



CITY OF KIRKLAND
Parks and Community Services
 123 Fifth Avenue, Kirkland, WA 98033
 425-587-3300

MEMORANDUM

To: Kurt Triplett, City Manager

From: Lynn Zwaagstra, Director, Parks and Community Services
 Truc Dever, Public Works Director
 Rod Steitzer, P.E., Capital Projects Manager
 Mary Gardocki, Park Planning and Development Manager
 Brian Baker, Capital Projects Supervisor
 Maureen Colaizzi, Senior Capital Project Coordinator

Date: June 5, 2024

Subject: MARINA PARK DOCK AND SHORELINE RENOVATIONS - 60% DESIGN UPDATE

RECOMMENDATION:

It is recommended that the City Council:

- Receives an update on the Marina Park subject project, and;
- Provides feedback on the 60% level design scope elements, and;
- Concur with advancing the design of dock and shoreline recommended renovations, as well as any combination of safety, access, or maintenance opportunities, and;
- Considers existing fund balance transfers to the project per the attached fiscal note.

BACKGROUND:

In 2019 the City of Kirkland conducted a Shoreline Structures Assessment ([Assessment](#)) of seven (7) City of Kirkland maintained shoreline and in-water infrastructure assets along the Lake Washington waterfront (see Assessed Park Map image to the right). That Assessment resulted in a prioritized list of recommended repairs for park infrastructure (see prioritized recommendations on assessment page 59). One of the projects was for the repair and renovation of the Marina Park pier and shoreline area which recorded numerous deficiencies including aging and failing piers, piles, and surface decking, shoreline erosion in the beach area, and lack of ADA access to the water.

Based on the recommended priorities, Marina Park was added to the Parks, Recreation and Open Space (PROS) plan and in December 2021 the Marina Park Pier and Shoreline Renovations project was added to the Capital



Assessed Parks Map

Facilities and Capital Improvement Plans (Attachment C). The renovation project supports Council goals of Dependable Infrastructure, Vibrant Neighborhoods, and Abundant Parks, Open Spaces, and Recreation Services.

The Marina Park project also provided an opportunity to assess the park for other planned improvements that would support recreation and special events. In 2023, renovation design began with specific work including geotechnical investigation for erosion and contamination, pier structural and electrical review, addressing ADA circulation access, and maintenance of existing infrastructure. On May 31, 2024, the City received 60% design plans addressing waterfront erosion, structural repair for piers and decking, replacement of failing electrical pier lighting, improving pedestrian water access, and improve site furnishings to support special events. Scope items are described below and prioritized in Table 1.

Assessment Recommendations:

- 1- Waterfront Erosion Repairs: The northside concrete seat steps are failing due to erosion. The northside steps will be replaced with new concrete steps that are supported by a sheet pile wall to prevent erosion. Similarly, sections along the South shoreline will be reinforced to prevent erosion and some sections will include new cast in place walls for southside access.
- 2- South Pier Structural & Electrical Repairs: Replace 12 existing timber pilings, rails, stringer-to-stringer connections, and fascia boards. Also, replacement of electrical system pedestals and lighting fixtures on existing poles.



Opportunities for Safety, Access, and Maintenance:

- 3- Upland ADA & Circulation: The upland sitework is proposed to improve pedestrian circulation by adjusting accessible routes and site furnishings.
- 4- South Pier Decking: The existing decking is timber with synthetic inserts that require repeated replacement due to wear and overuse. Some of the decking could be replaced with new fiberglass grating (Fibergrate) material. This material will improve the dock’s ADA accessibility and wetland mitigation requirements.
- 5- Special Events Site Furnishings: The park space needs updates to meet the increased demand from park users and special events. Amenities include concrete winter tree pad and electrical for seasonal lighting event, expanded seating, picnic tables, bike racks, visitor kiosk, wayfinding signage.
- 6- Pavilion Gutter System Replacement: At the Pavilion, work will include a partial demolition of the existing pavilion gutter system and a new system will be installed in its place. Adjacent to the pavilion, a weatherproof GFCI outlet will be installed in a raised planter.

TABLE 1: Marina Park Waterfront Repair and Access Improvements Prioritized

No.	Scope Items	Why Proposed	If Not Funded	Priority Rating
1	Waterfront Erosion Repairs	<ul style="list-style-type: none"> Wind/Wave Action Created Erosion and Undermining Access Feature 	<ul style="list-style-type: none"> Public Access Compromised and created blocks to access or potential hazards 	<ul style="list-style-type: none"> Health & Safety ADA Environmental
2	South Pier Structural & Electrical Repairs	<ul style="list-style-type: none"> 12 Failing Piles Concern of Electrocutation or electrical fire 	<ul style="list-style-type: none"> Increase Service Requests Health & Safety Exposure Facility Closure Due to Dock Failure 	<ul style="list-style-type: none"> Health & Safety
3	Upland ADA & Circulation	<ul style="list-style-type: none"> Meet Compliance Report Requirements ADA Water Access Needed 	<ul style="list-style-type: none"> Lack Universal Access for All Increase Service Requests for Accessibility Needs Include with Future Park Improvements 	<ul style="list-style-type: none"> ADA Drainage Compliance Environmental
4	South Pier Decking	<ul style="list-style-type: none"> Deteriorating Decking Material Sequence Work w Piling Work 	<ul style="list-style-type: none"> Sequence with Future Pile Replacement As Mitigation 	<ul style="list-style-type: none"> Health & Safety ADA Environmental
5	Special Events Site Furnishing	<ul style="list-style-type: none"> Improve User Experience Supports Special Events 	<ul style="list-style-type: none"> Create as a Future Project w Grant Funding 	<ul style="list-style-type: none"> ADA Supports Community Events
6	Pavilion Gutter System Replacement	<ul style="list-style-type: none"> Gutter can't be repaired in part w/o replacing in whole 	<ul style="list-style-type: none"> Implement as Small Works 	<ul style="list-style-type: none"> O&M Repair

BUDGET:

To address the needs of the Dock and Shoreline infrastructure program, proposed funding for the prioritized Marina Park project is comprised of multiple funding sources totaling \$4.5 million dollars as shown in Table 2 below.

Table 2: Marina Park Project Proposed Funding

Project No.	Project Name	Amount	Note
PKC 12100	Green Kirkland Restoration	\$170,564	Previous project savings
PKC 16900	Marina Park Dock and Shoreline Reno.	\$1,000,000	Added in 2022
PKC 13310	Dock & Shoreline Renovation - Program	\$1,367,000	Previous project savings
PKC 13330	Neighborhood Park Land Acq. Project	\$2,000,000	Fiscal Note Transfer
Total		\$4,537,564	

The first step in the design process was to determine the extents of repairs needed to address the waterfront erosion issues. For this, a geotechnical investigation was conducted, and repair alternatives were reviewed. During that investigation, it was discovered that contaminated soil is present. Currently, the exact cost for soil remediation is not known, however, there is potential

for cost recovery through the City's current contaminated soil cost recovery contract. Costs for the geotechnical investigation, erosion remedy alternatives, placeholder costs for soil remediation, and assessment recommended repairs are shown in Table 3 below.

Table 3: Marina Park Project Current and Anticipated Expenses

Scope No.	Scope Item	Construction Cost	Soft Cost*	Total
1 & 2	Geotechnical and Alternatives	\$0	\$125,000	\$125,000
1	Waterfront Erosion Repairs	\$631,000	\$348,000	\$979,000
1	Soil Remediation	\$500,000	\$75,000	\$575,000
2	South Pier Structural & Electrical	\$1,066,000	\$586,000	\$1,652,000
2	Overwater Mitigation Design	\$0	\$160,000	\$160,000
	Subtotal Assessment Rec.	\$2,197,000	\$1,294,000	\$3,491,000
	Funding			\$4,537,564
	Remaining			\$1,046,564

* Includes 20% construction contingency shoreline area (\$339,000 1 & 2)

Currently, if the Council approved the attached fiscal note, the recommended assessment work can be completed within identified funding. The \$2,000,000 in Neighborhood Land Acquisition can be used for this project because the funds are general fund revenues freed up by using Park impact fees to purchase a portion of the Houghton Park and Ride. The remaining \$1,046,564, as well as potential remaining soil remediation funds can be applied toward any combination of other prioritized scope items. Estimated costs for remaining scope items are shown in Table 4 below.

Table 4: Marina Park Project Current and Anticipated Opportunity Expenses

Scope No.	Scope Item	Construction	Soft Cost*	Total
3	Upland ADA & Circulation	\$801,000	\$392,000	\$1,193,000
4	South Pier Decking	\$939,000	\$396,000	\$1,335,000
5	Special Event Site Furnishings	\$258,000	\$88,000	\$346,000
6	Pavilion Gutter System	\$137,000	\$67,000	\$204,000
	Subtotal Opportunities	\$2,135,000	\$943,000	\$3,078,000

* Includes 20% construction contingency for work (\$766,000 if all Scope Items 1-6 are selected)

Should the Council be interested in completing scopes of work for safety, access, and maintenance, staff would return to Council with options for funding the apparent \$2,031,450 (\$1,046,564 - \$3,078,000) gap for those opportunities.

Staff recommendation:

Staff recommends authorizing fund balance transfers identified in the attached fiscal note, advancing the design of dock and shoreline recommended renovations, and providing direction on opportunity scope items (items 3-6) to achieve Council Goals.

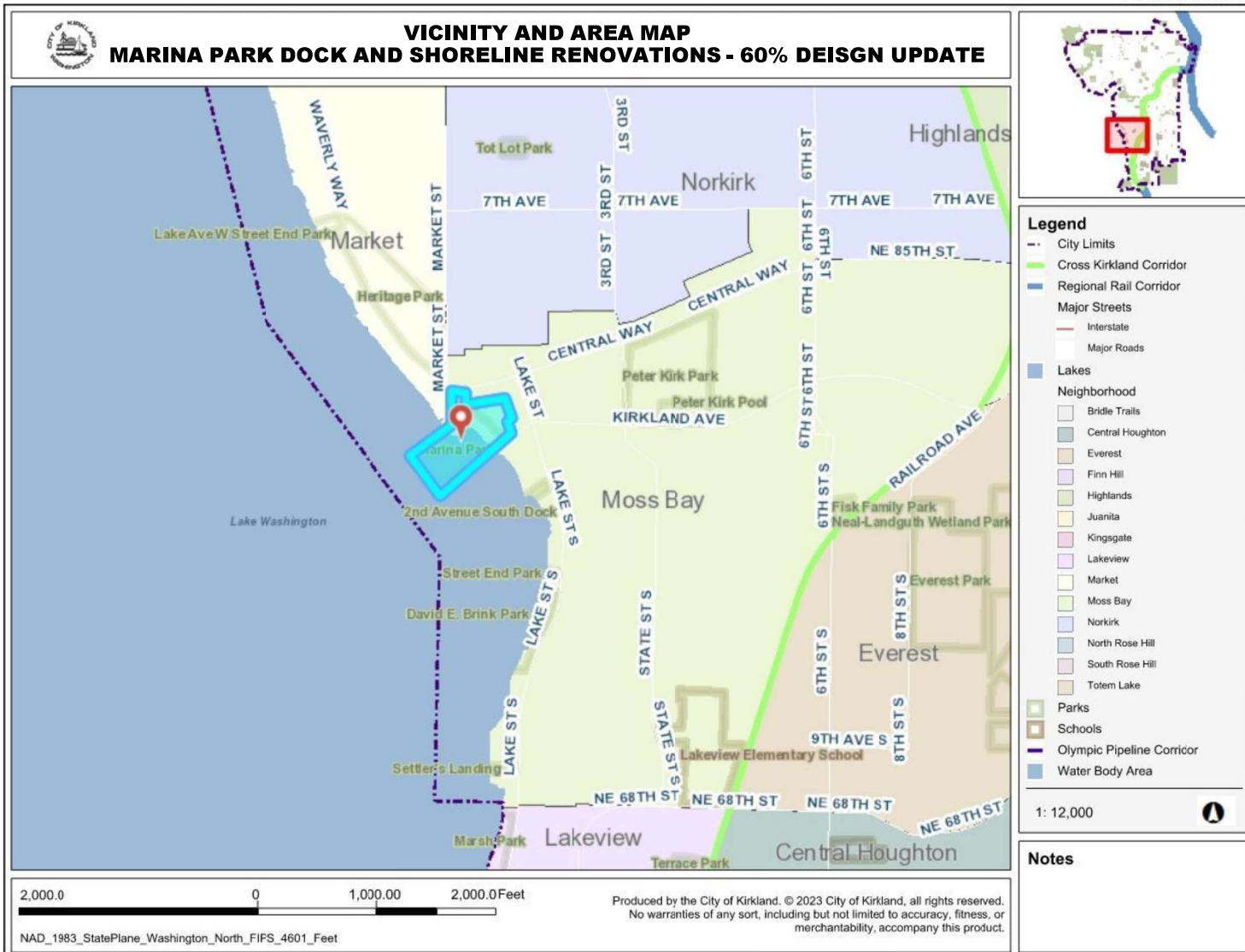
- Abundant Parks, Open Spaces & Recreational Services To provide and maintain natural areas and recreational facilities and opportunities that enhance the health and wellbeing of the community.
- Dependable Infrastructure To maintain levels of service commensurate with growing community requirements at optimum life-cycle costs.
- Community Safety To provide public safety services through a community-based approach that focuses on prevention of problems and a timely and appropriate response.

NEXT STEPS: The Park Board has not reviewed the Project Design but is scheduled for review on June 26. This presentation is sequenced due to the timing of the CIP updates to Council. If the Council supports the staff recommendation, the fiscal note will be brought to the July 2, 2024 Council meeting for approval. The community will be informed of the Project repair and renovations through the City's communication tools and will be updated on the scope, schedule and budget as the project progresses towards construction.

Attachment A: Vicinity Map Marina Park

Attachment B: Fiscal Note

Attachment C: Revised 2021-2026 Capital Improvement Program



FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Lynn Zwaagstra, Director of Parks & Community Services							
Description of Request							
This fiscal note recognizes several transfers and funding sources for the Marina Park Dock & Shoreline Renovations (PKC1690000) to accompany the 60% design update to Council.							
Including a closeout transfer of approximately \$170,565 of City of Kirkland Parks Levy funding from the Green Kirkland Restoration (PKC1210000), a one-time transfer of approximately \$1,367,000 of mixed funding from the Dock & Shoreline Renovation parent project (PKC1331000) from previous years savings, and a one-time transfer of approximately \$2,000,000 of GF Cash from Neighborhood Park Land Acquisition (PKC1333000).							
There is \$1,000,000 of REET 1 funding in the PKC1690000 project, added in the 2022 CIP.							
Legality/City Policy Basis							
Fiscal Impact							
<ul style="list-style-type: none"> - One-time transfer of approximately \$170,565 of CoK Park Levy from PKC1210000 to PKC1690000. - One-time transfer of approximately \$1,367,204 of REET 1, CoK Park Levy, KC Park Levy from PKC1331000 to PKC1690000. - One-time transfer of approximately \$2,000,000 of GF Cash from PKC1333000 to PKC1690000. 							
Recommended Funding Source(s)							
Reserve	Description	2024 Est End Balance	Prior Auth. 2023-24 Uses	Prior Auth. 2023-24 Additions	This Request	Revised 2024 End Balance	2024 Target
Revenue/Exp Savings							
Other Source							
Other Information							

Prepared By	Kevin Pelstring, Financial Planning Supervisor	Date	June 7, 2024
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