



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6755
September 2, 2025
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6755: Luther Burbank Park South Shoreline Restoration Project Closeout	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Accept the completed project and authorize staff to close out the project.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Shelby Perrault, Capital Parks Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Project Location Map
CITY COUNCIL PRIORITY:	2. Sustain and enhance our natural environment, especially parks and open spaces, to benefit this generation and others that follow.

AMOUNT OF EXPENDITURE	\$ 565,035
AMOUNT BUDGETED	\$ 575,000
APPROPRIATION REQUIRED	\$ 0

EXECUTIVE SUMMARY

The purpose of this agenda item is to accept the completed Luther Burbank South Shoreline Restoration Project (PA0136/90.25.0049) and authorize staff to close out the project.

- The Luther Burbank South Shoreline Restoration Project restored 785 lineal feet of shoreline between the docks and the swim beach and relocated a trail away from the eroding shoreline. The relocated trail was constructed to meet accessibility standards.
- The project was included in the 2023-2024 Parks Capital Improvement Program with a project budget of \$575,000. The remaining project budget was carried forward to the current biennium to complete final quality assurances and warranty items.
- The project was funded by three King County Grant programs and the King County Parks Levy.
- The City awarded the public works contract to Specialty Equipment LLC dba Neptune General Contractors on January 17, 2023, in an amount not to exceed \$376,639.99 ([AB 6209](#)).
- The public works contract was supplemented with habitat restoration work by volunteers and conservation corps crews.
- Project closeout was delayed due to warranty work on the irrigation system. The contractor has now completed this work.
- The total completed project cost was \$565,035.

BACKGROUND

The Luther Burbank South Shoreline Restoration Project was identified in the 2023-2024 Parks Capital Improvement Program. The purpose of this project was to improve aquatic habitat and address ongoing erosion along the Luther Burbank Park south shoreline between the docks and the swim beach (Exhibit 1). Improvements included placing fish habitat gravel and intermittent large woody debris along the shoreline, relocating an existing trail, invasive plant removal, and shoreline buffer riparian planting.

Design of this project began in 2013. Initially, the design emulated the 2008 shoreline enhancement work completed between the docks and the off-leash area, but that design proved to be costly and did not compete well for grant funding. The project was then simplified and split into two scopes of work: one that could be completed by volunteers, conservation corps, and in-house staff, and one that would require earthwork and heavy equipment provided by a general contractor. This split approach made the project a strong candidate for grants, resulting in \$240,000 in grant funding. Permitting began in 2020 and was completed in 2022.

On January 17, 2023, the City Council awarded a public works construction contract to Specialty Equipment LLC dba Neptune General Contractors in an amount not to exceed \$376,639.99 ([AB 6209](#)). The total approved budget was \$575,000 and is funded by three King County grant programs and King County Parks Levy funds.

ISSUE/DISCUSSION

PROJECT DESCRIPTION

Specialty Equipment LLC began site work in April 2023. Improvements included:

- Installing spawning gravels and intermittent large woody debris along the shoreline between the docks and the swim beach; and
- Relocating the shoreline trail upslope and constructing the trail to meet accessibility standards.

In addition, invasive plant removal and shoreline buffer riparian planting were completed by volunteers and conservation corps crews, contributing to the ecological restoration of the shoreline. This effort involved 87 volunteers across three volunteer events held in 2023, reflecting strong community involvement in this project.

The project achieved substantial completion on September 12, 2023, and final acceptance on December 22, 2023.

PROJECT EXPENDITURES

The project had two unforeseen situations that expended construction contingency:

Soil Contamination

During excavation at the north end of the project site, the contractor encountered subsurface soil that contained petroleum residues. Work immediately stopped and containment materials were deployed. No contaminants entered Lake Washington. The City engaged Geoengineers Inc. to evaluate the situation. The material was stabilized and removed. Geoengineers determined that the likely source of petroleum was underground storage tanks near the Boiler Building. Follow up work to address this will become part of the Luther Burbank Waterfront Improvements project (90.25.0020), which will be constructed in 2026.

Log Anchoring

The contractor could not complete the log anchoring per the plans because of unanticipated subsurface conditions in the shoreline. The plans specified anchoring the logs with embedded anchors driven by hand-held impact equipment. The contractor found that this installation method could not penetrate the dense glacial substrate of the lakebed. The contractor did not have the capacity to resolve this issue. Instead, the City contracted with Waterfront Construction Inc. to provide interim anchoring of the logs with boulders and to install the final anchoring with heavy equipment in the summer of 2024.

In the summer of 2024, the City observed minor construction defects. The irrigation system leaked, small rock work had shifted, and shoreline gravels had moved in an unexpected way. The City issued a warranty claim to the contractor on October 3, 2024, and together they identified a schedule of corrections.

The contractor repaired the rock work and irrigation, while the City initially determined that the gravel movement would not affect shoreline habitat performance. Later in the season, as lake levels dropped, staff observed that wave action had sorted the beach gravels, with larger gravel migrating into the lake and smaller gravel remaining at higher elevations. To assess potential permit implications, Anchor QEA, the City's consultant, visited the site and confirmed the gravel is suitable for salmon spawning habitat and that no corrective measures were needed.

LUTHER BURBANK SOUTH SHORELINE RESTORATION (PA0136/90.25.0049)		
Description	Approved Project Budget	Actual Expenditures
Construction Contract (includes WSST)	\$376,640	\$359,336
Construction Contingency	\$56,496	\$75,646
Construction Support Services	\$31,000	\$63,474
Project Management	\$26,365	\$38,875
Conservation Corps	\$30,000	\$8,428
Volunteer Management	\$25,000	\$5,778
1% for the Arts	\$3,776	\$3,764
Plants and Materials	\$25,000	\$9,734
Total Project Cost	\$574,267	\$565,035
Approved Budget (2023-2024)	\$575,000	\$575,000
<i>Budget Remaining</i>	<i>\$733</i>	<i>\$9,965</i>

GRANT FUNDING

This project was supported by three grant sources:

- King Conservation District Member Jurisdiction Grant
- King County Flood Control District Cooperative Watershed Management Grant
- King County Wastewater Treatment Division WaterWorks Grant

All grant funds were expended, and the grants were closed out. The balance of the project was funded by King County Parks Levy funding.

NEXT STEPS

In accordance with environmental permit requirements, the City's Natural Resource Team will provide monitoring reports to the US Army Corps annually for the next four years.

The shoreline trail ends at the lawn just north of the swim beach. A new trail connection through the swim beach will be designed with the Luther Burbank Park Swim Beach Improvements (90.25.0021), which is scheduled to begin design in 2027.

RECOMMENDED ACTION

Accept the completed Luther Burbank South Shoreline Restoration Project and authorize staff to close out the project.