

**CITY COUNCIL REGULAR SESSION**

Motion to award Bid No. 20018 for the Downtown Park NE Gateway project to Ohno-Touchdown JV Company, as the lowest responsible and responsive bidder in the amount of \$6,369,286 plus all applicable taxes (CIP Plan No. P-AD-100).

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*Parks & Community Services*

**EXECUTIVE SUMMARY**

This motion will award Bid No. 20018 to Ohno-Touchdown JV Company to construct the new pedestrian gateway project at the northeast corner of the Bellevue Downtown Park.

**RECOMMENDATION**

Move to award Bid No. 20018 to Ohno-Touchdown JV Company.

**BACKGROUND/ANALYSIS**

In 1984, Council adopted the Master Plan for the Downtown Park (DTP) that included a distinctive circular promenade, water features and large central open space. The Plan was revised in 1987 to include a major entry at the NE corner of the DTP at Bellevue Way and NE 4<sup>th</sup> Street. Major construction phases were completed in 1986, 1990, and most recently 2017, which completed the circle and many of the features contemplated in the Master Plan. However, the NE corner of the DTP has remained unfinished.

The Framework Plan for the Grand Connection identifies the NE corner of the DTP as a “*key gateway for Bellevue and the Grand Connection route (and) an important transition from Downtown Bellevue into a more intimate environment of the park and ultimately Old Bellevue.*” The report identifies this space as an opportunity to create a gateway between the bustling intersection and the natural green elements of the DTP, suggesting a small corner plaza with a modest water feature to help activate the space. The report additionally identifies the NE corner of the DTP as a significant public art opportunity. For these reasons, the City Council identified completion of the DTP NE corner project in the 2018-2020 City Council Vision Priorities.

This public works project constructs the new formal entry and gateway to the DTP from the intersection of Bellevue Way and NE 4<sup>th</sup> Street. The scope of work includes pedestrian connections to the existing park promenade, entry plaza, seating areas, a water feature, installation of the Union High School archway into the formal garden, site lighting, and street frontage improvements. Additionally, the project will lay the groundwork for the future installation of the Grand Connection public art, which will be presented to Council for approval at a future date.

**Bid Process & Analysis**

Bids were due and opened on February 25. The engineer's estimate is \$7,200,000. The following bids

were received:

Bidder	Base Bid Amount
Ohno-Touchdown JV Company	\$6,369,286.00
Active Construction, Inc (ACI)	\$6,646,756.88
C.A. Carey Corp	\$6,859,307.62
A1 Landscaping and Construction, Inc.	\$8,437,744.84

There is sufficient funding to complete the DTP NE Gateway project. The tight range of the bids indicates that the low bid reflects a realistic and competitive price for the work. Waiting for better market conditions is risky, with no guarantees of lower prices in the immediate future.

Based on the contractor's background, references, and previous projects, staff believe that Ohno-Touchdown JV Company is capable of successfully completing the required work in accordance with the plans and specifications. Staff also believe the project can be constructed within the bid amount and the timeline specified.

### **Construction Timing and Impact**

Construction is anticipated to start in the spring of 2020, with completion in early 2021. The NE corner of the DTP will be closed throughout construction but the remainder of the park will remain open to the public with periodic, partial closures to complete renovations to existing park elements. Additionally, temporary street frontage improvements will require partial lane closures that will be coordinated with the Bellevue Transportation Department.

The construction activity may have minor impacts on the 2020 July 4<sup>th</sup> celebration. However, staff are working with the Bellevue Downtown Association and the Bellevue Family 4<sup>th</sup> planning team to identify strategies to address impacts on this event.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue City Code chapter 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 is estimated to exceed \$90,000.

### **Fiscal Impact**

Awarding this bid will obligate the City to an amount up to \$6,369,286 plus all applicable taxes, to construct the new formal entry and gateway to the DTP from the intersection of Bellevue Way and NE 4<sup>th</sup> Street. This amount is approximately 11.5 percent below the engineer's estimate.

This contract is fully funded in the 2019-2025 Capital Investment Program (CIP) through the Downtown Park NE Entry/Gateway Development project (CIP Plan No. P-AD-100).

<u>Funding Source</u>	<u>Amount</u>
P-AD-100 Downtown Park NE Entry/Gateway Development	\$6,354,286
NEP-2 Downtown Park Entry Stairs	\$ 15,000
Total Funding	<u>\$6,369,286</u>

## **OPTIONS**

1. Award Bid No. 20018 for the Downtown Park NE Gateway project to Ohno-Touchdown JV Company, as the lowest responsible and responsive bidder in the amount of \$6,369,286 plus all applicable taxes (CIP Plan No. P-AD-100).
2. Award the bid to another bidder, if the low bidder is rejected.
3. Reject all bids and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Downtown Park Site Plan
- B. CIP Project Description (P-AD-100, NEP-2)

## **AVAILABLE IN COUNCIL LIBRARY**

Copy of Contract