

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of an agreement with ARC Architects for architectural and engineering services in the amount of \$1,382,957, plus all applicable taxes, to support the development of the new Park Operations Facility.

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Parks & Community Services

EXECUTIVE SUMMARY**ACTION**

Authorization of this Professional Services Agreement with ARC Architects will provide architecture and engineering services needed to support the permitting, bid and construction of the new Park Operations Facility.

RECOMMENDATION

Move to adopt Resolution No. 10476

BACKGROUND/ANALYSIS

Parks & Community Services Resource Management and Natural Resources Divisions manage and maintain the City's 2,700+ acres of park, open space, and park buildings to ensure that they are safe, enjoyable places for the public. Ongoing maintenance, and periodic renovation of grounds and structures is needed to protect public resources and ensure long-term functioning of the park system. This commitment to a properly maintained, safe and beautiful park system is expected by Bellevue parks users and is a high priority of the City.

In 1998 and 2002, Parks & Community Services completed technical evaluations / studies which identified several deficiencies in the existing Parks Operation & Maintenance (O&M) facilities. These include insufficient staff office and work/shop spaces, deteriorating facility conditions, inadequate material storage capacity, as well as ADA and land use compliance issues. Incremental work has occurred toward addressing deficiencies with renovations and the construction of small satellite facilities at Bellefields Yard in 2003 and Lewis Creek Park in 2005. To further address the limited space issue, a portion of O&M Staff were relocated from the Crossroads O&M Facility to City Hall in 2006 and the Bellevue Service Center (BSC) in 2009.

The small incremental steps have partially mitigated, but not solved the underlying problems. Many of the same deficiencies that existed in 1998 not only remain, but have been compounded by continued aging structures, further fragmented operations, and additional space needed to support the growth of the City and park system.

In 2018, the Citywide Property & Facilities Long Range Plan was conducted as an extensive study of operations and maintenance needs across all city departments and functions. This study concluded that the subject site at the Bellevue Golf Course and extending onto adjacent city-owned property

known as the Miller Property, could be re-planned for better use, possibly as a location for the department's proposal to consolidate its field operations. The study further concluded that the site could be planned in a way to accommodate additional capacity, better fulfilling future growth demands of the Parks & Community Services department and offering efficiencies in consolidating operations.

On November 22, 2021, Council, through Resolution 10029, authorized execution of an agreement with the design team led by ARC Architects to address these long-standing issues. The scope of work included a siting evaluation, facility programming and planning for operational space needs, and alternative design configurations through schematic design and design development phases for a new Parks Operations Facility.

Contractor Selection and Scope of Work

The next phase will deliver the final architectural and engineering services needed to construct the Park Operations Facility. Work will produce construction documentation, as well as support permitting, public bid, construction administration and warranty work.

The ARC Architect team was selected in accordance with the City's contracting policies and State law for selecting design consultants. A request for qualifications (RFQ #21023) was sent to firms on the Citywide Professional Services/A&E Roster and advertised in the Daily Journal of Commerce and The Seattle Times. City Staff reviewed and scored submitted proposals, interviewed select candidates and recommended the ARC design team. The ARC design team has demonstrated strong performance and adhered to timelines. Staff is confident in the design team's continued ability to successfully fulfill the scope of work and meet contract obligations.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code: BCC 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award agreements where the cost exceeds \$350,000.

Fiscal Impact

Authorizing this contract will oblige the City to an amount of \$1,382,957, plus all applicable taxes. This project is funded in the 2025-2030 General Capital Improvement Program (CIP) by the Parks Operations Facility (CIP Plan No. G-117).

OPTIONS

1. Adopt the Resolution authorizing execution of an agreement with ARC Architects for architectural and engineering services in the amount of \$1,382,957, plus all applicable taxes, to support the development of the new Park Operations Facility.
2. Do not adopt the resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
 - B. CIP Project Description (G-117)
- Proposed Resolution No. 10476

AVAILABLE IN COUNCIL LIBRARY

Professional Services Contract with ARC Architects