



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6790
October 21, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6790: 2025-2026 Capital Improvement Program Update	☒ Discussion Only ☐ Action Needed: ☐ Motion ☐ Ordinance ☐ Resolution
RECOMMENDED ACTION:	Receive report providing an overview of the 2025 - 2026 CIP and 2025 project progress updates.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Kellye Hilde, Public Works Deputy Director Clint Morris, Capital Division Manager Shelby Perrault, Capital Parks Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. 2025-2026 CIP Project 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 item is to provide the City Council with an overview of the 2025-2026 Capital Improvement Program (CIP) and highlight several key projects within the program.

- The six-year CIP outlines the City's financial plan to acquire, expand, or rehabilitate public infrastructure.
- The presentation will provide updates on 2025 projects within the following programmatic areas: Parks, Recreation, and Open Space; Public Buildings; Streets, Pedestrian, and Bicycle Facilities; and Sewer, Stormwater, and Water Utilities. Key projects will be highlighted, including major milestones, progress to date, and recently completed work.
- Primary CIP projects currently in design, under construction, or completed in 2025 are summarized in Exhibit 1.

Public Works staff will be available to answer City Council questions and engage in discussion during the presentation.

BACKGROUND

As part of the biennial budget process, staff develop a six-year Capital Improvement Program, which serves as the City's strategic financial plan to acquire, expand, and rehabilitate public infrastructure. Work to prepare the six-year CIP begins every other spring and culminates with adoption of the biennial budget. For the current biennium, 20 staff members are overseeing more than 148 projects, totaling \$105.5 million.

Collectively, all CIP projects are organized into eight programmatic areas:

- Public Buildings
- Technology
- Equipment
- Streets, Pedestrian, and Bicycle Facilities
- Parks, Recreation, and Open Space
- Sewer Utility
- Stormwater Utility
- Water Utility

Development of the CIP is guided by the City's financial management policies and long-range planning documents, including the Water System Plan, General Sewer Plan, and Comprehensive Basin Plan for utilities; 2022 Parks, Recreation and Open Space (PROS) Plan for parks; and the adopted Transportation Improvement Plan (TIP) for streets, bicycle, and pedestrian facilities. The TIP is reviewed and approved annually by the City Council before being submitted to the State Department of Transportation (see [AB 6711](#)).

In addition, staff relies on information from the City's asset management system, pavement condition assessments, water system hydraulic modeling, sewer and drainage pipe inspections, assessments of storm basins and ravines, maintenance history (e.g., main repairs and pipe breaks), Supervisory Control and Data Acquisition (SCADA) information, and field operations data to identify and prioritize capital projects.

ISSUE/DISCUSSION

The following program areas highlight key projects completed or underway in 2025, outlining progress to date, upcoming milestones, and the City's continued commitment to investing in the modernization of its aging infrastructure, capital facilities, and parks.

PARKS, RECREATION, AND OPEN SPACE

The City of Mercer Island owns and maintains a robust system of parks and recreation assets, including 13 Regional, Community, and Neighborhood Parks, 14 Mini Parks (including landings), 15 Open Space Areas, 28 miles of trails, and 18 playgrounds. Capital projects within the Parks, Recreation, and Open Space program focus on reinvestment in aging park infrastructure, improving accessibility, enhancing shoreline and habitat areas, and expanding recreational opportunities. Notable projects in the 2025–2026 biennium include completion of improvements at Luther Burbank Park, upgrades to neighborhood playgrounds, and planning for future sitewide infrastructure enhancements at Clarke and Groveland Beach Parks.

Completed Parks, Recreation, and Open Space Capital Projects

- Luther Burbank Park Boiler Building (90.25.0047)
The Luther Burbank Park Boiler Building project is complete, delivering seismic, structural, and facility improvements to the building and adjacent amenities. Work included installation of a steel

reinforcement framework, removal of the top ten feet of the chimney, stabilization of masonry cladding, and replacement of the roof membrane and chimney cap, along with renovation of the attached restrooms and concessions stand. Most of the construction work occurred in 2024, with punch list items being completed in early 2025. City Council authorized staff to begin project closeout on September 16, 2025 ([AB 6773](#)), with final closeout anticipated by the end of 2025. Funding for the project included \$777,948 in reimbursements from two Washington State grant programs: the State Historical Society's Heritage Capital Program and the Recreation and Conservation Office's Washington Wildlife and Recreation Program.

The renovated facility will serve as a hub for Recreation and Community Programming, supporting a diverse mix of activities in alignment with the 2022 PROS Plan. Over the next year, staff will identify and develop programming opportunities that may include boating, sailing, kayaking, stand-up paddleboarding, fishing, and other aquatic-based recreation. The building's rooftop deck also provides a unique space for art classes and community workshops.

- Luther Burbank Park South Shoreline (90.25.0049)

The Luther Burbank Park South Shoreline project enhanced aquatic habitat and addressed erosion issues along the shoreline between the docks and swim beach. Improvements included placement of fish habitat gravel and large woody debris, relocation and improvement of an existing trail, removal of invasive vegetation, and installation of native riparian plantings within the shoreline buffer. City Council authorized project closeout on September 2, 2025 ([AB 6755](#)), with final closeout anticipated by the end of 2025. The project was supported by \$240,000 in reimbursements from three King County grant programs: the King Conservation District Member Jurisdiction Grant, the Flood Control District Cooperative Watershed Management Grant, and the Wastewater Treatment Division Water Works Grant.

- "Jake Jacobson" Pickleball Courts at Luther Burbank Park (90.25.0046)

The Luther Burbank Park Pickleball Courts project transformed the aging 1970s-era tennis courts into eight new pickleball courts. Work included full replacement of the subgrade and asphalt, installation of new surfacing, striping, nets, and fencing, construction of an accessible sidewalk, and drainage improvements. The gravel pathway to the restrooms was upgraded, and the *Summer in the Wetlands* mural on the west wall of the courts was restored. Most of the construction work occurred in summer and fall 2024, with final coatings for the new courts being applied in June 2025. Staff anticipate project closeout in mid-2026, following release documentation from state agencies.

The project was supported by \$193,000 in reimbursements from the King County Parks Capital and Open Space Grant Program. On October 7, 2025, City Council adopted Resolution 1682 ([AB 6778](#)), formally acknowledging and commending Jake Jacobson's service to the Mercer Island community by naming the Luther Burbank Park pickleball courts the *Jake Jacobson Pickleball Courts*.

- Roanoke Park Playground Replacement (90.25.0050)

The Roanoke Park Playground Replacement project revitalized the play area with new climbing structures, swings, a spinner, and a play structure for younger children, while improving accessibility through new surfacing, pathways, an ADA parking stall, and upgraded picnic amenities. Construction contract work was recently completed, and City crews will finish irrigation, plantings, and fencing over the coming months. Contract closeout is anticipated in early 2026. The project is partially funded through the 2022 Parks Levy.

Active Parks, Recreation, and Open Space Capital Projects Currently Underway

- Luther Burbank Park Waterfront Improvements (90.25.0020)

The Luther Burbank Park Waterfront Improvements project will deliver comprehensive upgrades to the docks, waterfront plaza, north beach, and site access in alignment with the 2006 Master Plan. Planned work includes dock renovations, an accessible overwater stair and platform, improved ADA connections between the plaza and north beach, and upgraded trail access from the upland playground. Additional improvements feature low-impact development techniques, new site amenities, and interpretive elements.

Project work began in 2020 and is currently at the 90% design stage and under building permit review, with final design, permitting, and bidding scheduled for completion by the end of 2025. A major milestone was recently achieved with the approval of shoreline authorizations from Washington Department of Fish & Wildlife and the U.S. Army Corps of Engineers. Construction is anticipated from early 2026 through mid- 2027.

Funding includes \$4.8 million in secured grants, with \$3.8 million in grant funds remaining, from the Washington State Recreation and Conservation Office and King County, including programs such as the Boating Facilities Program, Aquatic Lands Enhancement Account, Washington Wildlife and Recreation Program, and the Flood Control District Subregional Opportunity Fund.

- First Hill Park Playground Replacement (90.25.0043)

The First Hill Park Playground Replacement project includes new play equipment, swings, and free-standing features, along with new engineered wood fiber surfacing and an accessible gravel pathway linking the entrance to the play area and picnic table. Construction began in late August 2025 and will continue through early December 2025, with closeout expected in the first half of 2026. The project is partially funded through the 2022 Parks Levy.

- Deane's Children's Play Area Site Plan (90.25.0015)

The Deane's Children's Play Area Site Plan project is creating a comprehensive plan to guide future improvements to the play area and surrounding amenities. The plan emphasizes universal play design, accessibility upgrades, and integration of park features, while also addressing replacement of the playground structures, picnic shelter, and storage shed.

Public participation has been central to the planning process. Between April and August 2025, the project team conducted two phases of community engagement, including online surveys, an in-person open house, school-based activities, and project booths at major City events such as the Mercer Island Preschool Association Circus, Leap for Green, Summer Celebration, Mostly Music in the Park, National Night Out, and Pride in the Park. A focused discussion with the Friends of Dragon Park also helped refine the draft design concepts. These efforts gathered valuable feedback from families, children, and park users to shape the preferred design.

The preferred design will be presented to the Parks and Recreation Commission in November 2025, with planning efforts continuing into early 2026. The final Site Plan and report will be brought to City Council for adoption in early 2026. The report will outline the first phase of capital improvements - including the replacement of one or more playground structures - as well as recommended subsequent phases. The project will then proceed into detailed design, permitting, and construction of Phase I improvements, anticipated to occur between 2026 and 2027.

Future phases will be brought to City Council for discussion and recommendation for implementation. These phases may be supported through community fundraising efforts and grant opportunities. This project is partially funded through the 2022 Parks Levy.

- Clarke and Groveland Beach Parks Joint Infrastructure Plan (90.25.0013)

The Clarke and Groveland Beach Parks Joint Infrastructure Plan is developing long-term strategies for site repairs and renovations to occur over the next 10 to 15 years. Priorities include dock and pier upgrades, shoreline stabilization, accessibility enhancements, and improvements to restrooms, signage, and parking. Three design concepts for each park have been created and are being shared with the community this fall to gather feedback, which will shape the preferred infrastructure plan for each site. Planning will continue through mid-2026. Given the site location and shoreline requirements, it is anticipated that a phased approach for design, permitting, funding and construction will be required. These projects may be good candidates for grant opportunities.

PUBLIC BUILDINGS

The City of Mercer Island owns and manages eleven buildings that support community services and City operations. In the 2025-2026 biennium, capital investments focus on enhancing facility safety, improving accessibility, upgrading security systems, and planning for long-term building needs. Recently completed work includes seismic retrofits and facility improvements at the Public Works Building, while active projects include HVAC replacement, groundwater intrusion mitigation at the Mercer Island Community and Event Center (MICEC), and improvements of the 9655 Building.

Completed Public Buildings Capital Projects

- Public Works Building Seismic Retrofit Repairs (90.05.0016)

The Public Works Seismic Retrofit Repairs project addressed structural deficiencies identified in a seismic analysis to bring the facility up to current safety standards and ensure continued functionality. Work included reducing roof loads by removing the green roof system of grass and soil and replacing with lighter weight roof membranes installing concrete grade beams at the high bay shop doors, reinforcing roof joists, and bracing masonry walls. The project also replaced the roofing system on the high bay shop and upstairs office areas, installed a fall prevention system, and added new stormwater conveyance infrastructure and site fencing. Construction occurred in spring and summer 2025 and is now complete. Project closeout is anticipated in spring 2026.

- Mercer Island Thrift Shop Improvements (90.05.0018)

In February 2025, the City undertook significant renovations on the Mercer Island Thrift Shop to address building issues that were impacting both production and retail functions. The walkway structure on the front and side of the building, as well as the garage, were rebuilt and equipped with new lighting, heating, and drainage systems. In addition, accessibility to the store was improved with new ADA parking stalls and a new access ramp. In order to expedite this exterior work, the Thrift Shop was closed for two weeks. This closure allowed City staff to undertake interior improvement projects, including wall repairs, product reorganization, painting, and deep cleaning. The store re-opened to the public in late February. The exterior construction concluded March 2025, and the rebuilt sections were painted in April 2025.

- Facility Access Control Security Upgrade (90.05.0015)

This project strengthened security at the MICEC, Luther Burbank Administrative Building, and Caretakers Facility by expanding the access-control system to reduce reliance on keys, adding

reporting and software tools for efficient management, and re-keying all facilities under a single, restricted master key system. The project kicked off in fall 2024 and was completed in summer 2025.

Active Public Buildings Capital Projects Currently Underway

- MICEC HVAC Replacement (90.05.0002)
The MICEC Heating, Ventilation, and Air Conditioning (HVAC) Replacement project is addressing aging system components that are failing at the end of their useful life, resulting in service interruptions, rising maintenance needs, and inefficiencies. The existing HVAC unit is the original unit, constructed 20 years ago. The project began with a comprehensive system assessment to identify replacement and upgrade options that will ensure continued reliability of the facility. A preliminary assessment has been completed and is under staff review, with the final report expected in Late 2025. That report will provide cost estimates and options for Council consideration to guide next steps. Planning is scheduled for late 2025, with design and permitting anticipated in the first half of 2026.
- MICEC Ground Water Intrusion (90.05.0003)
The MICEC Groundwater Intrusion Mitigation project will evaluate and address chronic groundwater issues that have damaged the gym flooring, interior finishes, and building systems, leading to operational disruptions and costly repairs. The City has issued a Request for Qualifications to secure a consultant team to investigate the causes and recommend solutions. Staff are reviewing submissions and will begin negotiations with the selected firm in fall 2025. Planning will occur in late 2025, with design and permitting anticipated in the first half of 2026.
- 9655 Building Improvements (90.05.0020)
Since acquiring the commercial building at 9655 SE 36th Street, the City has been preparing to improve the 22,000-square-foot facility to house departments displaced by the closure of City Hall. Immediate needs include HVAC, roofing, asphalt repairs, and accessibility upgrades. Staff will also be evaluating potential interior modifications to provide functional, efficient, and secure workspaces for staff. A Request for Qualifications has been advertised to secure a consultant team to support planning and design efforts, with submittals due October 21, 2025. Staff will review responses and begin negotiations with the selected firm in late fall 2025. Planning is scheduled for late 2025 through early 2026. Staff will return to Council to discuss the phasing of the project work, funding requirements, and a timeline to bring the building online.

STREETS, PEDESTRIAN, AND BIKE FACILITIES

The City of Mercer Island owns and maintains approximately 84 miles of paved roadways, 17 miles of paved shoulders, 25 miles of sidewalks, and seven traffic/pedestrian signals. Notable projects in the 2025-2026 biennium include roadway paving, sidewalk upgrades, and crosswalk improvements.

Completed Streets, Pedestrian and Bike Facilities Capital Projects

- Town Center Commuter Parking Lot (90.20.0024)
This project in the 7800 block of SE 27th Street involved the demolition of the old Tully's Coffee building and its foundation, removal of all existing pavements and sidewalks on the site and the adjacent public street end, and the construction of a new 35 stall public parking lot. The site required excavation and the removal and disposal of contaminated soils. Improvements included new asphalt pavement parking area, new concrete sidewalks, a new surface water treatment system, new site illumination, infrastructure for future electric vehicle charging capability, bicycle lockers, and new plantings with a new irrigation system. Substantial construction work occurred from February to June

2025, and the parking lot opened for use in July 2025. Landscaping and lighting are scheduled for installation by the end of November 2025. Project closeout will occur in early 2026.

- 2023-2024 Island Crest Way Corridor Improvements (90.20.0037)

In 2022, the City conducted a [corridor safety analysis](#). This extensive study included community input which helped the City identify recommendations and solutions to address pedestrian, bicycle, and vehicle safety concerns. The findings resulted in the multi-phased Island Crest Way Corridor Improvements Project to enhance safety along Island Crest Way from 90th Avenue SE to SE 68th Street. Construction was funded through the Sound Transit Settlement Agreement and work focused on:

- Tree condition assessment and illumination study **(Complete)**
- Feasibility study and conceptual design of safety improvements at SE 68th Street and SE 53rd Place intersections **(Complete)**
- Feasibility study and conceptual design of a shared use path **(Complete)**
- Design and construction of crosswalk improvements at SE 63rd Street, SE 62nd Street, and the Island Park Elementary driveway **(Completed in September 2025)**. Project closeout is anticipated in early 2026.

- 80th Avenue Pedestrian Improvements (90.20.0035)

This 2023-2024 Biennium project reconstructed curbs, sidewalks, and ADA ramps along the east side of 80th Avenue between SE 27th Street and SE 32nd Street. Improvements also included replacing the outdated street lighting system and replacing numerous street trees with a new design that will allow space for trees to mature without damaging sidewalks. This section of 80th Avenue was originally built in the 1970's and suffered from significant sidewalk damage from tree roots, poor ADA accessibility, and poor sidewalk lighting. Construction began in fall of 2024 and was substantially completed in late spring of 2025. Punch list work was completed in fall of 2025 and project closeout is anticipated in spring 2026. This project was funded primarily through the Sound Transit Settlement Agreement.

Active Streets, Pedestrian and Bike Capital Facilities Projects Currently Underway

- Residential Street Resurfacing (90.20.001)

This annual program consists of hot mix asphalt (HMA) resurfacing residential streets at the rate of approximately 1 to 1.5 miles per year. These paving projects have a service life of 30 to 35 years. For 2025, the neighborhood comprised of portions of SE 46th Street, SE 47th Street, 84th Avenue, and 86th Avenue, lying west of Island Crest Way are being repaved following completion of the 2024 Water System Improvements project which has replaced the water mains in the same area. Additionally, portions of 66th and 71st Avenue in the First Hill neighborhood were repaved this summer and the entire project should be completed by November 2025.

- 2025-2026 Island Crest Way Corridor Improvements (90.20.0013)

This project continues the previous planning and design efforts along Island Crest Way from the 5300 block to SE 68th Street. Design work is currently underway for a first phase of shared use path along the west side of Island Crest Way from SE 60th Street to the Island Park Elementary driveway. Construction is scheduled for 2027 in the current (TIP). The City has received a \$850,000 Transportation Improvement Board grant to help fund the project. Design of safety improvements at the SE 53rd Place and 68th Avenue SE intersections continue, with construction to be added to the Six-Year TIP in future years.

SEWER UTILITY

The City's Sewer Utility owns, operates, and maintains approximately 105 miles of gravity mains, 2,400 manholes, 17 pump stations, one flush station, and 12.9 miles of lakeline. Wastewater is collected and conveyed through the system to King County's two pump stations on Mercer Island and then is pumped to their wastewater treatment plant in Renton. Capital projects focus on updating the General Sewer Plan, planning for lakeline capacity improvements, and programmatic rehabilitation of the pump stations. Many of these projects improve infrastructure to align with the Washington Department of Ecology requirements.

Active Sewer Capital Projects Currently Underway

- Lakeline Reach 1 Capacity Improvements (90.30.0007)
The Lakeline Reach 1 Capacity Improvements project will address deficiencies in a critical 2.5-mile segment of sewer pipeline located on the lakebed between Pump Stations 25 and 22 along the east side of the Island. Built between 1956 and 1966, this section of the system has never undergone a comprehensive survey, cleaning, or inspection, and recent sanitary sewer overflows underscore the urgency of repairs to protect water quality and ensure reliable capacity. The City has contracted a consultant to lead Phase 1, which will include condition assessments, hydraulic modeling, field surveys, environmental and property coordination, and emergency project support. Findings will guide subsequent phases, anticipated to involve targeted rehabilitation or large-scale pipeline replacement. Planning will take place from late 2025 through 2028.
- General Sewer Plan and Hydraulic Model (90.30.0013)
The General Sewer Plan and Hydraulic Model project is updating the City's long-term strategy for maintaining and improving the sewer system, a requirement of the Washington State Department of Ecology every 6 to 10 years. The City is working with a consultant to prepare the plan, which will include the City's first system-wide sewer model to assess existing capacity, plan for future growth, and prioritize needed repairs. The update will also identify where groundwater and stormwater are entering the system, reducing overflows and improving reliability. Planning begins in late 2025, with adoption of the updated plan anticipated in early 2028.
- SCADA Equipment Replacement (90.30.0024)
The SCADA Equipment Replacement project is upgrading the Supervisory Control and Data Acquisition system at 17 sewer pump stations to provide modernized monitoring, control, and data capabilities. The improvements allow operators to log data, monitor system status and alarms in real time, and control pumps from both central facilities and remote laptops. Project work has included developing new software and control strategies, replacing Programmable Logic Control cabinets, installing new electrical panels, and adding telecommunications antennas. After several years of design, fabrication, and programming of the new logic controls, installation work began in October 2024 and was substantially completed in April 2025. One remaining location, Pump Station 11, will be finished following King County's upgrades at that location as part of their sewer main replacement. Final SCADA project completion is anticipated in early 2026 with closeout in summer 2026.
- Sewer Pump Station 20 Replacement Project (90.30.0025)
The Sewer Pump Station 20 Rehabilitation project will modernize and extend the life of a critical facility for another 50 years. Located at the south tip of the Island, Pump Station 20 improvements include replacing pumps, piping, and electrical systems, along with interior upgrades to enhance safety and reliability. The project also features enhancements to the adjacent 85th Avenue SE Street End (South Point Landing), adding a new access path, stairway, bench, and landscaping. Design is 90%

complete, with construction scheduled to occur in 2026. This work is part of the City's long-term program to rehabilitate one sewer pump station each biennium over the next five biennia.

STORMWATER UTILITY

The City's Stormwater Utility manages both piped and open-channel systems that collect and convey stormwater runoff across the island to Lake Washington. The system includes 88 miles of pipes, 16 miles of ditches, over 5,500 catch basins, and over 60 outfalls. Capital projects focus on upgrades to piped infrastructure as well as stabilizing approximately one open channel watercourse per year to improve system reliability and protect water quality.

Completed Stormwater Utility Capital Projects

- Subbasin 23.2 Watercourse Improvements (90.35.0014)
This recently completed project included the stabilization of approximately 300 feet of open watercourse channel, located west of West Mercer Way near the 4300 block. Channel stabilization included clearing debris, regrading of the channel bed with streambed gravel mix and boulders and installing logs and root wads to minimize streambed erosion. Most of the construction occurred in July and August 2025. The contractor will return in late October 2025 to plant native vegetation along the watercourse.

Active Stormwater Utility Capital Projects Currently Underway

- Subbasin 22.1 and 25b.2 Watercourse Improvements (90.35.0008)
This project will stabilize approximately 350 feet of eroded watercourse channel. Stabilization measures will include re-grading the channel bed, installing streambed gravels, and placing large woody material in the channel. Native vegetation will be planted along the watercourse upon completion of construction. The design is 90 percent complete and awaiting permits from the Washington State Department of Fish and Wildlife. Construction is anticipated in 2026.
- 2025 Street Related Storm Drainage Improvements (90.35.0002)
This is an ongoing program to install, and repair piped storm drainage improvements at various locations on Mercer Island in advance of residential and arterial street resurfacing work. The 2025 project installed several new catch basins and pipe crossings on 66th Avenue SE and 71st Avenue SE in the First Hill Neighborhood ahead of the 2025 Residential Street Resurfacing project. Drainage work was performed in June and July 2025.

WATER UTILITY

The City's Water Utility owns, operates, and maintains approximately 121 miles of water mains, 7,800 water meters, two 4-million-gallon reservoirs, two booster pump stations, one booster chlorination system, and over 80 pressure reducing valve stations (PRVs). Capital projects focus on replacing the City's water supply pipeline, updating the Water System Plan, ongoing programmatic replacement of the water system (water mains, PRVs, and fire hydrants), water meter replacements, and improvements to the reservoir facility.

Completed Water Utility Capital Projects

- North and South Reservoir Tank Improvements (90.40.0033)
This project focused on the City's two 4.0-million-gallon steel reservoir tanks, each measuring 150 feet in diameter and 32 feet in height. Work included replacing the interior and exterior coatings, along with installing safety upgrades including new stairways to the top of the tanks, guardrails,

gutters, access hatches, air vents, and cathodic protection to prevent corrosion. The new coatings are expected to provide a 25 to 30-year service life. Construction began in fall 2021 and reached substantial completion in fall 2025. Each tank will be inspected one year after the application of new coatings to ensure proper adhesion and performance. This project will not be ready for closeout until early 2027.

- Reservoir Booster Pump Station Upgrade (90.40.0034)

The Booster Pump Station Upgrade project modernized the City's primary booster pump station to improve safety, reliability, and efficiency. All five original 1977 pumps, three of which had prematurely failed, were replaced, and two new jockey pumps were added to improve performance during low-flow and winter conditions. The project's design began in summer 2021 and construction was completed in June 2025. Project closeout will occur in early 2026.

- Reservoir Standby Generator Replacement (90.40.0038)

The Standby Generator Replacement project upgraded the City's backup power system to support critical water infrastructure. The original 235-kilowatt generator, installed in 1975, had reached the end of its useful life and was undersized for the new booster pumps, booster chlorination system, and planned reservoir upgrades. It was replaced with a new 500-kilowatt unit, along with new transfer switches, auxiliary fuel tank, load bank, and portable generator connections to improve maintenance and operational flexibility. The project's design began in fall 2019 and construction began in summer 2023. Long lead times for delivery of the generator meant it did not arrive at the site until June 2024. The generator and all of its electrical components and switch gear were tested and made operational at the end of January 2025. Punch list work was completed in spring 2025 and project closeout will occur in early 2026.

Active Water Utility Capital Projects Currently Underway

- Water Meter Replacement (90.40.0035)

The City has completed the meter replacement phase of the Advanced Metering Infrastructure (AMI) project, installing more than 7,900 new digital water meters. Efforts are now focused on installing the remaining base stations—two of six are already operational—and launching the customer portal, which will provide residents with real-time water-use data and leak alerts once all stations are online. This work began in June 2022 and is expected to be completed by December 2025.

- Water Main Replacements (90.40.0031)

This ongoing program replaces aging and undersized water mains at the rate of 4,000 to 5,000 feet per year. The 2024 Water System Replacement project began construction in March 2025 and is currently 75 percent complete. Work includes installing over 6,000 feet of new 8-inch ductile iron water main, replacing over 100 water services, installing 16 new fire hydrants, and replacing one PRV station. Locations include the neighborhood bounded by SE 46th Street, SE 47th Street, SE 47th Place, 84th Avenue, and 86th Avenue as well as SE 42nd Street and Holly Lane, both lying below West Mercer Way. This project should reach completion in early 2026.

- Asbestos Cement (AC) Water Main Replacements (90.40.0039 and 90.40.0013)

The Asbestos Cement (AC) Water Main Replacement Program is a multi-year effort to replace approximately five miles of aging AC pipe within the City's water system by 2030. Asbestos cement pipe was widely used from the 1940s through the early 1980s for both water and sewer systems; however, as it reaches the middle to late stages of its useful life, it becomes increasingly prone to failure. For pressurized systems such as water mains, these failures can be catastrophic, with several feet of pipe bursting or splitting open.

Replacement is essential to maintain reliable water service, prevent water loss, and avoid emergency repairs that disrupt the community and increase costs. AC water mains experience a significantly higher rate of degradation and system breaks—to date, six of the City’s fourteen water main breaks in 2025 have occurred on AC pipe.

The 2024 AC Main Replacement Project began construction in November 2024 and was substantially completed in June 2025. Work occurred in the Mercerwood area along 93rd and 94th Avenues between SE 40th and SE 43rd Streets, as well as on Greenbrier Lane. Improvements included installing over 5,000 feet of new 8-inch ductile iron water main, replacing more than 90 water services, and installing new fire hydrants. Final pavement restoration is scheduled for October 2025, with project closeout anticipated in spring 2026.

Design work is currently underway for the 2025 AC Main Replacement Project, which includes portions of 95th, 96th, and 97th Avenues in the Mercerwood neighborhood. Construction is planned to begin in spring 2026 and be completed by the end of 2026.

- Pressure Reducing Valve (PRV) Station Replacements (90.40.0005)
This is a new program to replace the City’s network of over 80 pressure PRV stations around the island. These PRV stations are used throughout the Island to step down the pressure in the City’s water system that is gained as the water travels to lower elevations. Many of these stations were originally built in the 1970’s and 1980’s and are near the end of their service lives. Construction of the first phase of this program began in August 2024 and was substantially completed in May 2025. Work involved replacing four PRV stations on the north half of the Island. The second phase of this program is currently under design with construction planned to begin in spring of 2026.
- Water Supply Pipeline Replacement Design (90.40.0032)
This project will replace the Seattle Public Utilities Transmission Line with a new City-owned Water Supply Pipeline. Design work is nearing 60% completion. The alignment includes approximately 5,000 feet of new 24-inch ductile iron water main extending from the 3600 block of East Mercer Way west along SE 36th Street, south on Gallagher Hill Road, and east on SE 40th Street to 92nd Avenue. An existing AC main on Gallagher Hill Road will also be replaced and relocated to accommodate the new pipeline. After the water improvements are completed, affected roadways will be resurfaced. The approved 2025–27 State Capital Budget includes a \$1.2 million appropriation for the project. Construction is scheduled to begin in March 2026, with water work expected to take 12 months, followed by about eight months of roadway restoration and improvements, with final completion anticipated in late 2027.
- Reservoir Security Improvements (90.40.0009)
The Reservoir Security Improvements project will enhance safety and monitoring at the City’s Water Reservoir site to meet federal security standards identified in the 2021 Risk and Resilience Assessment. Planned work includes installing new security cameras and exterior lighting, upgrading gate access with Radio Frequency Identification readers, and constructing a chain-link fence that complies with EPA security guidelines. Staff are working with a security vendor to finalize the package of cameras, lighting, and access controls. Design is scheduled for late 2025, permitting in early 2026, and construction in mid-2026.

- Water System Plans (90.40.0008)

The Water System Planning project involves updating the City's long-term strategy for maintaining and improving the water utility through three required efforts: the Comprehensive Water System Plan, the Risk & Resilience Assessment (RRA), and the Emergency Response Plan (ERP).

The Comprehensive Water System Plan, due to the Washington State Department of Health in 2026, will provide a detailed analysis of system assets, water use, operations and maintenance practices, and planned capital improvements. The RRA and ERP, also due in 2026, will evaluate risks from natural hazards and malevolent acts, and update emergency response procedures to strengthen overall system resilience.

This effort also includes biennial updates to the City's hydraulic model, which integrates changes from capital projects, private development, and maintenance activities. The model supports ongoing capacity and performance analysis, design work, identification of potential system improvements, and fire flow evaluations.

Planning began in spring 2025, with adoption of the updated Comprehensive Water System Plan, anticipated in mid-2026.

RECOMMENDED ACTION

Receive report and discuss projects underway or completed.