



On June 22<sup>nd</sup> Council approved the final art design for Squires Landing 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.

**Project Schedule Update:**

- A shoreline permit and SEPA application were submitted to the City in April 2019 and a City decision was issued May 2020. The Department of Ecology issued a final decision on the Shoreline Permit June 19<sup>th</sup>, 2020. Permit applications were also submitted in 2019 to other regulatory agencies including the US Army Corps of Engineers, Washington State Department of Fish & Wildlife and King County and these permits are still under review. City permits (engineering and building permits) are required and permit applications will be submitted early August, with an estimated six-month review/approval process. The permit and regulatory review process will continue and is estimated to be complete by April 2021. Assuming all permits are received by April 2021 and bid documents are prepared, the project may be ready to go out for bid late April 2021. Assuming a bid is awarded, construction would be between August 2021 and June 2023. Assumption is that it is a two-year construction cycle. 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.

P-31 Squire's Landing Land Acquisition: This is a capital improvement project for land acquisition. Several Squire's Landing parcels east of the lagoon were originally acquired by King County with Recreation Conservation Office (RCO) funding that restricts active recreation use of the parcels. To allow for more active uses (particularly associated with water access for the hand-powered watercraft), the RCO land conversion process requires replacing land based on current appraised value. The City has been working with RCO on the land conversion process. The replacement properties have been purchased and the final requirements for the conversion are being finalized. Staff will present the details of the land conversion to City Council in a public hearing in September. Staff anticipates this process being complete by end of year 2020.

**FISCAL CONSIDERATION:**

- **2020:** The project cost estimate at 60% design, presented to Council February 10<sup>th</sup> was \$8,211,732. 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 still estimated at \$8.21 million. 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).

The current total project cost of \$8.216,733 million is \$313,413 over the adopted CIP budget (\$7.9 million). The revenue sources for the \$313,413 are anticipated to be a future 2021 King County Waterworks Council Allocated grant award of \$50,000 with the remaining \$263,413 anticipated to be either Park Impact Fee Funds or bond funds if the Log Boom Park project remains under budget. The adopted CIP budget also includes \$250,000 of unsecured funds in the revenue estimate anticipated to be either a future State Appropriation request or Park Impact Fee Funds. Therefore, in the current revenue estimate (Attachment 2) there is over \$600,000 of unsecured revenues.

- **2019:** The project budget estimate of \$7.9 million was reviewed by Council at the July 22, 2019 meeting where amendments to the 2019-2024 Capital Improvement Program (CIP) were presented. The 7.9 million budget estimate included \$538,287 spent prior to 2019; \$6,985,533 proposed allocation in the 2019-2024 CIP; and \$382,500 for mitigation monitoring allocated in future CIP's 2025-2034. The amended Park Capital Improvement Program (CIP) approved 9/9/19 (Ordinance 19-0497) allocates \$6,985,533 including: \$5,005,464 million bond funds; \$500,000 RCO grant funds; \$185,000 King County Conservation District grant funds (unsecured, application 2020); \$651,968 Swamp Creek Basin Funds; \$393,101 Park Impact Fee funds; \$250,000 State appropriation (unsecured) or additional Park Impact Fee Funds.

- **2018:** The estimated total project budget presented to Council 3/19/18 was \$6.6 million (\$6.2 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 \$5.75 million with an additional \$538,287 spent prior to 2019, giving a total project cost of \$6.3 million.
- **2015-16:** \$53,751 in Park Impact Fee funds were used to create the Bond Levy Concept Plan. The 2016 Walkways & Waterways bond measure estimated a \$5.1 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



## Squire's Landing Park

90% Site Plan



07/10/2020



<b>Construction Project Expenditures</b>	
<b>Walkways &amp; Waterways (W&amp;W) Squire's Landing Park Project</b>	
Engineer's Estimate (July 10, 2020 90% Site Plan)	<b>\$3,942,693</b>
1% for the Arts + Public Art Funds	\$65,000
10% WSST	\$394,269
Administrative Staff Costs (.25 FTE x 4 yrs)	\$297,746
Data Collection, Analysis, Design & Permitting	\$1,589,059
Construction Management (Based on City Engineer Estimate)	\$700,000
<b>Project Cost Subtotal</b>	<b>\$6,988,767</b>
Inflation Contingency (6%)	\$236,562
Design & Construction Contingency (15%)	\$591,404
<b>Contingency Subtotal</b>	<b>\$827,966</b>
<b>Total Estimated Project Cost w/ Contingency</b>	<b>\$7,816,733</b>

<b>Funding Plan</b>		
<b>Walkways &amp; Waterways (W&amp;W) Squire's Landing Park</b>		
<b>NEED</b>		<b>NEED INCREASE</b>
Construction Cost Estimate	\$7,816,733	\$322,280
10-year Mitigation & Monitoring	\$400,000	
<b>TOTAL FUNDS NEEDED</b>	<b>\$8,216,733</b>	<b>\$322,280</b>
<b>SOURCE</b>		<b>SOURCE INCREASE</b>
Bond Levy Funds (\$5,150,000 available)	\$4,147,584	
Public Art Fund	\$25,573	\$25,573
2016-19 Prior Year Revenue (Bond Levy + PIF Funds)	\$1,056,167	
2018 RCO ALEA Grant Secured	\$500,000	
2019 King County Waterworks Council Allocated Grant Secured	\$50,000	\$50,000
2020 King Conservation Grant Request	\$185,000	
Swamp Creek Basin Mitigation Fund 00-C68 Amend 1	\$651,968	
Park Impact Fee Funds	\$553,101	
<b>2021 State Appropriation Unsecured or Park Impact Fee Funds</b>	<b>\$250,000</b>	
2026-2034 CIP Funds (Potentially Swamp Creek Basin Funds)	\$425,060	
<b>2021 King County Waterworks Grant #2 Unsecured</b>	<b>\$50,000</b>	
<b>TOTAL SOURCES AVAILABLE</b>	<b>\$7,894,453</b>	<b>\$75,573</b>
<b>ADDITIONAL SOURCES NEEDED</b>	<b>\$300,000-\$600,000+</b>	<b>Grant Award Dependent</b>

# Attachment 3



## Squire's Landing Park

### 30% Site Plan

3/22/2018



