

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-405

APPROVAL OF AMENDMENT NO. 8 TO THE CONTRACT FOR CONSULTANT SERVICES WITH BRUCE DEES AND ASSOCIATES, L.L.C.

WHEREAS, Snohomish County Parks and Recreation (Parks) recognized the need to acquire a property within a four-mile radius to the Brightwater Treatment Facility; and

WHEREAS, Snohomish County (the "County") purchased approximately a one hundred plus acre (100.64) site formerly known as the Wellington Hills Golf Course in February 2012; and

WHEREAS, the County purchased approximately three plus acre (3.5) known as the Burrow property in 2013; and

WHEREAS, the Wellington Hills site has a total of one hundred and four plus acres (104.14); and

WHEREAS, financing was in place for the master planning and the development of the site through the Brightwater funds; and

WHEREAS, Bruce Dees and Associates L.L.C., was selected through the request for qualification process to provide design, development and construction management services for Wellington Hills Park ("Park") for a contract amount of \$884,000.00; and

WHEREAS, Amendment No. 1 approved by Motion No. 12-192, allowed for additional traffic studies into the City of Woodinville's two intersections, future baseline on the level of service, queuing analysis, counts at existing local soccer parks and meetings, for the amount of \$18,886.00; and

WHEREAS, Amendment No. 2 approved by Motion No. 13-164, to provide input and address the SEPA checklist, provide traffic engineering on the traffic circle design, review, and address SEPA checklist comments for the amount of \$7,762.50; and

WHEREAS, Amendment No. 3 approved by Motion No. 14-236, to provide additional traffic study of a phased approach on a queuing analysis with and without buildings, level of service impact, update pipeline for pre-concurrency report with revised data and attend pre-concurrency hearing, four (4) meetings and provide responses to comments on the revised traffic report and SEPA. Revised pipeline with a

phase approach combined conditional use permit and concurrency report including inter-local agreements, trip generation to reflect the change in building size, complete check counts data through the end of December 2013, provide a final report reflecting all the changes, and nine bound copies of the report, addressing WSDOT and City of Woodinville comments. Other services included a wetland permit submittal, verification of wetland delineation, railroad signal engineering, septic system feasibility, coordination with City, State Department of Health and client consultation, for the amount of \$58,988.80; and

WHEREAS, in March 2015, a 65.33 acre site was purchased within the four mile radius from the Brightwater Treatment Plant known as the Maltby Area Park site a.k.a. the Carousel Ranch site. Subsequently, the Wellington Hills Golf Course property was sold to the Northshore School District; and

WHEREAS, Amendment No. 4 approved by Motion No. 16-258, to provide work and services as originally contracted for Wellington Hills Park with Bruce Dees and Associates, L.L.C.. The contract amount of \$234,835.00 was for all fees associated with generating a preferred plan with the public input of active and passive recreation programs for the site; and

WHEREAS, at a public meeting held on September 20, 2016 the name of Carousel Ranch Community Park was suggested in lieu of Maltby Area Community Park, this name was supported by park staff and the park advisory board; and

WHEREAS, Amendment No. 5 approved by Motion 17-160 to formally changed the name of the 65.33 acre site from "Maltby Area Park" to "Carousel Ranch Community Park", as provided by S.C.C. Chapter 2.18.070(4)(c)(ii) and (iv). This naming request, recommended at a public meeting, is supported by park staff and the park advisory board; and

WHEREAS, the name of Carousel Ranch Community Park complies with Snohomish County Code Chapter 2.18.070 (4)(c)(ii) and (iv) in recognition of the historical uses and the enduring merit of the site; and

WHEREAS, Bruce Dees and Associates L.L.C. provided a new preferred plan allowing design development, construction documents, permitting, bidding and construction management until project final acceptance, a multi-year contract totaling \$1,431,293; and

WHEREAS, Snohomish County Council and County Executive considered it is in the best public interest to proceed with Amendment No. 5 and assign a new name for the park; and

WHEREAS, Amendment 6 is approved by Motion 19-180 to provide revisions to the design and engineering under Amendment No. 6 addressing Washington

State Department of Transportation comments regarding the ingress and egress from State Route 9; and

WHEREAS, Bruce Dees and Associates L.L.C., is directed by Parks to redesign the plan to equal the funding sources available by reducing the number of fields, eliminating other proposed structures, additional survey, revising engineering plans, and reducing impacts to critical areas; and

WHEREAS, Amendment 7 is approved by Motion 21-293 to provide time extension to the contract from October 31, 2021 through October 31, 2023 to complete the construction documents for permitting and to continue providing and performing construction administrative support; and

WHEREAS, Amendment 8 is for Bruce Dees and Associates L.L.C. to provide a redesign of the current plans by providing updated landscape architecture, civil engineering, electrical design, drainage design, environmental consulting, wood, traffic design, sanitary design, structural engineering updated construction documents, and construction review of the Carousel Ranch Community Park;

NOW, THEREFORE, ON MOTION the County Council of Snohomish County resolves the following:

Section 1. The County Council approves Amendment No. 8 and authorizes the County Executive, on behalf of the County, to sign and execute Amendment No. 8 for consultant services with Bruce Dees and Associates L.L.C.

PASSED this 28th day of September, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council