

Attachment A

Capital Investment Program

General Government/Facilities, Parks, Transportation

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June 14, 2022

Chip Corder, Finance Director





Agenda

- Capital Investment Strategy Process Overview (Glenn Coil)
- 2023-2028 Revenue Forecast (Chip Corder)
- 2023-2028 Expenditure Summary (Chip Corder)
- 2023-2028 Capital Investment Program Review
 - General Government/Facilities (Loreen Hamilton)
 - Parks (Loreen Hamilton)
 - Transportation (Carol Helland)
- Two-Year vs. Continuing Appropriation (Chip Corder)
- Next Steps (Chip Corder)



Capital Investment Program

Capital Investment Strategy (CIS)

Purpose of the CIS

- Aligns capital investments with the Comprehensive Plan
- Identifies strategic goals and investments related to identified infrastructure needs
- Summarizes costs and anticipated funding sources
- Guides future decisions about priority infrastructure investments
- Identifies funding strategies
- Provides a tool to monitor progress on the delivery of the capital investment program
- Planning timeframes:
 - **Near Term – 6 Year CIP** **2023 – 2028**
 - Mid to Long Term 2029 – 2034
 - High Priority Long Term Projects 2035 – 2050

CLS Team

Functional Area Representatives

- Transportation Planning
- Traffic Operations
- Parks
- Planning
- Facilities
- Water
- Wastewater
- Stormwater
- Police
- Fire

Subject Matter Expertise

- Construction
- Maintenance
- Real Property
- Finance
- Environmental Sust.
- DEI

CIP Governance Committee

Thematic Strategies

1. Investing in Infrastructure Preservation and Replacement
2. Ensuring Reliable and Resilient Facilities and Infrastructure
3. Getting Ready for Light Rail
4. Investing in Centers & High-Density Areas
5. Investing in Neighborhoods
6. Investing in the Natural Environment
7. Investing in Economic and Community Vitality through Collaboration
- 8. Integrating Diversity/Equity/Inclusion and Environmental Sustainability (New)**

Evaluation and Urgency Criteria

1. Status of Project in Current 2021-2026 CIP.
2. Impact to grant funding if investment is not included in 2023-28 CIP.
3. Investment has federal or state mandates with hard deadlines.
4. Investment eliminates or significantly reduces City's exposure to risk related to health and life-safety conditions.
5. Investment is responsive to a substandard physical condition.
6. The infrastructure project's schedule aligns with time-sensitive schedules of private and public partnerships.
- 7. The extent to which the project supports the City's sustainability goals. (New)**
- 8. The extent to which the project benefits an underserved population. (New)**

Urgency Criteria - Weighting and Scoring Process

7. The extent to which the project supports the City's sustainability goals.

Scoring introduces negative points for impacts that raise emissions, counter to City's goals etc

5. Investment is responsive to a substandard physical condition.

Extra weighting for condition, added costs, due to asset failure

Project intent directly advances sustainability goals by significantly reducing energy, water, and/or fuel use, enhancing salmon and other critical habitat,	Most project elements advance sustainability goals through the integration of energy, water, and/or fuel efficiencies, low carbon building materials, enhancing stormwater infrastructure	Some project elements advance sustainability goals through the integration of recycled and/or low carbon building materials, some energy, water, and/or fuel efficiencies, and/or reducing the vulnerability of infrastructure or communities to climate hazards.	Project will neither reduce nor increase sustainability goals.	Project slightly increases emissions, works counter to City's sustainability goals, and/or increases vulnerability.	Project moderately increases emissions, works counter to City's sustainability goals, and/or increases vulnerability	Project works counter to City's sustainability goals, and/or increases vulnerability of infrastructure or communities to climate hazards.
5	3	1	0	-1	-3	-5

10

Asset is in very poor condition. Requires complete rehabilitation or replacement. There is a high cost for on-going maintenance and/or the consequences are high if the asset fails.

6

Asset is in poor condition. Significant maintenance or partial rehabilitation is required, and consequences are moderate if the asset fails.

OR

Investment is tied to life cycle of asset, where timely maintenance (during next two-year CIP cycle) would prevent future escalated costs and investments due to deteriorated conditions from current.

2

Asset is in fair condition. Some corrective maintenance is necessary to increase performance or extend useful life, and consequences are low if the asset fails.

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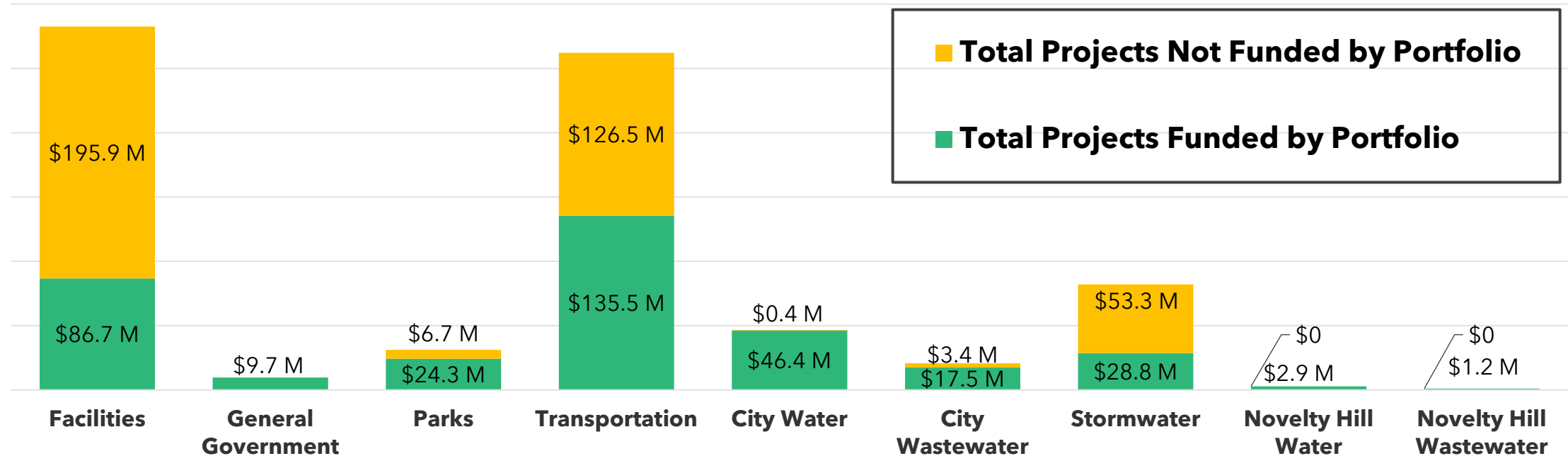
Project has no substandard physical condition to remedy, no negative consequences.

Funding Overview

210 Projects, Programs & Obligations considered

139 Funded

71 Unfunded, mainly due to unavailable staff capacity



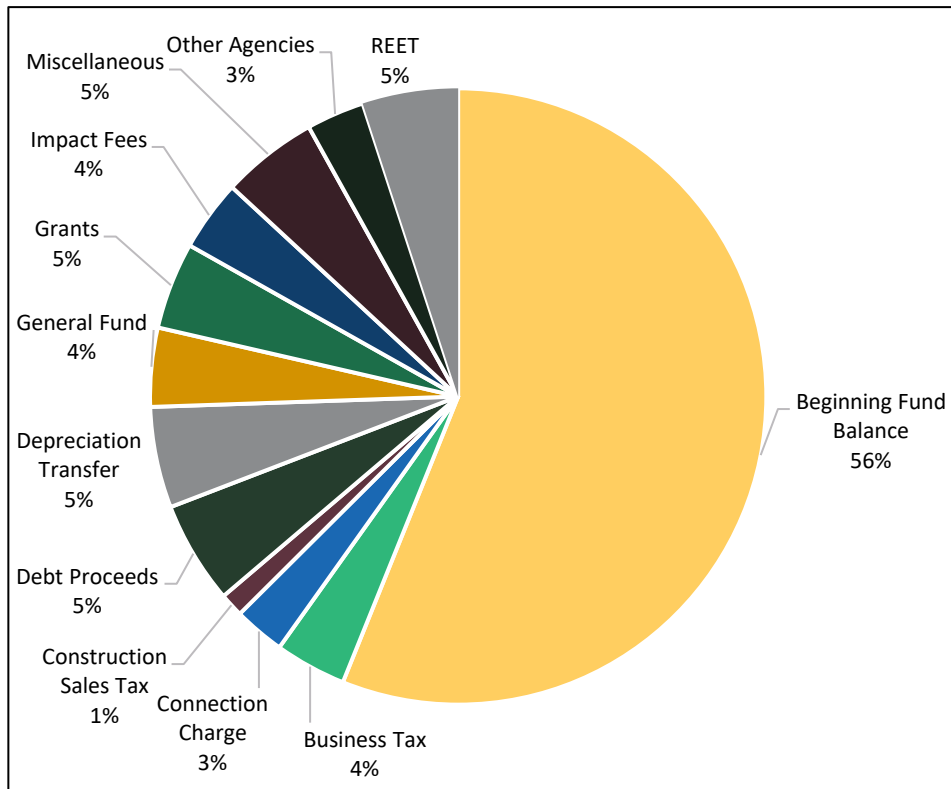


Capital Investment Program

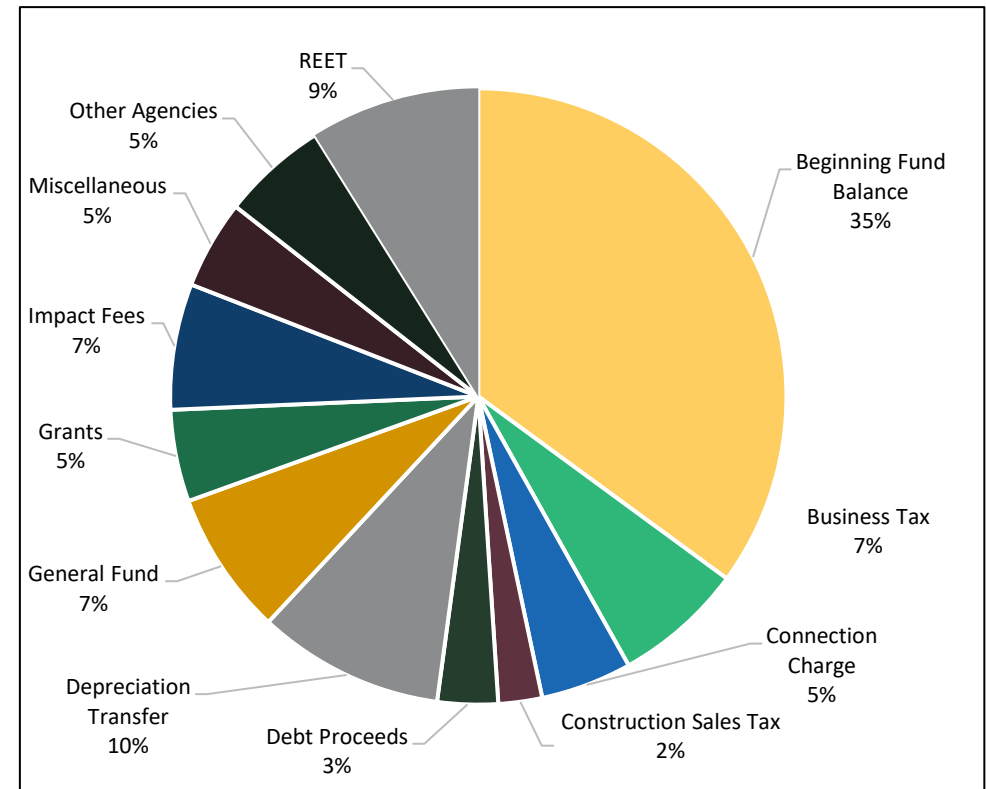
2023-2028 Revenue Forecast

Preliminary Forecast

2023-2024 = \$279.05M



2023-2028 = \$472.18M



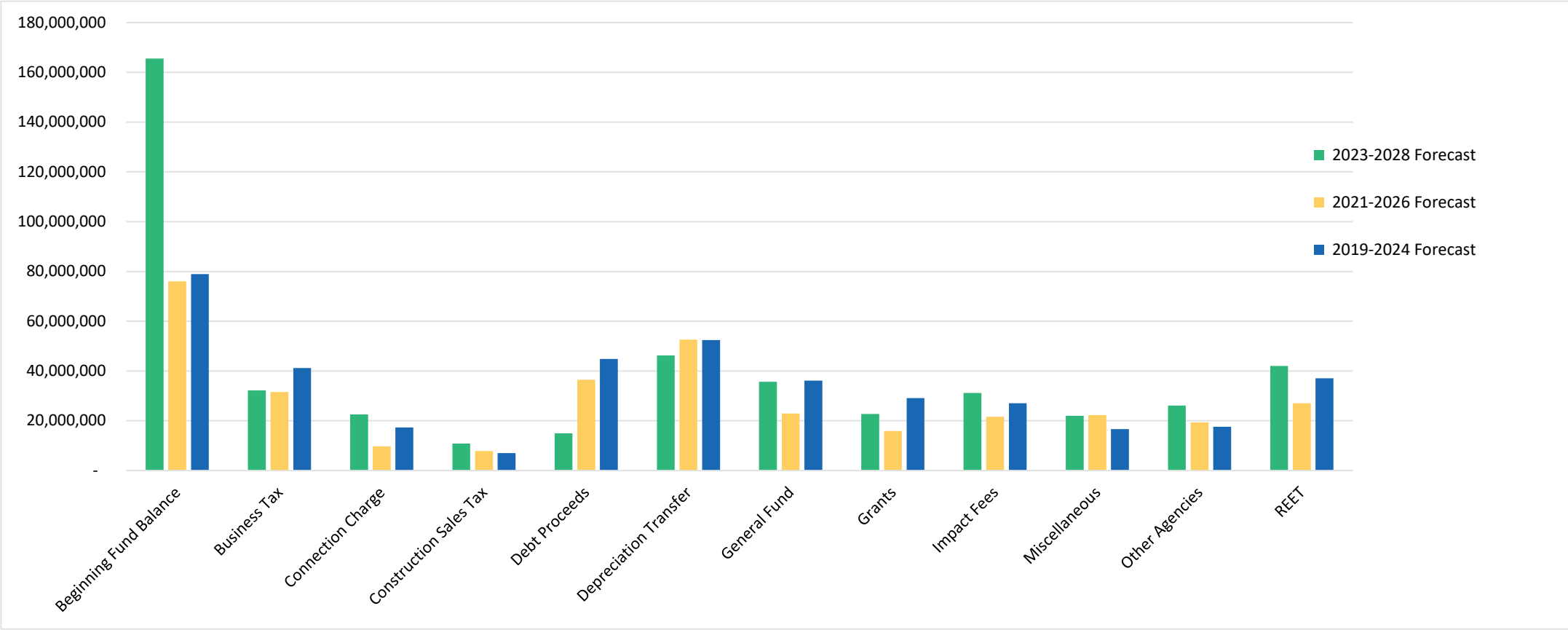
2023-2028 Revenue Assumptions

- Beginning Fund Balances
 - Higher than normal due to conservative revenue projections in 2020, property sales, and strong development activity
- Business Tax
 - 8% decrease (\$450K/yr) vs. 2021 due to pandemic & potential recession
- Debt Proceeds
 - \$15M carryover for RSCC
- Development Revenues:
 - Real Estate Excise Tax (REET)
 - Impact Fees
 - Connection Charges
- General Fund Contributions
 - 5% transfer to CIP
 - \$300K/yr for pavement management
 - Construction sales tax (\$1.7M/yr + CPI)
- Grants
- Regional Partners:
 - Sound Transit
 - Community Facility District
- Transportation Benefit District
 - Assumption: Starts in 2024

Transportation Benefit District (TBD)

- Quasi-municipal corporation and independent taxing district
- Can raise revenue primarily through vehicle license fees and/or sales tax for transportation improvements and M&O
- Governance through legislative body; TBD can be assumed by city
- Primary funding sources
 - Vehicle license fees (non-voted)
 - Up to \$20 for first 24 months
 - Up to \$40 for next 24 months
 - Up to \$50 thereafter
 - Vehicle license fees (voted)
 - Greater than \$50, up to \$100 maximum
 - Sales tax (voted)
 - Up to 0.2% (limited to 10 years, with an additional 10 years requiring voter approval)

Preliminary Forecast Comparison



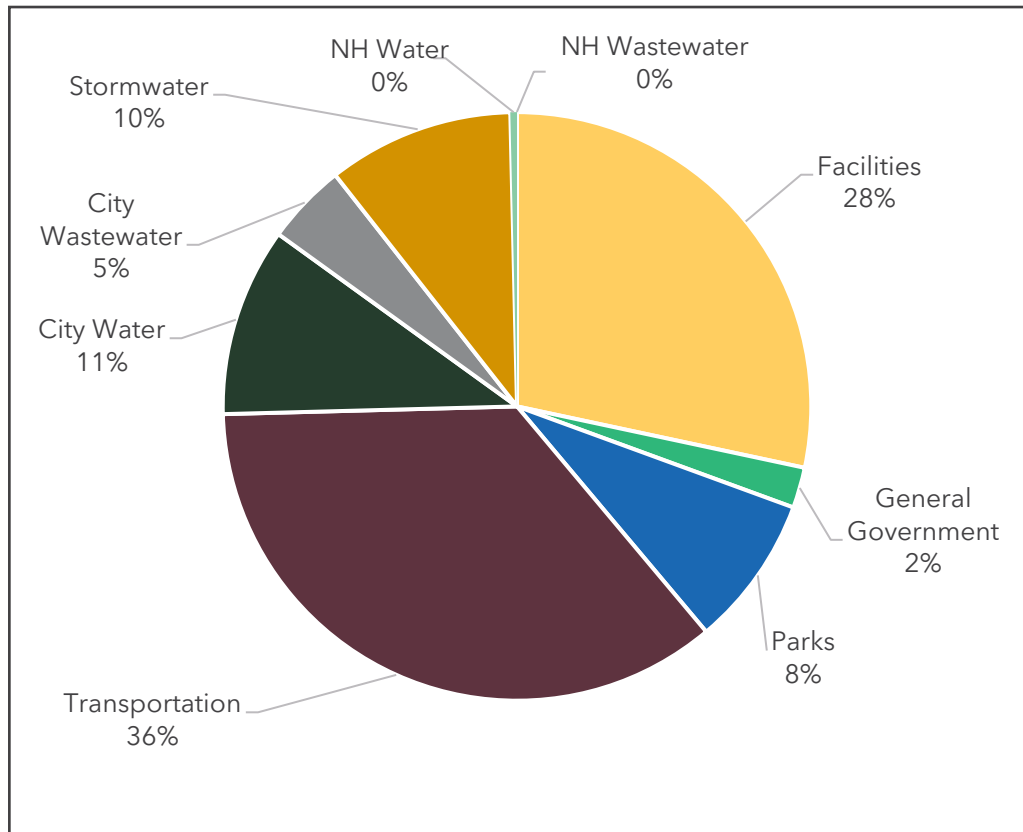


Capital Investment Program

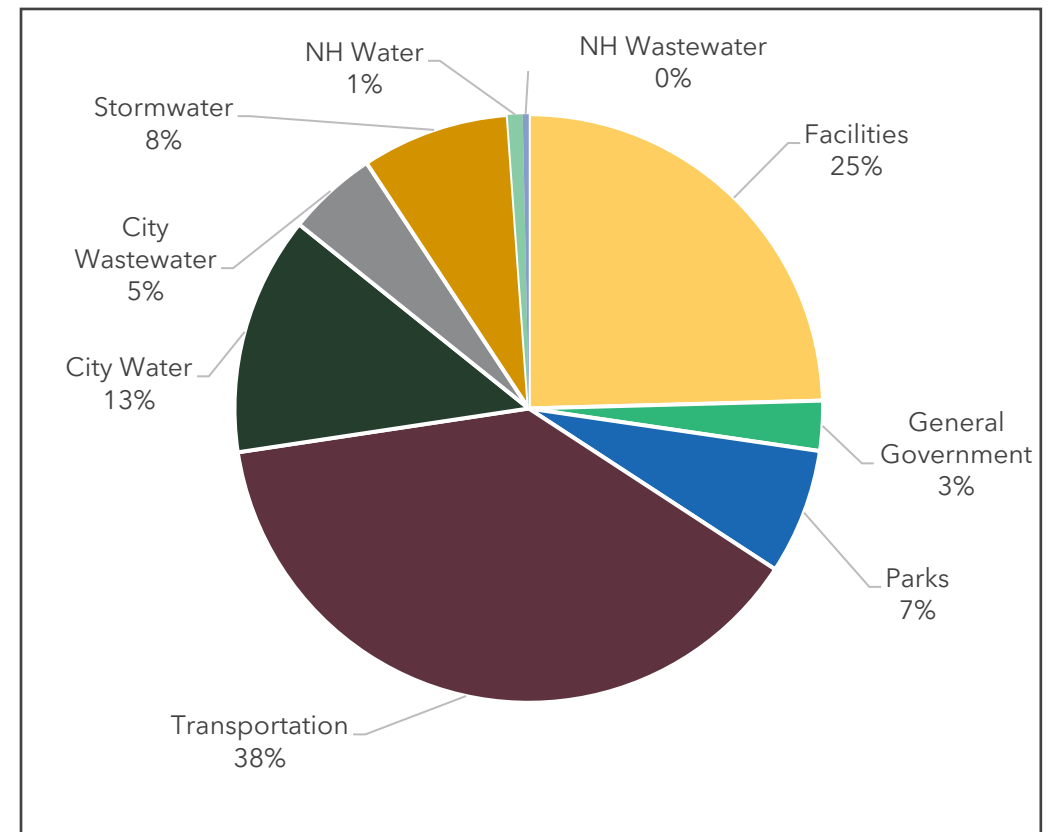
2023-2028 Expenditure Summary

Expenditure Summary by Functional Area

2023-2024 = \$137.15M



2023-2028 = \$352.85M





Capital Investment Program

General Government/Facilities

General Government/Facilities Portfolio Overview



- Provide welcoming, safe, sustainable and flexible facilities
- Types of Projects:
 - New facilities
 - Renovations
 - Safety
 - DEI
- Size of system:
 - 26 Buildings
 - 13 sites
 - 500,000 Square Feet

Long-Term Portfolio Management

- Vision
 - Design and build projects to ensure Redmond's facilities support public operations and services to support the future growth of the community
 - Make investments to sustainably maintain high-functioning City facilities
- Strategy
 - Proactively plan for future facilities needs
 - Update the Facilities Strategic Management Plan on 6-year cycle
 - Develop and implement funding strategy for large CIP projects
 - Provide adequate staffing level for Facilities maintenance work group

2023-2028 Portfolio Management

- Goals and objectives
 - Fund and complete highest priority facilities improvement projects
 - Update the Facilities Strategic Master Plan in 2025
 - Fully fund and execute small capital maintenance projects program
 - Hire additional Facilities maintenance staff to align with industry standard levels
- Investment impact on maintenance and operation cost
 - New Redmond Senior and Community Center – (\$641,000/year for maintenance staff, contracted services, utilities, materials, supplies)
 - Sustainability LED Lighting Building Retrofit – (\$37,600/year energy savings)

Existing Financial



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
City Hall Maintenance	Ongoing	\$2,030,000	\$4,438,410	\$6,468,410
Debt Service – City Hall	2015-2035	\$3,431,294	\$10,303,876	\$10,303,876
General Fund Overhead	Ongoing	\$326,720	\$722,384	\$1,049,104

Existing Programs



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
Housing Trust Fund – ARCH	Ongoing	\$1,785,000	\$3,612,459	\$5,397,459
Municipal Buildings Renovations, Maintenance and Repairs Program	Ongoing	\$500,000	\$1,000,000	\$1,500,000

Existing Projects



Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost (including prior expenditures)
Public Safety Building Phase 2 - Mechanical and Electrical	2023-2024	\$3,075,096		\$3,075,096
Sustainability Building Automation- Heating, Ventilation, & AC (HVAC) Controls	2023-2024	\$506,048		\$506,048

New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
13	Maintenance and Operations Center (MOC) - Campus Design	2025-2026		\$7,342,447	\$7,342,447
33	Americans with Disabilities Act (ADA) Improvements - Facilities Projects 1-3	2023-2028	\$600,000	\$1,200,000	\$1,800,000
34	Americans with Disabilities Act (ADA) Improvements - Park Restrooms	2023-2025	\$202,355	\$912,605	\$1,114,960
51	Maintenance and Operations Center (MOC) - Fuel Tank Replacement	2025-2026		\$1,326,057	\$1,326,057
63	Idylwood Park Restroom and Concession	2028-2031		\$1,048,556	\$7,375,458
64	Sustainability LED Lighting Building Retrofit	2023-2024	\$801,518		\$801,518

New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
65	Perrigo Park Field Lighting Energy Efficiency Conversion	2023-2024	\$951,567		\$951,567
67	Maintenance and Operations Center (MOC) - Trinity Building Generator	2023	\$406,824		\$406,824
68	Maintenance and Operations Center (MOC) - Security Improvements	2023-2024	\$628,417		\$628,417
75	Maintenance and Operations Center (MOC) - Campus Construction Phase 1	2027-2029		\$45,000,000	\$50,000,000
76	Maintenance and Operations Center (MOC) - Campus Construction Phase 2	2028-2034		\$2,000,000	\$50,000,000



Capital Investment Program

Parks

Parks Portfolio Overview



- Building community through people, parks and programs.
- Types of Projects:
 - Safety
 - Maintenance
 - Expansion
- Size of the system:
 - 47 Parks
 - 1351 Acres
 - 39 Miles of Trail

Sustainable
Parks

Innovative
Recreation

Unique Arts,
Culture and
Events

Long-Term Portfolio Management

- Vision

- The CIP recommendations provide a sequenced vision for acquisition, development, renovation, and maintenance of parks, trails and recreation facilities.

- Strategy

- The Parks CIP prioritization process involves the public, Parks and Trails Commission, Planning Commission, staff, Capital Investment Strategy team, and City leadership.
- Rating criteria includes safety, asset preservation, equity, walkability/connectivity, community demand, project benefits, service delivery and customer service. The projects are prioritized by both existing and future needs.

2023-2028 Portfolio Management

- Goals and objectives
 - Redmond Senior & Community Center
 - Trail Connections
 - Renovation and Maintenance
 - ADA Access
- Investment impact on maintenance and operation cost
 - Perrigo Park Field Lighting Energy Efficiency Conversion - (\$24,000/year energy savings)
 - Redmond Central Connector Phase 3, New Redmond Senior and Community Center (landscaping) - (\$30,700/year M&O costs)

Existing Financial



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
General Fund Overhead	Ongoing	\$287,610	\$633,253	\$920,863

Existing Projects



Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost (including prior expenditures)
Sports Field Project - Grass Lawn Multi Use Field 2	2022-2023	\$1,912,838		\$2,091,443
Americans with Disabilities Act (ADA) Improvements - Parking Lots and Pathways	2022-2024	\$1,071,713		\$1,221,295
Sports Field Project - Grass Lawn Softball Field 1	2024-2025	\$158,624	\$1,692,592	\$1,851,216
Sports Field Project - Hartman Baseball Infield	2024-2026	\$25,391	\$573,851	\$599,245
Hardscape Project - Grass Lawn Park Parking Lot	2023-2025	\$721,895	\$259,771	\$981,666
Hardscape Project - Idylwood Park Parking Lot Repairs	2023-2025	\$593,125	\$130,391	\$723,516

Revised Projects



Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost <small>(including prior expenditures)</small>
Redmond Central Connector Phase 3	2019-2026	\$2,500,000	\$4,235,538	\$7,599,000
Redmond Senior and Community Center Rebuild	2020-2024	\$26,183,799		\$48,000,000

New Financial



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
Debt Service – Redmond Senior and Community Center	2022-2042	\$2,177,000	\$4,342,500	\$6,519,500

New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
16	Hardscape Project - Reservoir Park Sport Court Replacement	2023-2024	\$1,416,933		\$1,416,933
26	Hardscape Project - Meadow Park Sport Court Replacement	2023-2025	\$520,932	\$114,605	\$635,537
47	Event Street Closure	2026-2028		\$843,909	\$843,909



Capital Investment Program

Transportation

Transportation Portfolio Overview

- Safe and efficient movement of people and goods

- Types of Projects:

- Pedestrian and Bike Improvements
- Intersection Improvements
- Circulation and Route Enhancements
- Preservation and Maintenance



- Size of System:

- 366 lane miles
- 229 miles of sidewalks
- 71 miles of bicycle facilities
- 20 bridges
- 107 Traffic Signals

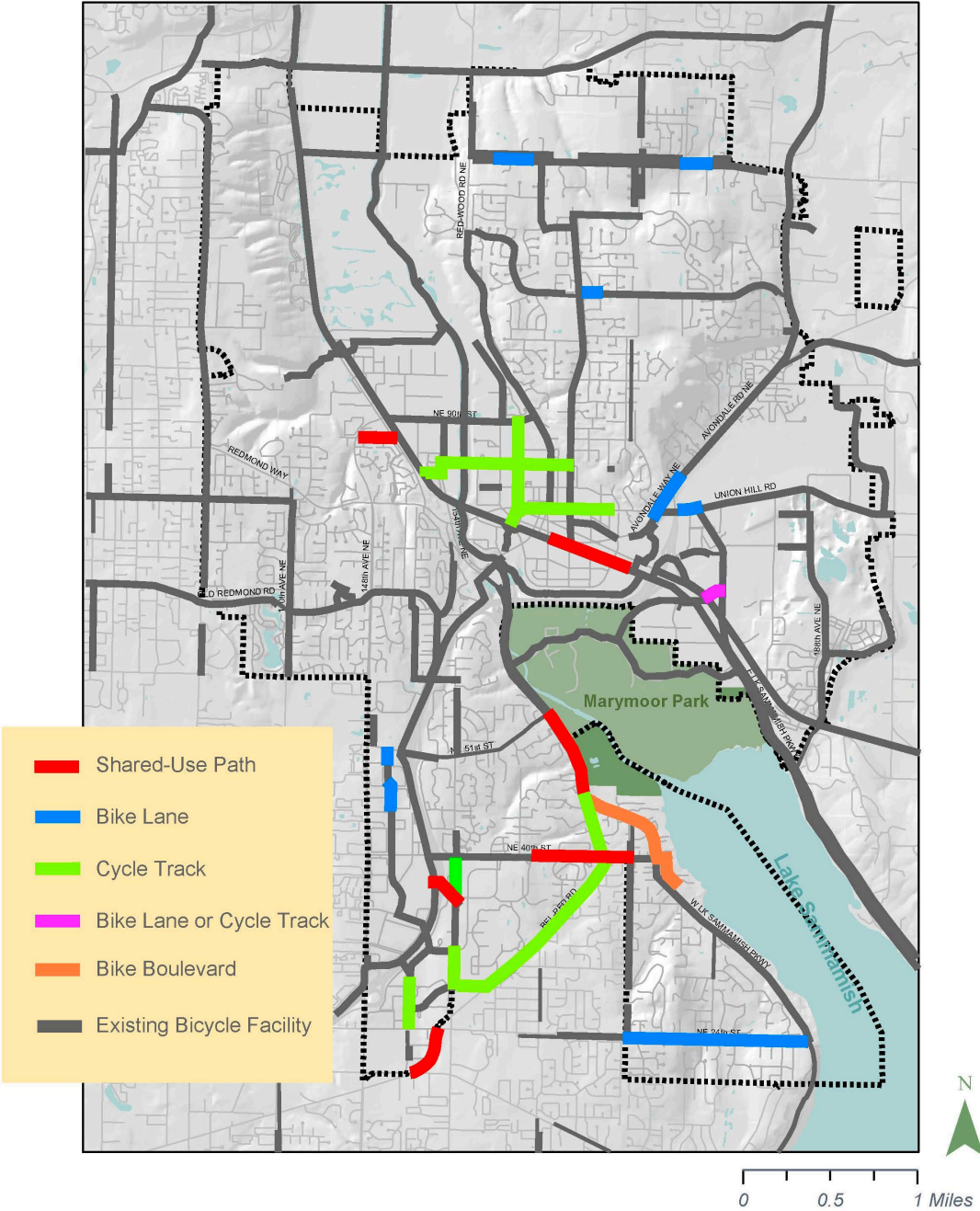
Connectivity

Accessibility

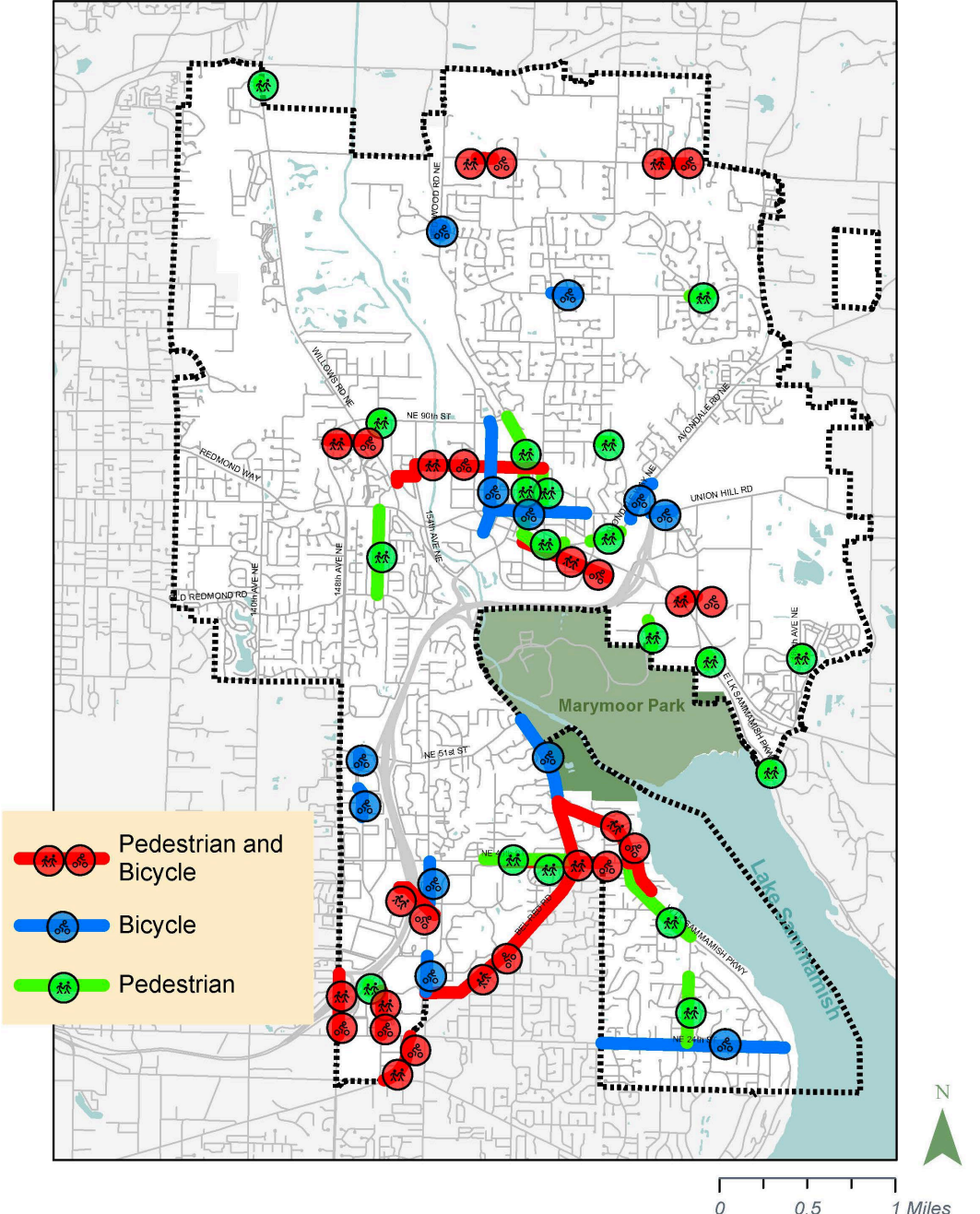
Safety and comfort

Choice in travel mode

2023-2028 CIP: Existing Bicycle Facilities With Proposed Capital Projects



2023-2028 CIP: Proposed Capital Projects With Facility Type



Long-Term Portfolio Management

- Vision
 - A reliable, multimodal transportation system that supports safe and efficient movement of people and goods.
- Strategy
 - Conduct planning studies, engineering, and capital project development to ensure concurrency with growth and alignment with the City's vision
 - Complete missing pedestrian and bicycle links
 - Preserve or replace existing infrastructure
 - Secure grant and partnership funds that support delivery of the 6-year CIP

2023-2028 Portfolio Management

- Goals and objectives
 - Improve access to new light rail stations
 - Prioritize high comfort, low traffic stress pedestrian and bicycle facilities
 - Emphasize preservation of existing infrastructure
 - Acknowledge the significance of small capital safety and maintenance programs
- Investment impact on maintenance and operation cost
 - New equipment, materials and training needed to maintain protected bike facilities
 - Expanded responsibility for operations and maintenance of new capital assets
 - Develop long term asset management and resource strategy

Existing Financial



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
Debt Service – Transportation Projects	Thru 2035	\$5,972,566	\$12,055,700	\$18,028,266
General Fund Overhead	Ongoing	\$534,764	\$1,177,523	\$1,712,287





Existing Programs



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
Bridge Structure and Repair Program	Ongoing	\$300,000	\$600,000	\$900,000
Street Channelization Improvement and Maintenance Program	Ongoing	\$250,000	\$500,000	\$750,000
Street Lighting Program	Ongoing	\$150,000	\$300,000	\$450,000






Existing Projects



Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost (including prior expenditures)
152 nd Avenue NE Improvements (24 th Street to 28 th Street)  	2015-2023	\$5,877,351		\$13,565,217
Bridge Deck Overlay - NE 90 th Street	2023-2024	\$742,038		\$742,038
Pavement Management - Avondale Road (North of Union Hill to NE 90 th Street)	2022-2024	\$2,159,192		\$2,567,116
Cycle Track - 156 th Avenue (NE 28 th Street to 31 st Street and 36 th Street to 40 th Street)  	2021-2024	\$5,926,884		\$7,695,059
Pavement Management - West Lake Sammamish Parkway (North of Marymoor to Leary Way)	2023-2025	\$2,692,921	\$574,772	\$3,267,693

Existing Projects



Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost (including prior expenditures)
NE 70 th Street Improvements (Redmond Way to 180 th Avenue NE)  	2022-2025	\$3,998,554	\$691,653	\$5,239,136
Sidewalk Repair - Cleveland Street (164 th Avenue NE - 168 th Avenue) 	2022-2024	\$938,125		\$1,085,000
Sidewalk Repair - 166 th Avenue NE (80 th Street to 85 th Street) 	2022-2024	\$555,118		\$625,118
NE 40 th Street Shared Use Path (156 th Avenue NE to 163 rd Avenue NE)  	2019-2024	\$1,744,877		\$4,496,302

Revised Projects



Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost (including prior & future expenditures)
NE 95 th Street Bridge Replacement	2027-2032		\$8,198,028	\$14,905,504
Willows Road Capacity Improvement Phase 1 - Additional North Through Lane 116 th Street to 124 th Street	2027-2029		\$5,132,584	\$14,081,861




New Programs



Program Name	Timeframe	2023-2024 Total	2025-2028 Total	2023-2028 Total
Pavement Repair Program	Ongoing	\$1,000,000	\$2,000,000	\$3,000,000
Sidewalk Repair Program	Ongoing	\$600,000	\$1,200,000	\$1,800,000
State Route 520 Pedestrian Bridge Program	Ongoing	\$250,000	\$500,000	\$750,000

New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
5	NE 40 th Street Shared Use Path (163 rd Avenue NE to 172 nd)  	2023-2026	\$2,627,723	\$5,118,699	\$7,746,422
10	Sidewalk Repair – Avondale Way (170 th Avenue to Union Hill Road)  	2023-2025	\$1,291,910	\$788,343	\$2,080,253
15	Pavement Management – NE 24 th Street (West Lake Sammamish Parkway to 172 nd Avenue NE) 	2023-2027	\$2,936,322	\$11,507,231	\$14,443,553
18	Targeted Safety Improvement – 164 th Avenue NE Channelization and Flashing Crosswalk 	2024-2027	\$96,855	\$286,319	\$383,174
20	148 th Avenue Trail (State Route 520 to 24 th Street)  	2027-2028		\$8,350,000	\$8,350,000
30	Overlake Accessibility Improvements 	2023-2025	\$1,000,000	\$500,000	\$1,500,000



New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
32	Avondale Way Bicycle Lane Completion (Bear Creek Trail to Avondale Road) 	2025-2027		\$3,000,000	\$3,000,000
35	Cycle Track - Bel-Red Road (40 th Street to 28 th Street and 156 th Avenue) 	2023-2025	\$1,896,624	\$1,949,238	\$3,845,862
36	Cycle Track - 161 st Avenue (Redmond Central Connector to 90 th Street) 	2025-2027		\$6,050,906	\$6,050,906
37	Pavement Management - Avondale Road (Novelty Hill Road to 109 th Street)	2027-2030		\$4,958,144	\$7,133,044
38	Pavement Management - Avondale Road (NE 90 th Street to Novelty Hill Road)	2024-2028	\$977,321	\$10,389,445	\$11,366,766
39	148th Avenue NE - Northbound Through Lane at 24 th Street  	2027-2031		\$2,098,566	\$9,133,488





New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
40	NE 85 th Street Bridge Repair	2028-2030		\$926,301	\$8,903,605
41	Sidewalk Repair – 40 th Street (162 nd Avenue to Bel-Red Road) 	2023-2026	\$675,214	\$1,391,147	\$2,066,361
45	132 nd Avenue and 100 th Street Signal	2023-2025	\$500,000	\$1,054,632	\$1,554,632
48	Intersection Improvement – East Lake Sammamish Parkway and 187 th Avenue NE Phase 1	2027-2029		\$3,171,917	\$6,377,515
49	172 nd Avenue NE Opening	2024-2028	\$228,361	\$652,591	\$880,952
50	Americans with Disabilities Act (ADA) Improvements – Curb and Ramp Projects 1-3 	2023-2028	\$600,000	\$1,200,000	\$1,800,000

New Projects



Rank	Project Name	Project Timeframe	2023-2024 Project Cost	2025-2028 Project Cost	Total Project Cost
53	Adaptive Traffic Signal Control - Overlake	2023-2024	\$972,405		\$972,405
61	150 th Avenue Improvements (4500 to 51 st Street)  	2023-2029	\$370,084	\$2,007,852	\$2,971,913
69	Traffic and Pedestrian Safety Enhancements  	2023-2024	\$225,000		\$225,000

Two-Year vs. Continuing Appropriation

- Not aware of any King County city that utilizes a continuing appropriation for CIP projects
- Typical practice among cities that have a biennial budget is to appropriate first two years of 6-year CIP, with the last four years representing a plan
 - There is a higher level of confidence in the cost estimates for the first two years
 - There is a lower level of confidence in the cost estimates for the last four years, which is why they get reviewed/updated every two years
- Staff recommends
 - Sticking with two-year appropriation practice
 - Including detailed attachment with budget adoption ordinance, noting the Council authorized budget for the coming biennium for each CIP project/program
 - Continuing current practice of seeking Council approval for any change to the authorized budget for a CIP project/program

Next Steps

Description	Meeting Date
2023-2028 CIP Review—Water, Wastewater, and Stormwater	June 28
2023-2026 BTIP Review	July 12
Project sheets (“one-pagers”) will be developed for the preliminary budget document	Oct 4
Final Review of 2023-2028 CIP and 2023-2026 BTIP <ul style="list-style-type: none">• Changes will be highlighted between CIP/BTIP Review in June/July and Preliminary Budget	Nov 10

Thank You

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