



City Council Business Agenda Item City of Kenmore, WA

<p>Subject/Topic: Walkways and Waterways Park Project Update: Log Boom Park</p> <p>Proposed Council Action/Motion: No Action. This agenda item is a status update on the Walkways and Waterways Project at Log Boom Park.</p>	<p>For Council Meeting Agenda for July 27, 2020</p> <p>Department: Community Development Prepared by: Maureen Colaizzi, Parks Project Manager and Debbie Bent, Community Development Director</p> <p style="text-align: right;"><u>Initial & Date</u></p> <p>Approved by Department Head: <u>DB 7/13/20</u> Approved by City Attorney: <u>n/a</u> Approved by Finance Director: _____ Approved by City Manager: <u>RK 7/13/20</u></p> <p>Exhibits/Attachments:</p> <ol style="list-style-type: none"> 1. 90% Design Site Plan 2. Budget Summary 3. 30% Design Site Plan 4. 60% Design Site Plan
<p><u>INFORMATION/BACKGROUND:</u> On July 27th, staff will provide an update about the 90% level design, updated cost estimate and schedule for the Log Boom Park Waterfront Access and Viewing project. Attachment 1 shows the 90% design site plan and Attachment 2 is a table showing the updated budget summary. A PowerPoint presentation will be given at the meeting and the presentation will be uploaded prior to the meeting.</p> <p>Staff last gave a project update to Council on February 10, 2020 prior to a public open house held on February 26, 2020. The open house presented the refined 60% design site plans for both Squire’s Landing Park and Log Boom Park. Since February staff and consultants have been working on further design refinements and continuing the permit review/approval process.</p> <p><u>Design Refinements:</u> The 90% Site Plan (Attachment 1) includes the same project elements as the 30% Site Plan (Attachment 3) presented to Council February 12, 2018 and the 60% Site Plan (Attachment 4) presented to Council February 10, 2020. Consistent with the conceptual plan for the 2016 Bond Measure, the 90% design plan continues to provide improved waterfront access to Lake Washington including: beach expansion; new trails and viewpoints; picnic areas; a waterfront picnic pavilion; native habitat restoration; and access for hand-powered watercraft including a structure for storing and renting hand-powered watercraft. The 60% design refinements (February 2020) were the asphalt trail alignment modification to protect adjacent trees and additional native habitat restoration along pathways in the park to satisfy environmental regulatory permit requirements. The 90% design refinements include minor adjustments to the trail alignment through the park, the transition from an asphalt to gravel trail and making the trail pedestrian only (bike riders will have to dismount and walk their bikes on the trail). In addition, to address King County concerns, part of the drainage system was redesigned to remove all underground improvements from County property.</p> <p>On June 22nd Council approved the final art design for Log Boom Park and fabrication contract for artwork. The artwork design will be incorporated into final plans and installation will be coordinated with construction of site improvements.</p> <p><u>Project Schedule Update:</u> A Shoreline Permit and SEPA approval were issued in 2019 and the Shoreline Permit also received Department of Ecology approval. The US Army Corps of Engineers permit, and State Department of Fish & Wildlife permit have also been issued. City permits (engineering and building permits) are required and permit applications will be submitted early August, with an estimated six-month review/approval process. A King County permit is also required for work being proposed along the property line between their property and ours. The application is under review.</p>	

Assuming all permits are received by the end of January 2021 and bid documents are prepared, the project would go out for bid February 2021. Assuming a bid is awarded, construction is anticipated April through 2021. However, construction timing may need to be adjusted based on the July and November fish windows in order to complete in-water construction. As timing is uncertain, the official project end date, consistent with the bond measure approval, remains at the end of 2023.

Park Closure During Construction:

The parking lot will serve as a construction staging area. The park including Tracy Owen Station restroom, the playground and access to the park from the Burke Gilman Trail will be closed during construction to keep users out of the construction access route to the western portion of the park where the majority of construction is planned to occur. It is anticipated that access to the pier from the eastern path that connects from the entrance sidewalk along 175th Street will remain open and only closed for a period of time while work occurs in this vicinity. Portable restrooms will be provided during construction.

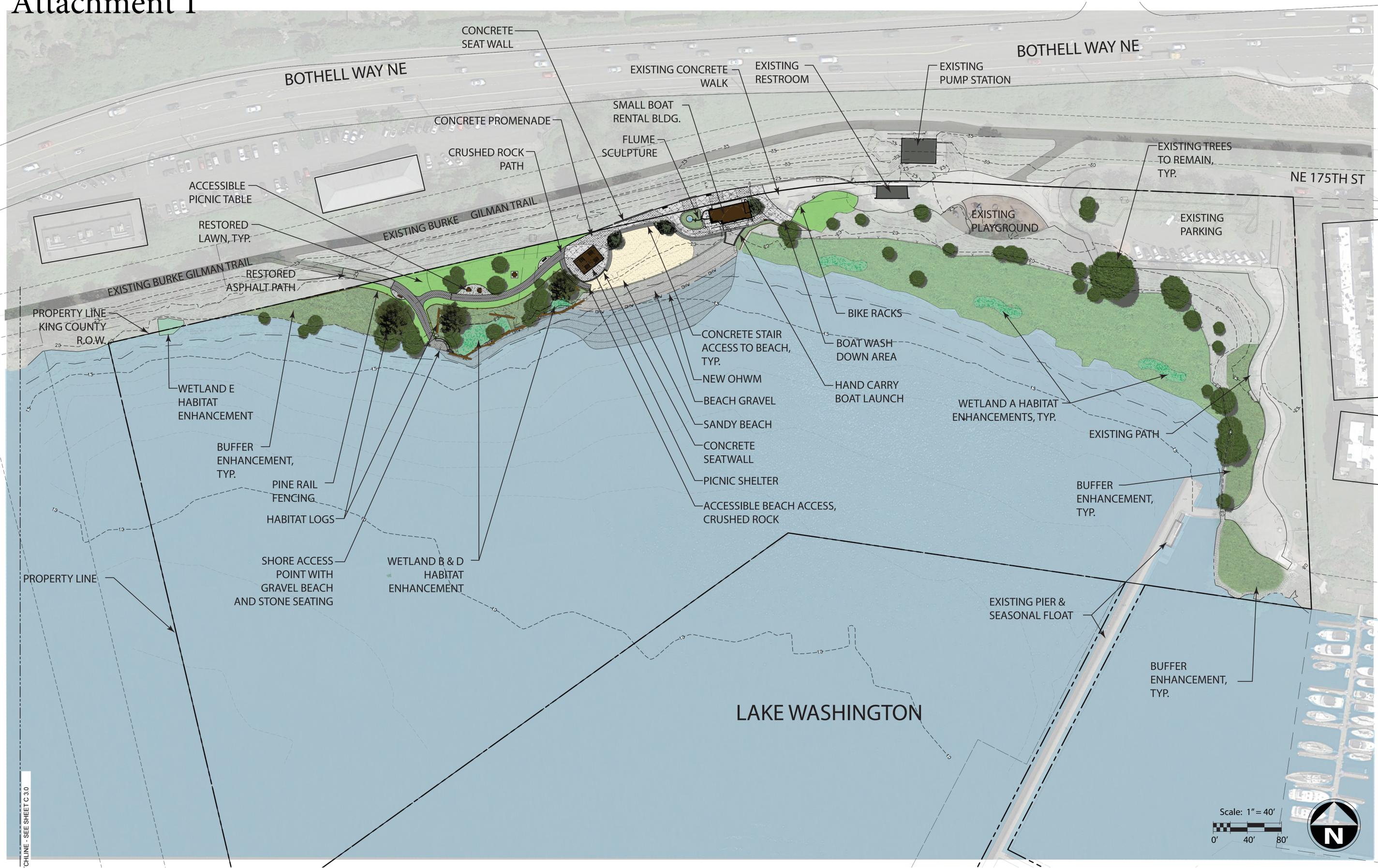
FISCAL CONSIDERATION:

- **2020:** The project cost estimate at 60% design, presented to Council February 10th, was \$3,680,634.00. Any adjustments to the Capital Improvement Project (CIP) budget will be brought forward for Council consideration and action in the fall. Costs will continue to be reviewed and refined between the 90% design phase through final construction plans. Attachment 2 is an overview of the updated total project cost estimate with a revenue funding plan. The total project budget is now estimated at \$3,778,725. The cost estimate reflects an increase in construction costs from 60% design which are offset by a reduction in contingency to 15% (reduction of 5%) plus a reduction in escalation costs (6% based on current construction cost estimates).
- **2019:** The project budget estimate of \$3.9 million was reviewed by Council at the July 22, 2019 meeting where amendments to the 2019-2024 Capital Improvement Program (CIP) were presented. The 3.9 million budget estimate included \$447,227 spent prior to 2019; \$3,122,535 proposed allocation in the 2019-2024 CIP; and \$340,000 for mitigation monitoring allocated in future CIP's 2025-2032. The amended Park Capital Improvement Program (CIP) was approved 9/9/19 (Ordinance 19-0497). The CIP allocates \$3,122, 535 including: \$2.43 million bond funds; \$316,112 RCO ALEA grant funds; \$102,535 King County Trail Levy Funds; \$80,000 REET funds; \$193,888 Park Impact Fee Funds.
- **2018:** The estimated total project budget presented to Council 2/12/18 was \$3.34 million (\$2.94 million project cost through construction plus \$400,000 for project mitigation monitoring). The six-year 2019-2024 Park Capital Improvement Program (CIP) adopted 9/7/18 (Ordinance 18-0469) allocated \$2.74 million with an additional \$447,227 spent prior to 2019, giving a total project cost of \$3.18 million.

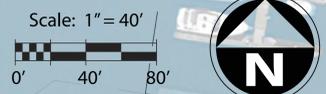
2015-16: \$55,908 in Park Impact Fee Revenue was used to create the Bond Levy Concept Plan. The 2016 Walkways & Waterways bond measure estimated a \$3.2 million total project cost.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: City Council Goal #4 Implement the Walkways and Waterways Projects. Priority Based Budget (PBB) results “enhances access to, and opportunities and activities to enjoy the City’s waterfront region”.

Attachment 1



ONLINE - SEE SHEET C 3.0



Log Boom Park 90% Design
Plan

07/14/2020

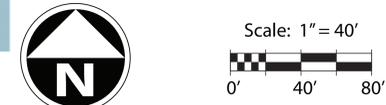
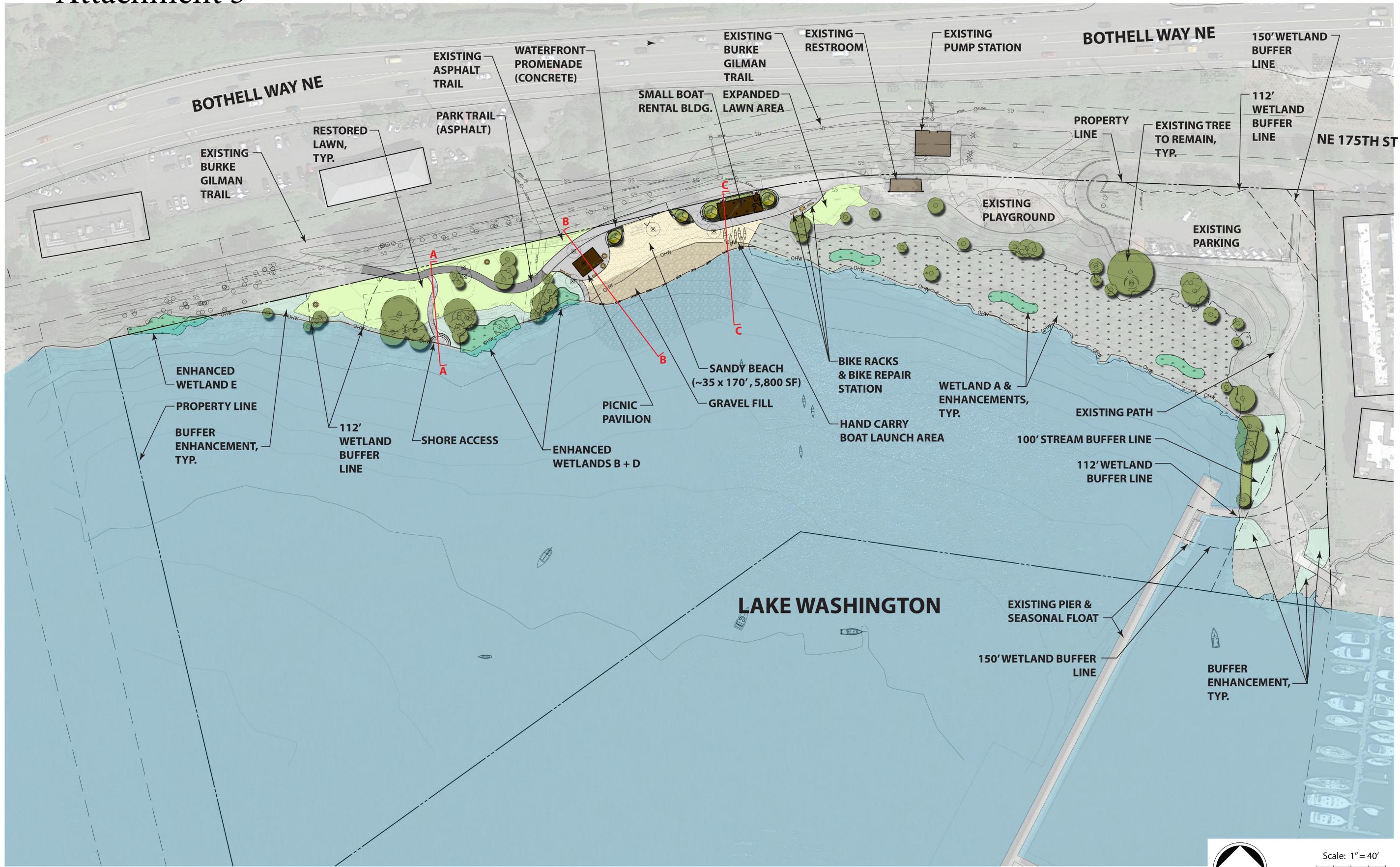


LOG BOOM PARK WALKWAYS AND WATERWAYS PROJECT BUDGET ANALYSIS

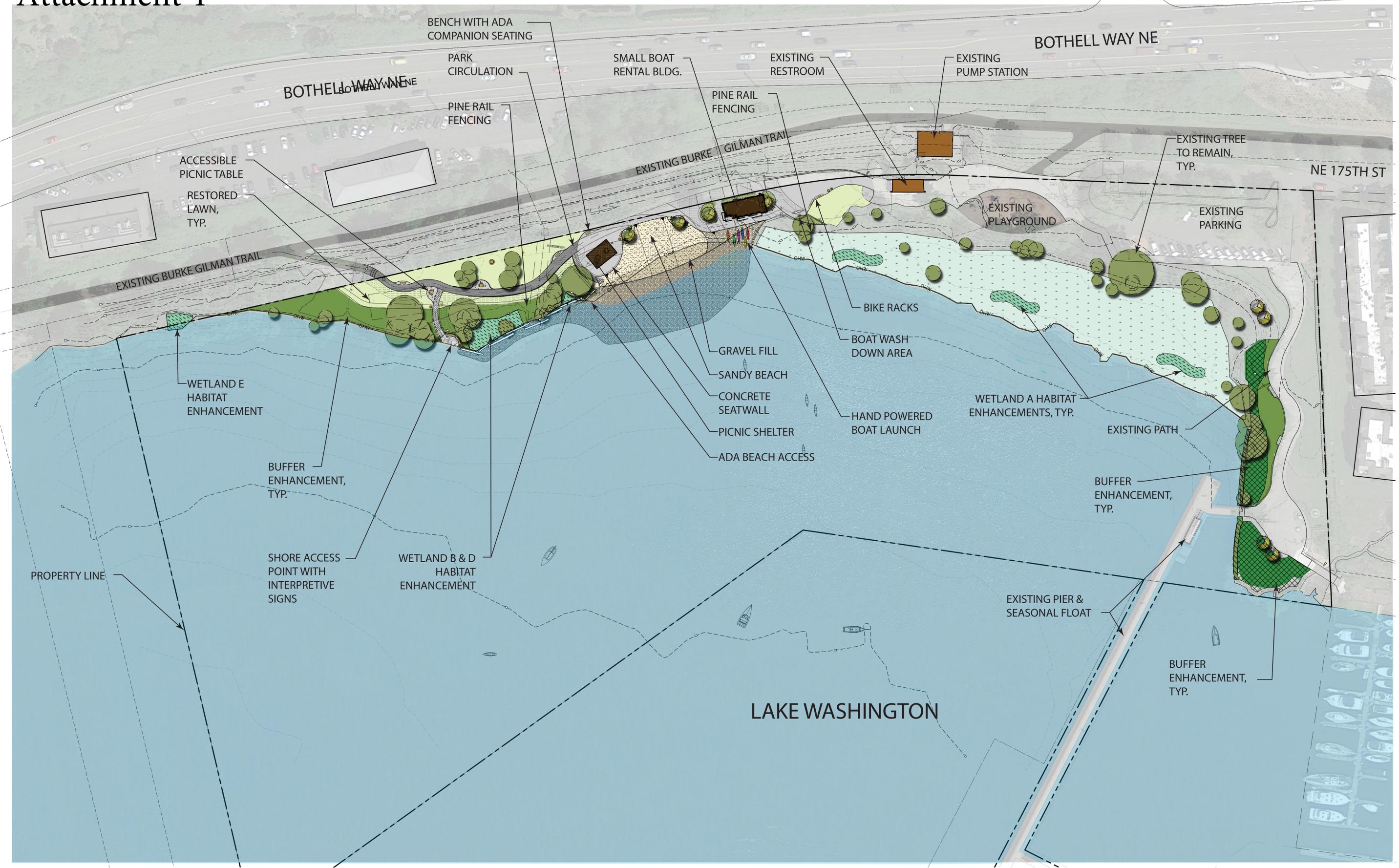
EXPENDITURES	
Walkways & Waterways (W&W) Log Boom Park Water Access Project	
90% Design Engineer's Estimate (July 2020)	\$1,444,118
1% for the Arts + Public Art Funds	\$60,000
10% WSST	\$144,412
Administrative Staff Costs (.25 FTE x 4 yrs.)	\$253,600
Data Collection, Analysis, Design & Permitting	\$1,003,331
Construction Management (City Engineer Estimate)	\$170,000
Project Cost Subtotal	\$3,075,460
Inflation Contingency (6%)	\$86,647
Design/Construction Contingency (15%)	\$216,618
Contingency Subtotal	\$303,265
Total Estimated Project Cost w/ Contingency	\$3,378,725

Funding Plan		
Log Boom Park Water Access Project		
NEED		COST INCREASE
Construction Cost Estimate	\$3,378,725	\$131,037
10-year Mitigation & Monitoring	\$400,000	
TOTAL FUNDS NEEDED	\$3,778,725	\$131,037
SOURCES		SOURCE INCREASE
Bond Levy Funds (Total Available \$3.2 Mil)	\$2,233,397	
Public Art Fund	\$45,559	\$45,559
2019 RCO ALEA Grant Contract Award	\$470,575	\$154,463
2015-16 Revenue - Park Impact Fees	\$55,908	
2017-19 Prior Year Revenue (Bond Levy)	\$587,891	
Current Park Impact Fee Revenue	\$193,888	
Current REET	\$80,000	
2020-2025 King County Trail Levy	\$102,535	
Future REET or KC Trail Levy Funding	\$340,000	
TOTAL SOURCES AVAILABLE	\$4,109,753	\$200,022
POTENTIAL REVENUE SURPLUS	\$331,028	

Attachment 3



Attachment 4



Log Boom Park

60% Site Plan

01/27/2020

