



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6453**  
**April 16, 2024**  
**Regular Business**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6453: Alternative Public Works Contracting Methods Discussion	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Discussion only. No action necessary.	

<b>DEPARTMENT:</b>	City Manager
<b>STAFF:</b>	Jessi Bon, City Manager Robbie Cunningham Adams, Management Analyst
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. OAC Alternative Public Works Contracting Methods Presentation
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

## EXECUTIVE SUMMARY

The purpose of the agenda bill is to provide City Council with information on alternative public works contracting methods.

- During the March 1, 2024, City Council Planning Session the Council unanimously approved [AB 6420](#) directing the City Manager to commence planning for a new Public Safety and Maintenance Building on the current City Hall campus. This new facility will replace the existing Public Works Building and provide a new combined home for the City’s Public Works teams and Police Department.
- As part of the planning process for a new Public Safety and Maintenance Building, the City may wish to consider alternative public works contracting methods.
- Staff have invited Diana Brown, a consultant with OAC (a design and construction performance management firm) to provide a presentation on alternative public works contracting methods compared to traditional “design-bid-build” contracting methods and the trade-offs to be considered in each method

## BACKGROUND

During the March 1, 2024, City Council Planning Session the Council unanimously approved [AB 6420](#) directing the City Manager to commence planning for a new Public Safety and Maintenance Building on the current City Hall Campus. This new facility will replace the existing Public Works Building and provide a new combined home for the City's Public Works teams and Police Department.

## ISSUE/DISCUSSION

As part of the planning process for a new Public Safety and Maintenance Building on the current City Hall Campus, the City may wish to consider alternative public works contracting methods.

Most local governments in Washington State, including the City of Mercer Island, use the traditional "design-bid-build" contracting method for public works projects. However, chapter [39.10 RCW](#) provides agencies with "alternative" forms of public works contracting that can be useful in certain situations.

Staff have invited Diana Brown, a consultant with OAC, to provide a presentation on the various alternative public works contracting methods compared to traditional "design-bid-build" contracting methods and the trade-offs to be considered in each method. The presentation will include information on the following contracting methods:

- Design-bid-build
- General contractor/construction manager (GC/CM) contracting
- Progressive design-build
- Design-build

Diana Brown's presentation slides are attached as Exhibit 1. Additional information on alternative public works contracting methods can also be found on [the MRSC website](#).

## NEXT STEPS

Staff will continue to work with the City Council and the project team to evaluate the best approach for the Public Safety and Maintenance Building project and will share that recommendation with the City Council at a future meeting.

## RECOMMENDED ACTION

Discussion only. No action necessary.