

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of a contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, plus all applicable taxes.

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Parks & Community Services Department

EXECUTIVE SUMMARY**ACTION**

Authorize a resolution to execute a contract amendment in the amount of \$228,672, plus all applicable taxes, for a total contract amount of \$1,677,616 to the Professional Services Agreement with ARC Architects for required scope changes to the design of the new Park Operations Facility.

RECOMMENDATION

Move to adopt Resolution No. 10632

BACKGROUND/ANALYSIS

Parks & Community Services Resource Management and Natural Resources Divisions manage and maintain the city's growing parks and open spaces system to ensure that all facilities within the system are safe, enjoyable places for the public. This project seeks to address long-standing deficiencies identified in existing Parks Operation & Maintenance (O&M) facilities that include insufficient staff office and workshop space, deteriorating conditions in aged facilities, inadequate material storage capacity, as well as ADA and land use compliance issues.

In 2018, the Citywide Property & Facilities Long Range Plan concluded that the existing operations center site at the Bellevue Golf Course could be expanded and re-planned as the department's consolidated field operations center. The study further concluded that the site could be planned in a way to accommodate additional capacity, better fulfilling future growth demands of the Parks & Community Services department and offering efficiencies in consolidating operations. Moving Parks & Community Services staff to the new facility would in turn create additional capacity for Transportation and Utilities maintenance and operations teams at existing city facilities.

The City Council authorized Resolution 10029 on November 22, 2021, for execution of a Phase 1 agreement with ARC Architects for architectural and engineering services for the proposed Parks Operations facility. The contract evaluated programing, operations space needs, and provided alternative design configurations through schematic design and design development phases of the Parks Operations Facility. On February 25, 2025, the council authorized Resolution 104676 for execution of a phase 2 agreement with ARC Architects to provide architectural and engineering

services for construction documentation, permitting, public bid, construction administration and warranty work.

In the course of conducting that design work, an in-depth Land Use Code review identified a complicated array of different allowed uses among the multiple parcels that make up the project site. This triggered unplanned, but necessary, facility redesign steps in order to assure a project that will be compliant with the current code and conditions of past land use code approvals and actions at the golf course. This contract amendment creates scope for that additional architectural and engineering work and allows for additional construction phasing study to allow the golf course to remain operational while the existing golf maintenance facility is disrupted throughout construction.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

- BCC 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required when Contract values exceed \$350,000.

Procurement Policy Guide

- Council approval is required when total value of changes required exceeds 10% of the original contract.

Fiscal Impact

Authorizing this contract will obligate the city to a contract increase of \$228,672, plus all applicable taxes. This project is funded in the 2025-2030 General Capital Improvement Program (CIP) by the Parks Operations Facility (CIP Plan No. G-117).

OPTIONS

1. Adopt the Resolution authorizing execution of a contract amendment to the agreement with ARC Architects for architectural and engineering services of the new Park Operations Facility in the amount of \$228,672, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map

Proposed Resolution No. 10632

AVAILABLE IN COUNCIL LIBRARY

Professional Services Contract and Amendments 1-5

Professional Services Contract Amendment #6