



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

**AB 6901  
April 7, 2026  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6901: Public Works Facility Seismic Retrofits Project Closeout	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Accept the completed project and authorize staff to close out the project.	

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Kellye Hilde, Deputy Director Shelby Perrault, Capital Parks Manager Connor Dimick, CIP Project Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Project Map 2. Construction Photos
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ 1,011,885
<b>AMOUNT BUDGETED</b>	\$ 1,138,420
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this agenda item is to accept the completed Public Works Facility Seismic Retrofits Project (90.05.0016) and authorize staff to close out the project.

- At the February 6, 2024 and May 21, 2024 City Council meetings, City staff presented the findings from the Public Works Building Seismic Analysis and the Public Works Building Facility Conditions Assessment ([AB 6402](#) and [AB 6477](#)).
- The Public Works Building, constructed in 1981, houses essential operational and administrative services for the island. A Facility Conditions Assessment identified key deficiencies and recommended critical repairs to extend the building’s lifespan.
- At the July 16, 2024 City Council meeting, findings were presented and City Council directed staff to proceed with necessary seismic repairs to the Public Works Building ([AB 6517](#)).
- The Public Works Building Seismic Retrofit Project (Exhibit 1):
  - Removed the existing green roof and its associated soils;
  - Replaced the former green roof area with single-ply membrane roofing and installed roof drainage and stormwater conveyance;
  - Installed secured fencing and fall protection barriers along all exposed roof perimeters;
  - Added anchoring between the walls and the wood diaphragms at the two upper roofs (the second-floor office space and high bay garage);

- Constructed subsurface grade beams along the exterior of each end of the high-bay garage doors of the mechanic shop; and
- Installed bracing to multiple interior concrete masonry unit walls throughout the building.
- On February 4, 2025, City Council appropriated \$1,138,420 from the Capital Improvement Fund to the project budget and awarded a public works contract to Casa Bella LLC in an amount not to exceed \$886,887 ([AB 6619](#)).
- Construction began on February 24, 2025, and final completion was reached on July 2, 2025.
- The total completed project cost was \$1,011,885.
- Upon project closeout, \$126,535 in unspent project budget will be returned to the Capital Improvement Fund.

## BACKGROUND

The Public Works building, located behind City Hall, was constructed primarily as a workshop and mechanical facility in 1981. The facility operates under an approved Conditional Use permit originally issued in 1979. The Public Works Building is 15,350 square feet and houses various operational and administrative teams. It currently serves the City’s mechanic and equipment maintenance operations, water and sewer, right-of-way and stormwater, customer service and utility billing, parks maintenance, and the capital engineering team.

In early 2023, the City began a planning process to complete a Facilities Conditions Assessment (FCA) for various municipal buildings and to develop a Long-Range Facilities Plan for select City facilities. The purpose of a 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 FCA for the Public Works building, completed in January 2024 by the City’s consultant, Northwest Studio, identified failing building systems and inadequate conditions for the occupancy. The report assigned a facility condition score, comparing the replacement value to observed deficiencies and projected renewal costs, ultimately confirming the building’s functional obsolescence. However, key components of the facility need to remain operational for approximately five to seven years while planning continues for a long-term facility solution for City staff and Public Works operations.

Staff explored the feasibility of fully abandoning the Public Works building and using alternative facilities until the possible opening of a future Public Safety and Maintenance facility. Unfortunately, there were no reasonable alternatives to fully abandon the Public Works building at the time. As a result, City Council directed staff to make the minimum necessary seismic repairs to ensure the Public Works building would operate safely in the near term.

On July 16, 2024, City Council directed staff to proceed with seismic repairs to the Public Works Building ([AB 6517](#)). On February 4, 2025, City Council appropriated \$1,138,420 from the Capital Improvement Fund to the project budget and awarded a public works contract to Casa Bella LLC in an amount not to exceed \$886,887 ([AB 6619](#)).

## ISSUE/DISCUSSION

### PROJECT DESCRIPTION

Casa Bella LLC began work in February 2025. The purpose of this project was to structurally retrofit the Public Work building (Exhibit 1) based on the FCA and seismic analysis completed. Improvements included:

- Full removal of the existing green roof and its associated soils;

- Roof replacement in the former green roof area with single-ply membrane roofing and installation of roof drainage and stormwater conveyance;
- Installation of secured fencing and fall protection barriers along all exposed roof perimeters;
- Additional anchoring between the walls and the wood diaphragms at the two upper roofs (the second-floor office space and high bay garage);
- Construction of subsurface grade beams along the exterior of each end of the high-bay garage doors of the mechanic shop; and
- Installation of bracing to multiple interior concrete masonry unit walls throughout the building.

Exhibit 2 shows photos of the project before, during, and after construction. The project achieved substantial completion on June 25, 2025 with final acceptance on July 2, 2025.

**PROJECT EXPENDITURES**

The project experienced minor changes during construction, including installation of four additional beam blocking pieces to improve support between the roof trusses, lowering and rerouting a shallow gas and electrical line that were uncovered during the demolition and installation of a new drainage swale, additional roof insulation to direct water away from the roofing surface, and added a gate in the new fencing to allow roof access. These unforeseen construction items were paid for using the approved construction contingency.

The total completed project cost for the Public Works Facility Seismic Retrofits Project was \$1,011,885. A summary of final project costs is provided in Table 1 below.

**Table 1**

<b>PUBLIC WORKS BUILDING SEISMIC RETROFIT (90.05.0016) PROJECT COSTS</b>		
<b>PROJECT ELEMENTS</b>	<b>APPROVED PROJECT BUDGET (AB6619)</b>	<b>ACTUAL EXPENDITURES</b>
Construction Contract ( <i>Casa Bella LLC</i> )	\$886,887	\$886,887
Permitting	\$18,500	\$15,469
Construction Contingency	\$133,033	\$58,536
Construction Management ( <i>NW Studio</i> )	\$45,000	\$24,438
Project Management/In-House Staff Support	\$45,000	\$10,091
Inspection Services	\$10,000	\$7,019
1% for the Arts	\$0*	\$9,445
<b>Total Project Cost</b>	<b>\$1,138,420</b>	<b>\$1,011,885</b>
<b><i>Budget Remaining</i></b>		<b>\$126,535</b>

*\*The 1% for the Arts was inadvertently omitted from the approved project budget; however, actual costs were included in the project expenditures, as the project qualifies as a capital improvement project pursuant to [MICC 4.40.200](#).*

Upon project closeout, \$126,535 in unspent project budget will be returned to the Capital Improvement Fund.

**RECOMMENDED ACTION**

Accept the completed Public Works Building Seismic Retrofit Project (90.05.0016) and authorize staff to close out the project.