

Aquatic Facility

From: Plummer David F.

Sent: Wednesday, November 3, 2021 8:40 PM

To: Fehrman, Pamela <PFehrman@bellevuewa.gov>

Cc: Zahn, Janice <JZahn@bellevuewa.gov>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>; onebellevue@googlegroups.com; Lipscomb Ruth <ruth@ruthlipscomb.com>; parkboard <parkboard@bellevuewa.gov>

Subject: Re: Answers to Questions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Ms. Fehrman!

Many thanks for your quick response!! Could you explain in a little detail what you mean by the Parks Department 'working with the community' - who is the 'community' that you refer to, and how will the Department 'work' with that group (community, Parks Board, Council, and environmental review - how do you **work** with an environmental review???) to make a determination on where to locate an aquatic facility in the Airfields Park?

If no specific site has yet been selected, how have the 'remediation' costs associated with possible location of the facility over a former refuse land-fill site been determined?

RSVP,

David F. Plummer

On Nov 3, 2021, at 7:09 PM, Fehrman, Pamela <PFehrman@bellevuewa.gov> wrote:

Hi Mr. Plummer,

Thought to add to Ken's previous response that we have been working diligently to fulfill your Public Records Request **C000769-102421**. You will be contacted when records are ready and available.

The Aquatic facility remains in the feasibility or evaluation stage – there is a great deal of work yet to accomplish. A location for an aquatic center has not been identified at Bellevue Airfield Park, although a couple of locations have been tested only from a feasibility perspective. An aquatic facility location will

not be determined at Bellevue Airfield Park or any other site until we work with the community, the Park Board, Council and an environmental review and determination has occurred.

Hope this additional information helps,

<image002.jpg>

[Pam Fehrman](#)

Planning and Development Manager | Parks & Community Services

City of Bellevue | 425-452-4326

PFehrman@bellevuewa.gov

<image003.jpg>

[Pam Fehrman](#)

Planning and Development Manager | Parks & Community Services

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PFehrman@bellevuewa.gov

From: Kroeger, Ken <KKroeger@bellevuewa.gov>

Sent: Wednesday, November 3, 2021 7:04 PM

To: Plummer David F.; Fehrman, Pamela <PFehrman@bellevuewa.gov>

Subject: Re: Answers to Questions

Mr. Plummer -

I have previously responded to your email with Question 8. An email response was sent to your attention on October 28, 2021, which I am attaching to this email.

I believe that all your questions have been answered to date.

Ken Kroeger
Project Manager

Parks & Community Services Department
City of Bellevue
450 - 110th Ave NE - PO BOX 90012
Bellevue, WA 98009-9012
p. 425.452.4624
f. 425.452.2814

From: Kroeger, Ken
Sent: Thursday, October 28, 2021 4:00 PM
To: Plummer David F.
Subject: RE: Question #8

Mr. Plummer –

A critical point for your information and included in the Recommended Concept Plan previously sent to you - the \$125M is the total estimated Project Cost – soft costs (design/permits fees/etc), as well as, the construction costs. The 2021 construction cost for the BAC are estimated to be \$90M.

We did not create a new cost estimate for the BAC project. However, we did work with our landfill engineering team to review the site construction requirements and estimated costs to develop the BAC on the site. Only the construction costs for site development on the former landfill were refined from the 2020 Report.

All estimated dollars in our BAC Feasibility Study Update and in the Recommended Concept Plan are in 2021 dollars.

As requested in your public disclosure request, all estimates provided by our BAC design and engineering teams for this project will be included in the materials provided to you.

Ken Kroeger
Project Manager
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Inspire to Challenge....

From: Plummer David F.

Sent: Wednesday, October 27, 2021 4:36 PM

To: Kroeger, Ken <KKroeger@bellevuewa.gov>

Cc: ruth Lipscomb <ruth@ruthlipscomb.com>; Zahn, Janice <JZahn@bellevuewa.gov>; Nieuwenhuis, Jared <JNieuwenhuis@bellevuewa.gov>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>

Subject: Fwd: Question #8

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Kroeger!

Any chance for answers to my questions below? (If your team generated a new cost estimate in 2021 \$s for the preferred new aquatic facility, is it possible to obtain a copy of the estimate details by submitting a records request; if so, what would the date be for that estimate?) As can be seen in the attached Excel file, the CoB/ARC estimate for Option 3, the closest option to the Department's preferred facility, is \$110 million in 2020 \$s, so the preferred facility's cost is about 14% higher than the CoB/ARC Option 3's cost. Thus, it appears that the Department's new estimate (\$125 million, 2021 \$s) must be based on an updated cost estimate; it's that estimate that I'd like to be able to review. If, on the other hand, your team simply escalated the Option 3 cost estimate, I would appreciate it if you could identify the escalation rates the team used.

RSVP/thanks,

David F. Plummer

Ken Kroeger
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From: Plummer David F.
Sent: Wednesday, November 3, 2021 6:30 PM
To: Fehrman, Pamela <PFehrman@bellevuewa.gov>
Cc: Kroeger, Ken <KKroeger@bellevuewa.gov>
Subject: Answers to Questions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Ms. Fehrman!

1. Any chance for answers to my questions before the Commission's 9 November meeting (see email below)?

2. In the Airfield Park layout attached to your 9 November 2021 staff memo, where is the location of the ca 10-acre aquatic facility?

RSVP,

David Plummer

Previous Questions:

Hello Mr. Kroeger!

Any chance for answers to my questions below? (If your team generated a new cost estimate in 2021 \$s for the preferred new aquatic facility, is it possible to obtain a copy of the estimate details by submitting a records request; if so, what would the date be for that estimate?) As can be seen in the attached Excel file, the CoB/ARC estimate for Option 3, the closest option to the Department's preferred facility, is \$110 million in 2020 \$s, so the preferred facility's cost is about 14% higher than the CoB/ARC Option 3's cost. Thus, it appears that the Department's new estimate (\$125 million, 2021 \$s) must be based on an updated cost estimate; it's that estimate that I'd like to be able to review. If, on the other hand, your team simply escalated the Option 3 cost estimate, I would appreciate it if you could identify the escalation rates the team used.

RSVP/thanks,

David F. Plummer

Begin forwarded message:

From: "Plummer David F."

Subject: Re: Question #8

Date: October 26, 2021 at 1:48:32 PM PDT

To: "Kroeger, Ken" <KKroeger@bellevuewa.gov>

Cc: Susan Pappalardo; Zahn Janice <jzahn@bellevuewa.gov>

Hi there!

So, does your response (below) mean that you and your team made a completely **new** cost estimate for the facility that is in **2021 \$s**; if not, how did your team come up with the \$125 million estimate, which, as noted in your 18 October 2021 agenda memo and presentation charts, is in **2021\$**? If a new cost estimate was prepared, will a copy be provided in the materials that I'll receive in response to PRR C000769-102421? (As far as I can understand the CoB/ARC report, all the costs in that report were

in **2020 \$s.**) Also, (reference question #8, item 8.2), does your response mean that the costs shown on pages 2, 16, and 17 of Attachment A are in 2021\$S?

FYI: I do not question the Department's cost estimates, I'm simply trying to update my life cycle cost estimate for the Parks Department's recommended aquatic facility (as defined in your 18 October 2021 presentation to the Council), so I need to be sure that I'm using the correct data. Thus I appreciate your help in clarifying the Department's most recent cost information on the facility. It would certainly be helpful if the Department would publish important information and sources used in preparation of various reports and studies on the new facility; for example, if the Department uses escalation rates in preparing facility acquisition and ownership costs, it would be very helpful if the rates assumed for each year and cost category (materials, labor, etc.), and the source(s) of such data were identified.

RSVP/thanks,

David F. Plummer

On Oct 26, 2021, at 11:41 AM, Kroeger, Ken <KKroeger@bellevuewa.gov> wrote:

Mr. Plummer –

Our current estimate is for today's dollars – based on our team's expertise and estimating work. We created the mark for the project to be based on 2021 estimating levels of what we have seen in the current market structure, without adding any additional escalation until the end of the year (or midpoint of the fiscal period 2022). We stand behind our current estimate of \$125M as a baseline for the aquatic center project to progress.

Ken Kroeger
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Inspire to Challenge....

From: Plummer David F.
Sent: Monday, October 25, 2021 3:59 PM
To: Kroeger, Ken <KKroeger@bellevuewa.gov>
Subject: Question #8

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Kroeger!

Question #8

8.1. Apparently the Parks Department updated some (or all??) of the cost data for Option No. 3 in the CoB/ARC study by escalating the costs from 2020 \$s to 2021 \$s. Could you please advise what escalation rate (or rates) were used to generate the \$125 million cost value given in your 18 October 2021 agenda memo?

8.2. Are the costs shown on pages 16 and 17 of Attachment A to your agenda memo in 2020 \$s or 2021 \$s?

RSVP/thanks,

David F. Plummer