CityofRedmond
WASHINGTON

April 16, 2020

Project Review Committee
Dept. of Enterprise Services,
Engineering & Architectural Services
Post Office Box 41476
Olympia, WA 98504-1476

Re: City of Redmond Senior Center Building
Application to use General Contractor/Construction Manager

Dear Project Review Committee:

The City of Redmond is pleased to submit our application to use the General Contractor/Construction Manager (GC/CM) method for our Senior Center Building project for your review and approval.

This is the first GC/CM venture proposed for the City of Redmond. We have a lengthy record of successful project delivery using the Design-Bid-Build method. In our efforts to constantly improve the way we do business and deliver predictable outcomes we sought input into potentially using an alternative public works contracting procedure. After review of the various alternative procedures with our consultant, we believe GC/CM provides us the best opportunity to deliver a project that successfully addresses the project's complex needs for scheduling/phasing, coordination issues, and working closely with community groups.

We are assembling a project team rich in GC/CM experience. We've retained Dan Becker to guide us through the GC/CM process. Our architect selection process is underway and we will use GC/CM experience as an important criterion in selection of the architect and ultimately in selecting the GC/CM contractor.

We look forward to presenting our project and application to the committee at the May 28, 2020 meeting. We understand with the ongoing COVID-19 restrictions the presentation may be made in person or remotely via Zoom meeting, depending on restrictions in place at the time of the meeting.

Thank you for your consideration,

DocuSigned by:
Dave Juarez
21904E32DA804E9...
Dave Juarez
Public Works Director

Attachments

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

# APPLICATION FOR PROJECT APPROVAL

*To Use the General Contractor/Construction Manager (GC/CM) Alternative Contracting Procedure*

**Identification of Applicant**

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

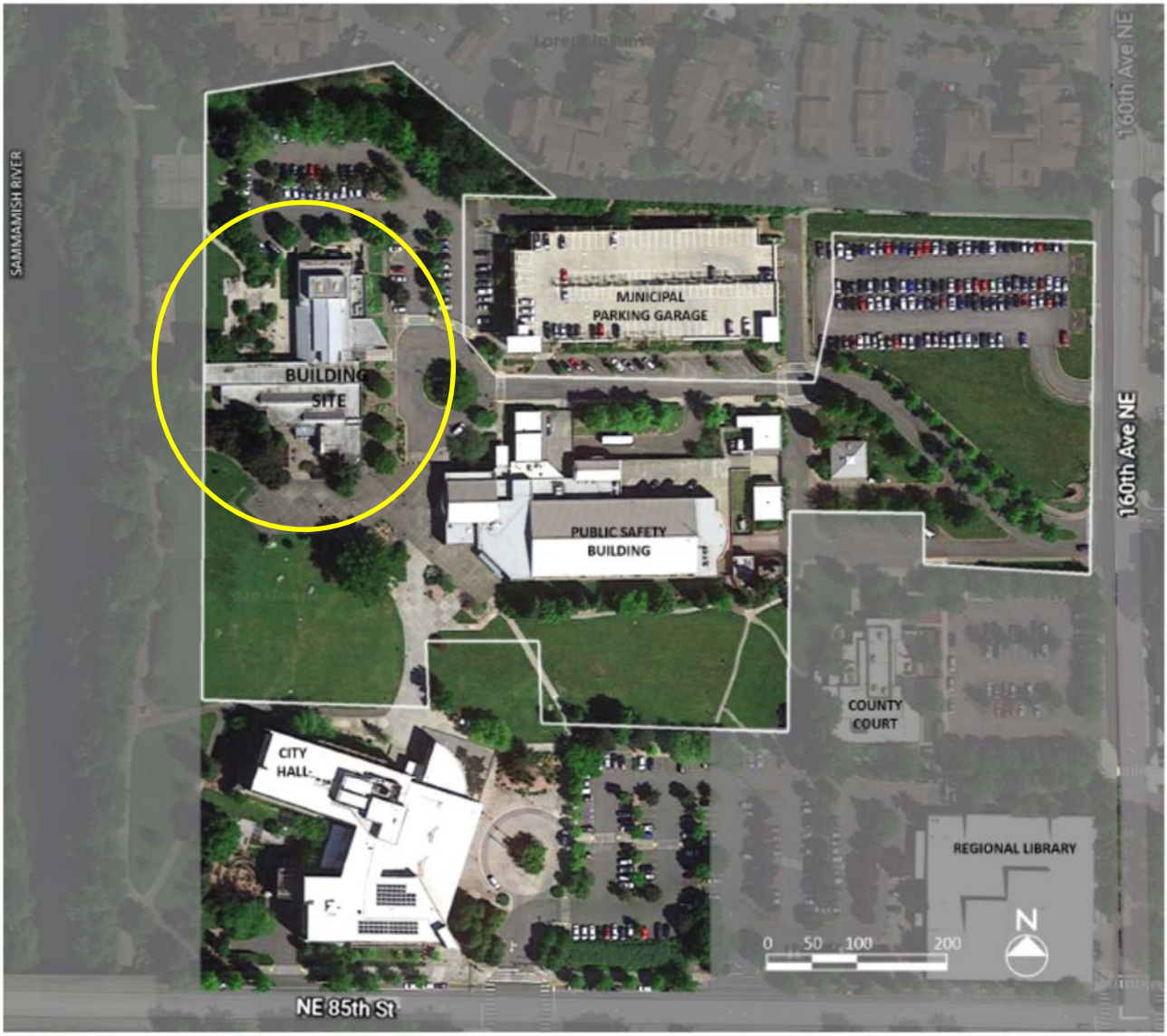
## 1. Brief Description of Proposed Project

a) Name of Project: **Redmond Senior Center Building**
b) County of Project Location: **King**
c) Please describe the project in no more than two short paragraphs.

The City of Redmond has pursued a series of planning efforts over recent years which have addressed the rehabilitation needs related to the existing Senior Center within the context of the entirety of the City's facilities and parks and recreation needs. Catastrophic failures of the existing Senior Center structure recently came to light requiring the need to demolish and construct a new Senior Center.

The City's study, "Redmond Senior Center Final Building Investigation Report", dated November 25, 2019, deemed the building unfit for occupancy. The City explored two primary options for correcting the structural problems with the Senior Center facility, 1. renovation of the existing facility or 2. demolish and rebuild. The City and its consultants estimated the costs for renovation and the costs to replace the facility to be close enough that it made more sense to demolish and reconstruct the facility in its current location. The City is requesting approval to use the GC/CM delivery method for constructing the new Senior Center.

The following site plan identifies the location of the existing and future facility.




## 2. Projected Total Cost for the Project:

### *A. Project Budget*

| | |
|---|---|
| Costs for Professional Services (A/E, Legal, Admin, etc.) | $6,219,000 |
| Estimated project construction costs (including construction contingencies): | $33,751,000 |
| Equipment and furnishing costs | $ 2,380,000 |
| Sales Tax | $ 3,375,000 |
| **Total** | $ 45,725,000 |

### *B. Funding Status*

Please describe the funding status for the whole project.

The project is funded through the City Budget process. Replacement of this facility is a critical issue for the City.

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

Please provide:

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.

The City will hire the design team and the consultant to assist them in the selection and management of the GC/CM. Design is underway and will continue through 2021.

| | 2020 | | 2021 | | | | 2022 | | 2023 | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | | | | |
| Complete Design | | | | | | | | | | |
| Select GC/CM | | | | | | | | | | |
| Pre-Construction Services | | | | | | | | | | |
| Bid & Award Subcontracts | | | | | | | | | | |
| Early Package(s) | | | | | | | | | | |
| Construction | | | | | | | | | | |

**4. Why the GC/CM Contracting Procedure is Appropriate for this Project**

- **If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?**

  The Senior Center (current and future) site is located in the Redmond Municipal Campus which includes City Hall, Public Safety Building, a surface parking lot, and the Municipal Parking Garage and the commuter parking lot east of the parking garage.

  The Senior Center site property is owned by the City of Redmond. Substantial infrastructure, including fire protection hydrants and fire lanes, parking, and water infiltration swales, currently serve the Senior Center site. It is believed that these are currently functional, and that the cost savings of reuse of existing infrastructure is substantial.

  Constructing the new Senior/Community Center will be like threading a needle. The project site is in an area defined by the Shoreline Buffer to the west, the edge of the pedestrian way along the existing drive to the east, and the property line to the north. The southern site limit is in the City's valued public greens area used by citizens on a regular basis. Bringing on the GC/CM early in the planning phase will aid in phasing construction. The City will be able to develop strategies with the GC/CM to maintain operations in the adjacent facilities while protecting the sensitive Sammamish River shoreline area.

  The City will be looking for a GC/CM that has worked on public works projects, has a history of working adjacent operating facilities, worked in close proximity to environmentally sensitive areas, and worked collaboratively with public agencies and design teams.

- **If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?**

  Construction of the new facility will require working adjacent to the Public Safety Building, a facility that operates 24/7 where access to and egress from must be maintained during construction. City Hall is open during normal work hours, however there are meetings and events that take place during late afternoon and evening hours. The public will be using the Sammamish River trail much of the time during construction. The City uses the lawn area immediately south of site for numerous public festivals and events that often attract thousands of attendees. Coordination between with the GC/CM, City operations and maintaining a safe area around construction will be essential to the success of the project.

- **If involvement of the GC/CM is critical during the design phase, why is this involvement critical?**

  There are four primary areas where involvement from the GC/CM during the design phase that will be critical to success of the project. These include sequencing and phasing of the work, constructability reviews, value engineering to optimize project costs, and working with the public and City operations.

  The loss of the Senior Center is considered a major loss to the Redmond community. Completing construction and returning the facility to citizens as soon as possible is a prime objective of the City Council, the Mayor and citizens. The City feels bringing on a GC/CM to aid in phasing and execution of early packages will aid in restoring the facility to operations faster and more efficiently.

  As mentioned above, construction of the facility will affect operations of other municipal facilities. Having the GC/CM on board to assist with the phasing, including access and egress onto the site, will aid in keeping impacts and construction costs within the budget.

  Having the GC/CM on board during the design phase will aid in developing a complete set of construction documents earlier than in a traditional design-bid-build scenario. Having the GC/CM on board early will also aid in developing the construction packages needed to bid and award subcontracts.

  The GC/CM's critical involvement during design is related to field verification of existing, buried conditions (pot holing) as there are a number of buried utilities within the project footprint.

  As the City finalizes the design, the City will be looking for the GC/CM to provide value engineering recommendations. The City is planning on these recommendations to aid in keeping the project within budget and provide suggestions on minimizing the impacts to the community.

- **If the project encompasses a complex or technical work environment, what is this environment?**

  The project does not encompass a complex or technical work environment.

**5. Public Benefit**

In addition to the above information, please provide information on how use of the GC/CM 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;**

  **Risk Management** – When the GC/CM comes on board during the design phase, cost and schedule predictability is much higher than with the traditional design-bid-build method. Bringing in a partner with their pulse on market conditions, material costs, and labor factors as well as schedule information will be beneficial to the project and reduce risks. This input will be critical to the project's success.

After the GC/CM comes on board, the City and design team will meet to develop a risk management plan. This opportunity translates into less financial risk when the Owner and GC/CM contractor cooperatively make sound business decisions with the best interests of the project in mind. That Risk Management Plan will be updated on a regular basis.

**Schedule Management** - The potential for the GC/CM and the City's project team to plan and schedule procurement and construction packages will increase the probability of meeting the project schedule milestones and project budget. The project site is tight thereby requiring conscientious consideration of the other operating facilities, City staff and public access to the other facilities.

**Open Book Accounting -** The GC/CM alternative contract delivery method allows for open book cost accounting and verification process. This method meets the objectives of the City of Redmond.

**Use of Qualified Subcontractors -** The GC/CM method of contracting is much more likely to result in identifying and attracting subcontractors that will meet the City requirements. The GC/CM can develop a subcontracting plan that meets technical and schedule requirements with specialty contractors. The City will work with the GC/CM Consultant and Contractor to identify and provide opportunities for DBE firms.

- **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.**

The traditional D-B-B contract method will not provide the City with the benefit of the contractor's perspective during the design and construction planning phases. There will be added benefit gained through using the GC/CM's expertise in value added measures, value engineering, constructability reviews in all phases of the design as well as managing risks. GC/CM recommendations on product or quality standards and developing a complete, understandable and cost-effective construction document set controls costs.

Collaborating with the GC/CM to build a safe, simple and productive construction phasing plan is critical to the success of this project. The GC/CM process provides for negotiation and construction of early packages while the City completes design of the remaining work. With traditional design-bid-build, the City would have to bid and manage multiple bid packages or wait until the designs are 100% complete before bidding the work. We anticipate that this will expedite the delivery of the project sooner than if we pursued the traditional design-bid-build delivery method.

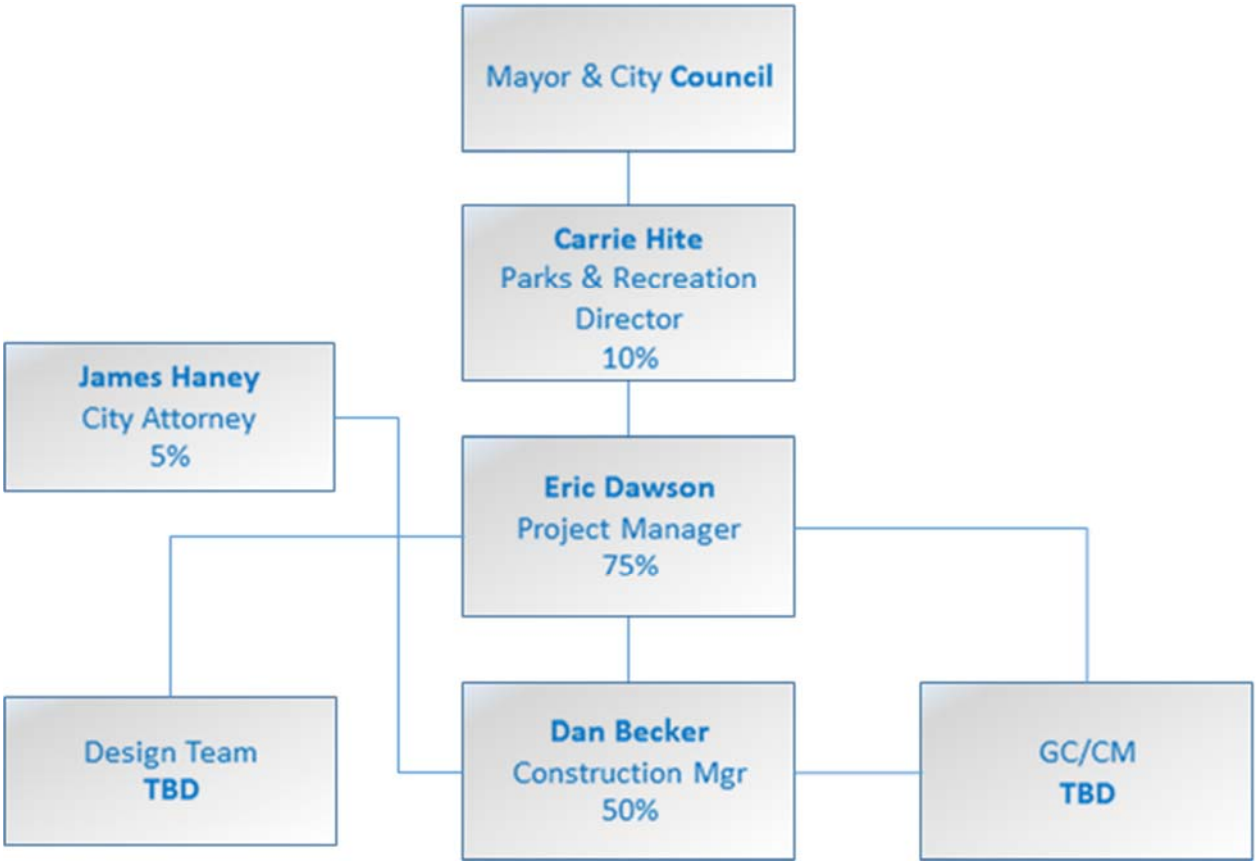
**6. Public Body Qualifications**

Please provide:

- **A description of your organization's qualifications to use the GC/CM contracting procedure.**

The City has contracted with Dan Becker to lead the selection and contracting using GC/CM. Dan Becker has worked with other jurisdictions in Washington State as well as other States including Oregon, California using GC/CM, CM/GC and Construction Management at Risk (CMAR). He has worked with 10 agencies, including six (6) in Washington State using RCW 39.10, to develop their RFQ/RFP, contract documents and applicable general requirement (division 1) sections and manage GC/CM contracts. Dan has been an active member of the Engineers Joint Construction Document Committee (EJCDC) for over 10 years. EJCDC has been developing front end documents for Design-Build, CMAR projects, as well as Design-Bid-Build for more than 45 years.

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




- **Staff and consultant short biographies (not complete résumés).**
- **Provide the experience and role on previous GC/CM projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.**
- **The qualifications of the existing or planned project manager and consultants.**

The City will use consultants to assist with advertising, selecting and managing the GC/CM.

The following City staff and Consultants will be responsible for executing the work.

**Carrie Hite** – Parks and Recreation Director. Carrie is responsible for the day to day operations of the of the Parks and Recreation facilities and therefore responsible for the redevelopment of the Senior/Community Center.

**Eric Dawson** – City Project Manager. Eric is responsible for managing the project and coordinating with the project team. He will also communicate with other City departments for utilities and permitting. Eric has 25 years of experience designing and managing construction for public works projects, including the last seven years as a Construction Project Manager with the City of Redmond.

| **Eric Dawson selected projects** | | |
|---|---|---|
| **Project** | **Year Complete** | **Scope** |
| City Hall Customer Service Center | 2018 | Remodel of 1st floor of Redmond City Hall to add customer service center, staff offices, and conferencing center |

| Eric Dawson selected projects | | |
|---|---|---|
| **Project** | **Year Complete** | **Scope** |
| NE 51st Street Improvements | 2020 | Widening for new turn lane and bicycle lanes, new traffic signal and illumination, sidewalks and pedestrian signal |
| Pressure Reducing Valves Station Replacement | 2020 | Replaced 10 pressure reducing valve stations throughout Redmond |
| Novelty Hill Butterfly Valves | 2019 | Replace butterfly valves and install seismic valves at 2 water pump stations |

**James E. Haney** - City Attorney. will be responsible for ensuring the procurement and contract documents are in compliance with the City ordinances and State statutes. He will address legal issues that arise during the procurement and construction phase and will consult with other construction law specialists in doing so.

**Dan Becker –** Construction Manager. Dan will be responsible for working with the City's Project Manager, Procurement Department and City Attorney to develop the RFQ, RFP, Agreement, General Conditions and Division 1 specifications, selecting the GC/CM and then managing the GC/CM through the construction phase of the work. He has over 40 years' experience in project and construction management working for public agencies and private owners on design-bid-build, design-build and GC/CM projects ranging in value from $500,000 to over $300 million. The table below identifies the GC/CM, CM/GC and CMAR projects he has worked on.

Dan has also worked with public agencies in resolving construction claims. He is delegate and member of the Engineers Joint Construction Document Committee (EJCDC) where is has worked on development of Construction, CMAR, and Design-Build contracts.

| Dan Becker selected projects | | | |
|---|---|---|---|
| **Project** | **Contracting Method** | **Owner** | **Activity** |
| Budd Wastewater Treatment Plant Expansion | GC/CM – following RCW 39.10 | LOTT Alliance, Olympia, WA | Prepared RFQ, RFP, contract and GC's. Worked with client to select GC/CM. Trained staff on the process and management of the contract. Provided management oversight including negotiating MACC. |
| North Transfer Station | GC/CM – following RCW 39.10 | Seattle Public Utilities | Worked with City Attorney to develop RFQ, RFP, contract and GC's. Worked with client to select GC/CM. |
| Walla Walla Water Treatment Plant | GC/CM – following RCW 39.10 | City of Walla Walla, WA | Prepared RFQ, RFP, contract and GC's. Worked with client to select GC/CM. Trained staff on the process and management of the contract. Provided management oversight including negotiating MACC. |
| E335 | Heavy Civil GC/CM following RCW 39.10 | Sound Transit | Interim manager of the GC/CM contract during the design phase. |

| Dan Becker selected projects | | | |
|---|---|---|---|
| **Project** | **Contracting Method** | **Owner** | **Activity** |
| Newport Water Treatment Plant Expansion | CM/GC | City of Newport, OR | Prepared RFQ, RFP, contract and GC's. Trained staff on the process and management of the contract. Provided management oversight. |
| Newberg Wastewater Treatment Plant Expansion | CM/GC | City of Newberg, OR | Prepared RFQ, RFP, contract and GC's. Trained staff on the process and management of the contract. Provided management oversight. |
| Water Facilities | CM/GC | City of Bend, OR | Prepared RFQ, RFP, contract and GC's. |
| Hardeeville Water Reclamation Facility Expansion | CMAR | Beaufort-Jasper Water & Sewer Authority, Hardeeville, SC | Worked with the team and legal team to develop RFQ, RFP, contract and GC's. |
| R.B. Simms Water Treatment Facility Improvements | CMAR | Spartanburg Water, Spartanburg South Carolina | Worked with the team and legal team to develop RFQ, RFP, contract and GC's. |

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

### Organizational Controls

The project's approval, budget and contract authority resides with the City of Redmond's Council. Approval of the pre-construction agreement, MACC Amendment and all changes and invoices will be approved by the Council.

The City's Project Manager, Eric Dawson will have overall responsibility for day-to-day management of project scope, schedule and budget. He will be responsible for managing the contracts on this project including the design team, GC/CM and construction manager, Dan Becker.

As the design progresses, cost estimates will be prepared by the City and GC/CM. After review of the estimates, the costs will be reconciled to confirm the design is within City's budget. If the project costs are exceeding the budget, the City will convene a value engineering session to identify areas for savings.

As the project design reaches 90% completion, the City will update the cost estimate and start negotiations of the MACC. After agreement on the MACC, the City issues an amendment for construction. The MACC will include a contingency for design growth that will be monitored by the project management team.

The project's master milestone schedule includes design, pre-construction services, permitting, contract buy-out, construction, and closeout. Schedule progress will be reviewed and tracked on a monthly basis. Inclusion of permitting meetings and approval timelines, potential early site and bid packages approved by the City will be incorporated into the master project schedule as the design matures.

After the GC/CM comes on-board, the master schedule will be turned over to the GC/CM for further development and maintenance.

Adherence to the established scope, phasing of the work and project budget is critical. Initially, bi-weekly design meetings will be held with City, the project team, and the selected GC/CM to monitor, update and

align the budget, scope of the work and the contract documents. The GC/CM will be required to develop and maintain a log as the design phase is completed to capture all design decisions, deviations or additions to project. The GC/CM will assist the project team with updated market costs to aid decision makers in making timely decisions.

Once the GC/CM MACC contract amendment is approved, the Project Manager, GC/CM, and construction manager will closely monitor the work to determine if there are changes that may impact the agreed upon MACC. If so, then changes will be incorporated into the design to bring the budget into alignment.

The GC/CM will be responsible to review the specifications and drawings for constructability issues. The GC/CM will work with the design team to develop construction packages for the various project components. This will support the GC/CM's subcontracting plan and development of the MACC.

Administration of the GC/CM contract will be by Dan Becker under the direction of Eric Dawson. On a monthly basis, he will review monthly invoices and schedules submitted by the GC/CM and provide the City with a report on the status of the project. The report will also identify any design growth contingencies needed for the project.

- **A brief description of your planned GC/CM procurement process.**

  The City will follow a 2-step procurement process for GC/CM. After approval from the PRC, the City will advertise for statements of qualifications from potential GC/CM. The advertisement will run for 4 weeks. Early in the advertisement period, the City will conduct a pre-proposal meeting for potential contractors. If we hear in that meeting that they need additional time, we will take that into consideration and potentially extend the advertisement period.

  The advertisement will identify the work to be constructed so that those contractors experienced in community center building construction will understand the scope of work. The advertisement will also include the scope of services during the pre-construction phase.

  The City will review the statements of qualifications and select firms that meet those qualifications to construct the work as defined in the advertisement. After selecting the qualified contractors, the City will send out the Request for Proposals. That will include the GC/CM agreement, general conditions, and cost proposal form. At this time, we anticipate the cost proposal form to include the fixed cost general conditions, fee and pre-construction services rates.

  The firm with the best proposal will be awarded a pre-construction contract. That City anticipates that the contract can be extended after we come to agreement on the Maximum Allowable Construction Cost (MACC).

- **Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.**

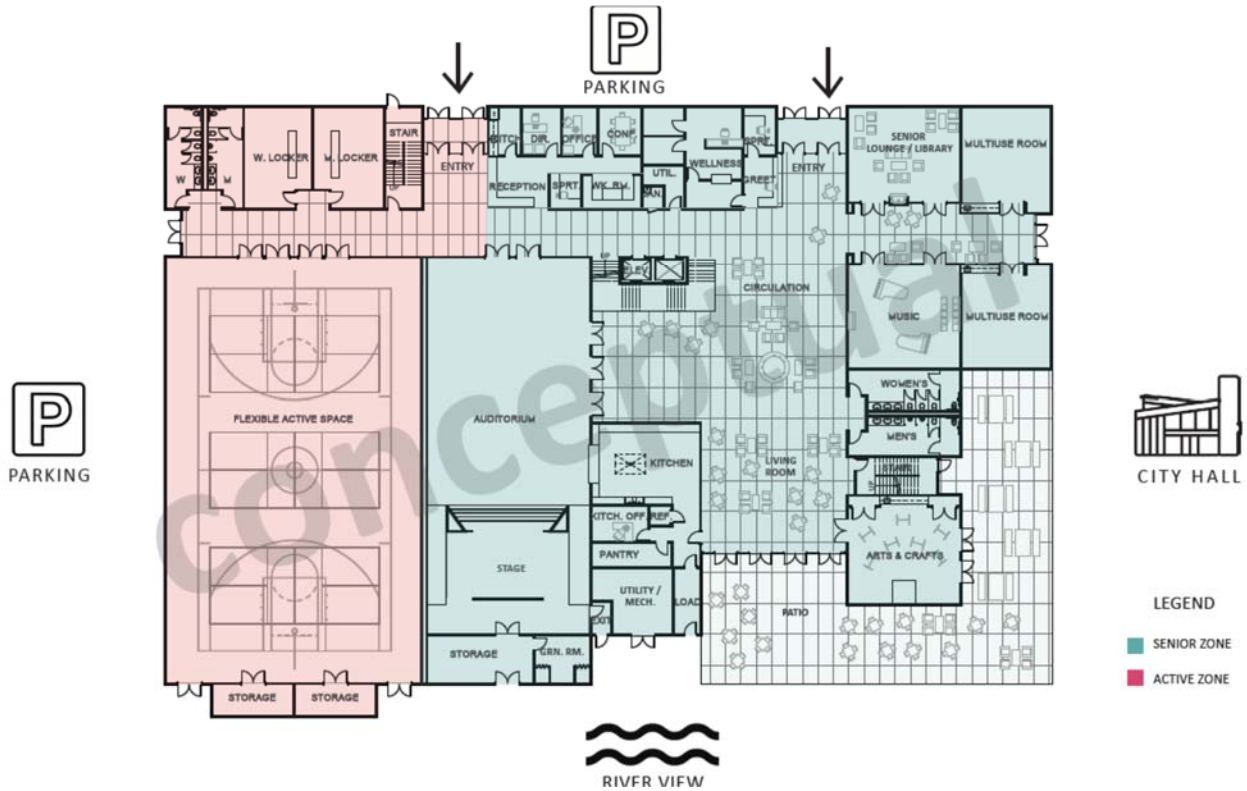
  The City will be creating a GC/CM contract and general conditions using their attorney and consultant. The City's attorney has worked for over 30 years developing construction documents for various capital projects throughout the City and region. The City's consultant, Dan Becker, has worked with attorneys in 7 public agencies in the past 5 years to develop GC/CM, CMAR and CM/GC contracts for their projects. He also serves on the Engineers Joint Construction Document Committee (EJCDC) that has developed division 0 construction documents.

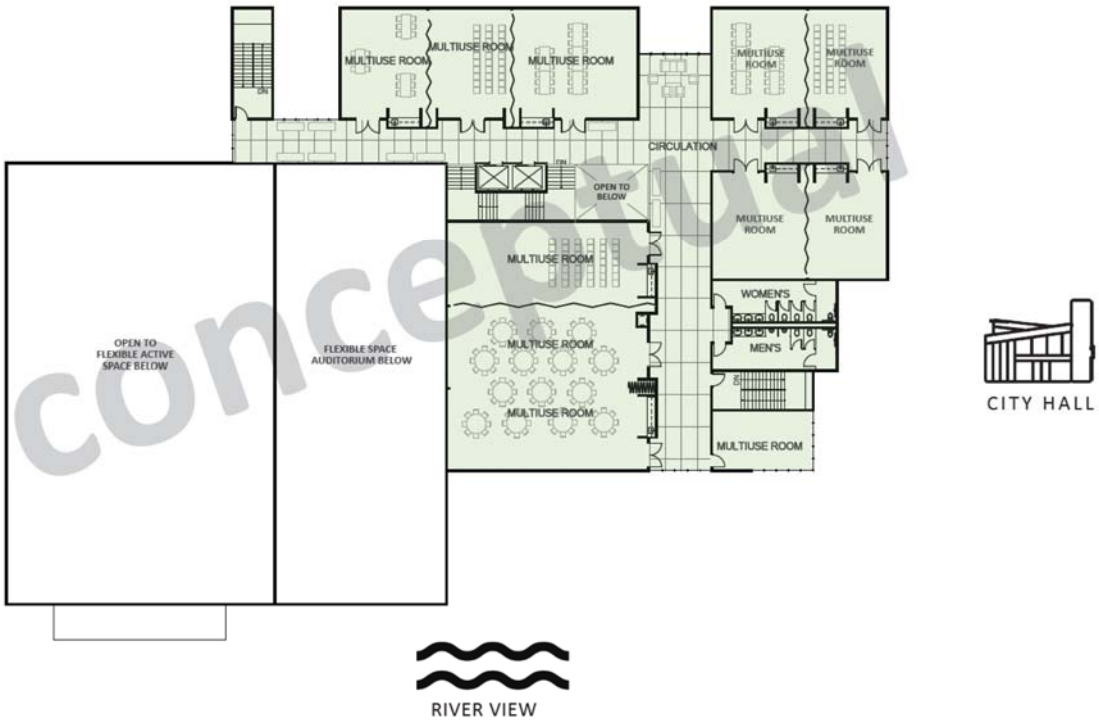
## 7. Public Body (your organization) Construction History:

Please see Attachment A for a matrix summary of Redmond's construction activity for the past six years. For brevity, the summary is limited to projects $1M and over but projects less than $1M can be provided.

## 8. Preliminary Concepts, sketches or plans depicting the project

The following renderings and sketches are conceptual in nature. The City will continue to work with stakeholders and users on the concept and details of the design.








**9. 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.

**10. Subcontractor Outreach**

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-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 by 1% to 23%.

The GCCM will be subcontracting at least 70% of its work. 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 factor in S/W/M/DBE as one of the evaluation factors.

## CAUTION TO APPLICANTS

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

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

Signature: DocuSigned by: Dave Juarez 21904E32DA804E9...

Name *(please print)*: Dave Juarez

Title: Public Works Director

Date: 4/20/2020

# Attachment “A” – Previous City Projects

# City of Redmond - Construction History (6 years)

| # | Project Name | Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or Schedule Overrun |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Tosh Creek Realignment & Culvert Replacement | Replacement of culvert with fish passable culvert, realignment of creek to improve habitat | D-B-B | Apr-12 | Nov-13 | Apr-12 | Nov-13 | $ 1,938,775 | $ 1,759,621 | Weather delays and delays in material shipements. |
| 2 | MOC Decant Facility Upgrades | Build out of additional decant stall and installation of experimental rain gardens and bioswale | D-B-B | Jul-12 | Dec-13 | Jul-12 | Apr-14 | $ 2,450,767 | $ 2,307,480 | Weather delays. |
| 3 | 2011-2012 Sidewalks | Construction of sidewalks and ADA ramps at multiple locations. | D-B-B | Apr-12 | Nov-13 | Apr-12 | Mar-14 | $ 2,583,383 | $ 2,448,759 | Design changes to save trees along one road and remove of a landmark Maple that was determined by arborist to be a potential hazard. |
| 4 | 166th Ave Rechannelization & School Zone Safety Improvements | Converted 166th Ave from 4 lanes to 3 lanes with medians and bike lanes. Installation of radar feedback signs and RRFBs in school zones. | D-B-B | Jun-13 | Dec-14 | Jun-13 | Mar-15 | $ 1,925,000 | $ 1,593,803 | Extensive work with the homeowners and residents to fine tune the design led to slight delay |
| 5 | Bear Creek Rehabilitation Year 2 & 3 | Reconstruction of 3,000 ft of Bear Creek to improve salmon and wildlife habitat. | D-B-B | Sep-06 | Nov-14 | Sep-06 | Jul-15 | $ 11,529,507 | $ 11,130,867 | Discovery of archaelogical artifacts delayed construction completion. |
| 6 | Overlake Village South Detention Vault | Construction of a 6.6 million gallon underground stormwater vault | D-B-B | Jul-11 | Jul-15 | Jul-11 | Jul-15 | $ 28,760,940 | $ 29,100,000 | |
| 7 | NE 116th Street Improvements | Widening and improving NE 116th St including addition of bike lanes, sidewalks and a roundabout at 172nd Ave NE. | D-B-B | Dec-11 | Mar-15 | Dec-11 | Oct-15 | $ 6,634,699 | $ 6,585,817 | Heavy residential development along the project caused redesign cost increases and delays |
| 8 | Redmond Way Water Quality Facility | Installation of 900 ft of stormwater trunk line and a flow control vault, swirl concentrator, pump stations and media cartridge filter vault. | D-B-B | Jan-08 | Dec-14 | Jan-08 | Apr-15 | $ 12,373,664 | $ 11,496,501 | Inadvertant detruction of unmarked fiberoptic trunkline cause construction delays |
| 9 | 156th AVE NE Street Preservation Overlay | Repair and replacement of fatigued pavement along 156th Ave NE and nstallation of ADA curbs. | D-B-B | May-13 | Oct-14 | May-20 | Mar-15 | $ 2,009,120 | $ 1,780,000 | Difficulty scheduling permanent channelization |
| 10 | Perrigo Park Field Turf Replacement | Replacement of aging artificial turf with new cork-sand infill turf and impact schock pad in multipurpose sports fields at Perrigo Park. | D-B-B | Mar-17 | Oct-17 | Mar-17 | Oct-17 | $ 2,560,000 | $ 2,139,000 | |
| 11 | Cleveland Streetscape | Resurfaces Cleaveland St. (Redmond's Main St.) in concrete giving a 50 yr lifespan. Upgraded water main, installtion of new signals and illumination along with frontage improvements. | D-B-B | Jul-12 | Oct-14 | Jul-12 | Mar-15 | $ 9,256,772 | $ 8,913,935 | Prime contractor had to change concrete flatwork sub mid-project. Work had to be re-done (at contractor expense). |
| 12 | 2015 Pavement Repairs and Speed Humps | Pavement repairs and installation of speed humps at verious locations within the City. | D-B-B | Feb-15 | Nov-15 | Feb-15 | Feb-16 | $ 1,244,506 | $ 1,101,269 | Difficulty scheduling permanent channelization |
| 13 | Perrigo Park Phase II | Addition of lighted 50+ stall parkinglot with new storm vault. Addition of 2.5 acres to the park with landscaping, trails, and Parks M&O storage facility. | D-B-B | Nov-08 | Oct-15 | Nov-08 | Nov-15 | $ 2,558,281 | $ 2,498,767 | |

# City of Redmond - Construction History (6 years)

| # | Project Name | Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or Schedule Overrun |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | UHR Phase 3 & Stormwater Ponds | Closed the gap between completed City project and King Co's Novelty Hill Road project. | D-B-B | Dec-12 | 12/1/2015 | Dec-12 | Jan-16 | $ 12,387,505 | $ 11,710,650 | Discovery of contaminated soils, the need for utility relocations and weather delays. |
| 15 | 2014 Sidewalks | Construction of new sidewalks and ADA ramps and multiple locations within the City. Also included installation of utility services at some locations. | D-B-B | Oct-13 | Oct-15 | Oct-13 | May-16 | $ 3,262,112 | $ 3,103,866 | This project intentionally scheduled a fair amount of winter work and weather delayed progress |
| 16 | W. Lk. Samm Pkwy Manhole #2 | Build out of additional access point, including road, to the City's Lakeshore Trunk sewer line to provide essential maintenance. | D-B-B | Feb-14 | Aug-16 | Feb-14 | Sep-16 | $ 1,960,000 | $ 1,978,288 | Project required more extensive wetland mitigation than origianlly planned. |
| 17 | Public Safety Building Repairs Phase I | Replacement of roof, exterior cladding, and new windows. Installation of new steel structural bracing for seismic support. | D-B-B | Apr-14 | Jul-16 | Apr-14 | Jan-17 | $ 9,700,000 | $ 9,700,000 | Difficulty obtaining key materials led to delay |
| 18 | Safe Routes to School- 134th Ave and Red-Wood Rd. | Construction of new sidewalks at two locations, drainage system, illumination and pedestrian crossings with flashing beacons. Also undergrounded utilites and electrical lines. | D-B-B | May-16 | Sep-18 | May-16 | Oct-18 | $ 3,603,677 | $ 3,213,608 | |
| 19 | Pump Station 10 Upgrades | Replacement of aging wastewater pump station. | D-B-B | Apr-12 | Sep-16 | Apr-12 | Mar-17 | $ 1,850,000 | $ 1,688,552 | Contractor had difficulty obtaining materials |
| 20 | Education Hill 565 Zone Improvements | Replace aging water lines and improve water pressure in the Education Hill neighborhood. | D-B-B | Dec-13 | Nov-17 | Dec-13 | Oct-17 | $ 4,120,140 | $ 3,319,071 | |
| 21 | Pavement Mngmt - 51st & 148th Street Preservation | Repaving approximately 1 mile of arterial streets and construction of ADA curb ramps. | D-B-B | Jun-15 | Oct-17 | Jun-15 | Sep-17 | $ 2,972,409 | $ 2,464,199 | |
| 22 | MOC Trinity Bldg Rehab | Renovation of a building on the Maintenance & Operations Center campus to allow for vehicle storage and permanent office occupation. | D-B-B | Feb-16 | Oct-17 | Feb-16 | Nov-17 | $ 1,801,899 | $ 1,405,708 | |
| 23 | Couplet Conversion | Conversion of two downtown streets from one-way to two-way traffic | D-B-B | Jul-12 | Nov-17 | Jul-12 | Dec-17 | $ 25,919,764 | $ 23,230,000 | |
| 24 | Downtown Park | Construction of a 2.2 acre park in downtown Redmond with public restrooms, splash pad, and performance pavillion. | D-B-B | Apr-15 | Aug-18 | Apr-15 | Sep-18 | $ 18,948,069 | $ 18,625,985 | |
| 25 | NE 40th Stormtrunk Extension | Extension of NE 40th St. stormwater turnk line and building of an outfall vault. | D-B-B | Oct-16 | Mar-18 | Oct-16 | Mar-18 | $ 4,337,539 | $ 4,337,539 | |
| 26 | Redmond Central Connector Ph II | Paved multiuse trail extension with integrated art. | D-B-B | Mar-13 | Dec-16 | Mar-13 | Sep-17 | $ 6,411,000 | $ 6,193,311 | Contractor delay with electrical system |
| 27 | City Hall Customer Service Center | Build out of a customer service desk and remodel of the 1st floor to create a conference space. | D-B-B | Oct-13 | Apr-18 | Oct-13 | Mar-18 | $ 3,228,152 | $ 2,593,559 | |

## City of Redmond - Construction History (6 years)

| # | Project Name | Description | Contracting Method | Planned Start | Planned Finish | Actual Start | Actual Finish | Planned Budget | Actual Budget | Reason for Budget or Schedule Overrun |
|---|---|---|---|---|---|---|---|---|---|---|
| 28 | Mackey Creek Rehabilitation | Re-aligned 700 ft. of Mackey Creek and installed back stabiliaztion and fish habitat enhancing material | D-B-B | Jan-15 | Sep-18 | Jan-15 | Oct-18 | $ 1,289,942 | $ 1,136,968 | |
| 29 | Novelty Hill Valve Replacement | Replacement of mulitple 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 | |
| 30 | Wastewater Pump Station 2 | Replacement of aging wastewater pump station. | D-B-B | Apr-17 | Nov-19 | Apr-12 | Nov-19 | $ 3,577,501 | $ 3,165,383 | |
| 31 | 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. |