



CITY OF MERCER ISLAND CITY COUNCIL SPECIAL HYBRID MEETING - PLANNING SESSION

Tuesday, February 4, 2025 at 12:00 PM

MERCER ISLAND CITY COUNCIL:

Mayor Salim Nice, Deputy Mayor David Rosenbaum,
Councilmembers: Lisa Anderl, Jake Jacobson,
Craig Reynolds, Wendy Weiker, and Ted Weinberg

LOCATION & CONTACT:

MICEC – Slater Room Council Chambers and via Zoom
8236 SE 24th Street | Mercer Island, WA 98040
206.275.7793 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for meetings should notify the City Clerk’s Office 3 days prior to the meeting at 206.275.7793 or by emailing cityclerk@mercerisland.gov.

The hybrid meeting will be live streamed on the City Council’s [YouTube Channel](#).

Written comments may be sent to the City Council at council@mercerisland.gov.

Join the meeting at 12:00 PM by:

- **Telephone:** Call 253.215.8782 and enter Webinar ID 878 5378 6438 and Password 730224
- **Zoom:** Click this [link](#) (Webinar ID 878 5378 6438; Password 730224)
- **In Person:** Mercer Island Community & Event Center – Slater Room Council Chambers (8236 SE 24th Street, Mercer Island, WA 98040)

MEETING AGENDA

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

PLANNING SESSION BUSINESS

Note: Times listed for agenda items are provided as guidance and are approximate.

12:00 pm **1. AB 6604: Public Safety and Maintenance Facility Design Workshop** – *Exhibit 1 contains the draft version of the presentation. The final version of the presentation will be presented at the meeting and appended to the packet.*

Receive presentation and provide feedback on the Design of the Public Safety and Maintenance Facility.

Recommended Action: Receive Report. Provide feedback on the Public Safety and Maintenance Facility design.

2:00 pm Break

2:15 pm **AB 6604: Public Safety and Maintenance Facility Design Workshop (continued)**

3:15 pm **2. AB 6605: Update on Water Supply Line Project Update**

Receive presentation on the Water Supply Line Project.

Recommended Action: Receive report, no action necessary.

4:00 pm

3. AB 6606: 2024 Community Member of the Year

Recommended Action: Receive nominations for the 2024 Community Member of the Year and vote to select one nominee for the award.

ADJOURNMENT



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6604
February 4, 2025
Special Business**

AGENDA BILL INFORMATION

TITLE:	AB 6604: Public Safety and Maintenance Facility Design Workshop	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Receive report and provide feedback on the Public Safety and Maintenance Facility design.	

DEPARTMENT:	City Manager
STAFF:	Jessi Bon, City Manager Robbie Cunningham Adams, Senior Management Analyst Merrill Thomas-Schadt, Senior Management Analyst
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Public Safety and Maintenance Facility Design Update Presentation
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to provide the City Council with an update on the progress of the Public Safety and Maintenance Facility (PSM) design and to seek Council feedback on design strategies and questions.

- During the March 1, 2024 Planning Session, the City Council directed the City Manager to commence planning for a new Public Safety and Maintenance Facility (PSM) on the current City Hall Campus ([AB 6420](#)).
- Design work of the PSM building shifted to the schematic design phase in fall of 2024. Schematic design is the first step in taking a concept and turning it into a specific design plan, including architectural drawings and a site plan. The design work remains in this stage.
- The draft presentation is included as Exhibit 1 and provides the framework for the City Council discussion.
- This is the first of several City Council discussions planned for this year to discuss and review the PSM design. The City will also be seeking public input and feedback on the design through a community engagement process planned for later this year.

BACKGROUND

Long-Range Facility Planning

In early 2023, the City began a planning process to complete a Facilities Conditions Assessment for various municipal buildings and to develop a Long-Range Facilities Plan for select City facilities. Northwest Studio was selected as the consultant for this project and is supported by a variety of specialized consultants.

The Long-Range Facility Planning project was intended to be completed in two phases, the first phase focusing on a comprehensive Facilities Conditions Assessment (FCAs) for six buildings in 2023: Mercer Island City Hall, the Public Works Building, the Mercer Island Community & Event Center Annex Building, the Luther Burbank Administrative Building, the Mercer Island Thrift Shop, and the former Tully's Building. A second phase will include Facility Conditions Assessments for Fire Station 91, Fire Station 92, and the Mercer Island Community and Event Center.

The purpose of an FCA is to inventory and evaluate building and site infrastructure conditions, document observed deficiencies and develop a recommended strategy to ensure continuity of services, extend the life of each facility, or alternatively prepare to replace existing assets.

The second phase of facilities planning work included developing a Long-Range Facilities Plan for these six facilities based on assessment and data collected from the FCA process. The Long-Range Planning Work was intended to be completed in 2024 and anticipated an extensive public engagement process. Unfortunately, just as the facilities planning work was kicking off in early 2023, City Hall was closed due to asbestos contamination.

City Hall Closure

In April 2023, City Hall was closed after asbestos was detected in several locations in the building, including in the HVAC system. Although airborne asbestos was not detected during air quality tests, abatement at City Hall would be required to re-open the facility. City staff and outside experts worked extensively to identify solutions to address the asbestos contamination and evaluate the best path forward for City Hall. Two scenarios for re-occupying the City Hall building, either fully or partially, were evaluated for timeline, preliminary costs, and impact to City operations. Unfortunately, the cost of both scenarios to re-occupy City Hall exceeded the benefits due to the age and condition of the building. On October 2, 2023, [Resolution No. 1650](#) was approved to cease City operations at City Hall and permanently close the building.

Facility Conditions Assessment – Public Works Building

Given the age and condition of the Public Works Building, the City Manager directed the staff and consulting teams to proceed with the facilities conditions assessment (FCA) for this building. The Preliminary Facility Conditions Assessment for the Public Works Building was presented to the City Council on February 6, 2024 ([AB 6402](#)). The FCA identified multiple systems that are failing or in need of significant repair or investment. Based on these findings, the City Manager recommended the City Council prioritize the Public Works Building for replacement. The Public Works Building houses many essential services and some short-term reinvestment is needed to extend the life of the building until a replacement strategy is identified as discussed in [AB 6477](#) at the May 21, 2024 City Council meeting.

At the July 16, 2024 City Council meeting, Council appropriated funds and authorized staff to proceed with seismic repairs to the Public Works building that are necessary to keep the Public Works building safely in

operation in the short-term ([AB 6517](#)). At the February 4 Regular Meeting City Council will consider the bid award for the contract to commence this work.

Public Safety and Maintenance Building Pre-Design Phase

During the March 1, 2024 Planning Session, the City Council contemplated the replacement strategy for City Hall and the Public Works Building. The Council directed the City Manager to commence planning for a new Public Safety and Maintenance Building (PSM) on the current City Hall Campus ([AB 6420](#)). This new facility will replace the existing Public Works Building and provide a new combined home for the City's Public Works teams, Police Department, Emergency Operations Center, and the IT & GIS team.

City staff provided a design progress update on the PSM Facility during the May 21, 2024 City Council meeting ([AB 6476](#)). This presentation outlined how staff and the City's architectural consultant team, Northwest Studio, conducted workshops with the staff teams expected to be housed in the future PSM Facility to inform the ongoing design work, needs for each staff in a new facility, how a combined facility for these teams would provide operational efficiencies, and why the new building is intended to be a Level IV Risk Category Building.

Pre-design work was completed during the summer of 2024, confirming the programming and conceptual framework for the PSM Facility. During this initial planning phase, the City Manager also directed the design team to include an expanded customer service area at the main PSM building to house the City's Customer Service team. This is to ensure that the City has a "store front" given that no other City facilities are suited for this type of function. The customer service area addition will be discussed further during the presentation.

Public Safety and Maintenance Facility Schematic Design Phase

Design work of the PSM Facility shifted to the schematic design phase in fall of 2024. Schematic design is the first step in taking a concept and turning it into a specific design plan, including architectural drawings and a site plan. The design work remains in this stage. Recent design team actions include tours of other public safety and maintenance buildings in the region, site visits to City facilities, and ongoing design meetings with staff.

The design team and select councilmembers conducted tours of the Shoreline, University of Washington, and Kirkland police departments in October 2024. The team heard about both successes and "lessons learned" from the construction or renovation of these police facilities to help inform the design work on the PSM Facility.

The design team and select councilmembers also conducted a tour of the Kitsap County Public Works facility in December of 2024. This tour featured included the workspace and training space layout, ingress/egress for large vehicles and equipment, covered storage, lighting, security, and staff amenity spaces.

ISSUE/DISCUSSION

Presentation of Early Schematic Design of the Public Safety and Maintenance (PSM) Facility

The draft presentation is included as Exhibit 1 and provides the framework for the City Council discussion at the Planning Session. This is an early step in the design process. There is significant work left to do and what is included in the presentation is not final and will change as design work continues over the next 12 to 18 months.

The project team will present an overview of the design process, the design strategies, the initial building and site concepts, and the preliminary design questions for City Council consideration.

Draft Design Strategies

The presentation outlines five key design strategies that are further detailed in the presentation and are listed below:

Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and promote efficient operations, no matter what the weather.

Strategy 2: Co-locate buildings with covered areas for operational efficiency, and for cost effectiveness - leveraging weathering cover for building roof structures.

Strategy 3: Prioritize one-way circulation to reduce conflicts and operational delays.

Strategy 4: Organize the site into zones for clear and efficient use.

Strategy 5: Organize the buildings into zones that maximize shared spaces, promote efficient operations for staff, and create clearly accessible spaces for public services.

The design team is seeking feedback from the City Council on these design strategies to affirm that these align with expectations and project goals. This framework will be used to guide design decisions as the project progresses.

Early Cost Estimate

The initial cost estimates were not complete at the time of City Council packet publication. The packet will be amended to include this information as soon as it is available. The initial cost estimates will be discussed with the City Council at the Planning Session.

Design Questions

The presentation includes seven questions related to the design and scope of work for the PSM Facility specific to these potential design elements:

- A. Solar Power Generation
- B. Rainwater Harvesting
- C. Potable Water Storage
- D. Structural Systems
- E. Expanding the Upper Yard
- F. PSM Building Roof Extents
- G. PSM Building Parking Garage

The design team is interested in receiving initial feedback from the City Council on these design elements. This early input will help inform discussion of these items at a future meeting.

NEXT STEPS

The PSM Facility project team will return to the City Council for additional project review and discussion later this year. The current schedule tentatively anticipates meeting with the City Council once a month, but that

may change based on design progress and City Council needs. A community engagement process is also anticipated for later this year to receive feedback on the PSM Facility schematic design.

The City Council will discuss PSM Facility funding in Q2 2025, including the consideration of a bond ordinance for voter approval.

While the current City Hall Campus has the correct comprehensive plan land use designation, it is recommended that the City Council direct the City Manager to submit a rezone application to allow appropriate design and siting of the PSM Facility. A zoning review is also anticipated for later this year or early 2026 and this topic will be discussed further with City Council at an upcoming meeting.

RECOMMENDED ACTION

Receive report and provide feedback on the Public Safety and Maintenance Facility design.



DRAFT

Public Safety and Maintenance Building Design Workshop

AB 6604
February 4, 2025



Agenda

- Background on City Facilities
- Public Safety and Maintenance (“PSM”) Facility Pre-Design
- PSM Schematic Design (In Process)
- Design Questions and Discussion
- Next Steps



Background: Public Safety and Maintenance Facility Project

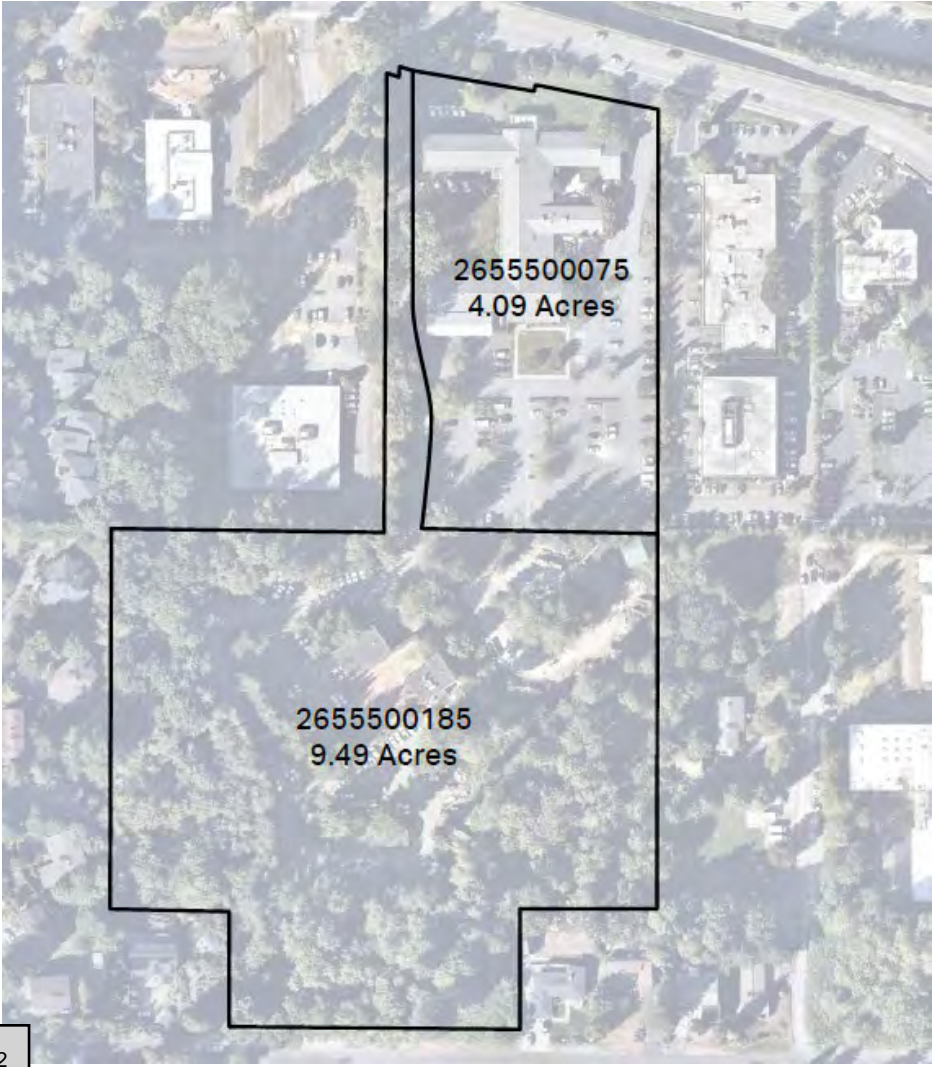


Long Range Facility Planning

- In early 2023 the City began work on a Long-Range Facilities Plan to guide decisions about use and improvements to City facilities.
- The first phase of the project included Facilities Conditions Assessments for the following buildings:
 - City Hall
 - Public Works Building
 - MICEC Annex Building
 - Luther Burbank Administration Building
 - Mercer Island Thrift Shop
 - Former Tully's Building
- The purpose of an FCA is to inventory and evaluate building and site infrastructure conditions, document observed deficiencies, and develop a recommended strategy for **renovation or replacement** to extend the life of the asset and ensure continuity of services.

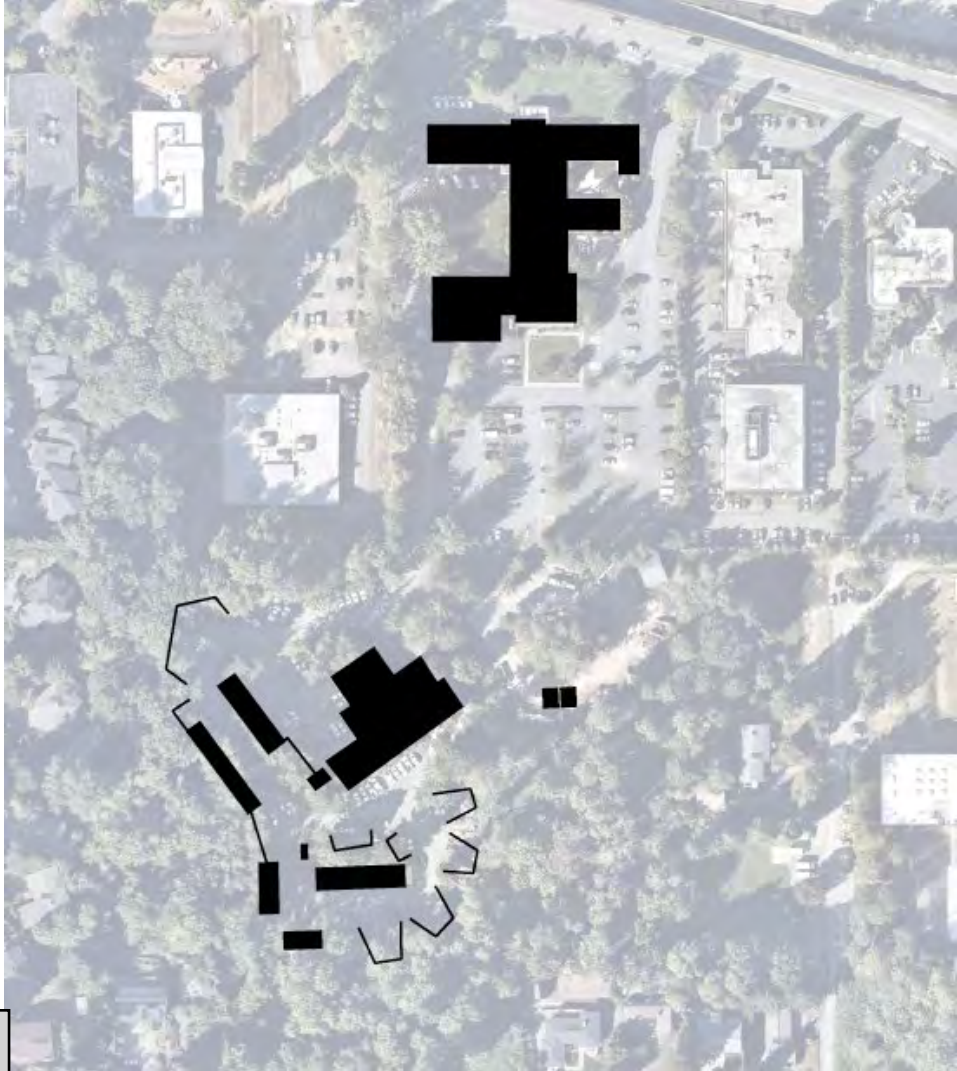


City Hall Campus



- The existing City Hall Campus is composed of two parcels:
 - City Hall – 4.09 acres
 - Public Works – 9.49 acres

City Hall Campus



Structures:

- City Hall
- Public Works Building
- Numerous Public Works yard structures that are an extension of the Public Works Building Program

City Hall Building

- Approximately 35,000 SF
- Served as City Hall for over 35 years, the last renovation was in 1988.



City Hall Building



- Housed the following teams:
 - City Manager's Office
 - City Attorney's Office
 - Finance and Utility Billing
 - Human Resources and Payroll
 - Customer Service
 - Community Planning & Development
 - Police
 - Municipal Court
 - Council Chambers

Public Works Building

- Constructed in 1981 as a workshop and mechanic facility
- Approximately 15,350 sq feet
- The building houses Public Works operations and administration.
- 64 year-round employees (FTE and LTE staff) and 15 to 20 seasonal employees.
- The building has been repurposed as City operation needs have expanded and changed over the last four decades.



Facilities Planning

Early 2023:

- The City intended to follow a gradual, structured approach to planning for building replacements through the Facility Conditions Assessment project, but...
- ...just as that planning work was kicking off in early 2023, City Hall was closed due to asbestos contamination.

City Hall Emergency Closure



AB 6604 | Exhibit 1 | Page 16

Timeline - Discovery

April 17, 2023

- Broken tiles and tile adhesive in the basement Mechanical Room of City Hall were identified as possibly containing asbestos.
- The tiles were discovered by a staff person while inspecting the Mechanical Room and may have been in that condition for some time.
- Same-day tests confirmed that both the tiles and adhesive contained asbestos.
- The Mechanical Room also included an air handling unit for the City Hall HVAC system.
- **City Hall was immediately closed to further investigate and to test inside the HVAC system.**

Picture: Broken tiles in Mechanical Room



Timeline – Early Investigation

April 18 – April 21, 2023

- The asbestos abatement contractor performed an initial building walk through.
- Additional floor tiles on the Main Floor of City Hall also tested positive for asbestos. These tiles were intact, undisturbed, and under carpet tiles, and did not present an immediate hazard. However, they would require abatement in the event of a renovation involving the floor plate in the areas where the tiles were present.
- **The contractor conducted initial air quality testing throughout the building; there were no positive tests for airborne asbestos.**

Picture: Asbestos-containing tiles under carpet floor tiles on first floor of City Hall.



Timeline – In-Depth Testing

April 21 – July 7, 2023

- The City worked with PBS Engineering and Environmental to develop and perform comprehensive testing protocols.
- Extensive testing was conducted, including **air samples, settled dust, and bulk materials.**
- A thorough investigation of the HVAC system was performed as conditions allowed.
- Other possible sources of asbestos were also evaluated.

May 15 – 19, 2023

- Boiler room flooring materials abated (pictured)

June 27, 2023

- Good Faith Inspection performed.

Picture: Basement mechanical room post-abatement.

AB 6604 | Exhibit 1 | Page 19



Testing and Results

- **No asbestos fibers were identified in any air testing samples.**
- **Asbestos detected in 11 settled dust samples from 10 locations, including inside the HVAC system.**
- **Bulk testing** identified asbestos in two HVAC system filters and one sample of flooring.
- **Good Faith Survey** of other potential asbestos containing materials in the building was positive for asbestos including undisturbed floor tiles, window putty, and 31 fire doors.

Picture: Air sampling performed in City Hall kitchen.



Findings from 2023 City Hall Assessment

- **It is unlikely that the basement floor tiles were the sole source of the asbestos found in the HVAC system.** However, additional sources of asbestos have not been identified.
- It is possible that the asbestos contamination within the HVAC system occurred prior to City ownership or during a renovation project in the late 1980s - early 1990s.
- Significant destructive investigation (e.g. full removal of the City Hall ceiling) would have been required to fully confirm conditions.
- **Requirements to abate and re-occupy the building were anticipated to be costly and extensive.**

Preliminary Re-Occupancy of City Hall Cost Estimates in 2023

- Northwest Studio, the City's architect team, prepared preliminary cost estimates for two scenarios for re-occupancy of City Hall.
- The **first scenario** was a full re-occupancy of City Hall.
- The **second scenario** was investigating the possibility of temporarily re-occupying the Police Department area of the City Hall building.

Scenario 1: Re-Occupy City Hall (2023)

Note: This information from 2023 is included to provide context for current facility project planning work.

- Required abatement of the floor tiles in the basement mechanical room (already completed), replacement of the HVAC hydronic and ventilation system, and the replacement of various building infrastructure required associated with the HVAC system (ceilings, light fixtures, cabling, etc.).
- **Preliminary cost estimate was \$10 million with an estimated timeline of nearly two years to complete the work.**
- This cost estimate did not include abatement costs or soft costs such as design, engineering, and project management costs.

Scenario 2: Re-Occupy Police Department (2023)

Note: This information from 2023 is included to provide context for current facility project planning work.

- Partitioning the existing Police Department spaces from the remainder of the building, abating those spaces, removing the existing HVAC system, and installing a contemporary system to serve this occupancy.
- 5 to 7 years while longer-term options were investigated
- **Preliminary cost estimate was \$4 million with an estimated timeline of 12 to 18 months to complete the work.**
- This cost estimate did not include abatement costs or softs costs such as design, engineering, and project management costs.

City Hall Permanent Closure



City Hall Permanent Closure (October 2023)

- **The City had begun long-range facility planning work earlier in 2023. There are other matters of concern related to the long-term use of the City Hall building.**
- The City Hall building is at (or beyond) its expected lifespan. The building was originally constructed in 1957 and was last renovated in 1988.
- City Hall did not meet current new construction energy or building code requirements, and **multiple building systems were failing** or needed to be substantially replaced.
- **Almost all interior walls had been identified as lacking lateral bracing and, unless reinforced, are at risk of failure in the event of seismic activity.**
- Some of these walls are constructed with concrete-filled CMU (concrete masonry units/cinderblocks) and they are at risk of collapse during a seismic event, potentially rendering the building inoperable.

City Hall Permanent Closure (October 2023)

- The age and condition of City Hall meant **there was not a high return on investment for the significant cost of abating and re-occupying all or part of the building.**
- The City Council approved the permanent closure of City Hall during the October 3, 2023, City Council meeting.

Public Works Building Facilities Conditions Assessment



Public Works Building Replacement

- Given the age and condition of the Public Works Building, the City Manager directed the staff and consulting teams to proceed with the facilities conditions assessment (FCA) for the Public Works Building in 2023.
- **The Preliminary Facility Conditions Assessment for the Public Works Building was presented to the City Council on February 6, 2024.**
- The FCA identified multiple systems that were failing or in need of significant repair or investment.

Public Works Building (2024 FCA Presentation)

- Not suitable for current staff and operations needs.
- Inadequate work areas and support facilities.
- Facility is undersized and poorly laid out.



AB 6604 | Exhibit 1 | Page 30

Public Works Building (2024 FCA Presentation)

- Does not meet certain codes or industry standards.
- Major systems are in need of complete replacement.



AB 6604 | Exhibit 1 | Page 31

Public Works Building - the Yard

(2024 FCA Presentation)

- Critical equipment and vehicles stored uncovered, impacting operations, emergency response and equipment condition.



AB 6604 | Exhibit 1 | Page 32

Public Works Building (2024 FCA Presentation)

- Green roof leaking and compromising structure
- Short term repairs initiated to buy time for full replacement



Public Works Building (2024 FCA Presentation)

- Seismic safety risks identified during conditions assessment



Public Works Building (2024 FCA Presentation)

- Based on these findings presented in early 2024, the City Manager recommended the City Council prioritize the Public Works Building for replacement.
- The Public Works Building houses many essential services and some short-term reinvestment was needed to extend the life of the building until a replacement strategy was identified.

Public Safety and Maintenance Facility Design Direction (March 2024)

- The City Council directed the City Manager at the March 1, 2024 Planning Session to commence planning and design for a new Public Safety and Maintenance Facility (PSM) on the current City Hall Campus.



Interim Facilities



AB 6604 | Exhibit 1 | Page 37

Interim Staff Facilities

- The displacement of staff from City Hall has been challenging for City teams across all departments and workgroups. We understand it has also impacted the community.
- Approximately 80% of City staff are working in-person on Mercer Island each day, including:
 - Police
 - Fire
 - Municipal Court
 - Parks and Recreation
 - Public Works Engineers
 - Youth and Family Services
 - Maintenance Employees

Interim Staff Facilities

- The remaining staff are working from a combination of home offices and in shared/rotating office spaces and holding meetings at the Community Center or at other locations.
- Some modified/shared workspaces have been made available in the Luther Burbank Administrative building, the maintenance building, and the Community Center.

Interim Staff Facilities

Police

- The Police Department has been significantly impacted by the closure of City Hall.
- The City explored a number of alternatives for the Police Department, landing on leasing modular buildings. The lead time on these buildings was over a year.
- The Department initially relocated to the Mercer Island Community & Event Center and then over the summer moved to the Luther Burbank Building.
- The modular buildings opened for use in the fall of 2024.

Picture: Installation of Modular Buildings for Police on City Hall Parking Lot

AB 6604 | Exhibit 1 | Page 40



Interim Staff Facilities

Municipal Court

- The Municipal Court was also significantly impacted by the closure of City Hall.
- After initial use of the Kirkland Justice Center, the City signed a lease at Newcastle City Hall.
- The lease includes office space in Newcastle for court staff offices and use of the Newcastle Council Chambers for court proceedings.



Picture: Newcastle City Hall, Court staff office space



Interim Staff Facilities

Council Chambers

- The City Council Chambers moved to the Slater Room at the Community Center in 2024.
- The Slater Room has undergone significant audio-visual upgrades and equipment procurement to better facilitate use as Council Chambers and meeting space for boards and commissions and City staff.



Picture: Slater room in use for City commission meeting

Public Works Building – Interim Repairs

- At the July 16, 2024, City Council meeting, the Council appropriated funds and authorized staff to proceed with seismic repairs to the Public Works building that are necessary to keep the Public Works building safely in operation in the short-term (five to seven years).
- City Council approval of the bid award for this work is scheduled for tonight’s City Council meeting.

How do you Access City services?

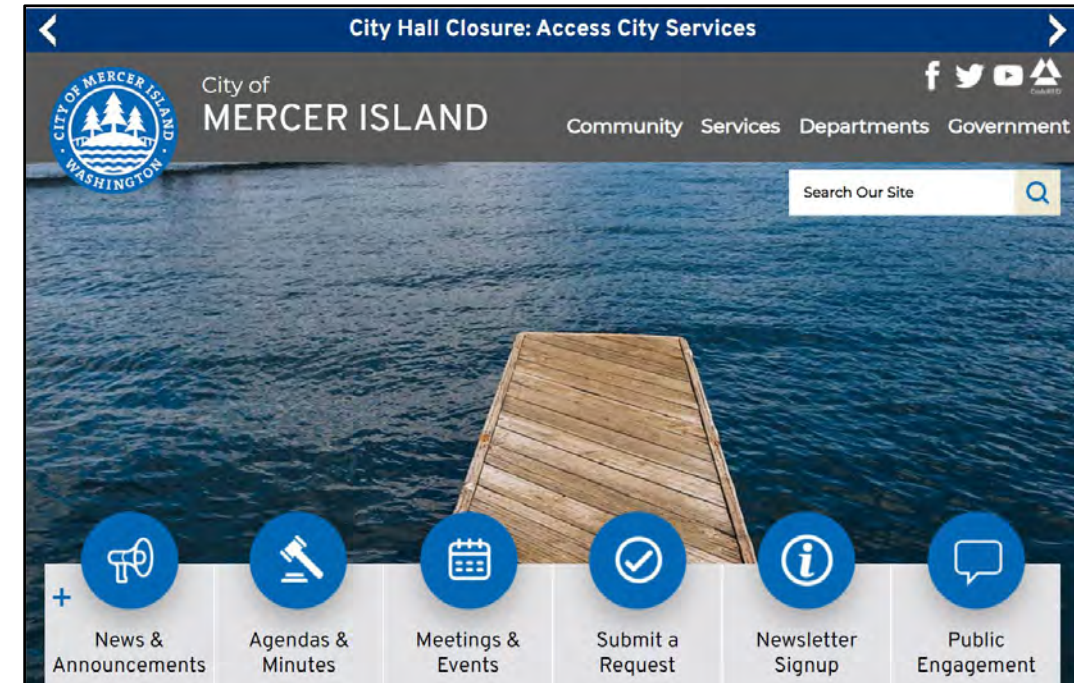
Item 1.

Customer Service Team
(206) 275-7600

CustomerService@mercerisland.gov

(staffed Mon-Fri 8:30a-5:00p, except holidays)

- For the quickest and fastest service, community members should contact the City of Mercer Island Customer Service Team.
- The City's Customer Service Team can help answer your questions about services, such as service requests, pet licensing, business licenses, or parking permits during the closure of City Hall.
- The Customer Service Team can also assist you in getting connected to other City department teams as needed.



PSM “Pre-Design” Phase



Public Safety & Maintenance Facility

- City begins “pre-design” phase for the PSM Facility in the spring of 2024 with the architect team from Northwest Studio.
- The new PSM Facility will replace the existing Public Works Building and provide a new combined home for the City’s:
 - Public Works teams including the maintenance facilities, and the maintenance yard
 - Police Department
 - Emergency Operations Center
 - IT & GIS team
 - Customer Service

Why Combine these City Departments in one Building?

- Police, Public Works teams, the Emergency Operations Center, and IT/GIS are the foundations for basic City operations, public safety, and customer service.
- The benefits of co-locating these departments include:
 - Improved operational and emergency response coordination
 - Efficiency in co-locating protected and secured parking
 - Significant overlap in common space needs
 - Large spaces driven by specific departmental needs can be shared
 - Risk Category IV facility

Staff Workshops (2024)

- Conducted workshops with each of the City teams expected to be housed in the future PSM Facility.
- Facilitated input on department operational and space needs in a new building and yard
- Determined area requirements for vehicle and equipment storage and maintenance
- Reviewed operational relationships between departments; daily operations and activity workflows
- Understand performance requirements for facility components
- Discussed future growth/future changes.

Item 1.



Key Police Department Needs

- Workstations and support spaces for approximately 40 Police Department staff, including patrol units, detectives, marine units, and administration.
- Secure parking for vehicles and equipment.
- Public facing workspace and storage for records team.
- Single controlled public access point to the Police Department.
- Secure interview rooms.



Item 1.

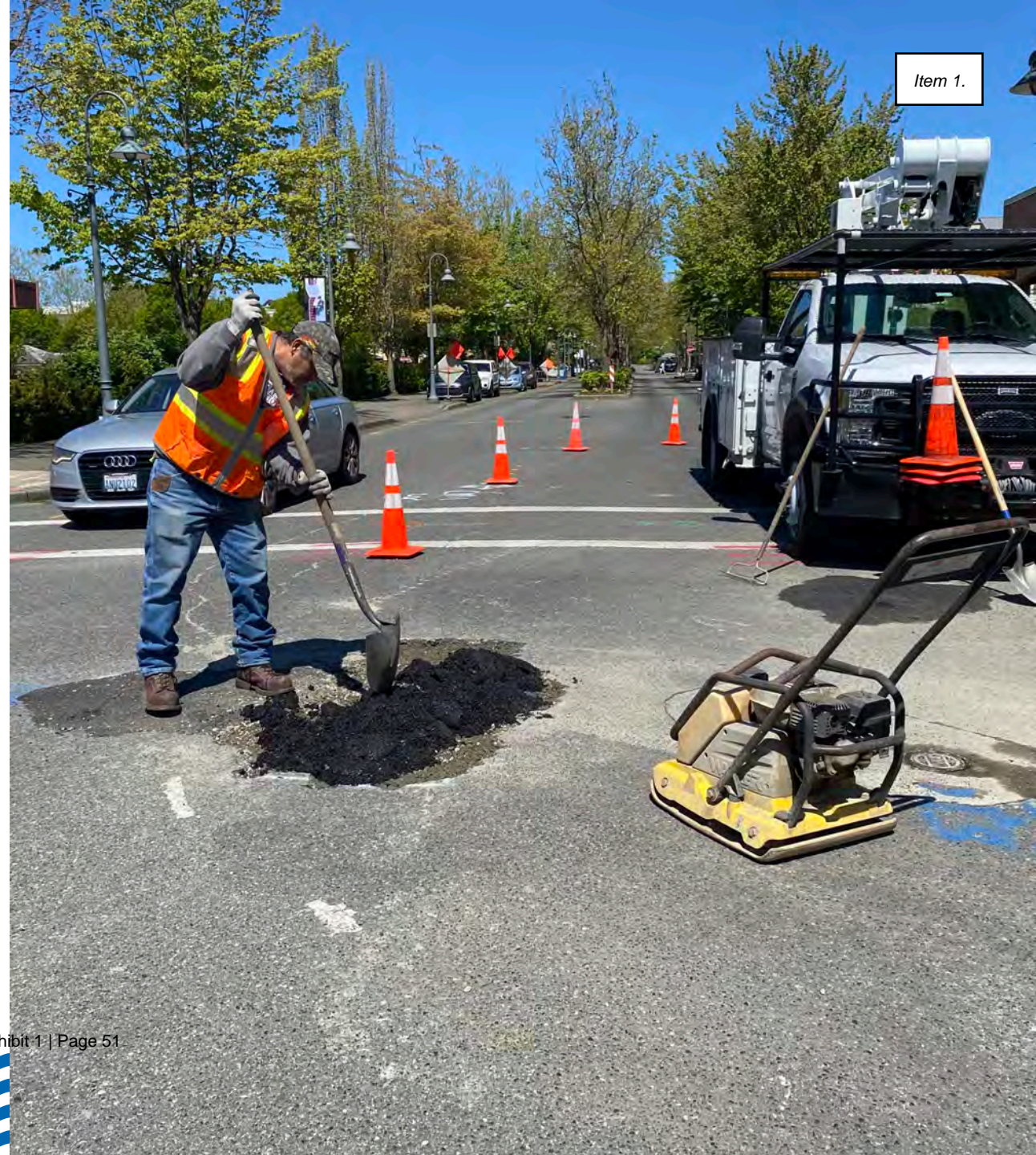
Key Police Department Needs

- Vehicle sallyport and areas for secured criminal intake, processing, and holding.
- Secure evidence storage.
- Specialty storage and operations areas including marine storage and dive lockers, special operations room, bicycle patrol storage, and the armory.
- Patrol lockers, locker rooms, and deployment mudroom.



Key Public Works Needs

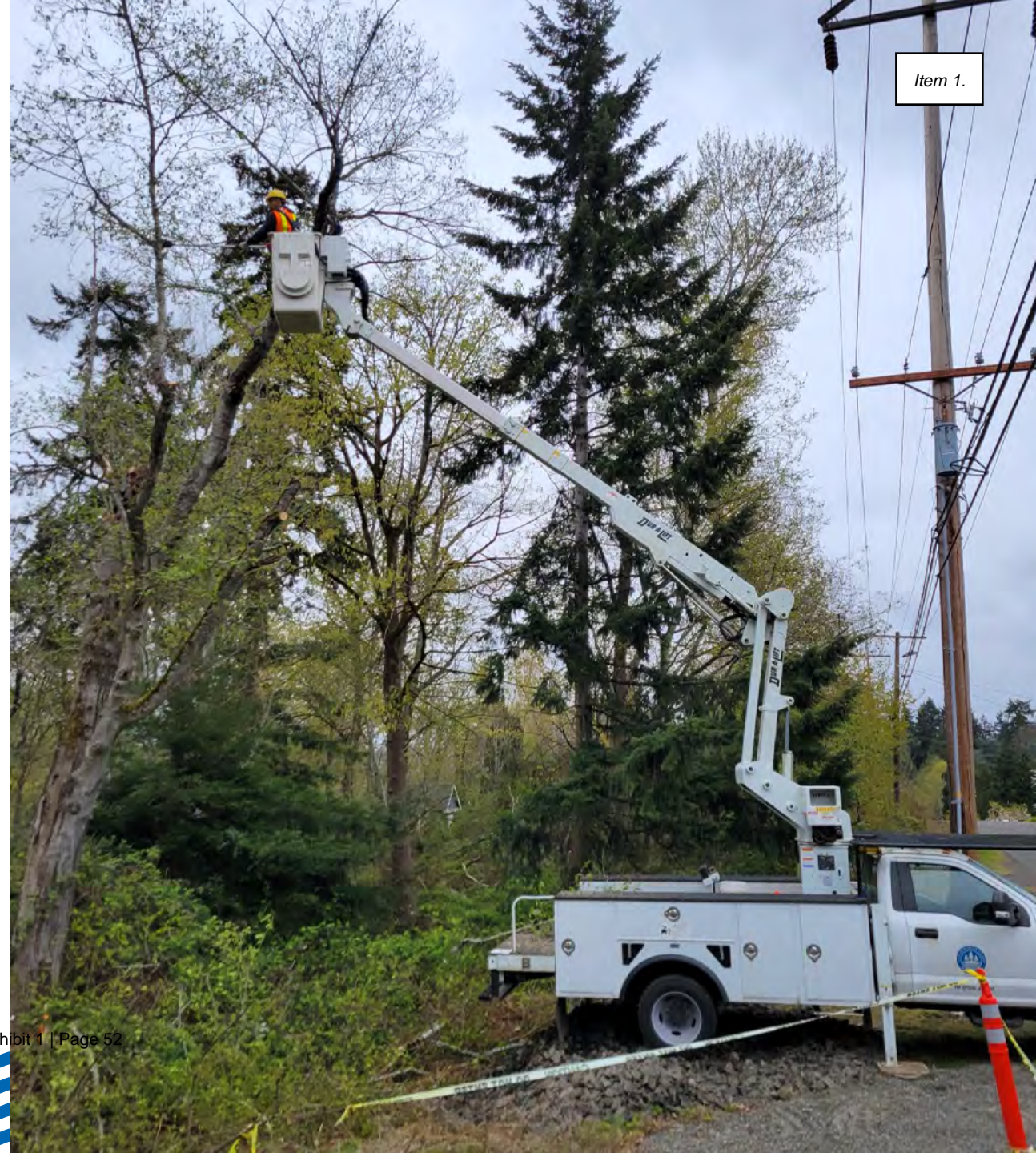
- Currently operating out of existing PW admin and shop building, including yard space for various City vehicles and material storage.
- Public Works departments include:
 - Engineering
 - Capital projects
 - Parks and Recreation
 - Utility teams
 - Right of way team
 - Stormwater teams
 - Support services
 - Seasonal public works team members.



Item 1.

Key Public Works Needs

- Workspaces and support spaces for approximately 80 employees including offices, meeting rooms, and lunch areas.
- Storage for field equipment and gear for field staff.
- Locker rooms, mud rooms, and cleanup rooms for field staff.
- Laundry facilities.



Item 1.

Key Public Works Needs

- Sleep rooms for staff for overnight use during emergency operations.
- Primary loading, receiving, and storage areas for equipment and materials.
- Storage and maintenance facilities for over 100 pieces of equipment and City vehicles, many of which are the largest and most expensive vehicles owned and operated by the City.



Item 1.

Key Emergency Operations Center (EOC) Needs

- The former City Hall had a dedicated Emergency Operations Center (EOC) in the basement.
- With the closure of City Hall, the EOC has generally operated out of the Mercer Island Community and Event Center (MICEC) when needed.



Item 1.

Key Emergency Operations Center (EOC) Needs

- A large and flexible command center.
- Breakout meeting spaces and areas for local media.
- Support spaces including a call center, emergency radio communications, equipment storage, and workspaces to host members of partner agencies.
- Storage for medical, food and water, and related supplies for distribution to the community during emergencies.



Key IT/GIS Needs

- IT & GIS staff and the City's servers previous operated out of the former City Hall building.
- IT & GIS staff currently working out of the Luther Burbank Admin building or remotely.



Key IT/GIS Needs

- Workstations and support spaces for approximately 9 city staff. This team historically spends a significant amount of their daily operations supporting the unique technical needs of the Police Department and Public Works team.
- Equipment and server storage for the department. Access to loading, receiving, and storage areas.
- A dedicated and secure server room for the City's central computer servers.

Shared Spaces

- Several support spaces are a shared necessity among multiple departments, including:
 - Sleeping spaces for staff during emergencies, extreme weather or multiple shifts, or circumstances related to MIPD operations.
 - Large and flexible meetings spaces.
 - Exercise equipment and lunchroom spaces.
 - Lockers and storage for field equipment alongside shared cleanup and washdown areas,
 - Loading and receiving areas for equipment and supplies.

What are Building Standard Risk Categories?

- The risk category (RC) reflects the relative seriousness of potential failure.
- Categories vary from the lowest hazard to human life (RC I) to the highest hazard (RC IV) and serve as a threshold for a variety of code provisions related to earthquake, rain, flood, snow, ice, tornado, and wind loads.
- Most buildings are designated (RCII), including current City facilities.
- Most essential public facilities are designated (RC IV).

Why build the PSM to Risk Category IV?

- This type of facility is a lifeline to the community in the most extreme circumstances, and the departments proposed to be working out of this facility are critical to remain operational during a catastrophic event.
- Building risk categories are determined by the International Building Code (IBC).

Completion of Pre-Design Phase

- “Pre-design” phase confirmed the programming and conceptual outline of the Public Safety and Maintenance building.
- Identified that customer service team should be added to PSM building.
- Decision that Public Works Engineering and Capital Projects team could be housed in a separate facility.



PSM Schematic Design Phase



PSM Schematic Design Phase

- Began shift to schematic design phase of PSM Facility project in fall of 2024.
- Schematic design is the first step in taking a concept and turning it into a specific design plan, including architectural drawings and a site plan.

PSM Schematic Design Phase

- Recent actions from the PSM design team include:
 - Tours of other public safety and maintenance buildings in the region
 - Site visits of existing City facilities.
 - Ongoing design meetings with staff teams.

Regional Facility Tours

- Design team and councilmember tour of regional police departments, including:
 - Shoreline PD
 - University of Washington PD
 - Kirkland PD
- The team heard about both successes and “lessons learned” from the construction or renovation of these police facilities to help inform work as we plan for our new facility.



Regional Facility Tours

- Design team and councilmember tour of Kitsap County Public Works facility
- Tour discussion included:
 - Private office, shared workspace, and training space layouts.
 - Ingress/egress for large vehicles and equipment.
 - Covered storage, lighting, and security.
 - Comfort spaces for meals, hygiene, nursing, and team-building.



City Facility Tour

- The PSM design team led a site tour of the City Hall and Public Works Building properties for all subconsultants working on the project.



City Facility Tour

- PSM design team had a follow-up site visit with the City's Public Works Department operational leads.
- Discussed how the Public Works teams uses the facility and yard space for equipment and materials storage.



PSM Design Meetings

- Throughout the fall and into today's meeting and beyond, continued feedback given on preliminary design documents with PSM design team and staff from PSM departments.

Item 1.



Schematic Design Update on PSM Facility

- The PSM design team today will give an update on progress on schematic design of the PSM Facility and public works yard.
- Still significant work left to do, what you see today is not final.
- Looking ahead through 2025, several additional Council and community touch points on design and other actions necessary to approve this project

Next Steps and Timeline

Ongoing PSM Facility Design

- The PSM Facility project team will return to the City Council for additional project review and discussion later this year.
- A community engagement process is also anticipated for later this year to receive feedback on the PSM Facility schematic design.
- Tentatively aiming for council approval of schematic design in May of 2025.

Next Steps and Timeline

Funding

- The City Council will discuss PSM Facility funding in Q2 2025, including the consideration of a bond ordinance for voter approval.

Next Steps and Timeline

Zoning

- While the building site has the correct comprehensive plan land use designation, it is recommended that the City Council direct the City Manager to submit a rezone application to allow appropriate design and siting of the PSM Facility.
- A zoning review is anticipated for later this year or early 2026 .

Northwest Studio Schematic Design Presentation



Mercer Island Public Safety and Maintenance Facilities



AB 6604 | Exhibit 1 | Page 75

Presentation Agenda

I. Site Conditions

II. Site and Facility Design Strategies

III. Concept Design

Site Organization

PSM Building

Lower Yard Functions

Upper Yard Functions

IV. Design Questions Preview

AERIAL PHOTOGRAPH OF THE EXISTING SITE



AB 6604 | Exhibit 1 | Page 77

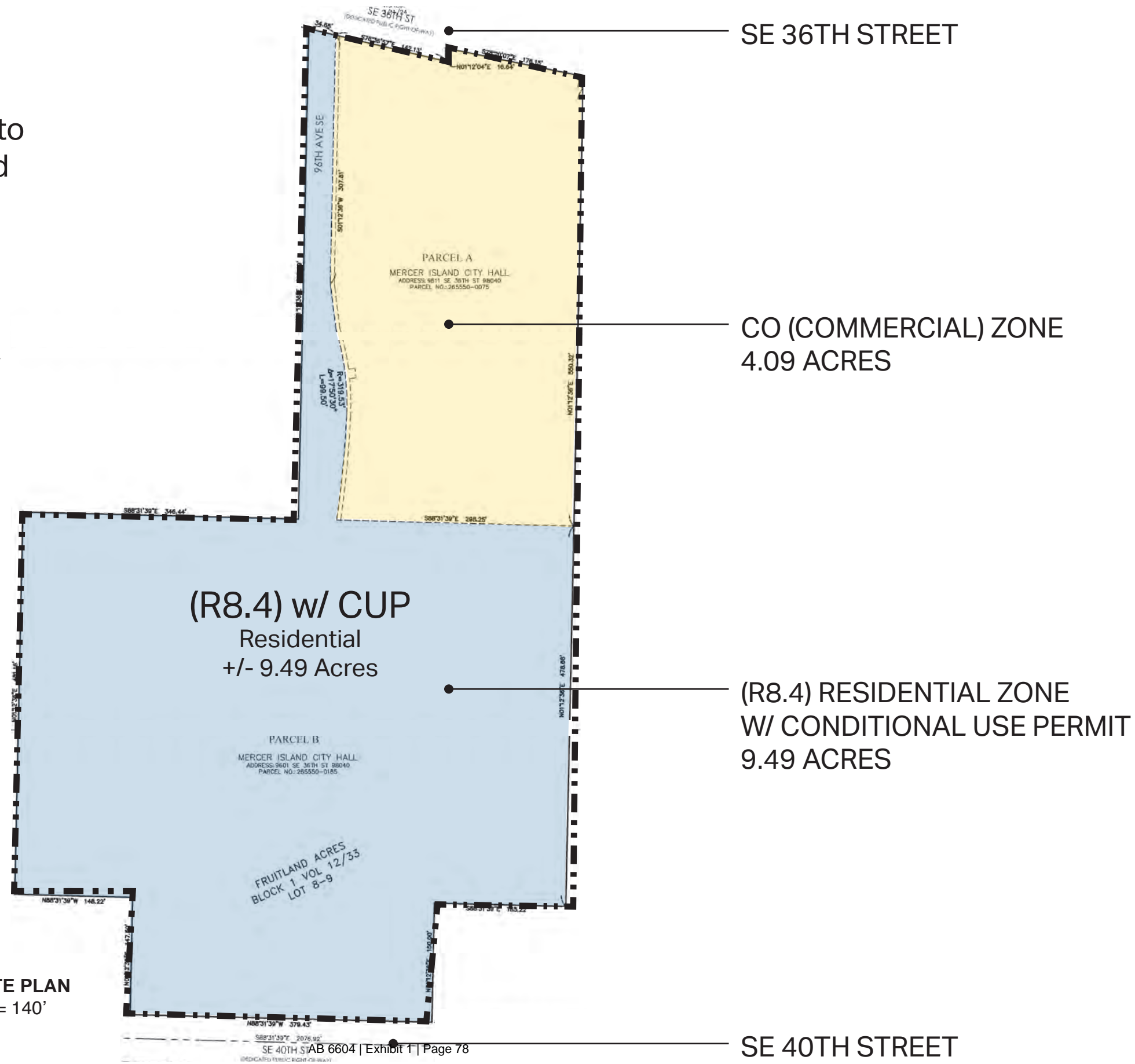
EXISTING PARCELS AND ZONING

The existing site is composed of two parcels.

The northern parcel, currently home to the (closed) city hall building, is zoned Commercial (CO) and is 4.09 Acres in size.

The southern parcel, currently home to the public works building and yard, is zoned (R8.4) Residential —with a Conditional Use Permit— and is 9.49 Acres in size.

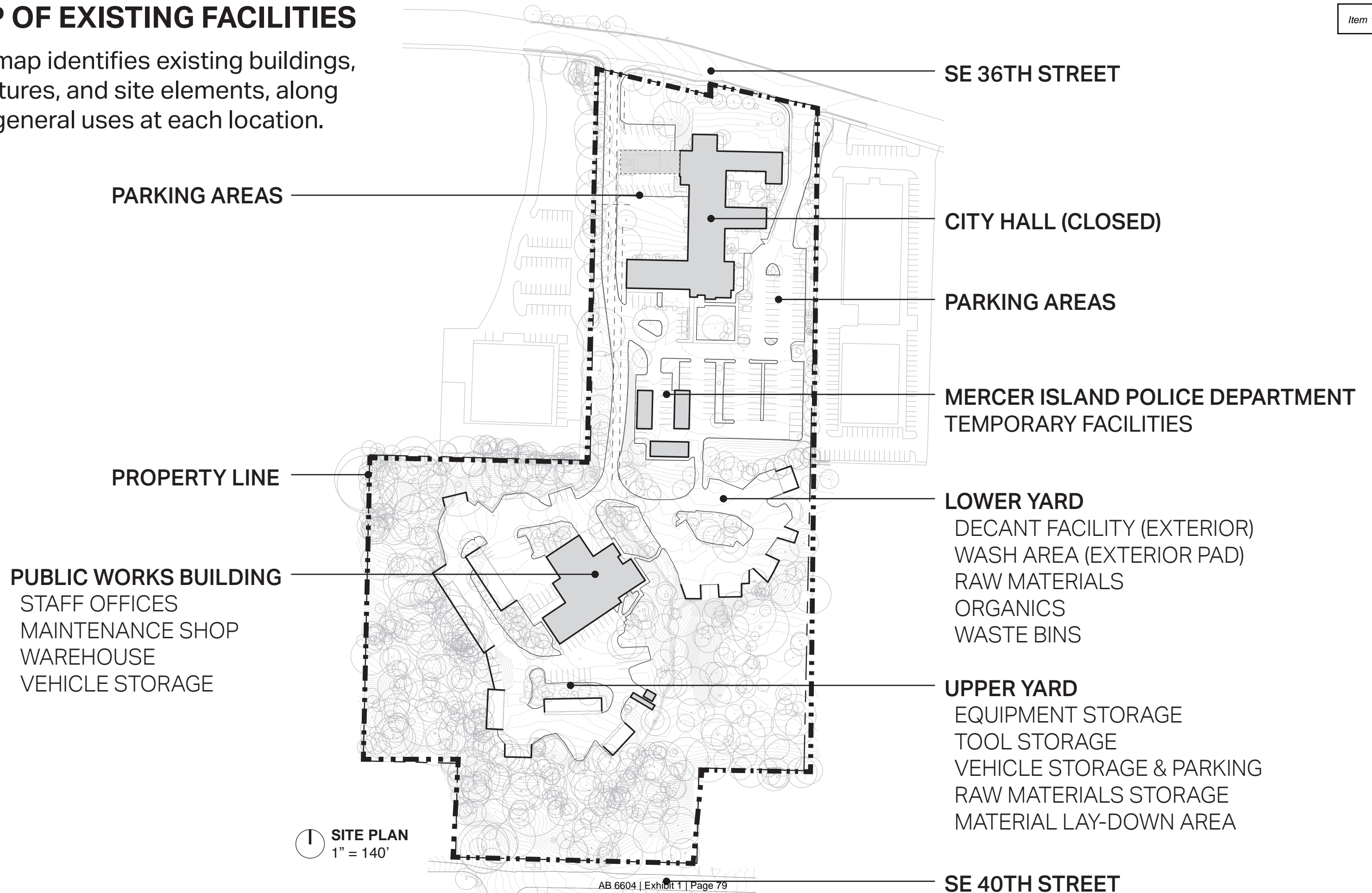
The total site area is 13.58 Acres.



SITE PLAN
1" = 140'

MAP OF EXISTING FACILITIES

This map identifies existing buildings, structures, and site elements, along with general uses at each location.



TREE INVENTORY MAP

An arborist report was undertaken to identify, and assess, trees meeting the City of Mercer Island's large tree or exceptional tree definitions within the project site.

The map at right illustrates all trees greater than 10" diameter at breast-height (DBH) within the property boundary.

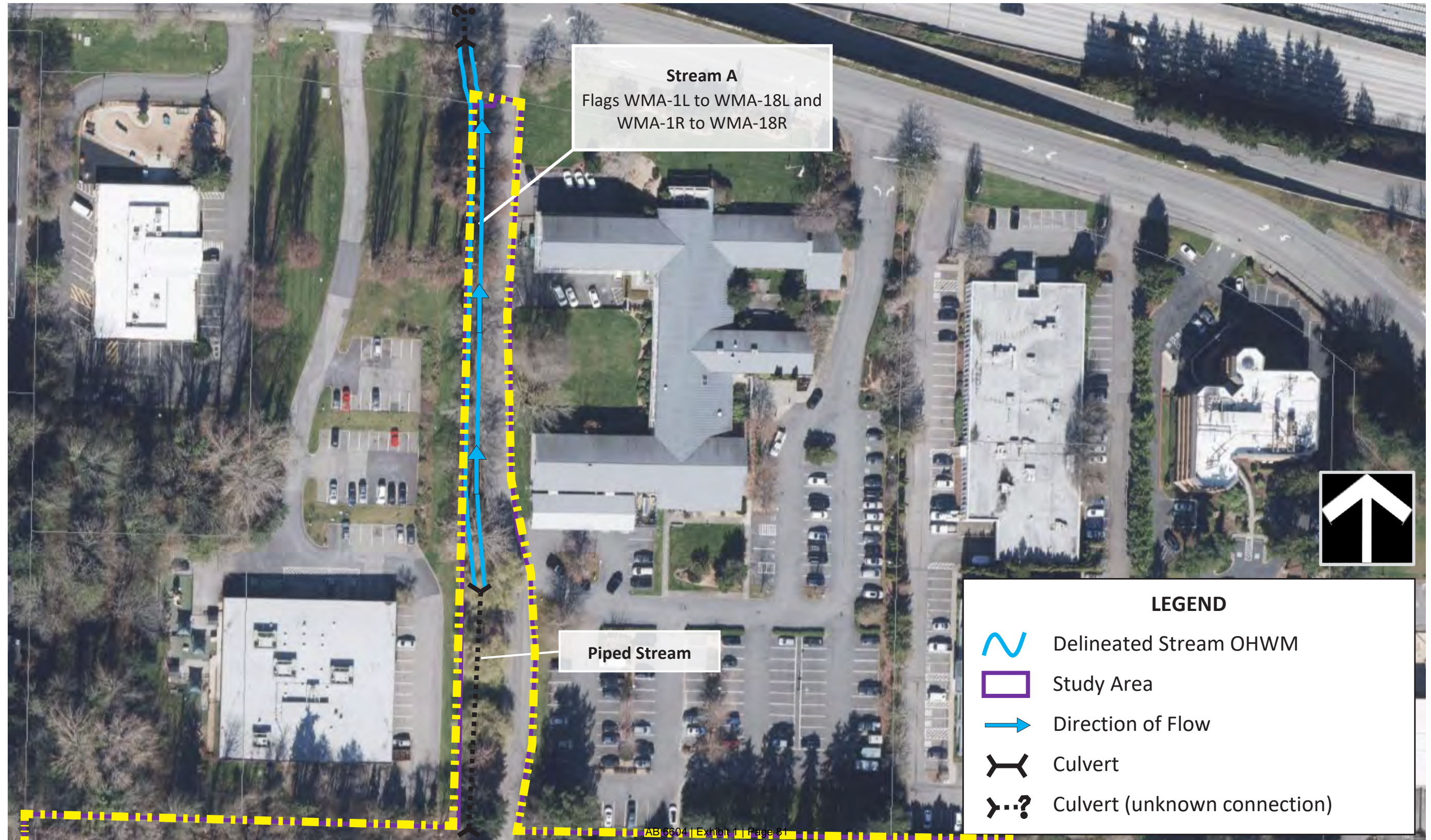
Redevelopment of the project site for Public Safety and Maintenance Facilities will require careful review of existing trees in relationship to proposed facilities and facility operations.



Item 1.

WETLAND AND WATERCOURSE DELINEATION

A wetland and watercourse delineation study was conducted. That study identified two watercourses, with several on-site piped segments, and six small wetlands. The map below identifies the locations of these elements for further study.



WETLAND AND WATERCOURSE DELINEATION

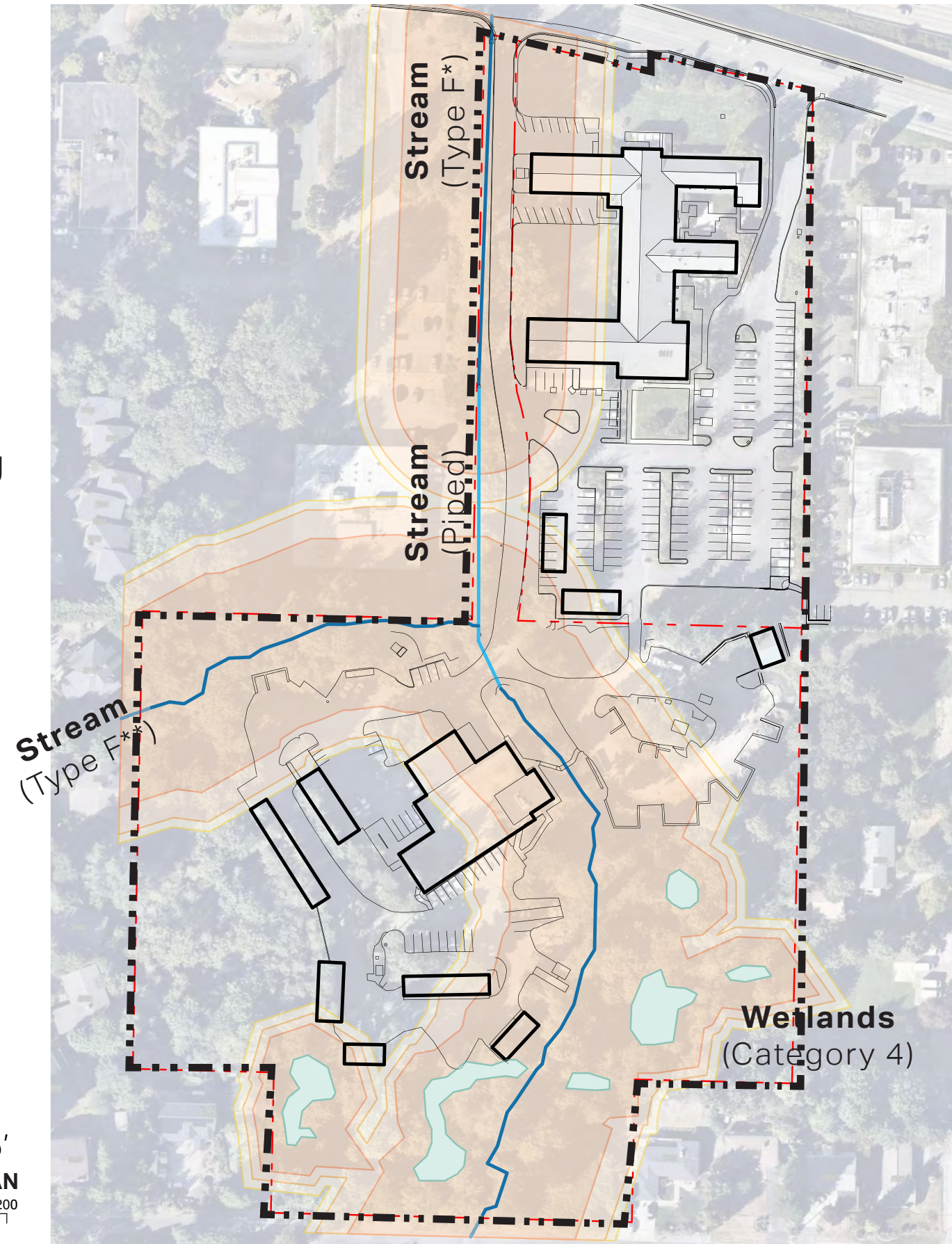
A wetland and watercourse delineation study was conducted. That study identified two watercourses, with several on-site piped segments, and six small wetlands. The map below identifies the locations of these elements for further study.



SITE ECOLOGY CONDITIONS INFORM AREAS FOR FUTURE WORK

This map illustrates the location of streams and wetlands identified on the project site.

Buffers and setbacks associated with the site's ecological features limit the majority of future development to areas currently occupied by existing structures or impervious surfaces (indicated on the next slide).



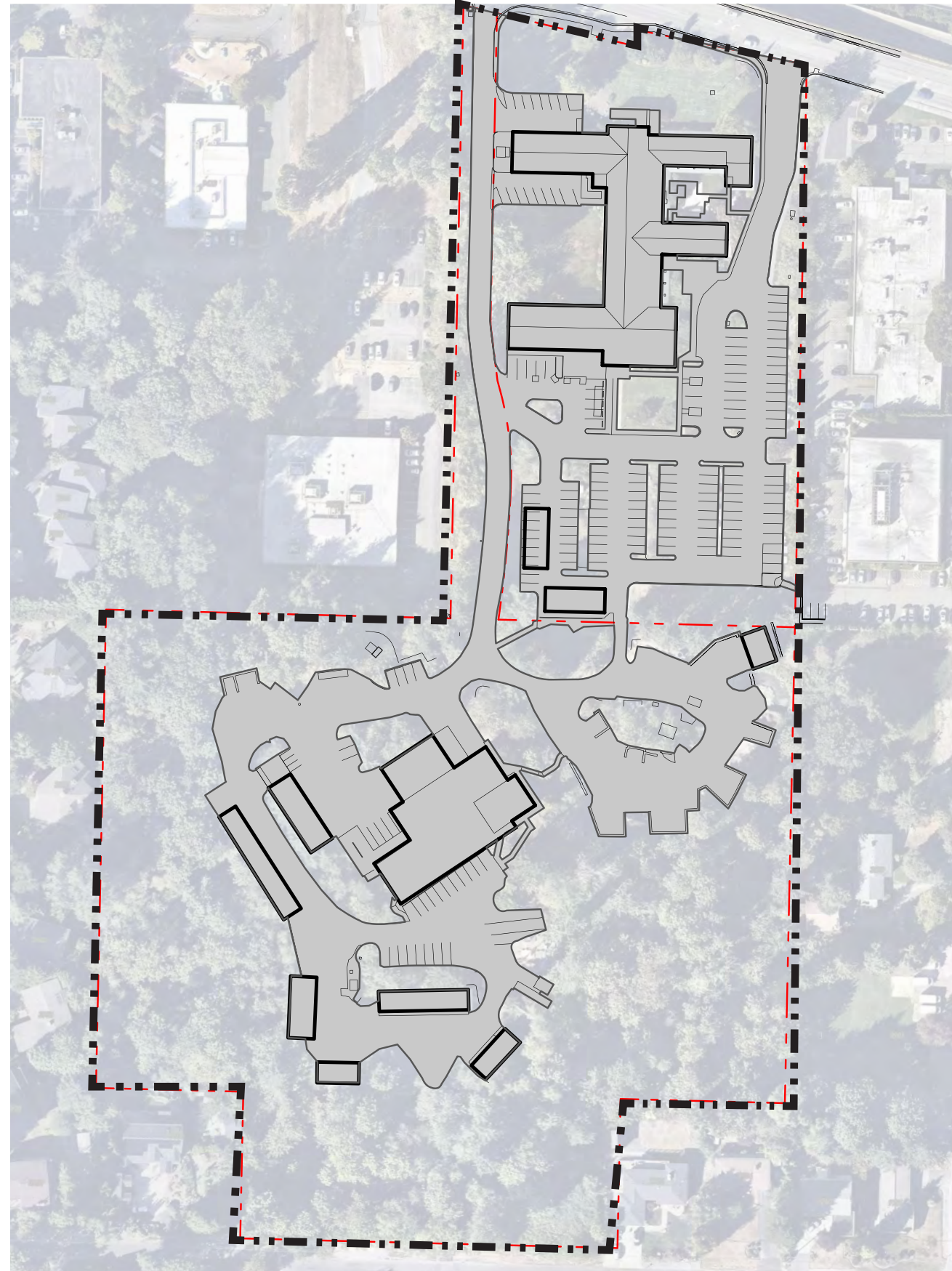
SITE PLAN
1" = 140' ±

SITE ECOLOGY CONDITIONS INFORM AREAS FOR FUTURE WORK

This map illustrates the approximate areas of existing site development, including impervious surfaces and site structures.

These areas form the basis for planning future development on-site.

This map does not yet account for boundary variations that may occur with potential buffer averaging or mitigation strategies.



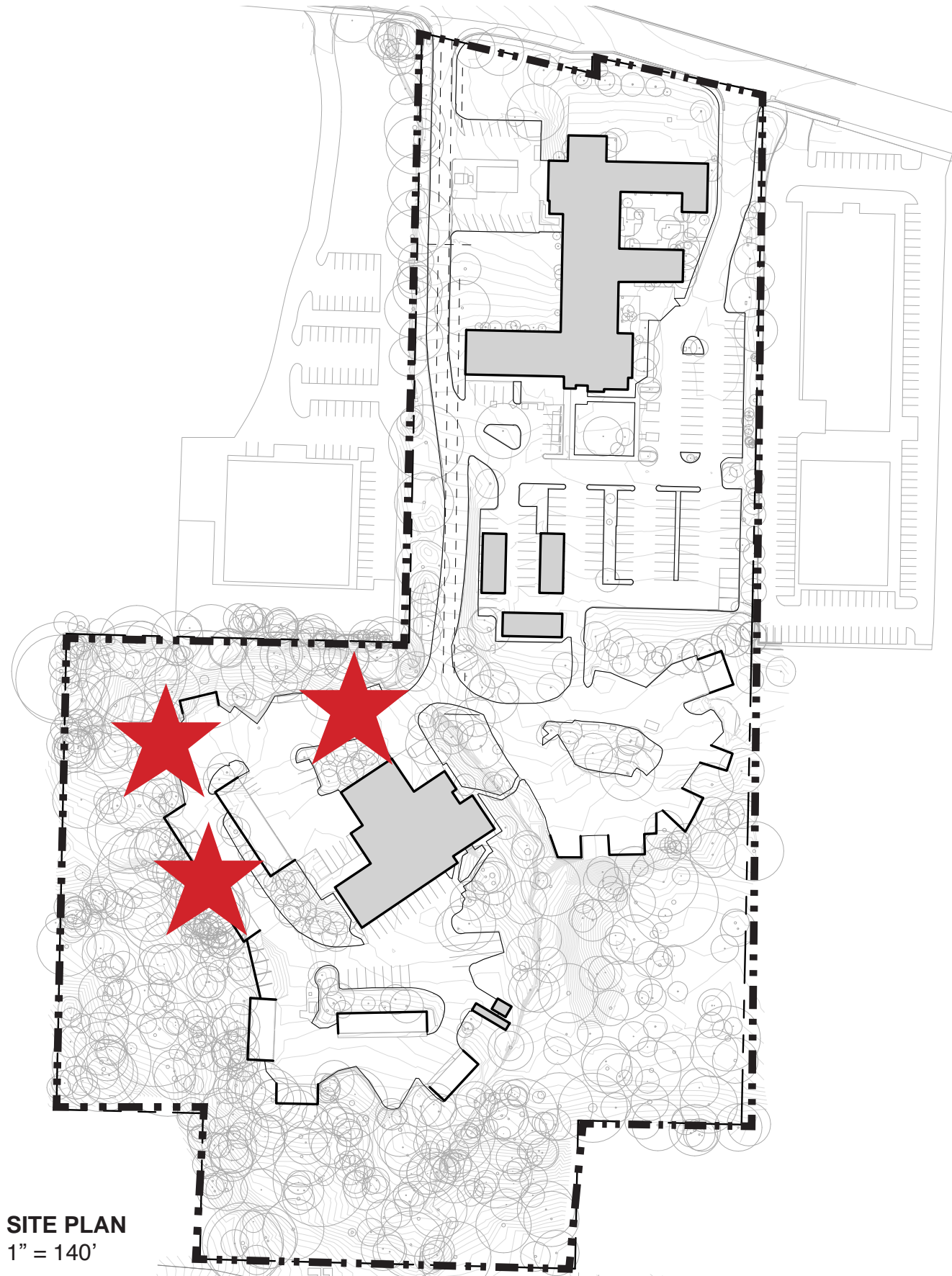
SITE PLAN
1" = 140'

Design Strategies

Five design strategies have arisen from site observation and operational and programmatic reviews with city staff.

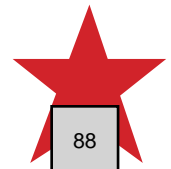
THREE PHOTOGRAPHS OF THE EXISTING YARD HIGHLIGHT A CHALLENGING CONDITION

Item 1.



ⓘ SITE PLAN
1" = 140'

AB.6604 | Exhibit 1 | Page 86



Site Photograph

LACK OF WEATHERING COVER

This photograph illustrates conditions within the public works operations yard. Existing structures, designed 45-years ago, are inadequately sized for today's vehicles and equipment, resulting in continuous exposure to the elements.



VEHICLES AND EQUIPMENT
ONLY PARTIALLY COVERED

LACK OF WEATHERING COVER

This photograph illustrates the expensive, and critical, city-owned vehicles—in this case a sewer VAC-Truck—that must be stored fully exposed to the elements, and to unnecessary wear.



LACK OF WEATHERING COVER

This photograph illustrates the existing public works operations yard during a storm event. The lack of weathering cover also means that city staff must clear the public works yard before crews can mobilize to serve the community.



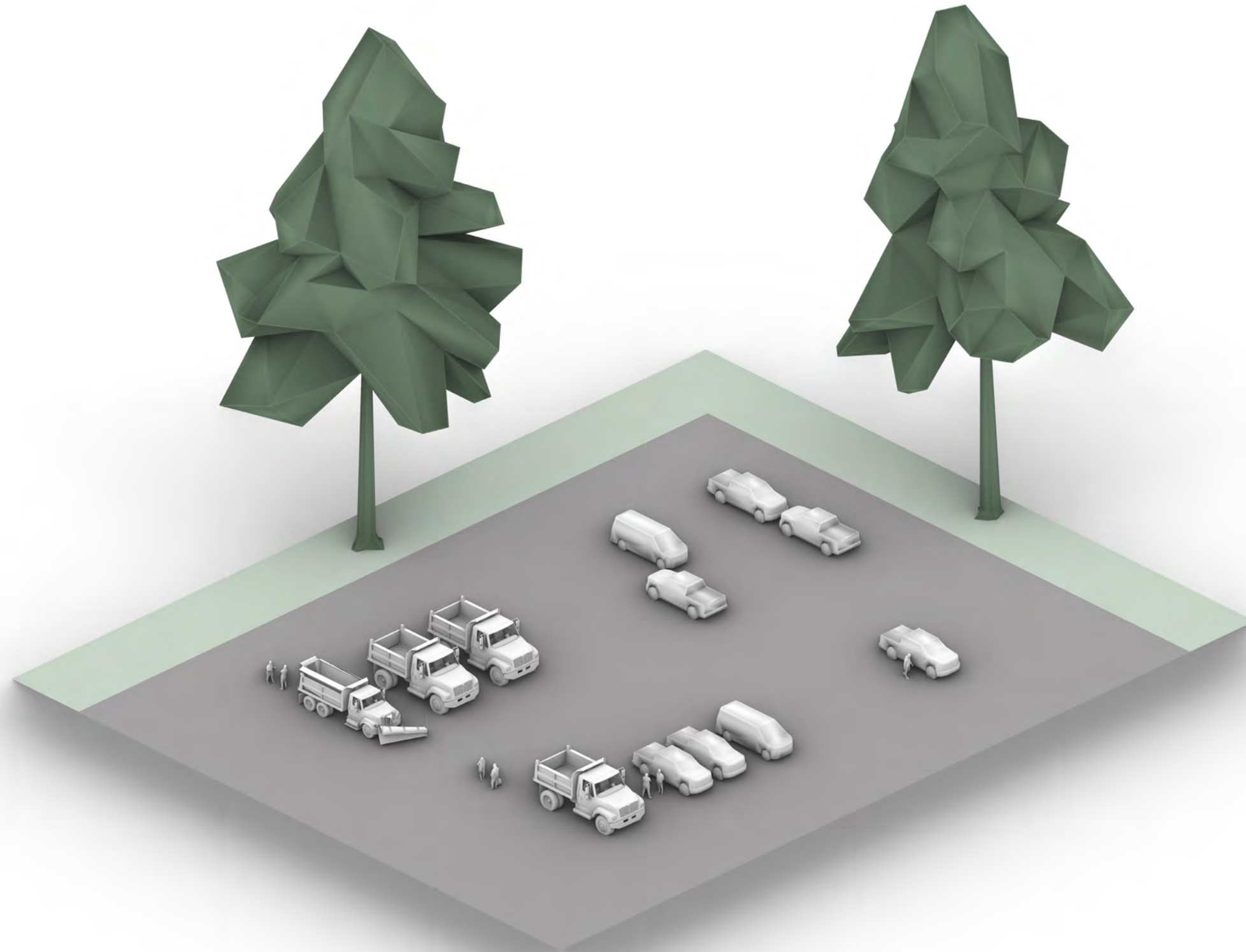
AB 6604 | Exhibit 1 | Page 89

Design Strategies

Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and promote efficient operations, no matter the weather.

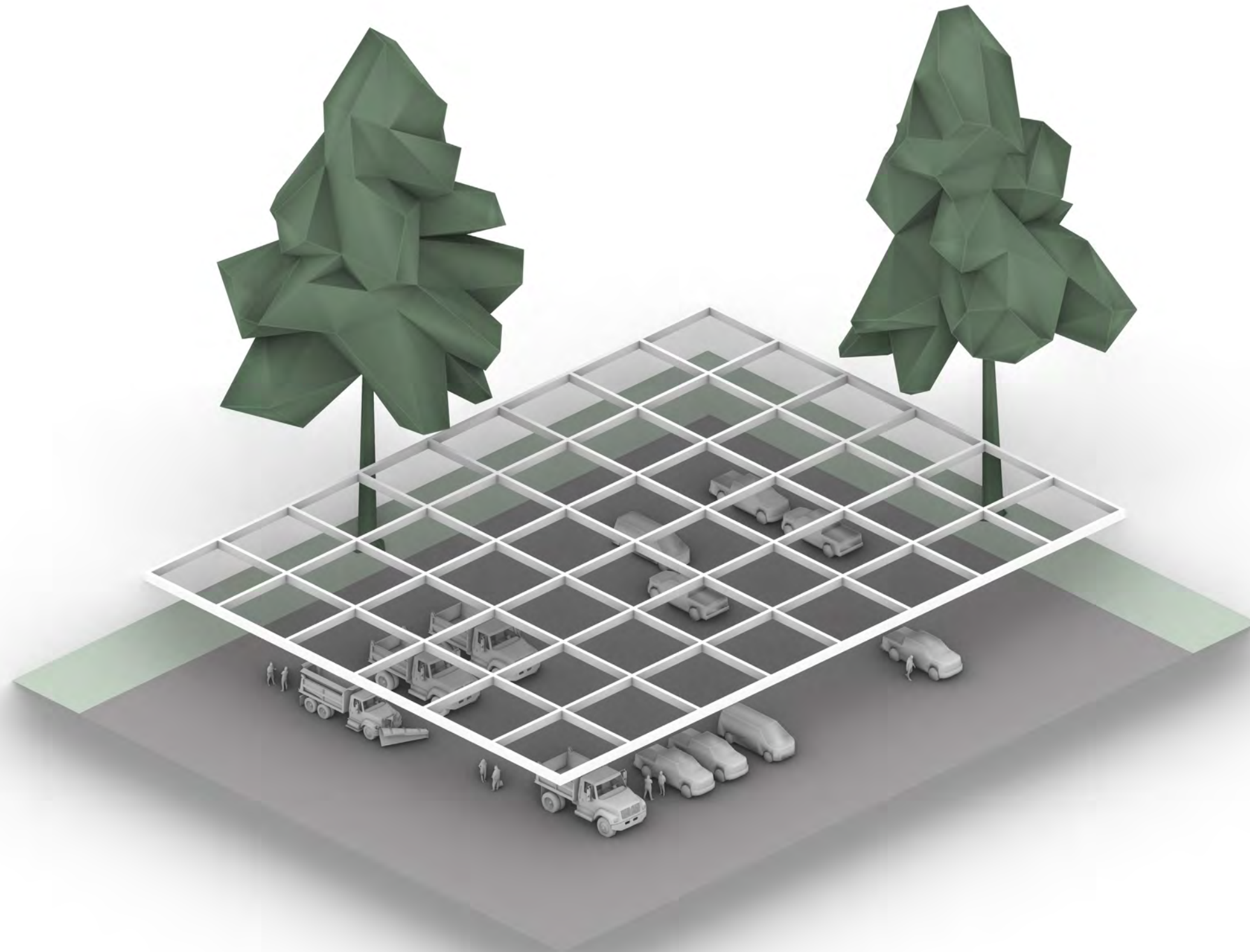
ILLUSTRATION OF EXISTING UNCOVERED VEHICLE AND EQUIPMENT STORAGE

The existing public works yard, including city vehicle parking areas, equipment storage, and operations areas are mostly uncovered and unprotected.



NEW AREAS SHOULD BE COVERED

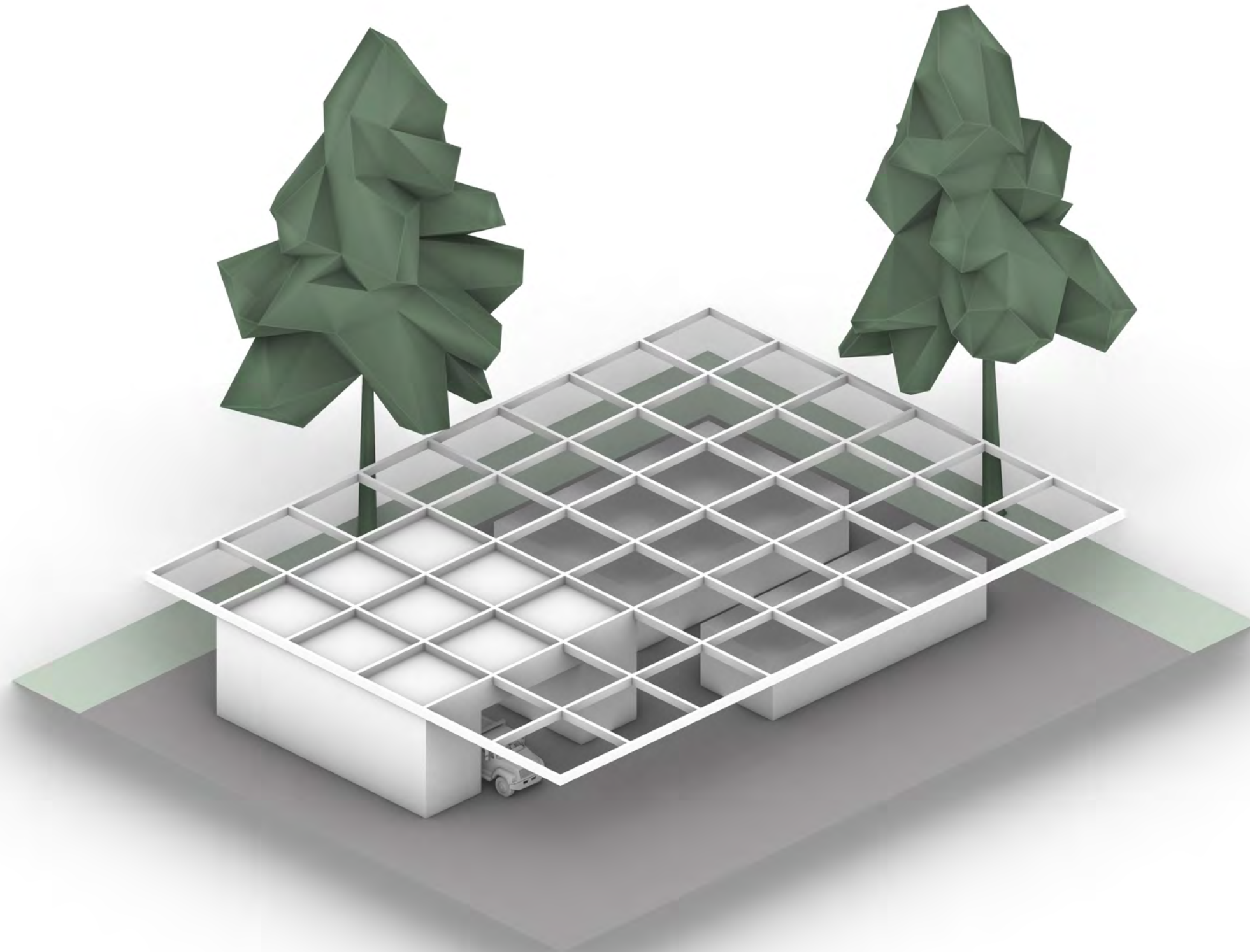
New facilities should cover vehicles, equipment, and work areas to protect city assets and promote efficient operations.



NEW BUILDINGS SHOULD COLLOCATE WITH COVERED OPERATIONAL AREAS

Item 1.

New buildings should also be located underneath these weathering covers, or roof structures, for efficient work-flow between interior and exterior operations.



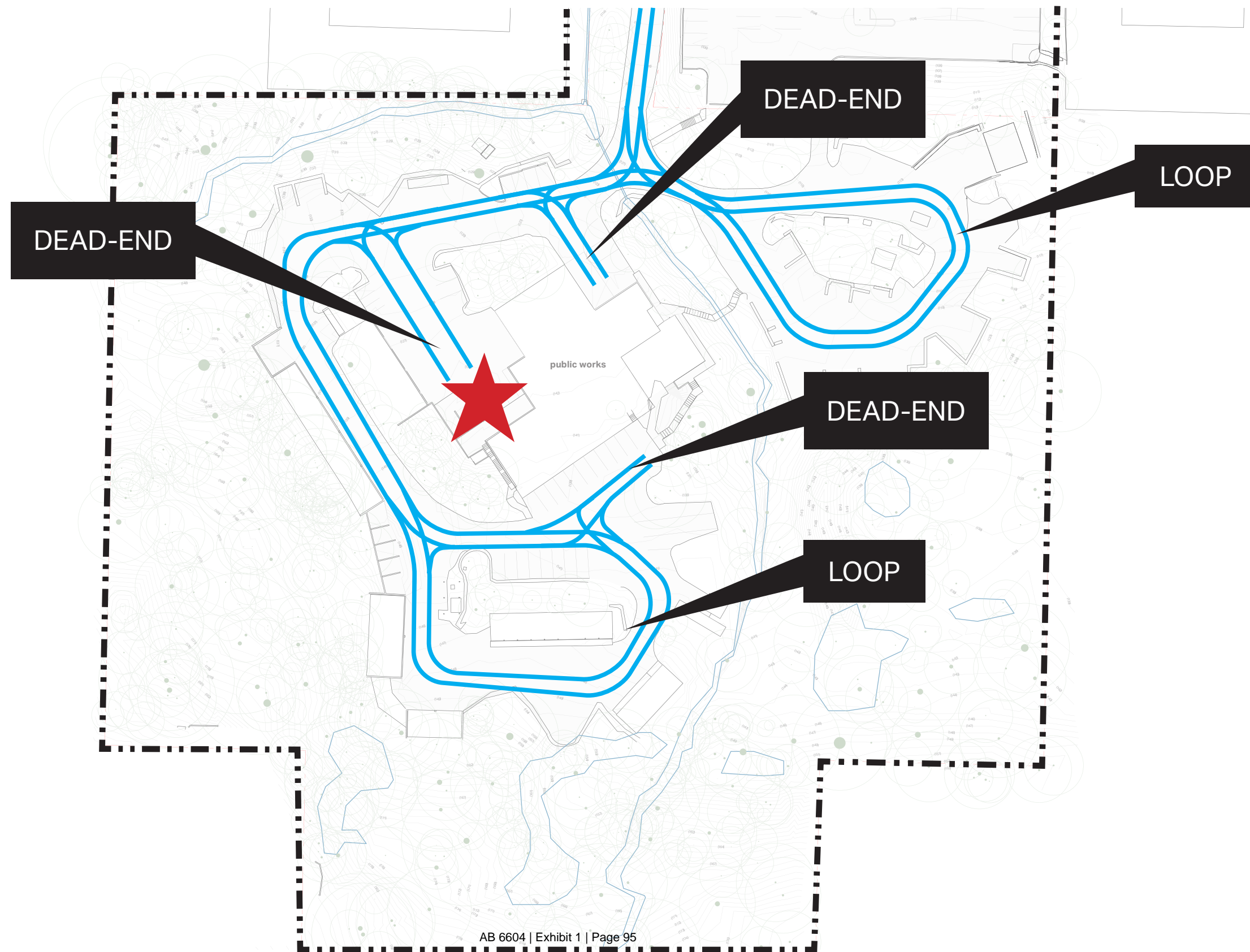
Design Strategies

Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and promote more efficient operations, no matter the weather.

Strategy 2: Co-locate buildings with covered areas for operational efficiency, and for cost effectiveness- leveraging weathering cover for building roof structures.

EXISTING VEHICULAR CIRCULATION ON THE PUBLIC WORKS SITE

This map illustrates vehicular circulation routes across the public works site. All vehicular circulation is two-way, and includes two loops and three dead-end legs.

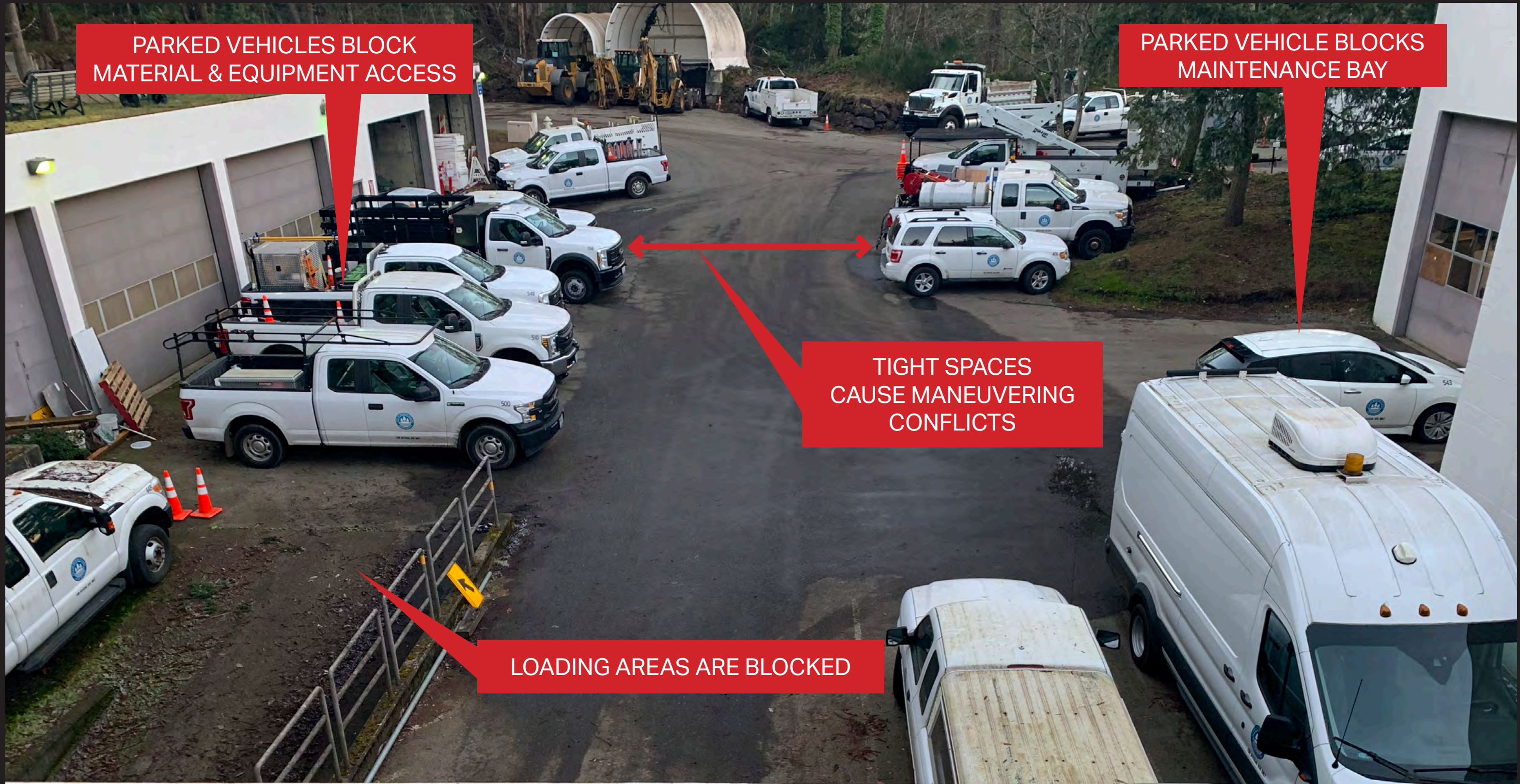


AB 6604 | Exhibit 1 | Page 95



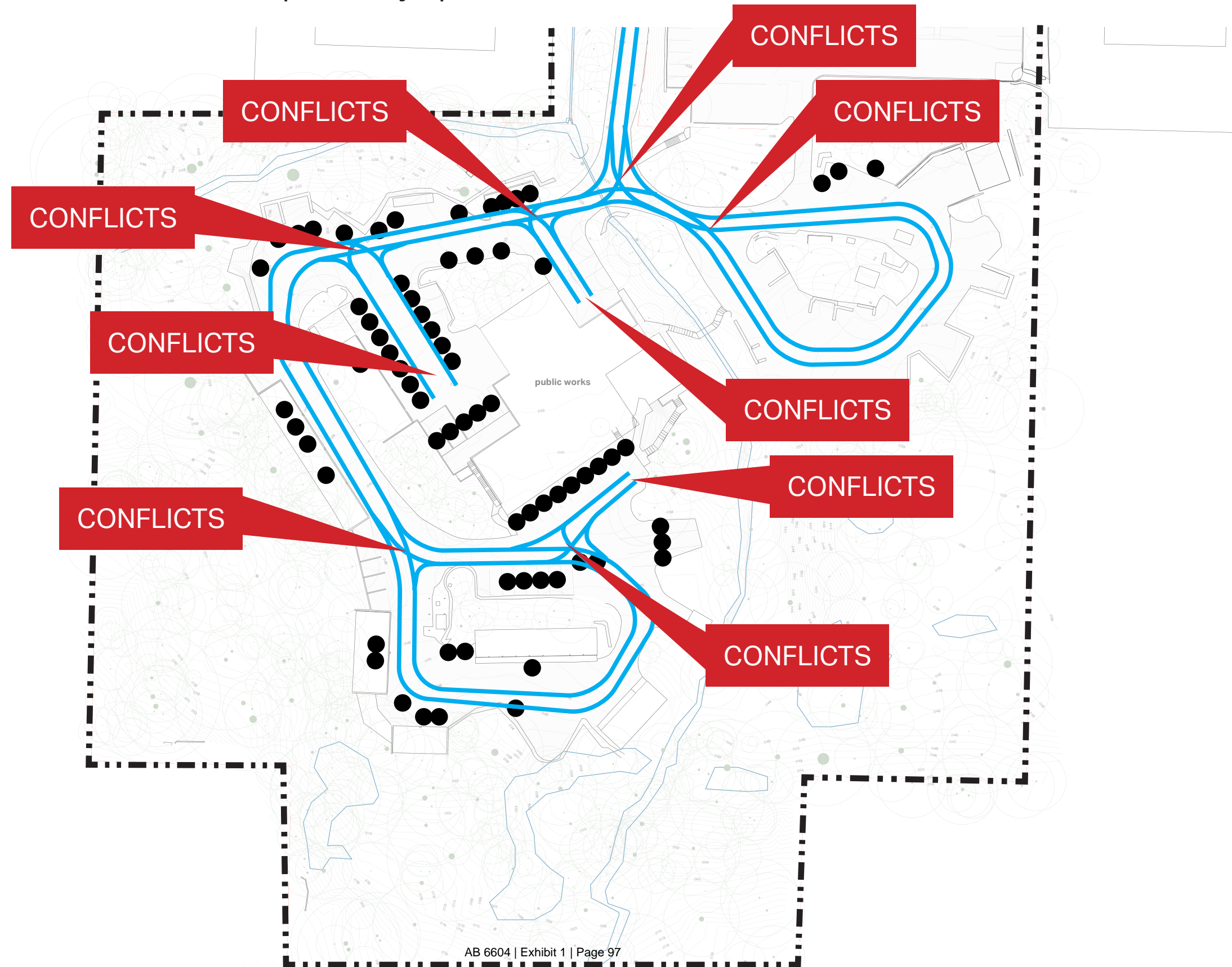
CONGESTED VEHICLE PARKING AND DRIVE-AISLES

This site photograph depicts existing vehicle parking that encroaches on areas required for drive-aisles and maneuvering. In some cases, multiple vehicles must be moved to access or maneuver needed equipment.



EXISTING TWO-WAY CIRCULATION CONFLICTS

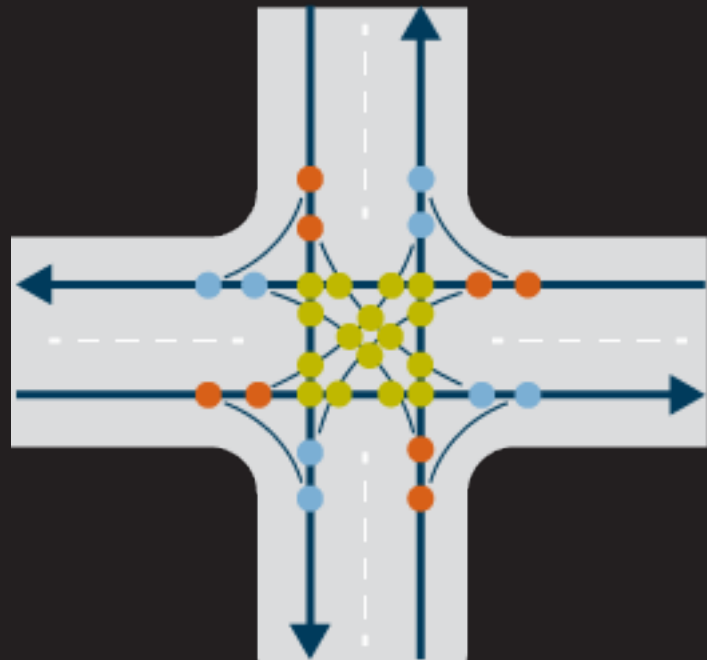
The combination of two-way circulation, ad-hoc vehicle parking, and access requirements to stored equipment results in a number of vehicle circulation conflicts that impact daily operations.



SIMPLIFY VEHICULAR CIRCULATION

One-way circulation reduces potential vehicle conflicts. The diagrams below compares intersection types to illustrate the reduction in vehicle conflicts between traditional intersections and one-way roundabouts. With a four-fold reduction in potential vehicle conflicts, one-way circulation should be employed wherever possible on-site.

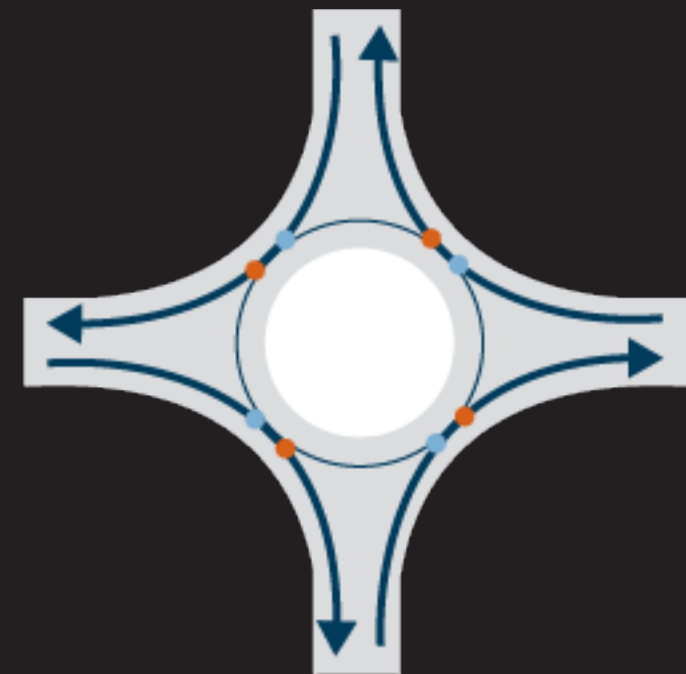
TRADITIONAL INTERSECTION



32 POTENTIAL VEHICLE CONFLICTS

VS

ONE-WAY ROUNDABOUT INTERSECTION



8 POTENTIAL VEHICLE CONFLICTS

Design Strategies

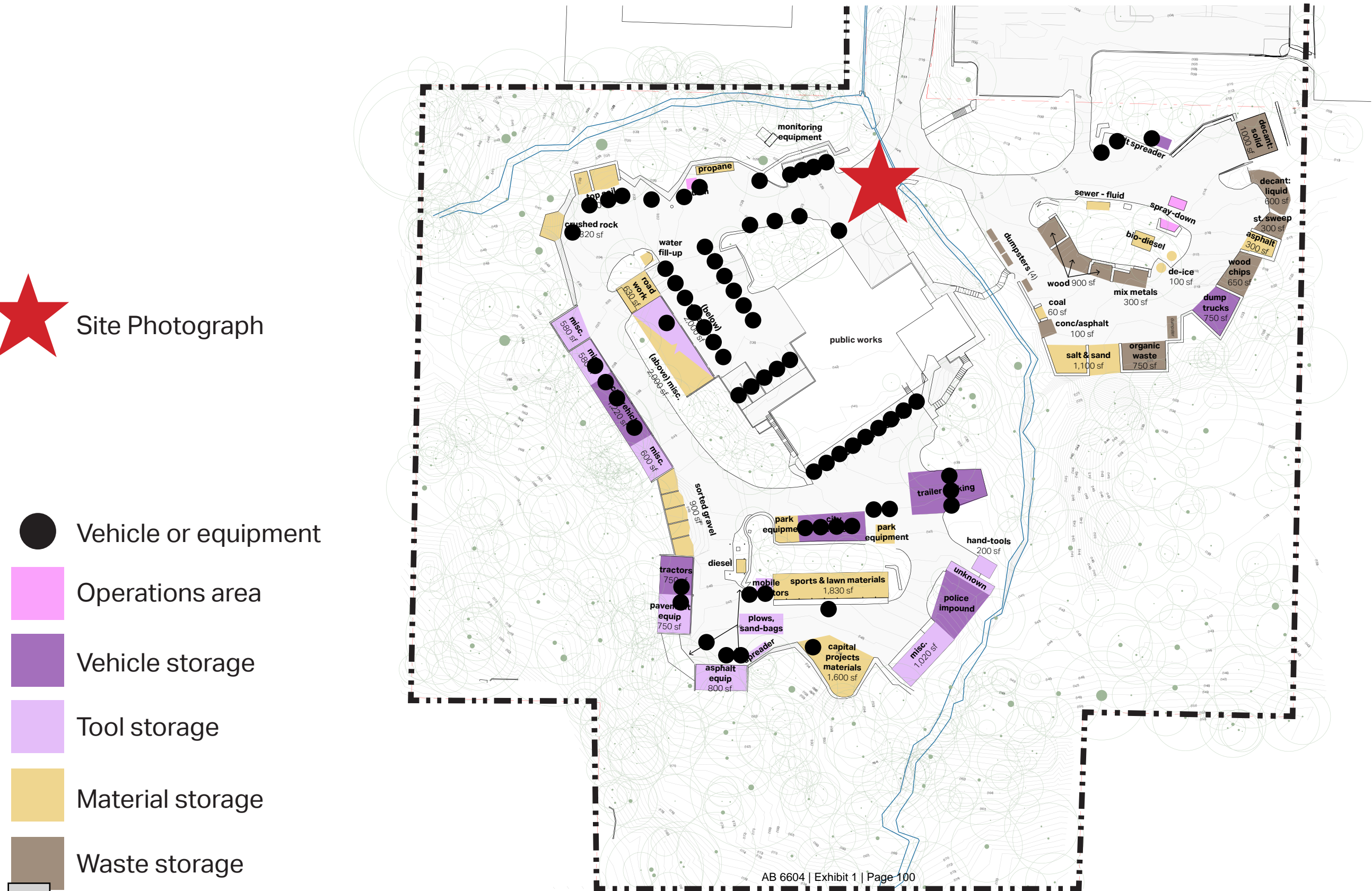
Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and promote more efficient operations, no matter the weather.

Strategy 2: Collocate buildings with covered areas for operational efficiency, and for cost effectiveness- leveraging weathering cover for building roof structures.

Strategy 3: Prioritize one-way circulation to reduce conflicts and operational impacts.

VEHICLE, MATERIAL, AND EQUIPMENT STORAGE

This map is the product of a site-walk and illustrates the challenge faced by public works staff. Yard operations are constrained by facilities designed 45-years ago, forcing an ad-hoc organization of vehicles, materials, and equipment on-site.



THE PUBLIC WORKS SITE IS OVER PARKED AND VERY CONGESTED

This photograph illustrates typical parking congestion on the public works site. Vehicles are parked wherever space permits, resulting in tight conditions with limited maneuverability.



AB 6604 | Exhibit 1 | Page 101

DIFFICULT TO ACCESS VEHICLES AND EQUIPMENT

This photograph illustrates vehicles and equipment that are stored where space permits. Access is often obstructed by other vehicles or equipment, causing operational delays.



AB 6604 | Exhibit 1 | Page 103

AN EXAMPLE OF MATERIAL STORAGE CHALLENGES

This diagram highlights the storage of raw materials—like salt, sand, and gravel—that must be stored in three different locations, requiring trips between these locations to gather or redistribute materials for use.



Design Strategies

Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and promote more efficient operations, no matter the weather.

Strategy 2: Collocate buildings with covered areas for operational efficiency, and for cost effectiveness- leveraging weathering cover for building roof structures.

Strategy 3: Prioritize one-way circulation to reduce conflicts and operational delays.

Strategy 4: Organize the site into zones for clear and efficient use.

PUBLIC SAFETY AND MAINTENANCE BUILDING PROGRAM

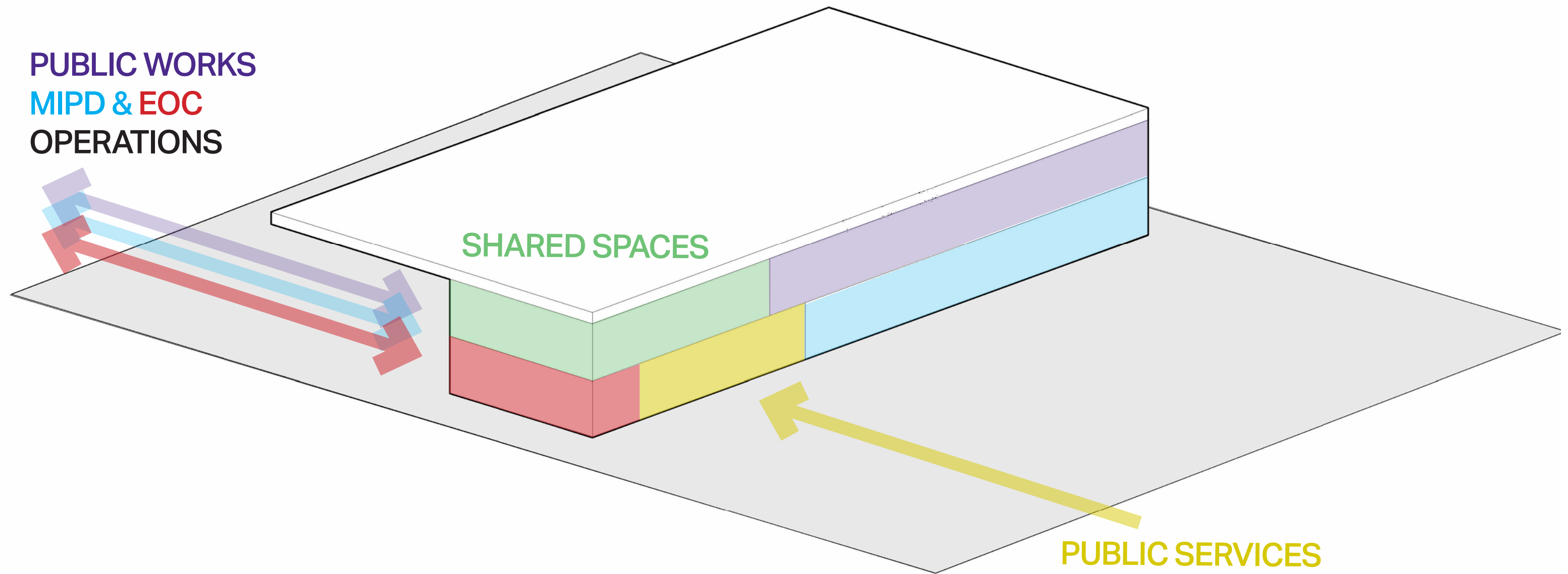
Five critical departments will occupy the proposed Public Safety and Maintenance Building. These departments are the foundation for basic city operations and public safety.

Mercer Island Police Department
Emergency Operations Center
Public Works, IT, & GIS departments
Customer service (public) counters

These five departments have requirements that overlap and offer opportunities for shared facilities to maximize functionality and minimize the square footages required, reducing costs.

ORGANIZE THE PSM BUILDING INTO FUNCTIONAL ZONES

The future Public Safety and Maintenance Building should dovetail with overall site design strategies and organize departments and building uses into clear zones for staff and public use.



Design Strategies

- Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and promote more efficient operations, no matter the weather.
- Strategy 2: Collocate buildings with covered areas for operational efficiency, and for cost effectiveness- leveraging weathering cover for building roof structures.
- Strategy 3: Prioritize one-way circulation to reduce conflicts and operational delays.
- Strategy 4: Organize the site into zones for clear and efficient use.
- Strategy 5: Organize the buildings into zones that maximize shared spaces, promote efficient operations for staff, and create clearly accessible spaces for public services.

Concept Design

Item 1.

SE 40TH STREET

UPPER YARD

COVERED VEHICLES
& EQUIPMENT

OPERATIONS BUILDING

PSM BUILDING

PUBLIC & STAFF PARKING

SE 36TH STREET

AB 6604 | Exhibit 1 | Page 109

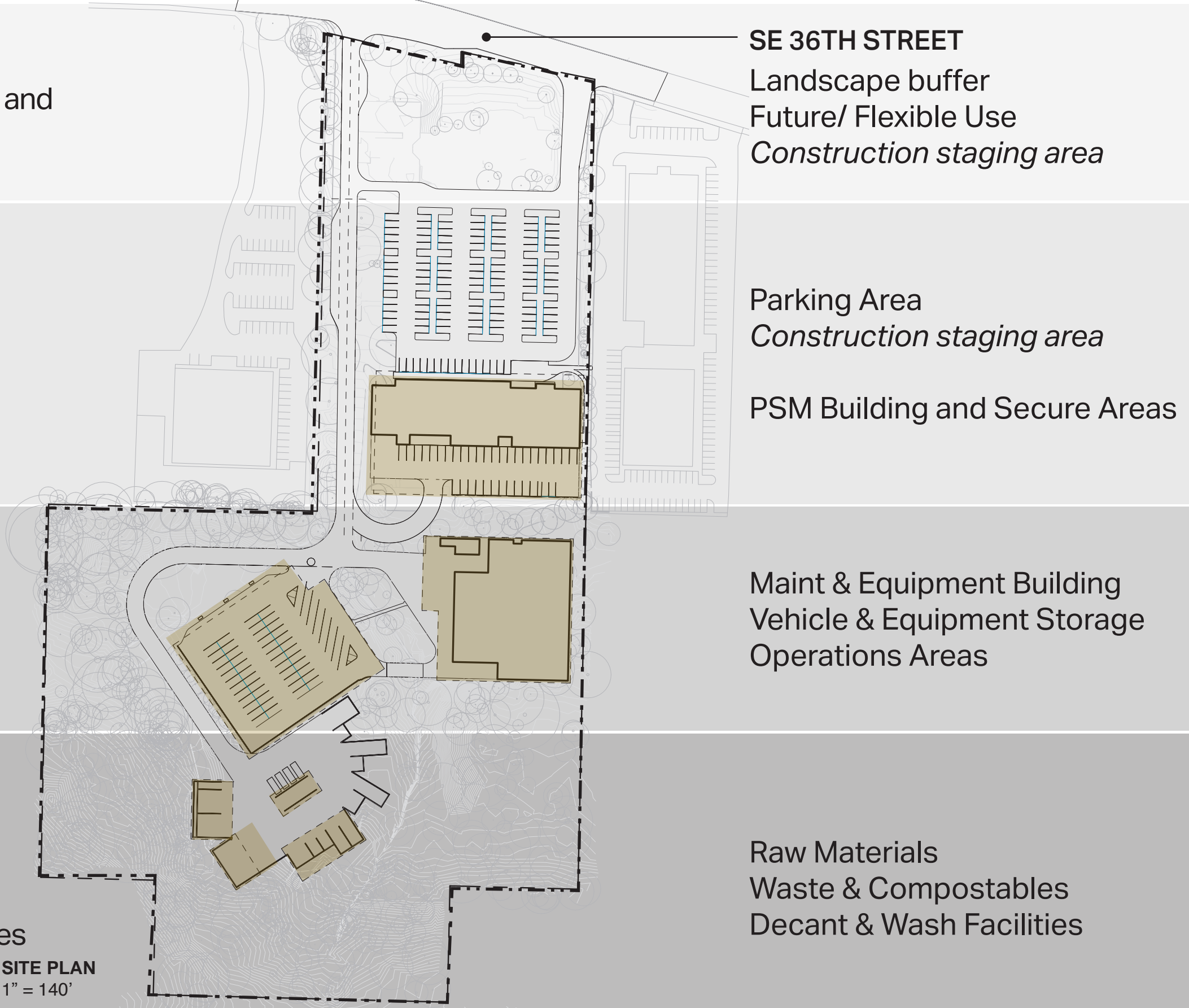
SITE ORGANIZATION FROM NORTH TO SOUTH

From the most public,
where entries and parking are visible and
easily accessible



To the most "back-of-house",
where the existing hilly site and trees
screen activities

SITE PLAN
1" = 140'



SE 36TH STREET
Landscape buffer
Future/ Flexible Use
Construction staging area

Parking Area
Construction staging area

PSM Building and Secure Areas

Maint & Equipment Building
Vehicle & Equipment Storage
Operations Areas

Raw Materials
Waste & Compostables
Decant & Wash Facilities

SE 40TH STREET

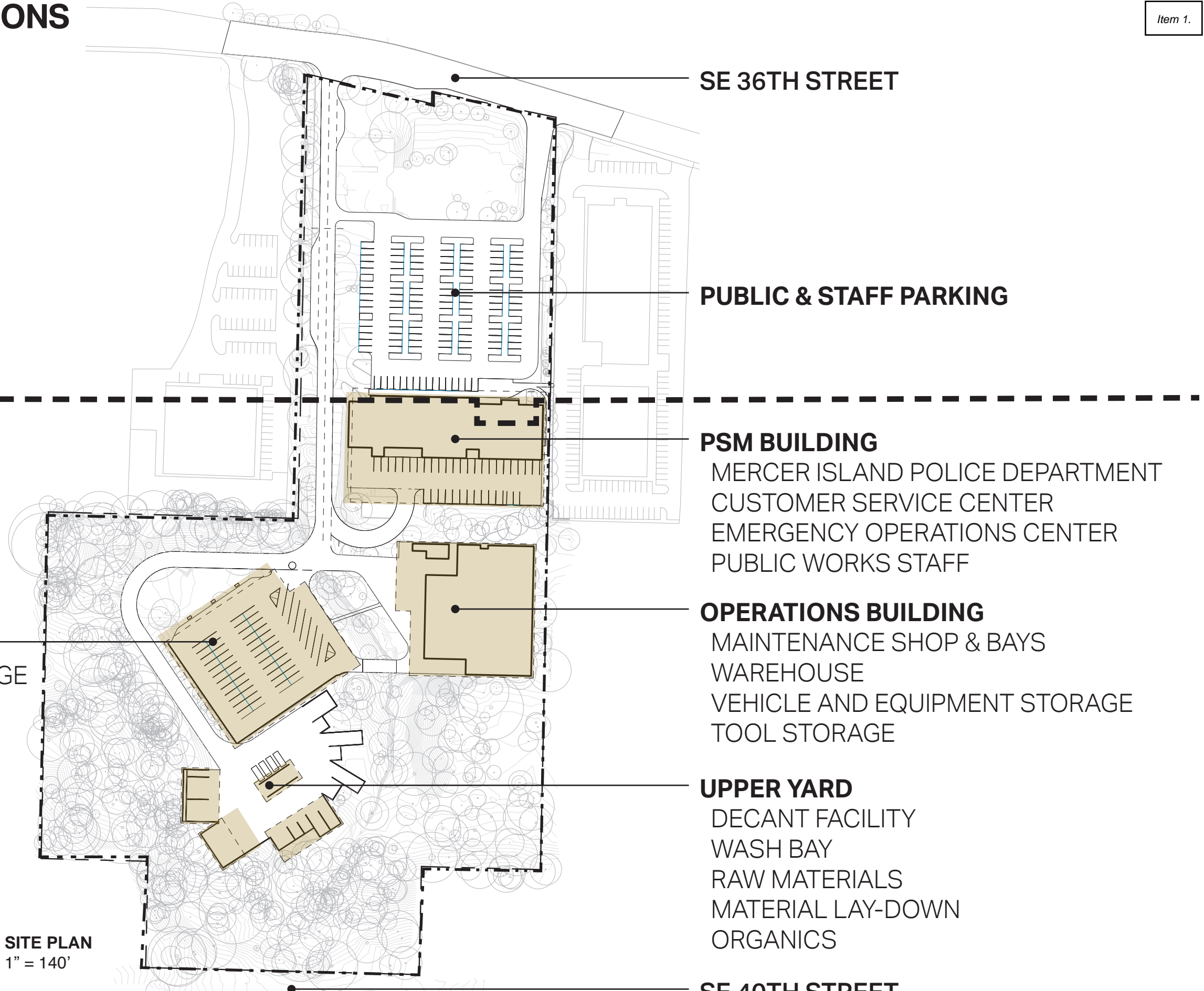
AB 6604 | Exhibit 1 | Page 110

SITE FACILITIES AND FUNCTIONS

Item 1.

Public functions

City functions



SE 36TH STREET

PUBLIC & STAFF PARKING

PSM BUILDING

MERCER ISLAND POLICE DEPARTMENT
CUSTOMER SERVICE CENTER
EMERGENCY OPERATIONS CENTER
PUBLIC WORKS STAFF

OPERATIONS BUILDING

MAINTENANCE SHOP & BAYS
WAREHOUSE
VEHICLE AND EQUIPMENT STORAGE
TOOL STORAGE

UPPER YARD

DECANT FACILITY
WASH BAY
RAW MATERIALS
MATERIAL LAY-DOWN
ORGANICS

SE 40TH STREET

EASTERN LOWER YARD

VEHICLE & EQUIPMENT STORAGE
FUELING STATIONS

⌚ **SITE PLAN**
1" = 140'

AB 6604 | Exhibit 1 | Page 111

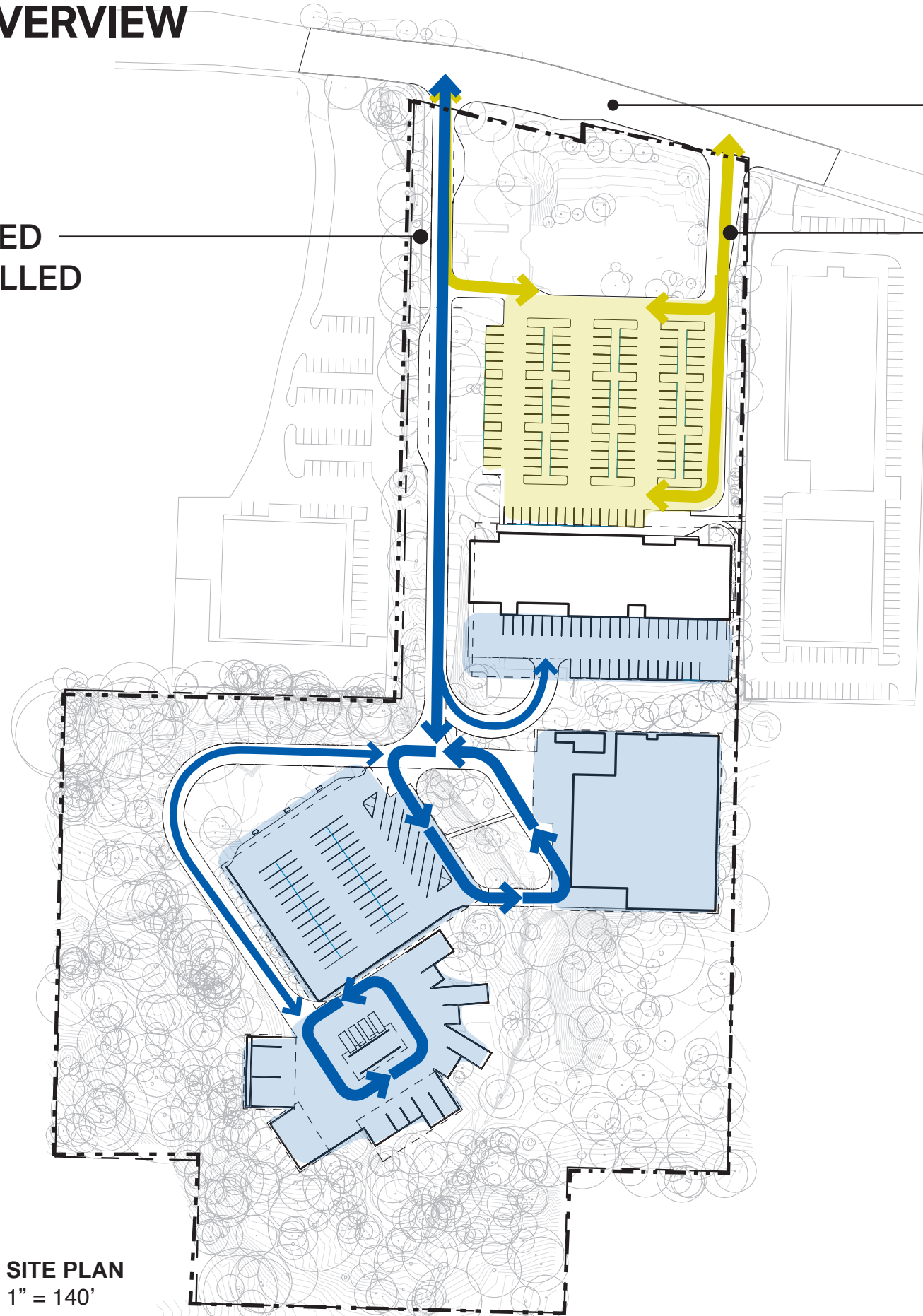
VEHICULAR CIRCULATION OVERVIEW

Item 1.

THE WESTERN DRIVEWAY IS RESERVED FOR CITY VEHICLES AND IS CONTROLLED BY AN ACCESS GATE.

SE 36TH STREET

PUBLIC AND STAFF VEHICLES ENTER THROUGH THE EXISTING EASTERN DRIVEWAY.



1 SITE PLAN
1" = 140'

AB 6604 | Exhibit 1 | Page 112

SE 40TH STREET

MAP OF PUBLIC AND STAFF VEHICLE CIRCULATION

THE WESTERN DRIVEWAY IS RESERVED FOR CITY VEHICLES AND IS CONTROLLED BY AN ACCESS GATE.

A DIVERSION LANE IS LOCATED ON THE INBOUND LANE, IN FRONT OF THE ACCESS GATE, IN CASE A MEMBER OF THE PUBLIC MAKES A WRONG TURN THEY CAN BE EASILY DIRECTED TO THE PUBLIC PARKING AREA.

SE 36TH STREET

PUBLIC AND STAFF VEHICLES ENTER THROUGH THE EXISTING EASTERN DRIVEWAY AND ARRIVE AT A PUBLIC PARKING LOT WITH CLEAR ACCESS TO THE PSM BUILDING ENTRY.

THIS PARKING LOT INCLUDES APPROXIMATELY 120 SPACES, WITH THE BALANCE OF CODE-REQUIRED PARKING LOCATED ELSEWHERE ON-SITE.

 **SITE PLAN**
1" = 140'

AB 6604 | Exhibit 1 | Page 113

SE 40TH STREET

MAP OF CITY VEHICLE CIRCULATION

Item 1.

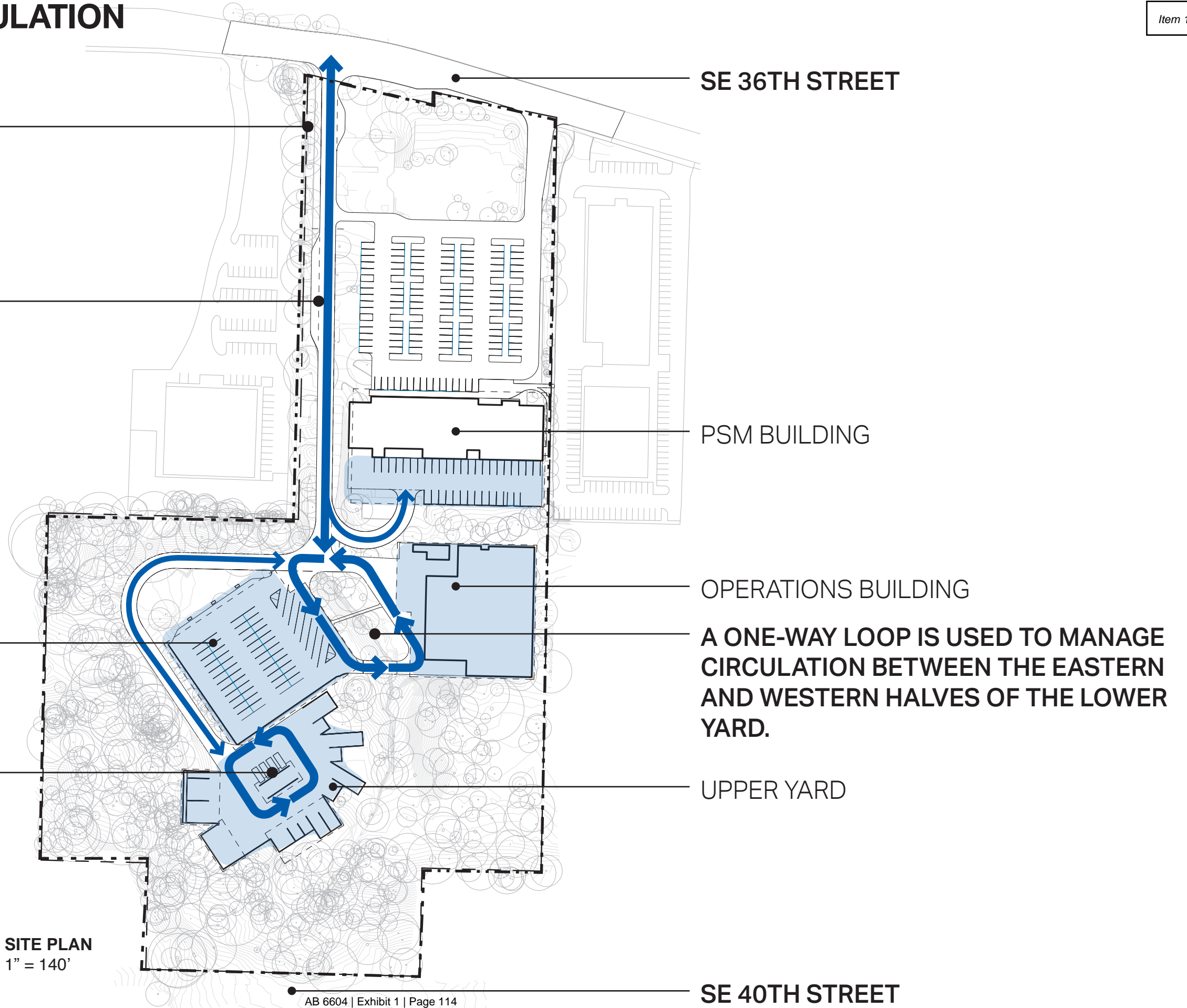
THE WESTERN DRIVEWAY IS RESERVED FOR CITY VEHICLES AND IS CONTROLLED BY AN ACCESS GATE.

A TWO-WAY DRIVE AISLE GUIDES VEHICLES FROM SE 36TH STREET INTO THE PROJECT SITE.

EASTERN LOWER YARD

A ONE-WAY LOOP IS USED TO MANAGE CIRCULATION WITHIN THE UPPER YARD.

1 SITE PLAN
1" = 140'



AB 6604 | Exhibit 1 | Page 114

Public Safety and Maintenance Building



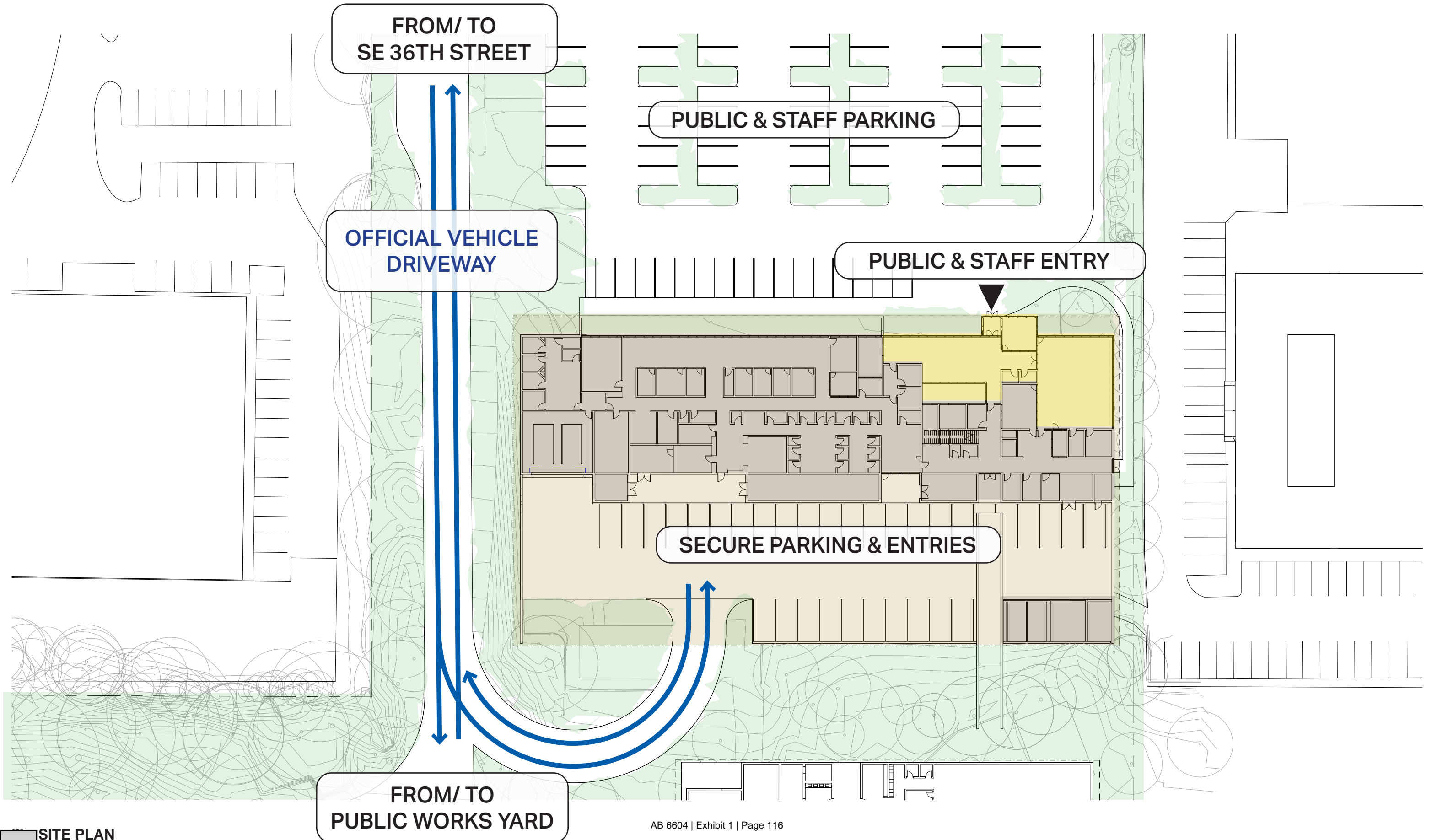
PSM BUILDING

PUBLIC & STAFF PARKING

SE 36TH STREET

PSM BUILDING SITE PLAN

Item 1.



118 SITE PLAN
1" = 40'

AB 6604 | Exhibit 1 | Page 116

CONCEPT VIEW

Item 1.

This concept view is taken from the city vehicle driveway and illustrates the PSM Building, at left, with the Lower Yard weathering cover visible in the background.



AB 6604 | Exhibit 1 | Page 117

PUBLIC SAFETY AND MAINTENANCE BUILDING PROGRAM

The PSM Building is approximately 36,000 gross square feet (GSF) on two floors. Four functional groups occupy the building with shared spaces common to all groups located on each floor.

The square footages outlined below for each group represent utilized space, a measure that includes dedicated spaces and the portion of shared program spaces in use by that specific group.

Mercer Island Police Department

The Mercer Island Police Department utilizes 16,600 gross square feet (GSF).

Emergency Operations Center

The Emergency Operations Center utilizes 5,600 gross square feet (GSF).

Public Works, IT, & GIS departments

The Public Works, IT, & GIS offices utilize 10,000 gross square feet (GSF).

Customer Service (Public) Counters and Staff Areas

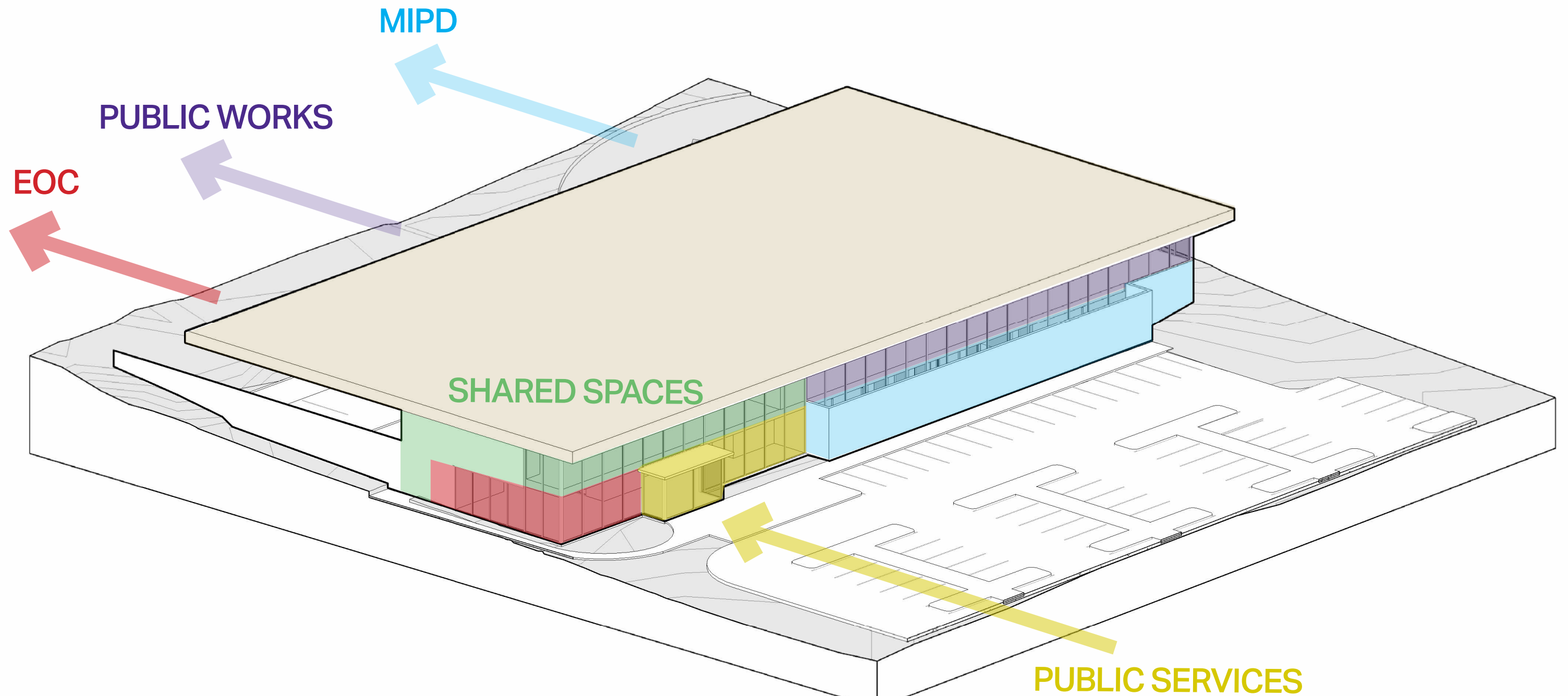
The Customer Service Center and Staff Areas on the ground floor utilize 6,300 gross square feet (GSF).

Shared work spaces

The building is organized to permit 12,100 gross square feet (GSF) of space to be shared among all departments.

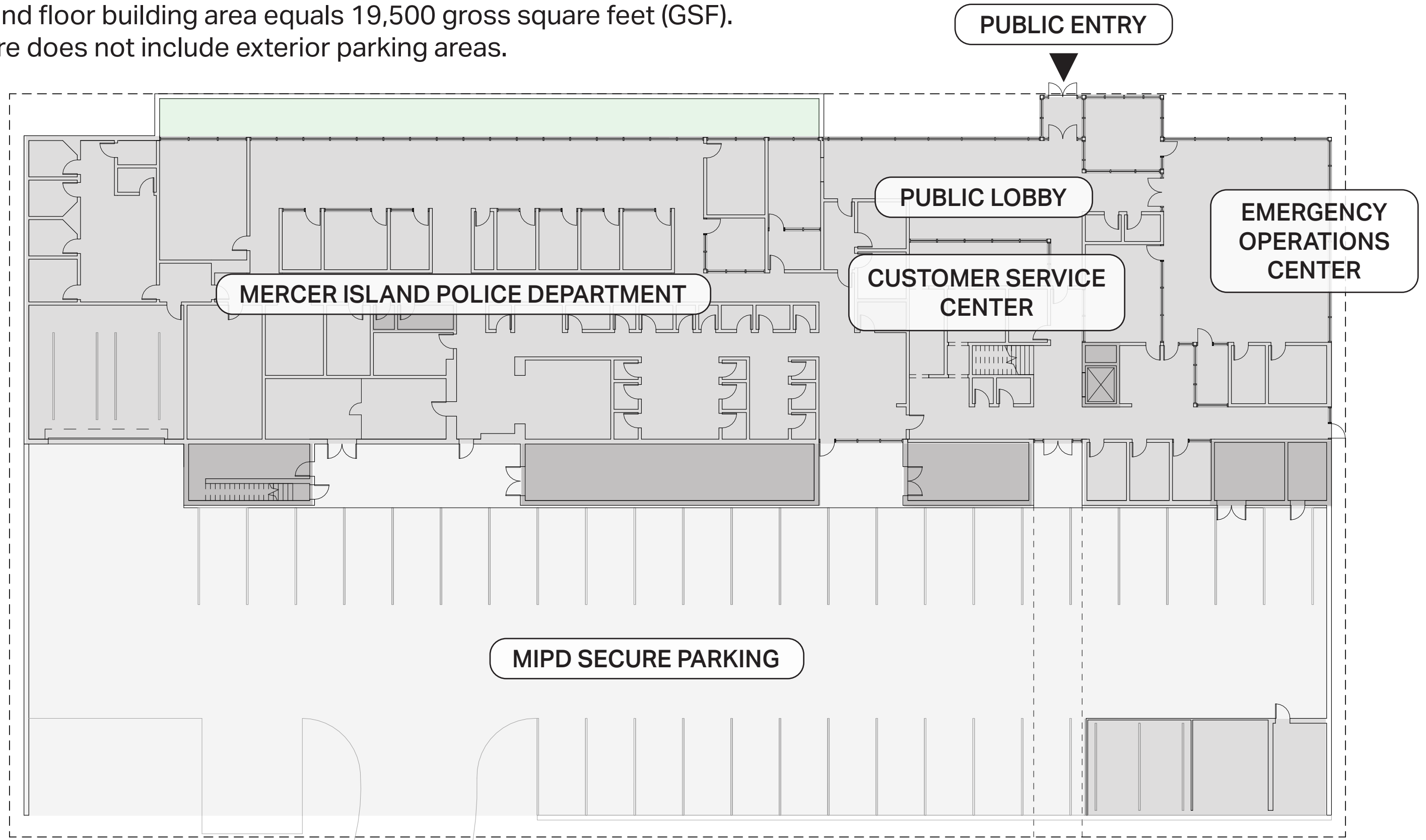
PUBLIC SAFETY AND MAINTENANCE BUILDING DIAGRAM

This diagram illustrates the basic programmatic organization of the Public Safety & Maintenance Building.



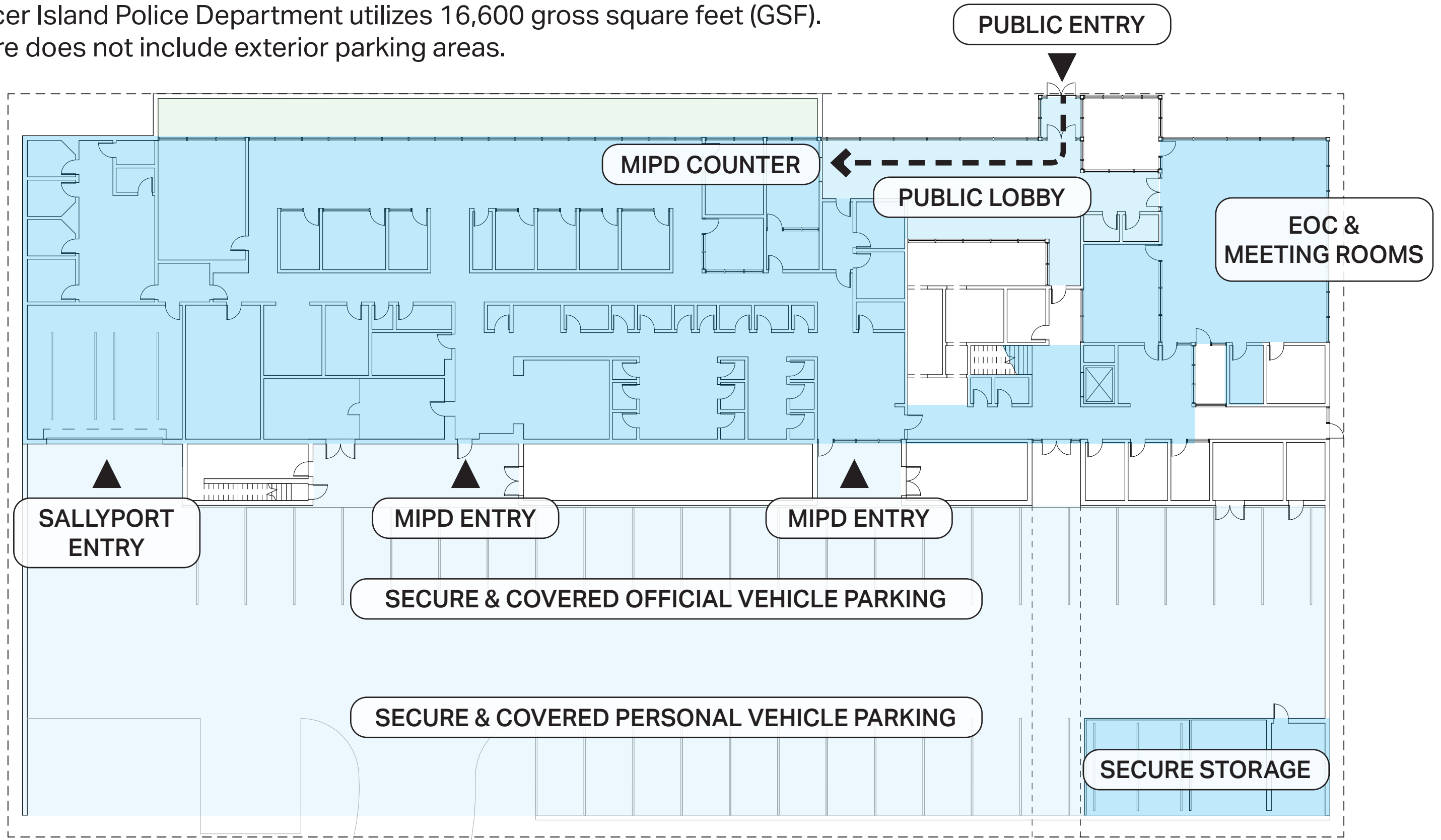
PUBLIC SAFETY AND MAINTENANCE BUILDING GROUND FLOOR PLAN

The ground floor building area equals 19,500 gross square feet (GSF).
GSF figure does not include exterior parking areas.



MERCER ISLAND POLICE DEPARTMENT

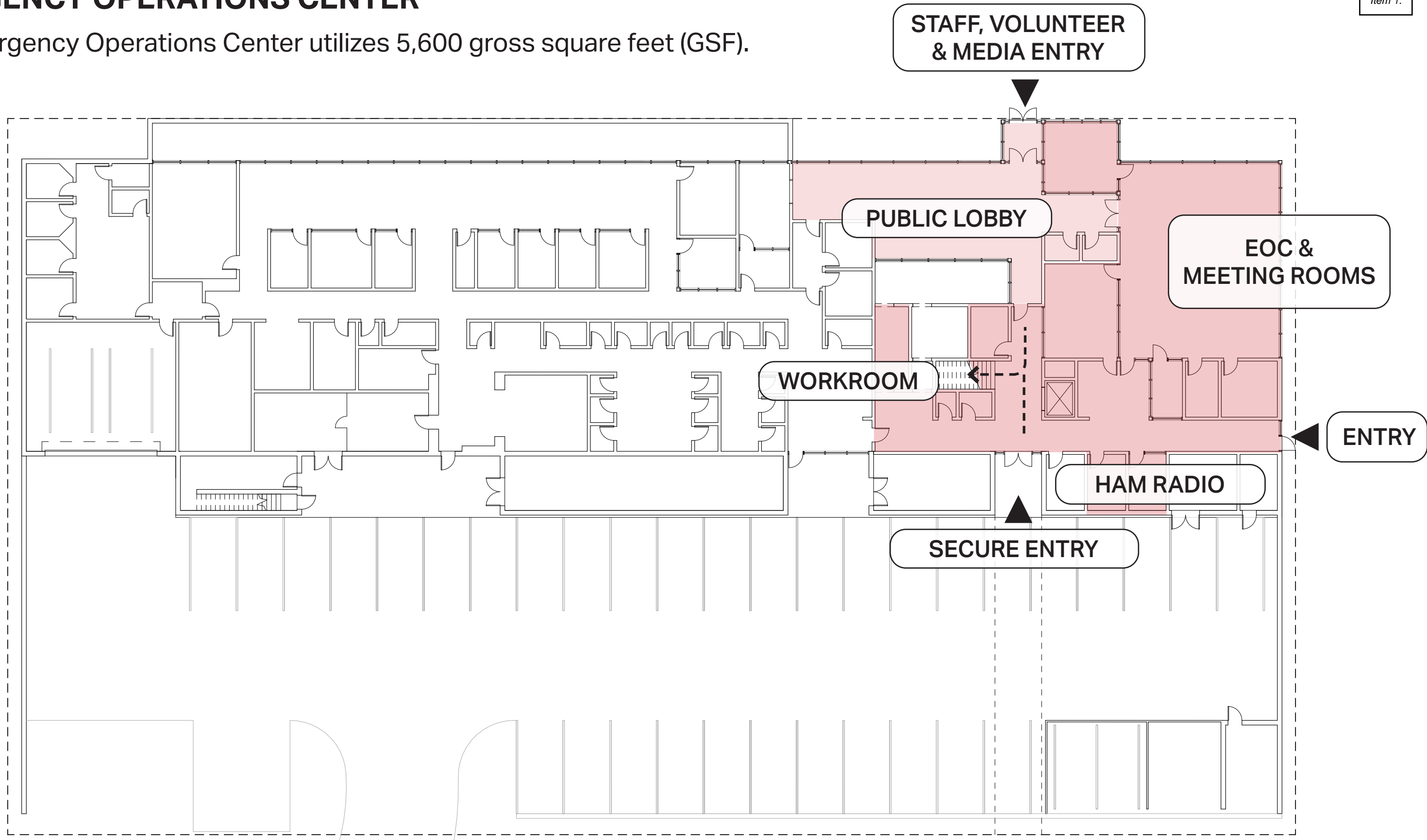
The Mercer Island Police Department utilizes 16,600 gross square feet (GSF). GSF figure does not include exterior parking areas.



EMERGENCY OPERATIONS CENTER

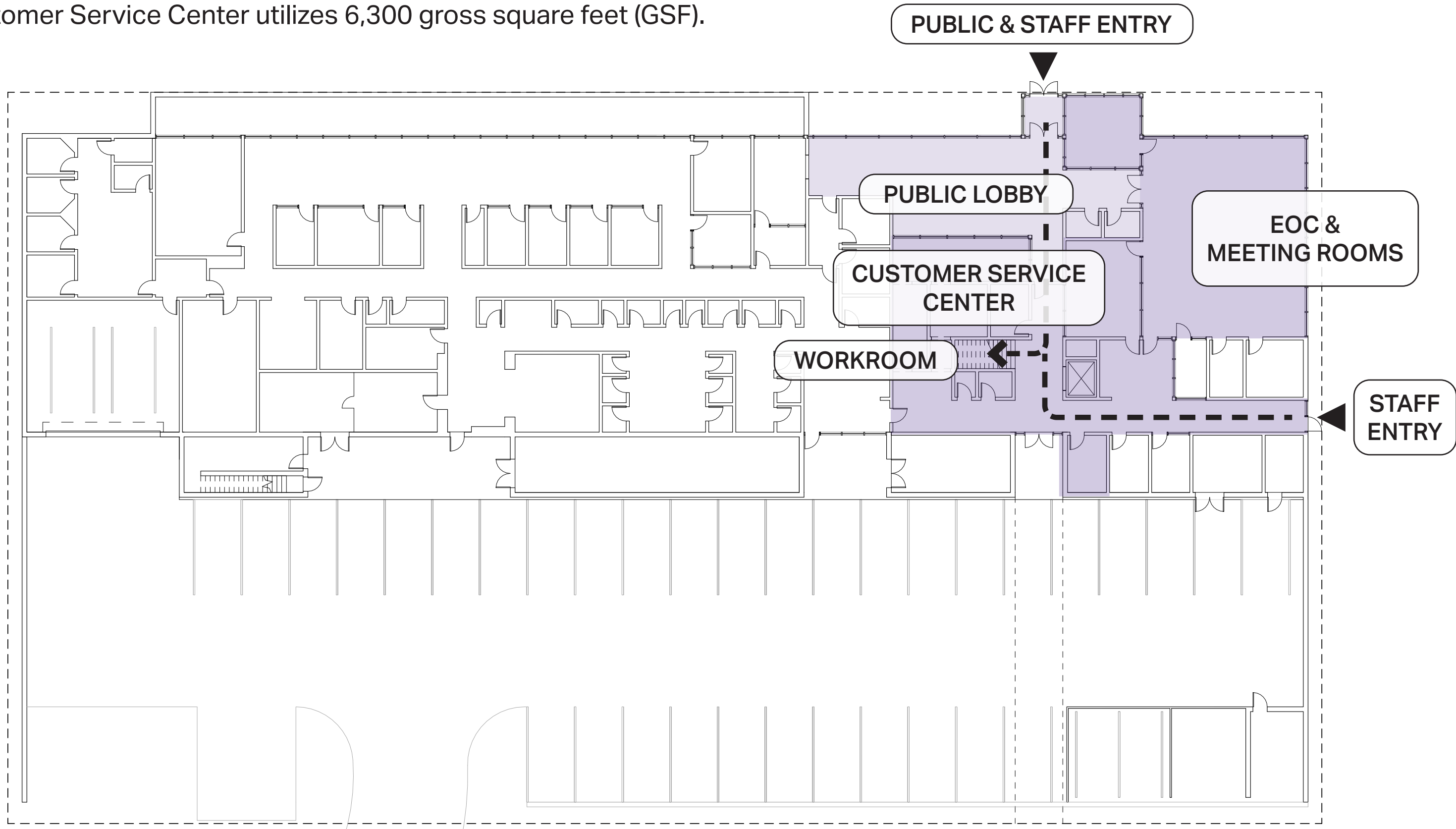
Item 1.

The Emergency Operations Center utilizes 5,600 gross square feet (GSF).



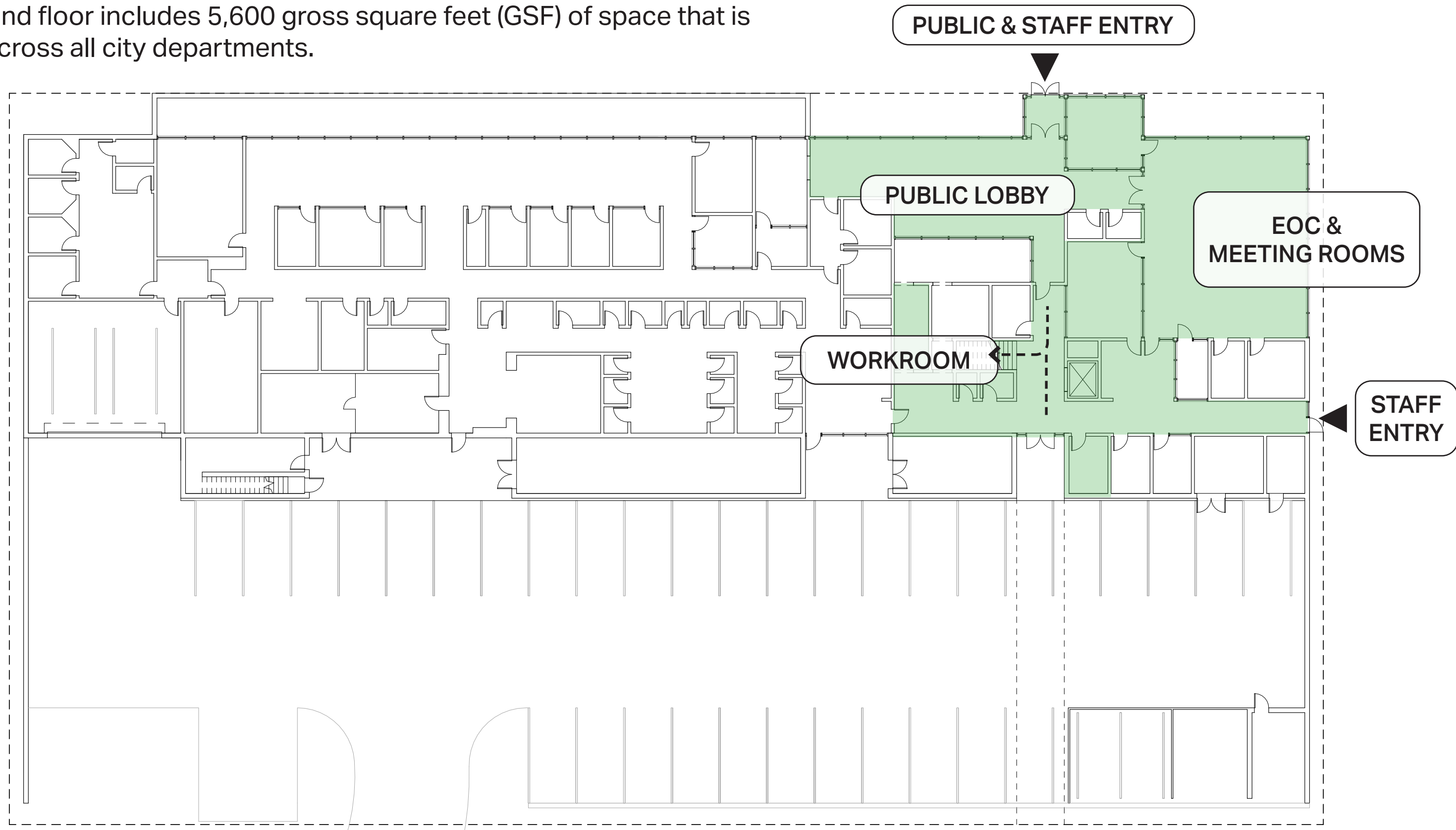
CUSTOMER SERVICE CENTER AND CITY STAFF AREAS

The Customer Service Center utilizes 6,300 gross square feet (GSF).



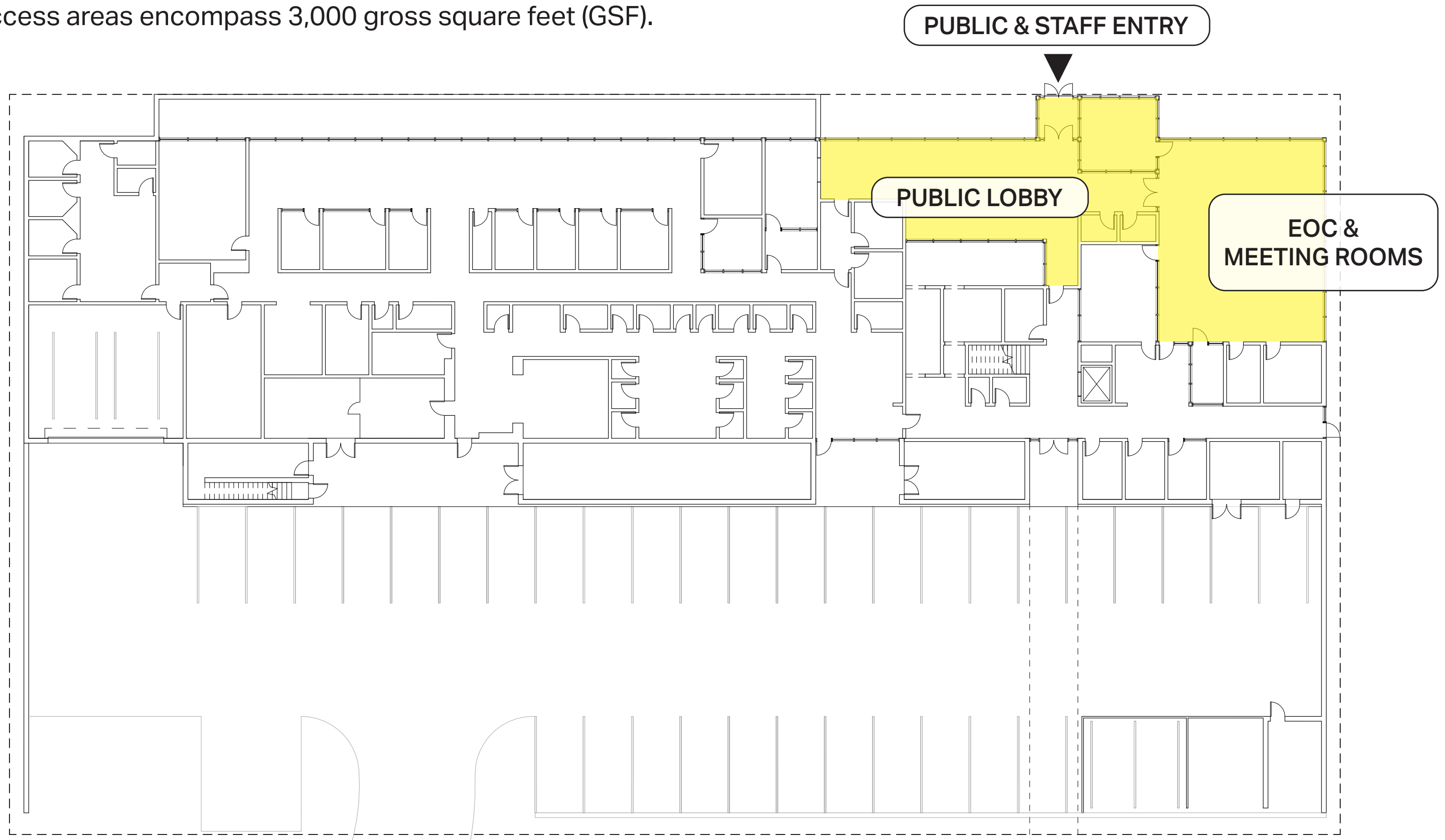
SHARED WORK SPACES

The ground floor includes 5,600 gross square feet (GSF) of space that is shared across all city departments.



PUBLIC ACCESS AREAS

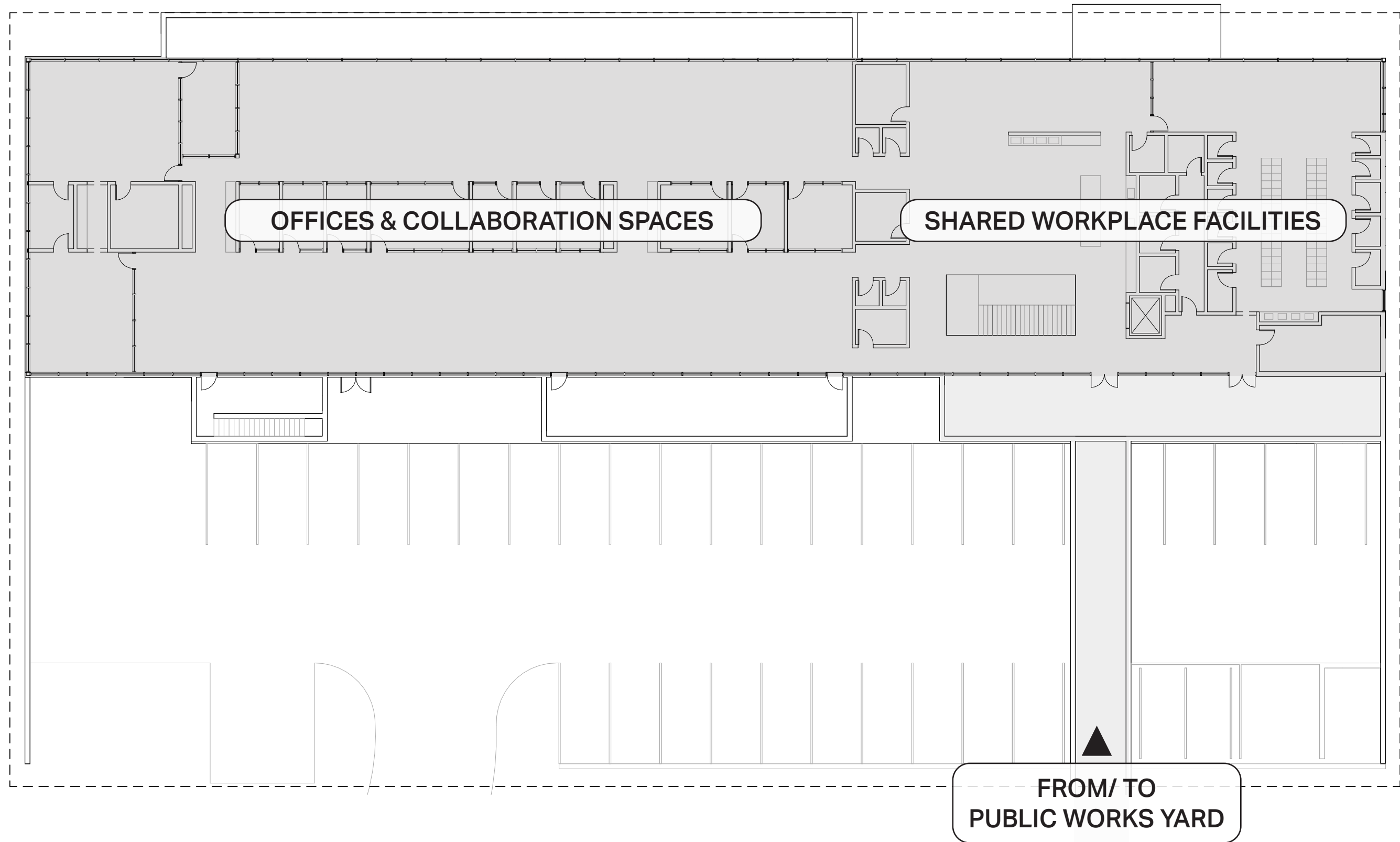
Public access areas encompass 3,000 gross square feet (GSF).



PUBLIC SAFETY AND MAINTENANCE BUILDING SECOND FLOOR PLAN

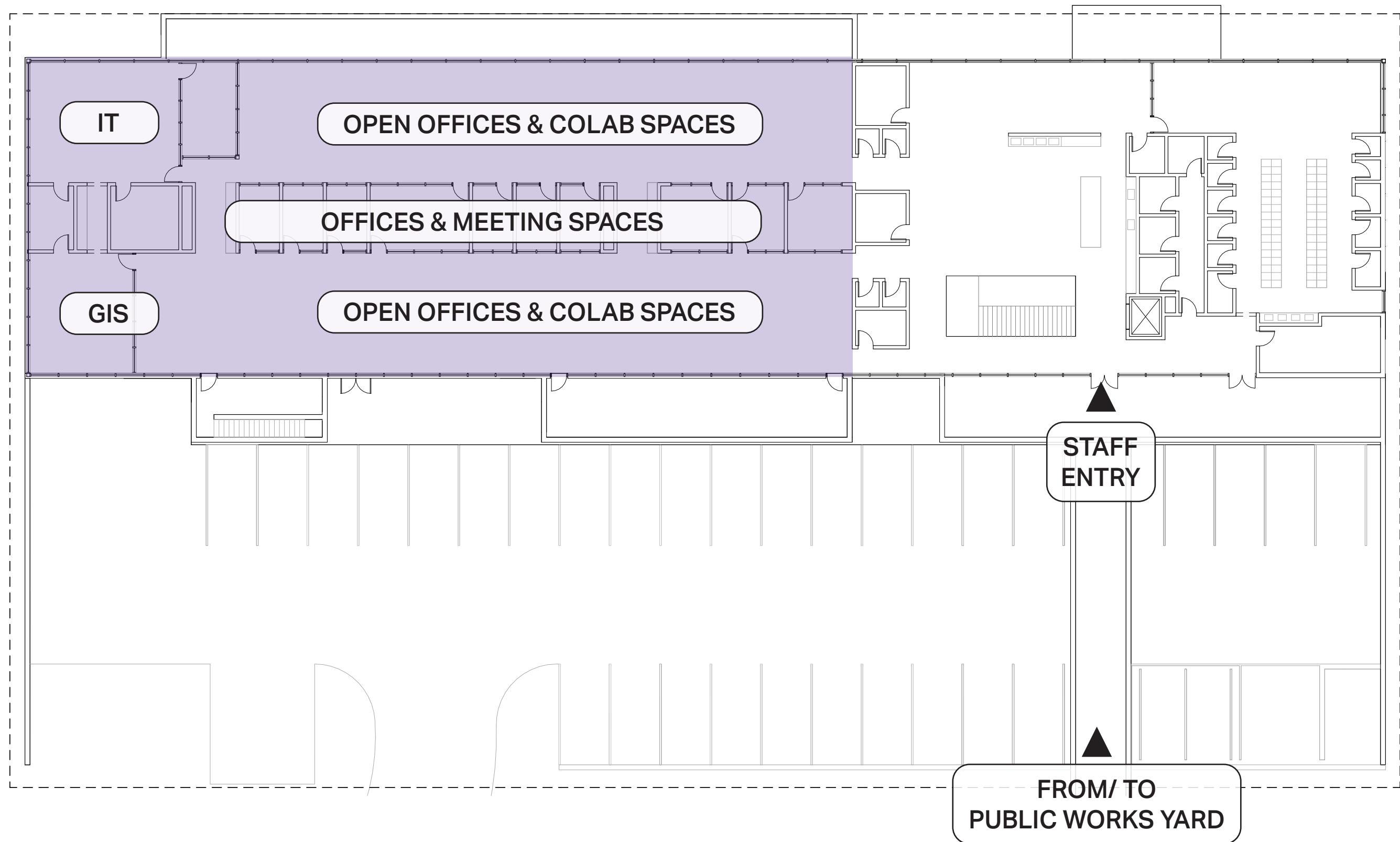
Item 1.

The second floor building area equals 16,500 gross square feet (GSF).



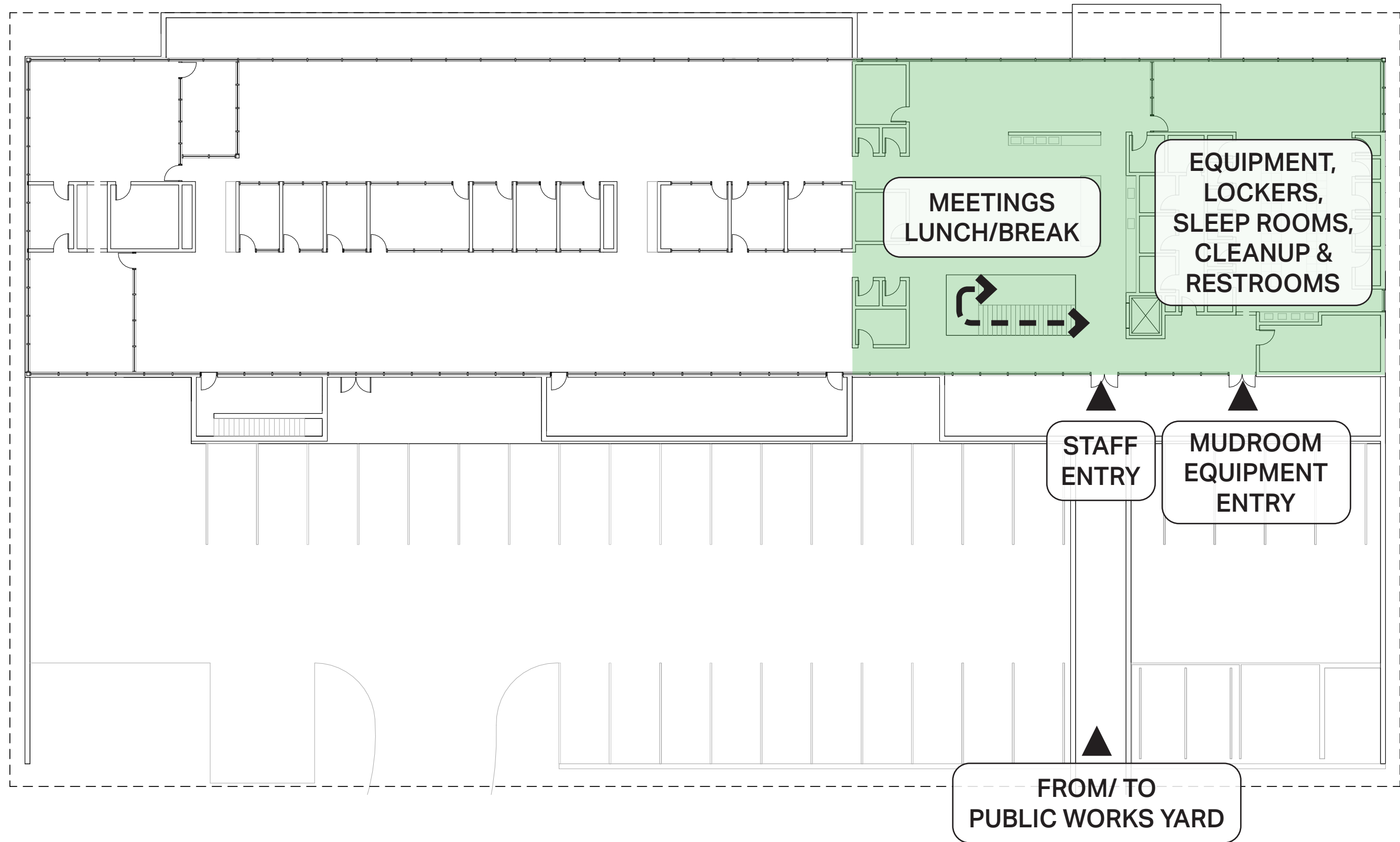
PUBLIC WORKS, IT, AND GIS DEPARTMENTS

Public Works, IT, and GIS offices on the second floor utilize 10,000 gross square feet (GSF).



SHARED WORK SPACES

The second floor includes 6,500 gross square feet (GSF) of space that is shared across all city departments.



Lower Yard

Item 1.

SE 40TH STREET

COVERED VEHICLES
& EQUIPMENT

OPERATIONS BUILDING

SE 36TH STREET

AB 6604 | Exhibit 1 | Page 129

LOWER YARD PROGRAM

The Lower Yard includes two facilities, the Operations Building and a Covered Vehicle & Equipment Storage area.

Operations Building

The Operations Building is approximately 33,000 gross square feet (GSF) and is constructed as a high-bay structure to accommodate overhead gantries and maintenance on lifted vehicles. The building program includes:

- Enclosed/ heated vehicle storage.
- A warehouse for material, equipment, & tool storage.
- The maintenance shop and maintenance bays, including Parks Department maintenance areas.
- Loading and operations temporary parking.
- Staff areas.
- Emergency operations storage.
- Waste collection.

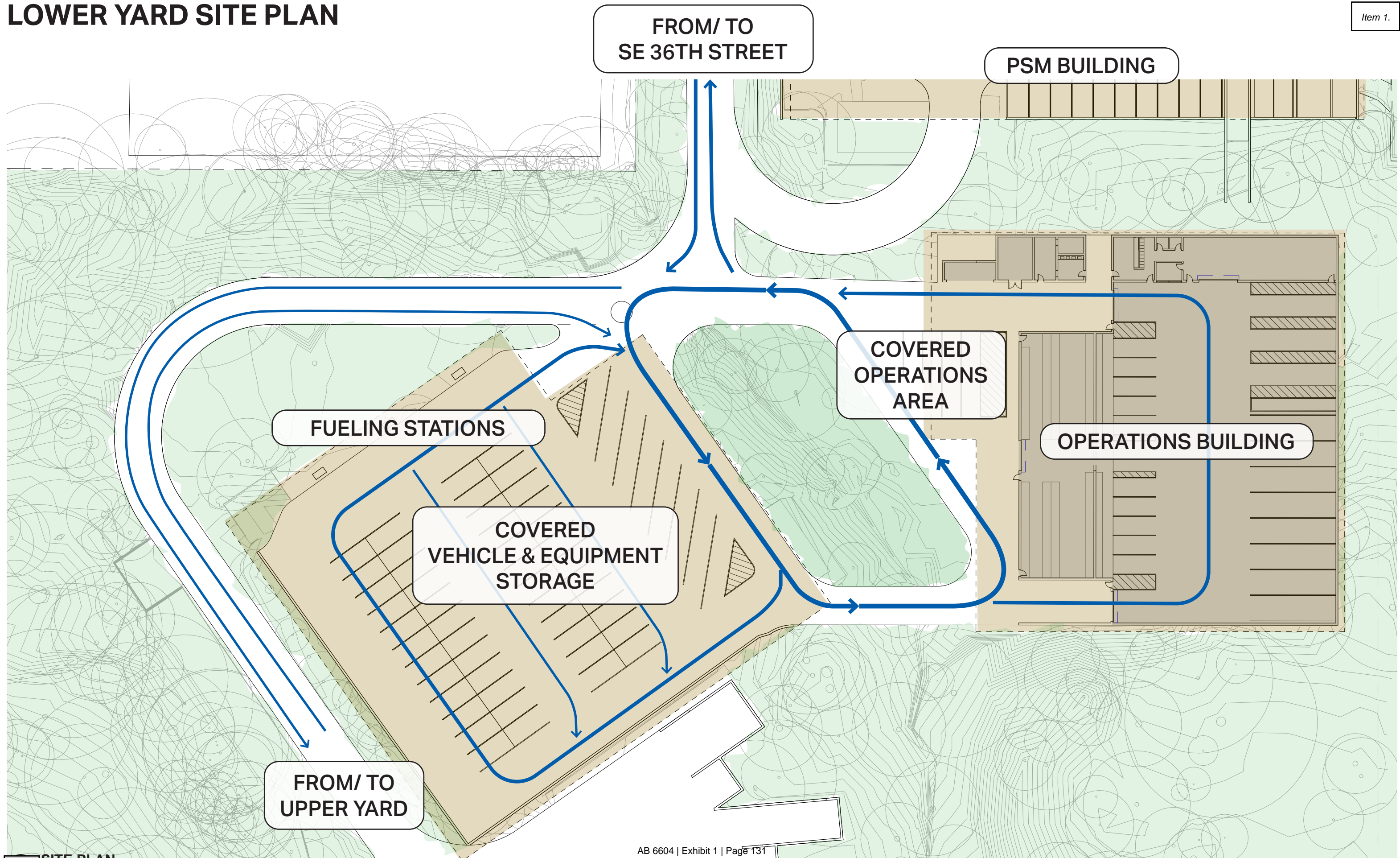
Covered Vehicle & Equipment Storage

The Covered Vehicle & Equipment Storage is approximately 25,000 gross square feet (GSF) for the following program:

- Parking/ storage for approximately 60 pieces of equipment and vehicles, oversize vehicles, and trailers.
- Fueling stations for unleaded gasoline, diesel, and propane.

LOWER YARD SITE PLAN

Item 1.



133 **SITE PLAN**
1" = 40'

AB 6604 | Exhibit 1 | Page 131

CONCEPT VIEW

Item 1.

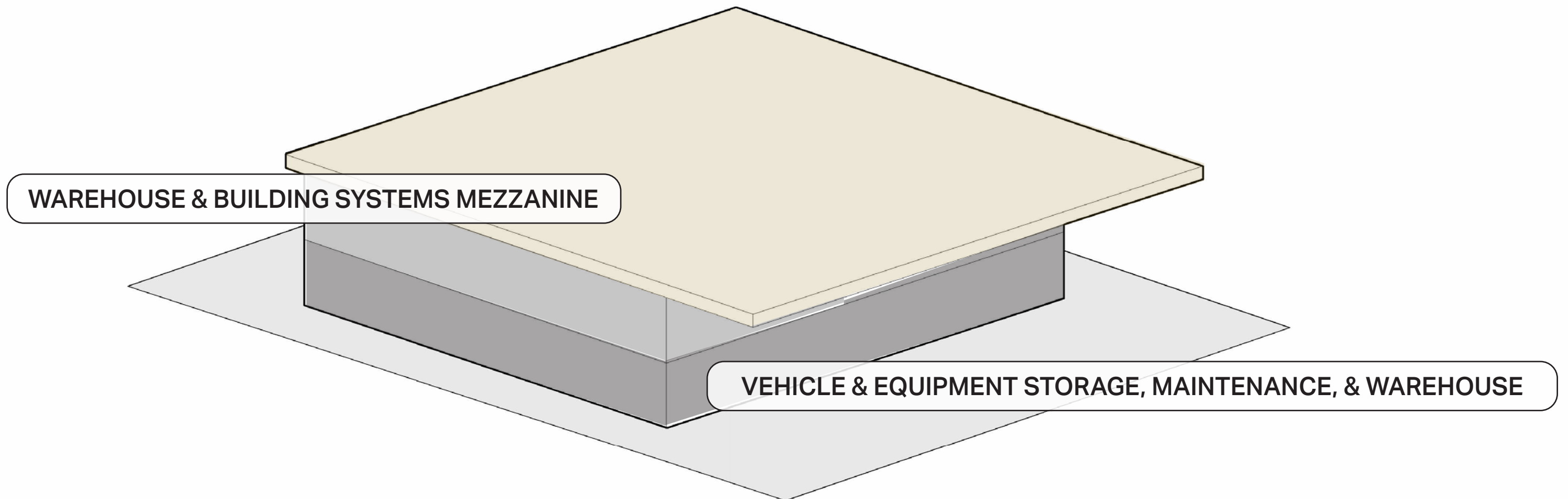
This concept view illustrates Lower Yard weathering covers as viewed from the covered operations area at the Operations Building.



AB 6604 | Exhibit 1 | Page 132

OPERATIONS BUILDING

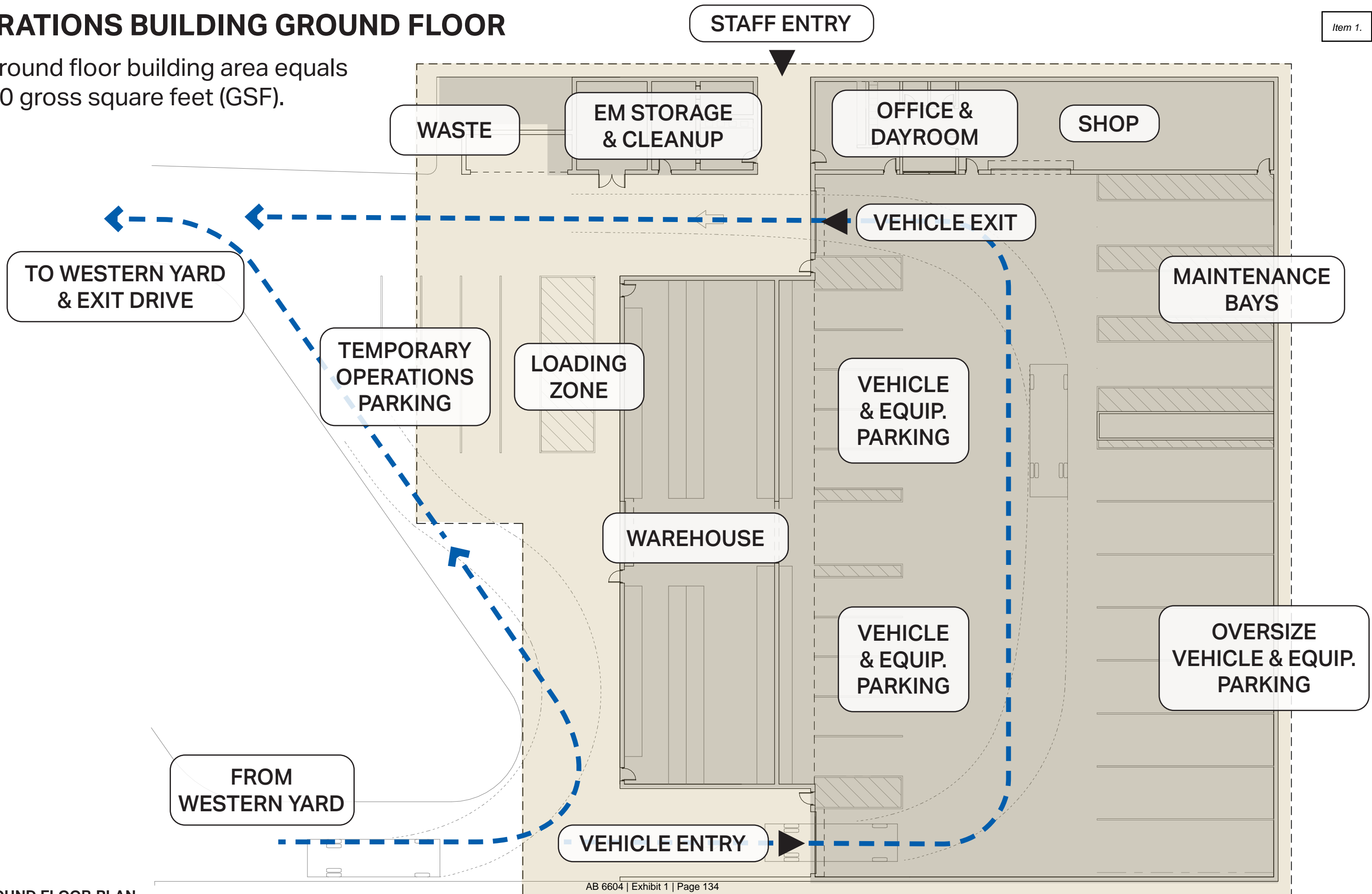
This diagram illustrates the basic programmatic organization of the single story, high-bay, Operations Building.



OPERATIONS BUILDING GROUND FLOOR

Item 1.

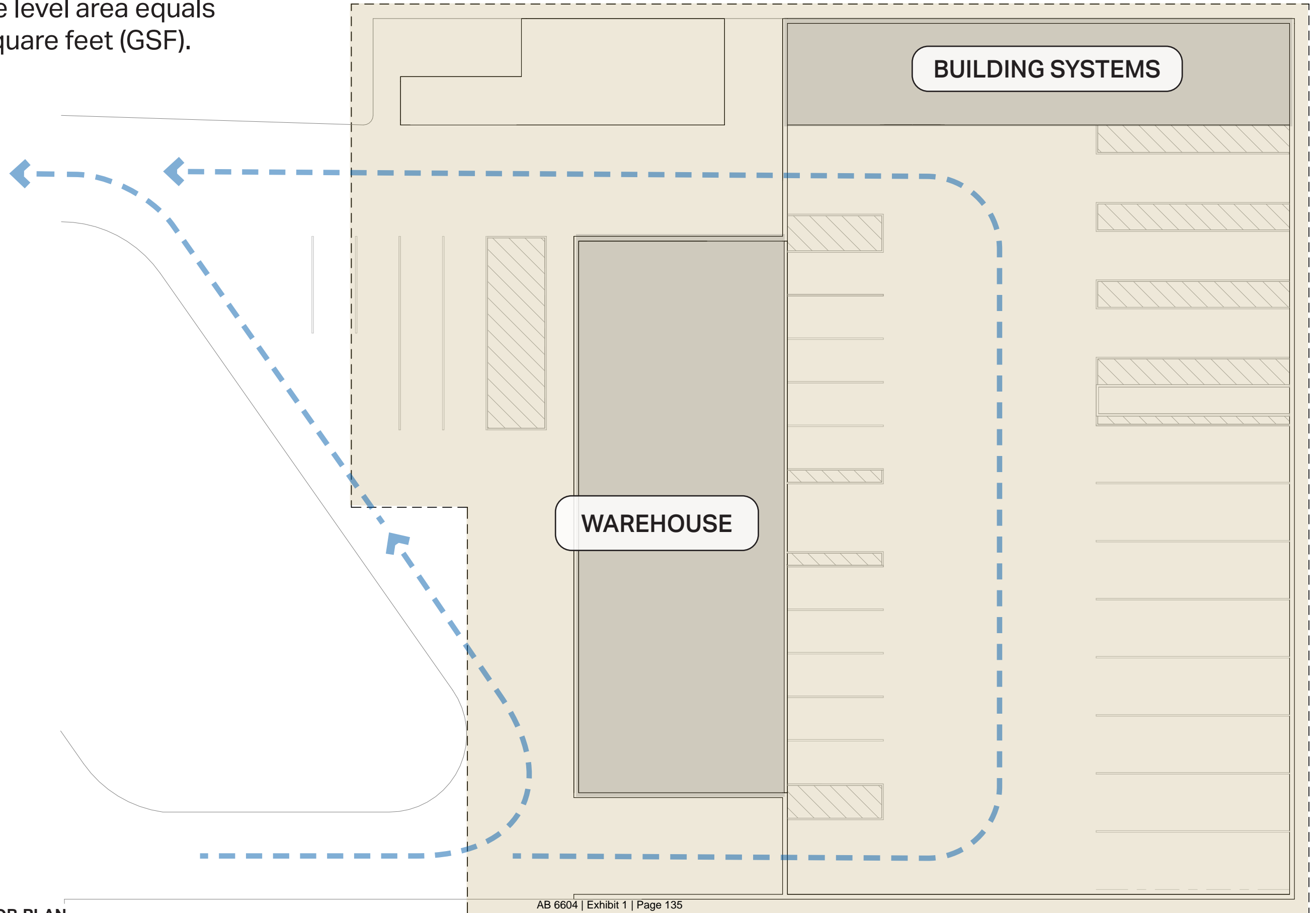
The ground floor building area equals 25,500 gross square feet (GSF).



OPERATIONS BUILDING MEZZANINE LEVEL

Item 1.

The mezzanine level area equals 7,500 gross square feet (GSF).



AB 6604 | Exhibit 1 | Page 135

Upper Yard

Item 1.

SE 40TH STREET

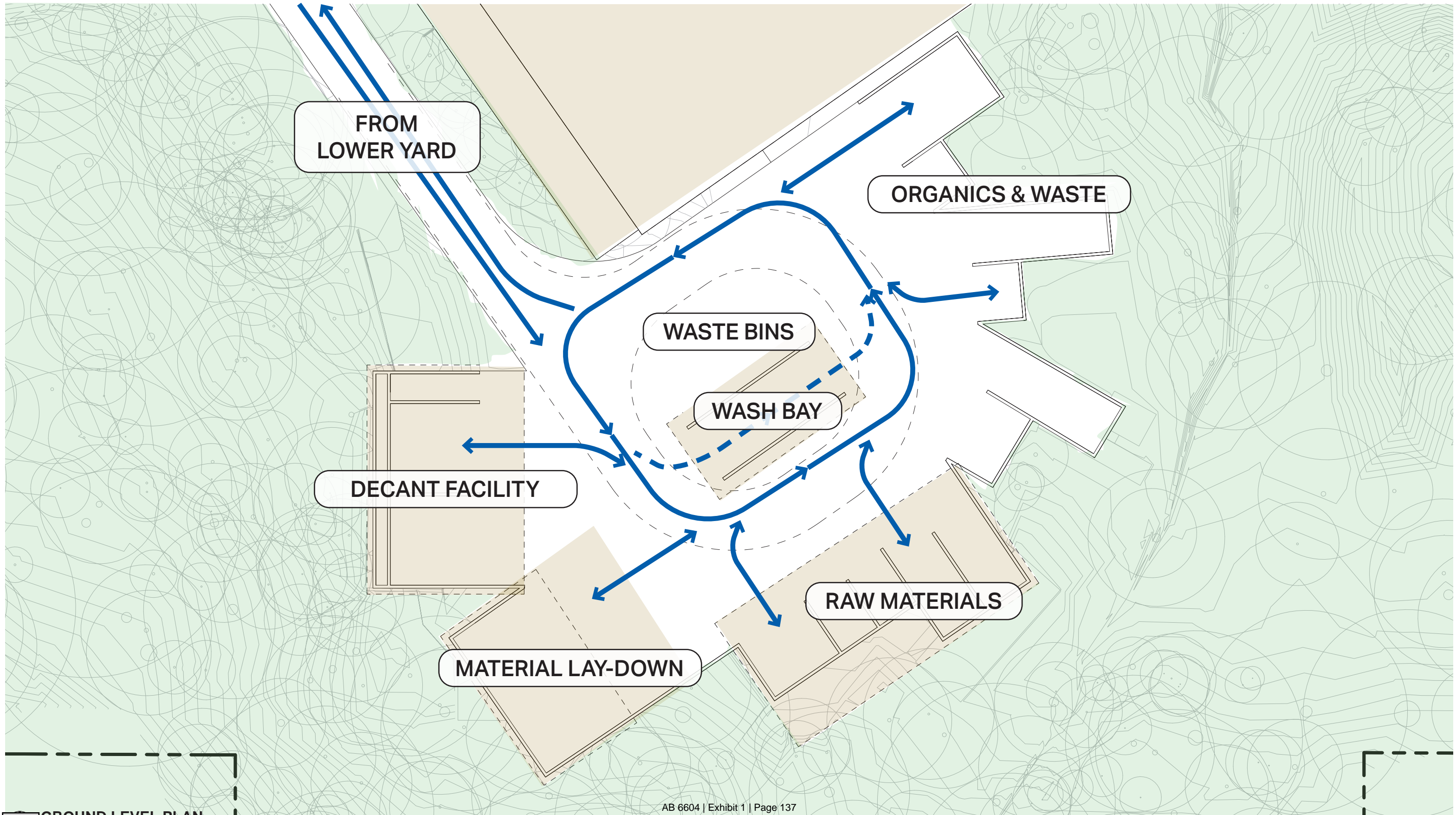
UPPER YARD

SE 36TH STREET

AB 6604 | Exhibit 1 | Page 136

UPPER YARD PRELIMINARY ORGANIZATION

Item 1.

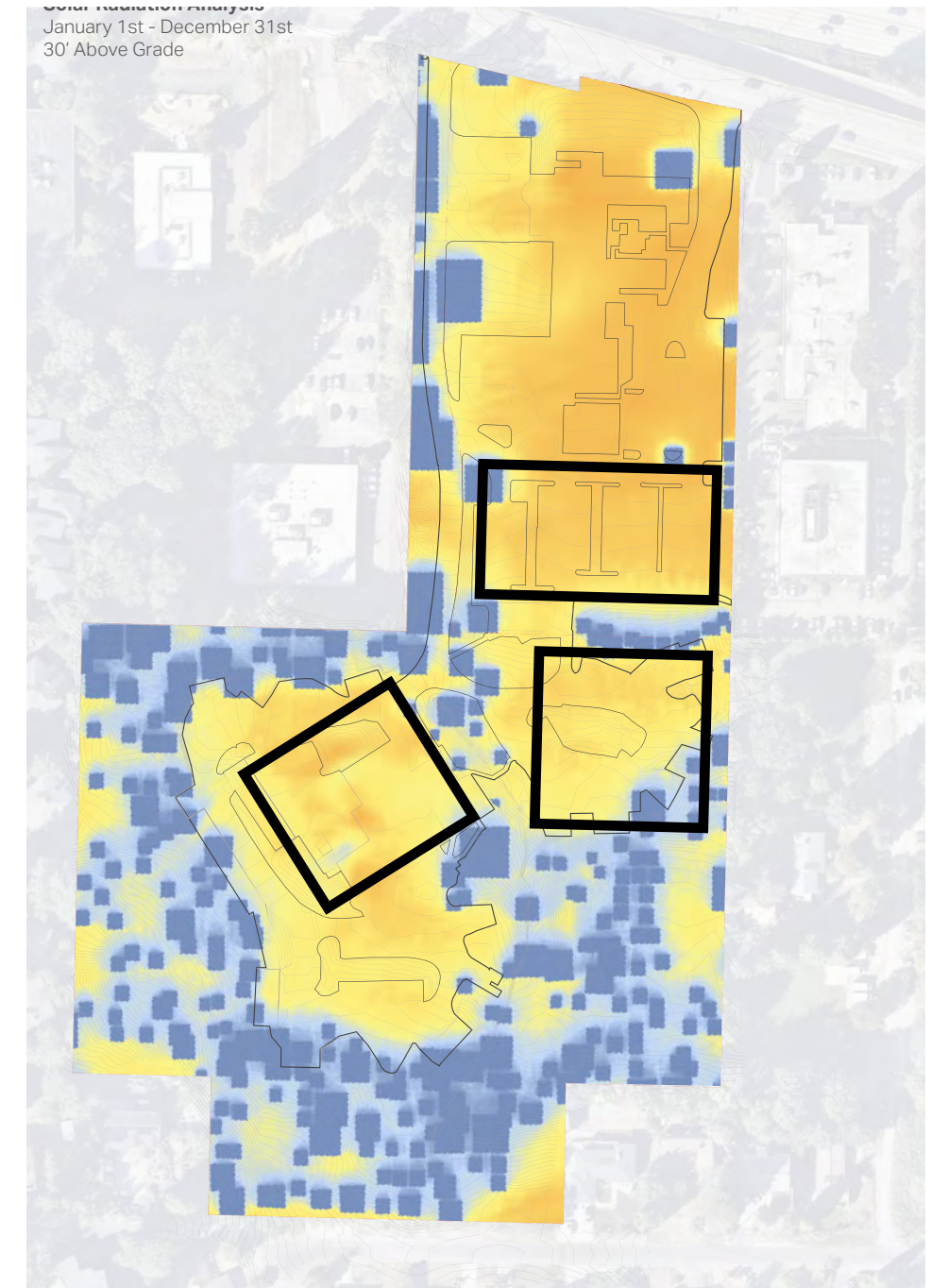
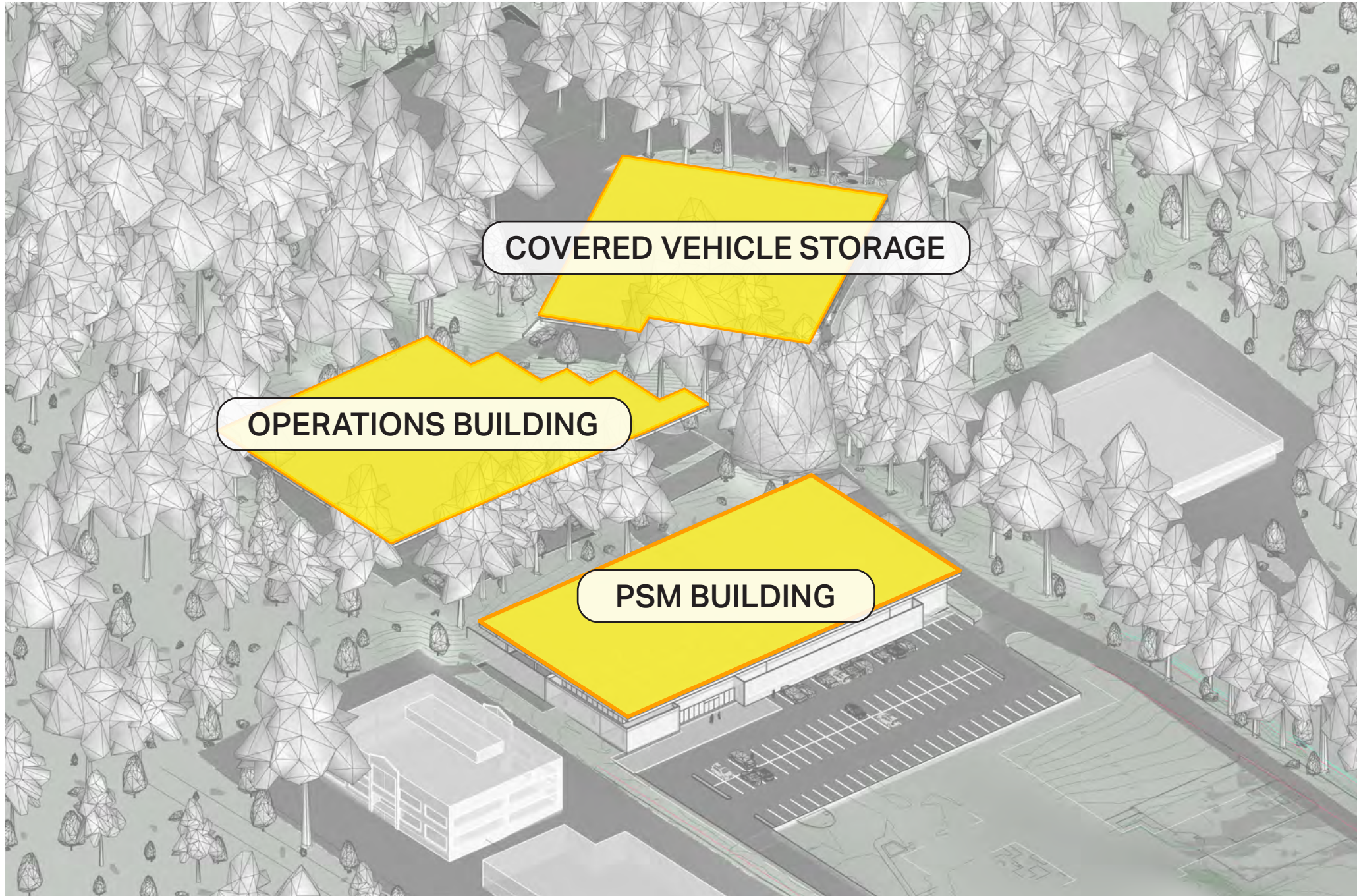


Design Questions Preview

- A. Solar power generation.
- B. Rainwater harvesting.
- C. Potable water storage.
- D. Structural systems.
- E. Expanding the Upper Yard.
- F. PSM building roof extents.
- G. PSM building parking garage.

A. SOLAR POWER GENERATION

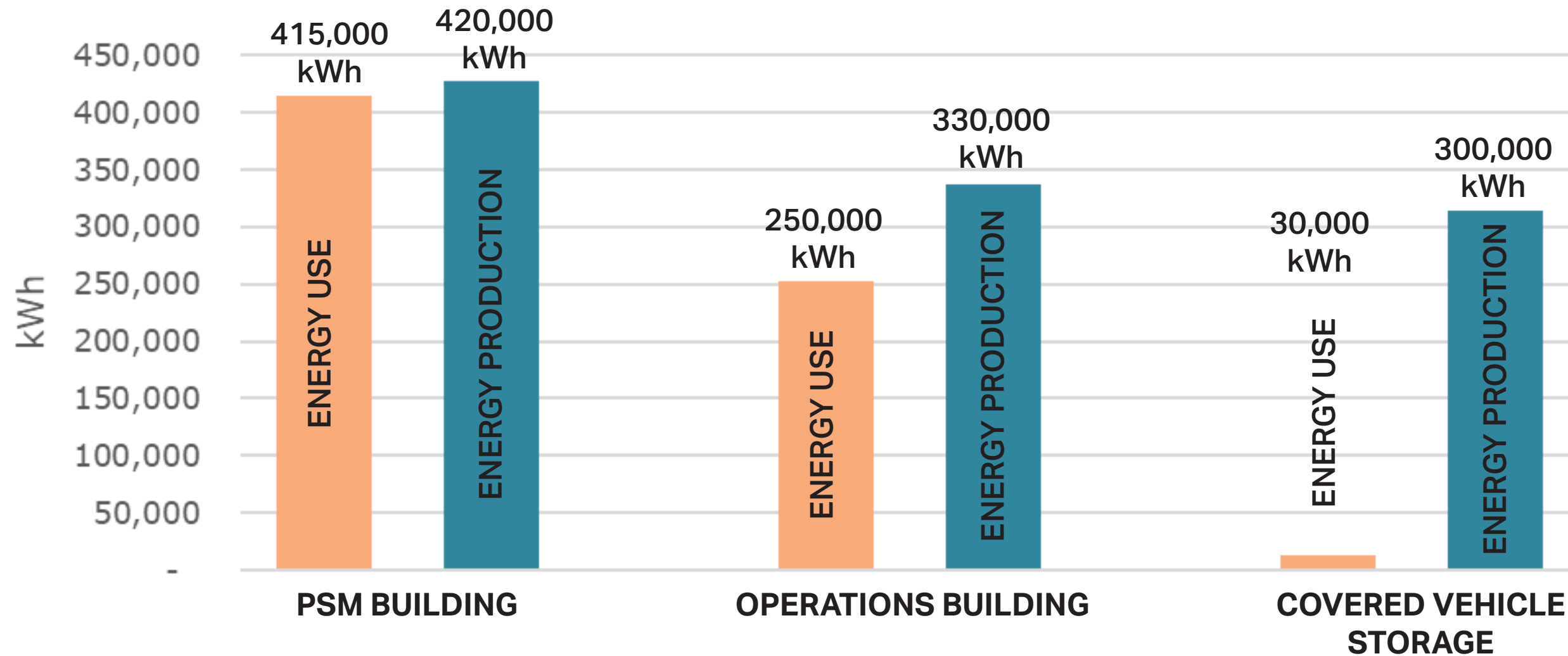
The project site is a good candidate for roof-mounted solar power generation to increase emergency resiliency, support future vehicle and equipment fleet electrification, and lower operational energy costs.



- High solar availability, 30' above grade.
- Low solar availability, 30' above grade.

A. SOLAR POWER GENERATION

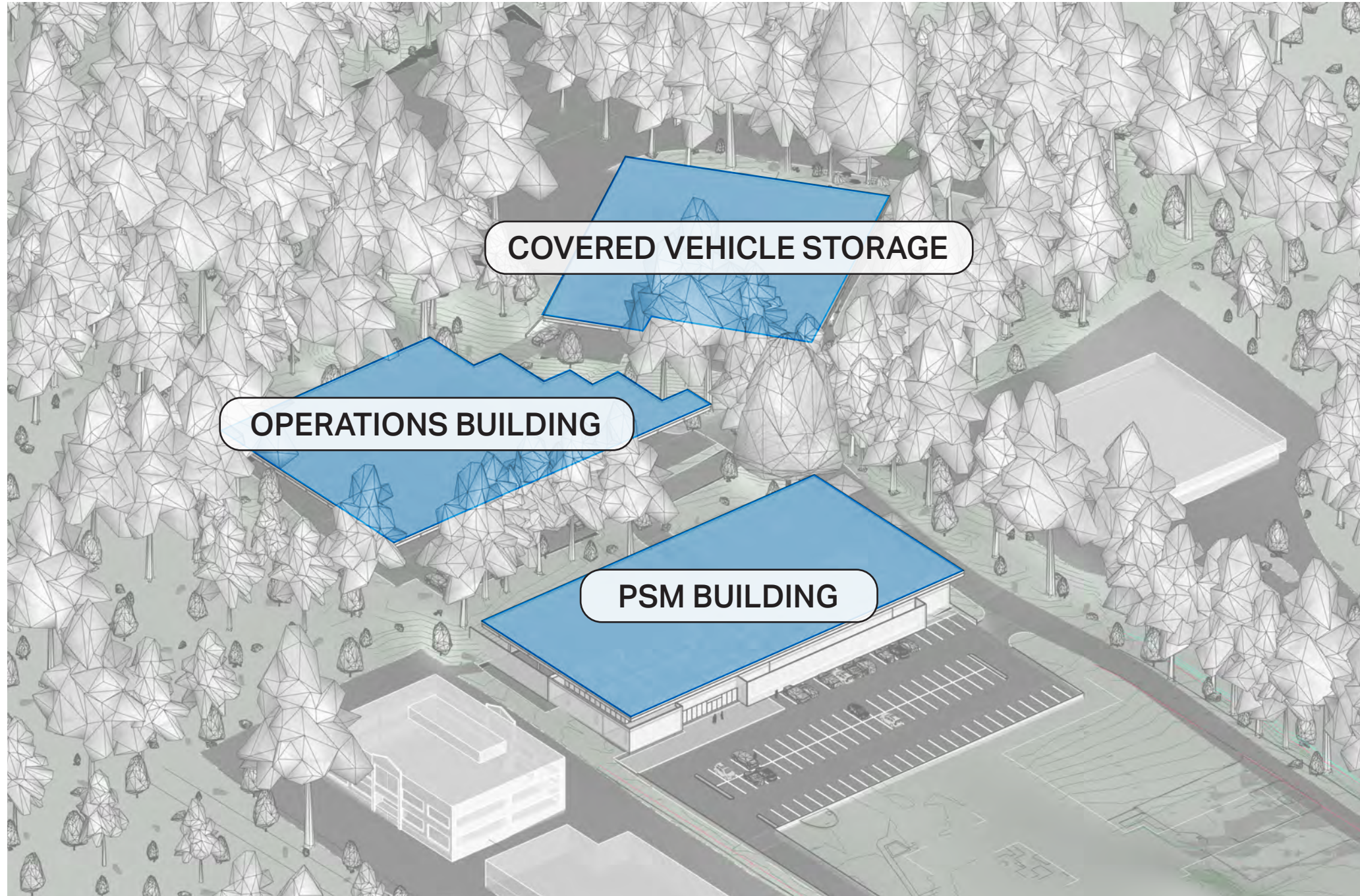
Preliminary benefit data is positive. Further study would be required to assess the proper sizing of a potential system, and the associated costs in order to evaluate the trade off between installation cost, facility resiliency, and long term operational savings.



Data by PAE Engineers. Preliminary information relies on data from similar facilities in the Seattle region, CBES averages for warehouse building types, and a 14W/sf panel density (reduced for anticipated spacing) for the total surface areas available (which may or may not be the future total area utilized).

B. RAINWATER HARVESTING

Roof surfaces are capable of harvesting rainwater for on-site storage and reuse at vehicle and equipment wash stations, wheel wash areas, and general site maintenance, lowering the city's operations cost by reducing the demand for potable water.

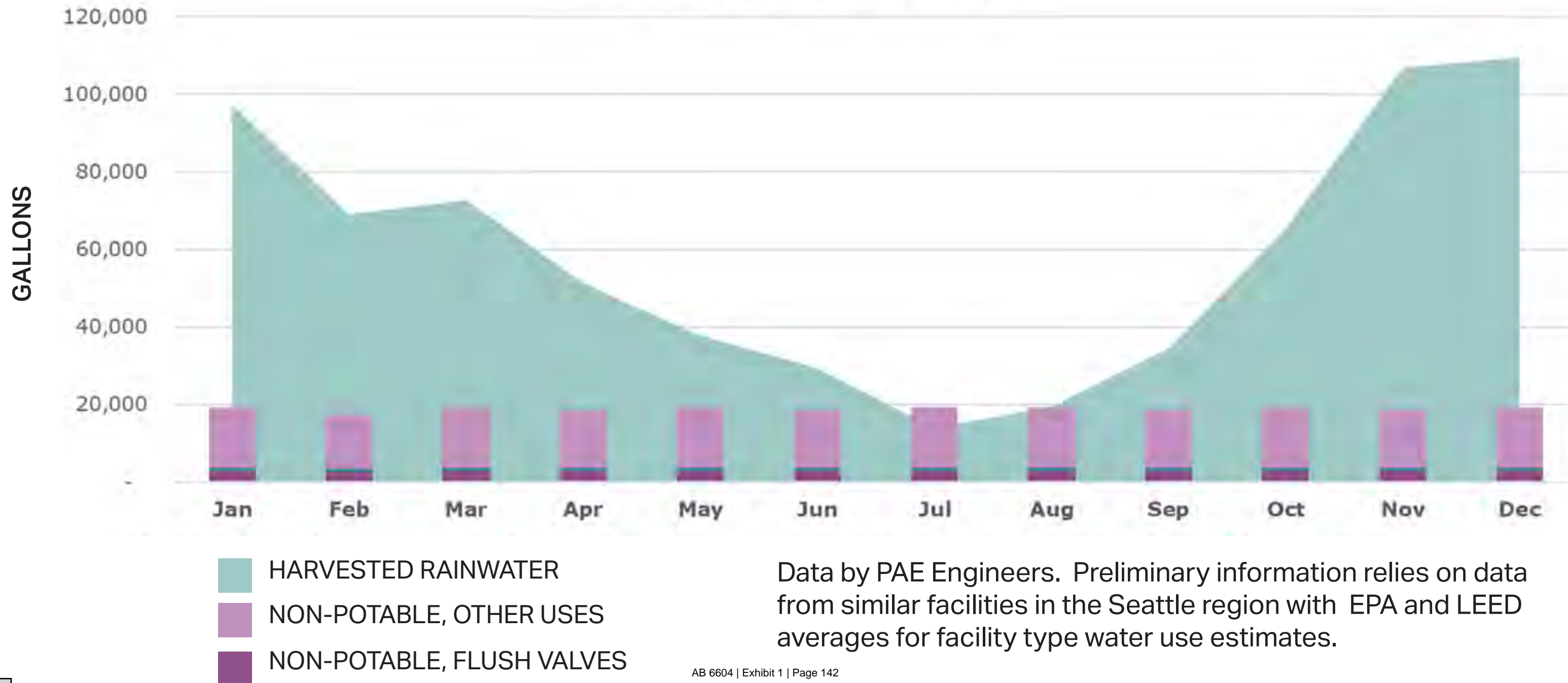


B. RAINWATER HARVESTING AT THE OPERATIONS BUILDING

Preliminary benefit data is positive. Further study would be required to assess the proper sizing of a potential system, and the associated costs in order to evaluate the trade off between installation cost and long term operational savings.

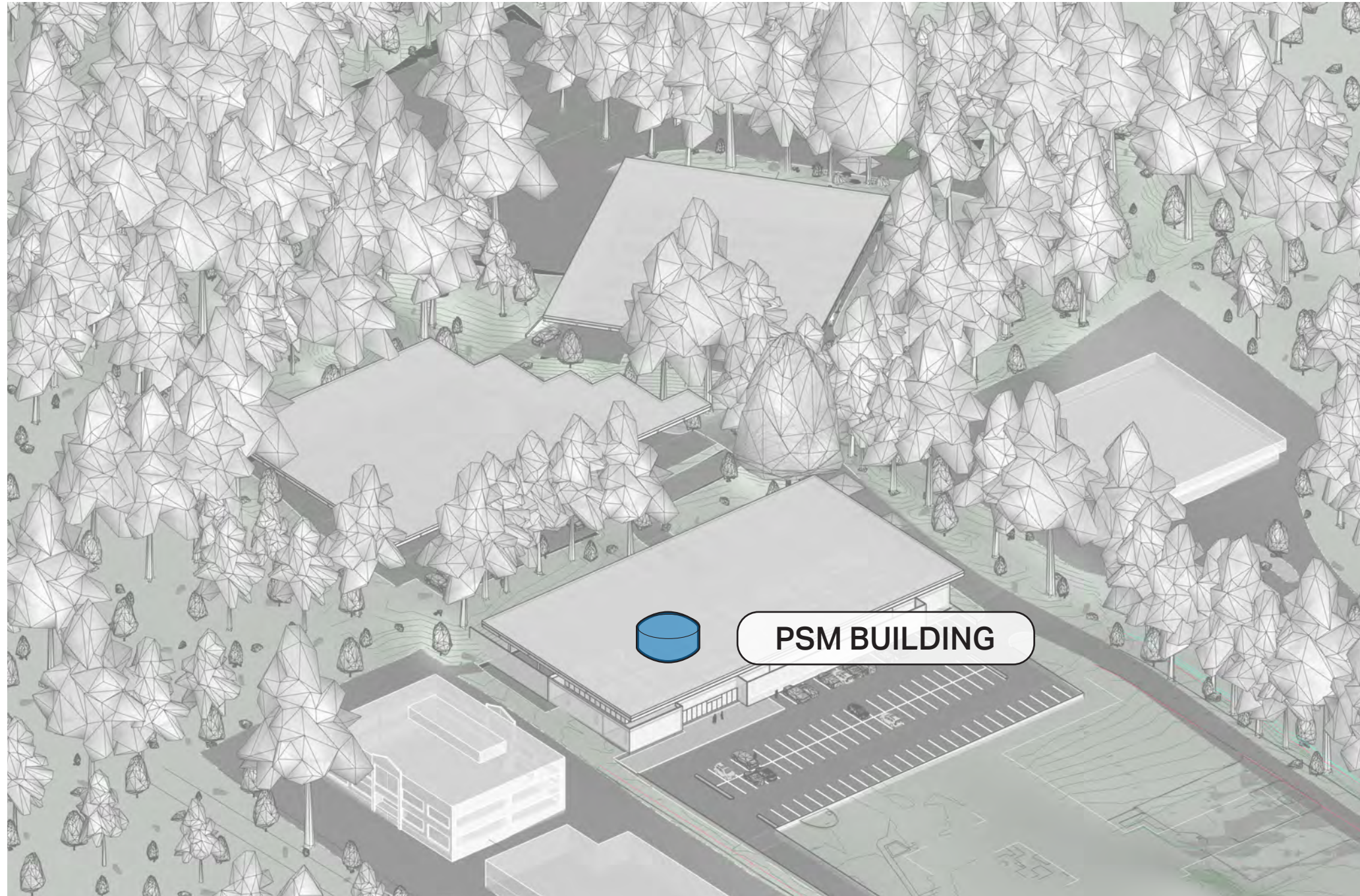
As an example, the chart below depicts the anticipated monthly water balance for the operations building with stored rainwater used for non-potable uses only.

OPERATIONS BUILDING: MONTHLY WATER BALANCE



C. POTABLE WATER STORAGE AT THE PSM BUILDING

Storing potable water on-site would increase the PSM Building's emergency resiliency. A rooftop storage tank would enable gravity-fed water distribution for facility use during emergencies that affect the island's water supply.



As an example, a 10,000 gallon tank could provide potable water for approximately 10 days, while a 30,000 gallon tank could provide potable water for approximately one month. These figures are preliminary, based on typical useage profiles for similar facilities.

This option may warrant further study to evaluate installation cost based on more refined use-case scenarios.

D. STRUCTURAL SYSTEMS FOR BUILDINGS AND WEATHERING COVERS

Item 1.

The selection of a structural system for any building is based on a wide range of factors including site conditions, functional requirements, facility type requirements, load and seismic analysis, material availability, environmental impact, building codes, and system cost.

For review, the factors listed above are consolidated into four overarching considerations :

- **Applicability for a Risk Category IV structure.**
- **Achieving spans required for efficient layouts and use.**
- **The overall cost of the system.**
- **Alignment with Climate Action Plans adopted by the municipality.**

D. STRUCTURAL SYSTEMS FOR BUILDINGS AND WEATHERING COVERS

Item 1.

Three primary structural systems are available for consideration, Mass Timber, Steel, and Concrete (Cast-in-Place or Precast).

MASS TIMBER

Risk Category IV Structures

Achieve necessary spans

\$\$ System cost

Climate Action Plan Alignment

STEEL

Risk Category IV Structures

Achieve necessary spans

\$\$ System cost

+/- Climate Action Plan Alignment

CONCRETE

Risk Category IV Structures

Achieve necessary spans

\$\$\$ System cost

- Climate Action Plan Alignment

Risk Category IV structures and achieving necessary spans:

All three systems meet requirements for use in Risk Category IV Structures and are capable of achieving necessary spans.

System Cost:

Concrete exhibits the highest install-cost. Mass Timber and Steel are relatively cost comparable, with Mass Timber likely slightly higher for this use-case.

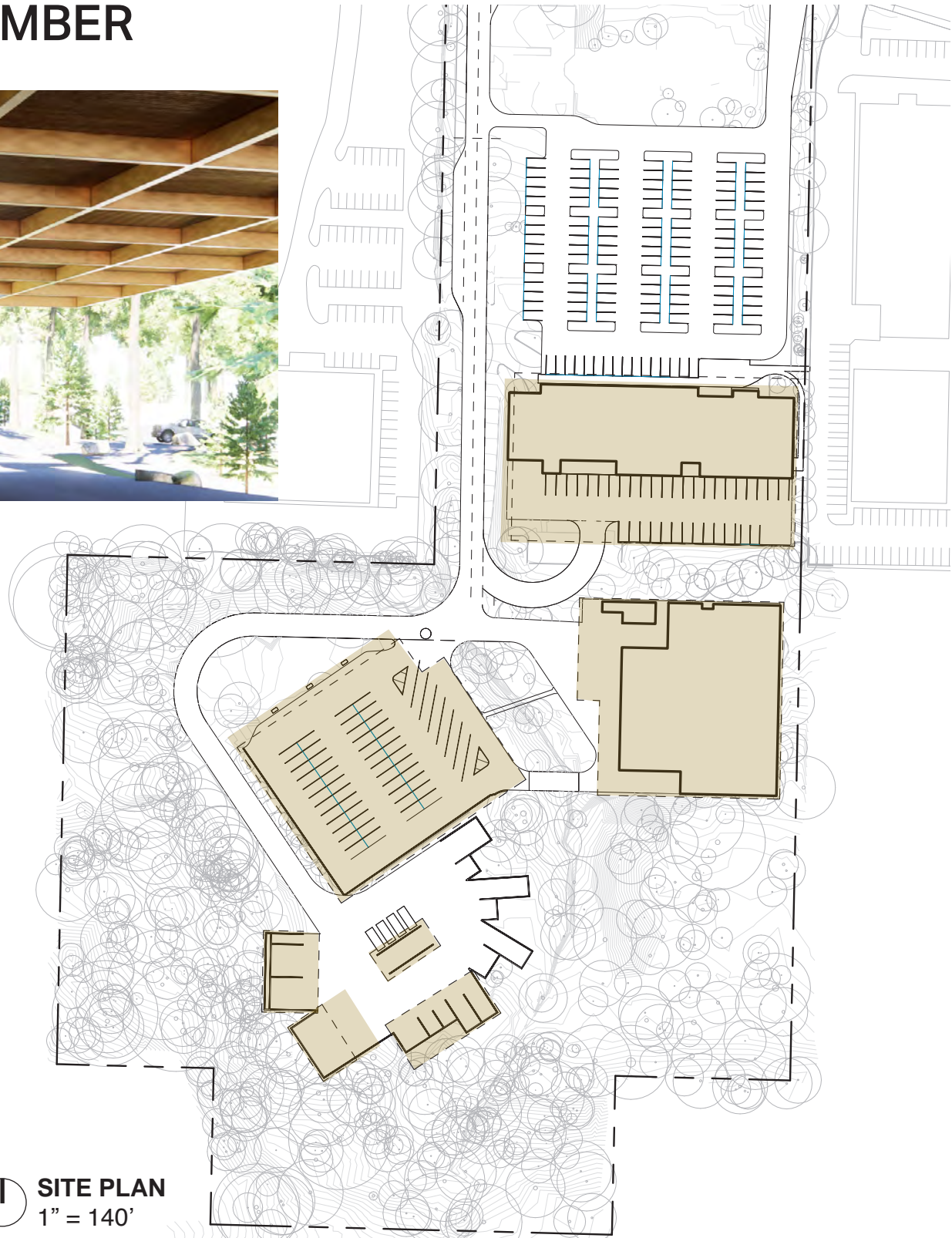
Climate Action Plan Alignment:

Mass Timber aligns with Mercer Island's Climate Action Plan GHG targets. Steel systems may align depending on the forging methods and emissions controls used during production. Concrete structures may utilize various manufacturing strategies to reduce GHG impacts but may not fully align with policy targets.

D. STRUCTURAL SYSTEMS FOR BUILDINGS AND WEATHERING COVERS

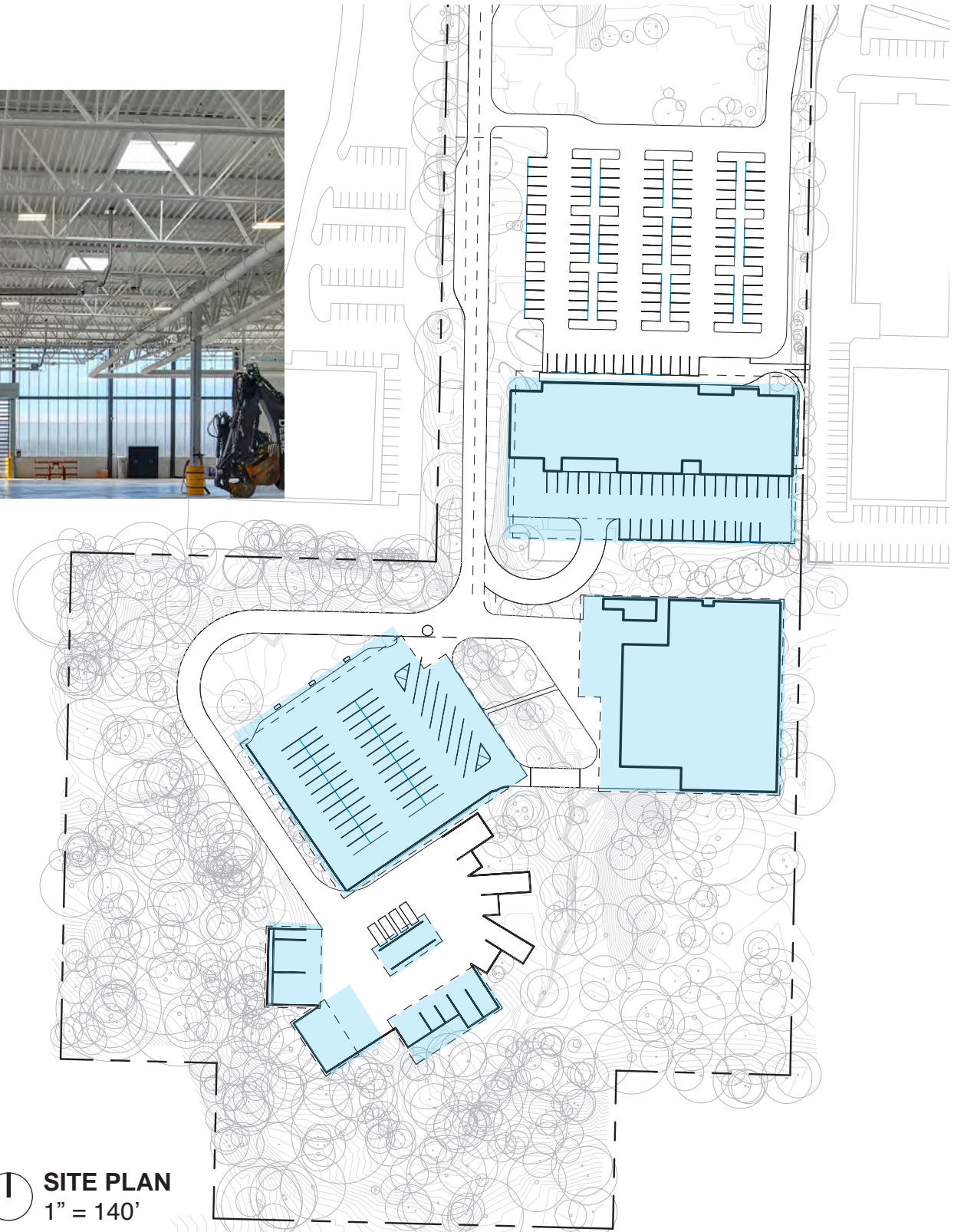
Preliminary review by the design team recommends further study into Mass Timber and Steel structures for use at each facility on-site to develop information necessary for a comparative review.

MASS TIMBER



⌚ SITE PLAN
1" = 140'

STEEL



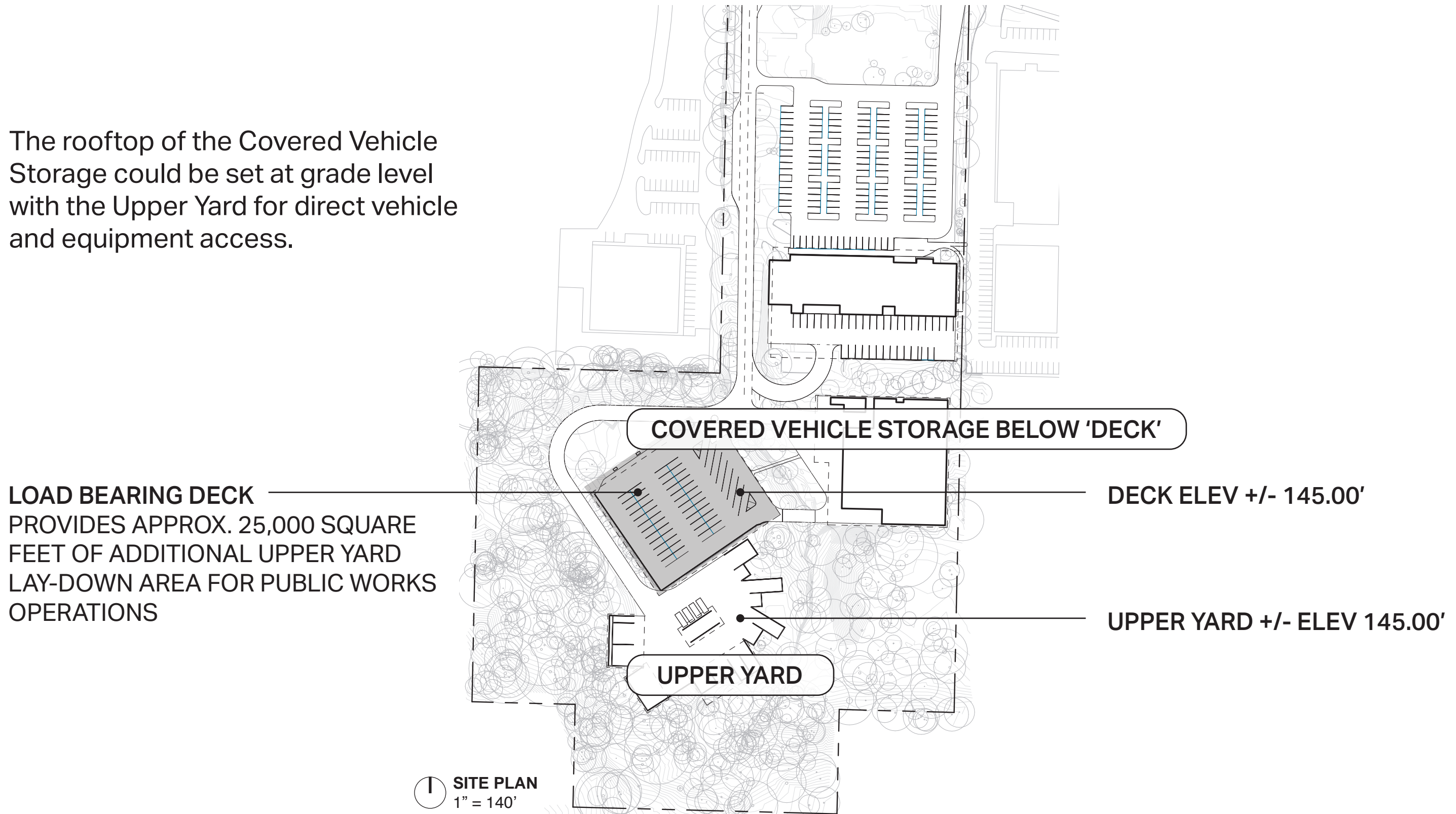
⌚ SITE PLAN
1" = 140'

E. EXPANDING THE UPPER YARD

Item 1.

With limited area available at-grade for Public Works operations, it may be prudent to design the Covered Vehicle & Equipment Storage structure as a load-bearing deck to enable use of the structure's roof for material lay-down and vehicular access.

The rooftop of the Covered Vehicle Storage could be set at grade level with the Upper Yard for direct vehicle and equipment access.



AB 6604 | Exhibit 1 | Page 147

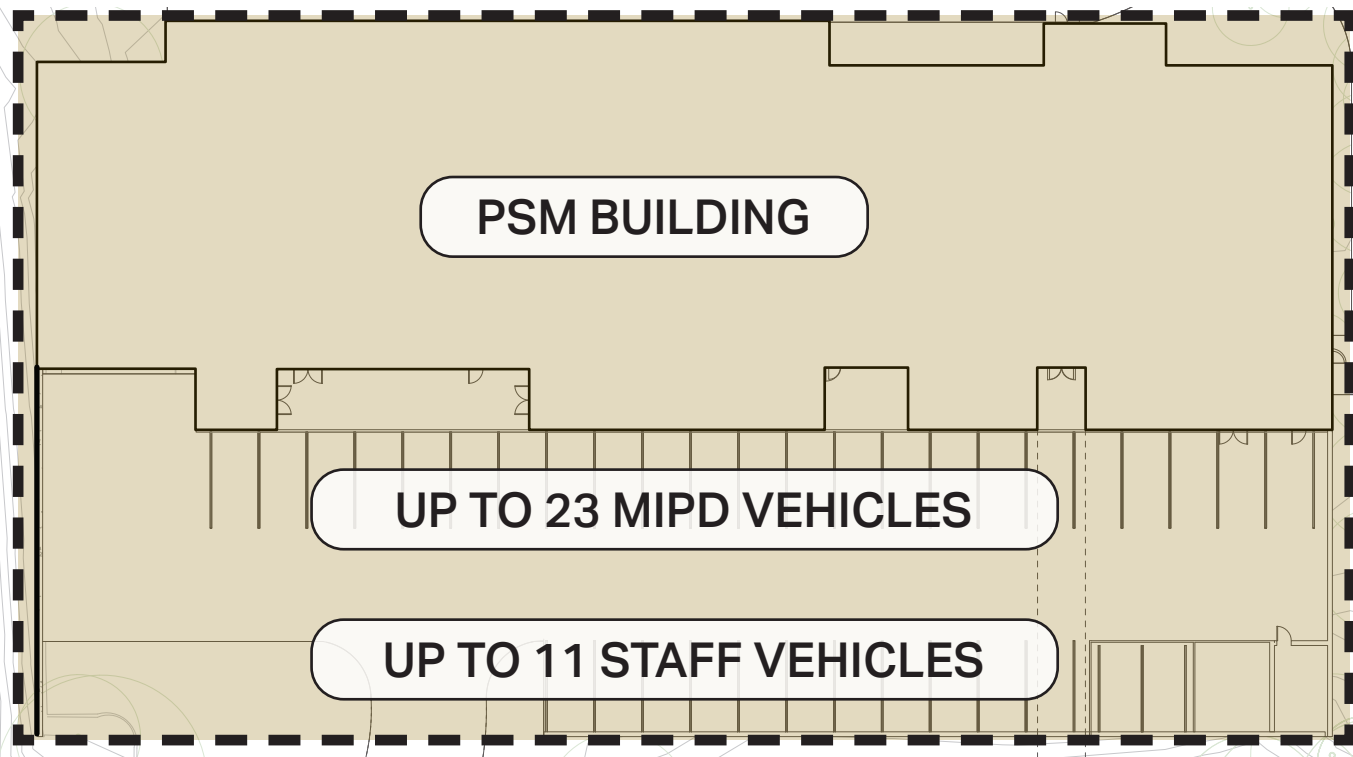
F. PSM BUILDING ROOF EXTENTS

The PSM building roof covers MIPD official vehicles, protecting those vehicles from wear, promoting efficient loading and unloading of equipment during inclement weather, and providing the necessary environment for regular and required IT maintenance of vehicle systems.

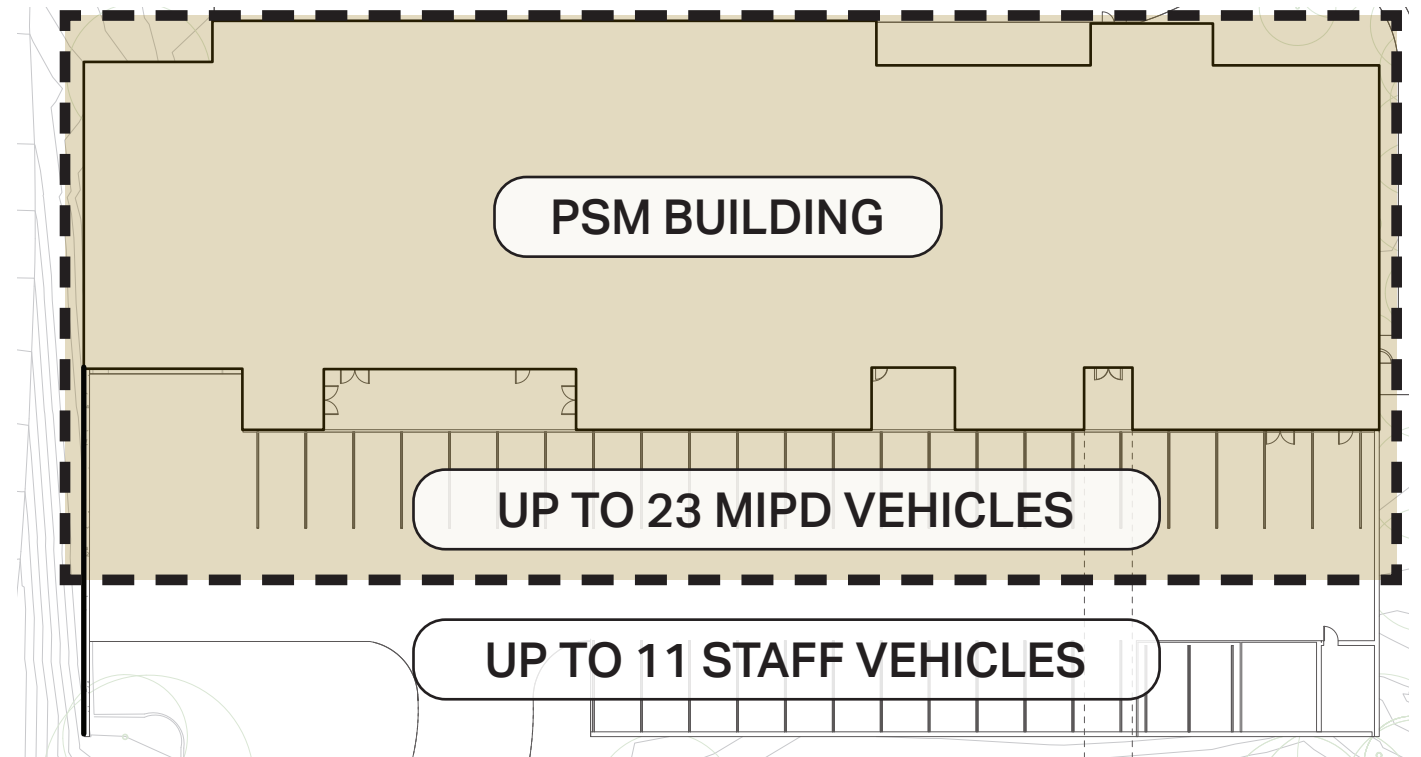
The roof also covers an area available for on-duty staff personal vehicles.

As a potential cost savings measure, the PSM Building roof may be limited to covering essential functions related to MIPD vehicles only.

COVERED PARKING FOR OFFICIAL MIPD VEHICLES AND STAFF PERSONAL VEHICLES



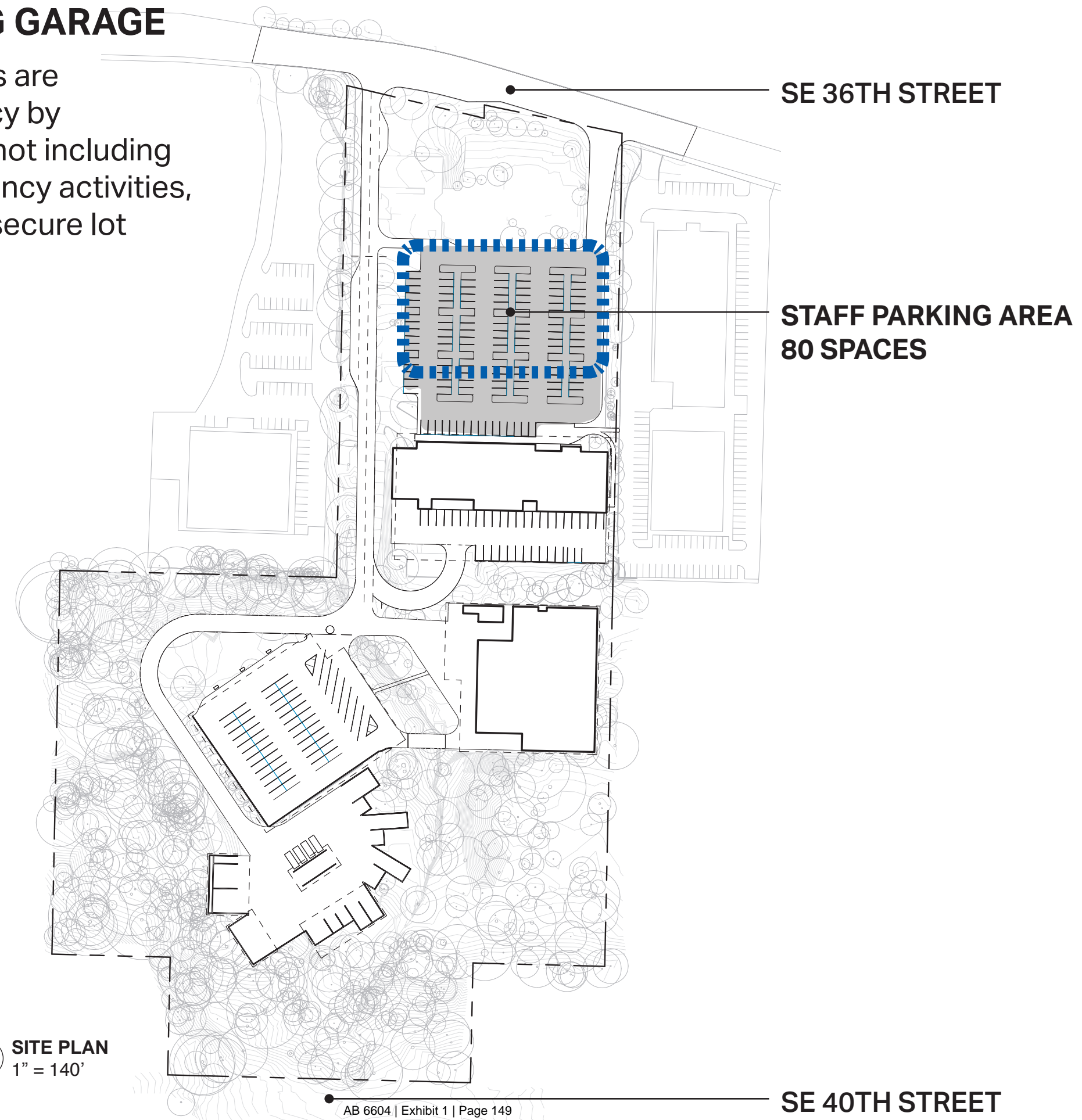
COVERED PARKING FOR OFFICIAL MIPD VEHICLES ONLY



THE RESULTING ROOF AREA REDUCTION WOULD BE APPROXIMATELY 8,000 SQUARE FEET.

G. PSM BUILDING PARKING GARAGE

The PSM and Operations Buildings are programmed for regular occupancy by approximately 80 staff members, not including public parking, parking for emergency activities, or MIPD which currently park in a secure lot behind the PSM Building.

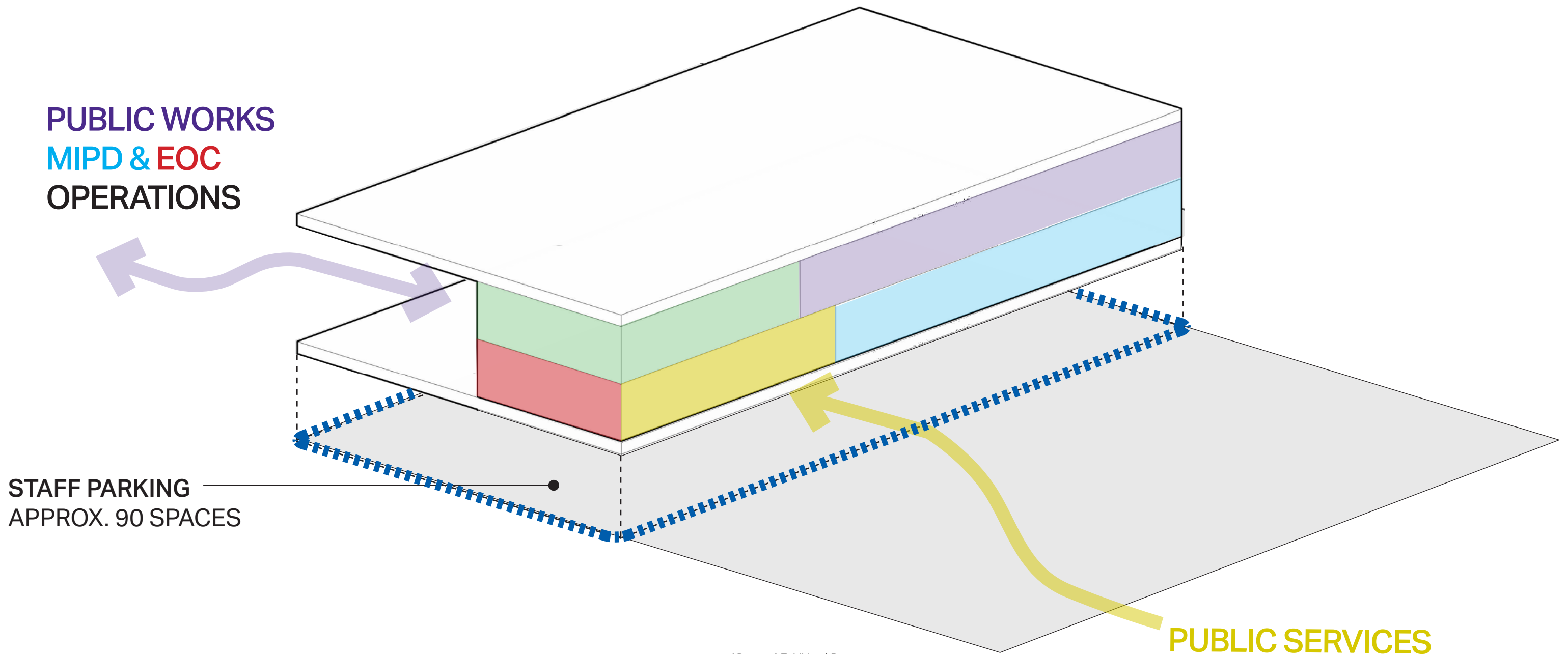


SITE PLAN
1" = 140'

G. PSM BUILDING PARKING GARAGE

It may be possible to consolidate staff parking underneath the footprint of the PSM Building. Raising the building to include a one-story at-grade parking structure would provide approximately 90 parking spaces.

This strategy would require the construction of an approximately 30,000 square foot structured parking garage, and strategies to resolve the grade relationship for public entry from the north, and staff circulation between the PSM building and the Lower Yard to the south.



Mercer Island Public Safety and Maintenance Facilities

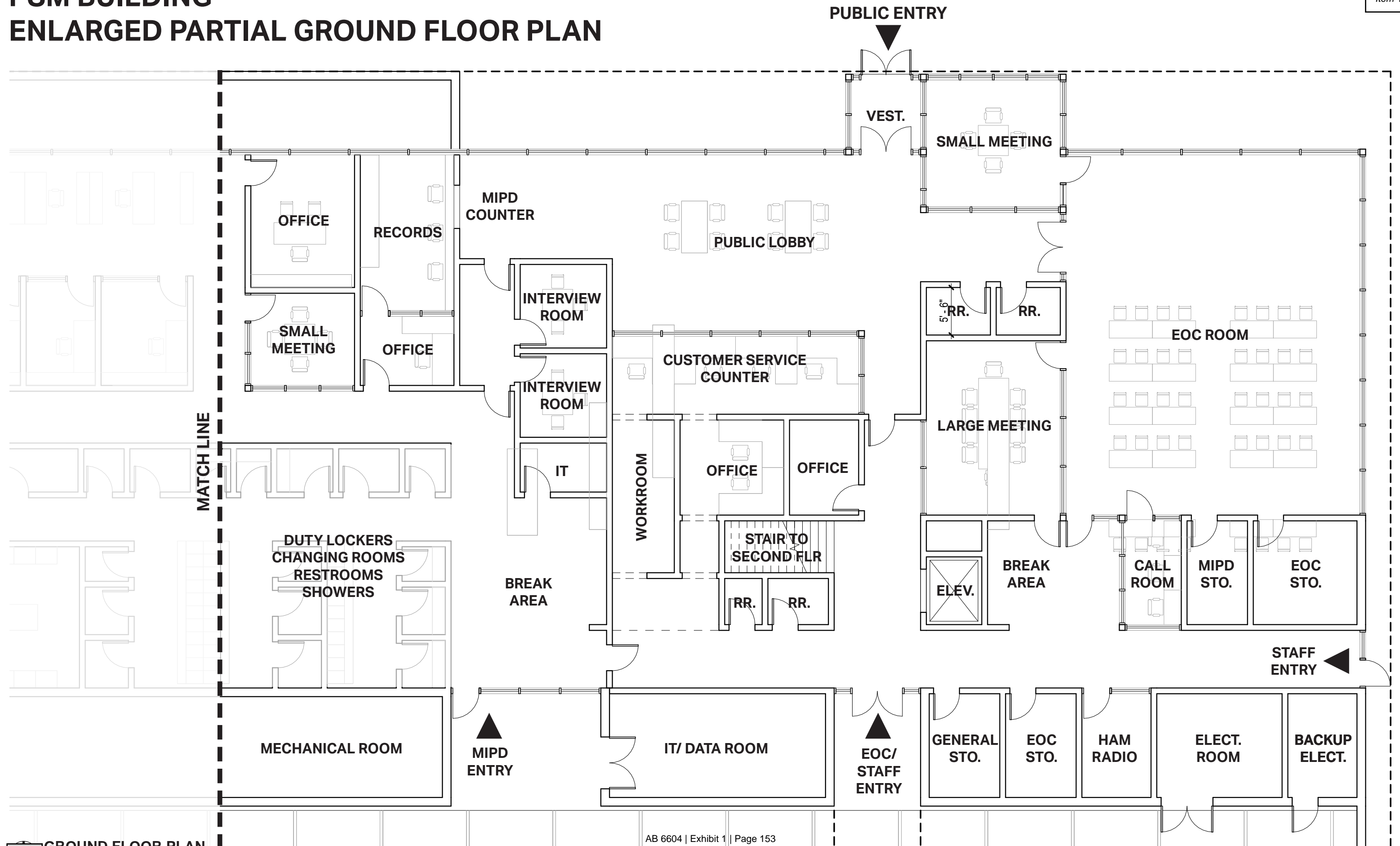


Appendix

Enlarged PMS Building Concept Floor Plans

PSM BUILDING ENLARGED PARTIAL GROUND FLOOR PLAN

Item 1.

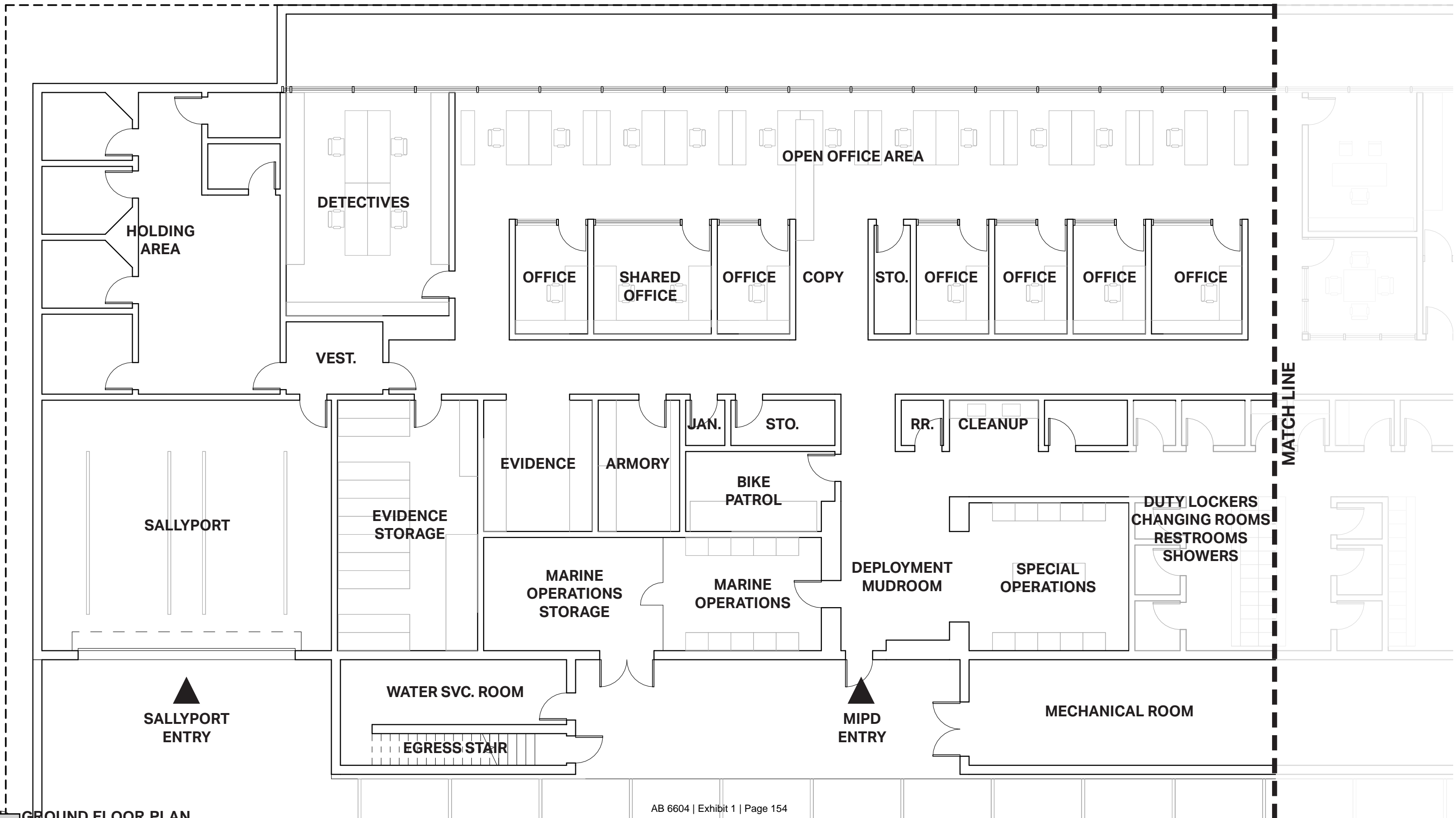


155 GROUND FLOOR PLAN
1" = 10'

AB 6604 | Exhibit 1 | Page 153

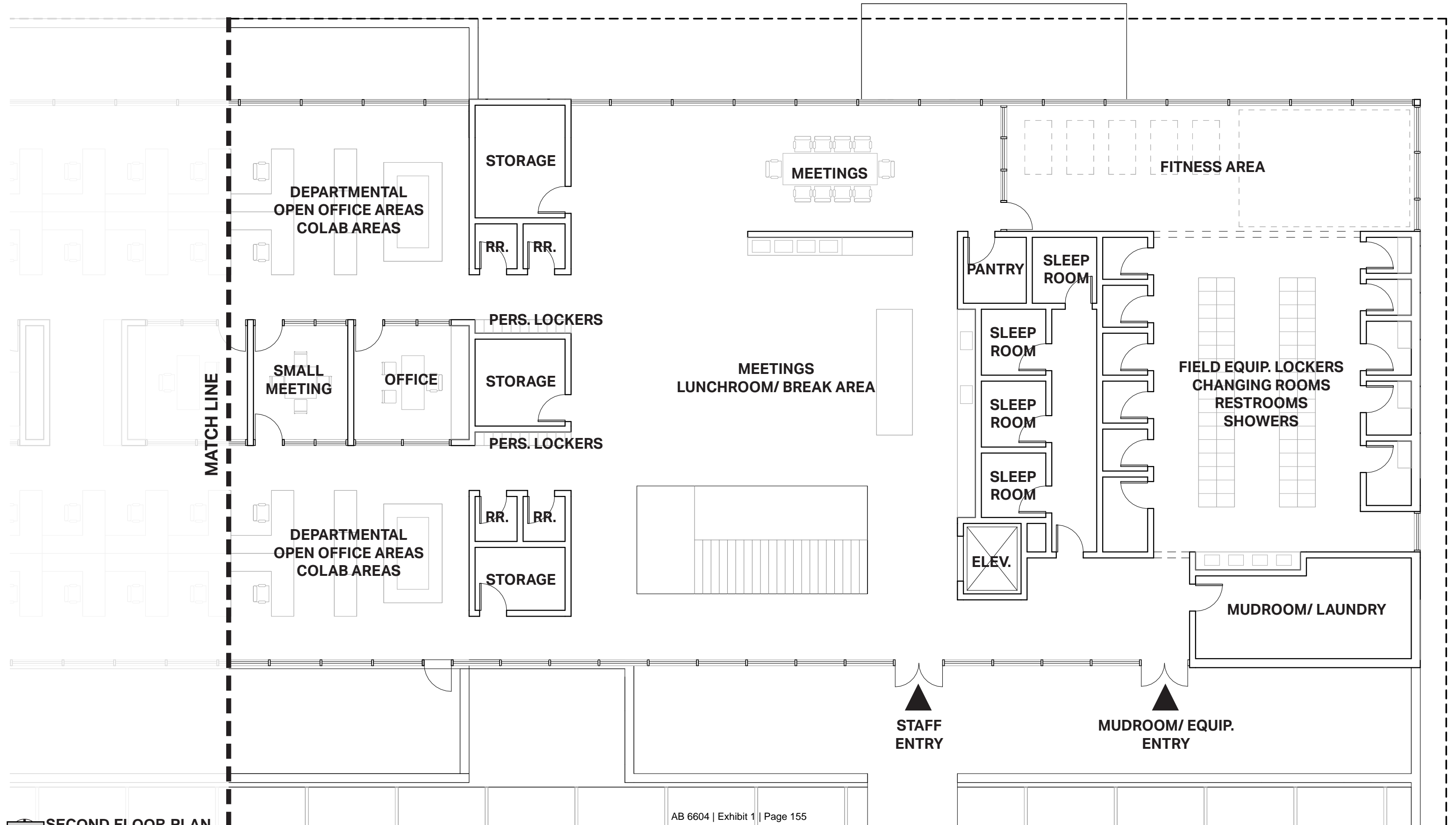
PSM BUILDING ENLARGED PARTIAL GROUND FLOOR PLAN

Item 1.



156 GROUND FLOOR PLAN
1" = 10'

PSM BUILDING ENLARGED PARTIAL SECOND FLOOR PLAN



157 SECOND FLOOR PLAN
1" = 10'

PSM BUILDING ENLARGED PARTIAL SECOND FLOOR PLAN



158 SECOND FLOOR PLAN
1" = 10'



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6605
February 4, 2025
Special Business**

AGENDA BILL INFORMATION

TITLE:	AB 6605: Water Supply Line Project Update	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Receive report and provide feedback.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Elayne Grueber, Utilities Engineer Allen Hunter, Utilities Operations Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. PRC Approval Letter 2. Overview of Water Supply Line 3. Water Supply Line Scope Area Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to provide an update on the Water Supply Line Project.

- On April 3, 2024, a leak from the Seattle Public Utilities (SPU) 24-inch diameter water supply line on Mercer Island was discovered. This is the water line that brings water to the City’s reservoirs. The City Manager issued [Proclamation No. 327](#), declaring a Local Emergency due to the reduction in the supply of incoming potable water to Mercer Island. The City Council ratified this Proclamation on May 7 ([AB 6466](#)).
- On May 1, 2024, the City Manager declared a second local emergency with [Proclamation No. 329](#) due to the reduction in potable water supply to Mercer Island caused by the leak. The City Council ratified this Proclamation on May 21, 2024 ([AB 6471](#)).
- The 24-inch water supply line was constructed in 1956. A portion of the line is located in the SE 40th Street public right-of-way and has required several leak repairs over the years.
- The City and Shorewood Apartments are the two wholesale customers served by SPU’s water supply line. The City is responsible for 97.2% of the costs associated with this water line; the balance is the responsibility of Shorewood Apartments.

- Given the overwhelming cost responsibility held by the City, and the importance of this water supply line, the City began exploring options to replace this segment of the SPU line with a stronger, earthquake resistant supply line in an alternative alignment.
- The City Council authorized staff to include design and construction of the new water supply line in the 2025-2030 Capital Improvement Plan ([AB 6530](#)).
- The new City water supply line will improve water system resiliency through the replacement of 3,500 feet of concrete cylinder pipe with 4,800 feet of earthquake resistant ductile iron pipe in a new alignment.
- The scope includes several water infrastructure improvements, as well as roadway and pedestrian enhancements to improve efficiency, scheduling, and reduce overall construction impacts.
- The City is utilizing an alternative delivery method for design and construction services (GC/CM) for this project, which was approved by the Washington State Project Review Committee (Exhibit 1).
- The estimated planning level cost for this replacement, together with the other related improvements, is approximately \$19 million.
- Design and permitting is anticipated to be completed this year, with construction schedule to begin in late 2025 or early 2026.

BACKGROUND

SPU is the sole provider of potable water to Mercer Island (Exhibit 2). In April 2023 ([AB6281](#)) and April 2024, the City was notified of major system failures on the SPU water supply line. Although circumstances for each event were different, both events resulted in major water emergencies impacting the community and renewing the City's focus to improve resiliency within the City's water system.

April 2024 Event

On April 3, 2024, the City learned that the SPU 24-inch water supply line to Mercer Island was leaking in the steep sloped area in the SE 40th Street public right-of-way, just north of where Mercerwood Drive meets SE 40th Street. Consequently, SPU crews significantly reduced and then shut off flow to the line, eliminating its use as the primary water supply line. Mercer Island received water through a smaller backup pipeline beginning April 4, 2024, and implemented emergency conservation actions due to the constrained water supply.

SPU and their specialty contractor, in coordination and collaboration with the City, completed repairs and testing, restoring flow through the SPU water supply line on August 1, 2024. The repaired section was slip-lined with approximately 1,300 feet of structural liner, reducing its diameter from 24-inches to 17.4-inches. This loss of carrying capacity was analyzed to determine the impact on the City's water supply and was deemed acceptable.

With the repair complete, the City Manager issued [Proclamation No. 344](#) ending the state of local emergencies related to the SPU water supply line leaks declared in [Proclamation No. 327](#) and [Proclamation No. 329](#).

ISSUE/DISCUSSION

Although the primary driver for construction includes the installation of a new water supply line, the project scope includes many different elements to improve construction costs, scheduling, and impacts.

New Water Supply Line

The project includes the construction of an earthquake-resistant 24-inch diameter water supply line along a new alignment (Exhibit 2). This pipe will replace a significant segment of the existing SPU 24-inch diameter concrete cylinder water line. The existing SPU line is not considered resilient in seismically active areas, even under conditions of minor slope movement. The new 24-inch water supply line is currently planned in the following alignment: connect to the SPU water supply line in the Boat Ramp area, bear north on East Mercer Way, west on SE 36th Street, and southwest along SE Gallagher Hill Road to SE 40th Street, continuing east on SE 40th to 92nd Avenue SE (see Exhibits 2 and 3).

Additionally, the project will involve upsizing an existing 12-inch water line at the intersection of 89th Avenue SE and SE 43rd Street to 24-inch pipe. The change in pipe diameter will improve the hydraulics of the supply line at this intersection and relocation of the SPU 67 master meter serving the City of Mercer Island.

AC Watermain Replacement

To minimize construction disruptions along SE Gallagher Hill Road and achieve cost savings through economies of scale, the replacement of an existing asbestos-cement (AC) water main within that roadway has been incorporated into this project (see Exhibit 3). In recent years, the City has placed a priority on removing AC pipe from the water system, and this section of AC pipe had been scheduled for replacement in 2025 under a previously planned project. Approximately 1,500 feet of existing 8-inch and 10-inch AC pipeline will be replaced, as well as the replacement of a large Pressure Reducing Valve (PRV) at the bottom of SE Gallagher Hill Road. Additionally, the project will extend the pipeline to the top of SE Gallagher Hill Road and establish a new connection at the intersection of SE 40th Street and SE Gallagher Hill Road.

Roadway Improvements

Roadway improvements will be constructed, following the water supply line installation, testing, and startup. The scope of these improvements include:

- **SE 36th Street (Gallagher Hill Road to East Mercer Way)** – Restore sidewalks removed for pipeline construction, upgrade all sidewalk ramps to meet current ADA standards, mill and repave the roadway with a hot mix asphalt (HMA) overlay, raise utilities to grade, and install new pavement markings.
- **Gallagher Hill Road (SE 40th Street to SE 36th Street)** – Construct new curb and sidewalk along the east side (downhill lane), provide a paved shoulder suitable for bicycle use on the west side (uphill lane), install a HMA overlay, raise utilities to grade, and install new pavement markings.
- **SE 40th Street (Gallagher Hill Road to 93rd Avenue)** – Construct new curbs and sidewalks on both sides, install bike lanes on both sides, install a HMA overlay, raise utilities to grade, and install new pavement markings. Together, these improvements will repave approximately 0.9 miles of arterial roadways.

These roadway projects were identified in the 2023 TIP for construction in 2025. In the 2024 TIP, due to the addition of the water supply line project, these projects are now anticipated to be completed in 2028 and 2029. These road projects are now part of the Water Supply Line Project and funded through the Street Fund.

Shorewood Apartment Connection

Shorewood Apartments is currently a direct customer of SPU and is served through a connection along SE 40th Street (see Exhibit 2). However, with the construction of a new water supply line, the existing SPU transmission line may be decommissioned, in which case Shorewood Apartments will require a new water

connection. Several options were evaluated for providing water service to Shorewood Apartments, with the preferred solution being the installation of two connections and master meters fed from SE 36th Street at 88th and 90th Avenues SE (see Exhibit 3). If these proposed connections proceed, Shorewood Apartments would need to become a direct customer of the City of Mercer Island. System modeling has confirmed that connecting Shorewood Apartments at these two locations would not adversely affect the City's water system or capacity.

Staff are seeking feedback from the City Council on the Shorewood Apartment connection. For reference, during each of the past two water emergencies, the City installed a temporary emergency intertie and provided water to Shorewood Apartments via the City's distribution system. This emergency intertie arrangement has been used periodically and has not negatively impacted the distribution system. Completing this permanent connection would allow the existing SPU transmission line to be fully decommissioned once construction of the new Mercer Island 24-inch water supply line has been completed.

Alternatively, Shorewood Apartments could continue to be fed directly from SPU through the existing 24-inch water supply line, but this would require that the entire 24-inch SPU water supply line remain in service. Staff do not recommend this option.

Remaining SPU Segment

With the design and construction of the new water supply line, there remains a segment of pipeline currently owned and operated by SPU. Without the transfer of ownership, water would be brought onto the Island via SPU's water supply line, pass through the City's new constructed supply pipe, and then travel back through a segment of existing SPU pipe (see Exhibit 3). Although this segment is currently owned and operated by SPU, the City is the sole beneficiary and user of this pipeline and is financially responsible for the operation, maintenance, and capital reinvestment of the pipe. Staff recommend pursuing the transfer of ownership for this segment from SPU to the City. As part of the transfer, the City's engineering team will perform due diligence in review of the infrastructure and anticipated costs for future replacement. Staff will return to the City Council with this information and anticipated impacts to the City/SPU contract.

Staff is seeking Council feedback regarding this proposed transfer of ownership of assets.

New Water Supply Project – Alternative Delivery

The City has selected to use an alternative delivery method to design and construct this project. The City presented the project to the state's Project Review Committee in December 2024, as required for utilization of alternative delivery methods in public works construction. The project received unanimous approval to use the Heavy Civil General Contractor/Construction Manager (GC/CM) project delivery. This alternative delivery was selected for this project due to:

- **Coordination with Multiple Entities:** This project will require close coordination with multiple entities including the City, Seattle Public Utilities, the Washington State Department of Transportation, and King County. Early involvement of an experienced GC/CM will provide valuable input throughout design, construction, and commissioning.
- **GC/CM Self-Performance:** Under the heavy civil GC/CM model, the contractor has the flexibility to negotiate up to 50% of the subcontracted work and self-perform up to 70% of the work. This allows the contractor to use their own resources, which can help control quality, improve efficiency, and reduce costs for the owner.

- **Early Contractor Involvement:** The GC/CM approach allows for early involvement of the contractor during the design phase. This can lead to better project planning, cost estimating, value engineering, and constructability reviews, all of which are crucial for the success of complex heavy civil projects.
- **Flexibility and Collaboration:** The GC/CM model promotes better communication and collaboration between the owner, agencies, contractor, and design team. This integrated approach can help address issues early and adapt to changes more effectively.
- **Accelerated Schedule:** A heavy civil GC/CM project will enable Mercer Island to accelerate the project, work across multiple permitting agencies, and complete the project sooner.
- **Risk Management:** Heavy civil projects often come with significant risks due to their scale and complexity. The heavy civil GC/CM model helps in managing these risks by involving the contractor early in the project, allowing for better risk assessment and mitigation strategies.
- **Cost Transparency:** GC/CM negotiated scopes can fall under their cost reimbursable contract so costs will be open and known early and throughout construction.

The City has completed the procurement for engineering services and is working on finalizing the contract. Concurrently, the City has released the Request for Qualifications for the Heavy Civil GC/CM and anticipates concluding this procurement over the next couple of months. Once selected, the GC/CM will be integrated into the project design phases to assist in project development, coordination, and strategies to improve the project.

Design and permitting is anticipated to be completed this year. Construction is tentatively scheduled to begin in late 2025 or early 2026, with the new supply pipe being brought into service by the summer of 2027.

NEXT STEPS

Staff anticipate that there will be several Utility Board and City Council engagement points throughout 2025 and 2026 (likely quarterly) on the design and construction schedule of the Water Supply Line Project. Once the design and construction teams are finalized, staff will return to Council with projected milestones and additional planned engagement points.

RECOMMENDED ACTION

Receive report and provide feedback.



STATE OF WASHINGTON
Project Review Committee

December 6, 2024

Jason Kintner
Chief of Operations/Public Works Director
City of Mercer Island
9611 SE 36th Street
Mercer Island, Washington 98040

Re: Public Body GC/CM Project Approval

Dear Director Kintner:

The Project Review Committee has determined that your project has met the criteria established in RCW 39.10.280 for public body project approval.

City of Mercer Island is hereby authorized to utilize the GC/CM alternative contracting procedure for the *Mercer Island New Water Supply Pipeline Project*.

If you determine that you wish to use the Alternative Subcontractor Selection Process on this project, please use the [GC/CM Project Application Supplement B](#) to apply for PRC approval.

Congratulations on obtaining project approval and we look forward to successful completion of your project.

Sincerely,

Jessica Murphy, Chair
Project Review Committee

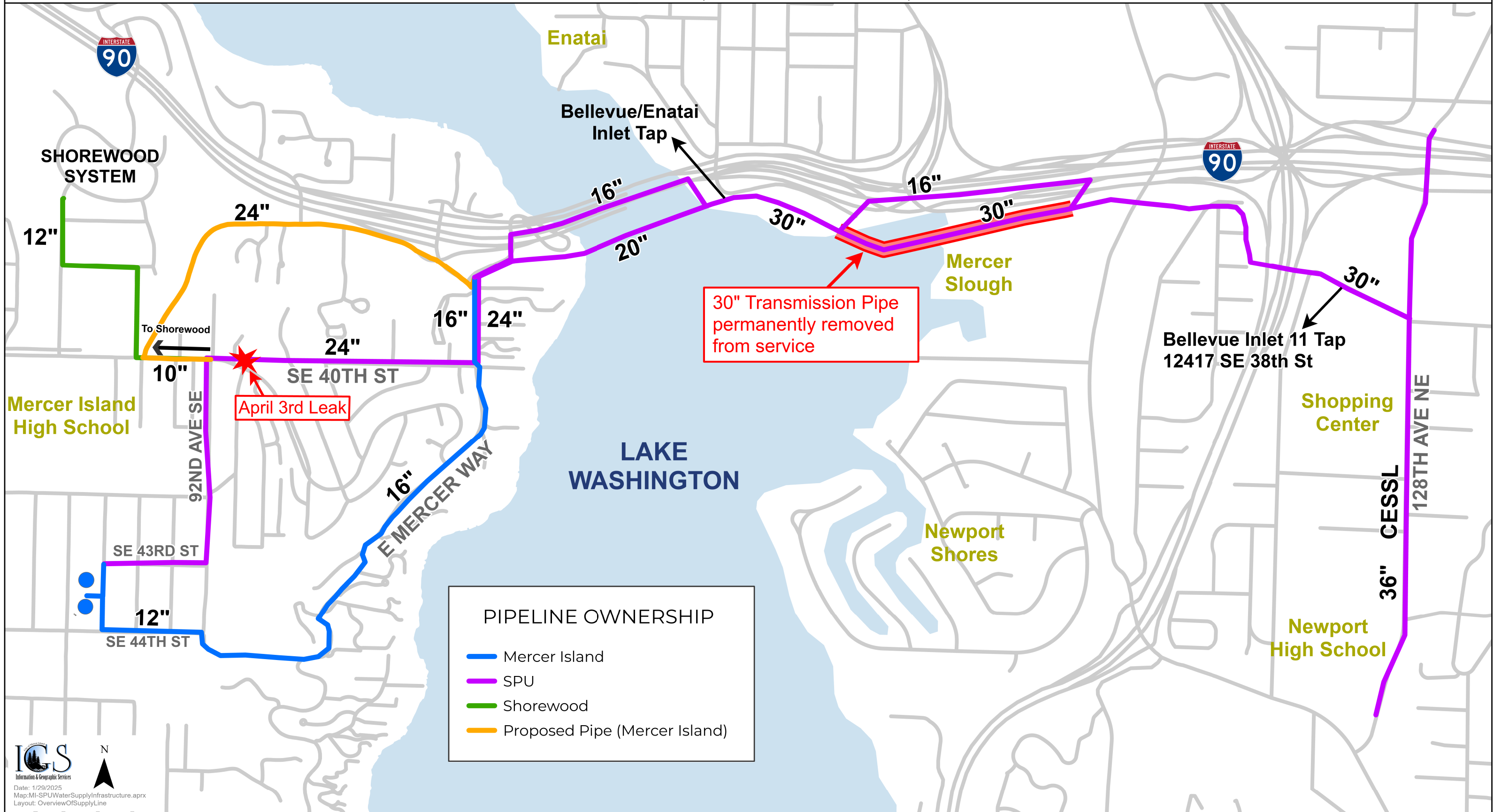
cc: Dave Johnson, Vice Chair
PRC Master Project File



OVERVIEW OF WATER SUPPLY LINE

Mercer Island, WA to Bellevue, WA

Item 2.



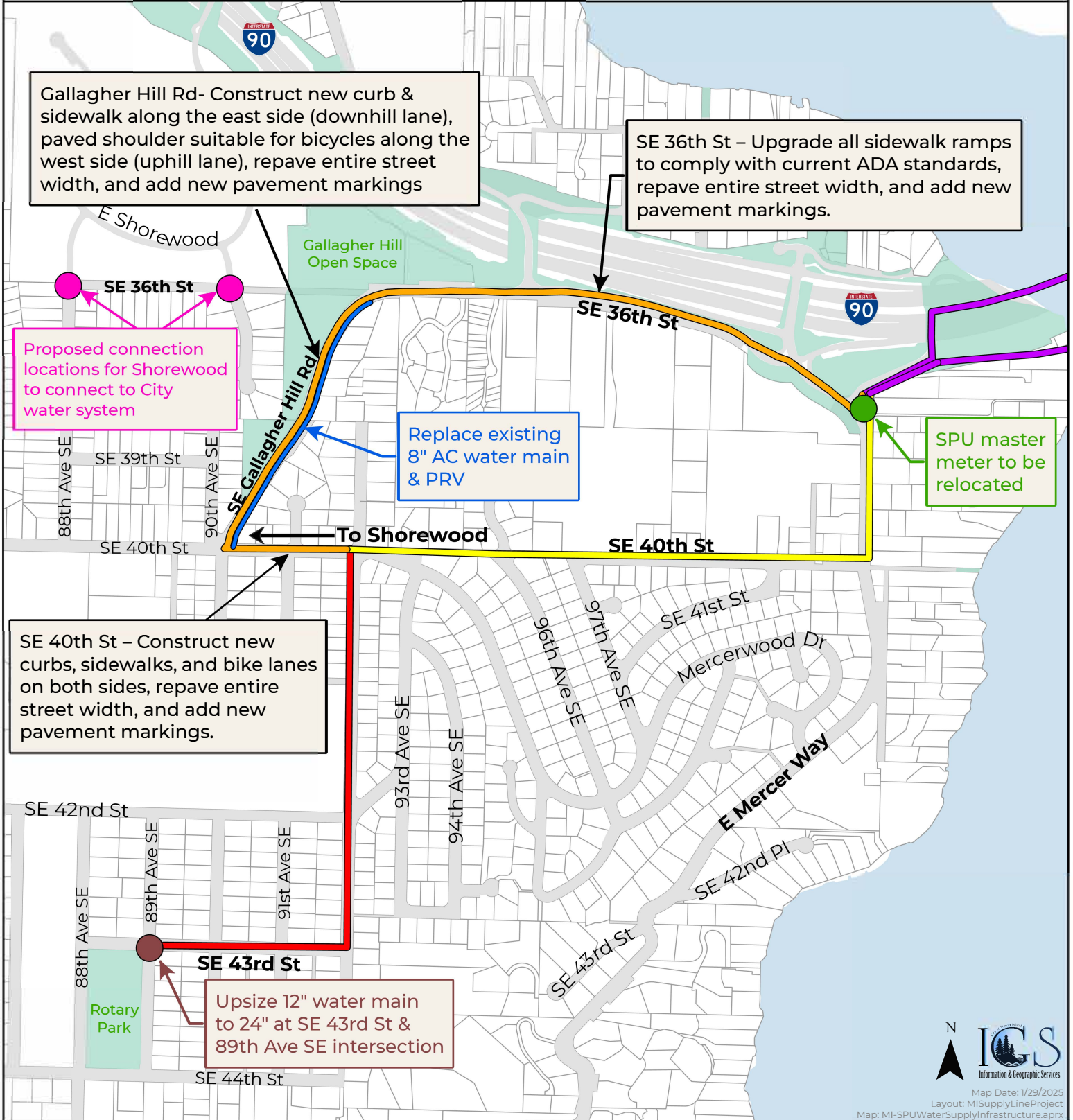
IGS
Information & Geographic Services
Date: 1/29/2025
Map: MI-SPUWaterSupplyInfrastructure.aprx
Layout: OverviewOfSupplyLine



WATER SUPPLY LINE PROJECT

Item 2.

Mercer Island, WA



- Proposed new Mercer Island supply line
- Existing SPU line to be taken out of service
- Existing Mercer Island 8" AC line to be replaced
- Existing SPU line - Proposed transfer to Mercer Island ownership
- Existing SPU line to remain in service

Information & Geographic Services

 Map Date: 1/29/2025

 Layout: MISupplyLineProject

 Map: MI-SPUWaterSupplyInfrastructure.aprx



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6606
January 7, 2025
Special Business**

AGENDA BILL INFORMATION

TITLE:	AB 6606: 2024 Community Member of the Year	<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:	Receive nominations for the 2024 Community Member of the Year award and select a nominee.	

DEPARTMENT:	City Council
STAFF:	Salim Nice, Mayor Andrea Larson, City Clerk
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Community Member of the Year Recipient History
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

This agenda bill is to receive nominations from City Councilmembers and to select a nominee for the 2024 Community Member of the Year award.

ISSUE/DISCUSSION

Each year, at the City Council’s annual Planning Session, Councilmembers nominate and select a Mercer Island resident to honor as the Community Member of the Year for the previous year. The selected nominee is honored at a future City Council meeting. Past recipients of the award are listed in Exhibit 1.

Section 3.3(F)(3) of the City Council Rules of Procedure outline the current criteria for nomination and selection of the Community Member of the Year as follows:

The Community Member of the Year is an annual tradition of recognizing an individual or group (“honoree”) who is otherwise unrecognized for his/her/their contributions to making the Mercer Island community a great place to live and work. The honoree shall be selected based on the following criteria:

- a. Significant service accomplishments within the past year,
- b. The quality, scale, and duration of the benefits to the community resulting from the accomplishments,

- c. The amount of time and energy devoted to the community beyond the scope of normal responsibilities,
- d. The nature of the challenges faced and overcome by the honoree, and
- e. The extent of previous recognition received by the honoree (e.g., the nominee is an “unsung hero”).

NEXT STEPS

Following the City Council’s selection of a nominee, staff will invite the nominee to an upcoming City Council meeting for formal recognition.

RECOMMENDED ACTION

Receive nominations for the 2024 Community Member of the Year and vote to select one nominee for the award.



CITY OF MERCER ISLAND COMMUNITY MEMBER OF THE YEAR AWARD RECIPIENTS

2023

The 2023 recipients are **Doris and James Cassan** and **Cantor Bradlee Kurland**. Both James Cassan and Cantor Bradlee Kurland passed away in 2023. Doris Cassan and her family and the Kurland family received the awards posthumously for Mr. Cassan and Cantor Kurland.

Doris and James have a long history of community involvement on Mercer Island since moving to the Island in 1967. Doris and James give back to the Mercer Island community through volunteer work, big-hearted donations, and sponsorships for a multitude of organizations and events. Doris served on the YFS Advisory Board for many years and the City is especially thankful for the Cassan's consistent and generous support of the MIYFS Foundation which directly supports the Youth and Family Services Department.

Cantor Bradlee Kurland had a long history of community involvement on Mercer Island as the cantor and music director for Herzl-Ner Tamid Conservative Congregation from 1984 to up until his passing in 2023. During his 39 years at Herzl-Ner Tamid, he officiated at countless life cycle events for congregants, - including weddings, Bar and Bat Mitzvahs, baby namings and funerals. Cantor Kurland continued to give back to the Mercer Island Community by freely practicing the Jewish custom of hachnasat orchim (welcoming guests) at every opportunity.

2022

The 2022 recipient is **Lola Deane**, for her long-time and wide-reaching support for the Mercer Island Community. She was a Mercer Island resident from 1957 - 1985, and during that time, she was the original owner of Island Books, helped found the Mercer Island Community Fund, helped launch the City's Youth and Family Services Department, and was active in the development of Dragon Park alongside her husband, which was later renamed Deane's Children's Park. Deane later returned to Mercer Island in 2019 and continues her lifelong passion for volunteering, currently with the Mercer Island Thrift Shop three days a week.

2021

The 2021 recipient is **Avi Schiffman**, for his efforts to make data on COVID-19 easily accessible to the global community. Avi built the nCoV2019.live website while he was a student at Mercer Island High School, which became one of the most popular information hubs tracking COVID-19 cases around the world. He spent countless hours working on the website and ensuring the information was accurate and current. He also turned down offers from advertisers to ensure nCoV2019.live remained ad-free and unbiased.

Avi is a champion for the web as a free source of information and data and he has continued to create sites that track and provide information. One of his recent projects is a collaboration on the Ukraine Take Shelter website, which connects Ukrainian refugees

with potential hosts in neighboring countries. Avi hopes his work is an inspiration to other young people and shows that they too can make a difference. Through Avi's innovation and drive to problem solve, he has positively impacted the global community.

2020

The 2020 recipient is the **Mercer Island Community Fund (MICF)**. MICF exemplifies the very best of our community. When the adverse impact of the Pandemic was gripping our community along with the rest of the world, the MICF Board of Directors was among the first to step up to organize the community and to help those most hurt by the Pandemic. MICF showed the love that we need to have for each other especially during challenging times and illustrated the resiliency of our community. MICF led the way in collaboration with other groups in organizing and launching the WeLoveMI COVID Relief Campaign. This campaign continues today and has raised over \$260,000 for small businesses on the Island, and nonprofit organizations on the Island.

MICF was incorporated in 1985. In the past 35 years, it has raised over a million dollars for grants to community organizations that are involved in the arts, environment, community development, recreation, social services, education, and health. Led by an all-volunteer Board of Directors, who are Mercer Island residents, MICF allows Islanders to invest in a healthy and vibrant community to improve the quality of life on Mercer Island.

2019

The 2019 recipients are **David and Kendra Uhler**, who have gone above and beyond to make the Mercer Island community a great place to live. They accepted their award online during the July 21 (2020) Council Meeting, held by video conference due to the COVID-19 Pandemic.

Not only have the Uhler's given their own time and talent in 2019, but they have also been instrumental in coordinating a variety of all-volunteer efforts in response to the 2020 Coronavirus pandemic. David has led City volunteers in responding to calls of service from our most vulnerable residents, distributing masks to every citizen in need, and assisting the Youth and Family Services Department with donations management. The Uhlers volunteered more than 500 hours during the Pandemic alone and are truly committed to the Mercer Island community - the depth and consistency of their support for all of their neighbors is commendable and deeply appreciated.

2018

The 2018 recipients are **Lisa and Rino Caruccio**, who have been greatly involved in the community since becoming residents in 2006, and who opened a unique state-of-the-art culinary event center (Caruccio's) in the Town Center in 2017 to expand their community support and involvement. Their children went through the Mercer Island Schools and have been involved in the City's VOICE service program, National Charity League, and high school sports. The Caruccio's are St. Monica parishioners, regular donors to Mercer Island Youth and Family Services, and key donors to the Mercer Island Schools Foundation.

Through their event center, Lisa and Rino are happy to nurture the community and

encourage people to build relationships and treasure them. For example, they employ Fare Start employees, helping people with barriers to employment get the skills they need for a real career; prepare and donate 20 full Thanksgiving meals for Mercer Island Youth and Family Services; support local youth and schools by offering a special rate for school organizations; create an inviting space for “Celebration of Life” events on the island; and host the popular Wine Wednesday event, bringing 150-200 people together for food, wine, and live music at community tables. Lisa and Rino also take special care and interest in their senior friends across the street at the Aljoia retirement community, know them by name, and make sure they always feel treated like royalty. The Caruccio’s are truly passionate about and committed to the Mercer Island community - the breadth and depth of their support for the people and the culture on this Island is commendable and deeply appreciated.

2017

The 2017 recipients are **Laurie and Victor Raisys**, who have made a significant impact on the community as residents and as owners of Island Books. As third generation Islanders, Laurie and Victor bought Island Books in July of 2015 after careers at Microsoft and have worked diligently to preserve the sense of community found at the bookstore and enhance this local legacy ever since.

Supporting the Mercer Island community and giving back to local organizations is second nature to Laurie and Victor. They have sponsored special events like the Mercer Island Youth and Family Services Giving From The Heart Breakfast & Shopping Day, the Mercer Island Schools Foundation Breakfast, the Farmers Market, Summer Celebration, and supported the local business community through the Mercer Island Chamber of Commerce, where Victor is a board member.

2016

At the June 5, 2017 Council Meeting, the Council named **Terry Moreman** as 2016 Citizen of the Year. She has advocated for Mercer Island residents big and small. She has appeared at numerous City Council meetings and served on countless boards and committees. She has influenced the decision-making process on everything from school functions to Town Center's revitalization.

Terry is a 38-year Island resident and served as the Executive Director of the Mercer Island Chamber of Commerce for over 25 years, producing well-received events like Town Center trick-or-treating and Art UnCorked. In addition to building a strong and respected business core in Mercer Island, she has also played a significant role in the success of so many organizations: Historical Society, Sister City Association, Farmers Market, Boys and Girls Club, PTA, Mercer Island Preschool Association, Community Fund, and the Mercer Island Schools Foundation.

2015

At the July 5, 2015 Council Meeting, the Council honored **Nancy Stewart** as the 2015 Citizen of the Year. Nancy Stewart moved to Mercer Island in 1981, with her husband Judge Wayne Stewart, and has used music and songwriting to build local community and bring generations together ever since. She’s known for enthusiastic appearances at all

manner of Island festivals and events, in the library, the local bookstore, and City's community center. Her Sing With Our Kids program began as a pilot project on Mercer Island in 2012, in which she created, tested, and documented singing events that foster early learning and literacy, while connecting children to their surroundings. Her program goal has always been to create a national model that any school, library, family or community can use – free of cost.

Nancy explains her passion: “Musicians don’t choose to become musicians. It’s what they are. What they are born to be. Music chooses them. It’s not about money; it’s about loving music. It’s about getting to share something that they love more than themselves.”

2014

Council selected **Roger and Nancy Page** -owners of Island Books- as 2014 Citizens of the Year. Founded in 1973 by Lola Deane, Island Books was already a beloved fixture in the community when Roger Page came to work there as a part-time Christmas gift wrapper in 1984. Intrigued by the business, Roger was soon promoted to bookseller, then floor manager, and in 1991 he offered to buy the store. The Pages' business and personal goal is to serve the community in a welcoming and caring manner, which includes hosting special events and countless fundraisers over the years. Many Islanders, for example, will recall the 2,000 midnight attendees at a Harry Potter release, with bookstore staff in costume. To date, the Pages have raised more than \$300,000 in donations to a variety of community causes, are widely known by many Islanders.

2013

This year, the Council selected **Mercer Island Preschool Association (MIPA)** as 2013 Citizen of the Year. Founded in the 1920's, MIPA was one of the first community groups to organize on the Island and has maintained an enduring focus on education and advocacy, community building and parks. As a group of volunteers, its guiding principle is an unswerving commitment to the education and well-being of children from birth through Kindergarten, often working in conjunction with the City. For example, in partnership with the City's Youth and Family Services Department, MIPA provides funding for pre-school scholarships for families in need; and with the City's assistance, MIPA supports emergency preparedness in the preschools. And annually MIPA recognizes an outstanding preschool teacher via its Exceptional Educator award. In October 2013, the City opened a very special, ADA-accessible, remodeled playground at Luther Burbank Park which celebrates the importance of play for children of all physical abilities: MIPA provided design assistance and almost \$100,000 in donations toward the project. In its 80+ years of existence, MIPA has been a tremendous contributor to the sense of community all Islanders enjoy, and fully deserves this honor.

2012

The City Council selected **Fran Call** as 2012 Citizen of the Year in honor of her extensive service to the community. For 26 years Ms. Call taught English, history and outdoor fitness at the Junior High and Middle Schools on the Island and is known for her motivational talents and no-nonsense but caring nature. Always an outdoor enthusiast, she developed a legendary outdoor fitness program, a "*P.E. Plus*" class, that had kids running, bicycling, hiking, canoeing, and learning survival skills. Motivated students could

even join an annual self-supported bike ride led by Ms. Call to various destinations across the country. Since her retirement 20 years ago, Fran hasn't even considered slowing down, instead starting a walking group for people over 55, offered through the Mercer Island Parks and Recreation Department.

2011

The City Council presented the 2011 Citizen of the Year award to **Dr. Michael Copass**. He is one of the founding fathers of the Medic One Program – a medical system that Medical Professionals worldwide continue to study and emulate. For thirty-five years, he was the Director of Emergency Services for Harborview Medical Center – the only Level 1 Trauma Center in a five-state region. He continues to be the Medical Director of Medic One for the Seattle Fire Dept, and the UW Paramedic Training program which trains ALL of the paramedics in Seattle and King County. Dr. Copass founded Airlift Northwest in 1982, a nonprofit air ambulance service that is unrivaled anywhere in the United States and is responsible for saving thousands of lives. Dr. Michael Copass is a legend in the Fire and EMS community. He has demanded excellence from those that have worked for him or in his programs. His work ethic and devotion to patients is legendary. No single person has done more for the health of this community than Dr. Copass.

2010

The City Council chose **Susan Kaplan and Terry Pottmeyer** as the 2010 Citizens of the Year for their decades of selfless service to the Mercer Island community. Susan and Terry chaired the Mercerversary 50 Committee in 2010 and helped provide a wonderful celebration that acknowledged the past and welcomed the future. Months of preparation, planning, and effort went into creating the anniversary event. A website was created to post stories and lists of longtime residents, a brief history of the Island, and celebration events. A hugely successful birthday party was planned with special recognitions of 80+ year residents and welcomes extended to those who had just arrived. Cakes were cut, candles blown out, and many recognitions were given to those instrumental in the development of Mercer Island as a City.

Susan and Terry have both been active in PTA at every level, from the Preschool Association to the Mercer Island High School and received recognition and numerous awards for their work. They have both been board members and the President of Mercer Island Schools Foundation, the Mercer Island School Board, and the Mercer Island Community Fund. They have been members of the Committee for Mercer Island Public Schools (CIMPS) and the committee to raise money for the new Mercer Island High School Band uniforms. Susan and Terry have both been involved in the MIYFS Foundation and the Mercer Island Youth & Family Services Giving from the Heart Breakfast steering committee. Both Susan and Terry work to build a strong community. They make community connections, start, and follow through with new initiatives, and have given countless hours and selfless acts to the betterment of our community.

2009

The City Council presented the 2009 Citizen of the Year award to **Blair Rasmussen**, executive director of the Mercer Island Boys & Girls Club and former NBA player, in honor of his service to the community's children and families. The award recognizes

Rasmussen's leadership as executive director of the Mercer Island Boys & Girls Club, where he spearheaded the development and construction of the PEAK youth facility. The 41,300-square-foot PEAK facility will house the new Mercer Island Boys Girls Club, a teen center, infant and childcare centers, and a multi-sport field house. The \$15 million facility opened in August 2010. Prior to heading the PEAK project, Rasmussen helped lead the remodel of St. Monica's, sat on the board of the Boys and Girls Club, and coached a number of Island youth sports teams. A 15-year resident of the Island, Rasmussen and his wife, Sarah, have five children, Christine, Sam, Sabrina, Joe, and Jack.

2008

The 2008 Citizen of the Year Award honors not one, but dozens of Island residents. On Monday, July 6, 2009 the Mercer Island City Council announced "**the organizers and volunteers of the inaugural 2008 Mercer Island Farmers Market**" as the much-anticipated Citizen of the Year. This group was recognized for their contributions to providing a vibrant community setting that offers fresh, locally grown foods, promotes and supports sustainable agriculture, and connects residents to each other and to local farmers. The Mercer Island Farmers Market enables residents to purchase local food from local farmers and in doing so, contribute to the local economy.

2007

"Tonight we honor a fixture in our community who has been involved in almost everything for decades," said Mayor Jim Pearman in naming **Jim Trombold** the 2007 Citizen of the Year on June 16, 2008. In addition to being a respected physician and Rotarian, Trombold was a community activist, environmentalist, and defender of Mercer Island parks.

Jim was a Rotarian who served as president from 2005 to 2006, the chair of the Planet Earth committee, an avid lover and defender of the Mercer Island parks system. He fought to preserve and improve Mercerdale Park, including the establishment of a group native garden. He helped set up the display of crosses at Mercerdale Field by Vietnam Veterans against the war in Iraq. In 2005-06, when he was president of MI Rotary, he helped expand support for the Half-Marathon to raise money for colon cancer awareness.

2006

Longtime Mercer Island residents, **Margaret and Kenneth Quarles** were chosen as the 2006 Citizen of the Year for their generous and selfless contribution to the City's park and open space system this year. The Quarles' were the owners of pristine open space located west of East Mercer Way and adjacent to Pioneer Park. In 2006, the Quarles agreed to transfer this rare open space property consisting of nearly 7 acres to the City of Mercer Island in order to preserve this property for park and recreation purposes.

This significant gift to the City will serve as a lasting legacy to the family's strong ties to the Mercer Island community and represents their strong desire to preserve the property from potential future development while providing recreational trail opportunities for future generations.

2005

The City Council chose **Ben Wolfe** as the 2005 Citizen of the Year. Ben was hired by the Mercer Island School District in 1963. For his first two years he taught French. In 1965 he was appointed as the Vice Principal of North Mercer Junior High. He worked in that position until 1980. During his time at North Mercer Junior High, Ben was in charge of much of the disciplinary process, as the Vice Principal. He was a very stern administrator as far as following the rules and the law. Ben developed a very close working relationship with the police and fire departments during this time. His quick wit and outstanding personality were always a hit.

Ben used to refer to himself as the “Captain of the North Precinct” because he felt as if he was the cop in the school for us at the Junior High School. Soon this nickname spread, and Ben was proud of this nickname. Ben would call the department and say this is Captain Wolfe from the North Precinct and I have one in custody for you. In 1980 Ben was appointed as the Director of Maintenance Operations for the Mercer Island School District. He worked in this capacity until he retired in June of 1992. Ben had 36 total years of working in the field of education, 29 of which were with Mercer Island. Ben made several trips to Europe and enjoyed talking about his experiences there. A good joke or war story usually started the meetings he attended serving as a citizen volunteer on the City’s Police and Fire Disability Board. Ben served 15 years and was the Board Chairman for many years.

2004

He’s been called the godfather of Puget Sound transportation and credited with coining the phrase “we don't want to hear it, see it or smell it” as a condition of Interstate 90's expansion across the Island. His colleagues have said that “He's flunked retirement several times”, with a career in public service that has spanned six decades **Aubrey Davis** is honored with the 2004 Citizen of the Year Award.

Aubrey first moved to Mercer Island in 1960 and was elected to the Mercer Island City Council in 1968, remaining on the Council until 1978. He served as mayor for two terms from 1970 to 1973. Throughout the years since leaving the Mercer Island City Council, he has headed the regional office of the U.S. Department of Transportation and has led the federal Urban Mass Transit Administration.

He served 32 years on the Group Health Board of Trustees, including eight terms as chair and in 1988, was named president and CEO of Group Health a position he held for four years. Aubrey retired after serving more than 12 years on the Washington State Transportation Commission and remained active on the transportation committee at the Puget Sound Regional Council and on the committee reviewing the options for replacement of the Highway 520 Bridge. He also served on the Citizens’ Oversight Panel monitoring Sound Transit.

2003

City Council members honored **Myra Lupton** for being an involved citizen in every sense of the word. She was complimented for being an independent thinker. Mayor Alan Merkle said. “She is one person who has been able to praise and criticize in one breath, and we

feel good about both.” Ms. Lupton retired from teaching English in January 1992 after 31 years with the Bellevue School District. She has been active in numerous civic committees on Mercer Island, including the local chapter of the League of Women Voters.

2002

Jan Deveny was chosen as Citizen of the Year for 2002 in recognition of his 28 years of service as Mercer Island’s Public Safety Director. His law enforcement career spanned almost 40 years, during which he was President of the Washington Association of Sheriffs and Police Chiefs and active in the International Association of Chief of Police. He was a tireless supporter of Special Olympics and co-founded the Washington Law Enforcement Torch Run.

2001

The 2001 Citizen of the Year was **Eugene Ferguson**. Eugene “Gene” Ferguson received the Council’s appreciation for his 25 years of service to the children and families of Mercer Island. As Band Director and long-time music educator, Eugene worked tirelessly to introduce music into the lives of thousands of Mercer Island students. He made great contributions to the success of the music program in the Mercer Island School District bringing it national, state, and local acclaim.

2000

Don Cohen received the 2000 Citizen of the Year award for his decade of service on the Mercer Island Planning Commission. Having served as its Chairman for four years, Don contributed to the development of many important pieces of land use legislation including the Mercer Island Comprehensive Plan, Critical Lands Ordinance, Mega-House Ordinance, and the Unified Land Development Code. Don garnered respect for his experience, sense of fairness, environmental advocacy, leadership, and legal knowledge.

1999

For the second year in a row, the Citizen of the Year award went to a large group -- the **Aircraft Noise Abatement Committee**. This group of over 260 citizens vigilantly opposed operational and policy changes proposed by the Federal Aviation Administration that would cause increased aircraft noise over Mercer Island. Committee members: **Ira Appelman, Charlie Barb, Jim Gilchrist, Carol Heltzel, Tom Heltzel, Lorelei Herres, Tom Hildebrandt, Elizabeth Huber, Françoise Martin, Maxine Misselwitz, Ted Misselwitz, Phil Ohringer, Fran Ohringer, Kevin Peck, Sue Stewart, and Nick Vedder.**

1998

The Clergy Association was chosen because the Council was so appreciative of their overwhelming support and advocacy for affordable housing. This group was not used to taking political or public stands and yet became a moving force in our community. Their support culminated in the purchase of Ellsworth House in 1999. They also had developed a chaplain support group for the Public Safety Department. Association members: **Bill Clements, Woody Carlson, Paul Fauske, Wynton Dunford, David Rose, Lisa Gelber, Richard Johnson, John Bowman, Carla Berkedal, Randal Gardner, Jack Olive, Eric Newberg, Jeff Holland, Michael Bush, Frederic Harder, Susan Price, Dale Sewall, Jean**

Davis, John Fellows, Kimbrough Besheer, and Marlow Schoop.

1997

Pat Braman was active for many years as a teacher and union activist. But her nomination came from a year of devoting personal time to bring the Youth Asset training to Mercer Island Schools. This program was part of another position she held as the City's only representative on the Community Network of Mid-East King County. These Networks were formed by the legislature to meet the challenge of increasing youth violence and teen pregnancy. Pat's work on both these projects took time and energy to find funds from the private sector and to advocate for people in the community to get trained to be more supportive of kids.

1996

Faye Whitney was honored for her 20 years of service to seniors and youth on Mercer Island. She had just completed Blossoms and Burgers, an event that partners the seniors at the Parks and Recreation Department with the Crest Learning Center. She helped start and run this event for many years. She also is active in the Council on Aging and Meals on Wheels program. She volunteered at the Mercer Island Thrift shop since 1978, raising funds for Youth and Family Services.

1995

The year that **John Steding** died, we realized that he had given many years of service to our community and that the Council had not yet recognized someone who was active in the schools. With this in mind, the Council posthumously awarded John Steding its Citizen of the Year. John was the keeper of the statistics for most sports at Mercer Island High School.

1994

Pam Eakes was chosen this year because of her national activities for Mothers Against Violence in America (MAVIA). In the year that she started this organization, it had grown to 30 chapters across the state. This organization has grown nationally and has also created a school-based group called Students Against Violence Everywhere (SAVE).

1993

By 1993, the Council felt that rules of how and why we chose a Citizen of the Year would be helpful. At that time, we felt that we wished to make the award fun and meaningful to us all. We agreed to a set of criteria that would guide the Council in its selection of its Citizen of the Year.

That year there were two nominations of people who had similar activities and were of similar advanced age. Instead of waiting for another year, we agreed to honor them both. **Anna Matheson** was very active in starting and maintaining the Council on Aging. This group had advocated for seniors and had been instrumental in starting Meals on Wheels, transportation for seniors by volunteers, and many other senior support activities. **Delores Erchinger** was volunteer extraordinaire for the Chamber of Commerce. She often called every business member to remind them of the monthly Chamber Meetings and worked

countless hours answering the phones there. She further volunteered at the Council on Aging and helped start the Historical Society.

1992

The third year the Fire Department brought the Council the name of an unsung hero that they wished to see honored – **Dr. Floyd Short**. He was the trainer for all the firefighters to become emergency medical technicians (EMT). He created the first trained EMTs who were able to provide first response before the Medic One arrived. When Hunter Simpson, then president of Physio-Control donated a defibrillator to the Mercer Island Fire Department, Dr. Short began training fire fighters in its use. His experiment got him a 20-year volunteer position as trainer.

1991

The second year, the Council decided to pick a member of the community who had been active in many different ways. They chose **John Nelson** because he had served as founding member and president of the Arts Council, was a member at large for the Youth and Family Services Board, was active starting and running the Rotary Marathon, volunteered to be a starter at the annual all school track meet, was on the Community Fund board and as such had acted as auctioneer at various auctions. He also was very active in Mercerversery, the occasion of the 25th year since the City of Mercer Island incorporated. Whenever there was a task for volunteers, John was there helping. John ran for City Council in 1994 and won. He served four years before stepping down to become a Regional Governor for Rotary.

1990

The first citizen of the year was **Barbara Swier**. She was thanked by the Council for organizing daffodil bulb planting in Mercer Island's Central Business District. She had single-handedly organized volunteers to plant the Town Center with bulbs to make a great splash of color in the spring. Her work was done with little help from the City and was much appreciated. Since the Council did not have a citizen of the year award at that time, the Council recognized her at a regular meeting.

That same year, the Council also thanked **Phil Flash** for organizing a volunteer litter patrol along the sides of roads. He demonstrated his further commitment to Mercer Island as Santa at the Merchant's Munch, as a member of the Historical Society and participant on many community occasions.