



CIP Quarterly Projects Update

Quarter 3, 2025



Capital Division Portfolio Reporting

2025-2026 CIP

CIP Projects	2025 Q2	2025 Q3
Active	34	34

Completion	2025	2026
Targeted for Completion	15*	9
Total Complete	8	0
Percent complete	53%	0%



*Original target was 18

Completed & Soon to be Completed Projects

Completed Projects		Soon to be Completed Projects	Substantial Completion	Budget	Expected Cost
EV Charging		Reservoir Park Sports Court Replacement	October 2025	\$1,181,682	\$1,360,000
10,000 Block of Avondale Erosion		Reservoir Park Water Tank Repairs	October 2025	\$624,910	\$745,000
PPE Management – Storage and Extractors		Turf Replacement Harman Park Baseball Infield	October 2025	\$599,245	\$575,000
Control & Telemetry		Turf Replacement Grass Lawn Park Softball Field 1	October 2025	\$1,851,216	\$1,370,000
40 th St. Sidewalks (156 th Ave to Bel-Red Rd.)		Hardscape Project - Meadow Park Sport Court Replacement	October 2025	\$593,901	\$593,000
Overlake Station Vault - Stormwater Hatch		Fire Station 17 Siding Replacement	November 2025	\$1,299,620	\$1,199,000
Pavement Mgmt. – West Lake Samm. Pkwy (N. of Marymoor to Leary Way)		Bel-Red Buffered Bike Lanes (30th St. to WLSP)	April 2026	\$5,201,204	\$5,720,000
Redmond Central Connector Phs 3		Sidewalk Repair Projects - Avondale Way (170th Ave to UHR)	April 2026	2,601,176	\$2,000,000
Sustainability LED Lighting Building Retrofit					

Completed in 2025



Avondale Rd. Erosion Control

This project stabilized the road embankment and repaired the stormwater outfall to prevent failure of Avondale Road and/or the sidewalk. The Project also completed in-stream habitat enhancements.

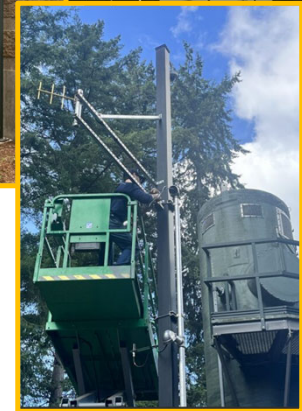
Completed: March



Control & Telemetry Upgrades, Phases 2 and 3

This project replaced control panels and telemetry communication systems at City water utility facilities. These upgrades meet industry standards and ensure reliable telemetry communications.

Completed: May



NE 40th St. Sidewalk Repairs

This project repaired the sidewalk and replaced street trees on the north side of NE 40th Street from 156th Ave NE to Bel-Red Rd. to provide safe pedestrian access to Redmond Technology Station.

Completed: May



01/15/2025



Completed in 2025



PPE Management - Storage and Extraction

This project installed PPE storage, racks, lighting, ventilation, and external storage for displaced equipment. It also purchased and installed two additional PPE extractors (specialized washers for carcinogen removal).

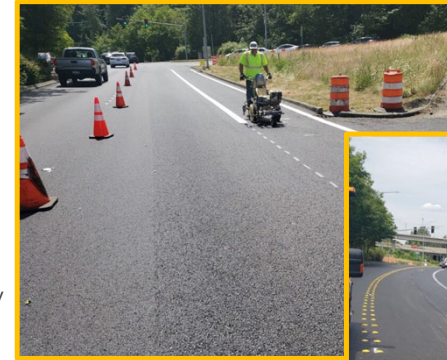
Completed: April



Pavement Mgmt. - West Lake Samm. Pkwy

This project removed and overlayed the pavement on West Lake Sammamish Parkway from Marymoor Park to Leary Way.

Completed: July



Redmond Central Connector - Phs 3

This project, the third and final phase of the Redmond Central Connector, added 1.6 miles to the regional trail that connects the Junction of the Bear Creek Trail/East Lake Sammamish Trail to the Cross Kirkland Corridor and the rest of the 42-mile Eastrail system.

Completed: August





Project & Program Reporting

Scope, Schedule & Budget Indicators

	Green ●	Yellow ●	Red ●
Scope	Scope OK	Some scope issues	Major scope issues
Schedule	On or ahead of schedule	1-3 months behind	Over 3 months behind
Budget	On or under budget (without contingency)	Within budget + contingency	Over budget + contingency

Funding (Budget)

Funding number is budget as approved by Council; most recent number shown.



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	November 2025	●	\$1,119,620	2023-2024	
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.
Facilities ADA Improvements	Design	November 2026	●	\$300,000	2019-2020	Construction will be later this month.
MOC Campus Redevelopment	Design	2030	●	\$225,000,000	2023-2024	
Electric Vehicle Charging Stations Phs 2	Pre-Design	January 2027	●	\$794,946	2025-2026	



Program Report - General Government (Facilities)

Active projects managed outside of the Capital Division

Program Manager: Quinn Kuhnhausen

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Bellwether City Annex	Downpayment complete	2027	●	\$618,000	2025-2026	Design for a “mini” city hall in the Overlake neighborhood will begin in 2026
Energy Smart Eastside - Residential Electrification Program	Continuous Program	N/A	●	\$4,800,000	2019-2020	There have been 40 heat pump installations so far in 2025.
Facilities Condition Assessment - Small Capital Projects	Complete	N/A	●	\$300,000	2025-2026	



MOC Campus Redevelopment

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

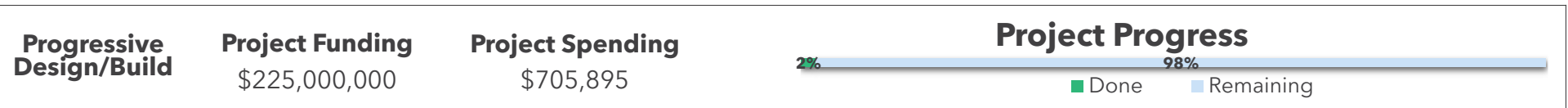
Targeted completion: Q1~Q2 2029

Scope ●

Schedule ●

Budget ●

Total Project Budget: \$225,000,000



➤ Project Progress

- Procurement of Owner Advisor (Q4 2024) | PRC Approval (Q1 2025) | Procurement of PDB Team (Q2 2025) | Contract negotiation with PDB Team
- Contract executed and validation phase started - September 2025

➤ Issues and Solutions for Yellow/Red Indicators

- No issues

➤ Key Upcoming Activities in the next month

- Build out team with key sub-partners (civil/struct/electrical/mechanical)
- Conduct dispersed operations discussions (PW, Parks, TIS, Fire, Sustainability)
- Review grant possibilities
- Establish communication framework
- Chartering meeting

➤ Wins

- Executed Progressive Design Build contract and started validation phase



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	Construction	October 2025	●	\$599,245	2019-2020	Construction will be completed by the end of this month
Reservoir Park Sports Court Replacement	Construction	October 2025	●	\$1,181,682	2019-2020	Recent change order has pushed this project over budget
Meadow Park Sports Court Replacement	Construction	October 2025	●	\$593,910	2019-2020	
Idylwood Park Parking Lot Expansion and Frontage Improvements	Pre-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	Project is starting earlier than planned



Program Report - Parks

Active projects managed outside the Capital Division

Program Manager: Dave Tucheck

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Hartman Park Turf Fields 5 & 6 TPE	Complete	N/A	●	\$60,000	2025-2026	
Climate Resiliency & Sustainable Vegetation Mgmt Plan - Landscape Conversions	Planning	August 2026	●	\$300,000	2025-2026	Project goals - lower water usage and increased environmental plant diversity.
Urban Forestry Tree Planting	Continuous Program	N/A	●	\$1,200,000	2025-2026	Report provided at a Study Session last June
Tree Maintenance Program	Continuous Program	N/A	●	\$1,550,383	2025-2026	Report provided at a Study Session last June

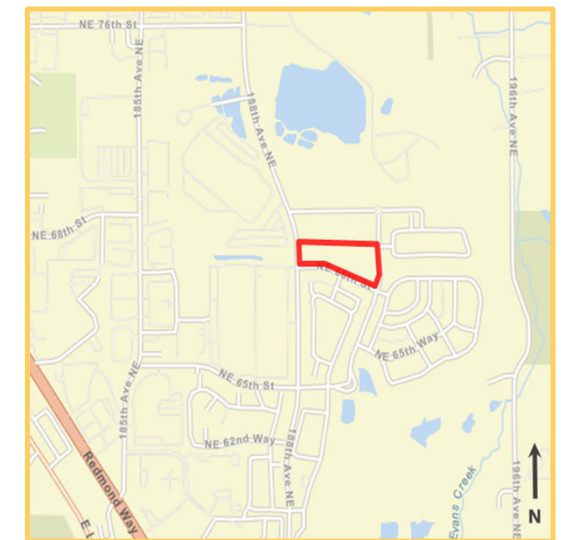


Southeast Redmond Park

Project #: 2606 Project start: 2025 Pre-Design start: July 2025

Targeted completion: October 2028

Total Project Budget: \$13,757,591



The goal of this project is to create a magnetic and cherished open space for the neighborhood. The site will be “rewilded” with a robust evergreen and deciduous tree canopy and understory plantings. Park activities will be distributed along an intertwined system of promenade and secondary pathways with several integrated gathering areas that are central to the design experience.

Funding Sources: Parks CIP, General Fund, Impact Fees



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.)	Ad & Award	August 2027	●	\$14,443,553	2017-2018	Project will advertise in August..
Pavement Management - 154 th Ave NE (Redmond Way - 85 th St.)	Design	October 2026	●	\$1,688,026	2023-2024	
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)	Pre-Design	October 2026	●	\$2,061,877	2023-2024	



Program Report - Traffic Operations

Active projects managed outside the Capital Division

Program Manager: Paul Cho

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Adaptive Traffic Signal Control - Downtown	Underway	November 2025	●	\$1,000,000	2023-2024	Downtown signals are running adaptive now.
Pedestrian Safety Improvements at Slip Lanes	Initiation	December 2026	●	\$350,000	2025-2026	
Accessible Pedestrian System (APS) Upgrade	Underway	December 2026	●	\$150,000	2025-2026	
Adaptive Traffic Signal Control - Overlake	Upcoming	December 2027	N/A	\$972,405	2023-2024	Project should start this month
Pedestrian Safety Signs for Signals	Upcoming	December 2026	N/A	\$165,000	2025-2026	



Pavement Mgmt 154th Ave NE (Redmond Way to 85th)

Project #: 2414 Project start: 2025 Design start: September 2025

Targeted completion: October 2026

Scope ●

Schedule ●

Budget ●

Total Project Budget: \$1,688,022

Phase	Design Phase Funding	Design Phase Spending	Design Progress	
Design	\$287,322	\$0	60%	40%
			■ Done	■ Remaining

➤ Project Progress

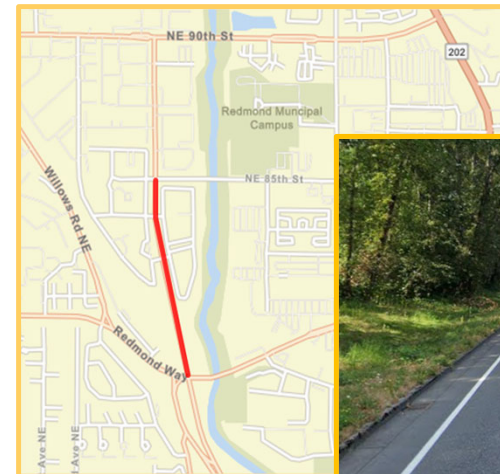
- 30% Design has been submitted.
- Pavement coring has been completed.

➤ Issues and Solutions for Yellow/Red Indicators

- Project estimated to be about 10-15% over budget.
- Evaluating options to bring the construction costs down.

➤ Key Upcoming Activities in the next month

- 60% Design Review is underway.



Funding Sources: Transportation Benefit District (TBD), FHWA Grant

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	
Sidewalk Repairs - 166 th Ave (80 th - 85 th), Avondale Way (170 th Ave. - Union Hill Rd),	Construction	April 2026	●	\$2,705,371	2019-2020	The 166 th sidewalk is complete; work on Avondale Way will begin this month.
NE 70 th Street Shared Use Path & Crosswalk (Redmond Way to 180 th 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	
156 th Ave NE Shared Use Path (4300 block to 51 st St.)	Pre-Design	December 2027	●	\$4,970,518	2023-2024	



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	\$4,425		5% 95% ■ Done ■ Remaining

- **Project Progress**
 - Installed drainage from NE 46th St to NE 42nd St.
 - Crews discovered several unlocated utilities, which have slowed progress
- **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 paving weather
 - Project to be completed in the spring of 2026.
- **Key Upcoming Activities in the next month**
 - Installation of the temporary video detection system.
 - Drainage installation
 - Sawcutting and curb demolition at WLSP and NE 40th St.
- **Wins**
 - Water Department assisted with GPRS locating of incorrectly mapped water mains.
 - Traffic Operations is assisting with the planning of the temporary video detection system and procurement of the detection components.

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	September 2025	●	\$735,000	2019-2020	
Lift Station Equipment Upgrades Phs 2	Ad & Award	February 2028	●	\$3,526,685	2023-2024	
Evans Creek Relocation	Design	October 2026	●	\$19,003,074	2009-2010	Construction start delayed one year to complete permitting requirements and finish land acquisition.
Willows Rd. Watermain Extension	Pre-Design	January 2027	●	\$2,936,825	2021-2022	
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
Stormwater Infrastructure Replacement Improvement Project #2 - Sunrise Vue	On-Hold	October 2026	●	\$331,834	2015-2016	Project is on hold and being re-scoped.
Monticello Pond Deep Sediment Removal	On-Hold	March 2026	●	225,736	2019-2020	The project is on hold until summer for lower water levels.
Corrugated Metal Pipe Replacement Phs 1	On-Hold	October 2026	●	\$630,867	2023-2024	The project is being re-evaluated



Program Report - Utilities

Active projects managed outside of the Construction Division

Program Manager: Chris Stenger

Project Name	Phase	Targeted Completion	Project Standing	Budget	CIP Inclusion	Information
Joint Use - Kirkland South Reservoir Tank Painting and Seismic Retrofit	Design	April 2029	●	\$11,234,264	2023-2024	Kirkland is leading this project. Construction should begin in 2027
Novelty Hill Advanced Metering Infrastructure	Paused	N/A	●	\$1,478,710	2023-2024	Managed by Maintenance and Operations, this project is paused while we transition it from a pilot phase into a broader, citywide program
Groundwater Aquifer Monitoring Improvements	Initiation	October 2026	●	\$278,293	2019-2020	
Lift Stations 2 & 3 Variable Frequency Drives Replacements	Initiation	Q2 2026	●	\$60,000	2025-2026	Equipment will be ordered soon, and construction work will be scheduled for early 2026



Evans Creek Relocation

Project #: 0995 Project start: 2019 Design start: Mar 2020

Targeted completion: October 2027

Scope ●

Schedule ●

Budget ●

Total Project Budget: \$19,003,073

Phase	Design Phase Funding	Design Phase Spending	Design Progress	
Design	\$2,368,419	\$2,071,219	80% Done 20% Remaining	

➤ Project Progress

- FEMA ready to issue CLOMR except for King County concurrence form.

➤ Issues and Solutions for Yellow/Red Indicators

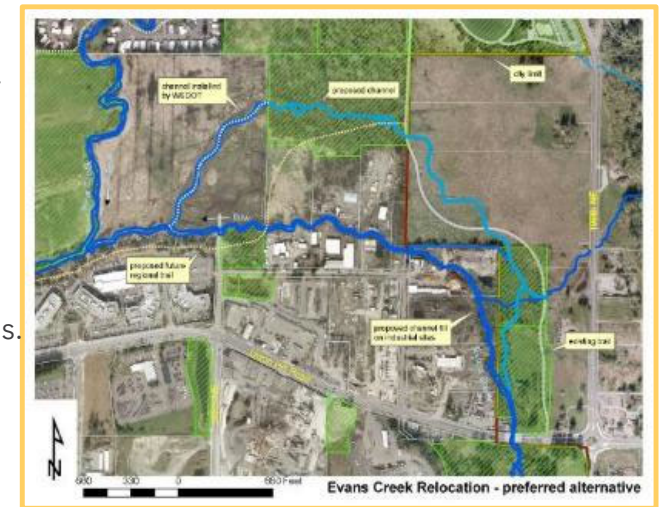
- Project will not be advertised this year due to delays in the King County permitting.
 - Anticipate 2027 construction
- Project cost overruns are larger than projected. Estimated to be ~ 2.5M

➤ Key Upcoming Activities in the next month

- King County
 - Resubmittal for Clear and Grade Permit Comments
 - O&M Agreement - Resubmit to County. Determine the County approval process.
 - Drainage Variance approval
- Skanska - Held

➤ Wins

- Brought in additional City Staff, Shailee Jain, Charles Dewey, and Rebecca Meuller to help with permitting and legal review.



Funding Sources: Stormwater CIP, Grants

Lift Station Equipment Upgrades Phs 2

Project #: 2408 Project start: 2024 Design start: March 2025

Targeted completion: Jul 2026

Scope ●

Schedule ●

Budget ●

Total Project Budget: \$5,410,794

Phase	Design Phase Funding	Design Phase Spending	Design Progress	
Design	\$624,302	\$131,766	100% Done 0% Remaining	

➤ Project Progress

- Received delivery of prepurchase pumps for station 52 and 53
- Completed design review of BHC Final PS&E design
- Project advertised for construction September 10, 2025
- Bids received on October 2, 2025

➤ Issues and Solutions for Yellow/Red Indicators

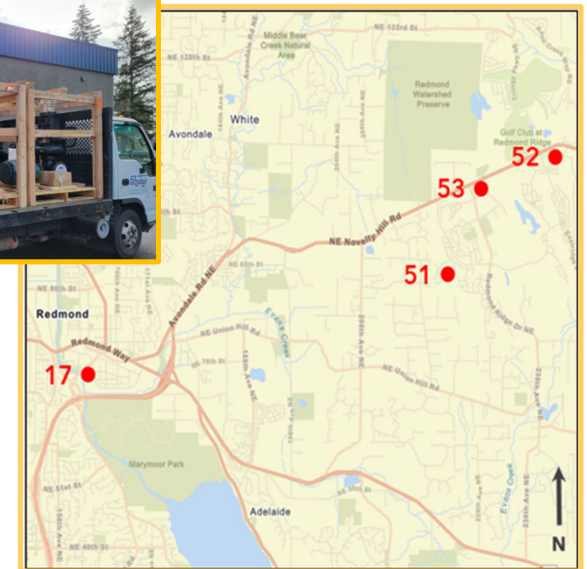
- New cost estimate shows significant funding shortfall \$1.8 million

➤ Key Upcoming Activities in the next month

- Award construction contract in November
- Prepurchase process for pumps at stations 17 and 51 continues to production.

➤ Wins

- Prepurchase of pumps will expedite project completion and reduce risk

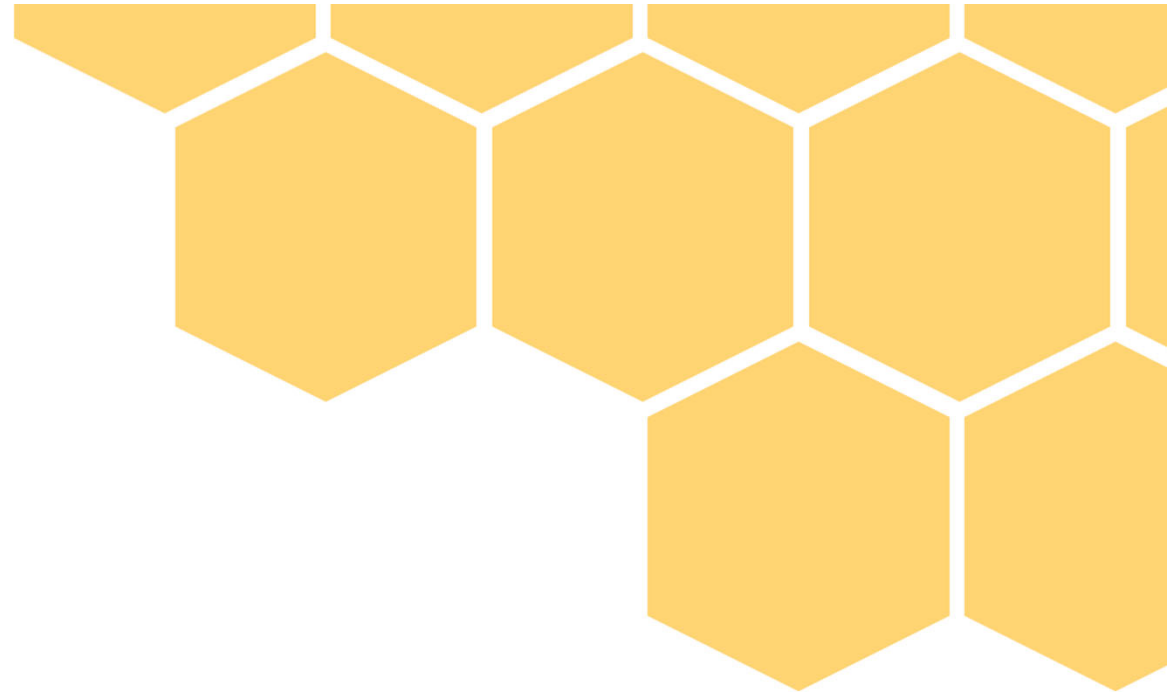


Funding Sources: Wastewater CIP



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 (170 th 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 (30 th 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 40 th Street Shared Use Path (163 rd Ave NE to 172 nd)	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.



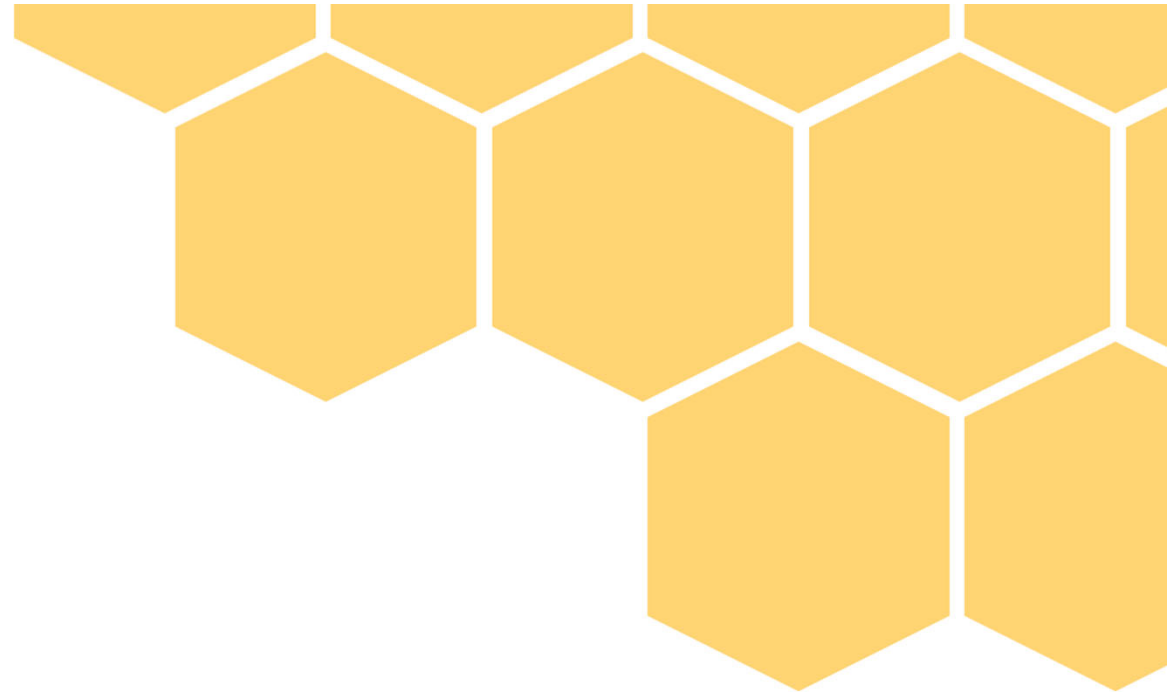
Capital Division Summary



Summary of Capital Division Projected Milestones

	2025 Q4
Pre-Design Start	- Idylwood Park Parking Lot Expansion and Frontage Improvements - EV Charging Phs 2
Design Start	- Pedestrian and Bicycle Access - NE 40th Street Shared Use Path (163rd Ave NE to 172nd) - Pavement Management - Avondale Road (NE 90th Street to Novelty Hill Road) - Pedestrian & Bicycle Safety Projects (164 Ave NE; East Lk Samm Pkwy; NE 104 St) - Pavement Mgmt - 154th Ave NE (Redmond Way to 85th St.) - ADA Improvements - Transportation Curb and Ramp Project 1 &2 - Control and Telemetry Upgrades Phs 4
Advertise	- ADA Improvements - Facilities Project 1
Award	- Pavement Management - NE 24th Street (West Lake Sammamish Parkway to 172nd Avenue NE) - Lift Station Equipment Upgrades Phs 2
Substantial Completion	- Turf Replacement Grass Lawn Park Softball Field 1 - Turf Replacement Hartman Park Baseball Infield - Hardscape Project - Reservoir Park Sport Court Replacement - Reservoir Park Water Tank - Hardscape Project - Meadow Park Sport Court Replacement - Fire Station 17 Siding Replacement





CIP Refresh – Project Scoring

Updated Project Scoring Categories

Safe and Resilient

Life Safety	System Integrity
➤ Address concerns of life and safety ➤ Detrimental impact if not completed	➤ Asset condition ➤ Useful life ➤ Level of service ➤ Avoid future costs

Vibrant and Connected

Mandates	Implementation of Plan
➤ Meet a legal mandate ➤ Permit requirement with a State Agency	➤ Priority in a Functional Area plan ➤ Meet the objectives of a regional or statewide plan

Strategic and Responsive

Financial Commitment or Other Obligation	Directive (Council, or Mayor)
➤ Financial agreement ➤ Grants ➤ Interlocal agreement	➤ Identified in a City plan ➤ Community engagement ➤ City Council or Mayor request

Healthy and Sustainable

Mitigative Environmental Development	Community Livability & Quality of Life
➤ Impact of another project ➤ Potential damage or environmental disruption ➤ Support future development	➤ Overall livability & quality of life ➤ Strategic Plan priority or Goal



Thank You

Questions?

