



Memorandum

Date: 4/16/2024
Meeting of: City Council

File No. AM No. 24-048
Type: Consent Item

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	Eric Dawson	Senior Engineer
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TITLE:

Approval of Consultant Services Supplement 3 with Opsis Architecture, LLP, in the Amount of \$325,000, for a Total Contract Budget of \$5,536,638, for the Redmond Senior and Community Center Project

OVERVIEW STATEMENT:

The architect consultant team has incurred additional costs over what was estimated for Contract Supplement 2 (Construction Administration) due to extended construction duration and higher than estimated number of construction submittals. The recent budget adjustment approved by Council on February 20, 2024 included funding for the supplement.

☒ **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:**

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 current approved \$61,700,000 budget includes funding for this consultant supplement.

OUTCOMES:

Approval of the budget supplement would allow completion of the senior and community center and keep the project on track for a grand opening in the spring of 2024.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
See Attachment B - Additional Project Information
- **Outreach Methods and Results:**
See Attachment B - Additional Project Information
- **Feedback Summary:**
See Attachment B - Additional Project Information

BUDGET IMPACT:

Total Cost:

Current Budget:	\$5,261,638
Proposed Supplement:	\$325,000
Proposed Budget:	\$5,536,638

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:

Note that the proposed consultant supplement is included in the current \$61,700,000 budget approved by Council on February 20, 2024.

Funding source(s):

Debt proceeds	\$	16,139,840
General Fund	\$	13,236,527
Grants	\$	1,725,000
Impact Fees	\$	14,493,065
Misc - Solar Panels + contributions from Amazon and Emerald Heights	\$	305,457

REET	\$	15,800,111
Total Approved Budget	\$	61,700,000

Budget/Funding Constraints:

The City Council approved a total project budget of \$61,700,000 on February 20, 2024. Councilmanic Bonds were issued with City Council approval in May 2022.

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	See Attachment B: Additional Project Information	N/A

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:

If the budget supplement is not approved, construction administration will continue, but a reduced level to meet the current budget. Reduced construction administration could result in reduced quality of construction.

ATTACHMENTS:

Attachment A - Redmond Senior and Community Center Project Information Sheet

Attachment B - Additional Project Information

Attachment C - Consultant Agreement