

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval, and all documents necessary, with the Washington State Department of Enterprise Services (DES) to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, plus all applicable taxes.

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EXECUTIVE SUMMARY**ACTION**

This action would authorize execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval with DES to construct the necessary electrical infrastructure and charging stations to expand electric vehicle charging to support fleet electrification at City Hall.

RECOMMENDATION

Move to adopt Resolution No. 10620

BACKGROUND/ANALYSIS**Project Site: Bellevue City Hall**

Bellevue City Hall is a 391,839-square-foot civic facility that serves as the city's central operations hub and home to the largest building occupancy and fleet dispatch center for all departments. The site includes two primary garages—the Fleet/Employee Garage and the Public Safety Garage—totaling about 280,114 square feet. While City Hall is already a priority site for electric vehicle (EV) charging under the Sustainable Bellevue Plan, current infrastructure is undersized and not configured to support growing fleet electrification needs. There are presently 17 Level 2 chargers in the Fleet/Employee Garage and one charger in the Visitor Garage, but the system lacks sufficient charging ports, does not include Direct Current (DC) fast charging, and presents capacity risks. To meet future operational requirements, upgrades will expand charging, add smart load management, and strengthen electrical and backup power systems.

Sustainable Bellevue Plan – Green Fleet Strategy

The Sustainable Bellevue Plan directs city staff to reduce greenhouse gas emissions by implementing a Green Fleet Strategy (Strategy M.2 - Action M.1.1) that advances municipal fleet electrification at city-owned facilities. As one of the city's largest facilities and fleet dispatch centers, expanding EV charging at City Hall is critical to delivering on this strategy. This project supports the City Council's vision of being a leader in sustainability, while also ensuring operational reliability, maximizing incentive opportunities, and reducing greenhouse gas emissions.

Department of Enterprise Services (DES) Interagency Agreement (IAA)

In 2021, the City of Bellevue executed an Interagency Agreement (IAA) with DES to utilize the DES Energy Program (RES 9864). This agreement allows the city to contract pre-qualified Energy Service Companies (ESCOs), such as McKinstry Essention, LLC (McKinstry), and provides DES project management oversight. Each project undertaken under this program requires a separate amendment to the IAA to proceed.

Interagency Agreement (IAA) Amendment 3 & 5

In 2024, the city signed IAA “Amendment 3” and “Amendment 5” with DES to engage McKinstry, a pre-qualified ESCO, to conduct an Investment-Grade Audit (IGA) and prepare an Energy Services Proposal for City Hall EV infrastructure. McKinstry completed a comprehensive site assessment, defining the basis of design, determining charger counts and locations, evaluating power strategies, and configuring a smart load-management system.

Interagency Agreement (IAA) Amendment 8

“Amendment 8” outlines the construction scope in the Energy Service Proposal including the installation of 102 32-amp Level 2 ports and one 400-kW DC fast charger with 3 ports in the Fleet/Employee garage, and two 80-amp Level 2 chargers and one 600 kW DC fast charger with 4 ports in the Public Safety garage. The scope also includes electrical distribution upgrades, generator-safe connections, metering/controls, and ADA/signage improvements are also included to ensure the system is reliable and right-sized for long-term growth.

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 grants exceeding \$350,000. Council approval is also required to award the bid where the cost exceeds \$350,000.

Sustainable Bellevue Plan

Strategy M.1: Transition municipal fleet to electric vehicles, equipment and low-carbon fuels.
Action M1.1: Install electrical infrastructure and deploy EV charging stations as outlined in Bellevue’s Green Fleet Strategy to support fleet electrification and vehicle pilots.

Fiscal Impact

If approved, this action authorizes staff to obligate the city to pay DES in the amount of \$74,337 for project management and contract services, and \$5,919,075 to McKinstry to perform construction activities at City Hall, for a total obligation of \$5,993,412, plus all applicable taxes. These expenditures were anticipated and are included in the 2025-2030 General Capital Improvement Program (CIP) Fund within the Electric Vehicle Infrastructure project (CIP Plan No. G-121).

Ongoing operations, maintenance, and staffing impacts associated with this project will be addressed through the 2027–2028 biennial budget process.

OPTIONS

1. Adopt the Resolution authorizing execution of an Interagency Agreement K6819 Amendment 8 and Funding Approval, and all documents necessary, with the Washington State Department of

Enterprise Services (DES) to perform construction of electric vehicle infrastructure and charging stations at Bellevue City Hall to support fleet electrification, in an amount not to exceed \$5,993,412, plus all applicable taxes

2. Do not adopt the Resolution and provide an alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10620

AVAILABLE IN COUNCIL LIBRARY

DES Interagency Agreement K6819 Amendment 8 and Funding Approval
McKinstry – Energy Services Proposal for City Hall