

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 6704

A RESOLUTION authorizing the Bellevue Convention Center Authority to utilize the alternative public works contracting procedure for the expansion of the Meydenbauer Convention Center.

WHEREAS, in 2001 the Washington state legislature enacted changes to RCW Chapter 39.10 allowing for the use of a General Contractor/Construction Manager ("GC/CM") alternative public works contracting procedure for qualifying cities and public authorities for construction of public works projects; and

WHEREAS, Bellevue is a qualifying city because it has a population of over 70,000 residents, and the Bellevue Convention Center Authority ("BCCA") is a qualifying public agency chartered by Bellevue under RCW Chapter 35; and

WHEREAS, Bellevue and the BCCA have determined that expansion of the Meydenbauer Center will be in the public interest because a larger convention center will allow for a greater range of clientele; and

WHEREAS, the potential success of the expanded Meydenbauer Center will be greatly enhanced by the concurrent construction of a hotel adjacent to the Meydenbauer Center for the purpose of serving the clientele of the convention center; and

WHEREAS, a developer has acquired property adjacent to the Meydenbauer Center for the purpose of concurrently constructing a hotel to serve the clientele of the convention center; and

WHEREAS, in order for public works projects of qualifying cities and public authorities to be eligible for use of the GC/CM alternative public works contracting procedure, the project must be valued at over \$12,000,000, and must either involve complex scheduling requirements or the project must involve construction at an existing facility which must continue to operate during construction, or the involvement of the GC/CM must be critical to the success of the project; and

WHEREAS, the value of the Meydenbauer Center Expansion Project is currently estimated to be \$44,000,000; and

WHEREAS, coordinating construction phasing between two contractors for the Meydenbauer Center expansion and the hotel construction on a constrained site will involve complex scheduling, including the potential for early excavation and shoring bid packages; and

WHEREAS, the Meydenbauer Center must continue operating during construction and access to the loading dock, Theatre, and emergency exits must be maintained; and

WHEREAS, the connection of the new structure to the existing structure will entail "dragging" the existing lateral force from the existing north wall to the new structure. The input of the GC/CM during the design phase of the project will ensure that constructability and the costs associated with phasing this transfer of lateral force around Meydenbauer Center's ongoing operations are included in the MACC; and

WHEREAS, because of the need to coordinate construction with the adjacent concurrent construction of a hotel, and the need to keep the Meydenbauer Center open during construction, and the need to drag the lateral force to the new structure, use of the traditional method of awarding contracts in lump sum to the low responsive bidder is not practical for meeting desired quality standards or delivery schedules; and

WHEREAS, pursuant to RCW 39.10.030 the City Council made a preliminary determination to use the alternative public works contracting procedure for a specific public works project, and that the use of the alternative procedure will serve the public interest by providing a substantial fiscal benefit, and that use of the traditional method of awarding contracts in lump sum to the low responsive bidder is not practical for meeting desired quality standards or delivery schedules; and

WHEREAS, RCW 39.10.030 requires adequate public notification and the opportunity for public review and comment of a preliminary determination to use the alternative public works contracting procedure by implementing the public hearing process or written public comment procedure; and

WHEREAS, the Bellevue City Council elected to utilize the public hearing process contained in RCW 39.10.030(2)(a) to provide an opportunity for public review and comment and held a duly noticed public hearing on May 6, 2002 and no adverse comments were received at the hearing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES  
RESOLVE AS FOLLOWS:

Section 1. The City Council finds that:

a. Bellevue is a qualifying city for use of the GC/CM alternative public works contracting procedure because it has a population of over 70,000 residents, and the Bellevue Convention Center Authority ("BCCA") is a qualifying public agency chartered by Bellevue under RCW Chapter 35;

b. Bellevue and the BCCA have previously determined that expansion of the Meydenbauer Center will be in the public interest because a larger convention center will allow for a greater range of clientele;

c. the potential success of the expanded Meydenbauer Center will be greatly enhanced by the concurrent construction of a hotel adjacent to the Meydenbauer Center for the purpose of serving the clientele of the convention center;

d. a developer has acquired property adjacent to the Meydenbauer Center for the purpose of concurrently constructing a hotel to serve the clientele of the convention center;

e. coordinating construction phasing between two contractors for the Meydenbauer Center expansion and the hotel construction on a constrained site will involve complex scheduling, including the potential for early excavation and shoring bid packages;

f. the Meydenbauer Center must continue operating during construction and access to the loading dock, Theatre, and emergency exits must be maintained; and

g. the connection of the new structure to the existing structure will entail "dragging" the existing lateral force from the existing north wall to the new structure. The input of the GC/CM during the design phase of the project will ensure that constructability and the costs associated with phasing this transfer of lateral force around Meydenbauer Center's ongoing operations are included in the MACC; and

h. because of the need to coordinate construction with the adjacent concurrent construction of a hotel, and the need to keep the Meydenbauer Center open during construction, and the need to drag the lateral force to the new structure, use of the traditional method of awarding contracts in lump sum to the low responsive bidder is not practical for meeting desired quality standards or delivery schedules; and

i. this project is a qualifying project for use of the GC/CM alternative public works contracting procedure because the value of the Meydenbauer Center Expansion Project is currently estimated to be \$44,000,000 and because it involves complex scheduling requirements and the project will involve construction at an existing facility which must continue to operate during construction, and because the involvement of the GC/CM is be critical to the success of the project.

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Section 2. No person has raised an objection or argued against the proposed use of the GC/CM alternative public works contracting procedure for the Meydenbauer Center Expansion Project and the only public comment was in favor of the use of the procedure.

Section 3. This resolution is the City Council's final determination to use the GC/CM alternative public works contracting procedure for the Meydenbauer Center Expansion Project because use of the traditional method of awarding contracts in lump sum to the low responsible bidder is not practical for meeting desired quality standards or delivery schedules for the expansion of the Meydenbauer Convention Center.

Passed by the City Council this 3rd day of June, 2002, and signed in authentication of its passage this 3rd day of June, 2002.

(SEAL)

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Connie B. Marshall, Mayor

Attest:

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Myrna L. Basich, City Clerk