

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of an agreement with Always Active Services LLC, to construct accessibility improvements to the Robinswood House in the amount of \$520,000 plus all applicable taxes.

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Parks & Community Services

EXECUTIVE SUMMARY

ACTION This Resolution authorizes the execution of an agreement with Always Active Services LLC, to provide a phase of accessibility improvements at the Robinswood House extending from the parking area to the courtyard.

RECOMMENDATION

Move to adopt Resolution No. 10485

BACKGROUND/ANALYSIS

Robinswood House is comprised of several historic buildings within Robinswood Park that function together as an event venue for weddings, social gatherings, and group meetings. The oldest portion of the complex was built in 1884 and is the oldest structure in Bellevue still on its original site. The buildings have undergone multiple renovations from 1884 to the 1990’s resulting in a charming venue; however, the current layout presents a series of modern-day accessibility challenges.

To ensure access and equity for residents and visitors of Bellevue with disabilities, and to limit construction impacts to the ongoing use of the Robinswood House, the City has a phased plan for implementing accessibility improvements. This agreement constructs an accessible path from the parking area to the back courtyard.

Bid Process & Analysis

In accordance with State and City Code, the bid process was open, fair, and transparent. The invitation to bid was advertised on the City’s website, The Seattle Times, and Daily Journal of Commerce. Contract documents were available on the City’s and Builders Exchange websites. Four bid proposals were received:

Bidder	Bid (excluding applicable taxes)
Westwater Construction	\$639,901
JEM Contractors, Inc.	\$721,800
C. Denney Construction	\$566,799
Always Active Services, LLC	\$520,000
Engineer’s Estimate	\$581,214

Staff selected Always Active Services, LLC, as the lowest responsive and responsible bidder to meet all specifications and evaluation criteria set forth in the RFP. Based on the contractor's background, references, and previous projects, staff believe that Always Active Services LLC is well qualified and capable of successfully completing the required work in accordance with the contract documents as well as in a timely and cost-effective manner. Always Active Services LLC's Bid Proposal Form noted that sales tax would be \$53,040 but included a mathematical error reflecting an incorrect sum of the base bid when totaled with tax to be \$553,040, which would be corrected to reflect the correct sum of \$573,040 when totaled with tax, and would remain the lowest responsive bidder after correction.

POLICY & FISCAL IMPACTS

Policy Impact

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

Comprehensive Plan

PA-41. Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

UD-11. Incorporate universal design principles in the design of indoor and outdoor spaces to ensure these environments are usable to the greatest extent possible by all people regardless of age and ability.

Fiscal Impact

Adopting this Resolution obligates the City to a contract amount up to \$520,000, plus all applicable taxes. Sufficient funding for the Robinswood House ADA Improvements is included in the 2025-2030 General Capital Improvement Program (CIP) in the Parks Renovation & Refurbishment Plan (CIP Plan No. P-R-11) and ADA Accessibility Barrier Removal (CIP Plan No. P-AD-119).

OPTIONS

1. Adopt the Resolution authorizing execution of an agreement with Always Active Services LLC, to construct accessibility improvements to the Robinswood House in the amount of \$520,000 plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
 - B. CIP Project Description (P-AD-119)
 - C. CIP Project Description (P-R-11)
- Resolution No. 10485

AVAILABLE IN COUNCIL LIBRARY

Agreement with Always Active Services LLC