

June 4, 2018

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution authorizing execution of a Professional Services Agreement with Bohlin Cywinski Jackson for design services for Fire Station 10 in the amount not to exceed \$2,296,864, plus all applicable taxes, and design services for Fire Station 5 in the amount not to exceed \$1,685,141, plus all applicable taxes, and repealing Resolution No. 9375.

FISCAL IMPACT

This action obligates the City up to \$2,296,864, plus all applicable taxes, for design services for Fire Station

10, Capital Investment Program (CIP) No. PS-64 and \$1,685,141, plus all applicable taxes, for design services for Fire Station 5, CIP No. PS-63. Sufficient funds exist in the 2017-2023 CIP program to fully fund this contract.

The following table provides the financial status of the projects:

		This Action (\$000)
PS-64	Fire Station 10 Design	\$2,296
PS-63	Fire Station 5 Design	\$1,685
Total		\$3,982

STAFF CONTACTS

Jerome Hagen, Fire Chief, 452-6895

Todd Dickerboom, Deputy Chief, 452-7872

Fire Department

Laurie Leland, Interim Director, 452-4366

Marina Stefanovic, Senior Project Manager, 452-4486

Civic Services Department

POLICY CONSIDERATION

City Financial Policies:

- Purchase contracts in excess of \$90,000 require Council approval.
- RCW 39.80.010 – “The legislature hereby establishes a state policy, to the extent provided in this chapter, that governmental agencies publicly announce requirements for architectural and engineering services, and negotiate contracts for architectural and engineering services on the basis of demonstrated competence and qualification for the type of professional services required and at fair and reasonable prices.”

City staff publicly announced the Request for Qualifications through local forms of print media, as well as distribution through the Public Purchase procurement portal.

Comprehensive Plan:

- N-2. Ensure police, fire and emergency services provide high levels of public safety that respond to growth and changing community needs.

BACKGROUND

On March 5, the City Council approved Resolution No. 9375 previously purporting to authorize execution of this agreement. Due to an administrative error, Resolution No. 9375 referenced a template of the agreement, not an agreement in its final form with terms agreed by the contractor. Thus, in order to effectuate the City Council's intent, Resolution No. 9375 should be repealed and the City Council should authorize execution of the final version of the agreement as submitted in the Council Document Library.

In 2014, the City of Bellevue Fire Department hired a consultant to complete a long-range Fire Facilities Master Plan. The goal of the study was "to ensure that the Bellevue Fire Department has safe, survivable, and appropriate facilities which will enable it to maintain its current capacity for providing excellent fire and emergency medical response to citizens of Bellevue and its neighboring communities as they grow and change." Building a new Fire Station 10 and rebuilding Fire Station 5 are key recommendations addressed in this contract for design services.

In 2016, Bellevue citizens voted to pass a 20-year Fire Capital Levy to fund the department's capital facility needs, which includes the design and construction of a new Fire Station 10. In addition, the City identified funds in its CIP to replace Fire Station 5.

New Fire Station 10

The new Fire Station 10 is an addition to the existing fire response network of nine stations. The Fire Facilities Master Plan evaluated the department's response capabilities and concluded "that the most effective option to assure three-minute travel time, adequate vertical response, and maximum weight of response coverage is to plan for a new station in the Downtown area." The City has identified land for the new station at the northwest corner of 112th Avenue NE and Northeast 12th Street, located just north of McCormick Park. The new Fire Station 10 is planned to house four individual companies to include a Battalion Commander, a three-person Engine Company, a two-person Basic Life Support Unit and a 2-person Advanced Life Support Unit in a building of approximately 20,000 square feet. This new station will improve response times for fire and medical emergencies in the Northwest Bellevue, Downtown Bellevue, and Bel-Red areas. This station is especially important for high-rise structures in the Downtown area that require "vertical response time" to reach the upper floors. This area is also experiencing the highest call volume increase.

Design for Fire Station 10 is scheduled for Spring 2018 through 2019, followed by construction in 2020-2021 and occupancy in 2022. Public outreach and neighborhood engagement will be conducted throughout the design and permitting process.

Fire Station 5 Replacement

The Fire Facilities Master Plan also assessed station operations and firefighter health, safety, and welfare. The plan consultant recommended that replacing Fire Station 5 would be most cost-effective "owing to a combination of small site, age, poor condition and inflexible configuration/structure." Fire Station 5 is located at 9821 NE 24th Street in the City of Clyde Hill and primarily serves (under provisions of Fire Protection Services Agreements) Clyde Hill, Medina, and the Hunts Point communities as well as Northwest Bellevue. The existing building is 48 years old and constructed of

unreinforced masonry that would likely result in significant damage during an earthquake. The new fire station will house a single three-person Engine Company in a building of approximately 12,000 square feet. Design for Fire Station 5 is scheduled for late Spring 2018 through 2019, followed by construction in 2020-2021 and occupancy in 2022. Public outreach and neighborhood engagement will be conducted throughout the design and permitting process.

Consultant Selection Process

Staff considered various project delivery options resulting in a decision to proceed with a Design-Bid-Build approach. This decision was made based on the schedule uncertainty with the property acquisition, and in the scope of site design due to presence of a wetland on the Fire Station 10 site. Following City policy for selecting professional services consultants, a Request for Qualifications for design services of Fire Station 10 and Fire Station 5 was advertised on June 29, July 6, and July 13, 2017. Seven architectural firms submitted proposals which were evaluated and five firms were invited to an interview. In the interviews, each firm identified project challenges and opportunities and proposed strategies to meet project objectives. The selection committee, comprised of staff from the Fire and Civic Services departments, visited sample project sites to support the selection.

The selection criteria included:

- Experience with fire station and civic building design.
- Design examples incorporating innovative solutions for fire station operation and maintenance.
- Proficiency with environmental resource management, energy efficiency, indoor air quality, and site sustainability.
- Ability to effectively work with citizens during public outreach, and to present/communicate design to staff and Council.

Following a thorough deliberation process, the firm of Bohlin Cywinski Jackson was selected as the recommended design consultant.

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately upon Council adoption.

OPTIONS

1. Adopt the Resolution authorizing execution of a Professional Services Agreement with Bohlin Cywinski Jackson for design services for Fire Station 10 in the amount not to exceed \$2,296,864.00, plus all applicable taxes, and design services for Fire Station 5 in the amount not to exceed \$1,685,141.00, plus all applicable taxes, and repealing Resolution No. 9375.
2. Do not adopt the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Resolution No. 9419 authorizing execution of a Professional Services Agreement with Bohlin Cywinski Jackson for design services for Fire Station 10 in the amount not to exceed \$2,296,864.00, plus all applicable taxes, and design services for Fire Station 5 in the amount not to exceed \$1,685,141.00, plus all applicable taxes, and repealing Resolution No. 9375.

ATTACHMENTS

A. Vicinity Map

B. CIP Project Description

Proposed Resolution No. 9419

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Professional Services Agreement