

Attachment B – Additional Project Information

Wate Water Lift Station Equipment (WWLS) Upgrades, Phase 2

Project Discussion

This project will replace the remaining aging Paco Pump Systems in Redmond-operated lift stations. WWLS 17 serves the Redmond Town Center development, while WWLS 51, 52, and 53 support the Novelty Hill Urban Development. The work includes mechanical and electrical upgrades needed to install new Cornell pumps at all four stations, as well as replacement of the generator fuel tank at Lift Station 51.

Much of the construction risk has been reduced through the City's pre-purchase of the Cornell pumps for all stations. This early procurement allowed the project contingency to be set below the City's standard level, lowering the overall project estimate and reducing the amount of additional funding required.

With the reduced contingency incorporated, the updated estimate shows that only the stations within the Novelty Hill wastewater system require additional funding to move forward with construction.

Stations 51, 52, and 53 require an additional \$740,000 to support installation of larger Cornell pump motors and revised flywheels at Lift Station 51, along with cutter heads at all stations to better manage ragged solids. Station 51, the largest lift station in the Novelty Hill system, conveys most of the area's wastewater to the King County Metro system. The increased funding also ensures the project maintains an appropriate contingency level. With this adjustment, the project's CIP budget will increase from \$3,526,684 to \$4,266,684.

Station 17, funded through the City's primary wastewater utility, has sufficient budget and contingency to complete its pump replacement work, and no additional funding is requested for this station.

Because the Novelty Hill system is relatively new, the requested funding increase does not create immediate impacts on other planned projects.

Project-Related Community/Stakeholder Outreach

None is anticipated for this project as it will have limited to no disruption to customer service.

Bid Results

The project was advertised in the *Daily Journal of Commerce* on January 14, 2026, and January 21, 2026. Bids were received and opened on January 29, 2026. The City received Five (5) bids which are summarized below.

Bidder	Bidder Location	Bid Amount
Equity Builders, LLC	Bellingham, WA	\$2,009,390.40
Award Construction Inc.	Ferndale, WA	\$2,037,652.80
Strider Construction Co, Inc.	Burlington, WA	\$2,271,480.00
Interwest Construction Inc.	Burlington, WA	\$2,416,656.00
Road Construction NW Inc.	Renton, WA	\$2,523,744.00
Engineer's Estimate		\$2,553,443

All bidders' unit prices, extensions, and additions have been checked for accuracy and unbalanced bid items. The contractor's references were checked and found to be acceptable. Staff recommends awarding contract to **Equity Builders, LLC**.

Consultant Agreement History

	Date	Amount	Maximum Amount Payable
Original Agreement	9/25/2024	\$374,770	\$374,770
Supplement 1		\$240,000	\$614,770

Fiscal Information

Current Project Budget

Wastewater CIP 408 Fund	\$2,608,305
Wastewater CIP 404 Fund	\$918,379
Total Funding	\$3,526,684

Estimated Project Costs

Preliminary Design	\$196,366
Design	\$320,000
Equipment Pre-purchase	\$1,022,172
Construction	\$2,359,390
Contingency	\$368,756
Total Estimated Project Cost	\$4,266,684

Project Funding	\$3,526,684
Budget Difference	(\$740,000)

Wastewater CIP 408 Fund Addition	\$740,000
-----------------------------------------	------------------

Previous Project-Related Council Touches

Date	Meeting	Action
9/17/2024	Business Meeting	Approve Consultant
11/18/2025	Business Meeting	Reject all Bids