



CIP Quarterly Projects Update

Quarter 4, 2025 and a look ahead to 2026



Capital Division Portfolio Reporting

2025-2026 CIP

CIP Projects	2025 Q3	2025 Q4
Active	34	33

Completion	2025	2026
Targeted for Completion	18	14
Total Complete	12	0
Percent complete	67%	0%



Completed & Soon to be Completed Projects

Completed Projects	Soon to be Completed Projects	Substantial Completion	Budget	Expected Cost
EV Charging	Fire Station 17 Siding Replacement	March 2026	\$1,299,620	\$1,199,000
10,000 Block of Avondale Erosion	Bel-Red Buffered Bike Lanes (30th St. to WLSP)	April 2026	\$5,201,204	\$5,720,000
PPE Management - Storage and Extractors	Sidewalk Repair Projects - Avondale Way (170th Ave to UHR)	April 2026	2,601,176	\$2,000,000
Control & Telemetry	ADA Facilities Improvements	May 2026	\$300,000	\$300,000
40 th St. Sidewalks (156 th Ave to Bel-Red Rd.)	Old Fire House Teen Center Demolition	May 2026	\$425,000	\$425,000
Overlake Station Vault - Stormwater Hatch				
Pavement Mgmt. - West Lake Samm. Pkwy (N. of Marymoor to Leary Way)				
Redmond Central Connector Phs 3				
Sustainability LED Lighting Building Retrofit				
Turf Replacement Harman Park Baseball Infield				
Turf Replacement Grass Lawn Park Softball Field 1				
Meadow Park Sport Court Replacement				

Completed in 2025



Turf Replacement - Grass Lawn Softball Field 1 and Hartman Park Baseball Infield

These projects replaced degraded synthetic turf, preserving a vital park asset and helping the Parks Department continue to provide safe and functional recreational facilities for the community.

Completed: October

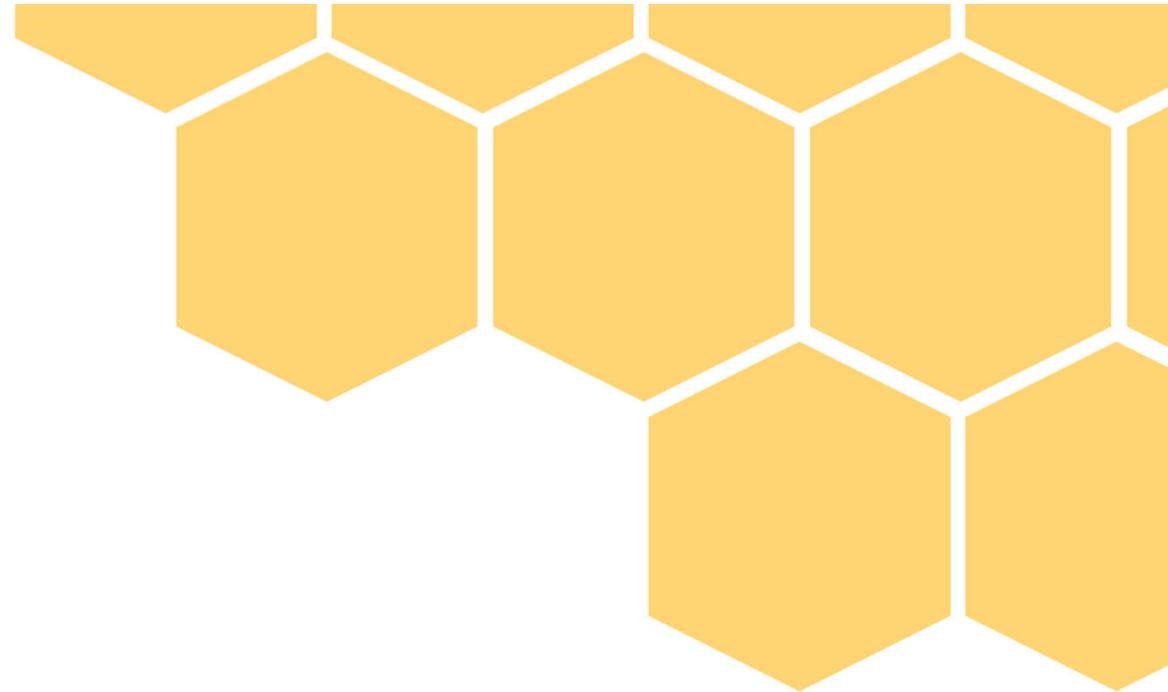


Sustainability LED Lighting Building Retrofit

This project replaced existing lighting at City Hall with new lighting fixtures, controllers, and energy-efficient LEDs.

Completed: September





Project & Program Reporting

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Program Report - General Government (Facilities)

Active projects managed by the Construction Division

Program Manager: Quinn Kuhnhausen

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Electric Vehicle Charging Stations	Complete	January 2025	N/A	\$734,334	2023-2024	
PPE Management - Storage and Extractors	Complete	April 2025	N/A	\$505,000	2019-2020	
Sustainability LED Lighting Building Retrofit	Complete	September 2025	N/A	\$741,187	2019-2020	
Fire Station 17 Siding Replacement	Construction	March 2026	●	\$1,119,620	2023-2024	
Facilities ADA Improvements	Construction	May 2026	●	\$300,000	2019-2020	Construction has begun.
Old Fire House Teen Center Demo	Design	May 2026	●	\$425,000	2025-2026	
Sustainability Building Automation (Energy Management System)	Design/Construction	July 2026	●	\$506,408	2019-2020	ESCO project, final design is considered as part of the Construction phase.
Public Safety Building Phase 2 (Mechanical and Electrical)	Design/Construction	July 2026	●	\$3,075,096	2017-2018	ESCO project, final design is considered as part of the Construction phase.
Electric Vehicle Charging Stations Phs 2	Design	January 2027	●	\$794,946	2025-2026	
MOC Campus Redevelopment	Design	2030	●	\$225,000,000	2023-2024	
Upcoming in 2026						
ADA Improvements - Parks Restrooms	Targeted initiation February 2026			\$1,000,332	2023-2024	Renovate park restrooms to address priority ADA needs identified in the 2019 Parks ADA Transition Plan.



MOC Campus Redevelopment

Project #: 2501 Project start: 2024 Construction Start: Q1~Q2 2027

Scope ●

Schedule ●

Budget ●

Targeted completion: Q1~Q2 2029

Total Project Budget: \$225,000,000

Progressive Design/Build	Project Funding	Project Spending	Project Progress
	\$225,000,000	\$832,454	<div style="display: flex; align-items: center;"> 4% <div style="flex-grow: 1; background-color: #a8d8f0; height: 10px; margin-left: 10px;"></div> </div> <p style="margin-top: 5px;"> ■ Done ■ Remaining </p>

➤ Project Progress

- Team build-out completed with key sub-partners
- 4 site and dispersed operations were developed and narrowed down to 2 for further evaluation
- Property search for temporary and potential permanent sites underway
- Benchmarking of facilities and systems to support scope and cost analysis

➤ Issues and Solutions for Yellow/Red Indicators

- No issues

➤ Key Upcoming Activities in the next month

- Continue evaluation of 2 shortlisted options
- Evaluate availability of an alternate permanent site
- Sustainability Workshop

➤ Wins

- Successful narrowing of the project options with executive committee
- City staff contributing to minimizing temporary needs for cost reduction



Funding Sources: General Fund, REET, Stormwater CIP, Water CIP, Wastewater CIP, Bond Issuance

Program Report - Parks

Active projects managed by the Construction Division

Program Manager: Dave Tuchek

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Redmond Central Connector Phs 3	Complete	August 2025	N/A	\$8,075,000	2019-2020	
Turf Replacement, Grass Lawn Park Softball Field 1	Complete	October 2025	●	\$1,851,216	2019-2020	Construction is complete
Turf Replacement, Hartman Park Baseball Infield	Complete	October 2025	●	\$599,245	2019-2020	Construction will be completed by the end of this month
Meadow Park Sports Court Replacement	Construction	January 2026	●	\$593,910	2019-2020	
Reservoir Park Sports Court Replacement	Construction	July 2026	●	\$1,181,682	2019-2020	Recent change order has pushed this project over budget
Idylwood Park Parking Lot Expansion and Frontage Improvements	Design	May 2027	●	\$4,476,663	2025-2026	This is a joint project with Traffic Operations
SE Redmond Park	Pre-Design	October 2028	●	\$13,757,591	2025-2026	
Upcoming in 2026						
Hartman Park Playground Replacement	Targeted initiation January 2026			\$1,338,559	2025-2026	Replacement of existing wood play structure, containment area, adjacent walkways, and park furniture.



Reservoir Park Sports Court & Water Tank

Project #: 2331 & 2316 Project start: 2023 Construction start: May 2025

Targeted completion: July 2026

Scope	Schedule	Budget	Total Project Budget: \$1,806,592
Phase	Construction Phase Funding	Construction Phase Spending	Construction Progress
Construction	\$1,016,642	\$1,282,874	<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="flex: 1;"> 85% <div style="display: flex; align-items: center;"> Done </div> </div> <div style="flex: 1; text-align: right;"> 15% <div style="display: flex; align-items: center;"> Remaining </div> </div> </div>

➤ Project Progress

- Permanent fence installation started 12/22, includes the sport court and perimeter security fence on the west end of the reservoir.

➤ Issues and Solutions for Yellow/Red Indicators

- Court surfacing work suspended due to weather till June 2026.
- Costs associated with extra work to be funded by Parks CIP and Water CIP.

➤ Key Upcoming Activities in the next month

- Complete install of permanent fencing and remove temporary construction fence.
- Route sport court repair change order for review.

➤ Wins



Funding Sources: Real Estate Excise Tax, Water CIP, Parks CIP



Program Report - Traffic Operations

Active projects managed by the Construction Division unless otherwise noted

Program Manager: Paul Cho

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Pavement Management -West Lake Samm Pkwy (Marymoor - Leary Way)	Complete	July 2025	●	\$3,267,693	2019-2020	
Pavement Management - NE 24 th St. (WLSP - 172 nd Ave.)	Construction	August 2027	●	\$14,443,553	2017-2018	
Pavement Management - 154 th Ave NE (Redmond Way - 85 th St.)	Design	October 2026	●	\$1,688,026	2023-2024	Pavement removal and replacement quantities are higher than estimated.
Pavement Management - Avondale Rd. (90 th St. - Novelty Hill Rd.)	Design	September 2027	●	\$11,366,766	2019-2020	Project includes replacement of AC watermain.
Pedestrian & Bicycle Safety Projects (164 Ave NE; East Lk Samm Pkwy; NE 104 St)	Design	October 2026	●	\$2,061,877	2023-2024	
ADA Improvements - Curb Ramps	Design	October 2027	●	1,200,000	2021-2023	



A. Shabir/ D. Jodh

ADA Improvements - Transportation Curb Ramps

Project #: 2515 Project start: 2025 Design start: October 2025

Targeted completion: October 2027

Scope ●

Schedule ●

Budget ●

Total Project Budget: \$1,200,000

Phase	Project Funding*	Project Spending	Design Progress
Design	\$1,200,000	\$68,523	<div style="width: 50%;"><div style="width: 50%; background-color: #28a745; height: 10px; margin-right: 10px;"></div><div style="width: 50%; background-color: #6c757d; height: 10px;"></div></div> 50% ■ Done ■ Remaining

➤ Project Progress

- Received submission of 75% PS&E. Added scope and budget to the project from Ped and Bike improvements for the 104th St ramp and paving work.

➤ Issues and Solutions for Yellow/Red Indicators

- No issues

➤ Key Upcoming Activities in the next month

- 75% PS&E on 12/05/25

➤ Wins

- Collaboration with TOSE,
- Design progress on schedule,



Project goals: New crosswalk paint, RRFBs, and detectable warning plates.



Current Conditions



* Project funding not broken into phases



Funding Sources: Transportation CIP

Program Report - Transportation Planning

Active projects managed by the Construction Division unless otherwise noted

Program Manager: Michael Hintze

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Sidewalk Repairs - NE 40 th St. (156 th - Bel-Red Rd.)	Complete	May 2025	N/A	\$2,066,361	2017-2018	
Bel-Red Buffered Bike Lanes	Construction	April 2026	●	\$4,132,269	2019-2020	Project paused over the winter. Construction will be completed, Spring 2026
Sidewalk Repairs - 166th Ave (80th - 85th), Avondale Way (170th Ave. - Union Hill Rd),	Construction	April 2026	●	\$2,705,371	2019-2020	Work on Avondale Way is underway and will be completed by early 2026.
NE 70th Street Shared Use Path & Crosswalk (Redmond Way to 180th Avenue NE)	Design	December 2026	●	\$3,116,863	2019-2020	The shared-use path is complete, and the crosswalk work will be advertised in January.
40 th Shared Use Path (163 rd Ave. to 172 nd)	Pre-Design	March 2027	●	\$7,106,922	2019-2020	
156th Ave NE Shared Use Path (4300 block to 51st St.)	Pre-Design	December 2027	●	\$4,970,518	2023-2024	
Upcoming in 2026						
148 th Ave Shared Use Path	Targeted initiation March 2026		\$5,133,199	2025-2026	Provide a multi-use trail on the east side of 148th Avenue NE connecting the 520 Trail to NE 31st Street.	
NE 36 th St. Bike Facilities	Targeted initiation March 2026		\$2,267,831	2025-2026	Add bike lanes to 36th Street from 148 th Avenue to 150 th Avenue	
150 th Ave Improvements	Targeted initiation August 2026		\$2,971,913	2021-2023	This project will complete missing bike lane connections on 150th Avenue between 40th Street and 51st Street.	



Bel-Red Buffered Bike Lanes (WLSP to 30th St.)

Project #: 2329 Project start: 2024 Construction start: August 2025

Targeted completion: April 2026

Scope	Schedule	Budget	Total Project Budget: \$5,201,204
Phase	Construction Phase Funding	Construction Phase Spending	Construction Progress
Construction	\$3,304,702	\$672,770	<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="flex: 1;"> <div style="display: flex; align-items: center;"> ● 50% </div> <div style="display: flex; align-items: center; margin-top: 10px;"> ● Done ● 50% Remaining </div> </div> </div>

➤ Project Progress

- Project is in suspension until April 1, 2026

Issues and Solutions for Yellow/Red Indicators

- Project will undergo a suspension over the winter to allow for the procurement of the new signal pole and for better weather
 - Project to be completed in the spring of 2026.

➤ Key Upcoming Activities in the next month

- Advertise Schedule B in this winter
- Bellevue has requested we perform additional paving from the City limits to NE 30th St.
 - We are coordinating how best to incorporate this work.

➤ Wins

- All concrete has been poured, and the sidewalks have been opened prior to suspension.



Funding Sources: TIB Grant, Business Tax, Impact Fees



Program Report - Utilities

Active projects managed by the Construction Division unless otherwise noted

Program Manager: Chris Stenger

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
10,000 Block of Avondale Rd. Erosion	Complete	March 2025	●	\$4,091,986	2019-2020	Joint project with Transportation.
Control System and Telemetry Upgrades Phase 2 and Phase 3	Complete	May 2025	●	\$5,205,057	2017-2018	
Overlake Station Vault - Stormwater Hatch	Complete	June 2025	●	\$155,000	2023-2024	
Reservoir Park Water Tank Repairs	Construction	July 2026	●	\$735,000	2019-2020	Recent change order has pushed this project over budget
Lift Station Equipment Upgrades Phs 2	Ad & Award	February 2028	●	\$3,526,685	2023-2024	The need to rebid the project has delayed the project schedule.
Evans Creek Relocation	Design	October 2029	●	\$19,003,074	2009-2010	Construction start delayed two years to complete permitting requirements and finish land acquisition.
Willows Rd. Watermain Extension	Design	January 2027	●	\$2,936,825	2021-2022	Current estimates show a potential budget shortage.
Control and Telemetry Upgrades Phs 4	Pre-Design	May 2028	●	\$3,481,308	2017-2018	
AC Watermain Replacement - Viewpoint	Pre-Design	October 2028	●	\$10,555,742	2021-2022	Reviewing the scope and phasing
Upcoming in 2026						
Ardmore Stormwater Pond Repair	Targeted initiation January 2026		●	\$269,067	2019-2020	



Willows Road Watermain Extension

Project #: 2210 Project start: 2024 Design start: October 2024

Targeted completion: January 2027

Scope	Schedule	Budget	Design Progress	
Phase	Design Phase Funding	Design Phase Spending	50%	50%
Design	\$363,360	\$6,401	Done	Remaining

➤ Project Progress

- Received 60 percent PS&E. City discussed review comments with the consultant

➤ Issues and Solutions for Yellow/Red Indicators

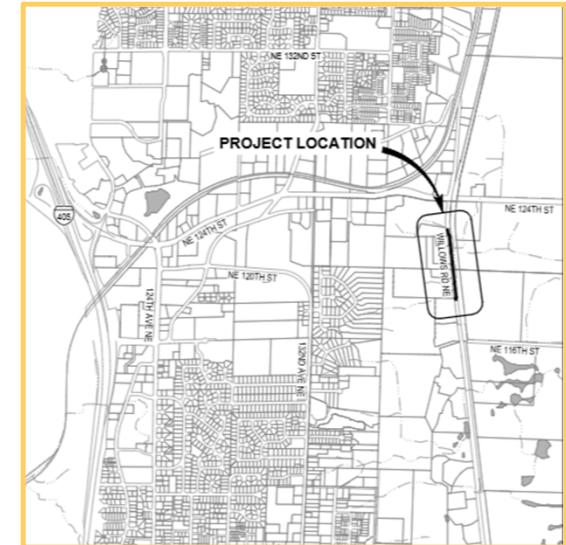
- Reviewing project requirements and assumptions for potential cost savings.

➤ Key Upcoming Activities in the next month

- Consultant will be providing hydrant easement exhibits and legal descriptions
- Consultant working on 90 percent submittal

➤ Wins

- This project will complete an important section of the city's water system and provide water service to an underserved area.



Funding Sources: Water CIP, Real Estate Excise Tax

Pedestrian & Bicycle Safety Projects

Project	Status	Project Outcomes
40 th St. Sidewalks (156 th Ave to Bel-Red Rd.)	Complete	Safe pedestrian access to Redmond Technology Station that meets ADA requirements eliminates tripping hazards and reduces maintenance frequency.
Redmond Central Connector Phs III	Complete	Provide safe bicycle and pedestrian routes from the Bear Creek Trail/East Lake Sammamish Trail to the Cross Kirkland Corridor and the rest of the 42-mile Eastrail system
Sidewalk Repairs - Avondale Way (170th Ave to UHR)	Construction	Safer pedestrian access within downtown and to the Downtown Redmond Light Rail Station and improved long-term maintenance needs.
Bel-Red Buffered Bike Lanes (30th St. to WLSP)	Construction	Improved pedestrian and bicycle access to Overlake Village Light Rail Station and Overlake Village.
NE 70 th Shared Use Path & Crosswalk	Design	Improved bicycle and pedestrian connectivity to the new Sound Transit light rail station.
156 th Ave NE Shared Use Path (4300 block to 51 st St.)	Design	A new facility for cyclists to enhance the safety for pedestrians and cyclists.
Pedestrian & Bicycle Safety Projects (164 Ave NE; East Lk Samm Pkwy; NE 104 St)	Design	Safe, protected crossings for employees, residents, and business patrons.
Pedestrian and Bicycle Access - NE 40th Street Shared Use Path (163rd Ave NE to 172nd)	Design	Improved pedestrian and bicycle access to the Redmond Technology Light Rail Station meeting ADA requirements.
ADA Improvements - Transportation Curbs and Ramps	Design	New ramps will meet current ADA standards
Pedestrian Safety Improvements at Slip Lanes	Design	Safety improvements at multiple pedestrian crossing locations.
Accessible Pedestrian System (APS) Upgrade	Design	Improved pushbutton accessibility for pedestrians at up to 10 locations.
Pedestrian Safety Signs for Signals	Upcoming	Increased safety for pedestrians and bicyclists at multiple intersections.

Downtown Pedestrian & Bicycle Safety Projects

Pedestrian & Bicycle Safety Projects (164 Ave NE)

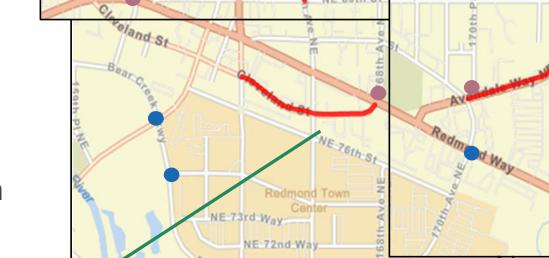


Sidewalk Repairs - 166th Ave. NE

COMPLETED



Sidewalk Repairs - Avondale Way (170th Ave to UHR)



Sidewalk Repairs - Cleveland Street

COMPLETED

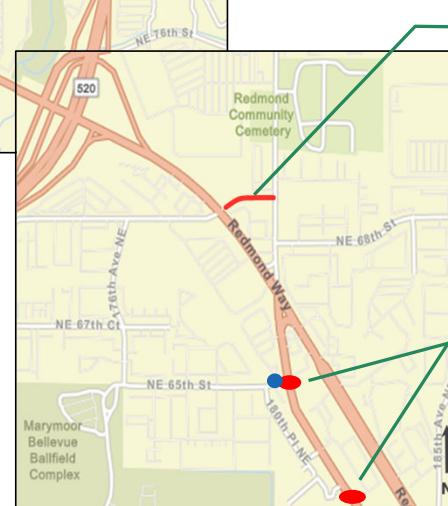


NE 70th Shared Use Path & Crosswalk



- Accessible Pedestrian System Upgrades

- Pedestrian Safety Signs for Signals



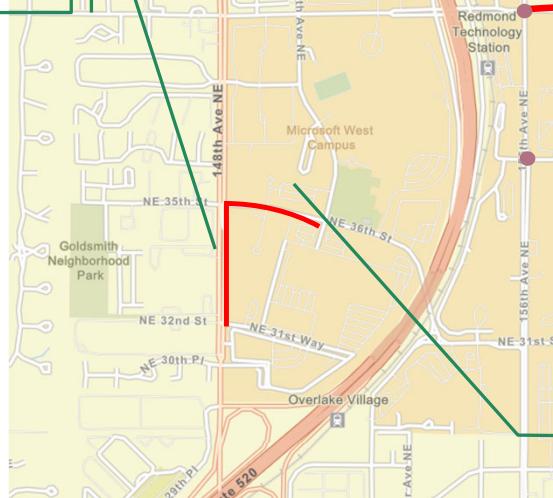
Pedestrian & Bicycle Safety Projects (East Lk Samm Pkwy)

Overlake Pedestrian & Bicycle Safety Projects

156th Ave NE Shared Use Path
(4300 block to 51st St.)



Starting in 2026
148th Ave Shared Use Path



- Accessible Pedestrian System Upgrades
- Pedestrian Safety Signs for Signals



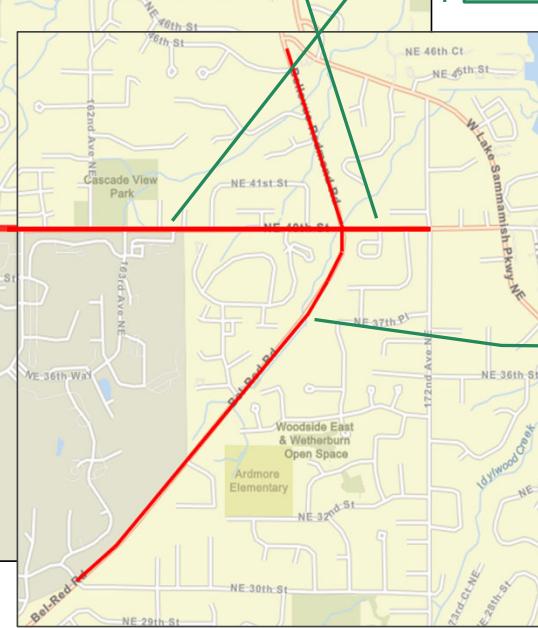
NE 40th Street Shared Use Path
(163rd Ave NE to 172nd)

40th St. Sidewalks (156th Ave to Bel-Red Rd.)

COMPLETED



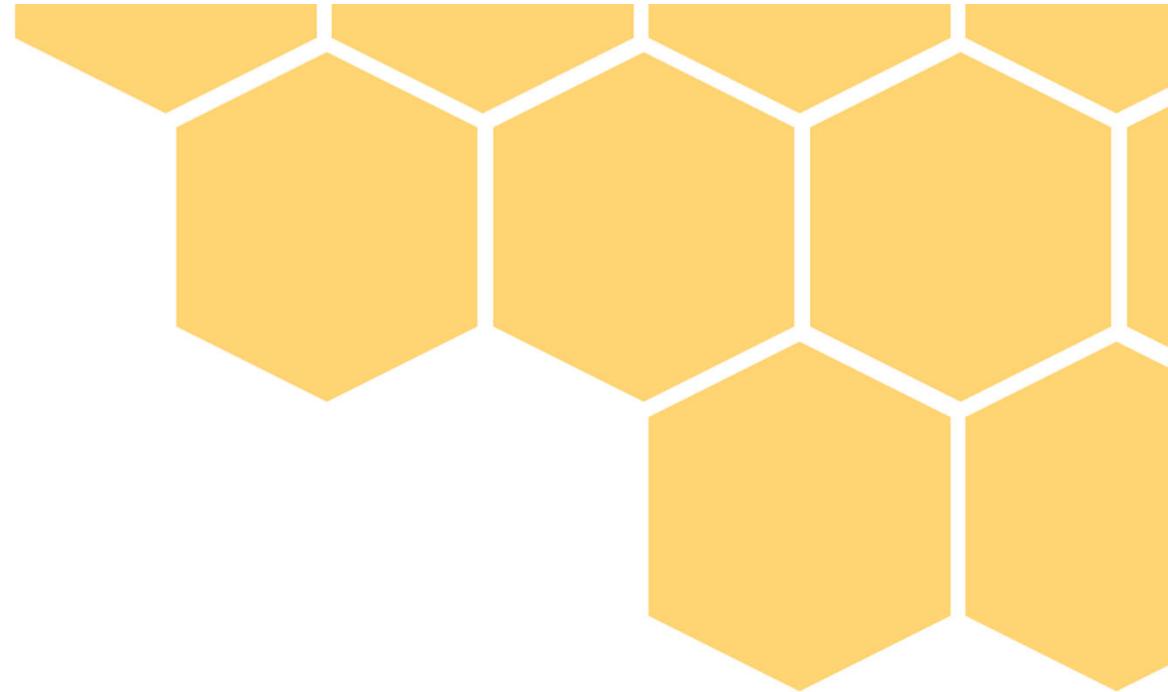
Bel-Red Buffered Bike Lanes
(30th St. to WLSP)



Starting in 2026
NE 36th St. Bike Facilities

- 24th St. at 151st Ave.





Upcoming Project Milestones

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Summary of Capital Division Projected Milestones

	2026 Q1
Pre-Design Start	<ul style="list-style-type: none">- 148th Ave. Shared Use Path- NE 36th St. Bike Facilities
Design Start	<ul style="list-style-type: none">- Teen Center Demo- EV Charging Phs 2- Pedestrian and Bicycle Access - NE 40th Street Shared Use Path (163rd Ave NE to 172nd)- 156th Ave NE Shared Use Path (4300 block to 51st St.)
Advertise	<ul style="list-style-type: none">- Teen Center Demo- EV Charging Phs 2- NE 70th St Shared Use Path/Crosswalk (Redmond Way to 180th Avenue NE)- ADA Improvements - Transportation Curb and Ramp Project 1 &2- Pavement Mgmt - 154th Ave NE (Redmond Way to 85th St.)
Award	<ul style="list-style-type: none">- Lift Station Equipment Upgrades Phs 2- NE 70th St Shared Use Path/Crosswalk (Redmond Way to 180th Avenue NE)
Substantial Completion	<ul style="list-style-type: none">- Fire Station 17 Siding Replacement





Thank You

Questions?

