

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of Amendment 4 to the Professional Services Agreement with Bohlin Cywinski Jackson to increase the contract amount by \$2,013,943, for a total contract amount not to exceed \$8,519,863, plus all applicable taxes, for architectural design/engineering services for Fire Station 10 and Fire Station 5.

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*Fire Department*

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**EXECUTIVE SUMMARY**

This Resolution authorizes the execution of an amendment to the Professional Services Agreement with Bohlin Cywinski Jackson to increase the contract amount for Architectural Design/Engineering Services for Fire Station 10 and Fire Station 5.

This action is one of two actions on tonight's consent calendar related to Fire Station 10 (Levy) project. The other action under separate cover is an Ordinance to award Bid No. 21022 to Cornerstone General Contractors for the construction of Fire Station 10 and improvement to the intersection at 112<sup>th</sup> Avenue NE and NE 12<sup>th</sup> Street, amend the 2023-2024 Land Purchase Revolving Fund (LPRF), transfer budget appropriation from LPRF to increase the 2023-2024 General CIP Fund, and amend the 2023-2029 General Capital Investment Program (CIP) Plan to increase the budget for the Fire Station 10 (Levy) project.

**RECOMMENDATION**

Move to adopt Resolution No. 10212

**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 and a replacement of existing Fire Station 5. The development and construction of the new fire station and rebuild of the existing station will enhance the current nine station support network which serves all neighborhoods and surrounding communities.

In 2018, Resolution No. 9419 authorized the execution of a Professional Services Agreement with Bohlin Cywinski Jackson for architectural design and engineering services of Fire Station 10 and Fire Station 5.

## **Fire Station 10**

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

The Fire Station 10 design is intended to define the standard for fire facility design and construction to meet the programmatic needs of the Bellevue Fire Department as documented in the Fire Facilities Master Plan. The architectural and engineering (AE) effort defined the standard and moved the project through permitting (local and federal), design development and review, and the conditional land use process. The design cost to develop the standard is intended to be used to streamline design and permitting of future station replacement projects and thus reduce the overall cost to the Fire Levy.

The industry standard for AE services is estimated to be 10 to 15 percent of the construction cost of the facility. The AE services for Fire Station 10 is approximately 19 percent of the construction bid. The AE design cost is higher than the industry average but is not unexpected given the expanded scope of services from the original contract to meet the emerging and complex design requirements and development of the standard for essential fire facilities. Included are the building's environmental sustainability design features which include the utilization of salmon-safe construction practices, restoration of Class II wetlands, electrical vehicle charging stations, green roof system, rooftop photo voltaic array (solar) system, underground geothermal wells for HVAC, rainwater collection and grey water usage for site irrigation, vehicle washing, and toilet flushing.

The original construction phase was anticipated to be 12 months, however, current market conditions are impacting the supply chain and creating limits on construction resources. Therefore, it is expected that the project's construction phase will be longer than originally anticipated. As the project moves into the construction phase, architectural and engineering services are needed throughout the anticipated 18-month construction period to respond to expected/standard requests from the general contractor, providing clarity on items such as material submittals, product substitution requests, change order requests, design clarifications, and/or requests for information.

## **Fire Station 5**

The Fire Station 5 project will replace the existing 50-year-old building. The station, located in the City of Clyde Hill, serves Clyde Hill, Medina, and the Points communities. The City of Bellevue is working with the City of Clyde Hill to execute a Development Agreement and various Real Property Agreements which will lead to a final property agreement for exchange of properties to enable construction of the replacement fire station.

This amendment does not alter the design phases for Fire Station 5 from the initial contract, however the design criteria have been adjusted to meet current Fire Department operations policy requirements for firefighter health and wellness as well as EV infrastructure for future fire and medical apparatus.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue City Code 4.28 requires contracts whose values are anticipated to exceed \$90,000 require approval of the City Council.

### **Fiscal Impact**

This action obligates the City to an amount not to exceed \$8,519,863, plus all applicable taxes to provide architectural design/engineering services for the construction of Fire Station 10 and Fire Station 5.

This expenditure was anticipated, and sufficient funding exists within the Fire Station 10 (Levy) (CIP Plan No. PS-64) and Fire Station 5 (CIP Plan No. PS-66) for these expenditures. The following table provides the financial summary for this contract (in thousands):

	Original Contract (\$000)	Previous Amendments (\$000)	This Action (\$000)	Contract New Total (\$000)
PS-64 Fire Station 10	\$2,297	\$2,497	\$1,231	\$6,024
PS-66 Fire Station 5	\$1,685	\$27	\$783	\$2,495
<b>Total</b>	<b>\$3,982</b>	<b>\$2,524</b>	<b>\$2,014</b>	<b>\$8,519</b>

### **OPTIONS**

1. Adopt the Resolution authorizing execution of Amendment 4 to the Professional Services Agreement with Bohlin Cywinski Jackson to increase the contract amount by \$2,013,943, for a total contract amount not to exceed \$8,519,863, plus all applicable taxes, for architectural design/engineering services for Fire Station 10 and Fire Station 5.
2. Do not adopt the Resolution and provide alternative direction to staff.

### **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Vicinity Map
  - B. CIP Project Description PS-64
  - C. CIP Project Description PS-66
- Proposed Resolution No. 10212

### **AVAILABLE IN COUNCIL LIBRARY**

Contract Amendment 4