State of Washington
# PROJECT REVIEW COMMITTEE (PRC)
## APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)*
*Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages *(font size 11 or larger)*. Provide no more than six sketches, diagrams or drawings under Section 8.

**Identification of Applicant**

a) Legal name of Public Body (your organization): **City of Redmond, Washington**
b) Mailing Address: **PO Box 97010, MS 1NPW, Redmond, WA 98073-9710**
c) Contact Person Name: **Eric Dawson** Title: **Project Supervisor**
d) Phone Number: **(425) 556-2867** E-mail: **ecdawson@remond.gov**

**1. Brief Description of Proposed Project**

a) Name of Project: **Redmond Maintenance and Operations Center**
b) County of Project Location: **King County**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

The proposed Maintenance and Operations Center (MOC) redevelopment will modernize the 9-acre site by demolishing outdated structures, constructing new facilities, and implementing site improvements, including potential environmental remediation. This project will provide functional, efficient spaces for the Public Works and Parks Departments, enhancing their ability to deliver essential infrastructure and services to the community. Updated facilities will feature centralized hubs, ergonomic designs, and improved climate control, enabling faster emergency dispatch, increased productivity, and better working conditions.

Using the Progressive Design-Build (PDB) delivery method, the project prioritizes collaboration, innovation, and expedited delivery while allocating risks to those best equipped to manage them. Through the master planning process, the City of Redmond has determined that this redevelopment will meet the growing demands of the community, ensuring operational excellence and preparing these essential departments to support the city's future growth.

**2. Projected Total Cost for the Project:**

***A. Project Budget***

| | |
|---|---|
| Costs for Professional Services (A/E, Legal etc.) | $ **21,298,420** |
| Estimated project construction costs *(including construction contingencies)*: | $ **176,020,000** |
| Equipment and furnishing costs | $ **3,518,580** |
| Off-site costs | $ **1,408,160** |
| Contract administration costs (owner, cm etc.) | $ **7,624,900** |
| Contingencies (design & owner) | $ **9,857,120** |
| Other related project costs (permits, other consultants) | $ **4,460,250** |
| Sales Tax (10.3% design + construction) | $ **20,305,667** |
| **Total** | $ **244,493,097** |

***B. Funding Status***

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The project is supported by local funding from the City of Redmond's property taxes, sales taxes, and other municipal revenues and appropriated through the Redmond City Council's budget process. The

City Council has funded this project in the current bi-annual budget and the Capital Investment Program, ensuring timely availability of necessary funds.

**3. Anticipated Project Design and Construction Schedule**

Please provide *(See Attachment B for an example schedule.)*:
The anticipated project design and construction schedule, including:

a) Procurement;
b) Hiring consultants if not already hired; and
c) Employing staff or hiring consultants to manage the project if not already employed or hired.

**Overall Program Schedule**

| | |
|---|---|
| **PROCUREMENT** | |
| Procure PM/CM Consultant | Complete |
| PRC Approval Anticipated | 27-Mar-25 |
| Issue RFQ for Design-Build Team | 14-Apr-25 |
| Receive SOQs | 8-May-25 |
| Notify Finalist Teams | 22-May-25 |
| Issue RFP to Shortlisted Firms | 29-May-25 |
| Interactive Meetings | 10-Jun-25 & 11-Jun-25 |
| Proposals Due (Management Plan & Fee) | 23-Jun-25 |
| Public Fee Opening | 24-Jun-25 |
| Notice of Intent to Award | 1-Jul-25 |
| Contract Negotiations & Execution | Jul 2025 – Sept 2025 |
| Execute DB Team Contract | Sept 2025 |
| **DESIGN & CONSTRUCTION** | |
| Validation Phase | Q4 2025 – Q1 2026 |
| Design and Permitting | Q2 2026 – Q1 2027 |
| Final Design – subcontractor procurement | Q1 2027 - Q2-2027 |
| Construction Begins | Q1 2027 |
| Substantial Completion | Q4 2028 |
| Final Completion | Q2 2029 |

**4. Explain why the DB Contracting Procedure is Appropriate for this project**

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

  This project is ideally suited for Progressive Design-Build. The project will be constructed on the existing 9-acre MOC site, which is expected to retain functionality during design and construction. The existing site consists of 14 structures ranging from office space to maintenance shops to bulk material storage. These structures provide workspace for approximately 150 City staff from various City departments, including Parks, Facilities, Fleet, Signals, Streets, Water, Wastewater, and Stormwater. The site also houses over 300 City and personal vehicles, including heavy equipment, trailers, plows, backhoes, mowers, etc. Redevelopment of this site will require careful planning, collaboration, and coordination that balance the operational needs against the construction activities. The design-builder will also be asked to explore options for temporary relocation during construction.

  The City will be looking for a DB team that will be collaborative with City staff and provide innovative means to redevelop the site. The team will need to coordinate with stakeholders and constituent groups that include operations staff, senior management, and the community. The Progressive Design-Build delivery model will provide the City the greatest opportunity for collaboration and value.

Progressive design-build also enables better opportunities for innovation, allowing the DB to leverage their internal expertise on maintenance and operations facilities, which will be highlighted in the qualifications-based selection.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

  Opportunities include streamlined phasing and temporary operations, where builders can propose flexible staging areas and collaborate with designers to efficiently sequence relocation, demolition, and construction. Early builder involvement in material and system selection allows for alignment with budget and performance goals, avoiding costly adjustments later.

  Additionally, opportunities involve integrating specialized systems for climate-controlled shops, storage, and vehicle bays. With Redmond's high sustainability standards and commitment to new green building practices, the Design-Build approach facilitates the early incorporation of material reuse exploration and advanced features such as renewable energy systems and water reuse systems. Examples include selecting high-performance insulation, durable building envelopes, and solar-ready roofs, as well as exploring heavy or mass timber construction, which aligns with the city's push for sustainable building methods starting in 2025. These innovations ensure long-term sustainability without increasing project costs and require early collaboration between designers and builders

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

  Progressive design-build allows portions of construction to begin as soon as they are ready, rather than waiting for the entire design to be completed. This enables parts of both design and construction to proceed in parallel, saving time. By reducing repetition, the team avoids revisiting design elements due to misalignment or incomplete information. For the Redmond MOC project, early collaboration on specialized systems, such as climate control for workshops and vehicle bays, ensures seamless integration, preventing costly revisions later. Similarly, selecting sustainable materials, like mass timber and high-performance insulation, early on aligns with Redmond's sustainability goals and avoids delays due to material changes. Early input on phasing, such as planning for temporary staff buildings during construction, ensures all elements are well-coordinated from the start. Additionally, leveraging the PDB approach allows the team to identify and procure long-lead items early, such as HVAC equipment and switchgear, and to begin early construction activities like demolition and site work—strategies successfully used in the City's recently completed Senior and Community Center Project with GC/CM. The City intends to apply these same thoughtful strategies for the Maintenance and Operations Center.

**5. Public Benefit**

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

  Progressive design-build delivery provides substantial fiscal benefit to the community by reducing project risk associated with cost escalation, speeding overall project delivery, providing early cost certainty, and increasing the predictability of outcomes. We need a highly skilled and experienced DB team to lead a Target Value Design (TVD) effort to keep this project on budget with all the sequencing and phasing requirements of this project. Traditional design-bid-build would put the project at substantial risk of being over budget and causing delays. Progressive design-build procurement allows the Owner to work with the DB team to plan the work, including bid packaging and locking in the Guaranteed Maximum Price (GMP) at the appropriate time.

- How the use of the traditional method of awarding contracts in a lump sum *(the "design-bid-build method")* is not practical for meeting desired quality standards or delivery schedules.

  Traditional DBB is impractical for this project and would result in increased cost and delivery time. Without the ability to collaborate with a GC on use of the site as well as phasing of construction, the

designer would need to develop construction documents based on their best guess as to the means and methods of construction staging and phasing to best work on this operational site. This is a recipe for change orders during project implementation. Additionally, in DBB delivery the project team misses the opportunity to engage the contractor in design, where they can provide invaluable cost, sequencing, planning and risk mitigation strategies. This often leads to a design that is more expensive and takes longer to build.

Progressive design-build provides higher project success in quality, time, and cost certainty as an integrated team can manage and resolve risks more effectively than in traditional DBB delivery. Improved coordination, predictability, and efficient phasing associated with the City's critical services are hallmarks that are difficult to achieve in DBB procurement. Design-Bid-Build often results in higher rate of change, risks, and claims than that of integrated teams.

**6. Public Body Qualifications**

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

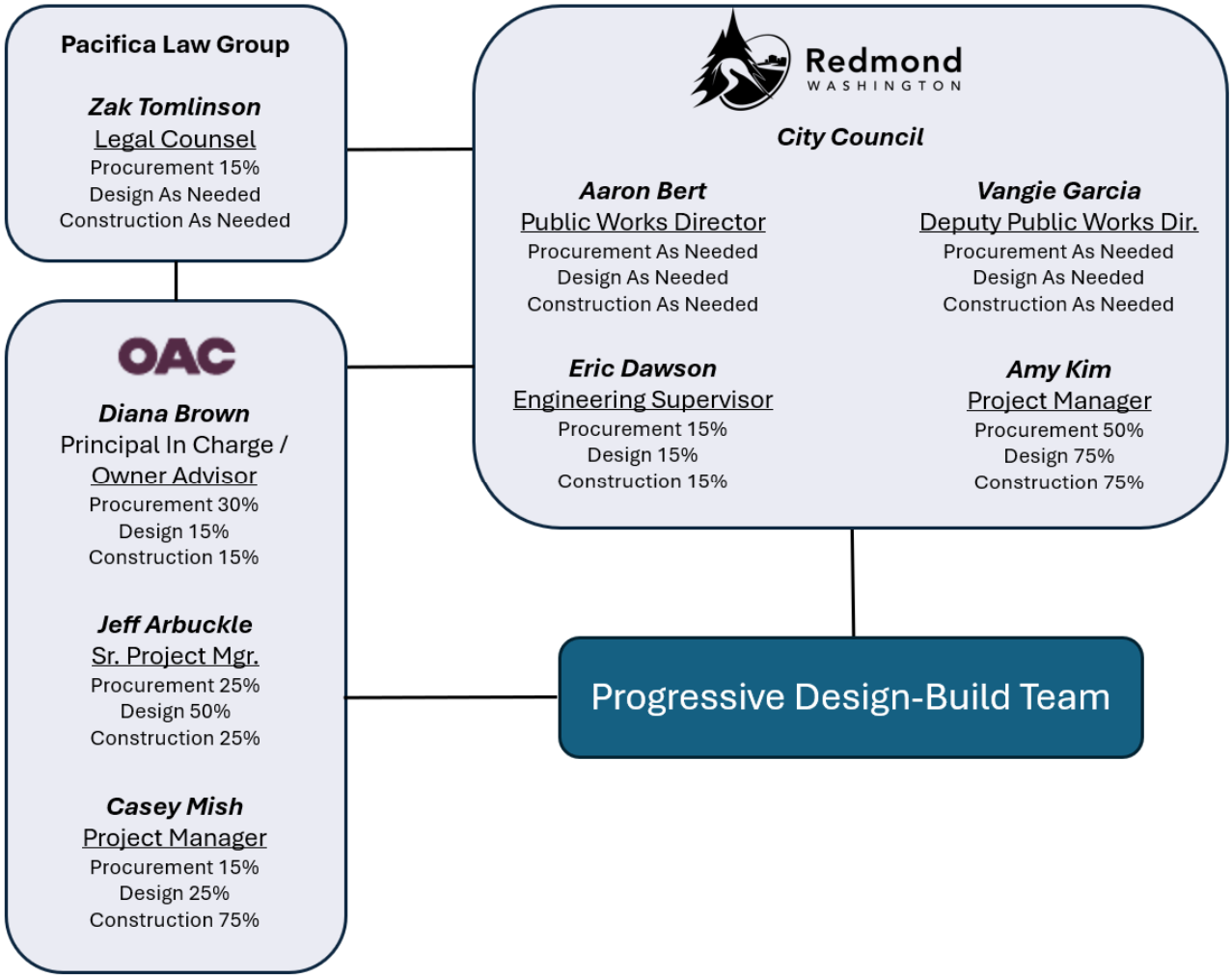
  The City of Redmond's Public Works team is experienced in alternative delivery from their recently completed Redmond Senior and Community Center using GC/CM. Redmond staff also have experience with alternative delivery at other agencies, including the State Department of Enterprise Services.

  OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of the project and to assist Redmond staff in supporting Progressive Design Build solicitation, selection, contracting, and project delivery. As one of the region's most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from $2 million to $240+ million for clients including King County, Washington State University, Thurston County, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911 and Snohomish Regional Fire and Rescue, including 25+ PDB projects.

  Zak Tomlinson with Pacifica will represent the City of Redmond as its attorney. Zak Tomlinson and his team at Pacifica have extensive experience in alternative project delivery contracts, including Design-Build, and have provided legal and contract-related services to numerous clients.

- A project organizational chart, showing all existing or planned staff and consultant roles.

  *Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*




- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

**Aaron Bert, MPA – City of Redmond, Public Works Director**

Aaron oversaw the development of Harborview Hospital using the Design-Build delivery model as defined in RCW 39.10. He has over 25 years of experience leading teams to develop projects throughout the Northwest.

**Vangie Garcia, P.E., PMP – City of Redmond, Deputy Public Works Director**

Vangie was part of the oversight team for regional transportation projects WSDOT I-405 (Renton to Bellevue), Corridor Widening and ETL and King County Metro Rapid Ride I-Line. She has over 25 years of experience managing large infrastructure projects.

**Eric Dawson, P.E. - City of Redmond, Engineering Supervisor**

Eric has 30 years of experience designing and managing capital construction, including the last 12 years as a Construction Project Manager for the City of Redmond. He will communicate and coordinate with other City departments during the development of this project. He recently completed the City's new Senior and Community Center Project as the Project Manager using the GC/CM delivery method.

**Amy Kim, RA, LEED AP (BD+C) - City of Redmond, Project Manager**

Amy has 23 years of experience in private industry, government, and research institutions. Before joining the City of Redmond, she was a Project Manager for the WA State Department of Enterprise Services (DES) Facility Professional Services Group, designing and managing construction projects for public facility customers.

**Diana Brown, P.E., S.E., Assoc DBIA, - OAC Services, Vice President and PDB Advisor**

Diana brings relevant experience from design-bid-build, GC/CM and PDB projects, including complex justice and educational projects with clients such as King County and Lake Washington School District, as well as CMGC projects in Oregon. Diana has overseen more than 15 alternative delivery projects. In addition to her wealth of knowledge of alternative delivery, we have also managed several emergency projects for King County including the King County Correctional Facility Repipe and the Covid-19 Quarantine projects. Diana's experience with collaborative delivery methodology and complex facilities makes her an excellent fit to lead this team as their PDB Advisor.

**Jeff Arbuckle, CCM, Assoc DBIA - OAC Services, Senior Project Manager**

Jeff brings nearly two decades of experience in program management and international design and construction. His expertise spans both the public and private sectors, having managed complex projects such as King County Metro's $110 million annual capital program and contributing to the development of the Shanghai Disneyland Resort's entertainment facilities. Jeff is a Certified Construction Manager (CCM) and an Associate Design-Build Professional (DBIA), specializing in alternative project delivery, capital planning, and stakeholder alignment. His proven ability to navigate organizational complexities and deliver innovative solutions makes him a key contributor to high-profile projects, including progressive design-build initiatives.

**Casey Mish, Assoc DBIA - OAC Services, Project Manager.**

As project/construction manager for the Progressive Design Build Bothell Fire Stations Program and the SNO911 ECC project, Casey provided all cost, schedule, and scope management. With over 8 years in the AEC industry, Casey has worked on projects including municipal, life-safety, healthcare, high-tech, and education; delivering facilities ahead of schedule, under budget, and with high sustainability standards. Casey has a B.S. in Construction Management, is a Certified Professional Contractor, and an Associate DBIA Professional. He excels at partnering with the Owner, Designer, and Builder and is skilled incorporating effective technology such as StructionSite360, Bluebeam, and PlanGrid. Casey is also experienced with Furniture Fixtures and Equipment (FF&E) management and coordination. Prior to OAC, Casey spent 5 years with leading general contractor firms. Casey fully embraces the collaborative approach of Progressive Design Build.

**Zak Tomlinson, Pacifica Law Group, Attorney**

Zak Tomlinson is a construction and procurement lawyer who represents a wide variety of public and private owners, including cities, port districts, school districts, utility districts and a number of special purpose districts. Zak counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and progressive Design-Build procurement), and drafting and negotiation of design and construction contracts.

- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)*

  **See Attachment "B"**

- The qualifications of the existing or planned project manager and consultants.

  *Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.*

  **See Attachment "B"**

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

  **NA**

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

  OAC has completed or is currently managing over 25 design-build projects ranging from $3M-$240M, including progressive design-build. OAC's project portfolio includes several projects for school districts, universities, cities, and municipalities within the state of Washington. An active participant in Alternative Project Delivery promotion and workshops, OAC staff serve on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana, and Alaska. We regularly are lead or participate in the workshops on how to execute Design-Build projects most efficiently.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

  The project will be managed closely by the City's project management team presented in this application with the full-time support of OAC services. OAC will assist with day-to-day management of the project, meeting weekly (or more as needed) with the City to ensure the Design-Builder can work efficiently. Project changes are controlled through the City Council's approval of the project budget, which includes sufficient contingencies for a project of this nature. The City of Redmond and their project management staff have experience with large and complex projects and have the structure and processes in place to execute these projects efficiently and effectively.

  For the duration of the project, day-to-day project management will be provided by both the City of Redmond project manager, Amy Kim, and OAC Services Senior Project Manager, Jeff Arbuckle, who will be the Design-Builder's main point of contact, responsible for coordinating interaction with the City of Redmond's leadership and stakeholders as appropriate to ensure timely decision making and direction in support of streamlined delivery of the project. Amy and Jeff will be supported by Diana Brown, our Design-Build Advisor in the development of the Progressive Design-Build approach, including development of the contract, RFQ, and RFP. The City has a high level of trust in OAC to establish the delivery approach, execute the procurement process, and ultimately act on our behalf as a partner with the City's Project Manager. The City will also employ the legal expertise of Zak Tomlinson, an Attorney with Pacifica Law Group, who is highly experienced in the construction industry and alternative delivery methods, including Progressive Design-Build.

  **Project Management and Decision Making**

  Our project team is prioritizing the establishment of clear and understandable authority and decision-making responsibilities between the multiple stakeholder groups and city leadership staff, including the formation of a Senior Management Team and an escalation matrix to ensure decisions can be made quickly and effectively and logjams can be cleared as they come up.

  OAC depends on a one-team mentality with communication as the core of its project management approach and will utilize regular meetings to discuss and plan project needs, milestones, and to develop strategy and courses of action for implementation of the project throughout the life of the work. Jeff Arbuckle, Senior Project Manager, is the single point of contact for OAC and is supported by the rest of his team for various aspects of the project, including Diana Brown as the PDB advisor.

  **Communication**

  The Redmond Maintenance and Operation Center Project will use a variety of tools to provide streamlined communication with the project team and stakeholders.

  Once a "most qualified" design build team is selected, Redmond and OAC will consistently collaborate with the design-builder during the design and construction phases as well as supporting reviews of the program, design, costs, and schedule to verify expectations and vision of the completed project are being achieved.

  **Risk & Contingency Management**

  OAC is working with the City to expand upon the risk identified in the Maintenance and Operation Center Master Plan and will include effective mitigation measures in both cost and schedule to manage

the risk. As the design-builder is brought onboard, they will transition to own the Risk Register alongside the project team and will be obligated to continually identify issues that could affect the cost and/or schedule and identify potential mitigation measures, as well as closing out risks that don't materialize and releasing the associated contingencies.

**Budget Monitoring**

OAC will be managing and tracking the program finances. OAC has retained a third-party cost consultant to demonstrate appropriate use of public funds. The cost consultant's responsibility will include review of preliminary estimates at key milestones and the GMP prior to its acceptance by the City. OAC will reconcile the cost estimates against the budget and will report to the Redmond project team on a regular basis. Financial reporting will be coordinated between OAC and Redmond's project management staff. OAC will also support frequent reconciliation and cross-checking of expenditures.

**Project Progress**

Progress will be reported weekly to the broader team. Formal reports will be sent to the project leadership team as desired/needed. Project status updates will be posted to the project website as desired/needed. Frequency of project status updates will be coordinated with the project leadership team.

- A brief description of your planned DB procurement process.

  We anticipate leveraging a 2-step procurement process for selecting a Progressive Design-Build team. After approval from the PRC, the City will advertise for Statements of Qualifications from potential DB teams. Early in the advertising period, the City will conduct a pre-proposal meeting for potential teams to enable two-way dialogue on the solicitation and provide the city with an opportunity to amend to better meet the needs of the industry.

  The advertisement will identify an emphasis of experience with occupied operational site, with phased/sequenced construction and experience with maintenance and operational centers.

  The City will review the statements of qualifications and select firms that meet those qualifications for the MOC. Shortlisted finalists will be invited to respond to a Request for Proposal (RFP), which will include the team's project-specific management plan, participation in interactive meetings and proposed fee percentage. The advertisement will also include the scope of services proposed during the validation and early design phases. Evaluation criteria for the proposal components will be outlined in the RFP and will specifically include the finalists' inclusion plans for small, disadvantaged and OMWBE certified businesses and their historical results compared against goals.

  Selection of the successful DB team will be based upon combined scoring of their SOQ and Proposal per the criteria outlined in the RFQ and RFP. The Finalist with the highest combined score will enter contract negotiations with the City of Redmond.

  Following selection and contracting of the Design-Builder, the City and OAC will participate in subconsultant and subcontractor procurement. Subcontractors will be procured using lump sum, design assist, and Design-Build approaches as deemed appropriate based on the content of each package and per the advice of the Design-Builder, all while considering the Subcontractor Outreach plan developed by the entire team.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

  Zak Tomlinson with Pacifica Law Group will represent the City of Redmond as its attorney for all contracting needs associated with this project. Zak Tomlinson and his team at Pacifica have extensive experience in alternative project delivery contracts, including Design-Build and Progressive Design-Build. For the MOC project, the DBIA Progressive Design Build contract form will be used with modifications to meet WA State RCWs and the City of Redmond's specific needs.

7. **Owner Readiness** *(to be answered by the Owner)*

a) What have you done as an Owner to prepare yourself and your staff for this DB project?

i. How have you communicated with other public owners to understand the organizational alignment and administrative time needed to manage an alternative delivery project?

City staff met and discussed the project with other local public owners, including Lake Washington School District, Snohomish County 911, the City of Bothell, Sound Transit, and the University of Washington. We have also attended local MRSC and DBIA events and training presented by local public owners and have accepted their offers for help and advice.

ii. What training have you as an Owner and your staff taken?

City staff attended the 2024 DBIA conference in Dallas and made full use of the training and networking opportunities. As a result of advice we received at the conference, the City has scheduled a DBIA Certification Course at Redmond City Hall on March 10-12, with a PDB Deeper Dive course on March 13th.

We also attended the following webinars:

- DBIA's Design-Build Delivers Webinar Design-Build Delivers Webinar: What Makes Progressive Design-Build Different? (December 11, 2024)
- Alternative Public Works: Insights from Public Agencies for Public Agencies – discussion panel on Alternative Delivery (December 11, 2024)
- DBIA's The Validation Period in the Progressive Design-Build Project Webinar (January 28, 2025)

iii. How have you considered the differences in alternative delivery vs Design Bid Build with regards to contract requirements around risk allocation, attitudes towards contract changes, disputes, etc.?

City staff are familiar with and have managed a variety of recent alternative delivery projects either within the City or for other public agencies. We have attended public works and education conferences and discussed the requirements with fellow public agency personnel at these events, as well as reaching out specifically to both an experienced agency (Lake Washington School District) and an agency that is new to alternative delivery (Snohomish County 911). During these conversations, it was emphasized that Owner readiness was an important first step to preparing for this delivery method. The City's project management staff and procurement have reviewed the current alternative delivery statute and DBIA publications on Progressive Design-Build.
The City evaluated the different alternative delivery options for this project. We included potential benefits and risks based on previous experience in this analysis and included conversations with contractors and consultants in this evaluation to determine the possible risks and opportunities that come with each delivery method, bringing greater experience in making this decision.

b) How does your organization ensure that knowledge is passed down to your staff and project team?

All members of the City's construction and project management team share project updates regularly in a monthly all-team meeting. These meetings provide the team with an opportunity to share project updates and lessons learned. Since PDB is new to the City, there is a vested interest in the team to learn and share this experience with not just the PW PM team, but also our procurement, legal, and leadership teams. Additionally, we maintain centralized project files that are accessible to all staff, enabling the sharing of experience and documentation and promoting transparency.

Finally, the City project management team hosts a formal lessons-learned meeting at the completion of all projects. This session formally documents and more thoroughly reviews the lessons learned that were discussed in the monthly all-team meeting, with the resulting documentation stored in a central

location available to all staff for future use. We also regularly update our project management best practices manuals and checklists based on these lessons learned.

c) How have you familiarized yourself and your staff with DB Best Practices?

The City is working with a project and construction management firm, as well as a legal team that has more experience with alternative delivery work than the City. When preparing for the PRC application and presentation, the City reviewed best practices with these experienced firms. Additionally, the City has scheduled a DBIA Certification Course on March 10-12, with a PDB Deeper Dive course on March 13th. Public Works staff, procurement, permitting, finance, and the City's senior leadership team will attend this DBIA course. The City Council has been made aware of the training, and while they are not able to attend, they will be provided a briefing following the training.

8. **Public Body (your organization) Construction History:**
Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

**See Attachment "C"**

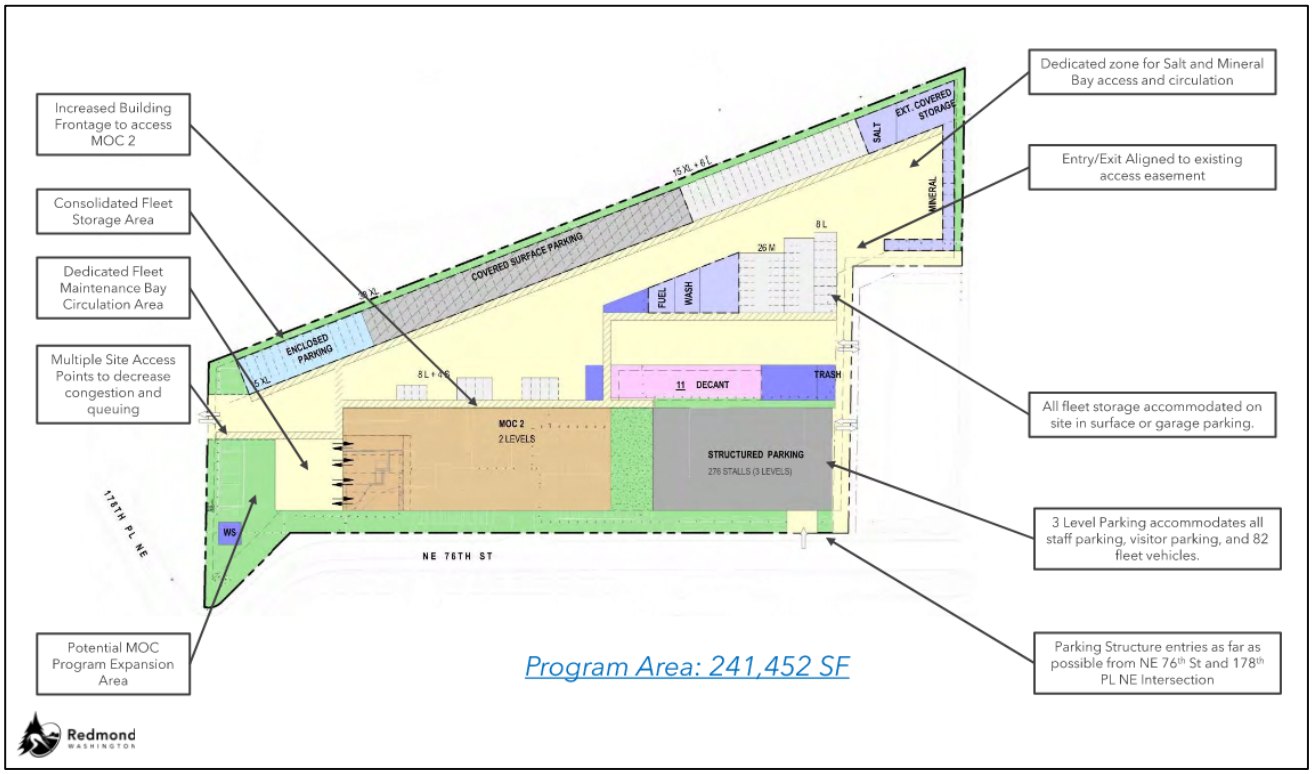
9. **Preliminary Concepts, sketches or plans depicting the project**
To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan *(indicating existing structure and new structures)*

The following is the current site layout:


- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.
  *Note: applicant may utilize photos to further depict project issues during their presentation to the PRC*

  The following is the current concept for redevelopment of the facility.




## 10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

The City of Redmond has not had any audit findings in the last six years.

**11. Subcontractor Outreach**

Please describe your subcontractor outreach and how the public body will encourage small-, minority-, women-, and veteran-owned business participation.

The City of Redmond values and encourages its contractors to provide opportunities for small, women, and minority-owned businesses (S/W/M/DBE) on its projects. The City has included S/W/M/DBE goals on many City projects. Our contractors have exceeded our project goals.

We included a goal of 10% in our recent GC/CM project. The project was completed with 12% S/W/M/DBE use. As part of our RFQ, the City will be asking applicants to submit their own plan(s) to encourage participation on the project and will include S/W/M/DBE as one of the evaluation factors.

We believe progressive design-build will provide a better opportunity for S/W/M/DBE, and therefore will have a goal of 13% participation for this contract.

Redmond is also anticipating supporting contractor open houses and will actively solicit DBE participation at these events and provide forums for DBEs to discuss potential teaming with primes.

**CAUTION TO APPLICANTS**

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated RCW 39.10.330(8) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: Signed by: DAC2F2C2C625496...

Name: *(please print)* ____Aron Bert____ *(public body personnel)*

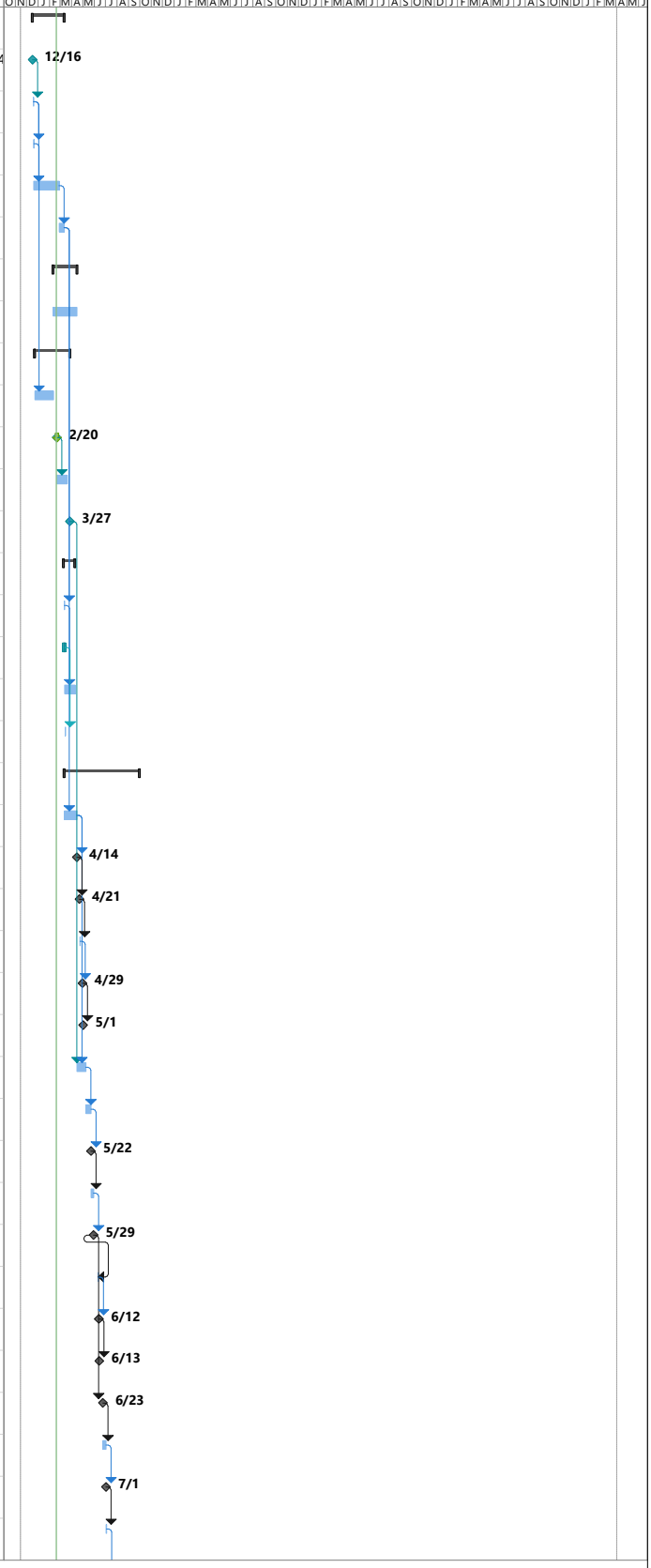
Title: ____Public Works Director_____

Date: 2/20/2025

# Attachment A - Project Schedule

Exhibit C

| ID | Task Mode | Task Name | Duration | Start | Finish |
|---|---|---|---|---|---|
| 1 | | **Owner Advisor Solicitation** | **59 days** | **Mon 12/16/24** | **Tue 3/11/25** |
| 2 | | Notice Of Award | 1 day | Mon 12/16/24 | Mon 12/16/24 |
| 3 | | PM Team Kickoff | 1 day | Thu 12/19/24 | Thu 12/19/24 |
| 4 | | Limited NTP | 1 day | Fri 12/20/24 | Fri 12/20/24 |
| 5 | | Contract Negotiation | 45 days | Fri 12/20/24 | Tue 2/25/25 |
| 6 | | Council Review/Approval | 10 days | Wed 2/26/25 | Tue 3/11/25 |
| 7 | | **Legal Support** | **45 days** | **Mon 2/10/25** | **Mon 4/14/25** |
| 8 | | Development Of Contract | 45 days | Mon 2/10/25 | Mon 4/14/25 |
| 9 | | **PRC Application** | **65 days** | **Mon 12/23/24** | **Thu 3/27/25** |
| 10 | | Prepare PRC Application | 34 days | Mon 12/23/24 | Mon 2/10/25 |
| 11 | | PRC Application Due | 0 days | Thu 2/20/25 | Thu 2/20/25 |
| 12 | | Prepare PRC Presentation | 20 days | Thu 2/20/25 | Wed 3/19/25 |
| 13 | | PRC Committee Meeting | 0 days | Thu 3/27/25 | Thu 3/27/25 |
| 14 | | **Initiation & Training** | **23 days** | **Mon 3/10/25** | **Wed 4/9/25** |
| 15 | | Kickoff Workshop | 1 day | Wed 3/12/25 | Wed 3/12/25 |
| 16 | | DBIA Design Build Training For Redmond | 4 days | Mon 3/10/25 | Thu 3/13/25 |
| 17 | | Scope/Budget Evaluation | 20 days | Thu 3/13/25 | Wed 4/9/25 |
| 18 | | Project Risk Workshop | 1 day | Fri 3/14/25 | Fri 3/14/25 |
| 19 | | **Solicitation & Award** | **140 days** | **Wed 3/12/25** | **Mon 9/29/25** |
| 20 | | RFQ / RFP development | 24 days | Wed 3/12/25 | Mon 4/14/25 |
| 21 | | PDB RFQ Advertisement #1 | 0 days | Mon 4/14/25 | Mon 4/14/25 |
| 22 | | PDB RFQ Advertisement #2 | 0 days | Mon 4/21/25 | Mon 4/21/25 |
| 23 | | Pre-Proposal Meeting | 1 day | Wed 4/23/25 | Wed 4/23/25 |
| 24 | | Last Day for RFQ Questions | 0 days | Tue 4/29/25 | Tue 4/29/25 |
| 25 | | Owner Team Responds to RFQ Questions | 0 days | Thu 5/1/25 | Thu 5/1/25 |
| 26 | | SOQ Solicitation | 18 days | Tue 4/15/25 | Thu 5/8/25 |
| 27 | | Evaluation/Shortlist | 10 days | Fri 5/9/25 | Thu 5/22/25 |
| 28 | | Notify Shortlisted Proposers | 0 days | Thu 5/22/25 | Thu 5/22/25 |
| 29 | | RFQ Protest Period | 4 days | Fri 5/23/25 | Thu 5/29/25 |
| 30 | | Issue RFP To Shortlist | 0 days | Thu 5/29/25 | Thu 5/29/25 |
| 31 | | Interactive Meetings | 2 days | Tue 6/10/25 | Wed 6/11/25 |
| 32 | | Last Day for RFP Questions | 0 days | Thu 6/12/25 | Thu 6/12/25 |
| 33 | | Last Day to issue Addenda | 0 days | Fri 6/13/25 | Fri 6/13/25 |
| 34 | | PDB Management Plan & Fee Proposal Due | 0 days | Mon 6/23/25 | Mon 6/23/25 |
| 35 | | Management Plan And Fee Review/Scoring | 6 days | Tue 6/24/25 | Tue 7/1/25 |
| 36 | | Announce Intent To Award | 0 days | Tue 7/1/25 | Tue 7/1/25 |
| 37 | | Notice Protest Period | 2 days | Wed 7/2/25 | Thu 7/3/25 |



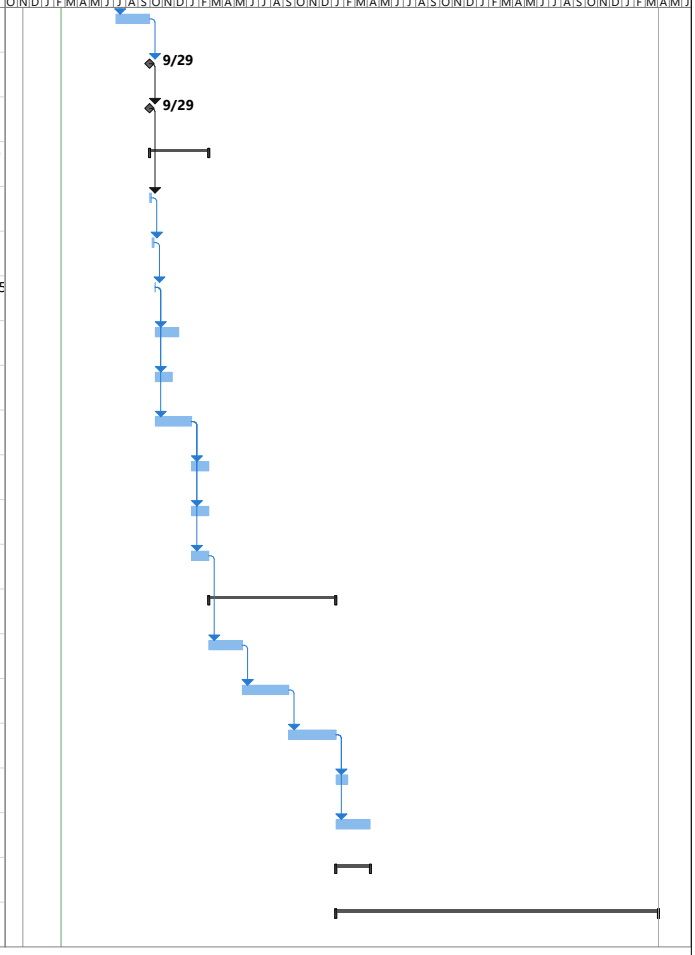

Project: 250210_RedmondMOC
Date: Wed 2/19/25

| | | | | | |
|---|---|---|---|---|---|
| Task | Inactive Task | Manual Summary Rollup | External Milestone | | |
| Split | Inactive Milestone | Manual Summary | Deadline | | |
| Milestone | Inactive Summary | Start-only | Progress | | |
| Summary | Manual Task | Finish-only | Manual Progress | | |
| Project Summary | Duration-only | External Tasks | | | |

# Attachment A - Project Schedule

Exhibit C

| ID | Task Mode | Task Name | Duration | Start | Finish |
|---|---|---|---|---|---|
| 38 | | Contract Negotiations & Approval | 12 wks | Mon 7/7/25 | Mon 9/29/25 |
| 39 | | PDB Design Builder NTP | 0 days | Mon 9/29/25 | Mon 9/29/25 |
| 40 | | **Project Kickoff Meeting** | 0 days | Mon 9/29/25 | Mon 9/29/25 |
| 41 | | **Validation Phase** | **100 days** | **Tue 9/30/25** | **Wed 2/25/26** |
| 42 | | Project Initiation | 4 days | Tue 9/30/25 | Fri 10/3/25 |
| 43 | | Establish Stakeholder Teams | 5 days | Mon 10/6/25 | Fri 10/10/25 |
| 44 | | Partnering Workshop | 1 day | Mon 10/13/25 | Mon 10/13/25 |
| 45 | | Risk Workshops | 8 wks | Tue 10/14/25 | Thu 12/11/25 |
| 46 | | Environmental Testing & Reviews | 6 wks | Tue 10/14/25 | Tue 11/25/25 |
| 47 | | Program Charrettes & Finalize Program | 12 wks | Tue 10/14/25 | Mon 1/12/26 |
| 48 | | Scope Workshops | 6 wks | Tue 1/13/26 | Wed 2/25/26 |
| 49 | | Schedule Workshop | 6 wks | Tue 1/13/26 | Wed 2/25/26 |
| 50 | | Estimating and TVD | 6 wks | Tue 1/13/26 | Wed 2/25/26 |
| 51 | | **Design Services** | **220 days** | **Thu 2/26/26** | **Mon 1/11/27** |
| 52 | | 30% Design (SD) | 12 wks | Thu 2/26/26 | Wed 5/20/26 |
| 53 | | 60% Design (DD) | 16 wks | Thu 5/21/26 | Mon 9/14/26 |
| 54 | | 85% Design (GMP & Permit Set) | 16 wks | Tue 9/15/26 | Mon 1/11/27 |
| 55 | | **GMP Negotiations** | **4 wks** | **Tue 1/12/27** | **Tue 2/9/27** |
| 56 | | **Permitting** | **12 wks** | **Tue 1/12/27** | **Wed 4/7/27** |
| 57 | | **Final Design** | **61 days** | **Tue 1/12/27** | **Thu 4/8/27** |
| 60 | | **Construction** | **560 days** | **Tue 1/12/27** | **Mon 4/2/29** |




Project: 250210_RedmondMOC
Date: Wed 2/19/25

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

**City of Redmond Maintenance and Operations Center**

**Attachment B - Experience, Roles, Qualifications of Team Members**

| Name | Affiliation/Role | Project | Project Size | Contracting Method | Role During Project Phases | | |
|---|---|---|---|---|---|---|---|
| | | | | | Planning | Design | Construction |
| Eric Dawson | City of Redmond/Project Manager | Redmond Senior and Community Center Project | $48M | GC/CM | Project Manager | | |
| | City of Redmond/Project Manager | City Hall Customer Service Center | $3M | DBB | Project Manager | | |
| | City of Redmond/Project Manager | NE 51st Street Improvements | $3M | DBB | Project Manager | | |
| | City of Redmond/Project Manager | Pressure Reducing Valves Station Replacement | $5M | DBB | Project Manager | | |
| | City of Redmond/Project Manager | Novelty Hill Butterfly Valves | $1.5M | DBB | Project Manager | | |
| John Mork | City of Redmond/Project Manager | Redmond Pool Renovations - Phase 2 | $3M | DBB | Project Manager | | |
| | City of Redmond/Project Manager | Public Safety Building Renovation | | DBB | Project Manager | | |
| | City of Redmond/Project Manager | Trinity Building Upgrades | | DBB | Project Manager | | |
| Amy Kim | City of Redmond/Project Manager | Redmond Public Safety Building | $10M | DB using DES ESPC | Project Manager | | |
| | DES/Project Manager | Washington State Public Health Lab | $27M | DB using DES ESPC | Project Manager | | |
| | DES/Project Manager | Meydenbauer Center | $17.5M | DB using DES ESPC | Project Manager | | |
| | DES/Project Manager | Newhouse Building Replacement Project | $64.5M | GC/CM following RCW 39.10 | Project Manager | | |
| Diana Brown | OAC Services/Project Manager | City of Kirkland – Fire Station 27 | $15M | D-B-B | Project Manager | | |
| | OAC Services/Project Manager | SNO911 Emergency Communication Center | $62M | PDB | PM | OA | |
| | OAC Services/Project Manager | Snohomish Regional Fire and Rescue Fire Station 32 & 81 | $37M | PDB | Owner Advisor | | |
| | OAC Services/Project Manager | Thurston County Counrthouse | $62M | PDB | PM | | |
| | DLR Group/Project Manager | King County Correctional Facility Repipe Project | $14M | Emergency GC/CM | Project Manager | | |
| | DLR Group/Project Manager | Crook County Jail | $20M | CM/GC | Project Manager | | |
| | OAC Services/Project Manager | City of Kirkland – Fire Station 22 Renovation | $11M | D-B-B | Project Manager | | |
| | OAC Services/Project Manager | City of Kirkland – Fire Station 27 | $15M | D-B-B | Project Manager | | |
| | DLR Group/Structural Engineer | Lake Washington School District – AG Bell Elementary School | $20M | GC/CM | SE | SE | SE |
| | DLR Group/Structural Engineer | Jefferson County Courthouse | $15M | CM/GC | SE | SE | SE |
| Jeff Arbuckle | King County Metro/Program Manager | King County South Annex Base | $450M | D-B-B | Program Manager | | |
| | King County Metro/Program Manager | King County South Interim Base | $47M | D-B-B | Program Manager | | |
| | King County Metro/Program Manager | King County Interim Base Electrification | $120M | DES ESPC | Program Manager | | |
| | Walt Disney Imagineering/Senior Technical Director | Shanghai Disneyland Entertainment Maintenance Facility | Confidential | DB | PM | SME | |
| | OAC Services/Project Manager | Mount Vernon Library Commons | $61M | D-B-B | | | PM |
| Casey Mish | OAC Services/Project Manager | City of Bothell, Fire Stations Bond Program | $25M | PDB | Project Manager | | |
| | OAC Services/Project Manager | SNO911 Emergency Communication Center | $62M | PDB | PM | | |
| | OAC Services/Project Manager | Confidential Client, CLT Industrial Facility | $80M | DB | Project Manager | | |

## City Of Redmond Maintenance and Operations Center
## Attachment C - Public Body 6 Year Construction History

| Project Number | Project Name | Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or Schedule Overrun | SMWVBE Planned | SMWVBE Actual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 20021604 | NE 40th St. Stormtrunk Phs II (Stormwater Treatment Retrofit) | Construction of a stormwater pumpstation, stormwater quality treatment facility and access road | D-B-B | Aug-16 | Oct-21 | Jun-18 | Jan-19 | $ 5,923,164 | $ 5,627,982 | | | |
| n/a | Novelty Hill Valve Replacement | Replacement of multiple valves within the Novelty Hill water pumping station. | D-B-B | Aug-16 | May-19 | Aug-16 | Apr-19 | $ 1,570,616 | $ 1,539,999 | | | |
| 20021406 | Bear Creek Mitigation for 95th Street Bridge | Stream rehabilitation, including large woody debris installation | D-B-B | Aug-15 | Sep-19 | Jul-16 | Apr-19 | $ 724,234 | $ 591,051 | | | |
| 20021606 | SR520, 40th & 51st Ramp Split | New exit from eastbound SR520 directly to 51st St. | D-B-B | Jul-16 | Sep-18 | Jul-16 | May-19 | $ 2,031,085 | $ 2,231,085 | Paving activities happened in the fall and cold weather delayed permanent pavement marking installation until the next spring. | | |
| 20021130 | Pump Station 14 Abandonment | Construction of Approximate 560 linear feet of 8-inch gravity sewer and appurtenances. | D-B-B | Jan-12 | Aug-19 | Mar-16 | May-19 | $ 1,019,683 | $ 887,346 | | | |
| 20021802 | PRV Replacement Project #1 - Various Locations | Replacement of PRVs; demolition of existing facilities, installation of new pressure reducing valve assemblies and vaults. | D-B-B | Feb-16 | Jul-19 | Feb-16 | Aug-19 | $ 5,196,793 | $ 4,181,491 | | | |
| 20021810 | Control & Telemetry System Upgrades Phs I (PS 1, 4, 5, 6, 7 & 8) | Construction of telemetry radio antenna, pole, cable, and foundation located at the Maintenance and Operations Center. | D-B-B | Aug-18 | Mar-20 | Aug-18 | Sep-19 | $ 885,894 | $ 1,082,000 | Incorrect record drawings required added scope during construction | | |
| 20011816 | 187th Ave Pavement Management | Construction of approximately 35 linear feet of storm sewer pipe, 2 radar speed signs, pavement reconstruction, ADA compliant curb ramps and cement concrete sidewalk improvement. | D-B-B | Oct-18 | Oct-19 | Oct-18 | Sep-19 | $ 1,301,067 | $ 890,494 | | | 3% |
| 50011916 | Relocation of Erratic Artwork | Relocation of Erratic Artwork | D-B-B | Apr-19 | Mar-20 | Feb-16 | Sep-19 | $ 616,300 | $ 576,300 | | | |
| 20021927 | NE 31st St. (CFD) | Construction of 1228 ft pedestrian and bicycle improvements connecting an existing commuter trail and new light rail bridge with the city street network | D-B-B | Feb-16 | Jun-19 | Oct-18 | Oct-19 | $ 4,287,167 | $ 3,485,225 | Delayed start due to negotiations with adjacent property owner | | 22% |
| 20011914 | York - 116th Pavement Repair | Repair to pavement and guard rail | D-B-B | May-11 | Nov-19 | May-11 | Nov-19 | $ 380,877 | $ 316,771 | | | 7% |
| 20021128 | Pump Station 2 Replacement | Replacement of sanitary sewer Pump Station No. 2. | D-B-B | May-11 | Dec-16 | Feb-16 | Nov-19 | $ 3,577,501 | $ 3,165,383 | Start of project delayed to align with other pump station projects | | |
| 20020914 | Pump Station 3 Replacement | Rehabilitation of Pump station 3; condition assessment of the station, replacement of pumps, controls, and electrical panel; addition of safety equipment. | D-B-B | May-11 | Dec-19 | Feb-16 | Jun-20 | $ 6,866,000 | $ 6,005,529 | Start of project delayed to align with other pump station projects | | |
| 20012025 | 156th Ave NE Pavement Maintenance | Construction of 3600 SY of 2" grind and overlay, 150 LF of curb and gutter removal and replacement, vehicular detection loop replacement, temp and permanent striping and traffic control. | D-B-B | Apr-19 | Jun-20 | Apr-19 | Jun-20 | $ 250,552 | $ 149,015 | | | 10% |
| 50021911 | Redmond Pool Rehabilitation (Phase 1) | Complete energy related improvements including new piping, electrical work, roofing and insulation. | D-B-B | Jan-19 | Nov-19 | Apr-19 | Jun-20 | $ 5,448,329 | $ 6,459,265 | Damage to existing building utils more severe than anticipated | | |
| 50011921 | Senior Center Interim Repairs 2019 | Siding repair work; led to building condemnation. | D-B-B | Jul-19 | Sep-20 | Jul-19 | Jun-20 | $ 200,000 | $ 200,000 | | | |
| 20021912 | Stormwater Infrastructure Replacement Improvement - Critical Repairs (#1-150th Sinkhole) | Replacement of existing CMP with new 36" DIP storm pipe. | D-B-B | Jul-19 | Sep-20 | Mar-17 | Jul-20 | $ 537,049 | $ 419,261 | | | |
| 20021606 | SR520 Trail Grade Separation @ NE 40th St. | Construction of approximately 900 linear feet of trail improvements. | D-B-B | Jun-16 | Aug-20 | May-11 | Sep-20 | $ 14,261,931 | $ 12,262,703 | | | 6% |
| 20021715 | Willows Road Rehab & Conduit for TSIP | Construction of two roadway culvert replacements. | D-B-B | Mar-17 | Oct-19 | Jun-20 | Sep-20 | $ 3,109,099 | $ 2,692,357 | Project start delayed due to City staffing needs | | 6% |
| 20021712 | Bear Creek Rehabilitation at Keller Farm | Construction of temporary haulroutes, water management and defishing, and construction of forty two (42) large woody debris structures with soil earth anchors, fasteners and connections in Bear Creek at Keller Farm. | D-B-B | Apr-24 | Nov-24 | Jul-19 | Oct-20 | $ 861,722 | $ 861,722 | | | |
| 50021908 | Redmond Central Connector Linkages | Construction of three Redmond Central Connector linkages. | D-B-B | Apr-17 | Oct-21 | Jul-16 | Oct-20 | $ 635,486 | $ 609,740 | | | |
| 60011917 | Fire Station 17 Hose Tower Retrofit | A retrofit of the existing Redmond Fire Station 17 Hose Tower to allow for hose training exercises. | D-B-B | Jun-19 | May-20 | Feb-19 | Oct-20 | $ 458,000 | $ 449,357 | Delayed delivery of key materials | | |
| 50022024 | Senior Center Building Demo | Demolition and removal of the Redmond Senior Center Building. | D-B-B | Jun-20 | Oct-20 | Apr-20 | Nov-20 | $ 313,202 | $ 277,389 | | | |
| 20021604 | NE 51st St. (CFD) and 156th Hawk Signal | Construction of approximately 2100 linear feet of roadway improvements. | D-B-B | Feb-16 | Jun-20 | Jan-20 | Nov-20 | $ 7,348,017 | $ 6,663,045 | Unanticipated private utilities in the R/W | | 30% |

## City Of Redmond Maintenance and Operations Center
## Attachment C - Public Body 6 Year Construction History

| Project Number | Project Name | Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or Schedule Overrun | SMWVBE Planned | SMWVBE Actual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 20021909 | 2020 ADA Ramp Improvements | Construction of curb ramps; sidewalk, curb ramps, curb and gutter, erosion and sediment control and traffic control. | D-B-B | Jan-20 | Dec-20 | Jan-20 | Dec-20 | $ 312,354 | $ 335,242 | Project required more property restoration around ramps than scoped | | 0% |
| 20021927 | 31st St. Light Rail Access to Ped/Bike Bridge | Construction of approximately 1,228 linear feet of pedestrian and bicycle improvements connecting an existing commuter trail and new light rail bridge with the city street network. | D-B-B | Aug-18 | Jun-21 | Nov-19 | Apr-21 | $ 644,480 | $ 609,871 | | | |
| 20021811 | Smith Woods Stream/Pond Rehab | Construction of 100 feet of stream channel improvements and construction of bond berm. | D-B-B | Aug-18 | Oct-22 | Jun-16 | May-21 | $ 1,138,711 | $ 925,000 | | | |
| 2021801 | SE Redmond Tank Painting & Seismic Upgrade | Construction of seismic retrofits and recoating of the interior and exterior of a 4.5 MG welded steel reservoir | D-B-B | Nov-18 | Oct-21 | Nov-18 | Jun-21 | $ 5,219,229 | $ 4,070,470 | | | |
| 50021911 | Redmond Pool Rehabilitation (Phase 2) | Exterior alterations and interior tenant improvements to an existing 12,998 square foot (approximate) natatorium, including but not limited to structural, architectural, electrical, telecommunications, mechanical and plumbing | D-B-B | Mar-19 | Mar-21 | Mar-19 | Jun-21 | $ 2,600,000 | $ 1,990,195 | Contractor had to reconstruct flooring | | |
| 20011914 | Retaining Walls - RedWay Rockery | Construction of a soldier pile wall, addressing the artesian aquifer and mitigation of surface stormwater flows. | D-B-B | Apr-19 | Sep-21 | Apr-19 | Jul-21 | $ 1,622,564 | $ 1,405,783 | | | 12% |
| 60021818, 60021820 | KCFD Seismic Repairs 14 & 18 (Fire Station) | Seismic Upgrades to two fire stations, installation od supplemental shear walls, seismic bracing of mechanical/electrical/plumbing systems, architectural seismic upgrades. | D-B-B | Feb-18 | Sep-20 | Apr-19 | Sep-21 | $ 4,492,806 | $ 4,383,920 | Difficulty sourcing temporary housing facilities for firefighters | | |
| 50021924 | Westside Park Renovation | Construction of approximately 2 acres of park renovations and improvements. | D-B-B | Jun-19 | Sep-21 | Nov-19 | Oct-21 | $ 2,600,000 | $ 2,511,405 | | | |
| 20022023 | Hypochlorite Generation Unit Replacement | Demolition and replacement of sodium hypochlorite on-site generation systems at four locations. | D-B-B | Aug-20 | Jun-21 | Nov-20 | Nov-21 | $ 507,700 | $ 436,345 | Contractor difficulty staffing project led to delays | | |
| 50022027 | Redmond Pool Parking Lot & ADA Updates | Adjust the main upper parking lot to the entrance, and a second lower parking that providing access to Hartman Park, and ADA updates. | D-B-B | Feb-18 | Oct-21 | Jun-24 | Apr-22 | $ 238,158 | $ 229,155 | Contractor had to re-pour ADA parking pavement | | |
| 20021715 | Willows Road Culvert Replacement | Construction of two roadway culvert replacements. | D-B-B | Jan-17 | Oct-22 | Jan-17 | Aug-22 | $ 3,100,079 | $ 1,961,146 | | | 3% |
| 20022201 | 183rd Avenue NE Waterline Extension | Construction of approximately 150 linear feet of 8-inch diameter ductile iron watermain improvements. | D-B-B | Jan-22 | Nov-22 | Mar-22 | Sep-22 | $ 438,265 | $ 438,265 | | | |
| 20022103 | 2022 ADA Ramps | Construction of curb ramps; sidewalk, curb ramps, curb and gutter, erosion and sediment control and traffic control. | D-B-B | Nov-21 | Aug-22 | Nov-21 | Oct-22 | $ 449,869 | $ 421,748 | | | 2.0% |
| 20022205 | 173rd Ct. NE Stormwater Pipe Repair | Construction of app 133 ft of storm drain improvements | D-B-B | Mar-22 | Oct-22 | Mar-22 | Oct-22 | $ 299,000 | $ 435,887 | Original scope did not include adequate pipe restoration | | |
| 20022204 | 162nd Pl NE (Stormwater Infrastructure Replacement Improvement Proj #5) | Construction of approximately 125 linear feet of 6" underdrain pipe. | D-B-B | Jun-21 | Apr-22 | Mar-22 | Oct-22 | $ 375,788 | $ 279,951 | Project design started late due to City staffing need | | |
| 60021819 | Fire Station 16 and Fire Station Fleet Shop Seismic Upgrades | Seismic upgrades of the fire station and maintenance facility | D-B-B | Oct-18 | Oct-22 | Oct-18 | Feb-23 | $ 1,300,000 | $ 3,069,624 | Planned budget did not include FEMA grant dollars. | | |
| 20012026 | Pavement Management NE 90th St. (Willows to SR202) | Asphalt preservation of 90th Street between willows Rd. ad Redmond Woodinville Road | D-B-B | Jan-21 | Oct-22 | Jan-21 | Mar-23 | $ 2,393,969 | $ 2,350,631 | Contractor staffing led to late construction start | | |
| 20012107 | MOC - Plumbing and ADA Improvements | The demolition and replacement of the concrete slab, plumbing fixtures, sanitary & supply lines, HVAC, electrical runs& fixtures, doors and wall partitions | D-B-B | May-21 | Dec-22 | May-21 | Jun-23 | $ 1,131,132 | $ 728,998 | City staff considered alternate solutions for design, which delayed construction start | | |
| 20021923 | Pedestrian and Bicycle Access - 40th Street Shared Use Path (156th Avenue NE to 163rd Avenue NE) | Construct 2000 LF of street and share used path improvements. | D-B-B | Oct-19 | May-23 | Oct-19 | Sep-23 | $ 2,836,998 | $ 4,496,202 | Scope of project significantly increased since project inception | | 20% |
| 20021130 | Lift Station 13 Replacement and 70th Street Force Main | Construction of replacement wastewater pump station, associated gravity sewer improvements, and discharge force main | D-B-B | Jun-18 | May-23 | Jul-18 | Oct-23 | $ 15,404,000 | $ 9,100,463 | Utilities required more work than anticipated | | |
| 20021602 | 90th St. Pond Refurbishing (Major Maintenance) | Stormwater detention pond improvements | D-B-B | Oct-15 | Sep-23 | Oct-15 | Oct-23 | $ 1,607,086 | $ 1,068,884 | | | |

## City Of Redmond Maintenance and Operations Center
## Attachment C - Public Body 6 Year Construction History

| Project Number | Project Name | Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or Schedule Overrun | SMWVBE Planned | SMWVBE Actual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 20022117/20022116 | Targeted Safety Improvement Project - Pedestrian Crossing (NE 116th Street at 159th Avenue NE)<br>Targeted Safety Improvement Project - Rectangular Rapid Flash Beacon Crossings (180th Avenue NE at NE 70th Street; Bear Creek Parkway @ 159th Pl NE) | Construction of three rectangular rapid flashing beacon crosswalks, including but not limited to construction of sidewalk, wheelchair ramps, center median island, curb and gutter, and all associated electrical and signage equipment associated with the flashing beacons | D-B-B | Jan-22 | Nov-23 | Jan-22 | Nov-23 | $ 528,805 | $ 314,522 | | | 0% |
| 20021129 | Lift Station 12 Replacement | Construction of wastewater pump station 12 replacement | D-B-B | Jan-12 | Jun-23 | May-19 | Nov-23 | $ 4,878,332 | $ 3,758,353 | Utilities required more work than anticipated | | |
| 2315-099-03 | Motley Zoo Building Demo | Moltey Zoo Demolition | D-B-B | Jan-23 | May-24 | Jan-23 | Dec-23 | $ 448,810 | $ 137,613 | | | |
| 20012120 | Avondale Preservation (North of UHR to NE 90th) | Rehabilitation and overlay pavement to extend useful life | D-B-B | Jan-22 | Dec-24 | Jan-22 | Feb-24 | $ 2,178,342 | $ 2,034,973 | | | 4.3% |
| 20012318 | MOC Fueling - Underground Tank Removal | MOC Underground Storage Tank Replacement | D-B-B | Feb-23 | Mar-24 | Feb-23 | Mar-24 | $ 1,326,057 | $ 1,326,057 | | | |
| 20012012 | Intersection Improvement Project - Redmond Way and East Lake Sammamish Parkway | Construction of intersection improvements, including but not limited to cement concrete curbs, sidewalks, and truck apron; traffic signal and illumination systems; storm drainage pipes and structures; signage; channelization; asphalt paving; and other work necessary to complete the project | D-B-B | Aug-20 | Sep-22 | Aug-20 | Mar-24 | $ 1,900,000 | $ 1,981,250 | Project intentionally delayed the start to better coordinate with adjacent Sound Transit intersection improvements occurring 1 block to the west<br>During construction, electrical subcontractor went bankrupt | | 3% |
| 20021204, 20021518, 20021519, 20022108, 20022109 | Lift Station 11 Upgrades, Lift Station 15 Upgrades, Lift Station 5 Upgrades, Lift Station 6 Upgrades, Lift Station 8 Upgrades | Upgrade selected equipment at 5 lift stations to replace aging and obsolete equipment and prolong station life. | D-B-B | Jul-21 | Jan-24 | Jul-21 | Jul-24 | $ 5,810,222 | $ 4,024,648 | Equipment procurement delays during construction | | |
| 2024-315 | Redmond Senior & Community Center | Construction of a new senior and community center building | GC/CM | Feb-20 | Aug-23 | Feb-20 | Jun-24 | $ 61,700,000 | $ 61,700,000 | PSE gas line located in different location than record drawings indicated, requiring relocation<br>Electrical switchgear delivery took 6 months longer than anticipated | 10% | 12% |
| 2001 | 156th Cycle Track | Construction of approximately 1000 linear feet of sidewalk and bicycle track improvements | D-B-B | Feb-21 | Aug-23 | Jan-21 | Oct-24 | $ 5,229,108 | $ 6,514,862 | Scope was not fully considered when the project was originally budgeted in 2019. Additions items such as pedestrian lighting and ADA upgrades were added at 30%. The assumed escalation interest rate was lower than COVID era inflation rates, which also contributed to cost increases. | | 21% |
| 1807 | 10000 Avondale | Construction of a soldier pile wall, stormwater outfall, creek habitat and mitigation improvements and restoration of HMA, curb, gutter and sidewalk | D-B-B | Jun-19 | Dec-24 | Jul-19 | Mar-25 | $ 4,064,597 | $ 3,038,313 | Originally, the project was scoped as filling a stream embankment to prevent erosion. However, the permitting agencies did not support this approach, so the project was revised to install a soldier pile wall. This change in scope led to increased costs. | | 9% |
| 1530 | 152nd Main Street | Construction of approximately 1900 linear feet of street improvements | D-B-B | Jun-15 | Nov-25 | Jun-15 | Oct-24 | $ 13,468,161 | $ 11,453,903 | | | 21% |
| 2059 | Grass Lawn Parking Lot Repairs | Grass Lawn Parking Lot Repairs | D-B-B | Aug-24 | Jan-25 | Aug-24 | Jan-25 | $ 1,131,465 | $ 1,112,917 | | | |
| 2115 | EV Charging station | Installation of ten dual-head electric vehicle charging stations for City fleet vehicles. | D-B-B | Oct-22 | Feb-25 | Dec-22 | Jan-25 | $ 734,334 | $ 676,758 | | | |
| 20021802 | Pressure Reducing Valve & Meter Replacement #2 | Pressure Reducing Valve & Meter Replacement #2 | D-B-B | Oct-19 | Jun-23 | Oct-19 | Jan-24 | $ 8,946,808 | $ 7,651,982 | Negotiations to acquire easements from condominiums took longer than expected due to the involvement of multiple owners. There were some delays during construction due to extra work needed around unidentified subsurface utilities. | | |