BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND

AB 6869
February 17, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6869: First Hill Booster Pump Station Generator Replacement Bid Award	☐ Discussion Only ☒ Action Needed: ☒ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Award the First Hill Booster Pump Station Generator Replacement construction contract to Apcon Tech, Inc.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Kellye Hilde, Deputy Director Clint Morris, Capital Division Manager Christopher Marks, Utilities Engineer
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Project Location Exhibit 2. First Hill Pressure Zone Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	$ 1,028,720
AMOUNT BUDGETED	$ 1,210,290
APPROPRIATION REQUIRED	$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to award a public works construction contract to replace the aging emergency backup diesel generator at the First Hill Booster Pump Station (Exhibit 1).

- The First Hill Booster Pump Station Generator Replacement Project (90.40.0012) is included in the 2025–2026 Water Capital Improvement Program (CIP) with an adopted budget of $1,210,290.
- WAC 246-290 requires that public water systems always provide an adequate quantity of water in a reliable manner. To increase emergency reliability, the City has a backup generator at the First Hill Booster Pump Station.
- The First Hill Booster Pump Station serves approximately 230 residences and 20 fire hydrants in the First Hill Pressure Zone (Exhibit 2).
- The existing 50-kilowatt diesel standby generator is more than 30 years old, has exceeded its useful service life, and no longer meets current reliability, noise, emissions, and electrical code standards.
- The project will replace the generator and its associated electrical systems, including code-required relocation of the automatic transfer switch (ATS) to be above ground and the installation of a manual transfer switch (MTS) to improve operational flexibility during emergencies.

- Eight bids were received on January 29, 2026. The lowest responsive bid was submitted by Apcon Tech, Inc. in the amount of $753,520.
- Including construction, contingency, engineering, City support, SCADA integration, and testing, the total estimated project cost is $1,028,720, which is fully funded within the adopted 2025–2026 budget, with no additional appropriation required.
- Construction is anticipated to begin later in 2026, pending long equipment lead times, and will extend the reliable service life of the First Hill Booster Pump Station generator through approximately 2050.

BACKGROUND

The City of Mercer Island operates two booster pump stations as part of its water distribution system: the main booster pump station located at the reservoir site, which serves the City's largest pressure zone (the Pumped Zone), and the smaller First Hill Booster Pump Station, which serves the First Hill Pressure Zone (Exhibit 2).

The First Hill Booster Pump Station is located at the intersection of SE 32nd Street and 74th Avenue SE, in the northwest portion of Mercer Island (Exhibit 1). The facility is situated within the public right-of-way in a residential neighborhood and consists of a below-ground vault. The First Hill Booster Pump Station provides water pressure to approximately 230 single-family homes and 20 fire hydrants in the First Hill neighborhood, representing about 2.2 percent of the City's overall water use. Because the service area sits atop a 300-foot crest and cannot be reliably supplied by gravity from the Reservoir Zone, the station must operate continuously to pump water and maintain adequate pressure for household use and fire protection. Continuous operation is especially critical during periods of high summer water demand.

Washington State Department of Health drinking water regulations (WAC 246-290) require public water systems to maintain continuity of service and protect public health during emergency conditions, including power outages. On Mercer Island, this continuity is provided primarily by diesel standby generators installed at or near pump stations, most of which are located in underground vaults. To support long-term reliability, the City's Capital Improvement Program funds a systematic replacement of generators serving both water and sewer utility facilities.

Replacement of the standby diesel generator at the Reservoir main booster pump station was completed in early 2025. Replacement of the generator at the First Hill Booster Pump Station will complete renewal of the City's two primary water booster pump stations, extending their reliable service life through approximately 2050. Standby generators at these facilities typically have an expected service life of 25 to 30 years.

In 2022, the City contracted with David Evans and Associates (DEA) to prepare bid-ready construction documents for replacement of the existing diesel generator at the First Hill Booster Pump Station. Through the 2021–2022 and 2023–2024 CIP biennia, the design phase was funded entirely with American Rescue Plan Act (ARPA) funds. DEA completed the design in December 2025, after which the project was advertised for construction bids. At completion of design, the engineer's estimate of probable construction cost was $808,648. Construction is planned to be funded through the Water Fund 2025–2026 CIP capital budget (90.40.0012).

ISSUE/DISCUSSION

PROJECT DESCRIPTION

The City of Mercer Island owns and operates the First Hill water booster pump station located on SE 32nd Street, just east of the 74th Avenue SE intersection.

The station's existing 50-kilowatt (kW) standby diesel generator is more than 30 years old and has exceeded its useful service life. The generator is no longer operating efficiently, produces excessive noise, and generates significant exhaust smoke. In addition, the existing generator relies on a water-supplied heat exchanger for engine cooling, which reflects a legacy design approach that has largely been replaced in current practice by self-contained, radiator-cooled generator systems.

This project will replace the existing generator and associated electrical components. To comply with current National Electrical Code (NEC) working space requirements and applicable National Fire Protection Association (NFPA) and International Fire Code (IFC) provisions, the automatic transfer switch (ATS) will be relocated above ground adjacent to a new electrical service panel. A manual transfer switch (MTS) and roll-up generator connection port will also be installed, consistent with improvements implemented at other City facilities to enhance operational flexibility and emergency response capability.

Because the generator is located underground, construction will require partial removal and expansion of the existing concrete vault lid and walls to facilitate equipment removal and installation. New access hatches will be installed and existing landscape timber planter boxes and vegetation on top of the vault will be removed and replaced as part of the work.

The booster pump station is the sole source of water supply for the surrounding service area, providing both potable water and fire suppression. The contractor will be required to install temporary electrical equipment and coordinate closely with City staff and Puget Sound Energy (PSE) to ensure continuous water pressure is maintained throughout construction. The booster pump station will remain in continuous operation for the duration of the project.

BID RESULTS

Eight contractor bids were received and publicly opened on January 29, 2026. The lowest responsive bid was submitted by Apcon Tech, Inc. in the amount of $753,520, which is approximately seven percent below the Engineer's construction cost estimate, which was $808,647.60. A summary of the bid results is provided in Table 1 on the following page.

Table 1

CONSTRUCTION CONTRACTOR	BID AMOUNT (INCL. 10.2% WSST)
Apcon Tech, Inc.*	**$753,520.05**
Sascon, LLC	$755,465.08
Always Active Services, LLC	$890,360.90
Valley Electric Co of Mt Vernon	$918,669.08
McClure and Sons, Inc.	$938,613.07
Strider Construction Co., Inc.	$1,142,167.90
CDK Construction Services, Inc.	$1,332,418.50
Harbor Pacific Contractors, Inc.	$1,450,287.10
Engineer's Estimate	**$808,647.60**

*lowest responsive bidder

The lowest responsive bidder, Apcon Tech, Inc., is a Bellevue-based general contractor with extensive public works experience. Over the past decade, the firm has been awarded more than $6 million in public works contracts, primarily with the cities of Bellevue, Seattle, and Everett. Apcon Tech, Inc. will be supported by Dickson Electric, which has performed more than $2.27 million in electrical work for the cities of Everett and Kirkland, and the Snohomish School District in the past three years alone. A review of Washington State Department of Labor & Industries records confirms that Apcon Tech, Inc. is a contractor in good standing, with no license violations, outstanding litigation, or L&I tax delinquencies.

PROJECT BUDGET

The City's consultant, DEA, will provide construction engineering support, while City staff will perform project management, construction inspection, and operational support. The project also requires specialized programming and SCADA integration services, which will be provided under the City's on-call agreement with Brown and Caldwell. In addition, a qualified materials testing firm will be retained to perform construction materials testing.

Including these supporting services, the total estimated project cost is $1,028,720, which is fully funded within the adopted 2025–2026 budget. A summary of project costs is provided in Table 2 on the following page.

Table 2

FIRST HILL BOOSTER PUMP STATION GENERATOR REPLACEMENT PROJECT BUDGET (90.40.0012)	
PROJECT ELEMENTS	**TOTAL**
Construction Contract (Apcon Tech, Inc.)	$753,520
Construction Contingency - 10%	$75,352
Construction Engineering Support (DEA)	$122,200
Project Management (City)	$38,128
Operations Support (City)	$22,195
SCADA Software Configuration (Brown & Caldwell)	$9,575
Special Inspections/Materials Testing	$7,750
Total Estimated Project Cost	**$1,028,720**
Total 2025-2026 Budget (90.40.0012)	**$1,210,290**
Budget Appropriation Needed	***$0***

NEXT STEPS

Staff recommend awarding the bid to Apcon Tech, Inc. and authorizing the City Manager to execute a contract with Apcon Tech, Inc. for construction of the First Hill Booster Pump Station Generator Replacement project.

Procurement of equipment will occur immediately; however, long lead-times on the generator associated electrical equipment of up to 24 weeks will delay the start of construction until summer. Construction is tentatively scheduled to begin in August of 2026 and will take approximately 10 weeks to complete. As the construction start date nears, staff will update nearby residents about the project's schedule, duration, and impacts to the neighborhood.

After project completion, the service life of the First Hill Booster Pump Station generator will be extended to 2050.

RECOMMENDED ACTION

Award the First Hill Booster Pump Station Generator Replacement construction contract to Apcon Tech, Inc., a Washington based company and authorize the City Manager to execute a contract with Apcon Tech, Inc. in an amount not to exceed $753,520.