



# MARINA STEPS, REDONDO PIER & BOND PROJECTS

CITY COUNCIL REGULAR MEETING

22 MAY 2025



# OVERVIEW

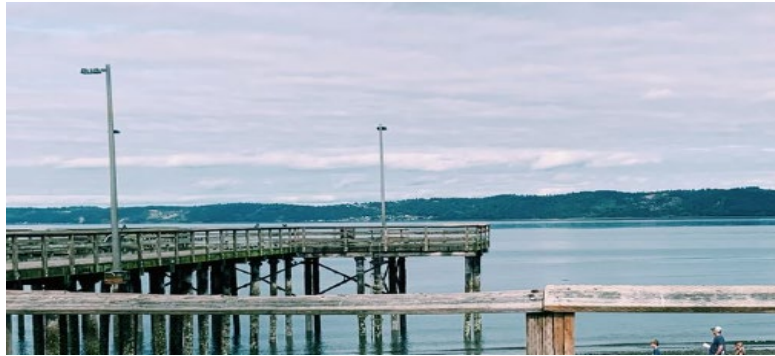
- Recap of February 6 Study Session
- Project Status Updates
  - Memorial Triangle
  - Redondo Pier
  - Marina Steps
    - Funding Update
- Updated Timeline
- Discussion

*No decision needed tonight; status update and open to receive any feedback*

# RECAP OF FEBRUARY 6 STUDY SESSION

Shown 2.6.25

# MARINA STEPS, REDONDO PIER & BOND PROJECTS



Redondo Fishing Pier & Restroom



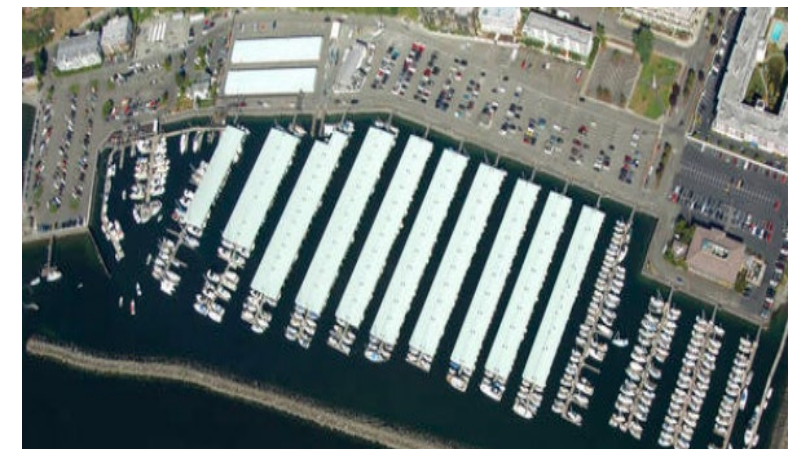
Memorial Drive Flag Triangle



Marina Steps



Parking System For Redondo & Marina



Marina L-M-N Dock Replacement

## WHAT FUNDING IS AVAILABLE FOR THE PROJECTS?

### **Marina Steps: \$12M**

\$1.5M Grant funds only for Steps

**Funding Needed \$10.5M**  
Construction

### **Redondo Pier: \$7M**

\$857K Real Estate Excise Tax earmarked  
for Pier

**Funding Needed \$6.2M**

#### Available Bond Funds:

\$1.66M (Dock under budget)  
+ \$7.869M (Steps earmark)  
+ \$3.5M (Pier earmark)

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= \$13.0M

#### Remaining Funds Needed:

\$3.7M

# OPTIONS

## Option 1: Redondo Pier & Marina Steps

- New Pier project continues – fully fund with bond proceeds
- Steps is value engineered to reduce scope and lower budget
- Staff identify more funds for Steps

## Option 2: Fully fund the Marina Steps Only

- Fully funded with bond proceeds
- Remaining bond funds (est. \$1M)

## Option 3: Fully fund the Redondo Pier Only

- Fully funded with bond proceeds
- Remaining bond funds (est. \$6M)

## Option 4: Amend Bond Ordinance to include new projects

- Council identifies new projects to be built with bond funds
- Move expeditiously due to arbitrage



# PROJECT STATUS UPDATES

# MEMORIAL TRIANGLE

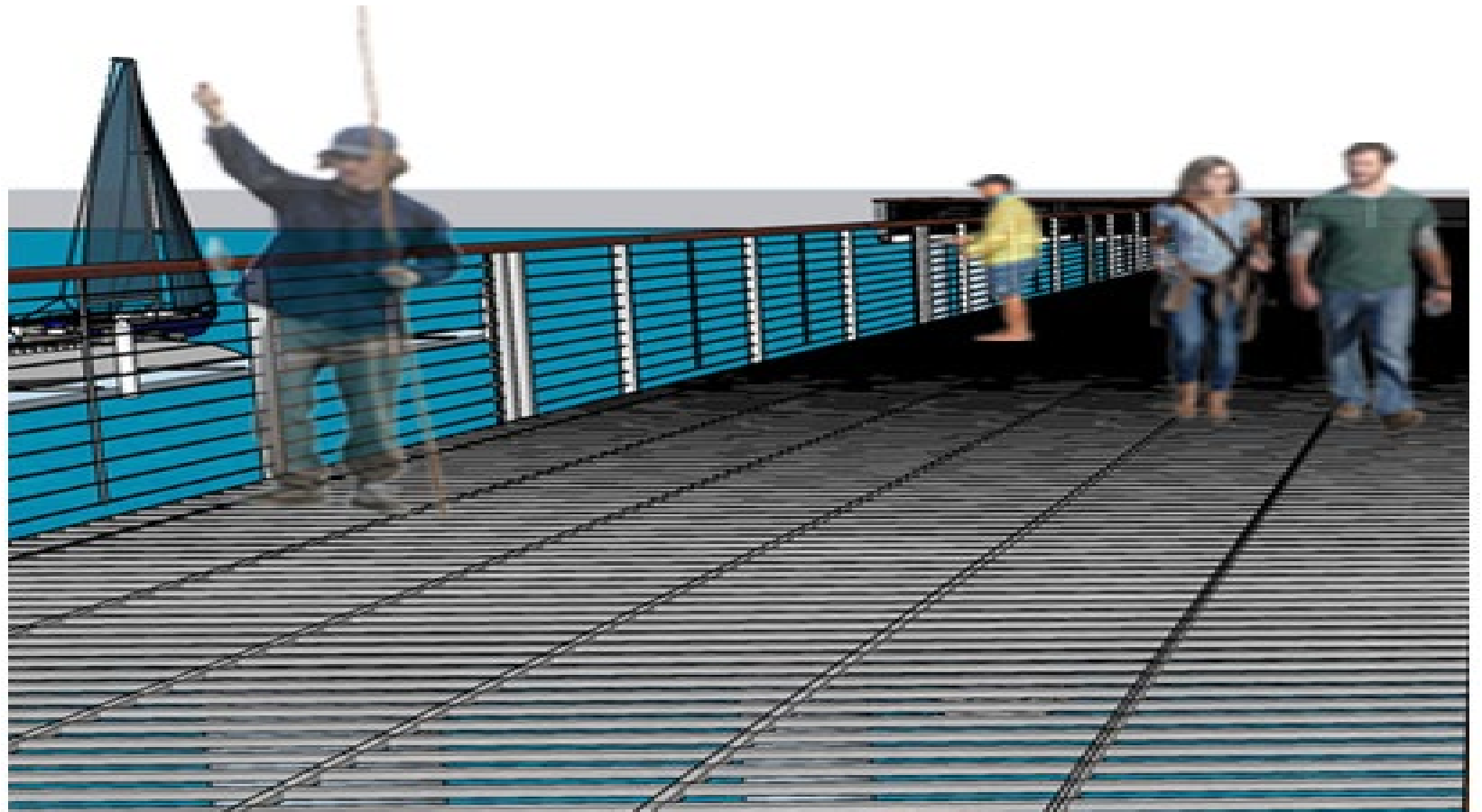
- Work being completed!
- **Ribbon cutting: Memorial Day, Monday, May 26 at 2 PM**

Updated picture here of how construction is going- will be there Thursday night



# REDONDO FISHING PIER

- Re-design and bid docs complete
- Permit amendments in progress
- Per Council direction, project fully funded with bond proceeds
- Current estimate \$6.02M total project costs
- **If permits received by June, will go out to bid this year and then begin construction**



## REDONDO FISHING PIER

### Funding:

- \$276,000 State design grant
  - \$857,000 REET
  - \$4,889,000 Bonds
  - Total \$6,023,000

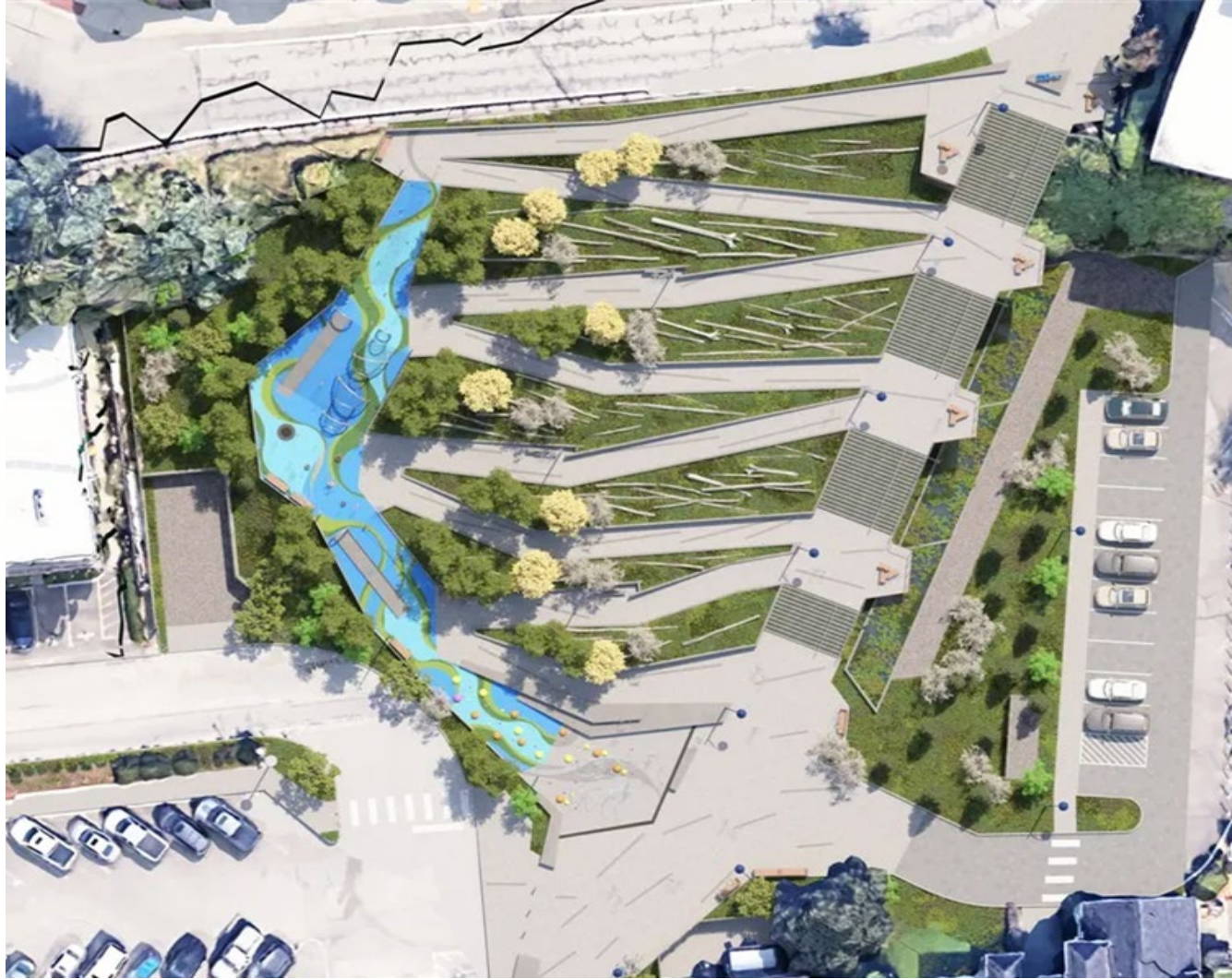


Project Funded

## MARINA STEPS

- Direction received to value engineer project- reduce scope, lower budget, secure additional funds for project
- Update:
  - Construction cost estimate pre-value engineering \$11.7 M (previous bid)
  - Construction cost estimate post value engineering \$10 million
    - Deleted underground power
    - Eliminated stair landing overhangs
    - Specialty concrete reduction
    - Eliminated drift logs and reduced specialty landscaping
  - Anticipated construction savings from original scope of project \$1.7M

# 2024 ORIGINAL DESIGN BID

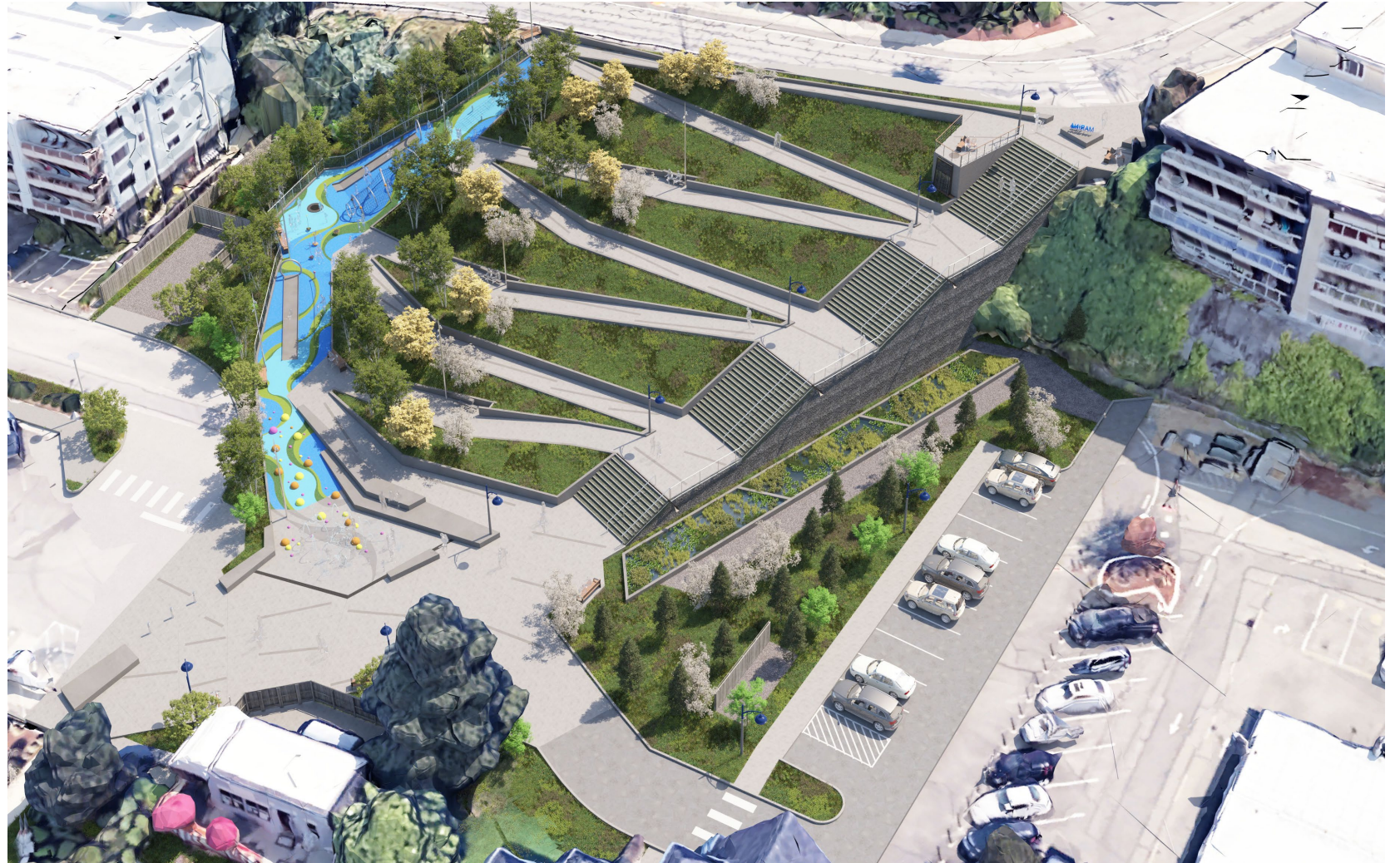




# 2025 VE DESIGN: NO DEDUCTIVE ALTERNATES

A

- Deleted underground power
- Eliminated stair landing overhangs
- Specialty concrete reduction
- Eliminated drift logs and reduced specialty landscaping
- \$10M construction estimate





# 2025 VE DESIGN: NO DEDUCTIVE ALTERNATES

A





## 2025 REVISED DESIGN – NO SPLASH PAD

B

- Elimination of splash pad
- Would generate est. \$130k savings





## 2025 REVISED DESIGN – NO PLAY AREA



- Elimination of play area
- Would generate est. \$250k savings





# 2025 REVISED DESIGN – NO PLAY AREA AND SPLASH PAD “BASIC STEPS”

D

- Additional reduction of scope via deductive alternates \$500,000
  - eliminate spray park \$130,000
  - no play area \$250,000
  - no weir wall \$80,000
  - no steps lighting \$40,000



## MARINA STEPS UPDATED COSTS

- A:VE Design with no deductive alternatives: Construction cost \$10M
- B: No splash pad: Construction cost \$ 9,870,000
- C: No play area: Construction cost \$ 9,750,000
- D: Basic Steps: \$9,500,000
- + Design, Permitting, Contingency, Construction Mgmt: Est. \$3.387M

# MARINA STEPS FUNDING UPDATE

Shown 2.6.25

## Marina Steps: \$12M

\$1.5M Grant funds only for Steps  
Funding Needed \$10.5M  
(Construction only)



5.22.25 Update

## Marina Steps: \$10M

\$1.5M Grant funds only for Steps  
\$1M in 2025 State budget allocation- grant  
\$1M in King County grant- *application pending*  
\$8,111,000 Bond proceeds  
\$1,250,000 Real Estate Excise Tax  
\$700,000 one-time Street vacation funds

\$13,561,000

## UPDATED TIMELINE

### Redondo Fishing Pier:

***Permit dependent***

Value Engineering  
2025

Bid  
Summer 2025

Bid Award  
Summer 2025

Project done  
February 2026

### Marina Steps:

Value Engineering  
Spring 2025

Final Funding  
Update &  
Council  
Consideration  
July 2025

Bid  
Aug 2025

Bid Award  
Sep 2025

Project done  
spring 2026

## FEEDBACK REQUESTED

- Any clarifying questions on information provided?
  - Feedback on potential variations of Marina Steps design
    - Proceed with (A) and deductive alternatives?
    - Do you want to permanently eliminate any features now?
  - Other Input
- 
- Next steps: We will report back on status of permits for Redondo. If permits not received, will come back to Council for discussion on how this may impact Marina Steps.