	Preliminary LEED Checklist
01 91 13	General Commissioning Requirements
01 91 15	Building Enclosure Commissioning

DIVISION 02 – EXISTING CONDITIONS

- NOT USED -

DIVISION 03 – CONCRETE

03 30 00	Cast-In-Place Concrete
03 35 43	Polished Concrete Finishing

DIVISION 04 – MASONRY

- NOT USED -

DIVISION 05 – METAL

05 12 00	Structural Steel Framing
05 31 00	Steel Decking
05 40 00	Cold-Formed Metal Framing
05 50 00	Metal Fabrications
05 51 13	Metal Pan Stairs
05 52 13	Pipe and Tube Railings

- 05 70 00 Decorative Metals
- 05 73 00 Decorative Metal Railings
- 05 73 13 Glazed Decorative Metal Railings

DIVISION 06 – WOOD AND PLASTIC

- 06 10 00 Rough Carpentry
- 06 13 00 Heavy Timber Construction
- 06 16 00 Sheathing
- 06 17 19 Cross-Laminated Timber
- 06 18 00 Glued-Laminated Timber Framing
- 06 20 23 Finish Carpentry
- 06 40 00 Architectural Woodwork
- 06 41 17 Solid Surfacing Fabrications

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

- 07 11 13 Bituminous Dampproofing
- 07 13 26 Self-Adhering Sheet Waterproofing
- 07 17 00 Bentonite Waterproofing
- 07 19 00 Graffiti and Water Repellents
- 07 21 00 Building Insulation
- 07 21 19 Foamed-In-Place Insulation
- 07 25 00 Weather Barriers
- 07 26 00 Vapor Retarders
- 07 42 11 Metal Wall Panels
- 07 46 24 Modified Wood Cladding
- 07 52 16 Styrene-Butadiene-Styrene (SBS) Modified Bituminous Membrane Roofing
- 07 54 23 Thermoplastic Polyolefin (TPO) Roofing
- 07 62 00 Sheet Metal Flashing and Trim
- 07 72 00 Roof Accessories
- 07 81 00 Applied Fireproofing
- 07 81 23 Intumescent Fireproofing
- 07 84 13 Penetration Firestopping
- 07 92 00 Joint Sealants

DIVISION 08 – OPENINGS

- 08 11 13 Hollow Metal Doors and Frames
- 08 14 16 Flush Wood Doors
- 08 14 33 Stile and Rail Wood Doors
- 08 35 15 Folding Aluminum-Framed Glass Storefront

08 41 13	Aluminum-Framed Entrances and Storefronts
08 42 29	Sliding Automatic Entrances
08 44 13	Glazed Aluminum Curtain Walls
08 51 13	Aluminum Windows
08 63 00	Metal-Framed Skylights
08 71 00	Door Hardware
08 80 00	Glazing

DIVISION 09 – FINISHES

09 21 16	Gypsum Board Shaft Wall Assemblies
09 22 16	Non-Structural Metal Framing
09 29 00	Gypsum Board
09 30 00	Tiling
09 51 13	Acoustical Panel Ceilings
09 51 33	Acoustical Metal Pan Ceilings
09 54 26	Linear Wood Ceilings
09 57 13	Resiliently Suspended Gypsum Board Ceilings
09 64 66	Wood Athletic Flooring
09 65 13	Resilient Base and Accessories
09 65 43	Linoleum Flooring
09 65 66	Resilient Athletic Flooring
09 67 23	Resinous Flooring
09 68 00	Carpeting
09 72 12	Fiberglass Reinforced Plastic Wall Covering
09 84 36	Sound-Absorbing Units
09 91 00	Painting
09 96 00	High-Performance Coatings

DIVISION 10 – SPECIALTIES

10 11 00	Visual Display Units
10 14 00	Signs & Identifying Devices
10 21 13	Toilet and Shower Compartments
10 22 39	Folding Panel Partitions
10 26 00	Wall Protection
10 28 00	Restroom and Shower Accessories
10 41 16	Emergency Key Cabinets
10 43 13	Defibrillator Cabinets
10 44 00	Fire Protection Specialties

10 51 26 Plastic Lockers

10 75 00 Flagpoles

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11 24 25 Fall Protection

11 31 10 Appliances

11 40 00 Food Service Equipment

11 61 33 Production Rigging

11 61 83 Production Lighting Control

11 66 23 Gymnasium Equipment

11 66 53 Gymnasium Dividers

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12 22 00 Curtains and Drapes

12 24 13 Roller Window Shades

12 36 16 Metal Countertops

12 48 13 Entrance Floor Mats and Frames

12 48 16 Entrance Floor Grilles

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- NOT USED -

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22 05 18 Plumbing Expansion Compensation

22 05 19 Meters and Gauges for Plumbing

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22 05 48	Vibration and Seismic Controls for Plumbing Piping and Equipment
22 05 53	Identification for Plumbing Piping and Equipment
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23 36 00	Air Terminal Units
23 37 00	Air Outlets and Inlets
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23 52 00	Electric Heating Boilers
23 64 33	Packaged Modular Water Chillers

- 23 70 00 Central HVAC Equipment
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- 26 24 13 Switchboards
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Proposed Budget Adjustment



**Redmond
SENIOR & COMMUNITY CENTER**
Building our future TOGETHER

Category	Current Budget	Requested Budget
Direct Construction Cost	\$27,500,000	\$34,400,000
Contingency and Escalation	\$6,000,000	\$5,800,000
Contractor Overhead and Profit	\$3,200,000	\$3,800,000
Sales Tax	\$2,700,000	\$4,300,000
Design	\$4,600,000	\$4,800,000
Construction Admin	\$2,000,000	\$2,500,000
Permit Fees	\$1,000,000	\$1,000,000
Furniture, Fixtures, and Equip. (FF&E)	\$1,000,000	\$1,400,000
Total	\$48,000,000	\$58,000,000

Budget Shortfall -\$10,000,000