

Attachment B – Additional Project Information

Maintenance and Operations Center (MOC) – Campus Redevelopment Project

Phase 1 Amendment Structure and Scope Details

Council is being asked to approve an amendment to expand the current Validation Phase in order to evaluate a newly identified site that presents significant advantages over rebuilding at the existing MOC location. Reconstructing the existing site would require relocating staff for an extended period, result in reduced service levels for the public, introduce substantial cost impacts, and create major disruption to staff operations and morale.

Given the advantages of the new site, this amendment allows the Design-Build (DB) team to extend Validation to assess site-specific requirements and confirm the project scope, budget, and schedule. This is a critical step that will serve as the foundational “roadmap” for design and delivery decisions moving forward.

The amendment is structured into three components for clarity:

- Extension of the Validation Phase to incorporate the new site evaluation and establish the final scope, budget, and schedule;
- Phase 1 (Preconstruction and Design) services to advance design and permitting based on the approved Validation Report; and
- Allowances for early procurement of long-lead materials as design progresses.

These early procurement allowances are a key advantage of the Progressive Design-Build model, allowing the City to secure pricing, reduce schedule risk, and align material delivery with construction sequencing. Without this action, the project would not fully leverage the benefits of the DB delivery approach, including cost certainty, schedule protection, and risk mitigation.

The table provides a breakdown of costs for each scope of work.

	Additional Validation	Phase 1 Services	Early Procurement Allowances
DB Contract Subtotal	\$1,166,483.00	\$23,329,303.00	\$12,270,956.00
Pass Through Costs	\$9,348.00	\$186,954.00	\$98,336.00
WSST (10.4%)	\$122,286.00	\$2,445,691.00	\$1,286,406.00
Total	\$1,298,117.00	\$25,961,949.00	\$13,655,698.00