



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB23-098
August 14, 2023
Committee Report

AGENDA BILL INFORMATION

TITLE:	AB23-098: Approving a Design-build Contract with Absher Construction, Inc., for the Community Center Expansion	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Adopt Resolution No. XXXX Approving a Design-build Contract with Absher Construction, Inc., for the Community Center Expansion Project.	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution

REVIEW:	Department Director	Jeff Hamlin	7/18/2023
	Finance	Drew Bouta	7/24/2023
	Legal	David Linehan	7/14/2023
	City Administrator	Mike Chambless	7/27/2023

DEPARTMENT:	Parks & Public Works		
STAFF:	Jeff Hamlin, Interim Parks & Public Works Director		
COMMITTEE:	Parks & Public Works	COMMITTEE DATE: August 8, 2023	
MEMBERS:	Ethan Benson	Bryan Holloway	Jo Johnson
EXHIBITS:	<ol style="list-style-type: none">1. Resolution No. XXXX Phase 1 Design Services for the Community Center Expansion2. PDB Contract – Community Center Expansion Project3. Exhibit A – List of Reference Documents4. Exhibit B – Owners Project Criteria – Request for Proposal5. Exhibit C - Absher Scope and Fee Proposal for Design-build Services6. Exhibit D – Construction General Conditions7. YMCA Endorsement Letter8. Public Body Design Build Project Approval Letter9. CIP Excerpt: Community Center Expansion		

AMOUNT OF EXPENDITURE	\$ 1,888,934 (w/ Sales Tax)
AMOUNT BUDGETED	\$ 15,198,350 (2023- 2024 Biennium)
APPROPRIATION REQUESTED	\$ 0

SUMMARY

INTRODUCTION

This agenda bill seeks to adopt of Resolution XXXX approving a Design-build Contract with Absher Construction, Inc. to complete pre-construction and design services for the Community Center Expansion Project. This project will add approximately 24,000 square feet to the existing community center building

including a new swimming pool, expansion of the cardio center, improved locker rooms, and additional multi-use space.

LEGISLATIVE HISTORY

Agenda Bill AB22-138, motion Approved November 14, 2022.

Agenda Bill AB22-138 authorized an Agreement for Consultant Services with Parametrix, Inc. to assist with obtaining Project Review Committee approval of the use of design-build alternative public works contracting method for design and construction of the Community Center Expansion Project. Following PRC approval, the contract also provided for Parametrix's assistance with design-builder procurement.

Resolution No. 1520, adopted October 14, 2019.

In Res. No. 1520, the City Council formally declined the Si View Park District's proposal for City of Snoqualmie participation in a proposed Si View Park District aquatics facility, due to the substantial project cost of the proposed aquatics facility and need for additional property tax increases on City of Snoqualmie taxpayers. Res. No. 1520 also renewed the City Council's request for development of options for a six-lane pool and presentation to the Council of recommendations for action on components outlined in Res. No. 1508.

Resolution No. 1508, adopted August 12, 2019.

Res. No. 1508 authorized and requested that the Mayor and Administration refine the proposed Snoqualmie Community Center expansion project, and present to the City Council recommendations for action on certain identified subjects, including identification of project partners, *e.g.*, YMCA of Greater Seattle, Snoqualmie Valley School District No. 410 ("School District") and/or the Si View Metropolitan Park District ("Park District"), along with the type and general parameters of any contracts, operating agreements or such other legal documents needed to memorialize partners' participation.

BACKGROUND

In February 2023 City staff advertised a request for proposal for design-build services for the purposes of planning and design of the Community Center Expansion. Proposals were provided by four qualified contractors including Abbott Construction, Absher Construction, Bayley Construction, and GLY Construction. A panel of City staff and consultants selected Absher Construction to provide design-build services for the Community Center Expansion. City staff worked with Absher to prepare a scope of work to complete the pre-construction and design tasks associated with the Community Center Expansion Design-Build effort. This scope of work is provided as **Exhibit C** and includes tasks to complete preconstruction and design. The total fee for this work is \$1,734,558 without sales tax and \$1,888,935 with sales tax. Following completion of this scope of work it is anticipated that this contract will be amended to add future tasks, including permitting and construction.

ANALYSIS

The proposed resolution includes recitals discussing the above background and history of the Community Center Expansion project leading to the award of a Progressive Design-Build contract, which is the subject of this agenda bill. Work under this contract includes planning, programming, and predesign activities, based on community input, staff recommendations and coordination with stakeholders and development partners. The intent of the Phase 1 scope is to prepare a conceptual development plan with enough detail to adequately evaluate optimal building configurations, operational factors, revenue generation, and construction costs. A guaranteed maximum price will also be established as a basis to move forward with final design and construction of the facility, pending City Council approval.

BUDGET IMPACTS

Administration recommends approving a contract with Absher Construction, Inc. in the amount of \$1,888,934 to complete pre-construction and design services for the Community Center Expansion Project. This project has been incorporated in the 2023-2028 Capital Improvement Plan (CIP) (See Exhibit #9). The 2023-24 Budget appropriates \$15,198,350 for this project, with a life-of-project budget of \$28,338,000. Currently, \$51,094 has been spent in the current biennium and \$119,926 has been encumbered for outstanding contracts. Moreover, Council has approved a contract (AB22-138) that contains potential tasks in the amount of \$645,048 that require further Council approval before the contractor can proceed. With the addition of the Absher Construction, Inc. contract, the remaining Biennial Budget appropriation is \$12,493,348. Therefore, sufficient appropriation exists within the 2023-2024 Biennial Budget (Non-Utilities Capital Fund #310) to fund the contract.

Community Center Expansion Project

	Life-of-Project Budget <i>(Multiple Bienniums)</i>	2023-2024 Biennial Budget
Beginning Budget	\$ 28,338,000	\$ 15,198,350
Expenditures	\$ (51,094)	\$ (51,094)
Outstanding Contract Value <i>(Previously Approved)</i>	\$ (119,926)	\$ (119,926)
Other Outstanding Contract Value <i>(Dependent on further Council approval)</i>	\$ (645,048)	\$ (645,048)
Current Available Budget	\$ 27,521,932	\$ 14,382,282
Value of this Contract <i>(AB23-098)</i>	\$ (1,888,934)	\$ (1,888,934)
Available Budget after AB23-098	\$ 25,632,998	\$ 12,493,348

NEXT STEPS

Following Council approval, the design team will initiate the programming phase to develop building concepts and associated cost alternatives. The Phase 1 effort will proceed through the remainder of 2023 with Guaranteed Maximum Price anticipated in January 2024.

PROPOSED ACTION

Move to adopt Resolution No. XXXX approving a Design-build Contract to Absher Construction, Inc., and authorize the Mayor to sign.