

**CITY COUNCIL AGENDA TOPIC**

A Resolution authorizing execution of a Professional Services Agreement with HNTB in the amount of \$1,443,841.37, plus all applicable taxes, to provide Project Manager and Owner Advisor services for the Bellevue Grand Connection: I-405 Crossing - Downtown to Eastrail project (CIP Plan No. PW-R-216).

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*Transportation Department*

**EXECUTIVE SUMMARY****ACTION**

This Resolution authorizes execution of a Professional Services Agreement with HNTB to provide Project Manager and Owner Advisor services for the Bellevue Grand Connection: I-405 Crossing - Downtown to Eastrail project.

**RECOMMENDATION**

Move to adopt Resolution No. 10522.

**BACKGROUND/ANALYSIS**

The City of Bellevue's Grand Connection Program consists of 1.5 miles of interconnected public and pedestrian-focused spaces that traverse a diverse set of site and infrastructure conditions on publicly and privately owned lands. It starts at Meydenbauer Bay Park and continues east through downtown Bellevue across I-405, connecting to the Eastrail regional trail.

A key element of the Grand Connection Program is the car-free crossing over I-405, linking the City Hall Plaza and downtown Bellevue to the Eastrail regional trail and Wilburton neighborhood. It crosses over I-405 and local streets at 112<sup>th</sup> Avenue NE and 116<sup>th</sup> Avenue NE and passes through multiple public and private owned properties (Metro, Legacy, Lincoln Center and KGIP). The Grand Connection Crossing (GCC) is assumed to be a bridge structure spanning approximately a half a mile distance. The total project cost is estimated to be between \$150 million and \$200 million.

The City executed an agreement with WSP USA, Inc. in 2023 to provide design services for the GCC project. The preliminary design (30 percent) has been completed, which included an evaluation of project delivery methods to determine which would be most beneficial given the project's unique complexities, high profile nature and capital-intensive elements. The evaluation recommended a General Contractor / Construction Manager (GC/CM) project delivery method.

The GC/CM project delivery consists of two phases. First, the City (owner) hires a construction manager (CM) during the design phase to provide constructability input into the design and improve cost, schedule, phasing, and quality outcomes that helps the owner design a more constructible project. It is common to have a 30 percent design when the construction manager is brought onboard. Second, when 90 percent to 100 percent design is complete, the owner and the construction manager negotiate

a guaranteed maximum price for the construction of the project based on the defined scope and schedule. If this price is acceptable to both parties, they execute a contract for construction services, and the construction manager becomes the general contractor (GC). If parties do not reach an agreement on a guaranteed maximum price, the owner may advertise the project for bids (like a Design-Bid-Build contract).

#### Consultant Selection

The City of Bellevue is not certified to use the GC/CM contracting methods. RCW 39.10.220 establishes a Project Review Committee (PRC) within the Washington State Department of Enterprise Services to review and approve project applications to utilize the GC/CM contracting method and other alternative project delivery methods of public works construction.

Since the City has minimal experience with the GC/CM methodology, a Request for Qualifications (RFQ) was issued for the Project Manager and Owner Advisor services. The Project Manager will oversee the Design Team and GC/CM selected by the City. The Owner Advisor will provide guidance and support for PRC approval and GC/CM procurement. Three phases are anticipated for this contract:

1. PRC approval and GC/CM procurement
2. Development of design through 90 percent to 100 percent and negotiation with the GC/CM of a Maximum Allowable Cost to Construct (MACC)
3. Construction

After evaluating three consultant firms that responded to the City's RFQ, HNTB was selected to provide Project Manager and Owner Advisor services for this project. The following firms submitted proposals:

- HNTB
- Jacobs
- Jones Lang LaSalle

An interdepartmental City staff selection committee reviewed and ranked all proposals based on the evaluation criteria listed in the RFQ. Upon reviewing the submittals, the committee decided to interview two firms. HNTB was selected due to their team cohesiveness, experience with GC/CM projects and expertise with bridge structures. The committee also recognized the team's strong owner advisor experience and aggressive project approach toward achieving PRC approval and GC/CM procurement.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

S-DT-50.1 Aggressively pursue the Grand Connection vision for a multimodal crossing of I-405 between Downtown and the Wilburton Commercial Area.

S-DT-161 Provide safe and convenient pedestrian linkage to adjacent neighborhoods to the north, south, and west of Downtown, as well as the east cross I-405 on the Grand Connection.

### **Fiscal Impact**

This action obligates the City to \$1,443,841.37, plus all applicable taxes, to provide Project Manager and Owner Advisor services for the Bellevue Grand Connection: I-405 Crossing - Downtown to Eastrail

project (CIP Plan No. PW-R-216). Sufficient funding exists in the 2025-2030 General Capital Improvement Plan to fully fund this contract.

## **OPTIONS**

1. Adopt the Resolution authorizing execution of a Professional Services Agreement with HNTB in the amount of \$1,443,841.37, plus all applicable taxes, to provide Project Manager and Owner Advisor services for the Bellevue Grand Connection: I-405 Crossing - Downtown to Eastrail project (CIP Plan No. PW-R-216).
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Vicinity Map
- B. CIP Project Description (PW-R-216)  
Proposed Resolution No. 10522

## **AVAILABLE IN COUNCIL LIBRARY**

Professional Services Agreement