



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-066

Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

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

Public Works	Shailee Jain	Senior Project Manager
Public Works	Jeff Thompson	Senior Engineer
Public Works	Chris Stenger	Deputy Public Works Director
Public Works	Steve Gibbs	Engineering Manager

TITLE:

Approve Consultant Agreement with BHC for the Viewpoint AC Watermain Replacement Project

OVERVIEW STATEMENT:

Public Works is requesting approval of the consultant agreement with BHC in the amount of \$1,200,000. This agreement is for design services for the Viewpoint AC Watermain Project, which will replace aging asbestos concrete water pipes, structurally deficient stormwater pipes, and upgrade ADA ramps within the project area.

Staff is seeking authorization to negotiate and acquire property rights for the project as needed.

Public Works is also requesting Council increase the total funding for this project from \$10,555,742 to \$12,619,684. This increase of \$2,063,942 is for the replacement of deficient stormwater pipe in the same area as the water pipes that will be replaced. Combining the water pipe and stormwater pipe replacements into one project limits impact to residents and the travelling public and saves taxpayers due to efficiencies of combining the water and stormwater work into one construction site.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information

Provide Direction

Approve

REQUEST RATIONALE:

- Relevant Plans/Policies:**

- Utilities Strategic Plan
- Stormwater Plan
- Water Systems Plan

Capital Investment Program

- **Required:**

Council approval is required to award an Architectural and Engineering Services agreement that exceeds \$50,000 (2018 City Resolution 1503).

Council approval is needed for real property transactions per RCW 35.A11.010

- **Council Request:**

N/A

- **Other Key Facts:**

Request for proposals advertised in October and November of 2025, proposals received, and evaluation of most qualified completed. BHC Consultants LLC is selected as the most qualified design consultant.

OUTCOMES:

The Viewpoint Watermain Pipe Replacement Project will replace approximately 6,000 feet of existing asbestos cement waterline that is more than 50 years old, undersized for current fire flow requirements, and prone to failure. The existing waterline has experienced numerous breaks that have resulted in flooding and damage to private property. The new waterline will be sized to meet current fire flow standards and is intended to eliminate waterline breaks within the area served. The project also includes replacement of approximately 1,400 feet of stormwater pipe with poor structural condition ratings within the project limits. ADA curb ramps within the project area will be upgraded to meet current accessibility standards. A project map is included in the consultant scope in Attachment C.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

Public Works will work with Communications to inform local residents and Audubon Elementary School about the project and minimize impacts and disruption. See Attachment B.

- **Outreach Methods and Results:**

To be determined

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

\$1,200,000

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:

Public Works is requesting an additional \$2,063,942 to complete the project. The additional funding is available due to recent cancellations of other stormwater CIP projects.

Funding source(s):

Water CIP, Stormwater CIP, EPA Grant.

Budget/Funding Constraints:

None

Additional budget details attached.

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
3/3/2026	Business Meeting	Approve

Time Constraints:

None

ANTICIPATED RESULT IF NOT APPROVED:

Not approving the design contract affects the anticipated city project timeline for construction and the completion of this project would be delayed according to CIP budget documents.

ATTACHMENTS:

Attachment A: CIP Project Information Sheet
Attachment B: Additional Project Information
Attachment C: BHC Consultant Agreement