

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a Professional Engineering Services Agreement with HDR, Inc. in the amount of \$567,332.96, plus all applicable taxes, to provide construction management support services during construction of the 130th Avenue NE Station Area Park and Ride Project (CIP Plan No. PW-R-209 and CD-48).

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Transportation Department

EXECUTIVE SUMMARY

This Resolution provides construction management support services during construction of the 130th Avenue NE Station Area Park and Ride Project. A Motion to award the construction contract for this project is also scheduled on tonight's Consent calendar.

RECOMMENDATION

Move to adopt Resolution No. 9955

BACKGROUND/ANALYSIS

On November 15, 2011, the City and Sound Transit entered into an Umbrella Memorandum of Understanding (MOU) related to the construction, operation and maintenance of the East Link Project, including the City's contribution for a downtown tunnel. This collaboration led to identifying cost savings and alignment modifications for the project. As a result, additional property rights were needed from City Hall, King County Metro and Lincoln Center.

On May 6, 2015, an Amended and Restated MOU was completed, finalizing negotiations related to the additional property rights exchanged. Contemplated in the MOU was an agreement for Sound Transit to transfer in fee three parcels between 130th and 132nd Avenue NE (130th Parcels) to the City for mixed-use, transit-oriented development (TOD), subject to the requirement that the City's redevelopment of the parcels integrate a 300-stall park and ride facility on the property in time for East Link revenue service. The terms of the conveyance and requirements for the City's delivery of the parking facility are outlined in the "Conveyance Agreement for Property at 130th Station" (Agreement) effective October 17, 2019.

To maximize the ability of the City to advance the vision set forth in the BelRed Plan and BelRed TOD Planning Objectives (approved by Council on January 16, 2016), the Agreement provides the City multiple options for delivering Sound Transit's required parking facility on time. Included in those options is the ability for the City to extend the timeline for delivering the required on-site permanent parking facility to 2028 through the provision of interim parking facilities on and off-site while the TOD project is being planned and constructed.

On April 29, 2020, the City notified Sound Transit of its plan to pursue the “Interim Parking Option” and advance planning and design for an interim park and ride facility on the 130th Parcels. Development of an interim park and ride facility on the 130th Parcels is required to ensure the City can meet its contractual obligation to deliver parking by the accelerated East Link in-service date. Additionally, it allows the City to continue its work analyzing feasibility of redevelopment scenarios and associated public-private partnership strategies that will ensure completion of a TOD project that integrates a permanent parking facility for Sound Transit by 2028.

In March 2021, the City issued an RFQ for construction management services for the 130th Park and Ride. HDR Engineering was selected from among the firms responding as having the best combination of experienced staff and track record managing projects with the stakeholders and funding sources associated with the project.

This contract was created to provide construction management services for the 130th Avenue NE Station Area Park and Ride. The services under this supplement will consist of, but are not limited to, resident engineering, inspection, on site materials, inspection materials, laboratory testing and documentation to meet the City of Bellevue and other project stakeholders’ requirements.

The completion of this project is anticipated in August 2022.

POLICY & FISCAL IMPACTS

Policy Impact

Timely execution of the interim park and ride is required for the City to retain possession of the 130th Parcels. Timely execution of this project is directly connected to the City’s ability to advance the 130th/BelRed Station Area planning vision and remain consistent with the BelRed TOD Planning Principles and 130th Station Area TOD Planning Principles approved by Council on January 25, 2016.

Fiscal Impact

This is one of three items scheduled for Council action tonight for the 130th Avenue NE Station Area Park and Ride Project (CIP Plan No. PW-R-209) and the Public-Private Partnership – BelRed TOD Project (CIP Plan No. CD-48). The first item is an Ordinance to amend the budget for PW-R-209 and to award the bid to construct the project; the second item is a Resolution to amend the Professional Engineering Services Agreement with KPFF, Inc. to provide engineering support services during the construction of the project.

This action obligates the City to \$567,332.96, plus all applicable taxes, for construction management services during construction of the 130th Avenue NE Station Area Park and Ride Interim Project (CIP Plan Nos. PW-R-209 and CD-48) with HDR Engineering, Inc. Sufficient funding exists in CD-48 to fund this contract.

OPTIONS

1. Adopt the Resolution authorizing execution of a Professional Engineering Services Agreement with HDR, Inc. in the amount of \$567,332.96, plus all applicable taxes, to provide construction management support services during construction of the 130th Avenue NE Station Area Park and Ride Project (CIP Plan No. PW-R-209 and CD-48).

2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Vicinity Map
 - B. CIP Project Description (PW-R-209)
 - C. CIP Project Description (CD-48)
- Proposed Resolution No. 9955

AVAILABLE IN COUNCIL LIBRARY

Professional Service Agreement