



Memorandum

Date: 3/17/2026  
Meeting of: City Council

File No. AM No. 26-045  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Mike Haley	Project Manager
Public Works	Eric Dawson	Engineering Supervisor
Public Works	Steven Gibbs	Capital Projects Division Manager
Public Works	Brandon Beuhler	Acting Deputy Public Works Director

TITLE:

Award of Construction Contract to Equity Builders, LLC., in the Amount of \$2,009,390, and Approval of a Consultant Services Agreement Supplement 1 with BHC Consultants, in the Amount of \$240,000, and Increase the Total Funding for the Wastewater Lift Station Equipment Upgrades Phase 2 Project

OVERVIEW STATEMENT:

Public Works is requesting to award the construction contract for the Lift Station Equipment Upgrades, Phase 2 project, Project No. 2408, to Equity Builders, LLC., in the amount of \$2,009,390.

Public Works is also requesting to approve the consultant services agreement supplement 1 with BHC Consultants in the amount of \$240,000. This supplement is for construction engineering support services for the project. It increases the maximum amount payable from \$347,770 to \$614,770.

Public Works is requesting approval to allocate an additional \$740,000 from the Wastewater CIP to ensure the successful completion of this critical pump replacement project. The additional funding will support the installation of larger pump motors and revised flywheels at Lift Station 51, as well as cutter heads at all stations to better manage ragged solids. With this adjustment, the project’s CIP budget will increase from \$3,526,684 to \$4,266,684.

The Lift Station Equipment Upgrades Project will replace aging, obsolete Paco wastewater pumps at Lift Stations 17, 51, 52, and 53 before they fail. This effort will complete the transition to Cornell pumps, the new standard for the Redmond system. The City has already pre-purchased the Cornell pumps for all four stations, and they are now ready for installation under this construction contract.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Capital Investment Program  
  
Community Strategic Plan - Objective #1: Invest in infrastructure preservation and replacement across the City to maintain the current level of service, the reliability of capital assets, and provide timely and cost-effective replacement.
- **Required:**  
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)  
Council approval is required to award an architectural and engineering services agreement that exceeds \$50,000 (2018 City Resolution 1503).
- **Council Request:**  
N/A
- **Other Key Facts:**  
Public Works is requesting this item go forward for Council approval at the March 17, 2026, Council business meeting.

**OUTCOMES:**

Approving this action keeps the City on track to complete wastewater lift station pump upgrades, proactively removing obsolete Paco pumps from the Redmond system to reduce failure risk and enhance overall safety and reliability. It also ensures that all stations are equipped with Cornell pump systems that meet industry standards and offer readily available replacement units and parts.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$2,009,390 Construction Contract  
\$240,000 Supplemental Agreement Number 1

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:  
CIP

Budget Priority:  
Vibrant and Connected

Other budget impacts or additional costs:  Yes  No  N/A

*If yes, explain:*

Public Works is requesting an additional \$740,000 to complete the project

Funding source(s):  
Wastewater CIP 404 and 408 Funds

Budget/Funding Constraints:  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
9/17/2024	Business Meeting	Approve
11/18/2025	Business Meeting	Approve
11/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

**Time Constraints:**

Award of bid must occur within 60 days of the bid opening (which occurred on January 29, 2026) or the contractor may withdraw their bid.

**ANTICIPATED RESULT IF NOT APPROVED:**

Not approving the contract will result in delayed construction, increasing the cost to complete the project.

**ATTACHMENTS:**

- Attachment A: Lift Station Equipment Upgrades Phase 2 Project Information Sheet
- Attachment B: Additional Project Information
- Attachment C: Consultant Supplemental Agreement 1