



## Memorandum

**Date:** 4/20/2021  
**Meeting of:** City Council

**File No.** AM No. 21-056  
**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 Contract with Absher Construction Company (Absher), in the Amount of \$396,966 for General Contractor/Construction Manager (GC/CM) Preconstruction Services for the Redmond Senior and Community Center

**OVERVIEW STATEMENT:**

On April 7, 2020, the City Council authorized the use of the GC/CM method to expedite construction of the Redmond Senior and Community Center Project. On October 22, 2020, the City Council directed staff to begin design on the Redmond Senior and Community Center (RSCC), using input previously received from seniors and stakeholders to guide the design. The City advertised a Request for Proposals for GC/CM services and received 6 proposals. Absher was selected based on an evaluation of their proposal and a partial bid on the RSCC. The partial bid included prices for preconstruction staff rates, overhead and profit, and City specified general conditions.

☐ **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:**  
On October 22, 2020, Council provided direction to utilize the existing \$15,000,000 budget for Senior Center renovations to begin design of the new Senior and Community Center. In the 2021-2022 Adopted Budget Council reallocated approximately \$2 million from the programmed debt service, bringing the total to \$17 million (see explanation below).
- **Other Key Facts:**  
N/A

### **OUTCOMES:**

The desire to open a new Senior and Community Center within three years has been well documented by stakeholders, citizens, and City Council. The Council has directed staff to demolish the existing building, begin with the design process, include all stakeholder input from past efforts and to engage stakeholders, seniors, and community members as the design phase begins and progresses.

Absher's participation as the GC/CM will include assistance with cost estimating, scheduling, value engineering, design and constructability reviews, site logistics, and community outreach. Absher's proposal was evaluated highly because of their experience with GC/CM, extensive portfolio of community centers and senior centers, their robust women and minority subcontractor outreach program, and their competitive price proposal.

The preconstruction services contract will include Absher's services through the entire design phase, up to and including negotiations for the Maximum Allowable Construction Cost (MACC). Once the MACC is agreed upon, the City will finalize a contract to cover physical construction of the building and the site.

### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
01/09/20-Stakeholder Conference Call  
01/15/2020-Public Meeting Facilitated by EnviroIssues and Patano  
01/16/2020-Lunch Briefing with Seniors  
01/23/2020-Public Meeting Facilitated by EnviroIssues and Patano  
02/06/2020-RYPAC-Senior Center Discussion  
02/10/2020-Community Centers Open House-Facilitated by Patano  
02/24/2020-Stakeholder Meeting #1-Facilitated by EnviroIssues  
03/05/2020-Stakeholder Meeting #2-Facilitated by EnviroIssues  
12/14/2020-Project update for stakeholder and "Meet and Greet" with architect team  
01/11/2021-Project Stakeholder Group Meeting #1  
01/25/2021-Project Stakeholder Group Meeting #2  
02/01/2021-Outreach to local businesses, nonprofits, partners, organizations, community members, BIPOC communities, etc. leading up to Public Meetings  
02/17/2021-First online questionnaire launches (closes on 3/10/2021)

02/24/2021-Virtual Public Meeting #1 (Senior focused day time & general public evening)  
03/01/2021-Outreach to local businesses, nonprofits, partners, organizations, community members, BIPOC communities, etc. leading up to Public Meetings  
03/01/2021-Project Stakeholder Group Meeting #3  
03/22/2021-Project Stakeholder Group Meeting #4  
03/24/2021-Virtual Public Meeting #2 (Senior focused day time & general public evening)  
03/24/2021-Second online questionnaire launches (closes on 4/3/2021)  
04/26/2021-Project Stakeholder Group Meeting #5  
05/24/2021-Project Stakeholder Group Meeting #6  
06/21/2021-Project Stakeholder Group Meeting #7

-Parks & Trails Commission Briefing - 1<sup>st</sup> Thursday of each month  
-Redmond Arts & Culture Commission Briefing - 2<sup>nd</sup> Thursday of each month  
-Senior Advisory Committee Briefings - 3<sup>rd</sup> Thursday of each month

- **Outreach Methods and Results:**

Outreach Methods: public meetings, email, city newsletters, city website, online briefings with seniors, comment cards in the senior lunches, postcard mailers, social media posts, press releases, online surveys, results gathered by online surveys, paper surveys, monthly Encore updates to seniors, and comment cards.

- **Feedback Summary:**

Feedback included items such as build a larger facility than what exists today at the Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages, and cultures.

#### **BUDGET IMPACT:**

**Total Cost:**

\$396,966

**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 2021-2026 CIP currently has \$17M budgeted for this project. This includes the reallocation of \$15M that was budgeted for the improvements of the previous building and an additional \$2M that was budgeted for a 2022 debt service payment that Council reallocated during the budget adoption process. An additional \$23M would be needed to accomplish the recommendation of the Recreation Stakeholders and the feedback from the public.

**Funding source(s):**

CIP \$17M, request direct appropriation from State Legislature \$5M, possible partnerships, and Councilmanic bonds. Models of community investment (solar panels) are also being discussed.

**Budget/Funding Constraints:**

In the 2021 CIP, there is currently \$17M set aside for design and construction of a new Redmond Senior and Community Center. Additionally, the City is seeking a \$5M state appropriation for this project. In addition to this, the City is exploring partnerships and private fund raising to assist with the budget.

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
9/17/2019	Business Meeting	Receive Information
12/3/2019	Business Meeting	Receive Information
2/11/2020	Study Session	Receive Information
2/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
3/3/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/2/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/23/2020	Study Session	Receive Information
7/7/2020	Committee of the Whole - Parks and Human Services	Receive Information
7/28/2020	Study Session	Receive Information
8/4/2020	Committee of the Whole - Parks and Human Services	Receive Information
8/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
9/1/2020	Committee of the Whole - Parks and Human Services	Provide Direction
9/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/1/2020	Committee of the Whole - Parks and Human Services	Receive Information
1/5/2021	Committee of the Whole - Parks and Human Services	Approve
1/19/2021	Business Meeting	Approve
2/2/2021	Committee of the Whole - Parks and Human Services	Receive Information
2/9/2021	Committee of the Whole - Planning and Public Works	Approve
2/16/2021	Business Meeting	Approve
3/2/2021	Committee of the Whole - Parks and Human Services	Receive Information
3/9/2021	Study Session	Receive Information
4/6/2021	Committee of the Whole - Parks and Human Services	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
05/04/2021	Committee of the Whole - Parks and Human Services	Receive Information
05/04/2021	Business Meeting	Receive Information
06/01/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/22/2021	Study Session	Receive Information
07/06/2021	Committee of the Whole - Parks and Human Services	Receive Information
07/06/2021	Business Meeting	Provide Direction
07/20/2021	Business Meeting	Approve
08/03/2021	Committee of the Whole - Parks and Human Services	Receive Information
09/07/2021	Committee of the Whole - Parks and Human Services	Receive Information
10/05/2021	Committee of the Whole - Parks and Human Services	Receive Information
11/02/2021	Committee of the Whole - Parks and Human Services	Receive Information
12/07/2021	Committee of the Whole - Parks and Human Services	Receive Information

**Time Constraints:**

Delay in approval of this GC/CM agreement will result in delay of the design and start of construction of the Senior and Community Center. The RSCC design is beginning with the conceptual design phase and input from the GC/CM is vital, especially as we prepare our first conceptual cost estimate.

**ANTICIPATED RESULT IF NOT APPROVED:**

Design of the Senior and Community Center would be delayed, and the goal of a 2023 opening would be jeopardized.

**ATTACHMENTS:**

Attachment A - GC/CM Preconstruction Services Agreement