

### Agenda

- Overview of Project
- Current Memorandum of Understanding
- Expanded Scope
- Overview of Draft MOU

#### Microsoft Refresh: By the Numbers

Replace 12 older office buildings

Construct 17 new office buildings, approximately 3 million sq. ft

Garage: Approximately 6,500 parking stalls

- Estimated 2.5 million cubic feet of soil removed
- Excavation began late May 2019, and will be completed February 2020
- Garage is fed from a ring road (no cars on campus)

Campus is pedestrian and bicycle friendly



#### Memorandum of Understanding Staffing for Microsoft Development Review

- Approved July 2018
- Payments for service: \$17.1 Million
- Creates 22 staff positions (Planning, Engineering, Building, Fire, Public Works)
- Focus on providing plan review for the MS Refresh project
- Establishes:
  - Payment to the City
  - Timelines for permit review
  - Penalties for failure to meet timelines
  - Monthly meetings between City and Microsoft

# Staffing

Steven Fischer

Microsoft Refresh Project Manager

Jaime Allen

Administrative Assistant

Steven Fischer

Microsoft Refresh Project Manager

Gary Lee

Senior Planner

**Aaron Ruffin** 

Senior Planner

**Brett Shepard** 

**Inspection Supervisor** 

Kenny McLeod

**Senior Building Inspector** 

Talon Bengochea

Senior Electrical Inspector

Bruce Brown

Senior Mechanical/Plumbing Inspector

Carol Lewis

Development Services Supervisor

Jozanne Moe

Architectural Plans Examiner

Mason McGonagall

Architectural Plans Examiner

Deepali Jodh

Senior Structural Engineer

Kimberly Kung

Senior Structural Engineer

Kathleen Siegle

Permit Technician

Rich Gieseke

**Assistant Fire Marshal** 

**Deputy Fire Marshal** 

**Deputy Fire Marshal** 

**Deputy Fire Marshal** 

Deputy Fire Marshal

**Deputy Fire Marshal** 

**Deputy Fire Marshal** 

Steve Hitch

Public Works Manager

Teresa Reed-Jennings

Senior Utility Systems Engineer **Andy Chow** 

Development Engineer Manager

Richard Meredith

Senior Transportation Engineer

Man Truong

Senior Water/Wastewater Engineer

**Chris Prigmore** 

Senior Stormwater Engineer

Heidi Poole

Senior Engineer Tech

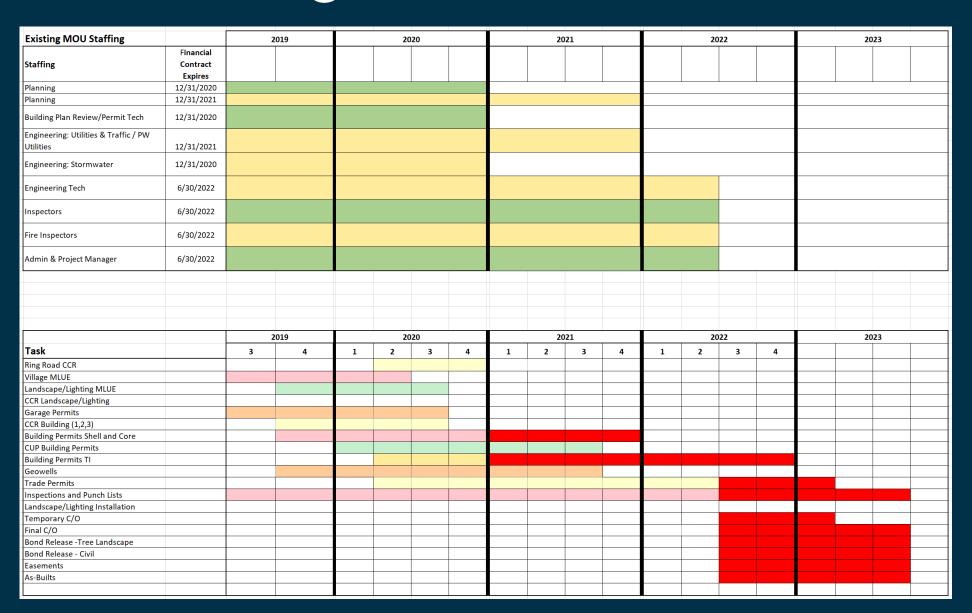
MS Refresh
City of Redmond Staff

#### Contract Staffing vs. Work Schedule

Staffing existing duration

Red indicates work needed to be completed outside of the MOU

Review and installation of lighting/landscaping not shown on chart



#### **Additional Projects**



Esterra Park Block 3
235,000 sq. ft office building
Completion of the tenant improvement & inspections

Redwest Phase 2 825,000 sq. ft of new office Land use, civil & building permit review, inspection



### Project Schedule

Attachment C				MS 2018 C	ontract			Microsoft I MS Esterra	Proposed E Park Block				Microsoft I	Redwest										
Microsoft Proposal for MOU Exter	2019				120		2021					20	122			20	)23		2024					
Staffing	End of Contract Date	End of Contract Extension	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	O1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Aaron Ruffin - Planning	12/31/2020								<del></del>					_								$\vdash$		
MS Refresh MS Redwest		3/31/2022																						
Gary Lee - Planning	12/1/2021																					_		_
MS Refresh	22,2,2022																					-		-
MS Redwest		3/31/2024																						
Kimberly Kung - Structural MS Refresh	12/31/2020	12/31/2021																						F
Mason McGonagall - Plans Examiner	12/31/2020	4-4						_																_
MS Refresh	12/31/2020	12/31/2021												-						$\vdash$		$\vdash$		$\vdash$
Kathleen Siegle - Permit Tech	12/31/2020																							
MS Refresh																								
MS Esterra Park																								
MS Redwest		9/30/2022																						
Man Truong - Utilities	3/31/2021																							
MS Refresh MS Redwest		9/30/2022																		_		├		⊢
Chris Prigmore - Stormwater	12/31/2021	3/30/2022						_									=			=		<del></del>		-
MS Refresh	12/31/2021									_				_						$\vdash$		$\vdash$		$\vdash$
MS Redwest		9/30/2022																						$\vdash$
Richard Meredith - Traffic	12/31/2021																							
MS Refresh																								
MS Redwest		9/30/2022																						
Teresa Reed-Jennings - PW Utilities	12/31/2023																							
MS Refresh MS Redwest		9/30/2023																				<u> </u>		├
Bruce Brown - Inspection Mech/Plumb	e la e la esa	9/30/2023				_								_								_		⊨
MS Refresh	4/30/2022																							$\vdash$
MS Esterra Park																								
MS Redwest		6/30/2024																						
Robert Murphy - Inspection Construct	12/31/2023																							
MS Refresh		s lan lana																						
MS Redwest		6/30/2024																						
Jaime Allen - Admin MS Refresh	12/31/2022	6/30/2024																						⊢
Steven Fischer - Project Manager	12/31/2023	V/ 3U/ EUE4												_										$\vdash$
MS Refresh	12/51/2023	6/30/2024																						$\vdash$
Deepali Jodh - Structural	12/31/2020	-1 201 2024																						=
MS Refresh	15/31/5050												$\vdash$	$\vdash$								<b>-</b>		$\vdash$
MS Esterra Park																								
MS Redwest		12/31/2022																						
lozanne Moe - Plans Examiner	12/31/2020																							
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#### Staffing Costs

- The City has established the staffing cost of \$8,504,774 for the extension
- Balance of payments for the 2018 MOU (\$17,182,354) to continue through October 25, 2022 (Exhibit D)
- Credit of \$1,060,949.48 to Microsoft due to:
  - Filling all staffing positions
  - Submitting plans for review

#### Proposed Changes to MOU

- Maintain existing 22 staff
- New Section 6: Building permit code compliance
- New Section 7: Building permit process
- New Section 8: Building permit prioritization
- New Section 9: Schedule

#### Proposed Changes to MOU – Exhibit B

- Change review period to business days
- Add additional time for more than 3 rounds
- Change Tenant Improvement to 20 days
- Add Miscellaneous Permit, 21 days
- Add Revisions, 10 days

#### Recommendation

Recommendation to approve the proposed extension of the Microsoft Refresh MOU

### Questions





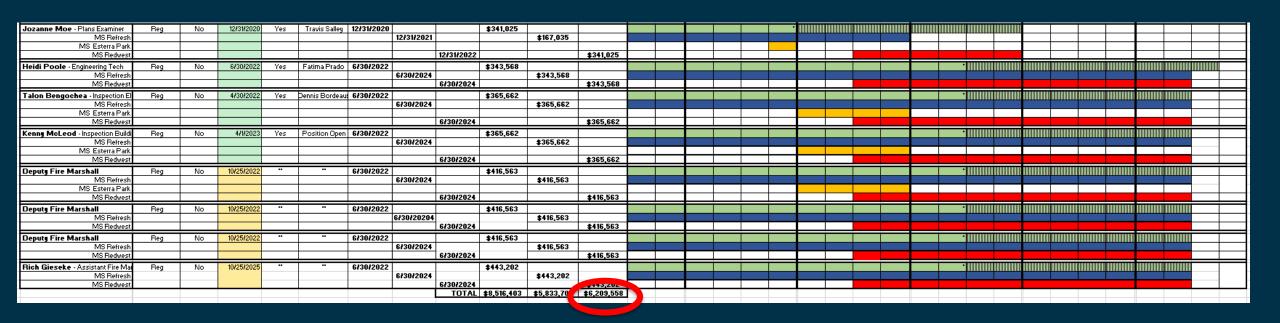




## Project Comparison

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Microsoft Proposal for MC	OU Extens	ion										2019			202	2020		2021			2022				2023					202	2024	
Staffing	Limited Duration/ Regular	Severan ce Paymen t	End of Contract Date	Backfill	Name	Financial Contract Expires	Microsoft Proposal Refresh Extension	Microsoft Proposal Redwest	Cost of City Proposal	Cost of Microsoft Extension of Contract	Cost for Microsoft Extension & Redwest	Ġ3	Q4	Q1	Q2	ĠЗ	Q4	Ōī	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Ġ3	Q4	Q1	Q2	Q3 Q4
Aaron Ruffin - Planning	LD	Yes	12/31/2020	No		12/31/2020			\$364,546																							
MS Refresh							12/31/2020			<b>\$</b> 0																		$\rightarrow$				
MS Redwest								3/31/2022			\$225,018		_																			
Gary Lee - Planning	LD	Yes	12/1/2021	No		12/31/2021			\$382,782																							
MS Refresh MS Redwest							3/31/2024	3/31/2024		\$434,061	\$434,061																					
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Kimberly Kung - Structural MS Refresh	LD	Yes	12/31/2020	No		12/31/2020	12/31/2021		\$424,419	\$207,715	\$0																$\overline{}$	$\longrightarrow$	$\dashv$		-	
Mason McGonagall - Plans Exar	LD	Yes	12/31/2020	No		12/31/2020	1213112021		\$341,025	\$201,113	40																_	$\Longrightarrow$	=		_	
Mason McGonagall - Plans Exar MS Refresh	LU	res	12/31/2020	IVO		1213112020	12/31/2021		<b>≱</b> 341,UZ9	<b>\$</b> 167,035	\$0																	$\rightarrow$			-	
Kathleen Siegle - Permit Tech	LD	Yes	12/31/2020	No		12/31/2020			\$269,626	3101,000	¥														<del>, , , , , , , , , , , , , , , , , , , </del>			$\Rightarrow$	$\dashv$			_
MS Refresh		162	1213112020	NO		1213112020	12/31/2021		\$203,020	\$132,206																		$\rightarrow$				
MS Esterra Park										, <u>,</u>																		$\rightarrow$				
MS Redwest								9/30/2022			\$235,271																	=				
Man Truong - Utilities	LD	Yes	3/31/2021	No		12/31/2021			\$445,925																							
MS Refresh							12/31/2020			\$207,715																		$=$ $\mp$				
MS Redwest								9/30/2022			\$162,528		_															<del>_</del>				
Chris Prigmore - Stormwater	LD	Yes	12/31/2021	No		12/31/2020			\$424,419																			ДШШД				
MS Refresh MS Redwest							12/31/2020	9/30/2022		\$0	\$370,243														_	-		$\rightarrow$	_			
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Richard Meredith - Traffic MS Refresh	LD	Yes	12/31/2021	No		12/31/2021	6/30/2021	102 0E7	\$445,925	<b>\$103,857</b>																		ашиний г				
MS Redwest								9/30/2022		\$100,001	\$162,528																	$\rightarrow$				
Teresa Reed-Jennings - PW Util	LD	Yes	12/31/2023	No		12/31/2021		OTOGILOLL	\$445,925		¥.02,020																					
MS Refresh		163	1210112020	140		1213112021	12/31/2021		<b>\$110,020</b>	\$0																						
MS Redwest								9/30/2023			\$388,620																					
Bruce Brown - Inspection Mech/F	LD	Yes	4/30/2022	No		6/30/2022			\$365,662																							
MS Refresh							6/30/2024			\$365,662																						
MS Esterra Park																																
MS Redwest								6/30/2024			\$365,662		_				_															
Robert Murphy - Inspection Cons	LD	Yes	12/31/2023	No		6/30/2022			\$332,400	4000 40-																						
MS Refresh MS Redwest							6/30/2024	6/30/2024		\$332,400	\$332,400																					
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Jaime Allen - Admin MS Refresh	LD	Yes	12/31/2022	No		6/30/2022	6/30/2024	NJA	\$259,199	\$259,199	\$0																					
Steven Fischer - Project Manage	LD		12/31/2023	No		6/30/2022	013012024	INIV	\$481,323	<b>⊕</b> ∠00,100	ψv																					
Steven Fischer - Project Manage MS Refresh	LU	Yes	1213112023	NO		013012022	6/30/2024	N/A	<b>→</b> 401,323	\$481,323	\$0																					
Deepali Jodh - Structural	Reg	No	12/31/2020	Yes	Position Open	1010110000	J. OVILVET	14171	\$424,419	3101,020	***						-											=				
MS Refresh	neg	NO	1213112020	162	r-osidon open	1213112020	12/31/2021		+747,71J	\$207,715															1			$\rightarrow$	-			
MS Esterra Park										\$201,110																		$\rightarrow$				
MS Redwest								12/31/2022			\$424,419																					

#### Project Comparison (continued)



Additional staffing estimated to be \$6.2 million to complete the three projects