



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB22-138.1
October 24,
2022
Consent
Agenda

AGENDA BILL INFORMATION

TITLE:	AB22-138: Community Center Expansion Project -- Alternative Public Works Contracting Options	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Move to approve the Agreement for Consultant Services With Parametrix, Inc., and authorize the Mayor to sign.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director/Peer	Mike Chambless	10/12/2022
	Finance	Drew Bouta	10/12/2022
	Legal	Bob Sterbank	10/12/2022
	City Administrator	Mike Sauerwein	10/12/2022

DEPARTMENT:	Legal		
STAFF:	Bob C. Sterbank, City Attorney		
COMMITTEE:	Parks & Public Works	COMMITTEE DATE: October 18, 2022	
MEMBERS:	Bryan Holloway	Jo Johnson	Ethan Benson
EXHIBITS:	AB22-138 (Exhibit 1); Agreement for Consultant Services With Parametrix, Inc. (Exhibit 2) September 19, 2022 Letter (Agreement Ex. A) (Exhibit 3) Schedule and Budget (Agreement Ex. B) (Exhibit 4)		

AMOUNT OF EXPENDITURE	\$ 69,926
AMOUNT BUDGETED	\$ 100,000 (2021/22 Biennium)
APPROPRIATION REQUESTED	\$ 0

SUMMARY

INTRODUCTION

This agenda bill provides authorization for a Agreement for Consultant Services with Parametrix, Inc., ("Agreement") 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 provides for Parametrix's assistance with design-builder procurement and, if authorized by Council, with owner's representative and construction management services through the course of design-builder contract negotiation and project design and construction.

LEGISLATIVE HISTORY

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.

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.

AB22-138 Parks & Public Works Committee, September 16, 2022 (Exhibit 1).

Discussion of alternative public works contracting methods.

BACKGROUND

For a number of years, the City of Snoqualmie has been considering expansion of the Community Center with a pool and related improvements. Through the resolutions described above, in late 2019 the Council outlined a path forward and sought additional analysis, options and recommendations from the Administration. The onset of the COVID-19 pandemic a short brought active planning for Community Center expansion to a halt for several years.

At the 2022 City Council retreat, the Council identified the Community Center expansion project as a priority. The Council also included the Community Center Expansion Project (Project ID No. FAC21001CIP) in the 2023-2028 Capital Improvement Plan with estimated expenditures of \$28.3 million for a 24,000 square-foot expansion with an aquatic center with six-lane lap pool, expanded cardio center, improved locker rooms, a common use space, additional community meeting rooms, and additional office space.

The existing Community Center is currently operated by the YMCA of Greater Seattle, under the terms of a 2010 Operations and Maintenance Agreement (“Agreement”). The Agreement, which has a term of 40 years, requires the YMCA to “equip, operate, maintain and repair the Community Center” “as a YMCA facility.” Under the Agreement, the YMCA may, but is not required to, raise capital funds to support and further develop the Community Center, and to make capital replacement investments, subject to City reimbursement at termination of the Agreement on a 40-year depreciation schedule.

Because the YMCA currently occupies the building and has a contractual obligation to operate it as a YMCA facility, using the traditional “design – bid – build” public works construction method for expansion of the Community Center would be difficult and complicated, especially if, as anticipated, the YMCA will contribute funds and/or seek a role in design and construction of the facility. As discussed during initial presentation of AB22-138, alternative public works construction methods, specifically the design-build or general construction / contract manager (“GCCM”) methods, offer greater flexibility and control over risk, and offer significant advantages to the City for the Community Center expansion project. However, in order to utilize those methods, the City must first obtain approval from the Washington State Capital Projects Advisory Review Board’s (CPARB’s) Project Review Committee.

ANALYSIS

The proposed Agreement for Consultant Services with Parametrix, Inc. ("Agreement") (Exhibit 2) provides for consulting services to assist the City in obtaining PRC approval for use of the progressive design-build alternative public works construction method. The PRC meets every two months to consider applications for alternative public works approvals; the next application deadline is December 20, with PRC consideration of applications slated for its January 26, 2023 meeting. The proposed contract with Parametrix provides for submission of the City's application by the December 20 deadline, and for coordination of the City's presentation of the application at the January 26, 2023 PRC meeting. Costs for these tasks are on an hourly basis, and the anticipated cost for Parametrix services regarding PRC application/approval is \$30,686.

Following anticipated PRC approval, the contract calls for Parametrix to facilitate the City's procurement of a design-builder. Subtasks include:

- development of the Request for Qualifications ("RFQ");
- coordination of a presubmission meeting with interested applicants;
- development of application scoring criteria;
- review and scoring of applications; development of request for design proposals from short-listed firms;
- meetings with short-listed firms;
- review proposals; scoring of interviews/proposals;
- open and score proposed price factors;
- assist in negotiating design-builder agreement;
- present design-build agreement to City Council for approval;
- obtain execution of D/B agreement.

The anticipated cost for the above tasks is \$39,240.

The proposed Agreement also includes a scope of work and costs for the Consultant to serve as the Owner's representative throughout the design-build process, including design, preconstruction, guaranteed maximum price negotiation, permitting, bidding and construction. The proposed Agreement indicates that these tasks would be authorized by a Notice to Proceed issued only following City Council approval.

BUDGET IMPACTS

Under the proposed Agreement, the initial amount of \$69,926 would be authorized to assist the City in obtaining Project Review Committee approval for the use of an alternative public works contracting method, and in the design-builder procurement process. The 2021-2022 Biennial Budget appropriates \$100,000 for preliminary work on the Community Center Expansion Project (Project ID No. FAC21001CIP). No expenditures have been incurred against the 2021-2022 project appropriation to-date.

The proposed Agreement also includes an additional \$645,048, for other tasks, including design, development of a guaranteed maximum price, and construction management, if a Notice to Proceed is authorized by subsequent City Council action. The Administration has proposed incorporating the Community Center Expansion Project into the 2023-2024 Biennial Budget for \$15.2 million, based on Council's adoption of the 2023-2028 Capital Improvement Plan (August 8, 2022) which proposed \$28.3 million in expenditures across the six-year period. Therefore, sufficient appropriation currently exists within the 2021-2022 Biennial Budget and is anticipated within the 2023-2024 Biennial Budget (Non-Utilities Capital Fund #310) to fund the entire Agreement, should the City Council subsequently determine to authorize the additional tasks.

NEXT STEPS

Following approval of the Agreement, staff would issue a Notice to Proceed to the Consultant. Following PRC approval, staff would work with the Consultant to initiate the design-builder procurement process.

PROPOSED ACTION

Move to approve the Agreement for Consultant Services With Parametrix, Inc., and authorize the Mayor to sign.