Item No. 8(c)
November 18, 2013

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT
Resolution No. 8648 authorizing execution of a professional services agreement with SRG Partnership, Inc., in the amount of $573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

FISCAL IMPACT
This action obligates the City to a maximum amount of $573,970 for professional architectural and engineering services as identified in the Scope of Services from SRG Partnership, Inc. The amount of this Professional Services Agreement is fully funded through the 2013-2019 Capital Investment Program.

The 2013-2014 Mid-Biennium Budget update presented by the Finance Department included a new CIP project for the East Parking Garage Redevelopment. As noted in the November 4, 2013 City Council Packet, the City Hall parking garage budget will be moved from CIP Plan No. PW-R-181, East Link MOU Commitments to CIP Plan No. G-86, City Hall Parking Garage Redevelopment, with approval of the 2013-2014 mid-biennium budget scheduled for Council action on December 2, 2013.

STAFF CONTACT
Frank Pinney, Assistant Director, 452-6049
Susan Harper, Project Manager, 452-6458
Civic Services Department

POLICY CONSIDERATION
City Purchasing Policies:
- Bellevue City Code 4.28 provides for the fair and equitable treatment of persons in the purchasing process. Because of the amount of the contract, Council approval is required.

BACKGROUND
In April 2013 the City Council and Sound Transit Board agreed on modifications to the East Link Light Rail alignment as part of the two agencies' efforts to identify cost savings for the project. One such modification was to the Downtown Station location, with the final alignment as an above-grade station on NE 6th Street. This station location results in additional impacts to the City Hall campus beyond those associated with the earlier tunnel station design. These impacts were identified during the cost saving process. The tunnel curves from 110th Avenue NE to NE 6th Street across the northwest portion of the City Hall campus, impacting the plaza and parking garage beneath it (with one level of visitor parking and two levels of public safety parking below that). During construction, most of the garage will be unusable, reducing capacity by approximately 100 visitor stalls and 200 public safety stalls. After construction, when the garage is restored, the net loss (compared to current capacity) will be approximately 60 visitor stalls and 125 public safety stalls.

Several possible parking solutions were evaluated, with expansion of the East Garage identified as the most viable and cost-effective long-term solution. The East Garage along

112th Avenue NE is currently used for City vehicles, staff and limited vendor and visitor parking. Approximately 165 stalls will be added to accommodate the displaced visitor and public safety parking. In order to address construction period impacts to City Hall visitors and public safety functions, this expansion must be completed prior to Sound Transit's scheduled start date of East Link construction in mid-2015.

The East Garage expansion will only partially address the parking needs during construction. During East Link construction (2015-2022) an additional 150 stalls will be required and will be provided on a nearby surface lot. An option to lease parking spaces was considered, but this option was not cost-effective and availability was limited, especially given the long duration of construction.

Project Sequencing
The work described above is expected to occur in three phases.

Construction Phase	Lead Agency	Schedule	
1. Surface lot developed; Must be available when East Garage construction begins	City of Bellevue	Design/Permit Construct Occupy	Dec. 2013 – Feb. 2014 Feb. 2014 – June 2014 June 2014
2. Expand East Garage	City of Bellevue	Design/Permit Construct Occupy	Nov. 2013 – June 2014 June 2014 – Dec. 2014 Jan. 2015
3. Reconstruct Visitor/Public Safety Garage & Plaza	Sound Transit	Demo/Modify Reconstruct Occupy	2Q 2015 3Q 2019 1Q 2020

Consultant Selection and Qualifications
The consultant selection process is consistent with Washington State law and the City's contracting policies for selecting consultants for architectural and engineering services. A competitive selection process was conducted.

Three firms on the professional services roster submitted qualifications for consideration. The three firms were interviewed by a panel of staff from the Planning, Fire and Civic Services Departments. SRG Partnership, Inc. was selected by the interview team for this project based on their vision for the civic campus and approach to minimizing disruption to city operations. Staff checked their references, including those at the Pike Place Market where SRG designed the expansion toward the waterfront while keeping the market fully functional. Also, the SRG architectural team, which includes Hargis Engineers (mechanical-electrical-plumbing), Magnusson Klemencic Associates (structural) and Hapa Collaborative (landscape architecture), designed City Hall and their familiarity with the existing structure may save some time and cost.

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

OPTIONS

1. Adopt Resolution No. 8648 authorizing the execution of a Professional Services Agreement with SRG Partnership, Inc., in the amount of $573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.
2. Do not adopt Resolution No. 8648 and provide alternative direction to staff.

RECOMMENDATION

Adopt Resolution No. 8648 authorizing the execution of a Professional Services Agreement with SRG Partnership, Inc., in the amount of $573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

MOTION

Move to adopt Resolution No. 8648 authorizing the execution of a Professional Services Agreement with SRG Partnership, Inc., in the amount of $573,970, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

ATTACHMENTS

CIP Description
Resolution No. 8648

AVAILABLE IN COUNCIL OFFICE

Consultant Agreement

FY2013-2019 Capital Investment Program

PW-R-181 East Link MOU Commitments

Category: **Roadways**
Department: **Transportation**
Status: **New**
Location: **Various locations**

Programmed Funding

Programmed Funding	Appropriated To Date	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget	FY 2018 Budget	FY 2019 Budget
33,699,000	-	-	28,999,000	1,700,000	700,000	700,000	800,000	800,000

Description and Scope

The City of Bellevue and Sound Transit are engaged in the joint implementation of the East Link project within the Bellevue City Limits. This project provides certain resources to implement the partnership with Sound Transit called for in the November 2011 City of Bellevue – Sound Transit East Link Memorandum of Understanding (MOU) and Collaborative Design Process (CDP). Project funding will support the acquisition of properties required for both East Link and separately planned City projects. To ensure full compliance with the MOU and timely delivery of the East Link light rail extension, this project will also be implemented in coordination with public utility relocations (funded by the City of Bellevue Utilities Renewal and Replacement Fund) and specific roadway repaving work (funded by CIP Plan No. PW-M-1, Street Overlays).

Rationale

East Link is a Sound Transit-funded light rail project that will connect Bellevue with Seattle and with the Overlake area of Redmond by 2023. The $2.8+ billion project will be routed through south Bellevue, downtown Bellevue, and the Bel-Red corridor with six stations. The City and Sound Transit executed the MOU in November 2011, which commits the City to a financial contribution of up to $160 million. Subsequently, both parties endorsed a Collaborative Design Process (CDP) that guides efforts leading up to completion of 60% design plans and Sound Transit "base-lining" the project cost estimate in early 2014. The CDP management structure supports coordinated decision-making and provides opportunities and resources to make decisions and resolve potential barriers. Upon completion of the 60% design, Sound Transit is expected to begin the process of acquiring property needed for staging and construction of the light rail line. Concurrently, the City will contribute certain city-owned property rights, initiate the acquisition of additional property rights, and perform the relocation of public utilities all necessary for East Link implementation through Bellevue.

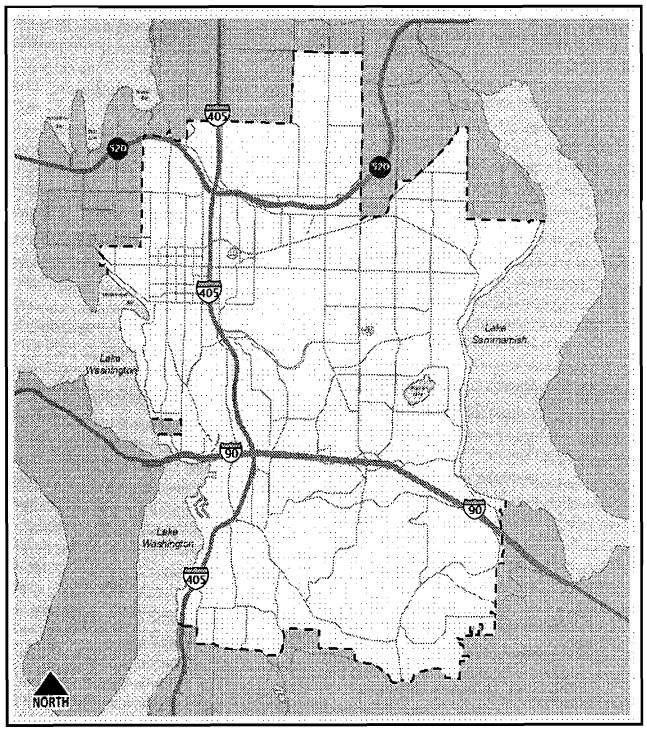
Environmental Impacts

Not applicable.

Operating Budget Impacts

No known impacts to the operating budget at this time.

Project Map



Schedule of Activities

Project Activities	From - To	Amount
Project Costs	2014 - 2026	48,900,000
Total Budgetary Cost Estimate:		48,900,000

Means of Financing

Funding Source	Amount
General Taxes & LTGO Bond Proceeds	27,799,000
Parks Levy	5,900,000
Total Programmed Funding:	33,699,000
Future Funding Requirements:	15,201,000

Comments

2911-RES
11/13/2013

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8648

A RESOLUTION authorizing the City Manager or his designee to execute a Professional Services Agreement with SRG Partnership, Inc. in an amount not to exceed $573,970, plus taxes if applicable, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall.

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

Section 1. The City Manager or his designee is hereby authorized to execute a Professional Services Contract with SRG Partnership, Inc. in an amount not to exceed $573,970, plus taxes if applicable, to provide architectural design and engineering services for the expansion of the East Parking Garage at City Hall, a copy of which Professional Services Contract has been given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2013, and signed in authentication of its passage this _____ day of _____, 2013.

(SEAL)

_____
Conrad Lee, Mayor

Attest:

_____
Myrna L. Basich, City Clerk