

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution No. 8721 authorizing execution of a professional services agreement with Anchor QEA, LLC for landscape architectural, architectural, engineering, and site design services to complete the first phase of Meydenbauer Bay Park.

FISCAL IMPACT

This agreement obligates the City to an amount up to \$1,598,000. This contract will be funded by the Meydenbauer Bay Park Development project (P-AD-92), as amended during the mid-biennium budget process (Ordinance No. 6143). There are sufficient funds to complete this work.

STAFF CONTACTS

Patrick Foran, Director, 452-5377

Glenn Kost, Planning & Development Manager, 452-5258

Robin Cole, Project Manager, 452-2881

Parks & Community 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. The consultant selection process is consistent with the City's contracting policies and State law for selecting architects and engineering services for public works building projects. Council approval is required for Professional Services contracts exceeding \$50,000.

BACKGROUND

The City of Bellevue has long had a vision of connecting Meydenbauer Bay waterfront to Downtown Park to create a signature park and waterfront destination. In 1987 the City's Park, Recreation, and Open Space Plan identified acquisition of the Meydenbauer Bay waterfront as a major focus to provide unequaled waterfront amenities and connections. After acquiring a number of parcels along the Meydenbauer Bay shoreline, in 2007 the City Council appointed a Citizen Steering Committee to serve in an advisory capacity to the Council, Planning Commission and Parks Board through a master planning process that included significant neighborhood involvement. Guided by broad planning principles approved by the Council, the Steering Committee evaluated alternatives and ultimately recommended a park master plan which the Council adopted on December 13, 2010.

The Council included \$9,000,000 in the adopted 2013-2019 CIP Plan. Subsequently, the Washington State Department of Commerce granted \$3,000,000 (less \$50,000 for the State's administrative costs) to supplement and accelerate the development of Phase 1 improvements. The Council accepted these funds on December 9, 2013 (Resolution No. 8674).

PROJECT DESCRIPTION AND SCOPE OF WORK

The project will implement a first phase of the master plan, most of which will occur west of 99th Avenue NE between Lake Washington Boulevard and the Meydenbauer Bay shoreline (see

attachment). Environmental improvements will include daylighting a stream, enhancing the ravine with native vegetation; removing concrete and rock armor and restoring shoreline habitat. Waterfront recreational facilities are expected to include an expanded and relocated swim beach, new restroom/changing rooms, a curved pedestrian pier and hand-carry boat launch. A shoreline promenade, picnic areas, playground and open lawn areas will highlight the near-shore and upland improvements. A plaza and vehicle pull-off for short-term parking and viewing will be constructed off of Lake Washington Boulevard NE, along with pedestrian improvements to both Lake Washington Boulevard and 99th Avenue NE. Repairs and code upgrades will be considered for the Whaling Building and marina restrooms.

The scope of work under the proposed contract includes technical analysis and reports; site and facility design and engineering; shoreline and environmental review; community outreach; permit assistance and construction management.

CONSULTANT SELECTION AND QUALIFICATIONS

The consultant selection process is consistent with WA State law and the City's contracting policies for selecting consultants for architectural and engineering services. An open, transparent, and competitive selection process was conducted. A request for proposal was placed in the *Daily Journal of Commerce* and *The Seattle Times* and advertised on the City website. Nine firms submitted proposals. An interdepartmental team comprised of representatives from the Parks, Planning and Community Development, City Attorney's Office, and Development Services reviewed proposals and interviewed three firms whose proposals ranked highest.

Anchor QEA was selected as the most qualified firm. They are a multidisciplinary firm that focuses on waterfront projects, having completed 18 waterfront projects on Lake Washington and 62 throughout Puget Sound, including recent award-winning waterfront projects in Olympia and Burien. They have assembled a strong team of sub consultants, several of whom have worked on prior QEA projects, including landscape architects, engineers, scientists, and construction managers. Staff worked successfully with them on the recently completed Meydenbauer Marina moorage project. Very positive feedback was received from all prior clients contacted, and we are confident that Anchor QEA can successfully complete the Meydenbauer Bay Park Phase 1 project.

EFFECTIVE DATE

If approved by Council, this Resolution will be effective immediately.

OPTIONS

1. Adopt Resolution No. 8721 authorizing execution of a professional services agreement with Anchor QEA, LLC for landscape architectural, architectural, engineering, and site design services to complete the first phase of Meydenbauer Bay Park.
2. Do not adopt Resolution No. 8721 and direct staff to select a different consulting firm to complete the project.
3. Do not adopt Resolution No. 8721 and provide alternative direction to staff.

RECOMMENDATION

Adopt Resolution No. 8721 authorizing execution of a professional services agreement with Anchor QEA, LLC, in the amount of \$1,598,000, for landscape architectural, architectural, engineering, and site design services to complete the first phase of Meydenbauer Bay Park.

MOTION

Move to adopt Resolution No. 8721 authorizing execution of a professional services agreement with Anchor QEA, LLC, in the amount of \$1,598,000 for landscape architectural, architectural, engineering, and site design services to complete the first phase of Meydenbauer Bay Park.

ATTACHMENTS

2010 Meydenbauer Bay Park Master Plan with Phase 1 highlighted
CIP Project Description
Proposed Resolution No. 8721

AVAILABLE IN COUNCIL OFFICE

Proposed Professional Service Agreement with Anchor QEA



Meydenbauer Bay Park : Phase 1 Development Project Area



Meydenbauer Bay Park
Adopted Master Plan
12/13/2010

**City of Bellevue - Budget One
2013-2019 CIP Plan Proposal**

Section 1: Proposal Descriptors

Proposal Title: P-AD-92 Meydenbauer Bay Park Development
Proposal Number: 100.80NA
Proposal Type: New Service
Outcome: Innovative, Vibrant and Caring Community
Proposal Status: Funded
Attachments: Yes
Primary Department: Parks & Community Services
Primary Staff Contact: Glenn Kost
List Parent/Dependent Proposals: None
Previous Proposal Number(s):
Version Tracking: N/A

Section 2: Executive Summary

This proposal funds Phase 1 improvements to Meydenbauer Bay Park, implementing the Meydenbauer Bay Park and Land Use Plan. At full build-out, this park will create a memorable waterfront destination that will attract people year-round. The waterfront park is designed to offer a range of active and passive activities, providing a respite within the city and a connection between the city and the lake for all who visit. This proposal would fund improvements west of 99th Avenue, connecting this area to the existing Meydenbauer Beach Park. The scope of work is expected to include the demolition of existing residential houses, stream daylighting, beach and shoreline improvements, pathways and trails, landscaping and construction of a curvilinear pier.

Section 3: Requested Resources

Capital Improvement Project Plan
Fund: 03680 General CIP Fund

CIP Plan Number: P-AD-92 - Meydenbauer Bay Park Development								
Expenditure								
	Spending Thru 2012	2013	2014	2015	2016	2017	2018	2019
Costs	\$0	\$0	\$0	\$200,000	\$500,000	\$500,000	\$4,000,000	\$3,800,000
2013-2019 Total		\$9,000,000						
CIP M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supporting Revenue								
		2013	2014	2015	2016	2017	2018	2019
		\$0	\$0	\$200,000	\$500,000	\$500,000	\$4,000,000	\$3,800,000

Section 4: Budget Proposal Description

- The community has consistently identified public access to the waterfront as a top priority, and connecting Downtown to the waterfront has been a longtime vision of the City. Funding this proposal would achieve the first major steps in achieving this vision that started in the 1970's. The Meydenbauer Bay Park and Land Use Plan was adopted by the City Council in 2010, and involved a 2-1/2 year public outreach process that included workshops, open houses, public hearings and lively debate. The Plan was supported by neighborhood associations, the citizen steering committee, and the Parks & Community Services Board. It would create an extraordinary community-wide public asset that embodies a City vision that has been reaffirmed and supported for well over thirty years. Linking downtown Bellevue to Lake Washington, this 10 acre, quarter-mile waterfront community park would:
- Improve waterfront access and recreation activities for the entire community;

April 30, 2013

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8721

A RESOLUTION authorizing execution of a professional services agreement with Anchor QEA, LLC, in an amount not to exceed \$1,598,000, for landscape architectural, architectural, engineering and site design services to complete the first phase of Meydenbauer Bay Park.

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 agreement with Anchor QEA, LLC, in an amount not to exceed \$1,598,000, for landscape architectural, architectural, engineering, and site design services to complete the first phase of Meydenbauer Bay Park, a copy of which agreement has been given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2014, and signed in authentication of its passage this _____ day of _____, 2014.

(SEAL)

Claudia Balducci, Mayor

Attest:

Myrna L. Basich, City Clerk