

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of Change Order 1 to increase the construction contract with Cornerstone General Contractors, Inc. (Bid No. 21022) by an amount not to exceed \$2,345,960, plus all applicable taxes, for a contract total amount not to exceed \$34,579,270, plus all applicable taxes, for the Fire Station 10 Project (CIP Plan No. PS-64).

Jay Hagen, Fire Chief, 452-6895
Mark Anderson, Acting Deputy Chief, 452-7923
Fire Department

John Resha, Director, 452-2567
Ira McDaniel, Assistant Director, 452-4182
Janeen Loughin, Capital Delivery Manager, 452-6981
Diane Stockton, Construction Program Manager, 452-2017
Finance & Asset Management Department

EXECUTIVE SUMMARY

This Resolution addresses the increase in construction costs and delays for Fire Station 10 including construction of the redesigned HVAC and related systems due to soil remediation around the previously designed geo-thermal well system. Scope of work changes also include construction support services throughout an extended construction period.

ACTION

This action is one of three actions on tonight's consent calendar related to Fire Station 10 (Levy) project. The other actions under separate cover are 1) Ordinance to amend the 2023-2029 General Capital Investment Program (CIP) Plan to increase the budget for the Fire Station 10 (Levy) project (CIP Plan No. PS-64); and 2) Resolution to authorize an amendment to increase the Professional Services Agreement with Bohlin Cywinski Jackson for Architectural Design/Engineering Services architectural design/engineering services for Fire Station 10 and Fire Station 5.

RECOMMENDATION

Move to adopt Resolution No. 10382

BACKGROUND/ANALYSIS

In 2016, City of Bellevue citizens voted to pass a 20-year Fire Capital Levy to fund the department's facilities capital needs, which includes the design and construction of a new Fire Station 10. The development and construction of this new fire station will enhance the current nine station support network which serves all neighborhoods and surrounding communities.

In 2023, Ordinance No. 6720 awarded a public works contract to Cornerstone General Contractors, Inc. for the construction of Fire Station 10.

Fire Station 10

The new fire station will address the needs of geographic area of Downtown, Northtowne, and the Spring District, with Downtown experiencing the highest call volume increase, as well as fastest projected population growth.

Change Order 1 to the contract addresses the increase in construction costs and delays including construction of the redesigned HVAC and related systems due to soil remediation around the previously designed geo-thermal well system. This resolution would increase the contract amount by up to \$2,345,960, which includes \$2,132,691 for the agreed upon amount of the change order, plus \$213,269 in a force account for contingencies.

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

This action obligates the City to increase the contract with Cornerstone General Contractors, Inc. by up to \$2,345,960, plus all applicable taxes, for a total contract amount of \$34,579,270, plus all applicable taxes, for construction services of Fire Station 10. Sufficient funding exists in the 2023-2029 General CIP (CIP Plan No. PS-64) to fully fund this contract.

The following table provides the financial summary for this contract:

		Original Contract (\$000)	Previous Amendments (\$000)	This Action (\$000)	Contract New Total (\$000)
PS-64	Fire Station 10 Construction	\$32,233	\$000	\$2,346	\$34,579

OPTIONS

1. Adopt Resolution authorizing execution of Change Order 1 to increase the construction contract with Cornerstone General Contractors, Inc. (Bid No. 21022) by an amount not to exceed \$2,345,960, plus all applicable taxes, for a contract total amount not to exceed \$34,579,270, plus all applicable taxes, for the Fire Station 10 Project (CIP Plan No. PS-64).
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
 - B. CIP Project Description PS-64
- Proposed Resolution No. 10382

AVAILABLE IN COUNCIL LIBRARY

Contract Change Order 1