

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of an Architectural and Engineering Professional Services Agreement with ARC Architects Inc. in an amount including contingency funds not to exceed \$841,126, plus all applicable taxes, for architectural, engineering, and environmental services to complete the first phase of design to support a new operations & maintenance facility for Parks & Community Services.

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Parks & Community Services Department

EXECUTIVE SUMMARY

This Resolution authorizes the execution of a Professional Services Agreement with ARC Architects for the first phase of programming, architecture, engineering, environmental and permit work needed to develop a new operations & maintenance facility for Parks & Community Services.

RECOMMENDATION

Move to adopt Resolution No. 10029

BACKGROUND/ANALYSIS

Parks & Community Services Resource Management and Natural Resources Divisions manage and maintain the City's 2,700 acres of park, open space, and park buildings to ensure that they are safe, enjoyable places for the community. Ongoing maintenance, and periodic renovation of grounds and structures are needed to protect public resources and ensure the long-term function of the park system. This commitment to a properly maintained, safe and beautiful park system is expected by Bellevue park users and is a high priority of the City.

In 1998 and in 2002, Parks completed technical evaluations/studies which identified several deficiencies in the existing Parks Operations & Maintenance (O&M) facilities, identifying insufficient space for staff office and workshop space, deteriorating facility conditions, inadequate material, and equipment storage capacity, as well as ADA and land use compliance issues. Incremental work has occurred toward addressing deficiencies with renovations such as the construction of small satellite facilities at Bellefields in 2003 and Lewis Creek Park in 2005. To further address the limited space issue, a portion of O&M Staff were relocated from the Crossroads O&M Facility to City Hall in 2006 and to the Bellevue Service Center (BSC) in 2009.

Today, Parks O&M staff are operating out of 10 separate facilities dispersed throughout the City, including the O&M Facility at Crossroads, BSC, Bellefields, City Hall, Bellevue Golf Course, Bellevue Aquatic Center, Bellevue Botanical Gardens, Lewis Creek Park, Mercer Slough, and Nursery/Ranger Station.

These stopgap measures have helped to address immediate needs but have not solved the underlying problems. Many of the same deficiencies as existed in 1998 not only remain but have been

compounded by continued aging structures, further fragmented operations, and additional space needed to support the growth of the City and park system.

The need for a new park O&M Facility is well established. This first phase of work will include architectural and engineering work required to evaluate the City owned Miller Property site located adjacent to the Golf Course, refine program needs, test development and permitting parameters, initiate LEED certification, and provide cost estimates. The work will inform next steps toward providing Park O&M Facilities to serve the community today and well into the future.

Contractor Selection & Scope of Work

The consultant selection process was consistent with State law and the City's contracting policies for selecting design consultants. A request for qualifications (RFQ #21023) was sent to firms on the Citywide Professional Services/A&E Roster and advertised in the Daily Journal of Commerce and The Seattle Times. Four firms submitted proposals, which were evaluated by a team consisting of Parks representatives. The review team independently reviewed and scored the proposals, which was followed up in a review team discussion.

ARC Architects (ARC) was determined to be the most qualified team based on their RFQ proposal, experience, staffing, and ability to meet City contracting. The review team found ARC's communication skills, project approach, expertise, breadth and relevancy of experience, and strength of their project team to best meet the needs of the City for the new facility.

ARC has assembled a highly qualified team with expertise in architectural, landscape and environmental design, program planning, cost estimating, public outreach, operational assessment, market research, and economic analysis. The team brings extensive similar project experience from throughout the country, including the Pacific Northwest.

The ARC team has committed the personnel required to complete work, and staff is confident that ARC can successfully complete the Parks O&M facility development.

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 award the agreements where the cost exceeds \$90,000.

Fiscal Impact

Awarding this agreement obligates the City to an amount up to \$841,126, plus all applicable taxes. This amount includes a 10 percent force account contingency. These development design services will be funded by Parks O&M Facility (CIP Plan No. G-117). There are sufficient funds available to perform this work.

OPTIONS

1. Adopt the Resolution authorizing execution of an Architectural and Engineering Professional Services Agreement with ARC Architects Inc. in an amount including contingency funds not to

exceed \$841,126, plus all applicable taxes, for architectural, engineering, and environmental services to complete the first phase of design to support a new operations & maintenance facility for Parks & Community Services.

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

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. CIP Project Description (CIP Plan G-117) Parks Operation and Maintenance Facility
Proposed Resolution No. 10029

AVAILABLE IN COUNCIL LIBRARY

City Standard Professional Services Agreement with ARC Architects