



Redmond
SENIOR & COMMUNITY CENTER
Building our future TOGETHER

Redmond Senior and Community Center Owner's Representative Consultant Agreement

February 16, 2021



Owner's Rep Agreement Overview



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- **DBecker Consulting, LLC selected through competitive process**
- **Owner's Rep helps interface with contractor**
- **DBecker history working with City**
- **Fee is in line with previous budget estimates**

Benefits of General Contractor Construction Manager (GC/CM)



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Budget

- Continuous value analysis
- On-going value engineering
- Better cost certainty
- Best value



Team

- Contractor selected on quals and price
- Longer term relationship
- Repeat business
- Better end product



Schedule

- Contractor schedule input
- Chance for early construction packages
- Better schedule certainty

Use of RSCC procurement documents, contract, specification on future projects

Risks of GC/CM



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- **Less competitive bidding (but still competitive)**
- **Lack of experience at the City**

Agencies Using GC/CM

The following agencies have moved to GC/CM on the majority of their facilities projects

- University of Washington
- Washington State University
- City of Seattle
- Sound Transit
- Pierce County
- Dept Enterprise Services
- Port of Seattle
- Lake WA School District
- Seattle School District
- Edmonds School District
- Spokane School District
- Mason Hospital



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Thank you

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