Legislation Details (With Text)

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File created:	3/3/2020	**In control:**	City Council Special Meeting
On agenda:	3/27/2020	**Final action:**	3/27/2020
Title:	Adoption of a Resolution for the General Contractor-Construction Manager Alternative Public Works Contracting Procedure and Setting a Public Hearing Date for the Envisioning the Future of the Redmond Senior Center Building Project a. RESOLUTION NO. 1529: A Resolution Approving the Start of Alternative Public Works Contracting Procedures for the Senior Center Project, and Setting a Public Hearing Date of April 7, 2020		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Agenda Memo No. 20-033, 2. Attachment A: Resolution		

Date	Ver.	Action By	Action	Result
3/27/2020	1	City Council	approved	

MEMO TO: Members of the City Council

FROM: Mayor Angela Birney

SUBJECT:

Adoption of a Resolution for the General Contractor-Construction Manager Alternative Public Works Contracting Procedure and Setting a Public Hearing Date for the Envisioning the Future of the Redmond Senior Center Building Project

a. RESOLUTION NO. 1529: A Resolution Approving the Start of Alternative Public Works Contracting Procedures for the Senior Center Project, and Setting a Public Hearing Date of April 7, 2020

I. RECOMMENDED ACTION

Adopt a Resolution to authorize the GC-CM alternative delivery method process and set a public hearing date for April 7, 2020.

II. DEPARTMENT CONTACTS

Carrie Hite Parks and Recreation Director 425-556-2326

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Dave Juarez	Public Works Director	425-556-2326
Eric Dawson	Senior Engineer	425-556-2867

III. DESCRIPTION/BACKGROUND

The Redmond Senior Center building is currently closed due to exterior structural issues. In order to mitigate the impact to seniors, all programs have been relocated to alternative locations, including City Hall and Redmond Community Center at Marymoor Village. An update was given to the City Council on December 3, 2019, February 11, 2020, March 3, and March 10, 2020. The February and March updates discussed the possible use of the General Contractor-Construction Manager (GC-CM) alternative delivery method.

Preliminary Findings

Staff have considered alternative public works contracting procedures and believe GC-CM warrants further consideration. GC-CM includes these benefits:

- Contractor expertise on the design team, contributing knowledge on scheduling, cost estimating, constructability.
- Increased flexibility of the design - for a project such as the RSC, the design process will be fluid and will adapt as user needs are uncovered and evaluated. The City needs to be able to consider many options as the design progresses and the contractor's input would be valuable in evaluating those options. GC-CM will would work well with any of the options currently under consideration for the RSC.
- Qualifications based selection - evaluating both price and qualifications helps ensure that GC-CM projects are of high-quality construction and include appropriate materials and workmanship for the desired result.
- Reduced schedule - the designer and contractor work together to determine if any construction elements can be moved forward and completed early. Additionally, the contractor's scheduling and construction expertise can help the design team balance schedule needs with construction needs and determine the best final result that can be built with the project's schedule requirements.

Next Steps

1. Based on the Study Session on February 11, 2020 and the Committee of the Whole

March 3, and March 10, 2020, there appeared to be interest in further exploration of GC-CM as the alternative project delivery method. The following steps facilitate use of GC-CM:

- Staff provides Council an opportunity to formally approve beginning the GC-CM applications process. This resolution is that opportunity for approval.

- Council holds a public hearing on GC-CM to solicit public comment. The public hearing is proposed to be held April 7, 2020.

- Council would then authorize this project to apply for authorization to utilize GC-CM from the Construction Project Advisory Review Board (CPARB). The authorization action is also proposed to occur on April 7, 2020. If the public hearing reveals input that requires further consideration, the

authorization could be deferred to a later date.

- Staff prepares an application and submits to CPARB. Staff attends a CPARB meeting and presents a case for the City to use GC-CM. Currently we are targeting the May 28, 2020 CPARB meeting.

CPARB approval and staff solicits contractor proposals.

IV. PREVIOUS DISCUSSIONS HELD

There have been email communications sent to Council throughout this process.

Date (MM/DD/YYYY)	Action / Committee Presentation
09/17/2019	City Council staff report
12/03/2019	City Council staff report
01/10/2020	Mayors Weekly
01/24/2020	Mayors Weekly
02/11/2020	City Council Study Session
03/03/2020	Committee of the Whole
03/10/2020	Committee of the Whole

V. IMPACT

A. Service/Delivery:

Utilizing the GC-CM alternative contracting method provides potential schedule and budget savings, increases flexibility for the design, and allows consideration of qualifications in selecting the construction contractor for the Senior Center project.

B. Fiscal Note:

The total cost to seek GC-CM approval from CPARB is approximately $25,000. An existing Construction Management on-call contract would be used for consultant assistance is preparing the CPARB application and making a presentation to CPARB.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

1. Adopt the resolution as is and schedule the public hearing. Approval of the application to CPARB could occur on the same date as the public hearing, pending consideration of public input.
2. Adopt the resolution and schedule the public hearing. Approval of the application to CPARB could occur at a subsequent council meeting
3. Do not adopt the resolution. Staff would continue the project with traditional design-bid-build contracting method.

VII. TIME CONSTRAINTS

Applications for the May 28, 2020 CPARB meeting are due by April 19, 2020.

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VIII. LIST OF ATTACHMENTS

Attachment A: Resolution