

February 13, 2017

## **CITY COUNCIL AGENDA MEMORANDUM**

### **SUBJECT**

Resolution authorizing execution of an amendment to the Professional Services Contract with Balmori Associates to increase the total contract value by \$48,000 to \$298,000, and to provide additional schematic design alternatives for the I-405 crossing of the Grand Connection Visioning.

### **FISCAL IMPACT**

The original contract allowed the City to spend up to \$250,000 for design services related to the Grand Connection Visioning process with Balmori Associates. This expenditure was part of Council's prior approval of \$1,000,000 for the Wilburton-Grand Connection project in the 2015-2016 budget (CIP Plan No. CD-33 Grand Connection/Land Use Wilburton Zoning). The proposed amended value of \$48,000 would be part of Council's prior approval of \$500,000 for the Grand Connection study in the 2017-2018 budget (CIP Plan No. CD-44). The increase reflects the need to create three well defined alternatives for the I-405 crossing to incorporate as part of the Environmental Impact Statement review with the Wilburton Commercial Area Land Use study.

### **STAFF CONTACTS**

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*Department of Planning and Community Development*

### **POLICY CONSIDERATION**

City Financial policies:

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

City Code:

N/A

Comprehensive Plan:

N/A

### **BACKGROUND**

The City hired Balmori Associates to provide professional services support in the development of the Grand Connection visioning. The Grand Connection Visioning process began in April of 2016. Identified as a Council priority, the Grand Connection will establish a unique and signature urban experience for Bellevue. Following a national and international search, Balmori Associates was selected as the lead consultant for the visioning process. The consultant team was tasked with developing a high level vision of the Grand Connection, from Meydenbauer Bay to the Eastside Rail Corridor. The objectives of the visioning process include:

- Enhance the non-motorized connectivity of the Grand Connection route from Meydenbauer Bay to the Eastside Rail Corridor

- Establish unique urban design themes and a sense of place that are responsive to surrounding uses and amenities
- Identify a concept to span I-405 between Downtown and Wilburton that includes the piece of infrastructure as well as urban design and placemaking themes that is a signature landmark for the City
- Identify opportunities for small scale, easy to implement solutions that create urban design themes and placemaking, creating near term impacts
- Provide a proposal that is bold and visionary while maintaining a level of pragmatism to be carried through to implementation

The work was divided into two distinct phases, with the first focusing on the existing infrastructure between Meydenbauer Bay and Bellevue City Hall. The second phase focuses on the I-405 crossing and its interface with the Wilburton Commercial Area and the Eastside Rail Corridor. The second phase of work is currently in progress, with three high level concepts in development.

The visioning process has been guided by a set of Council Principles, approved on December 7, 2015.

### **Project Scope**

The proposed contract amendment is specific to the second phase of work that includes the I-405 crossing and its interface with the Wilburton Commercial Area and Eastside Rail Corridor. The original scope of work requested the development of alternative high level concepts for the I-405 crossing, and the further refinement and development of one schematic proposal. Each high level alternative was to address issues of scale, cost, and complexity. The final deliverable included refined illustrative depictions of the proposed alternative that depicted the user experience, interface with the Eastside Rail Corridor, and other important design features of the selected alternative.

### **Amendment Justification**

As the visioning process has progressed, and now joined by the Wilburton Commercial Area land use and urban design study, there remain a number of unidentified opportunities and solutions for the interface of the Grand Connection, Wilburton Commercial Area, and Eastside Rail Corridor. The three high level concepts proposed by the design consultant present three different levels of scale, impact, and opportunities for integration. To best understand the impact of these alternatives staff recommends that all three alternatives be extended to a higher level of design refinement so as to fully assess their impacts, costs, and opportunities as the vision for the Wilburton Commercial Area. As such, staff has included the I-405 crossing alternatives as part of the Environmental Impact Statement process for the Wilburton Commercial Area. This will allow for a more detailed understanding of the three alternatives, rather than selecting only one. The refinement of three alternatives will allow for flexibility and modification to support the preferred land use and urban design vision for the Wilburton Commercial Area, and for Council to make a more informed decision for the preferred I-405 crossing alternative.

### **Proposed Contract Amendment**

The proposed contract amendment would modify the scope of work for the second phase of work, as well as include additional fee. The original scope of work provided for the development of multiple high level concepts for the I-405 crossing, but for the refinement of one selected alternative to a schematic design level. This allowed for schematic design package that included illustrative depictions, and a conceptual level understanding for engineering of the selected alternative. The original total contract value was \$250,000 with \$145,000 allocated for the I-405 crossing alternative development.

The proposed contract amendment would provide for the refinement of all three options from a concept to a schematic level. The final deliverable package would include:

- 3D models for the three crossing options including engineering and transportation consultant input
- 50% schematic design engineer plans for the three crossing alternatives
- 50% schematic design landscape plans for the three crossing alternatives
- Two renderings for each of the three crossing alternatives (6 renderings total)

The proposed contract amendment would increase the total value of the contract from \$250,000 to \$298,000. The original \$145,000 allocated for one developed I-405 crossing alternative would increase to \$193,000 for the development of three I-405 crossing alternatives.

### **EFFECTIVE DATE**

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

### **OPTIONS**

1. Approve the Resolution authorizing an amendment to the Professional Services Contract with Balmori Associates to increase the total contract value by \$48,000 to \$298,000, and to provide additional schematic design alternatives for the I-405 crossing of the Grand Connection Visioning.
2. Do not approve the Resolution and provide alternative direction to staff.

### **RECOMMENDATION**

Option 1

### **MOTION**

Move to approve Resolution No. 9223 authorizing an amendment to the Professional Services Contract with Balmori Associates to increase the total contract value by \$48,000 to \$298,000, and to provide additional schematic design alternatives for the I-405 crossing of the Grand Connection Visioning.

### **ATTACHMENTS**

Proposed Resolution No. 9223

### **AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

Original scope of work for the Grand Connection Visioning

Proposed amended scope of work