



Redmond
WASHINGTON

Maintenance and Operations Center

Application to use Progressive Design-Build
Project Review Committee Meeting March 27, 2025

Agenda

1. Introductions
2. Project Description
3. Project Budget
4. Project Schedule
5. Why Progressive Design-Build?
6. Owner Readiness
7. Subcontractor Outreach
8. Q&A

City of Redmond

- Redmond is the 8th most populous city in King County and the 17th most populous city in the State of Washington, with a residential population of approximately 80,000.
- It encompasses an area of over 17.14 square miles.
- Redmond's Public Works Department builds, operates, protects, and maintains the City's essential infrastructure.
- Redmond's Park Operations maintains 37 developed and 10 undeveloped parks on over 1,358 acres and 39 miles of developed trails.

City of Redmond Public Works Mission & Values

- Mission
To build, operate, protect, and maintain the City's essential infrastructure
- How Do We Achieve Our Mission

BUILD

Work diligently to ensure the planning and building of the city's infrastructure such as roads, lift stations, public use facilities, etc. are completed in the most-cost effective and safest way possible in our thriving city.

OPERATE

United in purpose and action in support of the City and leveraging opportunities for regional benefit.

PROTECT

Fiercely steward by protecting the environment, delivering and promoting sustainable practices, and efficiently using funds.

MAINTAIN

Systematically and strategically maintain the city's infrastructure through careful and deliberate lifecycle management.

Our Team and Organizational Chart

City of Redmond

Aaron Bert
Public Works Director

Vangie Garcia
Deputy Public Works Director

Eric Dawson
Engineering Supervisor

Amy Kim
Project Manager

OAC Services

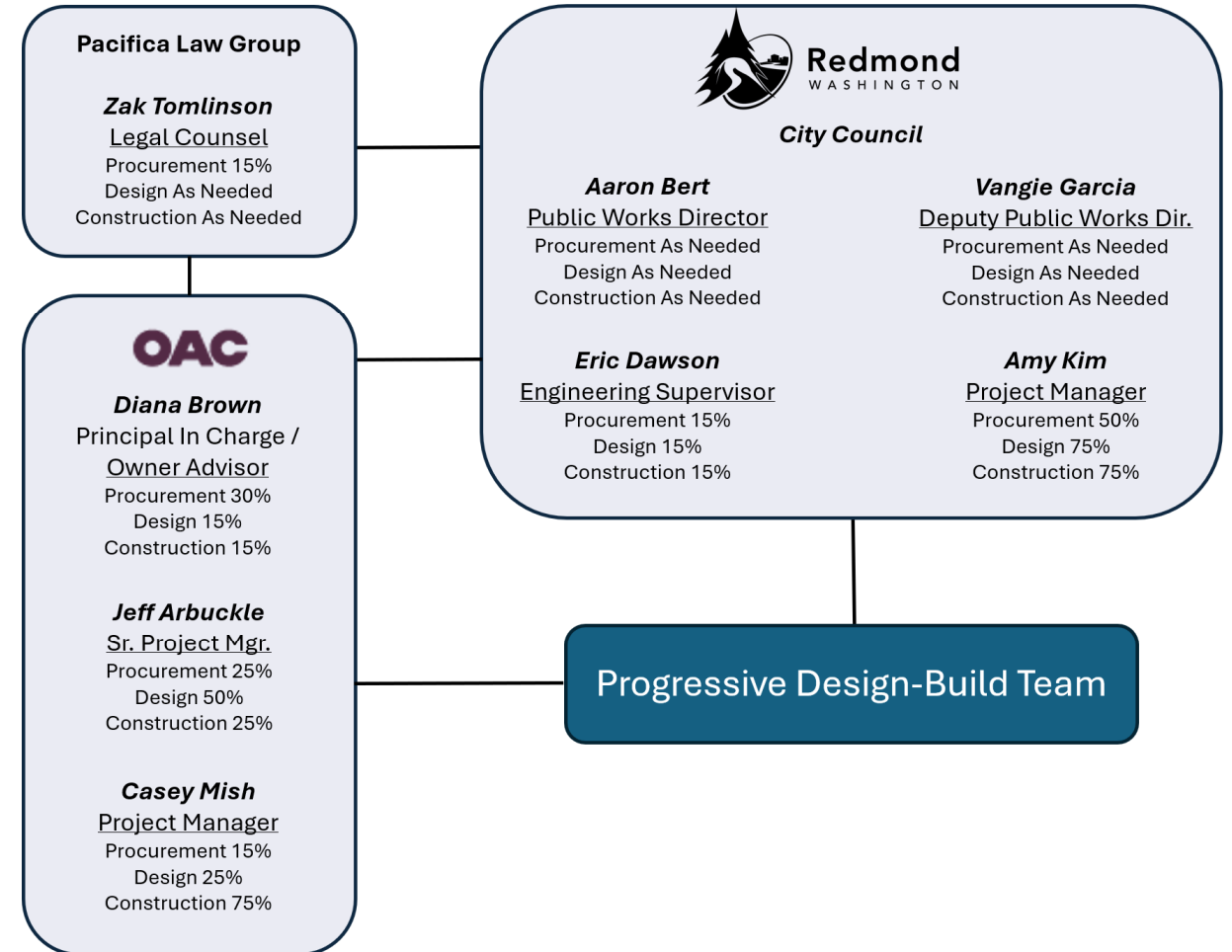
Diana Brown, Assoc. DBIA
PDB Advisor

Jeff Arbuckle, Assoc. DBIA
Senior Project Manager

Casey Mish, Assoc. DBIA
Project Manager

Pacifica Law Group

Zak Tomlinson
Legal Counsel



Project Description



Current Facility

Project Goals

- Envision a legacy project – a multi-generational facility for many future generations of public service servants
- Create a sustainable, functional, and flexible project
- Focus on efficiency - bringing divisions together and creating collaboration between teams
- Plan for the future in the spirit of the Redmond 2050

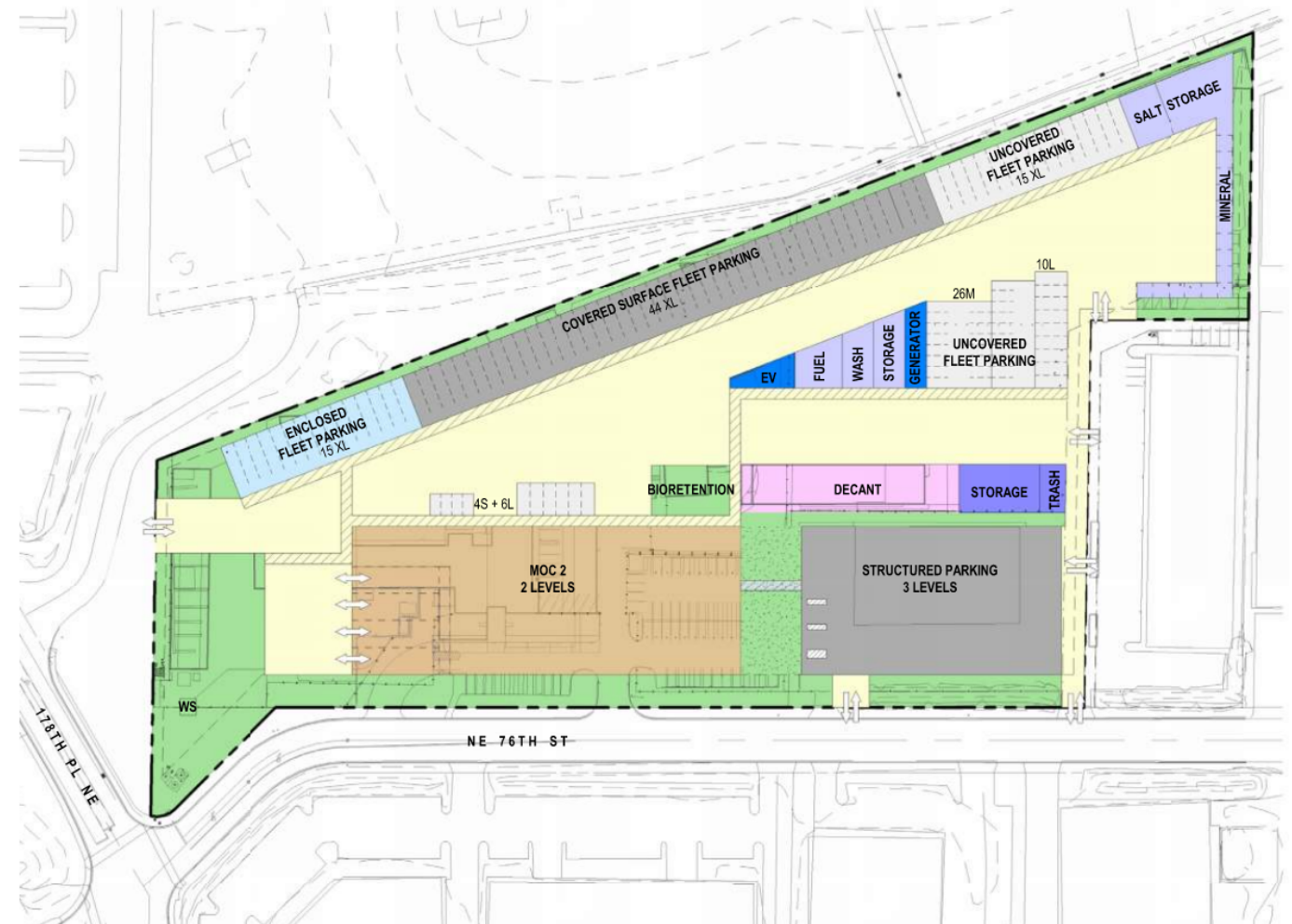
Project Description

Project Priorities

- Facility should be sustainable, functional, flexible
- Bring Divisions together to foster collaboration and efficiency between the teams
- Utilize existing infrastructure and assets when possible to be cost efficient
- Don't retain existing assets when it compromises future efficiency and flexibility
- Prioritize first floor program space for heavy functions with the need for large vehicle access
- Keep noisier activities away from the front property line to be a good neighbor

Project Description: Master Plan

- Redmond facilitated a Facility Master Plan in 2023.
- The Master Plan reviewed site conditions, regulatory requirements and project delivery options.
- It provided conceptual programming and site planning.
- It also provided a conceptual cost estimate as a basis for the project budget.



Project Budget & Funding

Costs for Professional Services (A/E, Legal etc.)	\$ 21,298,420
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 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
<u>Sales Tax (10.3% design + construction)</u>	<u>\$ 20,305,667</u>
Total	\$ 244,493,097

*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 Council has funded this project in the 6-year CIP and the current biennial budget.

Project Schedule

PROCUREMENT	
Procure PM/CM Consultant	Complete
PRC Approval Anticipated	27-Mar-25
Issue RFQ for Design-Build Team	16-Apr-25
Receive SOQs	7-May-25
Notify Finalist Teams	22-May-25
Issue RFP to Shortlisted Firms	3-Jun-25
Interactive Meetings	10-Jun-25 & 11-Jun-25
Proposals Due (Management Plan & Fee)	20-Jun-25
Public Fee Opening	2-Jul-25
Notice of Intent to Award	3-Jul-25
Contract Negotiations	Jul 2025 – Oct 2025
Execute DB Team Contract	Oct 25
DESIGN & CONSTRUCTION	
Validation Phase	Q4 2025 – Q2 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

Why Progressive Design Build?

The construction activities are highly specialized, and a design-build approach is critical in developing the construction methodology.

- Ongoing critical facility operations and access throughout construction.

The project provides opportunity for greater innovation or efficiencies between the designer and the builder.

- Complex phasing, early investigating, early procurement, delivery sequencing.

Significant savings in project delivery time would be realized.

- Overlapping design & construction to save time.
- Efficient sequencing of entire project delivery.

PDB Procurement Process

- Two step, qualifications-based selection.
- Shortlist RFQ responses to three to five Finalists.
- RFP by invitation to Finalists identified in the RFQ process.
- Interactive meetings to be held during RFP process.
- Management Plans will be submitted and reviewed.
- Cost component will be Design Builders proposed fee.
- Fees will be opened publicly following scoring of all other RFP components.

Owner Readiness

- 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 completed the 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)

Subcontractor Outreach

- The City of Redmond encourages participation from small-, women-, and minority-owned (S/W/M/DBE) businesses during design + construction.
- We included a goal of 10% in our recent GC/CM project. The project was completed with 12% S/W/M/DBE use.
- Inclusion and use of S/W/M/DBE is a critical goal for Redmond's City Council and leadership. We are continually encouraged to maximize requirements and goals as much as code allows.
- We intend to advertise this project on the WA State's Office of Minority and Women's Business Enterprise (OMWBE) site.
- Subcontractor outreach plans and past performance will be included in the RFQ scoring criteria.
- 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.

Thank you!