

Grand Connection Crossing Project

Prime and SBE Outreach Event

September 10, 2025



Agenda

- Introductions
- Grand Connection Program Overview
- Grand Connection Crossing Project Overview
- Procurement Process and Schedule
- Equity and Inclusion
- Summary and Closure
- Questions



Introductions to the Project Team



City of Bellevue

Nathan Torgelson

Director, Office of the Grand Connection

Steve Costa

Project Manager

Mariel Sacayan

Program Administrator, Apprenticeship & PDI

Kelly Dang

Contract Specialist, Procurement

Project Management Consultant

Catherine Hovell

Project Manager

Thuy Hong

Owner Advisor

Angela Battle

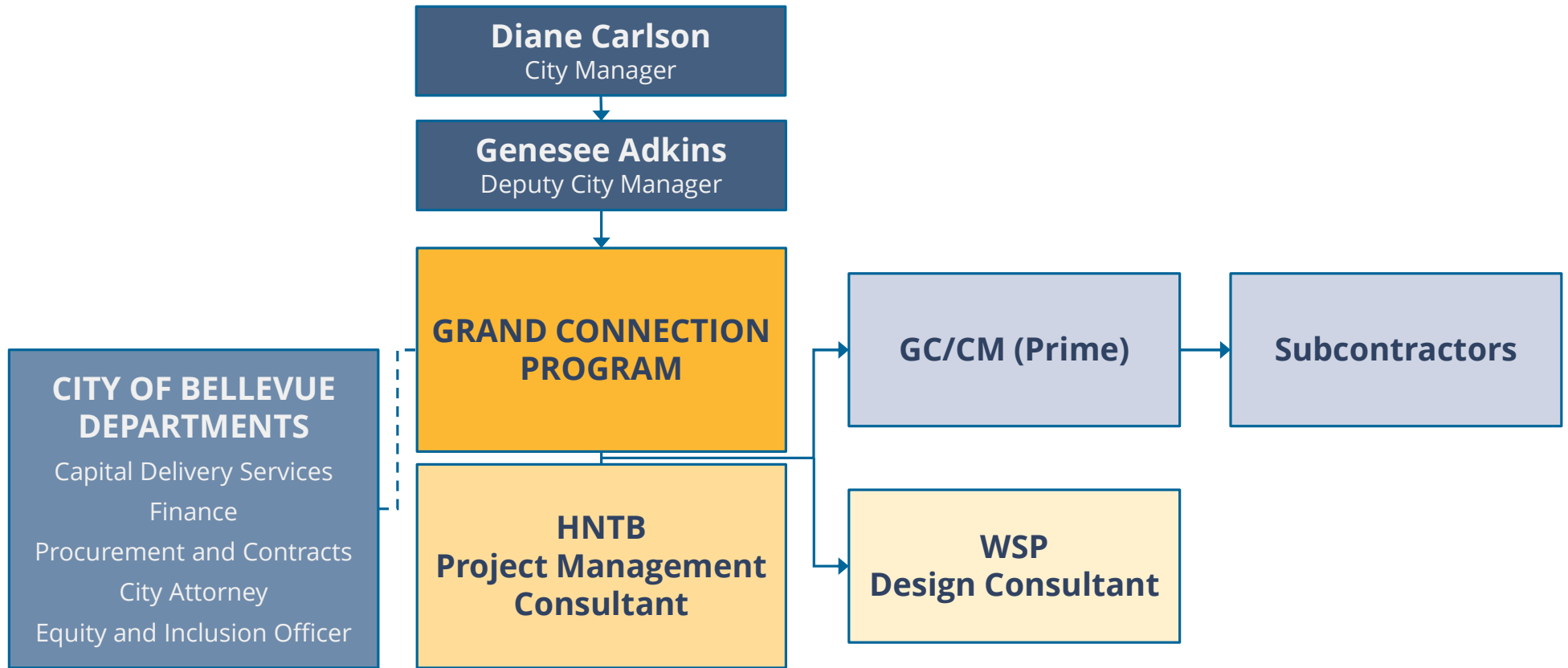
Director of Small Business Partnerships

Skylar Cox

Procurement Lead



Project Organization Chart



Grand Connection Program Overview





The Grand Connection is
Bellevue's signature
downtown place-making
initiative

<https://www.bellevuegrandconnection.com/>

Completed Grand Connection Projects

- Meydenbauer Bay Park & Marina
- Downtown Park Northeast Gateway
- Bellevue Transit Center Raised Intersections
- Wilburton Land Use Code Updates



What's Next for the Grand Connection?



- Bring all the pieces together
 - Finish the connection from downtown Bellevue to Eastrail
 - Catalyze development in Wilburton
-
- Add staff to Office of Grand Connection
 - Preparing to release a Heavy Civil GC/CM procurement for the Grand Connection Crossing Project



Grand Connection Crossing Project



Project Purpose & Need



Safety for active
transportation users



Multi-modal
connectivity and
access in downtown
Bellevue



Community
connection as
envisioned in local
land use plans

Overall Project Goals



Deliver a signature crossing that safely connects non-motorized users from City Hall Plaza towards Eastrail



Build within a realistic and transparent budget



Achieve a 2030 opening through disciplined scheduling and phased delivery aligned with neighboring developments



Grand Connection Crossing

- Approximately 2,500 linear ft elevated structure from City Hall Plaza to 116th Ave NE
- Vertical circulation points at 112th and 116th (stairs, elevator)
- 30 to 40' wide structure with separated pedestrian and bike infrastructure
- Landscaping and amenities (immediate or future)

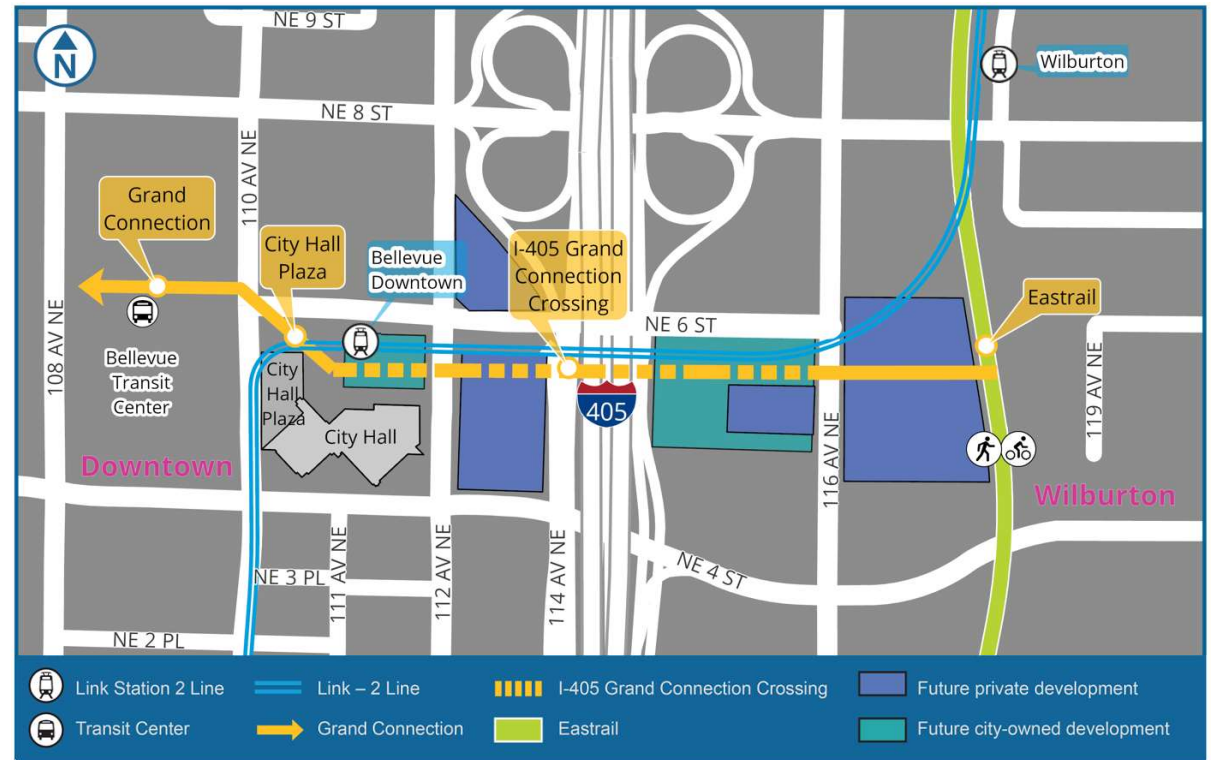


Project Budget



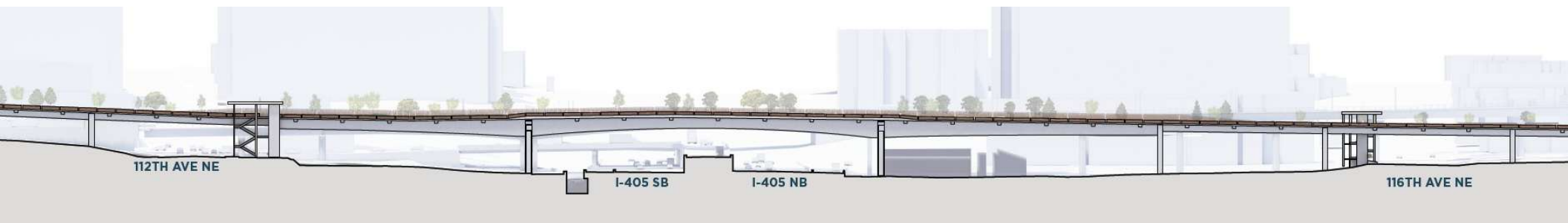
Project Site

- South of new ST bridge
- Connects to City Hall Plaza
- Significant crossing of I-405
- Crosses multiple active and future development sites
- Possible staging areas



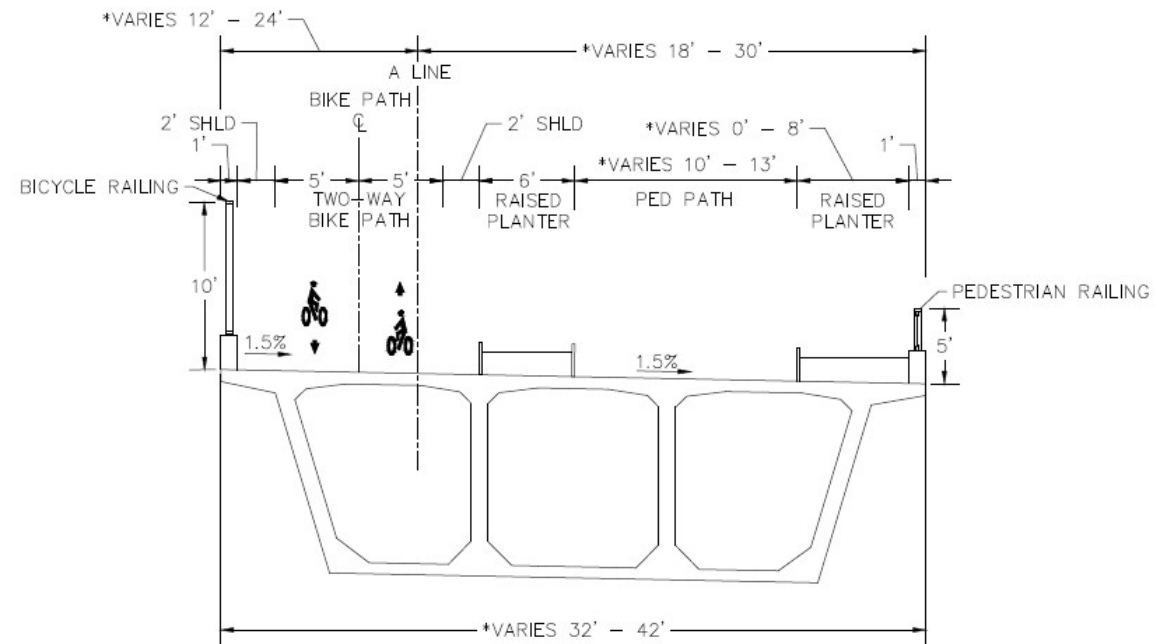
Design Progress

- WSP has been selected as project designer
- 30% Revised Design finishing this month (Sept 2025)
- Concrete box girder structure with 370' main span



Design Progress

- Separated pedestrian and bicycle facilities
- On-deck landscaping and lighting
- Desire for sound / sight buffering edge treatments
- Box girder will carry several utilities including storm and franchise utilities



GC/CM Delivery



Key Motivations for Use of GC/CM



Collaboration towards
shared successes



Cost control & certainty
with design &
construction choices



Complex interface
points with private
developments



Complex staging
across I-405

Use of Heavy Civil GC/CM

Why Heavy Civil

- Majority of work is the bridge structure
- RFP will request examples of experience with similar work

Contracting Details

- Prime contractor can negotiate to self-perform up to 50% of the work
- Remainder is low-bid



Major Construction Packages

Foundations (drilled shafts)

Concrete (falsework, formwork, rebar, placement)

Landscaping

MOT/Flagging

Mechanical (plumbing and elevators)

Site prep, possible demolition



Project Schedule



Summer 2026

- VE exercises
- First MACC
- Begin 60% design



Q1-Q2 2027

- Early subcontract bidding
- Second MACC
- Start 90% design



Q3-Q4 2027

- 90% design complete
- Final MACC
- Construction Notice To Proceed



2030

- Substantial Completion



Procurement Process & Schedule



Anticipated Procurement Process



Qualifications & Proposed Approach

- Experience of firm and key personnel
- Approach to project management
- Approach to key project challenges
- Proposed self-performance scope

Interviews

Price Component(s)

- Fixed GC/CM Percent Fee



RCW 39.10 Required Selection Criteria

Experience, technical competence of key personnel

Scope of work the firm proposes to self-perform and its past performance of that scope of work

Past performance with similarly complex projects

Approach to executing the project, including ability to meet the project time and budget requirements

Capacity to perform the work

Past experience promoting and including SVMWBE



Anticipated Procurement Schedule

Event	Date
Industry Outreach Event	Sept 10
PRC Presentation	Sept 25
Draft Contract Released for Industry Review	Oct 30
Release GC/CM RFP	Jan 8, 2026
Proposal Due Date	Feb 19
Release Shortlist / Invitation to Interview	Mar 12
Interviews	Mar 26
RFFP Release to Finalists	Mar 31
RFFP Due / Opening	May 4
Notice of Highest Ranked Proposer	May 4
City Council Approval	May 19
Execution / Preconstruction Services NTP	Late May



Contract Feedback Opportunity



- Draft contract released for feedback October 30
- Three-week review period



- Project Team is available for confidential one-on-ones
- Contact Catherine Hovell to schedule

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



Grand Connection Crossing

Inclusion 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

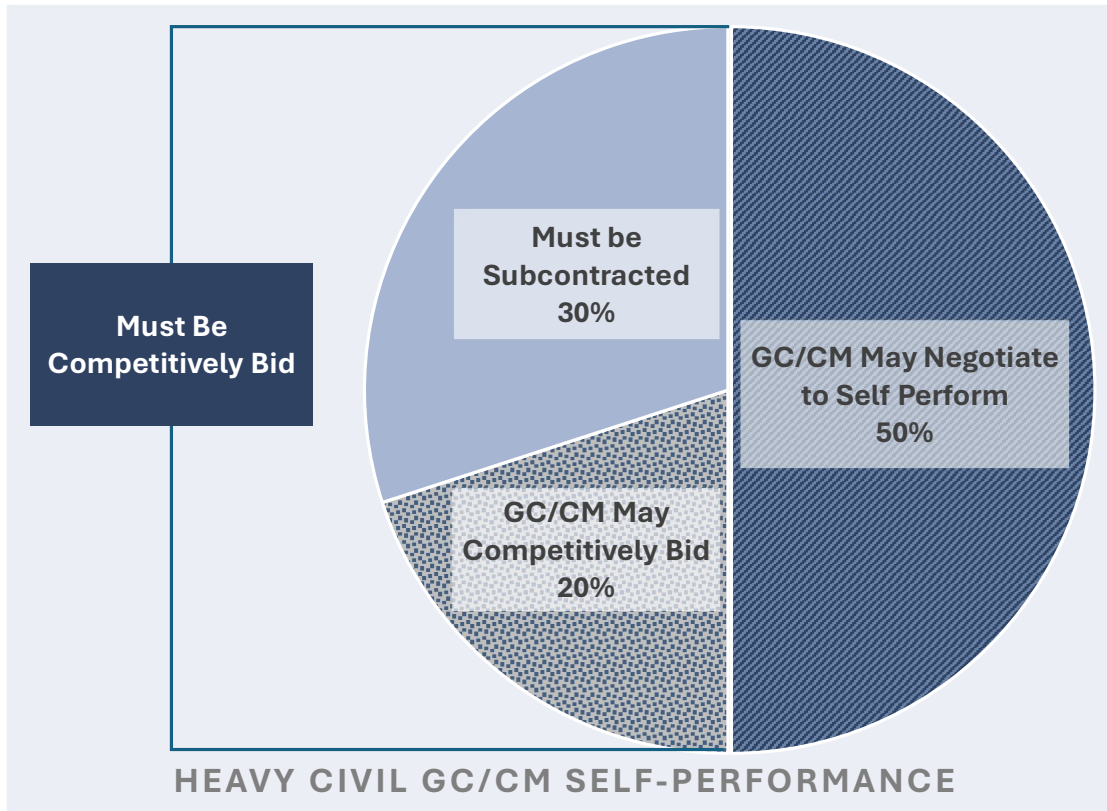


Project Inclusion Strategies

- Industry Outreach event held Sept 10
- Project participation in Regional Contracting Forum on Sept 17
- GC/CM selection criteria will emphasize contractor's approach to inclusion
- City will partner with selected GC/CM to host information sessions/outreach events
- Track and report subcontractor participation
- Subcontract packaging to maximize accessibility, inclusion, and competition



Approach to Subcontracting



Open and Competitive

All subcontract packages will be publicly advertised and competitively bid



Fair Competition with GC/CM

If the GC/CM bids to self-perform, the bidding process will be managed by the City.



Opportunities for All Sizes

Bid packages structured to maximize competition



Potential Subcontract Packages

- Concrete (precast)
- Rebar (supply and tie)
- Post-tensioning Suppliers and Stressing Companies
- Electrical
- Irrigation
- Waterproofing
- Aesthetic finishes, including handrails, barrier/fence/ railing/guardrail and benches
- Trucking
- Noise and vibration monitoring
- Construction site support services, site safety
- Survey
- Drainage/Detention Vault/Flow Control
- Waterline
- Sanitary Sewer
- Steam Pipes
- Fire Protection Systems
- Pavement Markings
- Traffic Signal, ITS and Illumination
- Utility adjustments
- Dewatering
- MSE Walls
- Concrete flatwork



Summary & Closure



Summary

- City of Bellevue will be releasing a Heavy Civil GC/CM Procurement for the Grand Connection Crossing
- We welcome input from the community on how to maximize interest and engagement by primes and subs



Questions?

Steve Costa

scosta@bellevuewa.gov

Catherine Hovell

chovell@hntb.com

