

RESOLUTION NO. 1662

A RESOLUTION OF THE CITY COUNCIL OF CITY OF SNOQUALMIE, WASHINGTON APPROVING A PROGRESSIVE DESIGN-BUILD CONTRACT WITH ABSHER CONSTRUCTION, INC., FOR PHASE 1 PLANNING AND DESIGN OF THE COMMUNITY CENTER EXPANSION PROJECT.

WHEREAS, the City of Snoqualmie is a noncharter code City operating under Title 35A of the Revised Code of Washington; and

WHEREAS, under RCW 35A.11.020 the Snoqualmie City Council has been granted “all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law”; and

WHEREAS, “by way of illustration and not in limitation, such powers may be exercised in regard to the acquisition, sale, ownership, improvement, maintenance, protection, restoration, regulation, use, leasing, disposition. . .[of] real property of all kinds,” and to provide “local social, cultural, [or] recreational” services; and

WHEREAS, the City of Snoqualmie owns certain real property located at 35018 SE Ridge Street, in the Snoqualmie Ridge Neighborhood Center, known as the Community Center Property; and

WHEREAS, in 2006 and again in 2008, Snoqualmie residents voted in favor of construction of a swimming pool at the community center, although the rates of favorable votes (52 percent in 2006 and 55 percent in 2008), did not meet the 60% threshold required by state law to authorize issuance of capital bonds; and

WHEREAS, in 2010 the Community Center Property was improved with a community center facility constructed without the need for issuance of capital bonds; and

WHEREAS, the Snoqualmie Community Center is now operated on the City's behalf by the YMCA of Greater Seattle pursuant to the Agreement Between the City of Snoqualmie and the YMCA of Greater Seattle For Operation and Maintenance of the Snoqualmie Community Center, dated March 26, 2010; and

WHEREAS, the existing Community Center facility is used by nearly 40% of Snoqualmie residents, which is the second highest usage in the country for a YMCA-run facility; and there is more demand than the existing facility can accommodate such that programs, classes, and spaces are overcrowded; and

WHEREAS, additional space remains on the Community Center Property for development of additional community facilities, including a swimming pool and other aquatics components; and

WHEREAS, in June 2019, an EMC Research survey of City residents indicated more than 70% of respondents supported construction of a Community Center expansion, including construction of a swimming pool, other aquatics facilities, and other community facilities; and

WHEREAS, on August 12, 2019, the Snoqualmie City Council adopted Resolution No. 1508, which authorized and requested that the Mayor and Administration further 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 that may be necessary to memorialize the partners' participation; and

WHEREAS, in response to Resolution No. 1508, the Mayor and/or City staff met separately with representatives of the YMCA of Greater Seattle, School District, and the Si View Park District, to assess those organizations' respective levels of interest in partnering with the City and to discuss details of potential Project construction or expansion; and

WHEREAS, materials presented by Park District staff at the Park District's September 4, 2019, meeting, and discussed by Park District staff at the September 26, 2019, School District Board meeting, indicated that the Park District contemplates that its Aquatics Facility would be funded primarily by new property taxes on both Park District and City of Snoqualmie residents; and

WHEREAS, the amount of revenue that the Parks District materials indicate would be needed from the City of Snoqualmie to construct and operate the District's proposed aquatics facility significantly exceeds resources planned or budgeted to be available to the City of Snoqualmie; and

WHEREAS, the revenue needed from the City of Snoqualmie to help fund the Parks District's proposed Aquatics Facility would need to be obtained from new property taxes for which voter approval is required, and such approval has not yet been obtained and is uncertain; and

WHEREAS, the Snoqualmie Community Center expansion currently being evaluated by City staff and the City Council is anticipated to be paid for using existing city revenue sources, a YMCA direct contribution of up to \$2.2 million and, if available, a capital contribution from the School District; and

WHEREAS, in order to facilitate the Mayor and City staff's completion of further analysis and recommendations concerning Community Center expansion components as called for by

Resolution No. 1508, the City Council adopted Resolution 1520 rejecting the Parks District's proposed Aquatic Facility; and

WHEREAS, in November 2022, the City Council approved Agenda Bill AB22-138 authorizing an Agreement for Consultant Services with Parametrix, Inc. to assist with obtaining Project Review Committee (PRC) approval of the use of the Progressive 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; and

WHEREAS, in June 2023 the King County Executive approved the Aquatic Facilities and Parks Capital and Open Space Advisory Committee's recommendation to award \$1,000,000.00 to the City of Snoqualmie for the Community Center Expansion project, and

WHEREAS, the City has conducted a selection process for procurement of a design-build contractor team to plan, design, and construct the Community Center Expansion project, selecting Absher Construction, Inc., as the most qualified contractor; and

WHEREAS, the Design-Build contract is structured in a phased approach to provide for Council oversight and consensus prior to approval of construction funding. Phase 1 includes planning, programming, and pre-design of the facility to develop a Guaranteed Maximum Price (GMP) that shall be approved by Council before the Phase 2 Construction phase begins.

NOW, THEREFORE, the City Council of the City of Snoqualmie, Washington does hereby resolve to **Approve** the Progressive Design-Build Contract for the City of Snoqualmie Community Center Expansion Project with Absher Construction, Inc., substantially in the form attached hereto as ATTACHMENT 1, and authorizes the Mayor to sign.

PASSED by the City Council of the City of Snoqualmie, Washington, this 14th day of August 2023.

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

Approved as to form:

David Linehan, Interim City Attorney