

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a large public works contract with Fury Site Works Inc. as the lowest responsible bidder, for a new Mercer Slough Farm Building, in an amount not to exceed \$2,722,500, plus all applicable taxes.

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Parks & Community Services

EXECUTIVE SUMMARY

Resolution authorizing execution of a large public works contract to Fury Site Works Inc. for the construction of a new Mercer Slough Farm Building.

RECOMMENDATION

Move to adopt Resolution No. 10221

BACKGROUND/ANALYSIS

As part of the East Link project, Sound Transit was required to mitigate for impacts to existing Parks & Community Services farm operations in the Mercer Slough Nature Park. The mitigation includes construction of a new farm sales stand building that will be used to run farm sales operations. Operations will include a U-pick blueberry farm as well as sales of other farm fresh agricultural produce. The settlement was intended to mitigate for the loss of public park functions in the Mercer Slough Nature Park displaced or modified by the light rail facility.

The City and Sound Transit agreed that the City would manage the design and construction of the new facilities. The project consists of construction of a new 1,750 square foot two-story, wood-framed seasonal farm produce building with associated landscaping and amenities. Much of the initial site work, including a detention vault, parking lot improvements, and structural pin pile foundation for the farm stand building, has already been performed by Sound Transit as a component of the East Link project.

Bid Process & Analysis

The City conducted a competitive process that was open, fair, and transparent. Bids were advertised and posted online through the Builders Exchange of Washington website. The bid from Fury Site Works Inc. (Bid #22070) represents the most cost competitive proposal to the advertised plans and specifications. The tight range of the bids indicates that the low bid reflects a realistic and competitive price for the work. Based on the contractor's background, references, and previous projects, staff believes that Fury Site Works, Inc. is capable of successfully completing the required work per the plans and specifications. Fury Site Works Inc. has successfully completed a wide variety of public works projects.

The following bids were received:

Fury Site Works Inc.	\$2,722,500
Western Ventures	\$3,027,750
Moon Construction	\$3,117,263
Forma Construction	\$3,383,308
Kassel and Associates	\$3,873,098

Construction Timing and Impact

The Mercer Slough Farm Building project is planned to start this spring, with anticipated completion in spring of 2024. For public safety reasons the Mercer Slough Blueberry farm will be continue to be closed to the public until construction is completed.

POLICY & FISCAL IMPACTS

Policy Impact

The project is supported by the following policy statements from the Parks, Open Space and Recreational Element of the Comprehensive Plan:

- PA-15. Encourage the development of facilities for special purpose recreation.
- PA-20. Offer programs that utilize the unique resources and variety of indoor and outdoor facilities within the park system.
- PA-21. Use parks to celebrate, promote and preserve Bellevue's history, cultural arts and local heritage when consistent with the park's design and programming.

BCC 4.28 provides for the fair and equitable treatment of persons in purchasing process. Because the amount of this contract exceeds \$90,000, Council approval is required.

Fiscal Impact

Awarding this bid will obligate the City to an amount of \$2,722,500, plus all applicable taxes. This project is funded through the 2023-2029 General Capital Investment Program (CIP) Mercer Slough East Link Mitigation (CIP Proj. No. P-AD-96). Sufficient funds exist in the 2023-2029 General CIP to complete this project.

OPTIONS

1. Adopt the Resolution authorizing execution of a large public works contract with Fury Site Works Inc. as the lowest responsible bidder, for a new Mercer Slough Farm Building, in an amount not to exceed \$2,722,500, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Vicinity Map
 - B. Farm Stand Visualization
 - C. CIP Project Description (P-AD-96)
- Proposed Resolution No. 10221

AVAILABLE IN COUNCIL LIBRARY

Project Bidding Information and Contract Requirements
Copy of Large Public Works Contract