



## Memorandum

**Date:** 3/1/2022  
**Meeting of:** City Council

**File No.** AM No. 22-026  
**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	Phil Williams	425-556-2880

**DEPARTMENT STAFF:**

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

**TITLE:**

Approval of Change Order 1 to the General Contractor/Construction Manager (GC/CM) Contract with Absher Construction Company (Absher), in the Amount of \$1,442,310 (includes sales tax) for Design of Aggregate Piers and Procurement of Mass Timber for the Redmond Senior and Community Center

**OVERVIEW STATEMENT:**

The aggregate piers and mass timber are long lead items and the current world supply chain issues have increased the typical time required for procurement of these items. To reduce schedule risk, the design of the aggregate piers and procurement of the mass timber elements will be moved earlier to begin in the design stage. This will not increase the overall cost of the project - it just moves these expenses earlier in the schedule.

☒ **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:**  
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:**  
N/A
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Reduced project schedule risk by funding early design of aggregate piers and procurement of mass timber for the Redmond Senior & Community Center.

**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:**

*Proposed Change Order 1*

Design of aggregate piers	\$11,010
Procurement of mass timber	<u>\$1,431,300</u>
Change Order 1 Total	\$1,442,310

*Contract Summary*

Current GC/CM Contract Amount	\$396,966*
Proposed Change Order 1	<u>\$1,442,310*</u>
Total	\$1,839,276*

\*all include sales tax as required by state statute for GC/CM contracts

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 City Council passed an ordinance authorizing \$44.0 million for the Redmond Senior and Community Center in November 2021. The City has \$22.5 million in dedicated funding for the Redmond Senior & Community Center, which is detailed below in Funding Sources. The remaining balance can be funded by the following: 1) General Fund available cash from the 2019-2020 biennium and the 2021 fiscal year; 2) surplus real estate excise tax (REET) and park impact fees from the 2021 fiscal year; and/or 3) Councilmanic bonds. Staff will bring the discussion and decision on the makeup of the \$25.5 million to Council in Q2.

**Funding source(s):**

CIP-\$17.116M

State Capital Adopted Budget-\$1.25M

Surplus Park Impact Fees from 2019-2020-\$1.648M

Surplus REET from 2019-2020-\$2.486M

Combination of General Fund Year end cash and/or Councilmanic Bonds: \$25.5M

**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:**

The GC/CM, Absher, needs funding approval to begin design of the aggregate piers and procurement of the mass timber as soon as possible.

**ANTICIPATED RESULT IF NOT APPROVED:**

If funds for aggregate pier design and mass timber procurement are not available during the design phase, the opening of the Senior and Community Center could be delayed.

**ATTACHMENTS:**

Attachment A - Community and Stakeholder Involvement and Outreach

Attachment B - Council Review Previous Contacts

Attachment C - GC/CM Change Order 1