

An aerial photograph of a city skyline, likely Seattle, with a prominent blue overlay. The image shows various skyscrapers and urban buildings. A light-colored, winding path or road is visible in the lower center of the image, cutting through the city blocks.

# Bellevue Grand Connection: I-405 Crossing – Downtown to Eastrail

PRC Committee Hearing  
September 25, 2025

# Agenda

- Introductions
- Project Overview
- Budget & Funding
- Schedule
- Why GC/CM
- Equity and Inclusion
- Project Team
- City Readiness



# Introductions



Nathan  
Torgelson

Director, Office  
of the Grand  
Connection



Steve  
Costa

Grand Connection  
Crossing Project  
Manager



Catherine  
Hovell

HNTB Project  
Manager


Additional  
Team  
Members

Pacifica Law Group  
Ken Johnsen

# Grand Connection Program & Project







The Grand Connection Crossing  
completes the City's vision for a  
safe, vibrant corridor from  
Meydenbauer Bay to Eastrail

Grand Connection Crossing

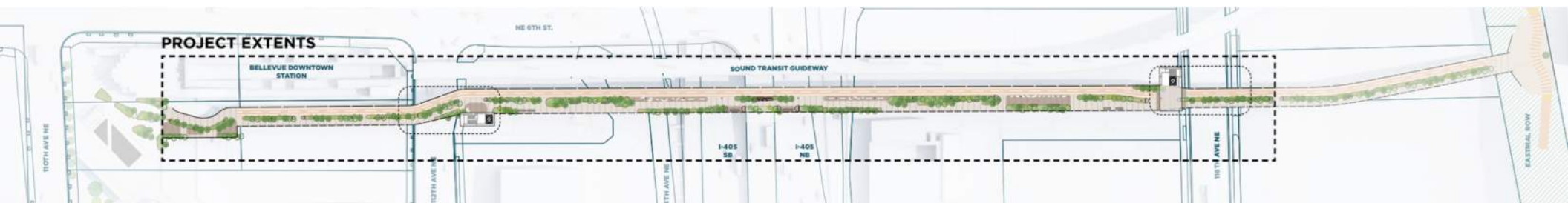
# Project Site





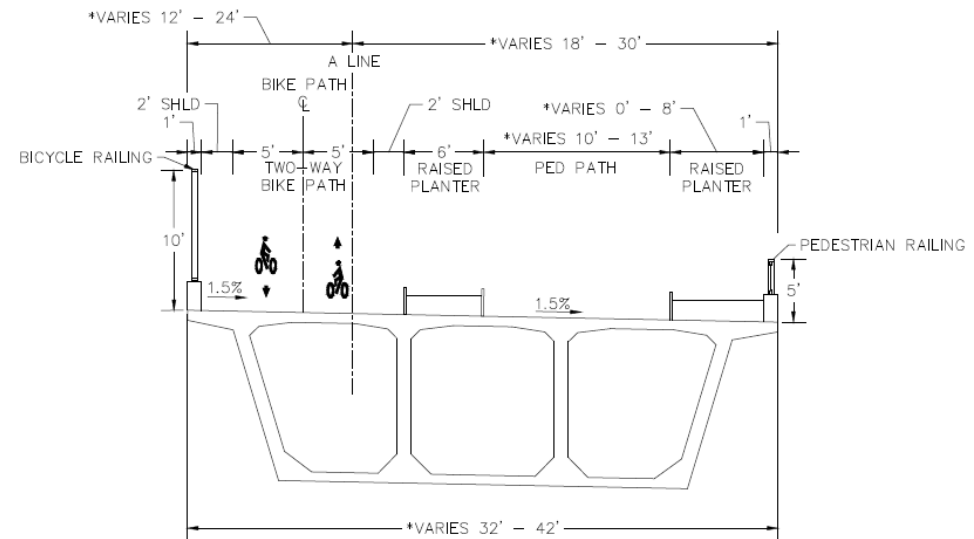
# Grand Connection Crossing Project

- ½-mi elevated structure from City Hall Plaza to 116th Ave NE
- Vertical circulation points at 112th and 116th Ave NE (stairs, elevator)
- 30 to 40' wide structure with separated pedestrian and bike infrastructure
- Landscaping and amenities (immediate or future)
- Crosses multiple public and private development sites



# Design Progress

- 30% revised design was completed this month
- Design team is on hold pending selection of GC/CM





# Overall Project Goals



Deliver a safe I-405 crossing route for non-motorized users



Build within a realistic and transparent budget



Achieve a 2030 opening aligned with neighboring developments

# Project Budget & Funding



# Project Budget

Budget Category	Value
Costs for Professional Services (A/E, Legal)	\$16,900,000
Estimated construction costs (including construction contingencies)	\$120,700,000
Equipment and Furnishing Costs	\$0
Off-Site Costs	\$0
Contract administration costs (owner, CM, etc)	\$8,600,000
Contingencies (design and owner)	\$29,000,000
Other related Project costs (right-of-way)	\$24,000,000
Alternative Subcontractor Selection costs	\$0
Sales Tax	\$800,000
<b>TOTAL</b>	<b>\$200,100,000</b>

# Project Funding

\$46.7M in 2025-2030 Capital Improvement Program Plan

Funding is available through \$1.09B in debt capacity, to be repaid by councilmanic options

**Question:** The application notes that the funding plan will be finalized before GC/CM procurement. Based on your schedule, the RFQ release date is January 8. Does this mean you intend to obtain Council approval for one of the funding mechanisms outlined in the application for the remaining ~\$150M needed for the project by that time?

**Response:** The City [has] a commitment of \$46.7 million to fund design and support internal staff costs and contracted professional services. This includes Pre-construction Services by the GC/CM. The remaining ~\$150M funding required is available through the City's debt capacity... The City expects to have the repayment strategy finalized by the time NTP for Construction Services by the GC/CM is issued in 2027.





# Project Schedule



# Project Schedule



## Procurement

- Develop RFP & Contract
- Industry Review
- Solicitation

**Q4 2025-Q1 2026**



## Preconstruction

- 1<sup>st</sup> MACC from 30% design
- VE exercises
- Begin 60% design

**Q2-Q4 2026**



## Design Progress

- 2<sup>nd</sup> MACC
- Early subcontract bidding
- Begin 90% design

**Q1-Q2 2027**



## Construction

- 90% design complete
- Final MACC & negotiations

**Q3-Q4 2027**



## Substantial Completion!

**2030**

# Heavy Civil GC/CM Delivery Method Selection



# Public Benefit



## Fiscal

- Cost transparency & certainty
- Design decisions balanced with real-time estimate
- Avoid bid premiums due to unknowns



## Quality

- Early GC/CM input into constructability
- Coordination with private development



## Schedule

- Phase work/early packages
- Early coordination with WSDOT to avoid inefficiencies



## Heavy Civil

- Align means and methods expertise with project risk
- Self-performance improves accountability for bridge quality



# RCW 39.10 Statutory Compliance

## 4 of 5 Criteria Apply

(3) The involvement of the General Contractor/ Construction Manager during the design stage is critical to the success of the project.

(1) Implementation of the project involves complex scheduling, phasing, or coordination.

(4) The project encompasses a complex or technical work environment.

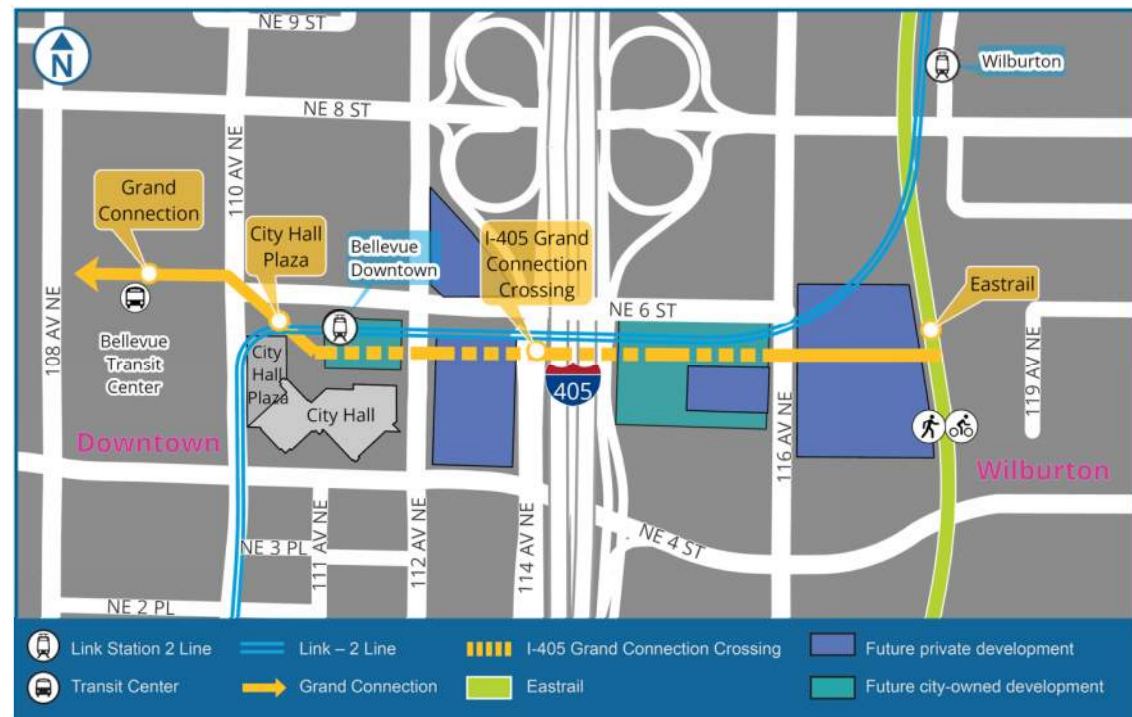
(2) The project involves construction at an occupied facility which must continue to operate during construction

(5) The project requires specialized work on a building that has historic significance.



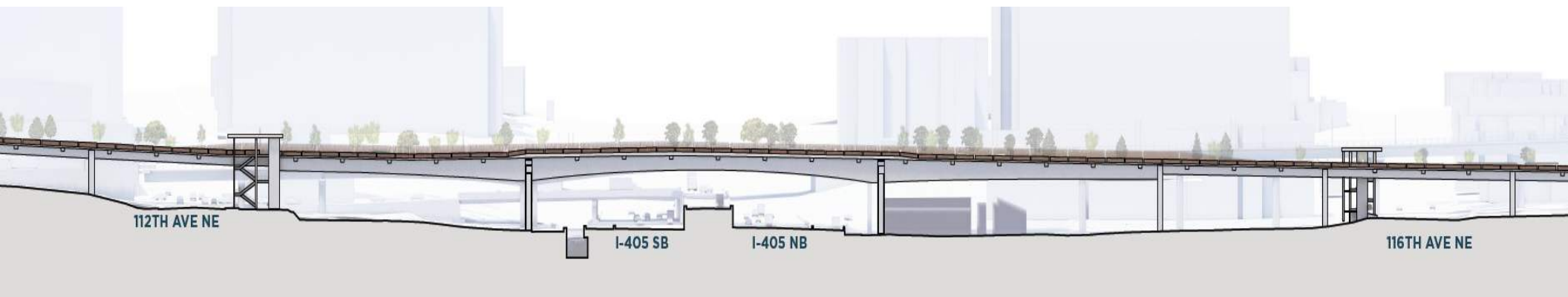
# 1 Complex Scheduling, Phasing, Coordination

- FHWA concurrence and WSDOT coordination
- Multiple ongoing I-405 WSDOT projects
- Adjacent operational Sound Transit facility
- Multiple active and future private developments
- Franchise utility (PSE) relocation



## 2 Occupied Facilities that Must Continue to Operate

- Project crosses over I-405, 112<sup>th</sup> Avenue NE, and 116<sup>th</sup> Avenue NE
- Must maintain continuous use of Bellevue City Hall Plaza
- Must maintain Sound Transit 2 Line/Bellevue Downtown Station operations
- Early GC/CM engagement to minimize disruptions and reduce impacts



### 3 Involvement of GC/CM in Design is Critical to Success



Risk identification  
and mitigation



Cost control & certainty  
with design &  
construction choices



Complex interface  
points with private  
developments



Complex staging &  
phasing across I-405



## 4 Complex & Technical Environment

- Constrained urban environment
- Crosses multiple active and future development sites
- Sensitive environmental area at Sturtevant Creek
- Adjacent to light rail and active pedestrian and bicycle corridors
- Significant crossing of I-405



# Heavy Civil GC/CM

- Main component of work is the bridge, exceeding 30% of the work
- Ensure GC/CM retains control of project's most complex and high-risk components
- Means and methods input during design
- Attract qualified transportation-focused contractors



# City of Bellevue Equity & Inclusion



# City History and Programs

Bellevue welcomes the world.  
Our diversity is our strength.  
– *City Council Vision*

Achieved through four pillars:

Technical  
assistance

Transparency and  
data reporting

Cultivate strong and  
lasting relationships

Procurement  
practices





# Inclusive Procurement Practices



Recognize experience and compliance with Bellevue City Code 4.28.170, Equal Opportunity Requirements in City Contracts



Implement small business direct purchase option (see SB 5268)



**Unbundle large packages to provide small business opportunities**



Internal training and support

# Project Inclusion Strategies



Industry Outreach event held Sept 10



Project participation in Regional Contracting Forum on Sept 17



Partner with Tabor 100, OMWBE and other industry partners



GC/CM selection criteria will emphasize contractor's approach to inclusion and commitment to goal



City will partner with selected GC/CM to implement approach



Subcontract packaging to maximize accessibility, inclusion, & competition



GC/CM required to track and report small business participation

# Project Team



# Project Team Qualifications



Significant experience with GC/CM



Dedicated contract administration personnel

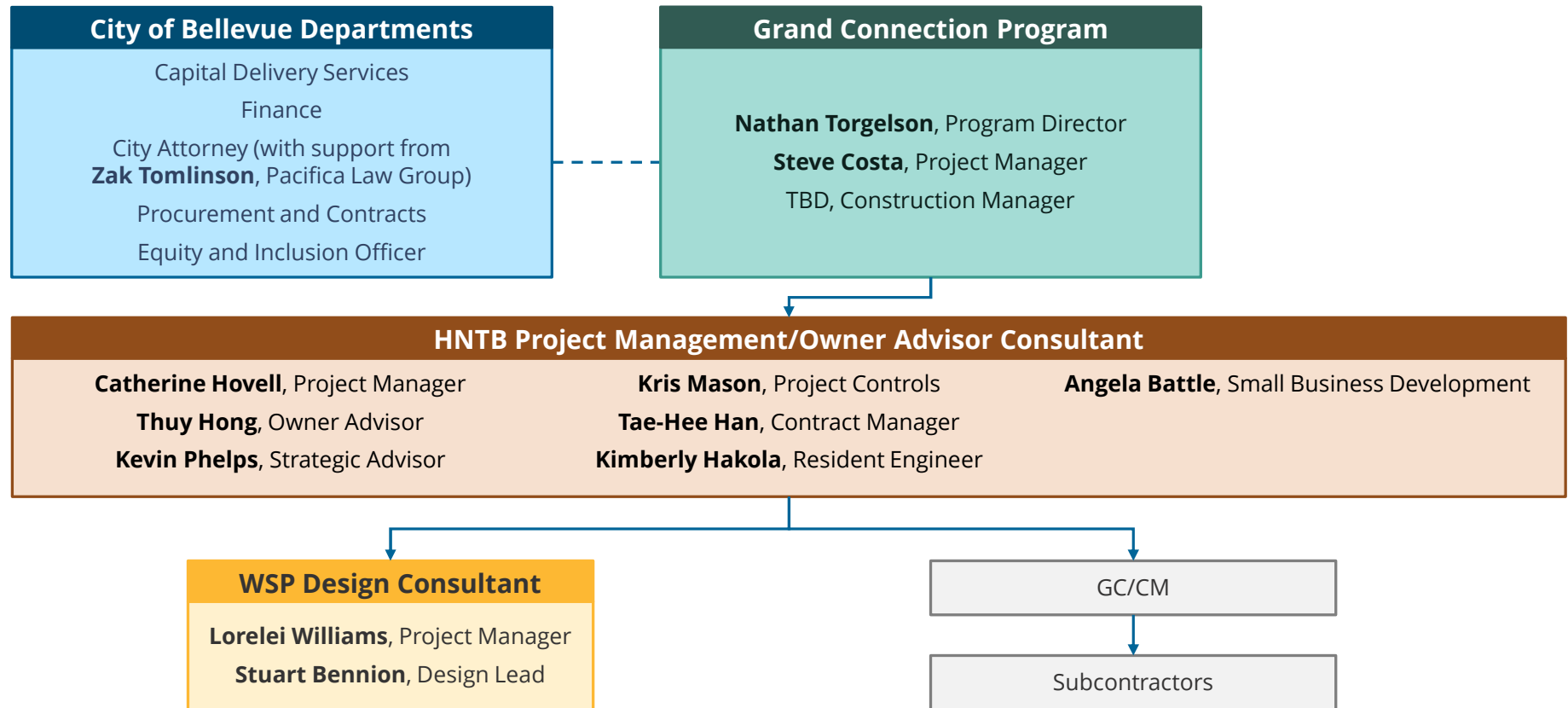


Staff engaged at procurement are committed through construction



Clear and logical lines of authority

# Project Organization Chart





# Team Qualifications

Catherine Hovell	Structural engineer with \$3B+ alternative delivery experience in bridge design and construction.	Kris Mason	20+ years managing project controls for civil and transit projects under GC/CM and DB contracts.	Lorelei Williams	28+ years of experience delivering major transportation projects, specializing in GC/CM.
Thuy Hong	18+ years guiding public agencies in GC/CM, design-build, and collaborative delivery and procurement strategies.	Tae-Hee Han	25 years of experience leading procurement and contract management for GC/CM infrastructure projects.	Stuart Bennion	25 years of experience on bridge and transportation projects under DB and GC/CM contracts.
Kevin Phelps	Infrastructure delivery expert with 20+ years in procurement and delivery of major capital programs.	Kimberly Hakola	20+ years of construction management on major GC/CM transit, bridge, and roadway projects.	Zak Tomlinson	Experienced WA attorney focused on procurement and construction under RCW 39.10 regulations.

# City Readiness



# City of Bellevue Experience

The City of Bellevue has a proven track record of delivering major capital projects with similar elements to the Grand Connection Crossing project:

- Transportation (roadway, bridge)
- Pedestrian amenities (multi-use trail, sidewalk, bicycle)

# City Preparation



**Created Office of the Grand Connection to enhance project oversight**



**Outreach to other public owners and industry**



**Hired experienced Consultants and Legal Counsel**



**Attended training: AGC and upcoming in-house training**



**Hosted Best Practices Committee session, began implementation**

# Summary & Closure



# Summary

- City of Bellevue is requesting PRC approval to use Heavy Civil GC/CM for the Grand Connection Crossing
- Project meets RCW 39.10 qualifications
- With consultant support, the City team has the experience and capacity to manage this GC/CM project

