



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: City Council

File No. AM No. 26-016

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	Engineering Supervisor
Public Works	Steve Gibbs	Engineering Manager
Public Works	Brandon Buehler	Deputy Director

TITLE:

Approval of the Final Contract with Absher Construction Company and Acceptance of Construction for the Redmond Senior & Community Center Project

OVERVIEW STATEMENT:

Public Works is requesting Council to approve the final contract and accept construction for the Redmond Senior & Community Center project (No. 2024). This contract with Absher Construction Company had a Maximum Allowable Construction Cost amount of \$43,906,371 plus or minus change orders and bid items increases or decreases, resulting in a final contract amount of \$49,897,692

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 accept a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)

• **Council Request:**

N/A

• **Other Key Facts:**

Public Works is requesting this item go forward for Council approval at the February 3, 2026, Council business meeting

OUTCOMES:

The project objective was to construct a new senior & community center that meets the needs of the Redmond senior and general population. The project was to be constructed in a sustainable manner that meets the goals of the Sustainability Action Plan. The project met the objectives.

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:

\$61,480,574

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:

N/A

Funding source(s):

Debt proceeds	\$	16,139,840
General Fund	\$	13,352,557

Grants	\$	1,725,000
Impact Fees	\$	14,493,065
Misc - Solar Panels + contributions from Amazon and Emerald Heights	\$	289,427
REET	\$	15,700,111
Total Approved Budget	\$	61,700,000

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
	See Attachment B	N/A

Proposed Upcoming Contact(s)

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

Time Constraints:

Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

ANTICIPATED RESULT IF NOT APPROVED:

The warranty period begins upon Council acceptance. Not accepting construction will result in delay of warranty start, increasing the project close-out cost.

ATTACHMENTS:

Attachment A: Redmond Senior & Community Center Project Information Sheet

Attachment B: Additional Project Information