

Attachment B – Additional Project Information

Public Safety Building Phase 2 Project

Sustainability Building Automation Projects

Project Background

The Redmond Public Safety Building (PSB) is a 61,523-square-foot police station. The facility includes the original structure, built in 1989, and a Police Department Evidence addition completed between 2006 and 2007.

This project aims to upgrade HVAC equipment, improve the HVAC controls, support energy use reduction, and meet Washington State Clean Buildings Performance Standard Compliance.

Project-Related Community/Stakeholder Outreach

The City of Redmond Police Station is a critical, high-security facility that supports law enforcement and emergency response. To minimize project impacts, extensive planning and coordination have been conducted. The Police Department remains actively engaged through bi-weekly meetings and focused discussions on scheduling, site access, and sensitive areas. This proactive approach ensures minimal disruption and a well-coordinated project execution.

Bid Results and Investment Grade Audit (IGA) Findings

The Washington State Department of Enterprise Services (DES) administers the Energy Savings Performance Contracting (ESPC) program to enhance energy efficiency in existing facilities while allowing local governments to bypass the traditional public bidding process. Under RCW 39.35A.030, municipalities can negotiate performance-based contracts with pre-qualified Energy Service Companies (ESCOs) instead of going through competitive bidding.

Local governments must sign an Interagency Agreement (IAA) with DES to participate. On May 7, 2024, the City Council authorized the Mayor to sign an IAA, which was executed on May 17, 2024. The City selected McKinstry, a prequalified ESCO, to complete the Public Safety Building Phase 2 and Sustainability Building Automation Projects.

The first step in an ESPC project is conducting an Investment-Grade Audit (IGA). As defined by the DES Energy Program, the IGA assesses current energy use, evaluates cost-effective Energy Conservation Measures (ECMs), and develops a financial and technical analysis to validate projected savings. This audit ensures that recommended measures align with the City's goals while considering budget constraints.

As part of this process, McKinstry performed a detailed engineering analysis of Facility Improvement Measures (FIMs), projected energy savings, and cost-effectiveness. This Level 2 audit, conducted per ANSI/ASHRAE/ACCA Standard 211-2018 for Commercial Building Energy Audits, meets the Washington State Clean Buildings Performance Standard. Through this evaluation, the City refined and prioritized the following FIMs to optimize project outcomes.

Facility Improvement Measures (FIMs) selected

Replace Condenser Pump

Replace Water Source Heat Pump

Upgrade Main AHU with Fan Array
IDF Room Split System
Upgrade HVAC Controls

Consultant Agreement History

	Date	Amount (pre-tax)	Maximum Amount Payable
Original Agreement	10/2/2024	\$99,000	\$109,197

Fiscal Information

Current Project Budget

General Fund	\$3,211,423
Real Estate Excise Tax	\$257,209
Transportation CIP	\$12,545
Grant (Dept of Energy EECBG)	\$143,150
Grant (Energy Audit)	\$99,000
Total Funding	\$3,723,327

Estimated Project Costs

Investment Grade Audit Cost	\$109,197
Design and Construction Cost	\$3,614,130
Total Estimated Project Cost	\$3,723,327

Budget Difference **\$0**

Previous Project-Related Council Touches

Date	Meeting	Action
4/23/2024	Committee of the Whole – Parks and Environmental Sustainability	Provide Direction
5/7/2024	Business Meeting	Approve
9/3/2024	Committee of the Whole – Planning and Public Works	Provide Direction
9/17/2024	Business Meeting	Approve