

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of a Professional Services Supplemental Agreement (SA01) with HNTB Corporation in an amount up to \$5,765,592.51, plus all applicable taxes, to provide owner advisory, preconstruction, and project management services within the General Contractor – Construction Manager (GC-CM) project delivery framework governed by Chapter 39.10 RCW for the I-405 Crossing – Downtown to Eastrail project (CIP Plan No. G-126).

Diane Carlson, City Manager
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Office of the Grand Connection

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of a Professional Services Supplemental Agreement (SA01) with HNTB Corporation to provide owner advisory, preconstruction, and project management services within the General Contractor – Construction Manager (GC-CM) project delivery framework governed by RCW 39.10 for the I-405 Crossing – Downtown to Eastrail project (CIP Plan No. G-126). GC-CM project delivery will allow HNTB Corporation, the selected Engineer of Record, the city, and the selected GC-CM Contractor to collaborate during design and permitting in efforts to minimize project construction, schedule, and cost risk. This action is one of three actions on tonight's consent calendar related to the I-405 Crossing – Downtown to Eastrail project. The other actions on tonight's consent calendar (under separate cover) are 1) Resolution to authorize a Professional Services Supplemental Agreement (SA03) with WSP USA, Inc. for final design and permitting and 2) Resolution to authorize a Heavy Civil General Contractor/Contractor (GC/CM) Contract with Kraemer North America, LLC.

RECOMMENDATION

Move to adopt Resolution No. 10637

BACKGROUND/ANALYSIS

The Bellevue City Council has included the Grand Connection in its Council priorities since 2014. Significant work has taken place since that time, including the preliminary design work for the I-405 Crossing - Downtown to Eastrail project (CIP Plan No. G-126, previously known as CIP Plan No. PW-R-216).

The Grand Connection is Bellevue's signature downtown place-making initiative. This program functions as a series of cohesive, connected, and memorable spaces and pedestrian-focused experiences and initiatives through Bellevue's thriving central business district. With a length of more than 1.5 miles, the Grand Connection begins at the waterfront of Lake Washington at Meydenbauer Bay Park, and winds through Old Bellevue and Downtown Park. It continues through Bellevue's

dynamic retail and civic-focused parts of downtown, across I-405 and ultimately connects with the regional Eastrail in the Wilburton commercial area.

Significant milestones in advancement of the I-405 Crossing - Downtown to Eastrail project include:

- In 2017, the city adopted the Grand Connection Framework Plan as the high-level vision for the corridor between Meydenbauer Bay and the Civic Center District.
- In 2018, the city adopted the Grand Connection Framework Sequence Two as the high-level vision for the crossing over I-405 as part of the Grand Connection. The city also adopted the Grand Connection Comprehensive Plan Amendment (CPA) through Ordinance No. 6449 to advance the Grand Connection Framework Plan.
- On November 21, 2022, the council approved Ordinance No. 6698 to adopt the City of Bellevue's 2023-2024 Budget and 2023-2029 Capital Improvement Program (CIP) Plan, which included the I-405 Crossing - Downtown to Eastrail project (CIP Plan No. PW-R-216, currently known as G-126) amount of \$3,615,000.
- On April 3, 2023, the council approved Ordinance No. 6733 to amend the 2023-2029 CIP Plan to increase the budget for the I-405 Crossing - Downtown to Eastrail project and amend the 2023-2024 General CIP Fund to increase the appropriation by \$2,500,000 to reflect the donation agreement executed with Amazon on November 7, 2022.
- On September 11, 2023, council approved Resolution No. 10293 retaining WSP USA, Inc. to develop preliminary design, up to 30% level for the I-405 Crossing – Downtown to Eastrail project.
- On November 19, 2024, the council approved Ordinance No. 6822 adopting the City of Bellevue's 2025-2026 Biennial Budget and 2025-2030 Capital Improvement Program (CIP) Plan, which included the I-405 Crossing - Downtown to Eastrail project amount of \$41,655,000.
- On March 11, 2025, the council directed the project team to initiate alternative delivery procurement including seeking Washington State approval for the use of the GC-CM contracting method. Subsequently, the city advertised a request for contractor proposals for the project on December 11, 2025.
- On June 24, 2025, the council approved Resolution No. 10522 authorizing execution of a Professional Services Agreement with HNTB to provide Project Manager and Owner Advisor services for the I-405 Crossing - Downtown to Eastrail project to facilitate 30% design and GC-CM alternative delivery contracting.

The objective for this contract is to complete GC-CM alternative delivery processes for the I-405 Crossing - Downtown to Eastrail project that results in a negotiated Maximum Acceptable Construction Cost (MACC). This is one of three main categories of costs within a Total Contract Cost (TCC) under GC-CM alternative delivery framework as represented in Table 1 below. The TCC represents costs associated with only the GC-CM contract, not overall project programming such as design, engineering, real property acquisition, construction inspection and administration etc.

Table 1

Total Contract Cost (TCC)				
		Maximum Allowable Construction Cost (MACC)		
Contractor's Fee ¹	Specified General Work Conditions ²	Construction Work Costs ³	Negotiated Support Services ⁴	Contractor's Risk Contingency ⁵

1 Contractor's Fee – Negotiated GC-CM fee for profit and overhead

2 Specified General Work Conditions – Cost of administrative requirements; General contract conditions; Administration of subcontract work; Cost accounting; Progress scheduling; Project meetings; Safety plan; Quality control; Warranties etc.

3 Construction Work Costs – Costs to build the project including Subcontract Bidding, Alternative Subcontractor Selection, and Negotiated Self-Perform.

4 Negotiated Support Services – Services provided that encompass the entire project such as site security, scaffolding, cranes etc.

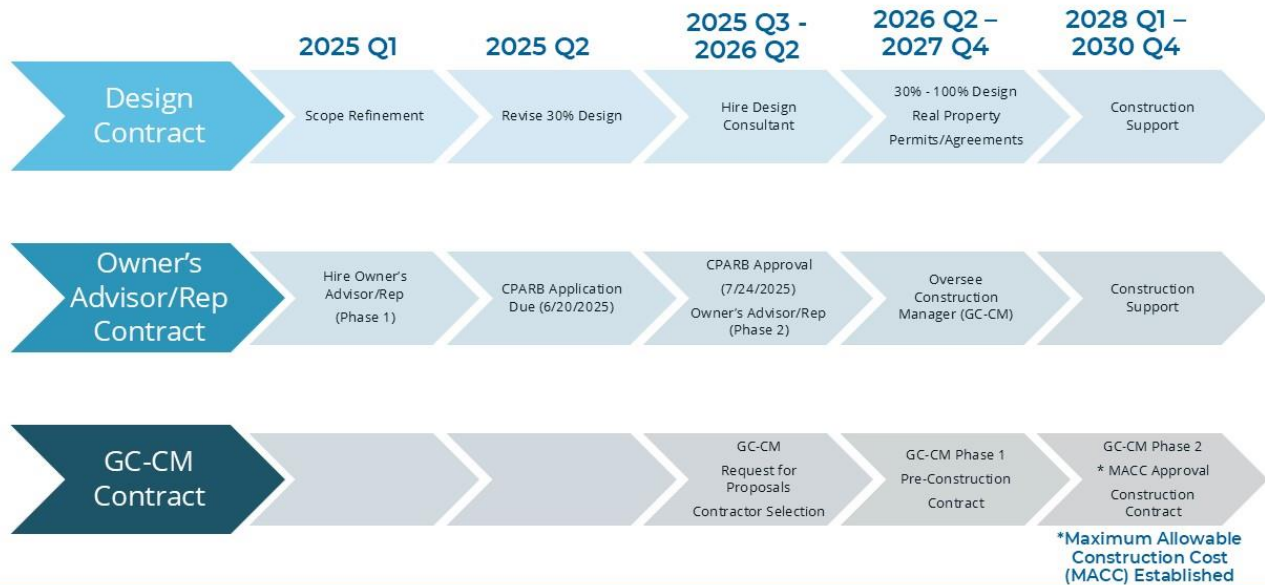
*5 Contractor's Risk Contingency – MACC risk contingency required by RCW.

Design is currently 30% complete and the following work tasks are proposed for the I-405 Crossing – Downtown to Eastrail project as part of this contract.

- Project Management and Administration support
- Program and Project Controls
- Risk and GC-CM Contractor Contingency Management
- Schedule Oversight
- GC-CM Preconstruction Support
- GC-CM Preconstruction Contract Administration
- Design Management, Value Planning, and Cost/Scheduling Optimization
- Price Facilitation Management
- Independent Cost Estimating (ICE)
- Independent Design Checking (Structural IDC)
- Construction Management for Early Works (if authorized)
- Preconstruction Closeout and Transition to Construction
- GC-CM Contract Management Preparation and Training

This is an amendment to the original design contract approved by Resolution No.10522 and is one of three components of GC-CM delivery. The following schedule illustrates the overall project GC-CM delivery strategy for the I-405 Crossing – Downtown to Eastrail.

GCC Project Delivery Schedule



March, 2026

GCC Project Delivery Schedule

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POLICY & FISCAL IMPACTS

Policy Impact

The efficient and effective delivery of the Grand Connection: I-405 Crossing – Downtown to Eastrail project supports the *Safe and Efficient Transportation System* and *High Quality Built and Natural Environment* target areas of the City Council Vision as well as *Council Priority 8: Eastrail*. Specifically, this project supports the following target area objectives:

- 3.4 Expansion of travel choices and facility connectivity for non-motorized users.
- 3.6 Regional collaboration for multimodal connections in and out of Bellevue.
- 3.7 Ensure transportation facilities are accessible for all users.
- 4.4 Create iconic destinations and vibrant spaces.

Fiscal Impact

If approved, this action authorizes staff to obligate the city up to \$5,765,592.51, plus all applicable taxes, for preconstruction services to provide owner advisory, and project management services for the I-405 Crossing – Downtown to Eastrail project (CIP Plan No. G-126). These expenditures were anticipated and are included in the adopted 2025-2030 General Capital Improvement Program (CIP) fund to support this action.

Future funding for consideration to support will be addressed through the 2027-28 biennial budget process.

OPTIONS

1. Adopt the Resolution authorizing execution of a Professional Services Supplemental Agreement (SA01) with HNTB Corporation in an amount up to \$5,765,592.51, plus all applicable taxes, to provide owner advisory, preconstruction, and project management services within the General Contractor – Construction Manager (GC-CM) project delivery framework governed by Chapter 39.10 RCW for the I-405 Crossing – Downtown to Eastrail project (CIP Plan No. G-126).
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
Proposed Resolution No. 10637

AVAILABLE IN COUNCIL LIBRARY

Professional Services Supplemental Agreement