



Memorandum

Date: 7/15/2025
Meeting of: City Council

File No. AM No. 25-110
Type: Staff Report

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

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

DEPARTMENT STAFF:

Public Works	Amy Kim	Capital Project Manager
Public Works	Eric Dawson	Engineering Supervisor
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Vangie Garcia	Deputy Public Works Director

TITLE:

Progressive Design-Build (PDB) Process for Maintenance and Operations Center (MOC) - Campus Redevelopment Project

OVERVIEW STATEMENT:

Public Works is providing updates to the MOC - Campus Redevelopment Project. The purpose of this meeting is to provide an overview of the PDB process, highlight where we currently are in that process, and gather feedback or address any questions.

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

REQUESTED ACTION:

☒ **Receive Information** ☐ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Capital Investment Program

Community Strategic Plan - Objective #1: Invest in infrastructure preservation and replacement across the City to maintain the current level of service, the reliability of capital assets, and provide timely and cost-effective replacement.

Maintenance and Operations Center Master Plan

- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

Public Works will present the Design-Builder contract at the September 2, 2025, Planning and Public Works Committee and request approval on September 15, 2025, consent agenda.

OUTCOMES:

The use of PDB will allow greater, more effective collaboration between the City, the contractor, and the architect. This collaboration will facilitate greater innovation and efficiency in design and construction and savings in project delivery time.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

Early community outreach efforts are underway. The Master Plan outlines key elements of the surrounding area and site adjacencies, which serve as an initial guide for identifying relevant stakeholders and shaping outreach priorities. The City's Owner's Representative team (OAC) includes an experienced outreach sub-consultant who can lead the development and execution of a tailored outreach plan. The City of Redmond's Communications team will collaborate with the outreach sub-consultant, with an initial scoping meeting scheduled for early July. This meeting will focus on aligning goals, identifying gaps, and maximizing the impact of outreach activities in support of the project's success.

- **Outreach Methods and Results:**

N/A

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

N/A

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

Budget Offer Number:

CIP

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
Real Estate Excise Tax
Stormwater CIP
Water CIP
Wastewater CIP
Bond Issuance

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
3/25/2025	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
4/1/2025	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
9/2/2025	Committee of the Whole - Planning and Public Works	Provide Direction
9/16/2025	Business Meeting	Approve

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: MOC Campus Redevelopment Project Information Sheet
Attachment B: PDB for MOC 2025 Quarter 2 Update