

# MOC Project Progress Update & PDB Recap

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March 24, 2026

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# Purpose

- Project Progress Update
  - Update on the Validation Phase of the Maintenance and Operation Center project
- Brief recap of the Progressive Design-Build approach
- Highlight key milestones and what's coming next



# Project Overview

- **Project Goal:** Redevelop 9-acre Maintenance and Operations Center (MOC) to meet the growing needs of Public Works, Parks, Fleet, and Utility services with modern, efficient, and adaptable structures.
  - Deliver using Progressive Design-Build\*
  - Consertus as Owner's Representative
  - Lewis + Miller Hull + Stantec as Progressive Design-Build partners
- Project is in **Validation Phase**

*\*Collaborative delivery method where the owner selects a design-build team early, advances the design together during a validation phase, and then establishes the final scope, schedule, and price before moving into construction.*

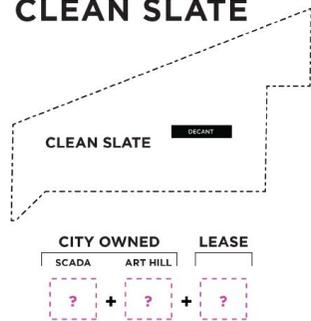


# Project Progress Update

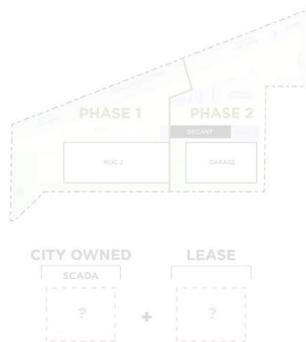
## Validating Project Scope, Schedule, Budget

Two Options | Three Coordinated Workstreams

OPTION 1  
CLEAN SLATE



OPTION 2  
PHASED  
CONSTRUCTION



OPTION 3  
NEW SITE



OPTION 4  
HYBRID



Site Acquisition

Developing Dispersed Operations Approach

Developing Baseline MOC Project



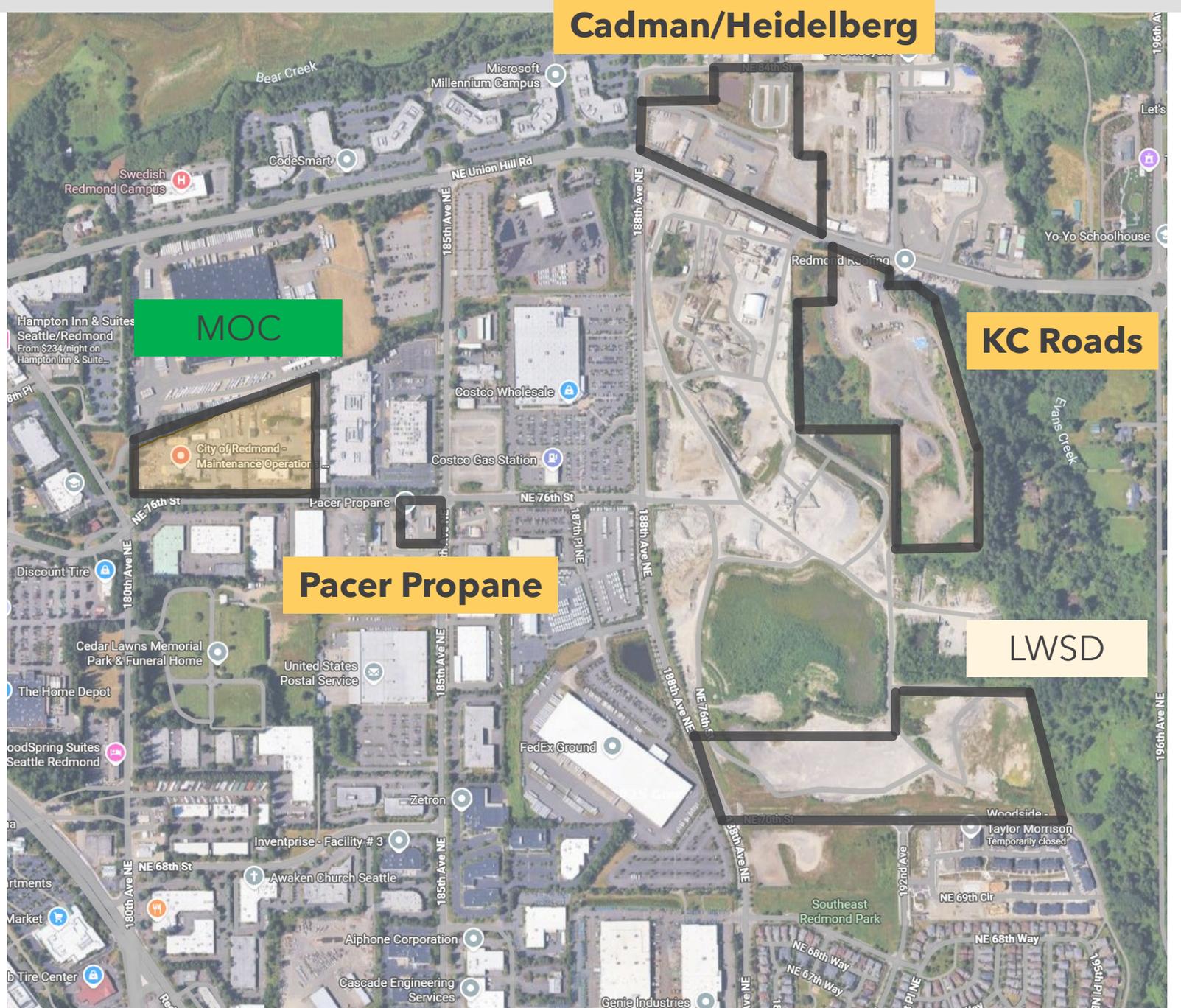
LWSD

City Hall  
RSCC  
Art Hill

Site Acquisition

Property	Lease	Purchase
Pacer Propane (0.9 acres)		X
Cadman/Heidelberg (9 acres)		X
KC Roads (22 acres)	X	X
LWSD (3.5 acres)*	X	
LWSD (22 acres)*	X	

\*Option no longer under consideration



Cadman/Heidelberg

MOC

Pacer Propane

KC Roads

LWSD

# DISPERSED OPERATIONS

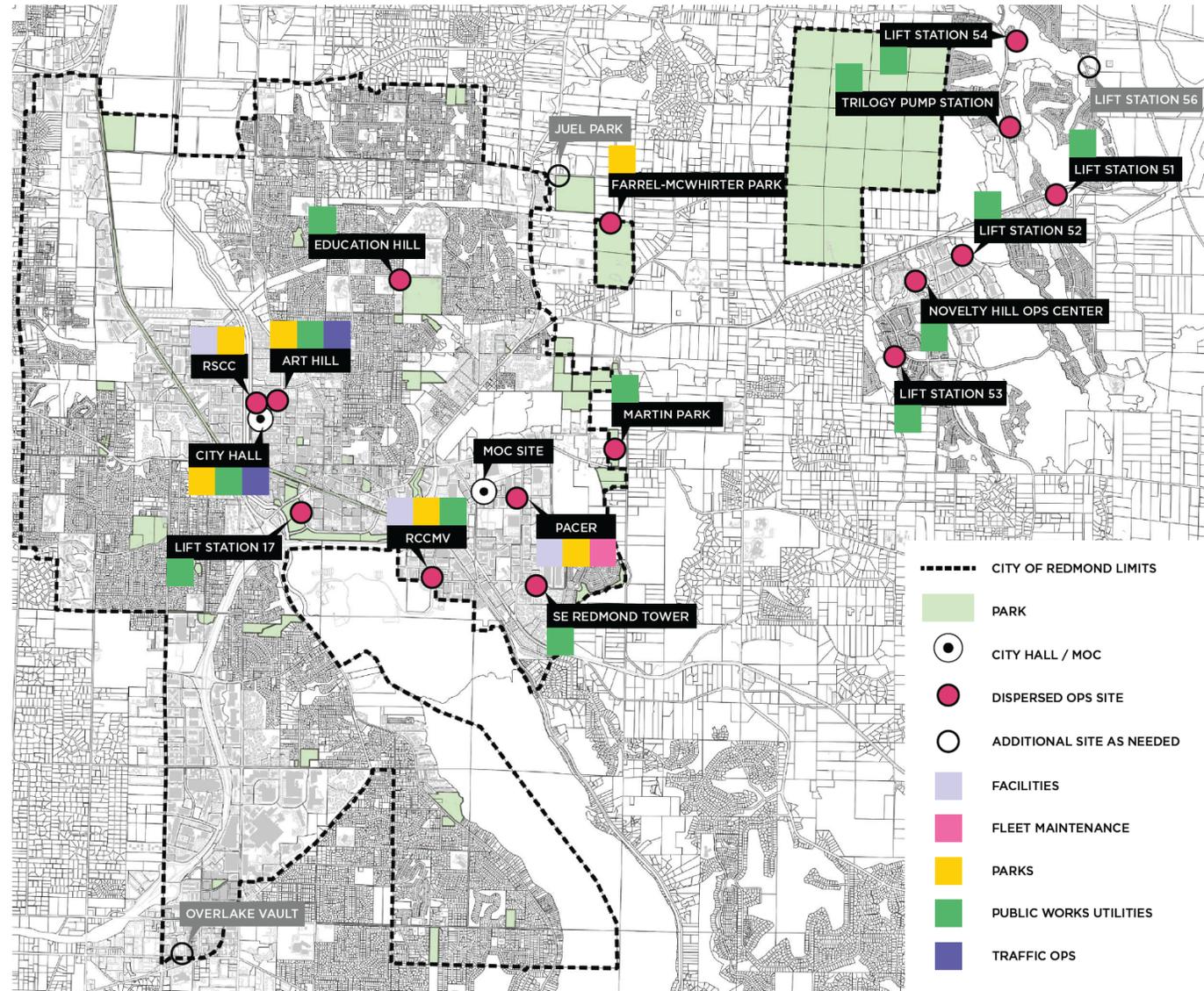
## UTILIZE CITY ASSETS

- Decentralized approach to maximize use of city-owned assets

## TRADE OFFS

- Operational inefficiencies due to decentralization
- Existing Decant Facility will not be operational
- Requires outsourcing of materials of mineral bins
- Employee parking to be accommodated off site
- Sharing fabrication shop space between Divisions
- Operational inefficiencies due to dispersed sites and minimized functions.

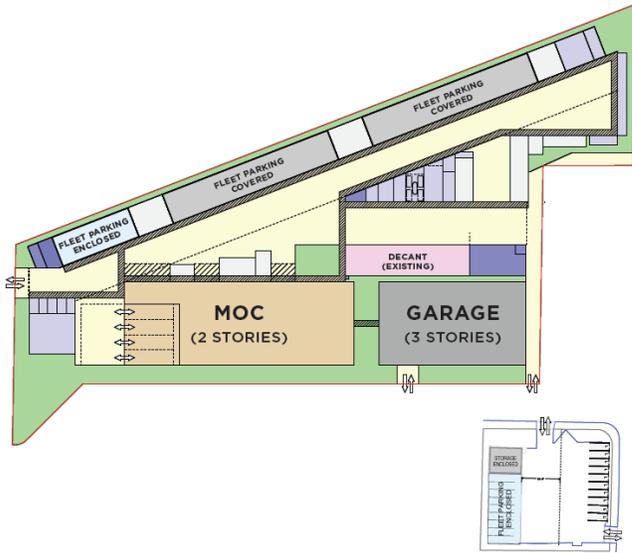
Developing Dispersed Operations Approach



# MOC DEVELOPMENT

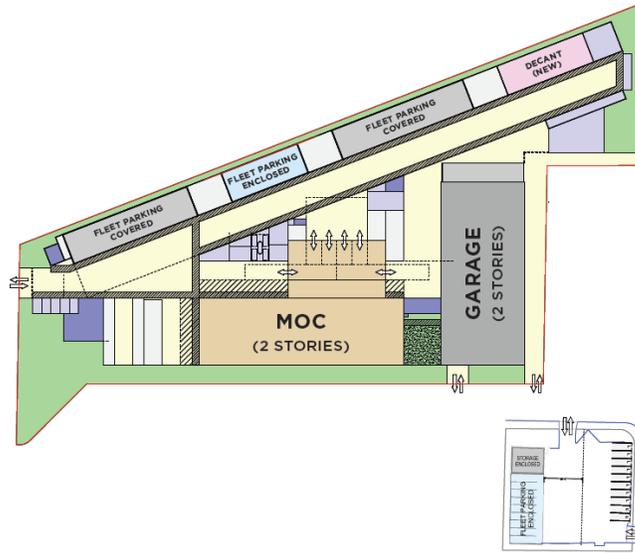
Developing Baseline MOC Project

2. Advance MOC Baseline Development through functionality, massing, and site studies.



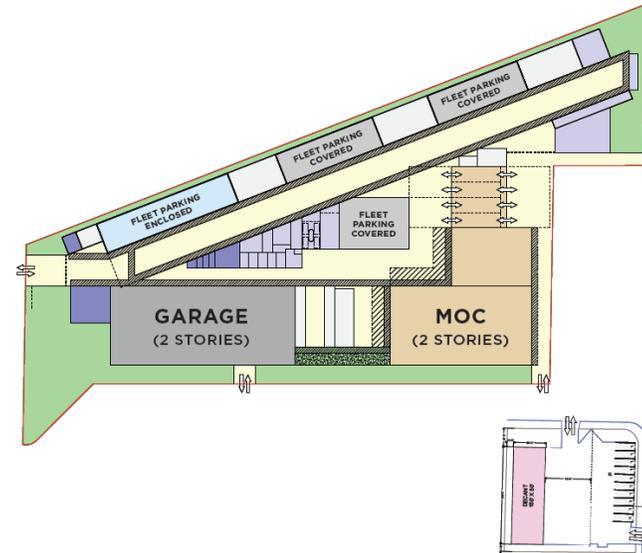
### SITE CONCEPT A: UPDATED MASTERPLAN

- ↑ MOC Cost: \$245.2M
- ↑ Construction Schedule: Baseline (approx. 20 months)
- ↑ Decant: Remains on site, utilization of existing assets.
- ↓ Fleet Maintenance: Pull-in, back-out configuration.
- ↓ Garage: Compact footprint resulting in higher costs
- ↑ Circulation: Dedicated fleet maintenance staging areas separate from main circulation corridors.



### SITE CONCEPT B: HYBRID BAYS

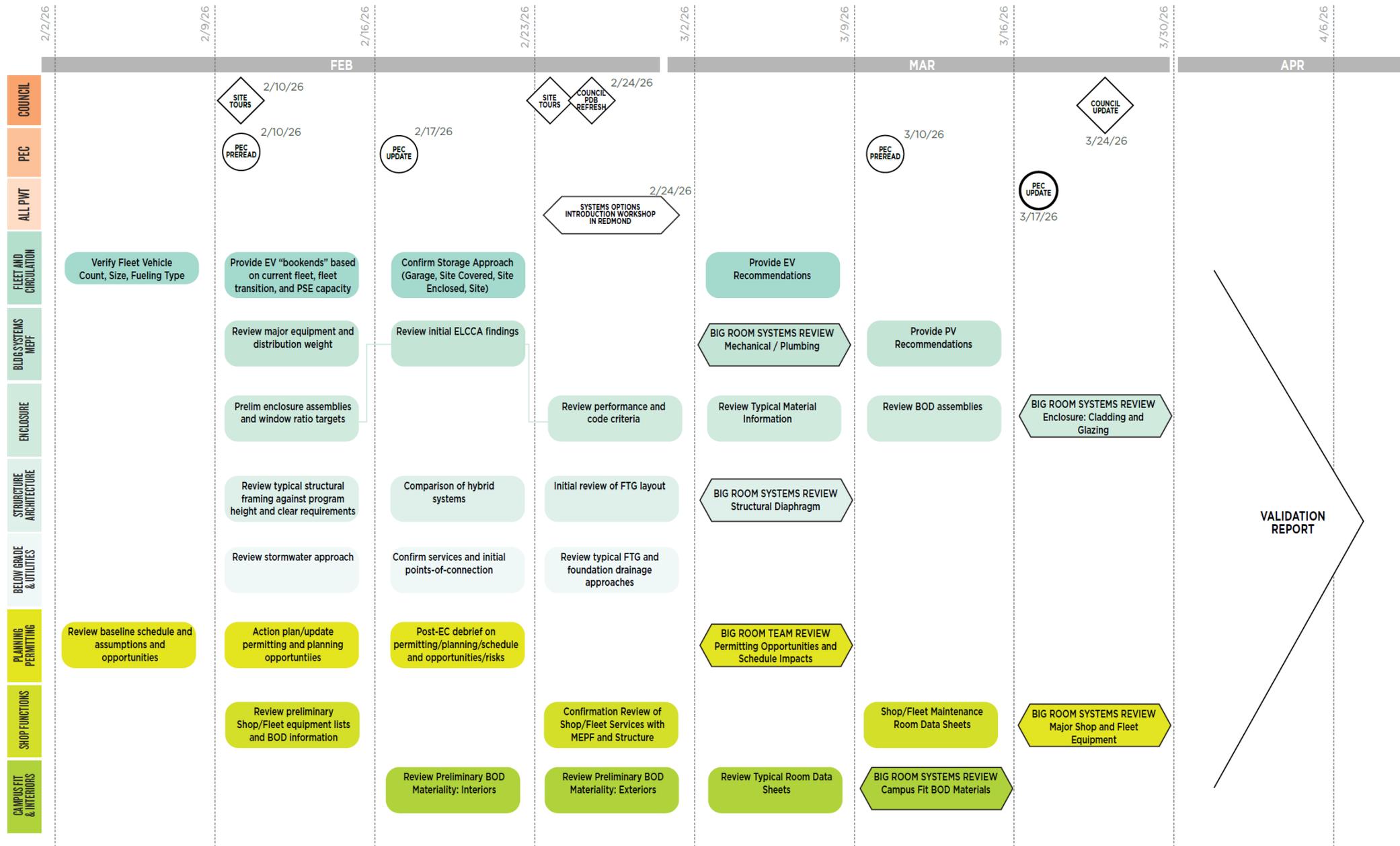
- ↓ MOC Cost: \$254.2M
- ↓ Construction: Baseline + 1 month (approx 21 months)
- ↓ Decant: Demolished and rebuilt on the existing site
- ↑ Fleet Maintenance Bays: Combination of pull-in, back-out bays and pull-through bays
- ↑ Garage: Efficient configuration resulting in lower costs.
- ↓ Circulation: Some dedicated staging areas for Fleet Maintenance Vehicles, fleet staging areas by wash bay may be constrained by vehicles accessing wash bays.



### SITE CONCEPT C: PULL THROUGH BAYS

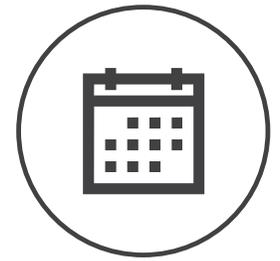
- ↓ MOC Costs: \$261.7M
- ↓ Construction: Baseline + 6 month (approx 26 months)
- ↓ Decant: Demolished and rebuilt on the existing site (potentially Pacer).
- ↑ Fleet Maintenance Bays: All pull-through.
- ↑ Garage: Efficient configuration resulting in lower costs.
- ↓ Circulation: Maintenance Bays staging may limit some site access maneuverability. Garage entries close to intersection at 178th Place NE and NE 76th Street cause safety challenges.

# 26-0205 RMO Upcoming Council, EC, and Big Room (PWT) Activities



VALIDATION REPORT

# Milestones



 *We are here*



## **PHASE 2: CONTRACT AMENDMENT** TARGET MID-LATE 2027

Final amendment to proceed with construction under the Guaranteed Maximum Price (GMP).

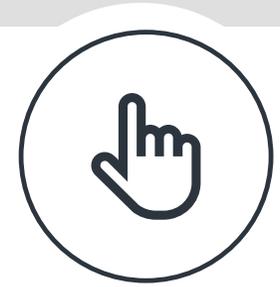
**VALIDATION**

**PHASE 1 Design**  
**Permit Coordination & Permitting**

**PHASE 2**  
**Construction**

## **PHASE 1: CONTRACT AMENDMENT** Q2 2026

Covers design development, cost refinement, and preparation for GMP.



# Next Steps

- Confirm preferred single option and finalize analysis
- Complete validation and establish project baseline
- Execute Phase 1 contract amendment
- Transition into design development and GMP formation

# Thank You

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Any Questions?

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