



Memorandum

Date: 3/11/2025
Meeting of: City Council Study Session

File No. SS 25-017
Type: Study Session

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	Capital Supervisor
Public Works	Amy Kim	Engineer
Public Works	Steve Gibbs	Capital Division Manager
Public Works	Vangie Garcia	Deputy Public Works Director

TITLE:

Progressive Design-Build Introduction for the Maintenance and Operation Center (MOC) - Campus Redevelopment Project

OVERVIEW STATEMENT:

Progressive Design-Build (PDB) has been proposed as an alternative delivery method for the MOC - Campus Redevelopment Project. Staff would like to introduce PDB and provide a primer on the method and how it would work for the MOC project. Staff will also introduce the consultant we've selected to provide Owner's Rep services and serve as the PDB expert.

PDB is a contracting method that allows the City to select a PDB team consisting of a contractor and architect based on a combination of qualifications and a fee proposal. It is the next iteration of the Design-Build contracts Sound Transit and others have used for years. Please see Attachment B for a white paper with more detail on PDB.

☒ **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 OAC contract at the March 25, 2025, Parks and Environmental Sustainability Committee.

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):**

Outreach efforts have not begun yet. The Master Plan includes a discussion of the surrounding area and site adjacencies, which provides a basic framework for stakeholders who should be included in outreach efforts. The owner's rep team includes an outreach sub-consultant who will develop and implement an outreach plan.

- **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
Potential Bond Issuance

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming 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

Time Constraints:
N/A

ANTICIPATED RESULT IF NOT APPROVED:
N/A

ATTACHMENTS:

Attachment A: MOC Campus Redevelopment Project Information Sheet
Attachment B: Progressive Design-Build Introduction White Paper
Attachment C: Sample Project Dashboard
Attachment D: Design-Build Institute's Progressive Design Build Done Right Deeper Dive