

CITY COUNCIL AGENDA TOPIC

Motion to award Bid No. 26004, for the Bellevue City Hall 1W Suite - Tenant Improvement project, to Balfour Beatty Construction, LLC, DBA Howard S. Wright as the lowest responsible and responsive bidder, in an amount not to exceed \$2,707,907, plus all applicable taxes (CIP Plan No. G-124).

Ira McDaniel, Assistant Director
Janeen Loughin, Project Manager Supervisor
Manuel Roa, Senior Facilities Planning Coordinator
Finance & Asset Management Department

EXECUTIVE SUMMARY**ACTION**

This motion will award Bid No. 26004 to Balfour Beatty Construction, LLC, DBA Howard S. Wright, for the construction of the Bellevue City Hall 1W Suite - Tenant Improvement project.

RECOMMENDATION

Move to award Bid No. 26004 for the Bellevue City Hall 1W Suite - Tenant Improvement project to Balfour Beatty Construction, LLC, DBA Howard S. Wright

BACKGROUND/ANALYSIS

The Finance & Asset Management (FAM) Department provides facility management services to various City of Bellevue properties, including Bellevue City Hall, which opened in 2006. Development Review, a multi-department line of business that includes staff from Development Services, Fire, Transportation, Utilities, City Attorney's Office, and City Manager's Office, occupies approximately 18,000 square feet of the west wing of the first floor (One West, or 1W) of City Hall.

Within the One West area, the Bellevue City Hall 1W Suite - Tenant Improvement project will: reconfigure spaces to help accommodate the growing needs of our workforce, replace aging building systems and components nearing the end of their useful life, improve energy efficiency, and provide updates to meet current building codes.

The design for these improvements, which was developed by SRG Partnership, Inc as approved by Resolution No. 10402, is built on several years of planning and analysis around the needs for the One West space and City Hall in general. One West is also serving as a pilot project, as the workplace approach established through this project will directly inform the broader planning efforts for the rest of City Hall.

The scope of work includes all general construction services for the approximate 18,134 sq ft renovation area. The scope includes demolition through a fully complete, operable, and functioning space ready for the owner's staff mobilization.

Construction Cost – The project was publicly bid on January 8. The following bid submittals were received for the project:

Contractor	Bid (excluding taxes)
<i>Balfour Beatty Construction, LLC, DBA Howard S. Wright</i>	<i>\$2,707,907</i>
<i>CDK Construction Services, Inc.</i>	<i>\$2,791,143</i>
<i>Andersen Construction</i>	<i>Non-Responsive</i>
<i>Good News Group, Inc.</i>	<i>Non-Responsive</i>
<i>Marpac Construction LLC</i>	<i>Non-Responsive</i>
<i>Schuchart Corporation</i>	<i>Non-Responsive</i>
<i>Western Ventures Construction, Inc.</i>	<i>Non-Responsive</i>
Engineer's Estimate	\$3,058,300

Staff recommend awarding the contract to Balfour Beatty Construction, LLC, DBA Howard S. Wright as the lowest responsible and responsive bidder. After a thorough review of the contractor's bid, qualifications, background, and experience on previous similar projects, staff believe that the bid from Balfour Beatty Construction, LLC, DBA Howard S. Wright is responsible, meets the requirements of the project specifications, and they can perform the work per the plans, specifications, and permit requirements.

To the best of staff's knowledge and professional judgement, all factors that normally contribute to construction expenses have been accounted for in the Plans, Specification & Estimate (PS&E). Based on staff experience, projects of this type may result in some field changes. All claims are rigorously reviewed and only those that are clearly necessary to accomplish the intent of the contract, but have somehow not been provided for, will be paid.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code 4.28 requires contracts whose values are anticipated to exceed \$350,000 require approval of the City Council.

Fiscal Impact

Awarding this bid will obligate the city to pay up to \$2,707,907, plus all applicable taxes, to provide general construction services for the Bellevue City Hall 1W Suite - Tenant Improvement project. This amount is approximately 11% under the Engineer's Estimate.

Sufficient funding exists within the 2025-2030 General Capital Improvement Program (CIP) City Hall Remodel (CIP Plan No. G-124) to fully fund this contract.

OPTIONS

1. Award Bid No. 26004, for the Bellevue City Hall 1W Suite - Tenant Improvement project, to Balfour Beatty Construction, LLC, DBA Howard S. Wright, as the lowest responsible and responsive bidder, in an amount not to exceed \$2,707,907, plus all applicable taxes (CIP Plan No. G-124).
2. Reject all bids and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map

AVAILABLE IN THE COUNCIL LIBRARY

N/A