

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of a Professional Services Agreement with ARC Architects, to provide technical evaluation and support for an Aquatics Center Feasibility Study Update in the amount of \$186,233, which includes \$9,000, or 5% as contingency, plus all applicable taxes.

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*Parks & Community Services Department*

**EXECUTIVE SUMMARY**

This Resolution provides direction for Staff to develop more precise and updated technical information necessary to assist the City in determining whether, and to what extent, the City wishes to proceed with a new aquatic center. The work covered in this professional services contract will include: refinement of the potential project scale and scope, estimated costs, site feasibility, financing and operational plan, and public outreach and communications.

**RECOMMENDATION**

Move to adopt Resolution No. 9494.

If approved, effective date: 11/19/2018

**BACKGROUND/ANALYSIS****Background**

In 2006, the City was approached by a local non-profit organization, Swimming Pools for Leisure, Active Sports, and Health (*SPLASH*), advocating the construction and operation of a multi-purpose aquatic complex. Council approved funding to complete a study to determine the feasibility and costs of constructing and operating an aquatic facility. The resulting Feasibility Study, completed in 2009, explored alternative facilities to meet the demand, conducted a preliminary site analysis, market analysis, public outreach, and financing options. In March 2009, the Council expressed interest in Option D, a regional aquatic center, and directed staff to work with adjacent cities, school districts, and other potential partners to further explore this concept.

Staff reported to Council in early 2010 that, after a thorough review, potential partners were not prepared to pursue a project at that time. The general lack of partner interest coupled with the impacts of the recession caused Bellevue to cease further exploration of aquatics alternatives.

In 2017, King County appropriated \$2M to explore the potential for a regional solution to the aquatics gap on the Eastside. Bellevue is actively participating in this ongoing process with representatives of Redmond, Kirkland, King County, and Wave Aquatics.

At the May 1, 2017 Council meeting, Council directed staff to continue exploring alternatives for the development of a local Bellevue facility and/or a regional facility in partnership with one or more Eastside neighbors. Two potential partners have emerged from these most recent discussions, the

Bellevue School District and Bellevue College. In addition, the reorganized non-profit aquatics organization *SplashForward* continues to advocate for a comprehensive, state-of-the-art community aquatics center.

At the March 12, 2018 Council Extended Study Session, staff provided an Aquatics Center Update and Council directed staff to continue to evaluate alternatives for the development and operation of aquatic facilities in Bellevue and the Eastside, and to utilize up to \$250,000 from the Council Capital Improvement Plan (CIP) Contingency (CIP Plan No. G-107) for this purpose.

At the May 21, 2018 Council meeting, Council approved Resolution No. 9408 authorizing the City Manager to sign a Memorandum of Understanding (MOU) between King County, City of Bellevue, City of Kirkland, and City of Redmond to continue exploring the feasibility of a regional approach to developing aquatics facilities and to coordinate on a public aquatics assessment. This action obligated the City to an amount of \$15,000 as its proportionate contribution to a feasibility study to develop a public aquatics assessment. This contribution would come from the Council Contingency (CIP Plan No. G-107) per the previous Council direction.

Further, this funding is proposed to be moved to a standalone CIP Plan (No. G-114, Regional Aquatic Center Study) with the adoption of the 2019-2025 CIP during the current budget process

### **Contractor Selection & Scope of Work**

This contract will develop information necessary to assist Council in determining whether, and under what circumstances, to proceed with an aquatic center, and includes the following tasks:

- Finalize the scale and scope of the program elements using Option D from the 2009 Feasibility Study as the starting point;
- Prepare a schematic drawing and architectural rendering;
- Update the estimated capital and operating costs by program element;
- Conduct a site feasibility analysis for several sites;
- Evaluate financing and operational plans, including public, private, and nonprofit options;
- Prepare communication tools and conduct public outreach; and
- Prepare a written report with all information, analysis, and recommendations.

The consultant selection process is consistent with the City's contracting policies and State law for selecting design consultants. A request for qualifications (RFQ #18070) was sent to firms on the Citywide Professional Services/A&E Roster, advertised in the Daily Journal of Commerce and The Seattle Times, and sent to firms with experience in preparing aquatic feasibility studies. Ten firms submitted proposals, which were evaluated by a team consisting of Parks representatives and two representatives of *SPLASHForward*. The following four firms were shortlisted and sent follow up questions and requests for further information: ARC Architects, Ohlson Lavoie Collaborative/ZO Architecture, Barker Rinker Seacat Architecture, and Weinstein A+U.

ARC Architects was chosen as the most qualified based on their initial RFQ proposal and their responses to the follow-up questionnaire. The review team found ARC's communication skills, project approach, expertise, breadth and relevancy of experience, and strength of their project team to best meet the needs of the City for the aquatics center feasibility study update.

As a firm, ARC has over 35 years of experience, having completed numerous feasibility and planning studies throughout the country for a variety of recreation facilities, both public and private, including extensive experience on aquatic center feasibility projects of similar scope. ARC was an integral team member on the 2009 Aquatic Center Feasibility Study and will bring that experience to this process.

ARC has assembled a highly qualified team with expertise in aquatic design, program planning, architecture, site design, cost estimating, public outreach, operational assessment, market research, and economic analysis. The team brings extensive experience from working on similar projects throughout the country, including the Pacific Northwest.

Past clients regard the team's cooperation, responsiveness, and ability to deliver products on time and in keeping with the original project goals as outstanding. The firm has identified the personnel required to complete work, and staff is confident that ARC can successfully complete the aquatic center feasibility study update.

## **POLICY & FISCAL IMPACTS**

### **Bellevue City Code**

BCC 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$90,000.

### **Fiscal Impact**

This agreement obligates the City to an amount up to \$186,233, plus all applicable taxes, which includes \$9,000 in contingency. This will be funded from the CIP Contingency (CIP Plan No. G-107). There are sufficient funds budgeted to complete this project. Further, this funding is proposed to be moved to a standalone CIP Plan (No. G-114, Regional Aquatic Center Study) with the adoption of the 2019-2025 CIP during the current budget process.

## **OPTIONS**

1. Adopt the Resolution authorizing execution of a Professional Services Agreement with ARC Architects, to provide technical evaluation and support for an Aquatics Center Feasibility Study Update in the amount of \$186,233, which includes \$9,000, or 5% as contingency, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. CIP Project Descriptions  
Proposed Resolution No. 9494

## **AVAILABLE IN COUNCIL LIBRARY**

- COB Standard Professional Services Contract  
2009 Bellevue Aquatics Center Feasibility Study