



Memorandum

Date: 9/21/2021  
Meeting of: City Council

File No. AM No. 21-140  
Type: Consent Item

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

Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

DEPARTMENT STAFF:

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

**TITLE:**

Approval of the Redmond Senior and Community Center Consultant Supplement 1 with Opsis Architecture, in the Amount of \$2,412,514, for Final Design Services

**OVERVIEW STATEMENT:**

Staff is requesting approval via Consent Agenda for Opsis Architecture’s contract supplement for final design services for \$2,412,514. This supplement will complete the design and provide support services in negotiations for the Maximum Allowable Construction Cost with the contractor.

**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:**  
Revised Code of Washington 39.80 and City Purchasing Policies and Procedures requires Council authorization

for the Mayor to sign the consultant agreement.

City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B

• **Council Request:**

On July 20, 2021, Council provided direction to proceed with the design and construction of the Redmond Senior & Community Center at a total cost of \$44 million.

• **Other Key Facts:**

N/A

**OUTCOMES:**

The desire to build and open a Senior and Community Center within three years has been well documented by stakeholders, citizens, and City Council.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

• **Timeline (previous or planned):**

See Attachment A - Community and Stakeholder Involvement and Outreach

• **Outreach Methods and Results:**

See Attachment A - Community and Stakeholder Involvement and Outreach

• **Feedback Summary:**

See Attachment A - Community and Stakeholder Involvement and Outreach

**BUDGET IMPACT:**

**Total Cost:**

Consultant Supplement 1 is \$2,412,514

**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:**

The total project cost is \$44 million. The City has \$21.25M currently set aside in the CIP, a State Capital Budget appropriation of \$1.25 million, and a proposed general fund year-end cash set aside of \$8.5M. Staff will be requesting Councilmanic bonds to fund the remainder of the project.

The proposed budget for Consultant Supplement 1 is within staff's planned budget for this phase of the project.

**Funding source(s):**  
CIP-\$21.25M  
State Capital Adopted Budget-\$1.25M  
Combination of General Fund Year end cash and/or Councilmanic Bonds: \$21.5M

**Budget/Funding Constraints:**  
General Fund year end cash from 2019-2020 and Councilmanic Bonds are requested to complete this project. Councilmanic Bond amounts will remain below the 50% threshold required by the City’s fiscal policies.

**Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	See Attachment B: Council Review Previous Contacts	N/A

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

This supplement needs approval for the design team to continue with Design Development and Construction Documents preparation.

**ANTICIPATED RESULT IF NOT APPROVED:**

If this supplement is not approved, work on the design will be placed on hold and the opening of the senior and community center would be delayed.

**ATTACHMENTS:**

- Attachment A - Community and Stakeholder Involvement and Outreach
- Attachment B - Council Review Previous Contacts
- Attachment C - RSCC Consultant Agreement Supplement 1