



Memorandum

Date: 6/6/2023
Meeting of: City Council

File No. AM No. 23-067
Type: Consent Item

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

Public Works	Aaron Bert	425-553-5814
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DEPARTMENT STAFF:

Public Works	Jon Spangler	City Engineer
Public Works	Chris Stenger	Deputy Director (Maintenance and Operations)
Parks	Dave Tuckek	Parks and Recreation Deputy Director
Public Works	John Mork	Project Manager

TITLE:

Approval of a Consultant Agreement, in the Amount of \$969,416 with The Miller Hull Partnership, for the Maintenance and Operations Center Master Plan

OVERVIEW STATEMENT:

Attached for Council's review is a consultant agreement with The Miller Hull Partnership in the amount of \$969,416 for the Maintenance and Operations Center (MOC) Master Plan, Project No. 50002301.15. The Master Plan is expected to be delivered in early 2024 with construction scheduled to begin in 2027.

The current Maintenance and Operations building is well past its useful life, no longer fits the needs of a growing City and is inefficient for current staff workflow. The multi-year project will deliver a redeveloped operations site and office building with open and flexible crew, office, meeting, and emergency response spaces that will accommodate Parks Operations and most, if not all of Public Works staff. The improved site layout will provide better equipment protection, modernized shops, as well as central storage, and a combined Fleet facility. In addition, parking spaces will be provided for approximately 300 vehicles (staff and fleet).

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

REQUESTED ACTION:

☐ Receive Information ☐ Provide Direction ☒ Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**

Major maintenance and rehabilitation of the Maintenance and Operations Center was included as a part of the previous facilities maintenance plan.

- **Required:**

Council approval is required to award an architectural and engineering services agreement that exceeds \$50,000 (2018 City Resolution 1503)

- **Council Request:**

N/A

- **Other Key Facts:**

The Maintenance and Operations Center consists of several buildings on a 9-acre site. The original building was built in 1976, which is beyond its useful life and no longer meets the needs of Redmond's maintenance activities.

OUTCOMES:

The MOC Master Plan will focus on the redevelopment of the existing MOC property, identifying the optimum site development concept for a new facility.

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:

\$969,416

Approved in current biennial budget:

☒ **Yes**

☐ **No**

☐ **N/A**

Budget Offer Number:

0000138

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs:

☒ **Yes**

☐ **No**

☐ **N/A**

If yes, explain:

The MOC Master Plan was added to the operating budget at Council's request. The contract is over the Operations portion of the amount budget by \$469,416 due to:

- Inclusion of space planning and design concepts
- Identification of permitting requirements
- Accommodation of Parks Operations staff and potentially all of Public Works staff (including those currently in City Hall); it will also combine general and Fire fleet facilities in one location

- Identification of project delivery method (Design-Bid-Build, Design Build, or General Contractor/Construction Manager)
- Inclusion of some predesign elements such as sustainability approach, identifying sequencing challenges in workspace relocation, etc.

If approved, Finance will do a budget adjustment to move up some of the CIP project predesign funding from the next biennium to the current Master Plan to fund the predesign elements of this effort.

Funding source(s):

CIP - \$469,416

Operations - \$500,000

Operations and additional funding from budgeted CIP funds moved forward from 2025/2026

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
5/23/2023	Committee of the Whole - Parks and Environmental Sustainability	Approve

Proposed Upcoming Contact(s)

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

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

Not approving the contract will result in delaying the project design and potentially increasing the cost to complete the project.

ATTACHMENTS:

Attachment A: Vicinity Map

Attachment B: Existing Buildings Map

Attachment C: Consultant Agreement