



**CITY OF KIRKLAND**  
**Department of Parks & Community Services**  
**505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300**  
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## MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Jennifer Schroder, Director of Parks and Community Services  
Michael Cogle, Deputy Director

**Date:** February 24, 2015

**Subject:** Waverly Beach Park Renovation Supplemental Funding Request

### **RECOMMENDATION:**

That the City Council authorizes additional funding to construct improvements to Waverly Beach Park, including:

- Repurpose \$75,000 of funds previously allocated for Snyder's Corner site planning (PK0124) to support Waverly Beach Phase 1 Improvements;
- Authorize additional \$154,500 in supplemental funding from Real Estate Excise Tax (REET) reserves to support Phase 1 Improvements;
- Authorize additional \$50,000 in supplemental funding from REET reserves to support the Rotary Club of Kirkland Waverly Beach Picnic Shelter Project; and
- Authorize additional \$225,000 in supplemental funding from REET reserves to expedite renovation and improvements to park pier.

Total request for new funding is up to \$429,500 from REET reserves.

### **BACKGROUND DISCUSSION:**

#### **The Project**

Waverly Beach Park is one of **Kirkland's oldest parks**, dating back to the early 20<sup>th</sup> century. On the shores of Lake Washington, the park is a popular destination for Kirkland residents and features a swimming beach, pier, playground, picnicking amenities, restroom, and parking. Fishing and non-motorized boating are popular year-round activities in the park.

**Renovation of Waverly Beach Park was identified as a priority project as part of Kirkland's 2012 Park Levy, and \$500,000 of levy funding was allotted to initiate park renovation work. Combined with previously approved funding for the project in the City's adopted Capital Improvement Program (CIP), a total of \$839,000 has been made available for Phase 1 renovation, as follows:**

\$500,000	CIP - Park Levy (PK0087-100)
\$239,000	CIP – Other Funding (PK 0087)
<u>\$100,000</u>	CIP – Playground Replacement (PK0066)
\$839,000	Total Funding

Phase 2 renovation of Waverly Beach (PK0087-101) is listed as an unfunded project in the adopted CIP.

Beginning in 2013 the Park Board and staff worked with the community on developing a long-range renovation plan (Attachment A). Total estimated cost to complete the entire renovation plan is about \$3 million, non-adjusted for inflation. Phase 1 renovation priorities (Attachment B) for Waverly Beach **include shoreline/beach renovation consistent with the City's Shoreline Master Program**; improved trails, stairways, and park access; stormwater, drainage and irrigation improvements; and replacement of the park playground. Renovation priorities were developed by staff and Park Board as a result of technical recommendations from the project's design and engineering team, as well as a public involvement process which included on-site public workshops and outreach to neighborhood associations.

### **Funding Shortfall for Phase 1**

To ensure adequate funding for identified Phase 1 improvements, in 2014 the City Council authorized staff to seek a matching grant from the State of Washington Recreation and Conservation Office (RCO). Unfortunately, the \$325,000 grant application was not approved.

Over recent months staff have been working with the consultant team to complete 30% design for Phase 1 and fine tune the project cost estimate. The total project cost estimate for Phase 1 is \$1,068,500, which is \$229,500 more than the funding that has been allotted. Factors driving increased costs include those related to developing a long-range park renovation plan; developing cost estimates for future phases of work to assist with CIP budget development; budgeting for construction inspection; and additional design/engineering consultation. A portion of the additional design and engineering work is related to accelerated design and permitting of future (Phase 2) shoreline and pier improvements. This has been done to help ensure that regulatory agencies will give future mitigation credit to the City for park shoreline improvements (i.e. artificial bulkhead removal) scheduled to be completed in Phase 1.

A summary of the Phase 1 cost estimate is shown below:

<b><u>Project Budget:</u></b>	<b><u>Original</u></b>	<b><u>Phase I As Proposed</u></b>
1 Construction Phase 1	\$407,500	\$410,000
2 Design/Engineering	\$190,000	\$252,000
3 Develop Long Range Renovation Plan	---	\$115,000
6 Construction Contingency @ 10%	\$41,000	\$41,000
7 Taxes @ 10%	\$41,000	\$41,000
8 Permits, Other Costs	\$10,500	\$10,500
9 Project Management @ 10%	\$41,000	\$41,000
10 Construction Inspector	---	\$50,000
12 1% for Art	\$8,000	\$8,000
13 Playground Replacement	<u>\$100,000</u>	<u>\$100,000</u>
<b>Total:</b>	<b>\$839,000</b>	<b>\$1,068,500</b>

To address the \$229,500 funding gap, staff requests that the Council make the following appropriations:

1. Transfer \$75,000 from CIP Project PK0124: Snyder's Corner park site planning. These funds were appropriated in 2012 with the anticipation of a joint park planning effort with the City of Redmond for a possible new neighborhood park serving both communities. Redmond has been unable to provide the necessary matching funding and the project has been on indefinite hold. Staff recommends repurposing the funding as Waverly Beach is viewed as the highest priority at the present time. **Funding for the Snyder's Corner site will be reconsidered as part of the upcoming CIP update process.**
2. Allocate \$154,500 from REET Reserves. A fiscal note is included as Attachment C.

### **Rotary Club of Kirkland Waverly Beach Picnic Shelter Project**

At the Council's January 20, 2015 regular meeting a representative of the Rotary Club of Kirkland announced that the Club has chosen to help fund a new group picnic shelter for community use at Waverly Beach Park. The shelter was included in the long-range park plan but was not included as part of the Phase 1 improvements. The newly-formed Kirkland Parks Foundation also has announced that they would support the project by leading a community fundraising effort to provide additional partial funding.

A cost estimate for the proposed shelter is shown below. The cost estimate assumes inclusion of the picnic shelter as a component of the park's Phase 1 renovation work:

<b>Item</b>	<b>Notes</b>		<b>Item Cost</b>
<b>Pre-fab Shelter w/Footings &amp; Concrete Pad</b>	max 16'x34'		\$75,000
<b>Concrete Pathway</b>	150' 5' sidewalk		\$6,000
<b>Retaining wall at slope</b>	up to 3' high CMU block		\$4,000
<b>Site prep/earthwork/drainage</b>	cut/remove/level/demo		\$2,500
<b>Shelter Customization</b>	Columns, architecture, etc.		<u>\$7,500</u>
		<b>Subtotal</b>	<b>\$95,000</b>
<b>Design/Estimating Contingency</b>			<u>\$9,500</u>
<b>Contractor mobilization</b>	Contract/insurance, etc.		<u>\$9,500</u>
	<b>CONSTRUCTION COST ESTIMATE:</b>	<b>Subtotal</b>	<b>\$114,000</b>
<b>Construction Contingency</b>	Change orders etc.		<u>\$11,400</u>
<b>Sales Tax</b>			<u>\$10,944</u>
<b>A/E Fees, Permitting, Bidding, Inspection</b>	Assumes some donated services		<u>\$5,000</u>
	<b>TOTAL PROJECT COST ESTIMATE:</b>	<b>Total</b>	<b>\$141,344</b>

The Rotary Club has requested that the City join them and the Parks Foundation as a funding partner for the project, incorporating the proposed shelter into the park's initial renovation phase. As proposed, City funding would be used for all pre-construction costs (design, engineering, permitting, project management, etc.) as well as for a portion of the construction-related costs.

To support the Rotary Club proposal to include a community group picnic shelter in the Waverly Beach Park Phase 1 renovation, staff requests that the Council make the following additional appropriation:

1. Allocate \$50,000 from REET Reserves to support the costs of a new picnic shelter at Waverly Beach Park. See attached fiscal note. Remaining estimated costs of \$91,344 would be raised by the Rotary Club and the Parks Foundation.

Note: Staff recommends that the picnic shelter be identified as an “additive alternate” during the project’s bidding phase. This will ensure that the shelter costs can be isolated from the total bid and that all additional funding has been secured from community sources prior to award of bid.

### **Improvements to Waverly Beach Park Pier**

The Project proposes a series of structural upgrades on the existing 5,800 square feet structure, including replacing the decking, deteriorated bull rails, and concrete abutment widening. The consulting engineer estimates that the pier components should be replaced within the next five years, and Phase 1 permitting is currently incorporating this element now to ensure timely completion as part of a future Phase 2 of the project. Cost for pier improvements are estimated at \$225,000, which includes engineering and construction.

Should the Council desire to incorporate pier improvements into Phase 1 work, an additional appropriation will be necessary. Staff recommends that the City Council consider the option of funding pier improvements as part of Phase 1, as follows:

1. Allocate \$225,000 from REET Reserves to fund pier improvements at Waverly Beach Park. See attached fiscal note.

The project team are currently moving forward with obtaining permits for the project with the objective of starting construction in the fall of 2015. Completion of the project is anticipated before summer of 2016.

#### Attachments:

- A – Waverly Beach Long-Range Park Renovation Plan
- B – Waverly Beach Phase 1 Renovation Plan
- C – Fiscal Note



**Waverly Beach Park**  
Preliminary Renovation Plan



Lake Washington



- NOTES:
1. SURVEY PROVIDED BY STANTEC 2013.
  2. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD 83, U.S. FEET.
  3. VERTICAL DATUM: NAVD88.



**Waverly Beach Park**  
 Final Renovation Phasing Plan  
 Updated January 2015

**FISCAL NOTE**

Source of Request							
Jennifer Schroder, Director of Parks & Community Services							
Description of Request							
Request for additional funding for Waverly Beach Park Renovations (CPK 0087 100) as described in the attached memo. Total of \$429,500 from REET 1 reserves for 1) Phase 1 project improvement costs \$154,500, 2) \$50,000 new funding for city contribution to the Picnic Shelter in partnership with the Rotary Club, and 3) \$225,000 new funding for renovation and improvements to park pier. Additionally, re-purposing \$75,000 of funding currently allocated to the Snyder's Corner Park (CPK 0124) project not yet started.							
Legality/City Policy Basis							
Fiscal Impact							
<b>One-time use of \$429,500 from REET 1 reserve.</b> This reserve is fully able to fund this request. <b>Reappropriation of funding for Snyder's Corner Park project (CPK 0124).</b> This project will be postponed and moved to the unfunded CIP park projects list.							
Recommended Funding Source(s)							
<i>Reserve</i>	Description	2016 Est End Balance	Prior Auth. 2015-16 Uses	Prior Auth. 2015-16 Additions	Amount This Request	Revised 2016 End Balance	2016 Target
	REET 1 Reserves	8,361,750	0	0	429,500	7,932,250	1,732,329
	No prior 2015-2016 use of REET 1 reserves.						
<i>Revenue/Exp Savings</i>							
<i>Other Source</i>							
Other Information							
Prepared By	Neil Kruse, Senior Financial Analyst				Date	February 23, 2015	