



Memorandum

Date: 7/21/2026
Meeting of: City Council

File No. AM No. 26-110
Type: Consent Item

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

Public Works	Chris Stenger	425-403-5510
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DEPARTMENT STAFF:

Public Works	Brandon Buehler	Acting Deputy Director, Mobility and Infrastructure
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Lisa Rigg	Senior Engineer
Public Works	John Mork	Project Manager

TITLE:

Award of Construction Contract to Earthworks Solutions, LLC, in the Amount of \$1,323,740, for the Willows Road Watermain Extension (NE 116th Street to NE 124th Street) Project, and Increase the Total Project Funding by \$264,000

OVERVIEW STATEMENT:

Public Works is requesting to award the construction contract for the Willows Road Watermain Extension (NE 116th Street to NE 124th Street) project, Project No. 2210, to Earthwork Solutions, LLC in the amount of \$1,323,740. The city has committed to installing 1300 linear feet (LF) of 12-inch watermain in an interlocal agreement with City of Kirkland as a part of the Proctor Willows Development.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Water System Plan
- **Required:**
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
- **Council Request:**

N/A

- **Other Key Facts:**

Per the Interlocal Agreement with City of Kirkland dated March 31, 2021, the City of Redmond is required to construct the Willows Road Watermain Extension by December 31, 2026. The new watermain will be constructed to avoid conflicts with the culverts that will be installed in the future. The Willows Road Replacement and Frontage Improvements project will begin design in January of 2027. This project includes funds from Tri-Point Homes, developer of the Proctor-Willows project at the corner of Willows Road and Ne 124th Street. The developer contributed \$828,00 to help fund the culvert and frontage improvement work.

OUTCOMES:

The project will provide a section of 12" watermain in Willows Road that will provide direct service to several parcels and will increase the looping in the system, resulting in improved water system reliability and fire protection.

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:

\$1,323,740

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

Budget Offer Number:

CIP

Budget Priority:

Healthy and Sustainable

Other budget impacts or additional costs:

☒ Yes

☐ No

☐ N/A

If yes, explain:

Contractor's bid came in under the engineer's estimate but still over the original estimate. This is primarily due to the increased waterline depth required at the future culvert crossings, which requires additional temporary traffic control, excavation, trench shoring, dewatering and backfill. The added \$264,000 will re-establish a full 20% contingency (\$312,000) which is necessary on a project of this risk type.

Funding source(s):

Water CIP

Budget/Funding Constraints:

N/A

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction
6/17/2025	Business Meeting	Approve
7/7/2026	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:

The interlocal Agreement with Kirkland requires completion of construction by December 31, 2026.

ANTICIPATED RESULT IF NOT APPROVED:

Not approving the contract would delay construction until next summer and the City would not be in compliance with the conditions of the Interlocal Agreement with Kirkland.

ATTACHMENTS:

Attachment A: CIP Project Information Sheet

Attachment B: Additional Project Information