



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 5692  
June 16, 2020  
Consent Calendar

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 5692: Resolution authorizing RCO grant application for pier renovation at Luther Burbank Park	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
<b>RECOMMENDED ACTION:</b>	Adopt Resolution No. 1581 authorizing a Boating Infrastructure Grant application for the design and construction of renovations and upgrades to the Luther Burbank Park dock.	<input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Parks and Recreation
<b>STAFF:</b>	Paul West, Parks Capital Projects and Planning Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	<ol style="list-style-type: none"><li>1. Luther Burbank Docks Project Strategy Map</li><li>2. AB 5486: Resolution to Support an RCO Grant Application for Planning and Design of the Future Configuration of the Docks at Luther Burbank Park</li><li>3. Luther Burbank Docks Project Strategy Map</li><li>4. Excerpt from Luther Burbank Park Master Plan (2006)</li><li>5. Images of Subject Pier</li><li>6. Resolution 1581</li></ol>
<b>CITY COUNCIL PRIORITY:</b>	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.

**AMOUNT OF EXPENDITURE** \$ n/a

**AMOUNT BUDGETED** \$ n/a

**APPROPRIATION REQUIRED** \$ n/a

### SUMMARY

This resolution supports an application to the Washington State Recreation and Conservation Office ("RCO") for a Boating Infrastructure Grant. If the grant application is successful, the grant funds will be used to design and construct renovations and make improvements to a portion of the Luther Burbank docks. This grant, specific to renovate or develop boating facilities, does not require an approved Comprehensive Parks, Recreation and Open Space ("PROS") Plan to be eligible.

Given the size and scale of the Luther Burbank Docks, this dock repair and replacement strategy is being pursued in multiple phases over several years. This grant application supports **Phase 2**, which includes

funding to repair the north pier, (see Exhibit 1, **RED** outline). If the grant application is successful, staff anticipates design and permitting will be completed in 2021-2022 with construction following, likely in 2023.

Luther Burbank Park serves a large and diverse population and is a regional draw. For this reason, this dock facility is a good candidate for state and federal grant funding.

## **LUTHER BURBANK DOCKS – BACKGROUND & PHASING PLAN**

The docks at Luther Burbank Park were constructed in 1974. The docks are a fixed-pier design, with multiple finger piers and a concrete deck supported by wood pilings. The overall height of the dock varies, with finger pier heights ranging from about 2' to 3' above the water, depending on the seasonal variability of lake height levels.

[Agenda Bill 5486](#) (see Exhibit 2), which included the grant application for **Phase 1** of the project, provided extensive background on the need for the design, repair and replacement of the Luther Burbank docks. The 2018 RCO grant application was successful, and the City was awarded a \$173,000 grant for the design of new floating docks to replace a portion of the existing docks, (see Exhibit 1, **BLUE** outline). Design and permitting for **Phase 1** is anticipated to be completed in 2021. Staff anticipates applying for future grant funding in 2022 for construction.

Although this is dependent on several successful grant applications, staff will endeavor to combine the Phase 1 and Phase 2 construction projects. Due to the type of work and the regulatory requirements related to dock repair and construction, it is anticipated that these facilities will require significant time for permit review. There will be efficiencies in permitting both phases at the same time and bidding them together.

If the Phase 2 grant application is not successful, staff will continue the work on Phase 1 and resubmit an RCO grant application for Phase 2 in 2022.

Overall, this project strategy conforms to the vision for repair and replacement of the Luther Burbank Docks as outlined in the 2006 Luther Burbank Park Master Plan (see Exhibit 3 – Excerpt from Luther Burbank Park Master Plan).

## **PHASE 2 - PROPOSED PROJECT SCOPE**

The typical existing dock construction at Luther Burbank Park is a concrete panel resting on a cap beam that spans between two pilings (see Exhibit 4: Images of Subject Pier). The Phase 2 project scope includes renovating the structural elements of the north pier, which entails replacing cap beams, tightening and adding bracing, and repairing the concrete panels.

The scope of work also includes minor improvements to the north pier for large (greater than 26') recreational power boats. The thin concrete dock edge combined with infrequent tie-offs does not provide adequate day-use moorage. The installation of a rub rail and additional cleats on the north pier will greatly improve functionality of the space. A self-rescue ladder and signage will also be installed.

## **FINANCING**

The preliminary proposed budget for the Phase 2 project is \$445,000. The grant's 25% match requirement will obligate the City to contribute \$111,250. The proposed City match is from the Parks Operation and Maintenance

Levy for Luther Burbank Park. This funding source provides \$110,000 in dedicated annual funding to support capital maintenance projects in Luther Burbank Park through 2023. **No new budget allocation is needed for the Phase 2 project.**

If the grant application is supported by the City Council, staff will submit a grant application to RCO by the July 1, 2020 deadline. If the project is selected, funding will likely be awarded in July 2021.

As noted previously, if the grant is not awarded, staff will evaluate options, including reapplying to the Boating Infrastructure Grant program in 2022.

## **RESOLUTION**

RCO requires City Council authorization by resolution (see Exhibit 5) to accompany each grant application. The language in the resolution is prescribed by RCO and includes the following provisions:

- Authorize the City Manager and the Parks Capital Projects and Planning Manager to serve in specific roles on behalf of the City for this grant application.
- Acknowledge the conditions included in a future grant agreement between the City of Mercer Island and RCO.
- Acknowledge the timing for certifying the availability of matching funds.
- Acknowledge that property not owned by the City but developed as part of the grant award must be dedicated for the purposes of the grant. (Note: This project is located on leased Washington State Department of Natural Resources shorelands. The City's current aquatic lands lease expires in 2046. That is likely to be sufficient "control and tenure" for the anticipated lifespan of the renovated facility.)

Approval of this resolution does not obligate the City to accept the grant award, which is important considering the grant application precedes adoption of the 2021-22 CIP budget.

## **RECOMMENDATION**

Approve Resolution No. 1581 authorizing the Boating Infrastructure Grant application for the Phase 2 design and construction of renovations and upgrades to the Luther Burbank Park dock.