

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing the execution of a professional services agreement with Rolluda Architects to provide design, engineering, and construction administration services for the removal and replacement of the existing concrete roof deck and supporting structural system in the boat rental facility at Enatai Beach Park, in an amount not to exceed \$161,556.00, plus applicable taxes.

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*Parks & Community Services*

**EXECUTIVE SUMMARY**

This Resolution authorizes the execution of a Professional Services Agreement to support the design and construction administration services of a new concrete roof deck and supporting structural system at the boat rental facility at Enatai Beach Park. The work will include architectural and engineering design services, roof design consulting, specification development, bid document preparation, permitting assistance, and project support during bidding and construction.

**RECOMMENDATION**

Move to adopt Resolution No. 9787

**BACKGROUND/ANALYSIS**

The Enatai Beach and Boat Facility is located in Enatai Beach Park. Built during the mid-1990s, this 3,000 square foot facility consists of a concrete exterior shell with wood structural components. The flat roof deck is used by the public for picnics and lake observation. The building is used for office space, interior boat storage, and contains public restrooms. REI operates a small boat rental from the facility.

The building's roof is leaking water from an unknown source. Repairs over the years, have prolonged the use of the building however water intrusion has continued. In 2019, roof and structural engineering consultants were hired to assess the roof's condition and evaluate the building's structural integrity. Although testing did not identify the source of the water infiltration, the wood structure is compromised showing evidence of dry rot and mold due to water damage.

This repair will continue to provide similar building function, while replacing the existing roof deck and damaged structural elements.

**Contractor Selection**

The consultant selection process was consistent with the City's contracting policies and State law for selecting design professionals. Five firms on the City's Professional Services and A&E Consulting roster submitted qualifications. Rolluda Architects was selected as the most qualified firm to provide the services. Rolluda Architects was the lead design professional of a boat storage and restrooms facility that was very similar to the Enatai Facility. Like the Enatai facility, this facility has a roof deck that is usable by the public and is partially buried into a hillside. The architectural/engineering team also has

experience in “total” roof replacement design and providing construction administration services for construction of existing buildings requiring new roof systems.

### **Scope of Work**

Consultant services include schematic design through final construction drawings, engineering services, specifications development, cost estimation, permit processing assistance, bidding documents, bidding assistance, and construction support services.

### **Next Steps**

The majority of the architectural/engineering design work and permitting will be completed by the end of 2020. Staff anticipates returning to Council in spring 2021 for construction bid approval.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue City Code 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.

PA-34 – Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

### **Fiscal Impact**

This Agreement obligates the City to an amount up to \$161,556.00, plus all applicable taxes. Funds for the Enatai Beach House repair will be funded by Renovation and Refurbishment of Park Facilities (CIP Plan No. P-R-11). There are sufficient funds available to perform this work.

## **OPTIONS**

1. Adopt the Resolution authorizing the execution of a professional services agreement with Rolluda Architects to provide design, engineering, and construction administration services for the removal and replacement of the existing concrete roof deck and supporting structural system in the boat rental facility at Enatai Beach Park, in an amount not to exceed \$161,556.00, plus applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Vicinity Map
  - B. CIP Project Description (CIP Plan No. P-R-11)
- Proposed Resolution No. 9787

## **AVAILABLE IN COUNCIL LIBRARY**

COB Standard Professional Service Contract