

July 6, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution No.8939 authorizing execution of a professional services agreement with Walker|Macy for architectural and engineering services to provide design, permitting, and construction documentation to support the first phase of Bellevue Airfield Park development.

FISCAL IMPACT

This agreement obligates the City to an amount up to \$1,406,388 dollars. This contract will be funded from CIP P-AD-83, Bellevue Airfield Park (up to \$1,297,900) and P-AD-27, Park Planning & Design (\$108,488). Together, there are sufficient funds to complete this work.

STAFF CONTACTS

Patrick Foran, Director, 452-5377
Glenn Kost, Planning Manager, 452-5258
Pam Fehrman, Planning Project Manager, 452-4326
Parks and Community Services Department

POLICY CONSIDERATION

Bellevue City Code:

Bellevue City Code Chapter 4.28 provides for the fair and equitable treatment of persons in the purchasing process.

Contracting policies:

This consultant selection process was conducted consistent with the City's contracting policies and State law for selecting architects and engineering services for public works building projects. Council approval is required for Professional Services contracts exceeding \$90,000.

BACKGROUND

The City acquired the 14.5-acre Boeing property/landfill in 2002 and acquired the adjacent 10.5-acre Bellevue School District property in 2004. Together with the existing Utilities-owned stormwater pond, the 27-acre Bellevue Airfield Park is the last large, undeveloped tract of land in Bellevue. Approximately one-third of the site was operated as a municipal landfill from 1951 to 1964, then as an airfield until 1983. It is currently an undeveloped, grass field that includes a variety of utility systems and easements including a landfill gas migration system, ground water monitoring wells, storm water management systems, and a King County sewer trunk line. The remaining two-thirds of the site is predominantly natural wooded area with walking trails. It is used mainly by the neighborhood for walking and general recreation.

In 2008, Bellevue citizens passed the Parks & Natural Areas Levy that approved funding to “complete the first phase of development following a community-based plan to preserve natural areas and add new recreational amenities.” Council adopted the Bellevue Airfield Park Master Plan (Attachment 1) on July 2, 2012 (Resolution No. 8416) after an extensive community planning process. The Master Plan assumes that park development will occur in phases over a long period of time, which is typical of the City’s large community parks. Familiar examples include Downtown Park and Crossroads Community Park that began with adopted Master Plans in the 1980s, and have undergone multiple development phases. A total of \$10 million was

earmarked for phase 1 development. However, funding is available to complete only design and permitting in the current 2015-21 CIP. No construction funds are available.

PROJECT DESCRIPTION AND SCOPE OF WORK

The scope of phase 1 design and permitting includes landfill pre-loading and capping, new methane and leachate systems, stormwater system upgrades and pond improvements, park entry and parking improvements, trail extensions, restroom, and one synthetic sportsfield area as depicted in the Master Plan. The proposed contract scope includes technical analysis and reports, site and facility design and engineering, landfill and environmental review, community outreach, permitting assistance, and construction documentation to support public bid and construction. The scope of phase 1 construction will be determined at the time that construction funding is available.

Council also approved plans to expand the Robinswood off-leash areas when adopting the Airfield Park Master Plan. This work will occur when the existing off-leash uses at Airfield are displaced by phase 1 construction.

CONSULTANT SELECTION AND QUALIFICATIONS

An open, transparent, and competitive selection process was conducted. A request for proposal was placed in the *Daily Journal of Commerce* and *The Seattle Times* and advertised on the City website. Eight firms submitted proposals. An interdepartmental team comprised of representatives from Parks, Planning and Community Development, Utilities, and Development Services reviewed proposals and interviewed six firms whose proposals ranked highest.

Walker|Macy was selected as the most qualified firm. They are a multidisciplinary firm offering landscape architecture, urban design, and planning with a focus on sustainable design. The firm brings a collaborative approach and great experience with complex brownfield restoration projects.

Walker|Macy has assembled a strong team of sub-consultants, several of whom have worked on the Eastgate Landfill on behalf of the City and the Boeing Company. The Walker|Macy architecture and engineering team consists of: MKA Patano + Hafermann, Fischer Bouma, Interface Engineering, Transpo Group, SCS engineering, Landau Associates, Roen Associates, and Tree Solutions Inc. Very positive feedback was received from all prior clients contacted, and we are confident that Walker|Macy can successfully complete the Bellevue Airfield Park phase 1 project.

EFFECTIVE DATE

If approved by Council, this Resolution will become effective immediately.

OPTIONS

1. Adopt the Resolution authorizing execution of a professional services agreement with Walker|Macy for architectural and engineering services to provide design, permitting, and construction documentation to support the first phase of Bellevue Airfield Park development.
2. Do not adopt the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to adopt Resolution No. 8939 authorizing execution of a professional services agreement with Walker|Macy for architectural and engineering services to provide design, permitting, and construction documentation to support the first phase of Bellevue Airfield Park development.

ATTACHMENTS

Bellevue Airfield Park Master Plan with phase 1 depicted
CIP Project Descriptions
Proposed Resolution

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Proposed Professional Service Agreement with Walker|Macy