Mercer Island Public Safety and Maintenance Facility

Presentation Agenda

I. Introduction
II. PSM Facility Materials
III. PSM Facility Operations Building and Yard
IV. 1% for Art
V. Integration with the 9655 Building
VI. Pro and Con Committee Recruitment
VII. PSM Facility Bond Measure Timeline
VIII. PSM Facility Project Timeline

Appendix: Updated and Revised June 3rd City Council Meeting
PSM Facility Schematic Design Presentation

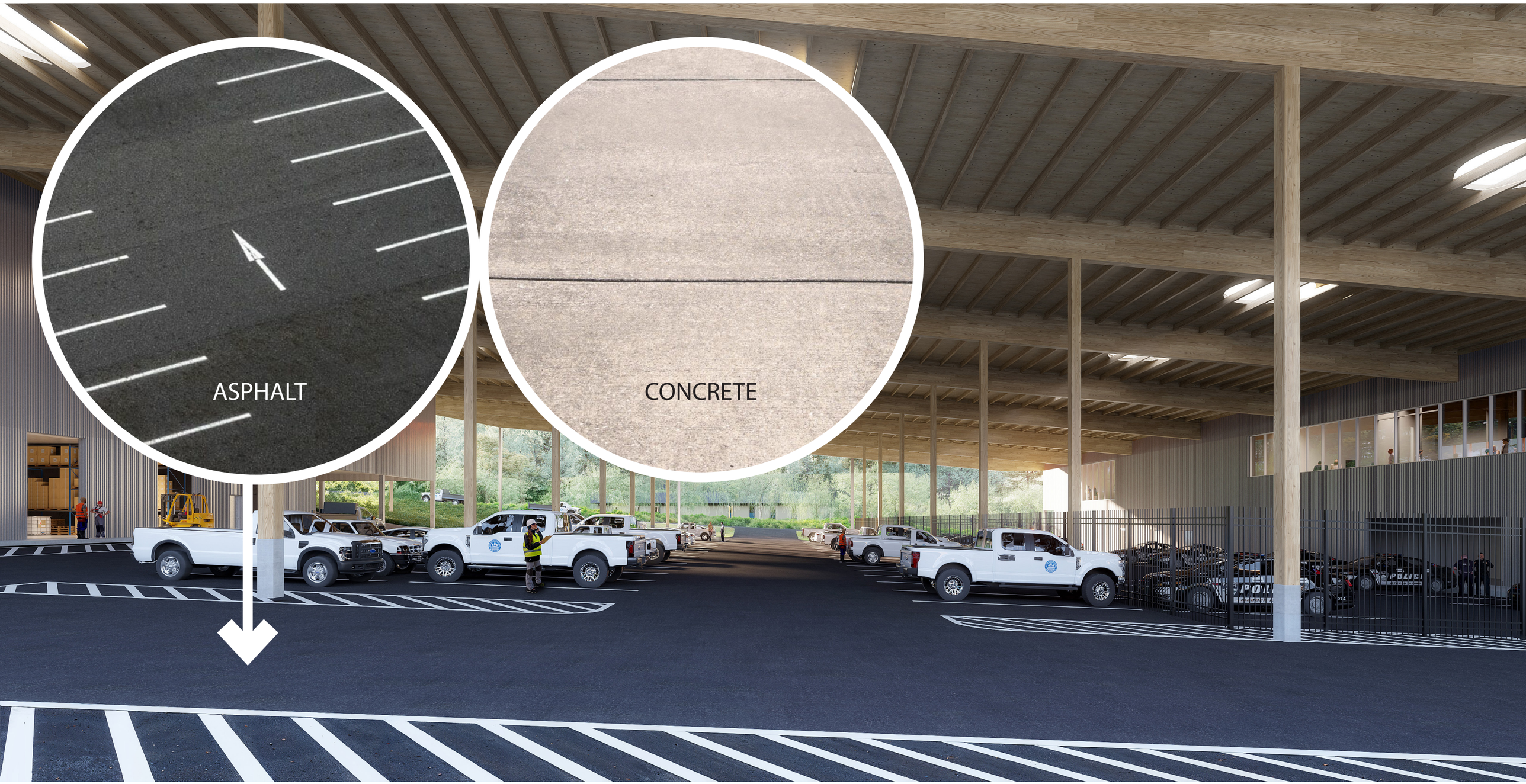
PSM Facility Materials

Simple, Durable, and Cost Effective

Material selections during the Schematic Design Phase are preliminary and are used to align general materials with project performance requirements to inform early cost estimating. Preliminary material selections do not constitute final material or color selections; detailed material options will be presented for review in subsequent stages of design and engineering.

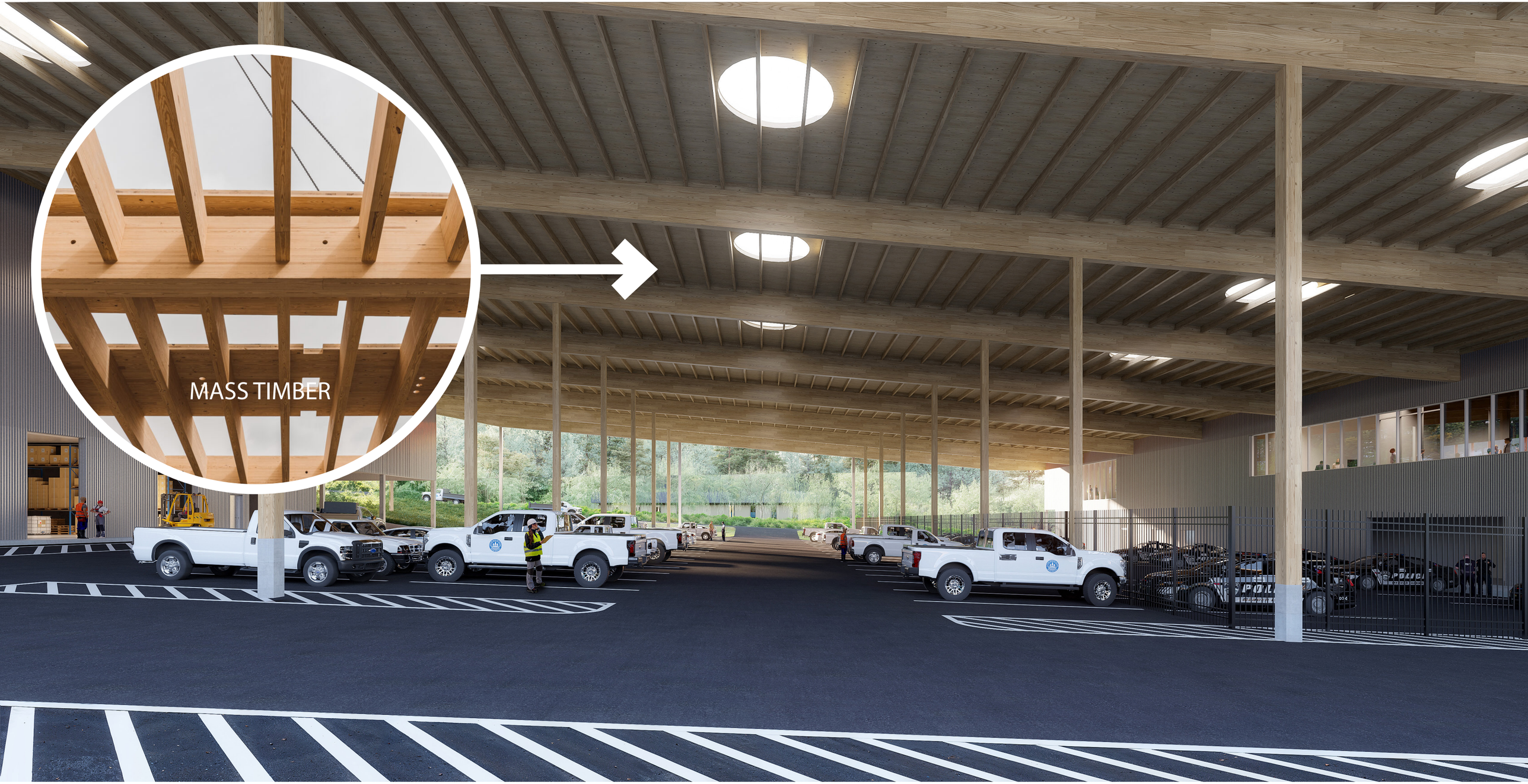
MATERIALS: EXTERIOR GROUND AND FLOOR SURFACES

The primary ground surface material is asphalt, striped for parking, to indicate dedicated work zones, and for safety. The secondary material is concrete, used primarily for pedestrian sidewalks and loading zone aprons.



MATERIALS: FACILITY STRUCTURE

With a mass timber structure, overall weight is reduced for foundation savings, components are prefabricated for on-site labor savings, and faster on-site assembly reduces construction durations. Mass timber is also regionally sourced and fabricated.



MATERIALS: EXTERIOR CLADDING

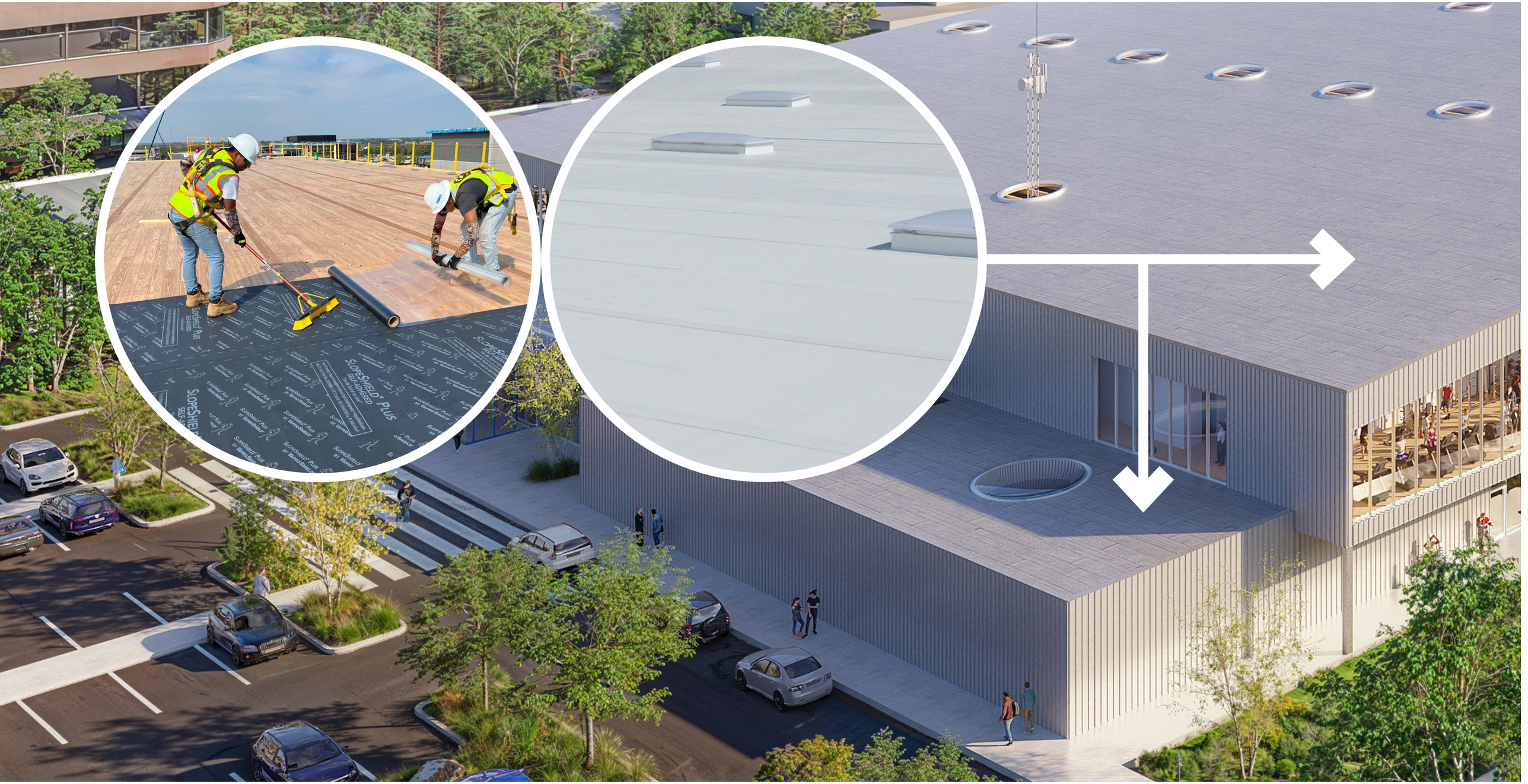
Box-rib metal panels are a high-strength material with resistance to harsh weather conditions, impact, and corrosion, and requires little-to-no maintenance.

MATERIALS: EXTERIOR DOORS AND WINDOWS

An aluminum storefront system would be specified for exterior windows and doors at the PSM Building. Exterior doors at the Operations Building, including overhead doors, would be made from steel for greater impact resistance.

MATERIALS: FACILITY ROOFING

Thermoplastic Polyolefin (TPO) roofing is a long-lasting membrane that is highly resistant to UV radiation, heat, and chemicals, and TPO's reflective properties help reduce energy costs by reflecting sunlight.



MATERIALS: A LIMITED PALETTE OF MATERIALS AT PSM BUILDING INTERIORS

The PSM Building interior includes a simple palette of painted drywall, concrete floors and cocomat floor tiles, aluminum storefront partitions at offices and conference rooms, and exposed structural elements and building systems.

MATERIALS: EXPOSED STRUCTURE AT OPERATIONS BUILDING INTERIORS

The Operations Building interior finishes include an exposed structure of mass timber with insulated tilt-up Cross Laminated Timber (CLT) wall panels. The ground floor is exposed concrete and high-impact painted drywall.

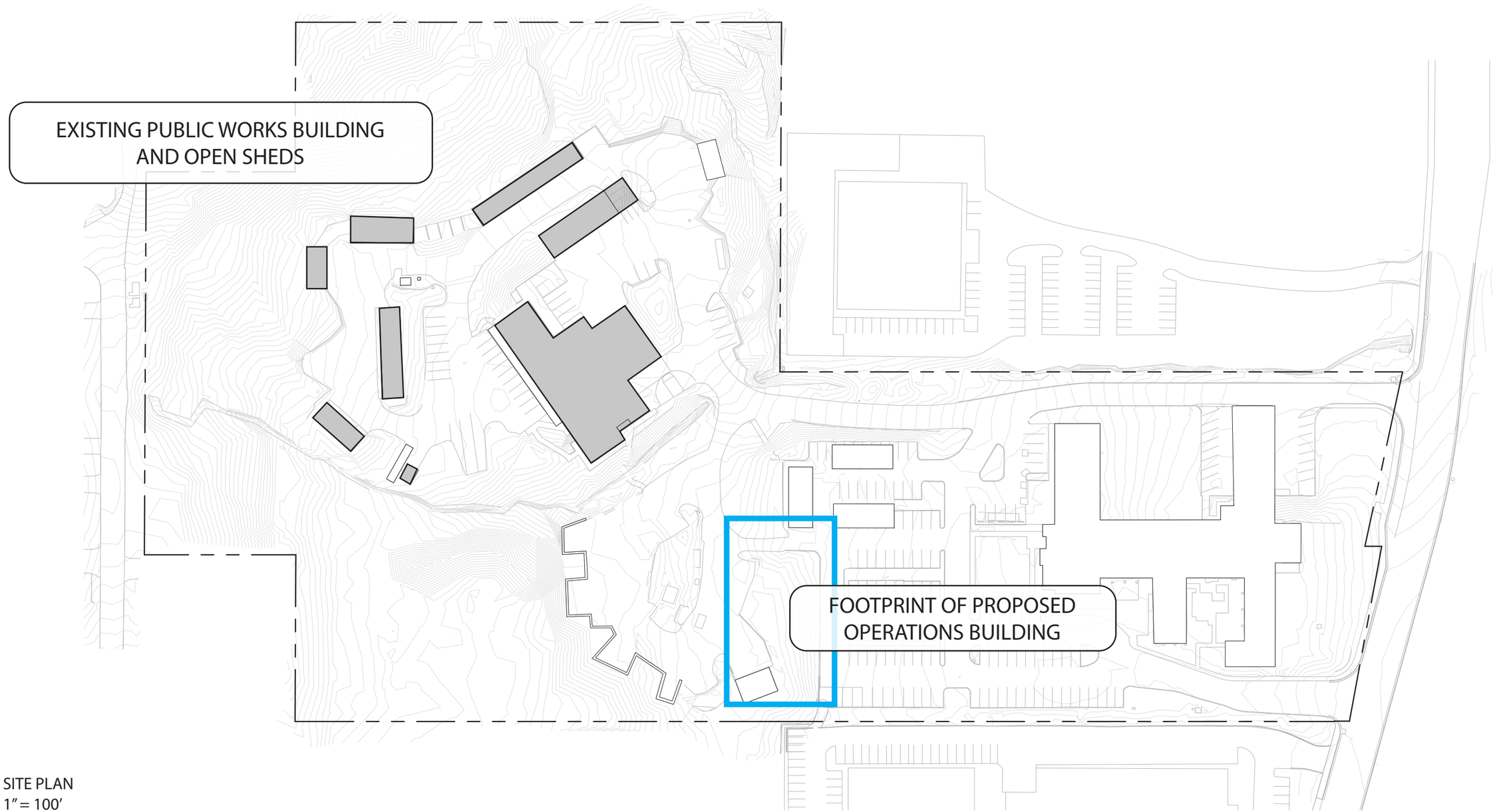
PSM Facility Operations Building and Yard

EXISTING CONDITIONS: AERIAL PHOTOGRAPH OF THE PROJECT SITE

This photograph illustrates the existing city-owned site, with the property line indicated in white. This slide is oriented with North to the right of the page, and is provided for reference purposes.

EXISTING SITE PLAN DIAGRAM: EXISTING FACILITY FOOTPRINTS

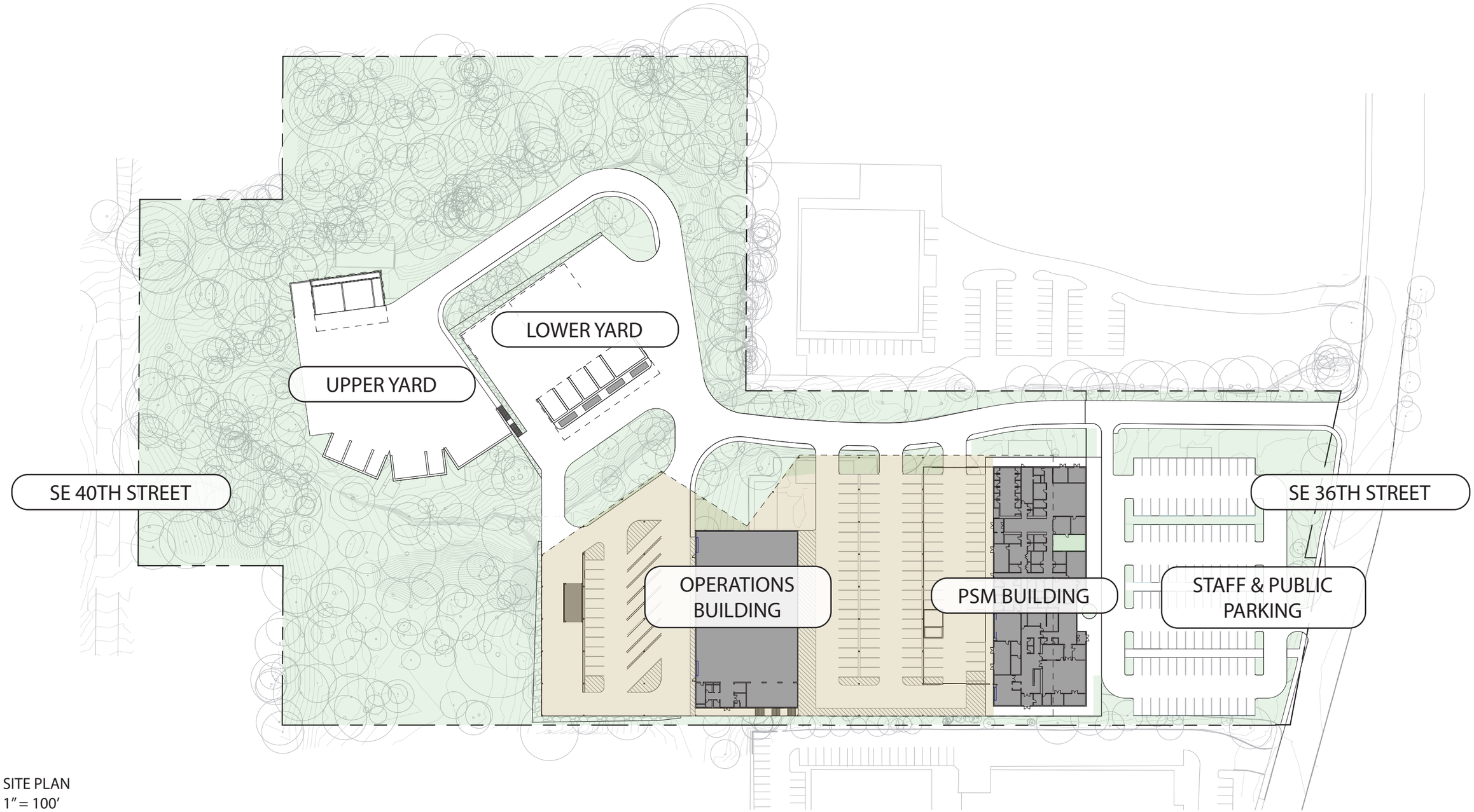
This diagram highlights the existing Public Works Department buildings and sheds that house materials, tools, small equipment, vehicle maintenance, and shop spaces that must be accommodated in the Operations Building.



SITE PLAN
1″ = 100′

PROPOSED SITE PLAN: PSM FACILITY SITE PLAN

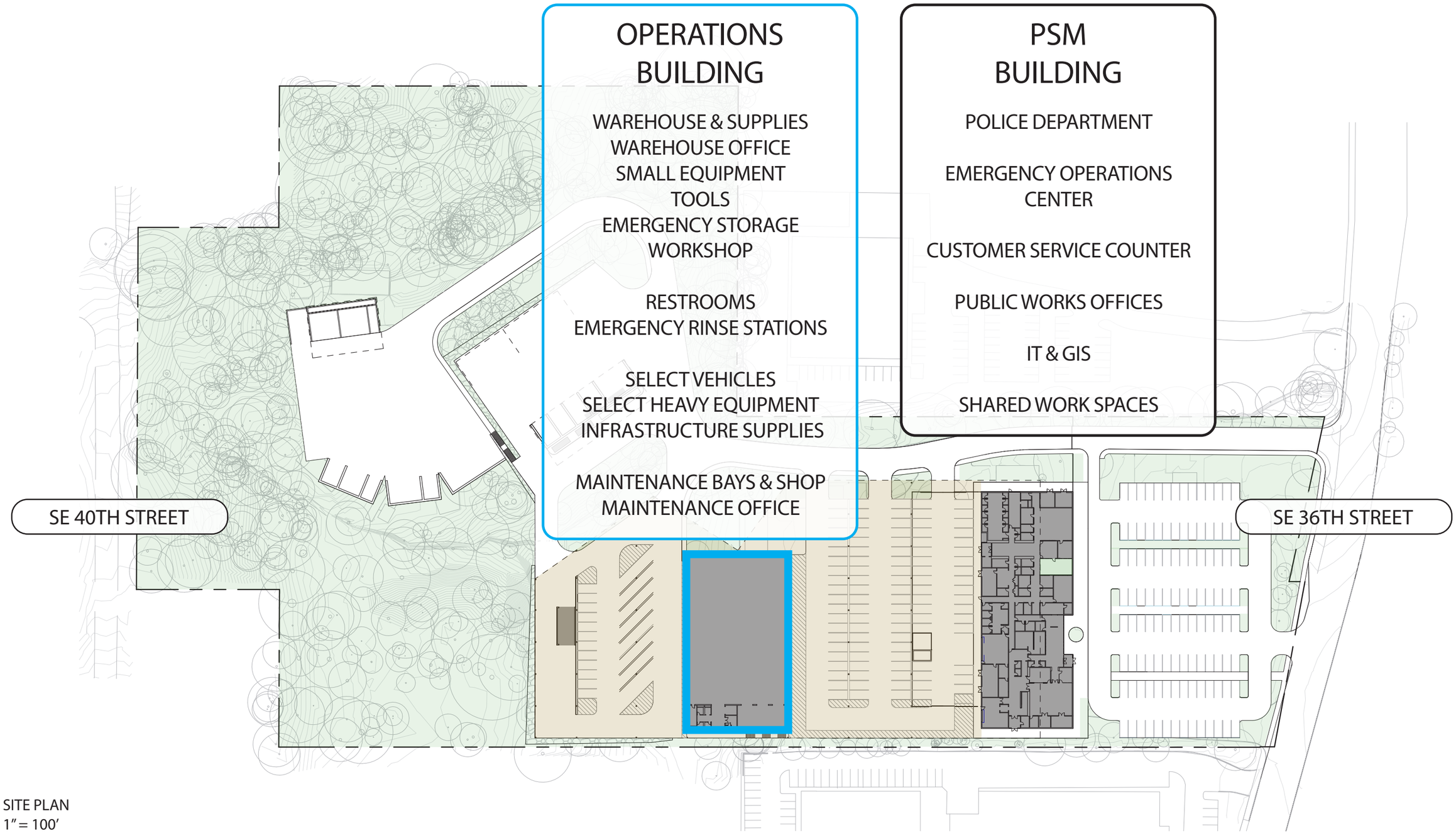
This site plan illustrates the site layout for facilities and operational areas.



SITE PLAN
1" = 100'

PROPOSED SITE PLAN: PSM BUILDING AND OPERATIONS BUILDING FUNCTIONAL OVERVIEW

This diagram lists the primary functions within each building. The PSM Building and Operations Building do not house the same functions; each building is planned to meet the needs of the functions or city departments outlined below.



SITE PLAN
1" = 100'

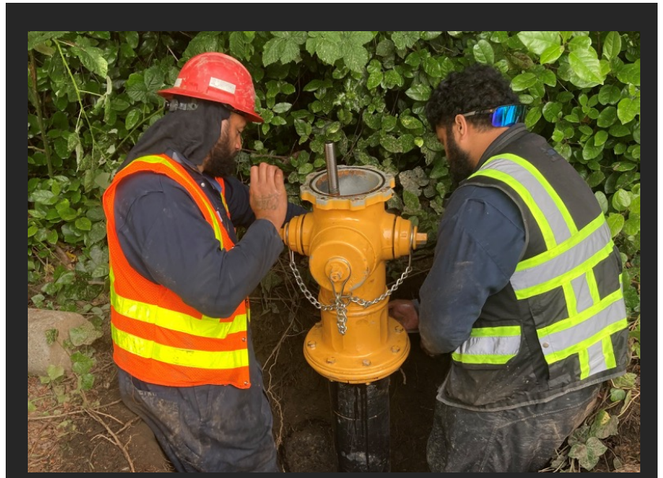
WHAT IS PUBLIC WORKS OPERATIONS?

- Maintains the City's water distribution infrastructure, including water mains, reservoirs, and pressure regulation systems. Monitors and ensures water quality standards are met.

- Performs maintenance on sewer mains and pump stations to support the transfer of wastewater off-island for treatment.

- Maintains the stormwater system—drains, catch basins, and pipes—which convey runoff to Lake Washington.

- Responds to and cleans up accidental discharges into the stormwater system, such as oil, fuel, or detergent spills.



- 121 miles of water lines
- 7,800+ water meters
- 2 four-million-gallon water reservoir tanks
- 2 pump stations

- 105 miles sewer gravity mains
- 2,400 manholes
- 17 pump stations

- 88 miles of storm lines
- 16 miles of ditches
- 5,543 catch basins
- 62 outfalls into Lake WA

WHAT IS PUBLIC WORKS OPERATIONS?

- Maintains all City parks, including ballfields, trails, open spaces, restrooms, playgrounds, and beaches.
- Manages the City's Urban Forest and Natural Resources, including tree pruning and removal along streets and in parks as needed.
- Maintains all public roads and rights-of-way, including pavement markings, signage, roadside vegetation, and pothole repairs.
- Maintains all City-owned and managed facilities.

- 18 playgrounds
- 17 ballfields
- 11 restrooms
- 4 swim beaches

- 481 acres of parks and open spaces
- 28 miles of trails

- 88 miles of streets
- 4500+ street signs

WHAT IS PUBLIC WORKS OPERATIONS?

- Performs routine maintenance and repairs on over 170 City-owned vehicles and pieces of large equipment.
- Procures, stores, and manages materials and supplies for field crews and City staff through the central warehouse.
- Responds to emergencies by providing traffic control, clearing roads, and supporting recovery efforts during weather events such as snow, ice, and windstorms.
- Responds to all service requests from residents.

- Warehouse stocks 3500+ unique materials/products

- 105 fleet vehicles
- 68 pieces of equipment

- 3-5 weather-related events / year (average)

PUBLIC WORKS OPERATIONS SERVICE DELIVERY

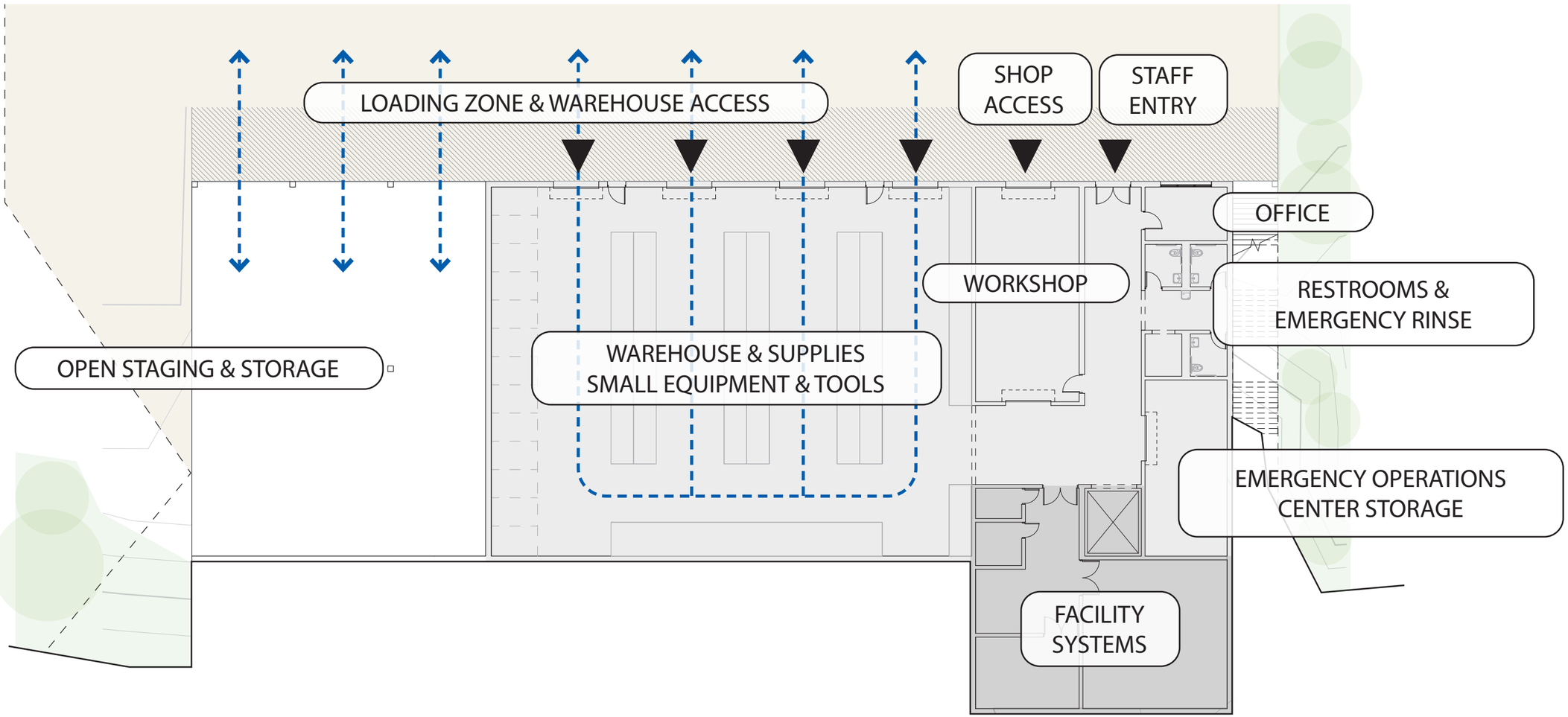
Right-of-Way Team Member clearing windstorm debris

- Facility must be able to operate 24 hours/day, every day, in all conditions
- Proposed facility designed to create efficiencies for PW Operations field staff
- Result of comprehensive discussions with staff to understand current challenges to operations
- Increased efficiencies = faster response time, more reliable services, lower operating costs
- Services include response to customer requests, routine/ preventative maintenance, and emergency response
- Will highlight how proposed design elements improve services to the Mercer Island community

Operations Building Lower Floor

PROPOSED FLOOR PLAN: OPERATIONS BUILDING GROUND FLOOR

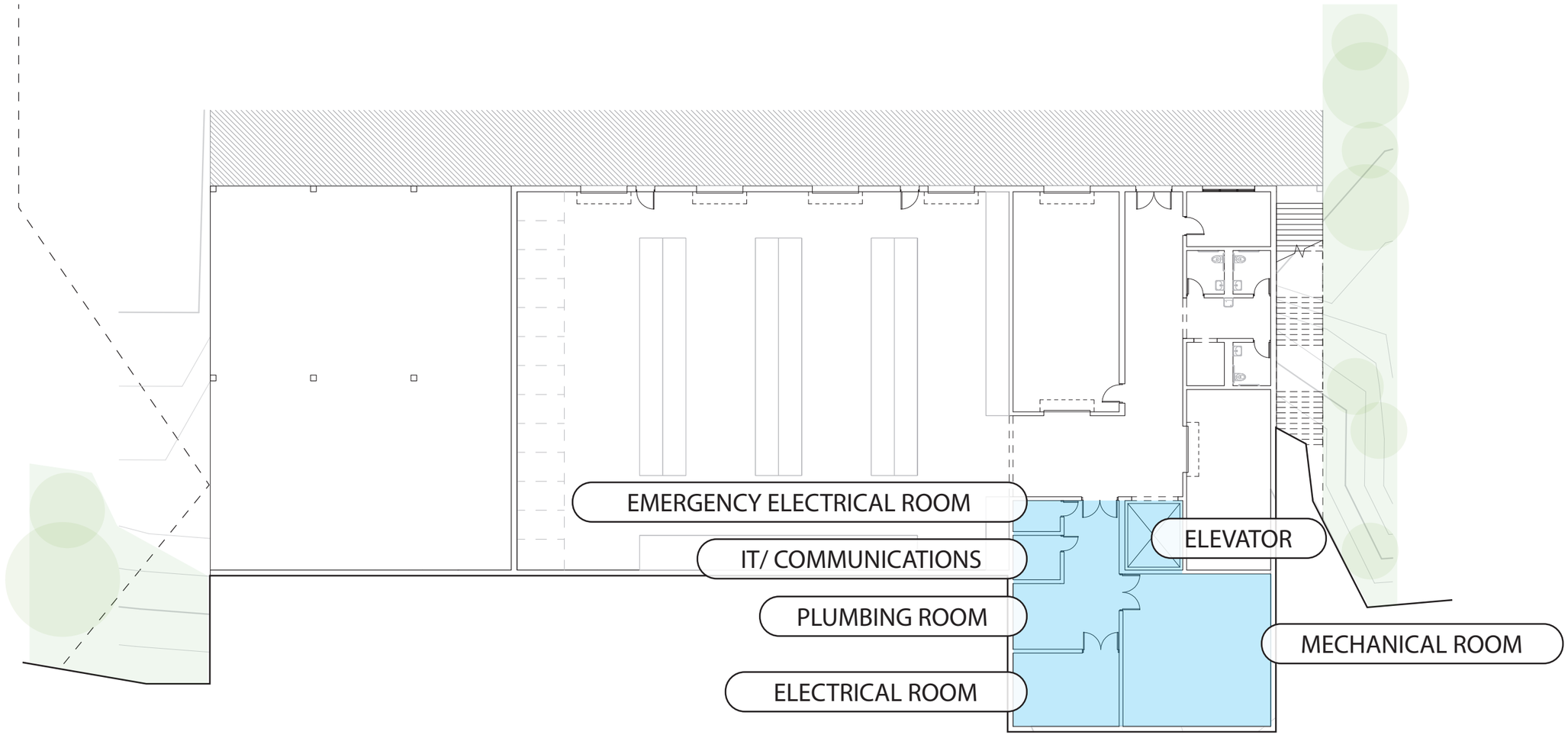
The ground floor building area equals 10,000 gross square feet (GSF), with an additional 3,500 GSF of covered exterior storage. This floor houses the warehouse, workshop space, EOC storage, warehouse manager's office, and staff restrooms.



FLOOR PLAN
1″ = 20′

OPERATIONS BUILDING GROUND FLOOR PLAN: BUILDING SYSTEMS

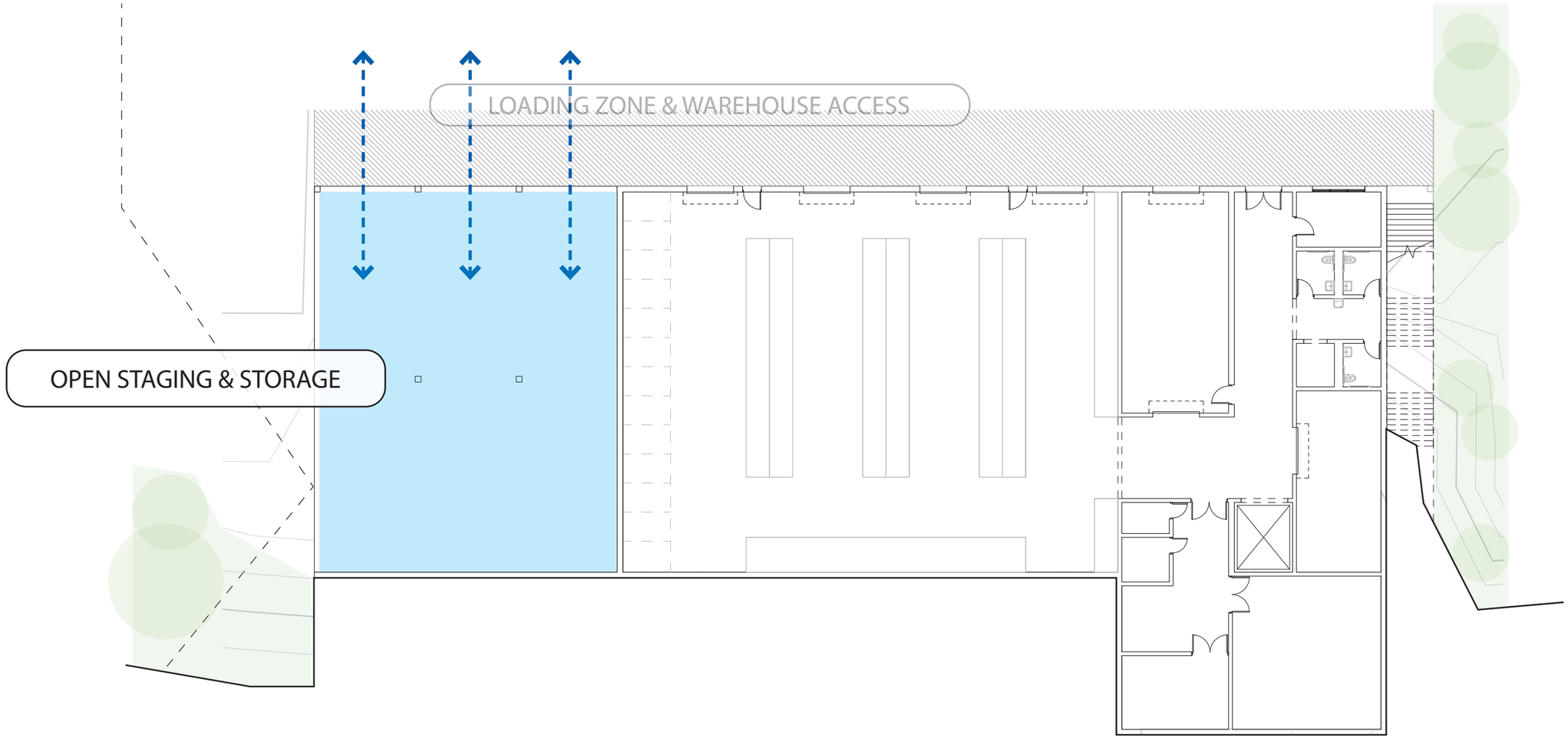
Rooms for mechanical, electrical, water services, IT, and communications equipment are located in the ground floor of the Operations Building.



FLOOR PLAN
1″ = 20′

OPERATIONS BUILDING GROUND FLOOR PLAN: OPEN STAGING & STORAGE AREA

An unenclosed Staging and Storage area is located on the ground floor of the Operations Building. This area is for the items that should be protected but do not need to be indoors, for temporary loading/receiving, and fabrication or fitting of large items.



FLOOR PLAN
1″ = 20′

EXAMPLE ITEM AND ACTIVITIES LIST: OPEN STAGING & STORAGE AREA

This example list illustrates the types stored items that would be located in this space, as well as the types of activities undertaken by Public Works Department Staff during the course of project work and general maintenance.

<u>Stored Items:</u>

Barricades
Benches
Bike Racks
Cones (Traffic)
Fencing (Perimeter)
Lane Poles (Traffic)
Light Poles
Manhole Covers & Rings
Pole Bases
Soccer Goals
Lacrosse Goals

<u>Staging Activities:</u>

After-Hours Delivery
Equipment Testing
Product Fitting & Pre-Assembly (Large Items)
Shop Fabrication Fitting (Large Items)
Temporary Unloading

EXISTING PHOTOGRAPHS: EXAMPLE ITEMS LOCATED IN PROPOSED OPEN STAGING & STORAGE AREA

These existing photographs illustrate items that would be located in the Open Storage Area.

Traffic Management Equipment

Barricades

EXISTING PHOTOGRAPHS: EXAMPLE ITEMS LOCATED IN PROPOSED OPEN STAGING & STORAGE AREA

These existing photographs illustrate items that would be located in the Open Storage Area.

Manholes Collars & Castings

Light Poles

EXISTING PHOTOGRAPHS: EXAMPLE ITEMS LOCATED IN PROPOSED OPEN STAGING & STORAGE AREA

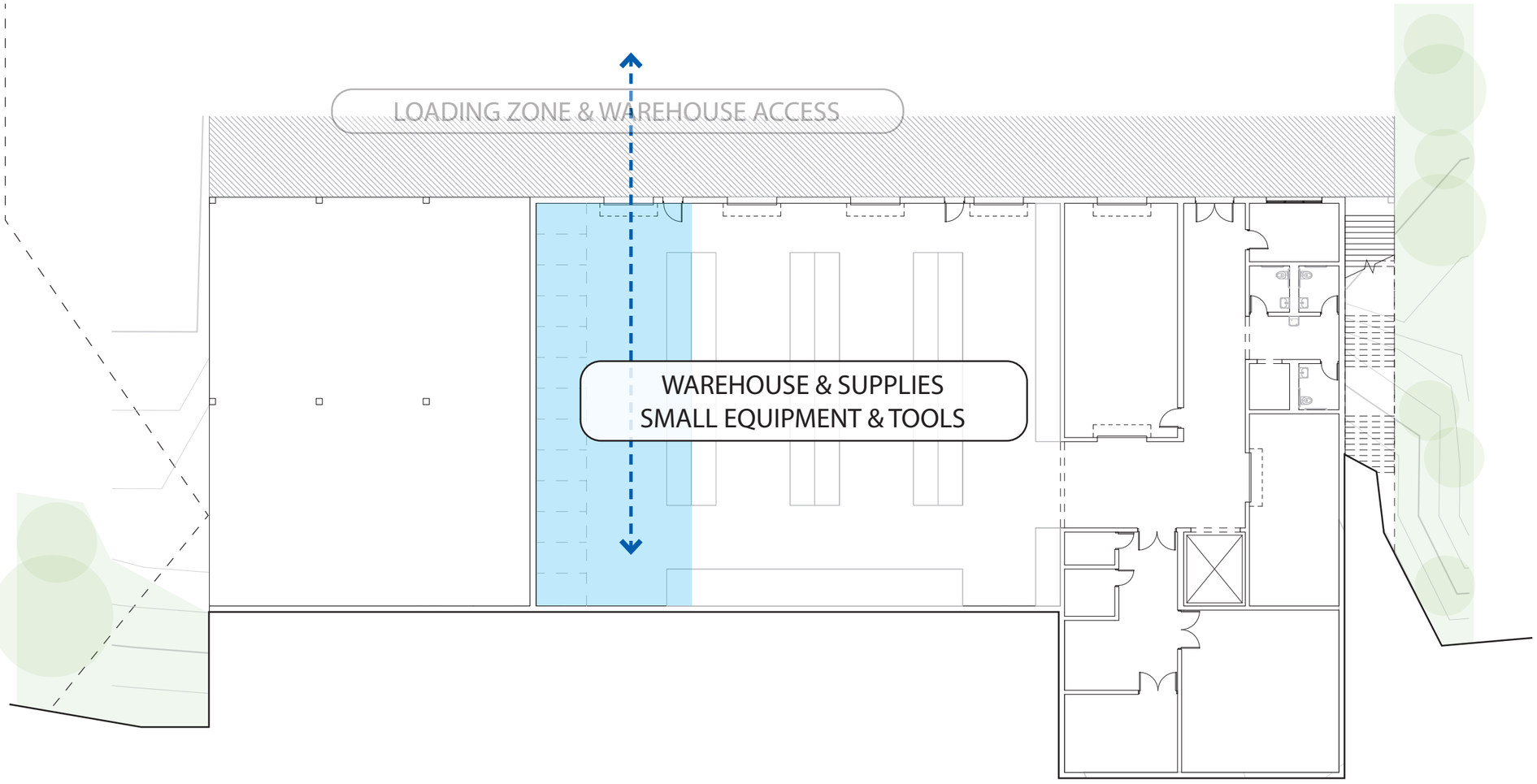
These existing photographs illustrate items that would be located in the Open Storage Area.

Bike Racks

Soccer Goals

OPERATIONS BUILDING GROUND FLOOR PLAN: TOOLS & SMALL EQUIPMENT AREA

Within the warehouse, a space is reserved for the storage of tools and small equipment. This space is readily accessible from the primary vehicle parking area and the loading/unloading zone.



FLOOR PLAN
1″ = 20′

EXAMPLE ITEM LIST: TOOLS & SMALL EQUIPMENT AREA

This example list illustrates the types tools, gear, and small equipment that would be stored for use in this area of the warehouse.
Each item on this list represents a category that contains multiple pieces of the same item or a variety of items.

Tools:

Blades
Bit Sets
Brooms
Brushes
Buckets & Pails
Common Hand Tools
Cords
Crosscut Saw
Fire Rakes/ Mcleod Tools
Hacksaws
Handsaws
Hoes
Ladders
Loppers
Machetes
Miter Boxes
Nozzles
Pickaxes
Pitchforks
Post-hole Diggers
Rakes
Sawhorses
Scrapers
Shears
Shovels
Sledge Hammers
Snow Shovels
Spades
Tampers
Tree Pruners
Trimmers
Trowels

Small Equipment:

Asphalt Saw
Auger
Battery Packs & Chargers
Blowers
Chainsaws
Common Power Tools
Concrete Cutting Saws
Edgers
Generators
Hedgers
Locate Equipment
Paint Sprayers
Pavement Grinder
Pole Saws
Push Cam
Shop Vacs
Sidewalk Broom
Stand Lights
Trash Pumps
Weed-eaters

Gear:

Personal Protective Gear
Flashlights
Tool bags & Toolboxes
Tool-belts

EXAMPLE EXPANDED LIST: PERSONAL PROTECTIVE GEAR

Expanding one of the categories listed on the previous slide, Personal Protective Gear, illustrates the number of different items that may be included in a category of items stored for use.

<u>Personal Protective Gear:</u>

Belts
Back Support Belts
Chainsaw Chaps
Coveralls (Disposable)
Dust & KN-95 Masks
Ear Plugs
Safety Ear Muffs
Face Shields
Hard Hats
Gloves
Glove Liners
Knee Pads
Rain Gear
Respirators
Respirator Cartridges
Rubber Boots
Safety Vests
Safety Glasses
Safety Goggles
Safety Harnesses

EXISTING CONDITIONS: TOOLS & SMALL EQUIPMENT STORAGE LOCATIONS

This site plan diagram illustrates the location of stored tools and small equipment within the existing Public Work Department yard.

EXISTING PHOTOGRAPHS: EXAMPLE TOOLS & SMALL EQUIPMENT AREA

These existing photographs illustrate items that would be located in the Tools and Small Equipment Storage Area.

Mixers, Hoses, and Supplies for Hand Tools

Small Power Tools

EXISTING PHOTOGRAPHS: EXAMPLE TOOLS & SMALL EQUIPMENT AREA

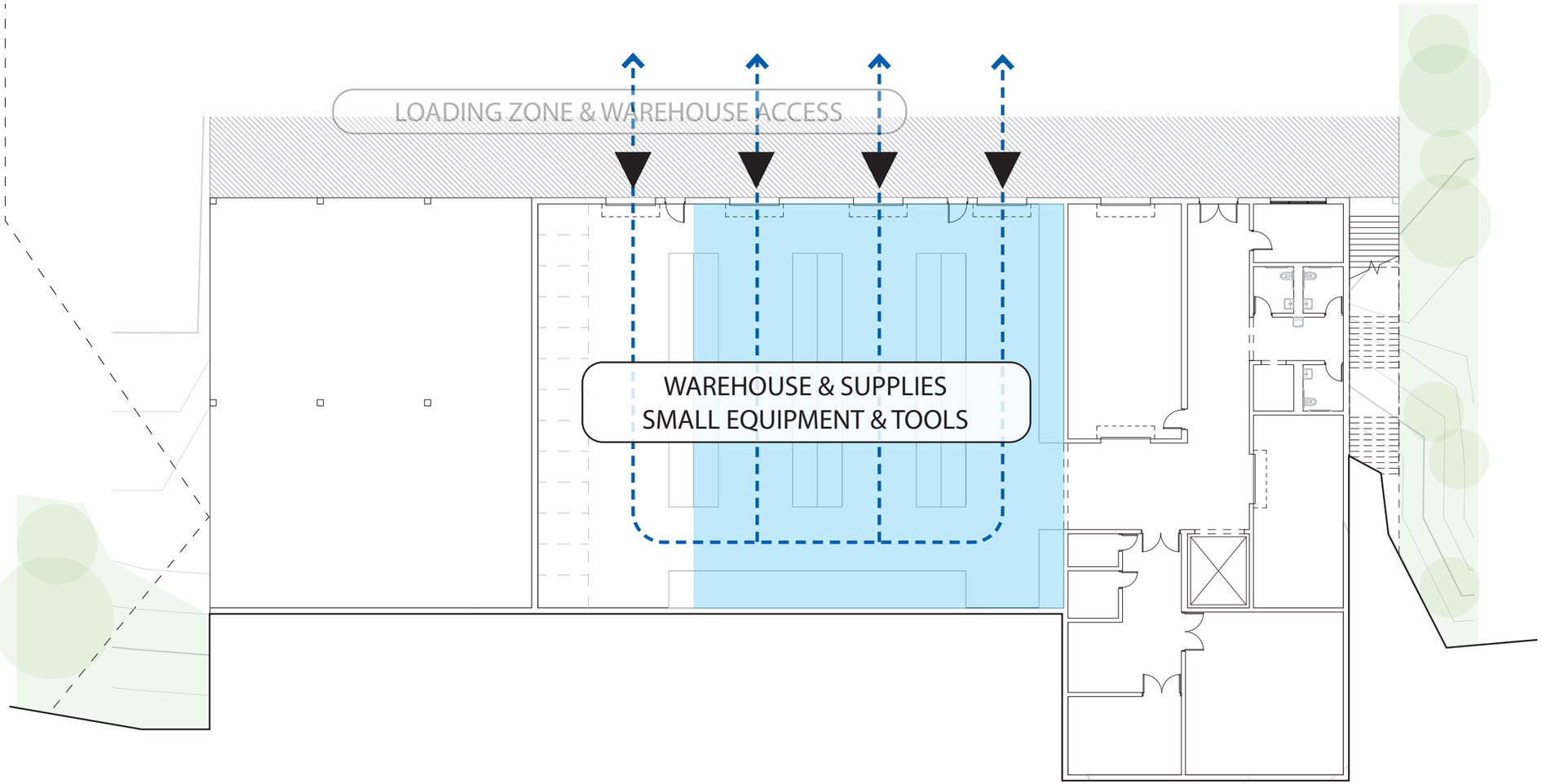
These existing photographs illustrate items that would be located in the Tools and Small Equipment Storage Area.

Hand Tools

Hand Tools

OPERATIONS BUILDING GROUND FLOOR PLAN: WAREHOUSE

The Warehouse space is used for the storage of materials, components, consumables, and maintenance and cleaning supplies. This space is readily accessible from the primary vehicle parking area and the loading/unloading zone.



FLOOR PLAN
1″ = 20′

PHOTO RENDERING: PROPOSED WAREHOUSE, WORKSHOP, AND MACHINE-SHOP SPACES

This view illustrates the interior of the warehouse within the Operations Building. Interior tool and material storage spaces open directly onto covered exterior loading zones to promote efficient operations.

EXAMPLE ITEM LIST: STORED WAREHOUSE ITEMS

The warehouse currently stocks approximately 3,150 unique items & supplies. This example list illustrates the types of items stored for use in the warehouse. Each item represents a category that contains multiple components.

<u>Electrical:</u>
Ballasts
Batteries
Breakers
Bulbs
Conduit
Connectors
Cords
Fixtures (Lights)
Flashlights
Fuses
Meter Boxes
Photometric Controls
Pipes
Plates
Receptacles
Solder
Switches
Testers
Ties
Wire

<u>Water/ Sewer:</u>
Adapters
Barrel Extensions
Caps
Catchbasins
Check Valves
Clamps
Connectors
Couplings
Diaphragm Kits
Drain Valves
Grates
Gaskets
Gasket Covers & Plates
Hydrants & Hydrant Parts
Inserts
Joints
Lids
Meters
Pipe
Plugs
Reducers
Repair Bands
Resetters
Risers
Saddles
Sleeves
Stem Extensions
Tees
Valves
Yokes

<u>Materials & Products:</u>
Adhesives & Epoxy
Basketball Hoops, Backstops
Brushes & Rollers
Cement
Cleaning Products
Concrete
Fencing (Silt)
Fertilizers
Flags
Fuel Cans
General Building Supplies
Hoses
Keys & Keyblanks
Light Luminaries & Shields
Liners
Lumber
Oils
Paints & Dyes
Paper Products
Posts & Bases
Ropes
Sealants
Seed Mixes
Sign brackets
Signs
Spraypaints
Stakes
Starting Fluid
Straps
Tarps

EXISTING PHOTOGRAPHS: EXISTING WAREHOUSE

These existing photographs illustrate items that would be stored in the Warehouse

Janitorial Supplies

Water Fittings and Meters

EXISTING PHOTOGRAPHS: EXISTING WAREHOUSE

These existing photographs illustrate items that would be stored in the Warehouse

Maintenance and Cleaning Supplies

Pipe Fittings

EXISTING PHOTOGRAPHS: EXISTING WAREHOUSE

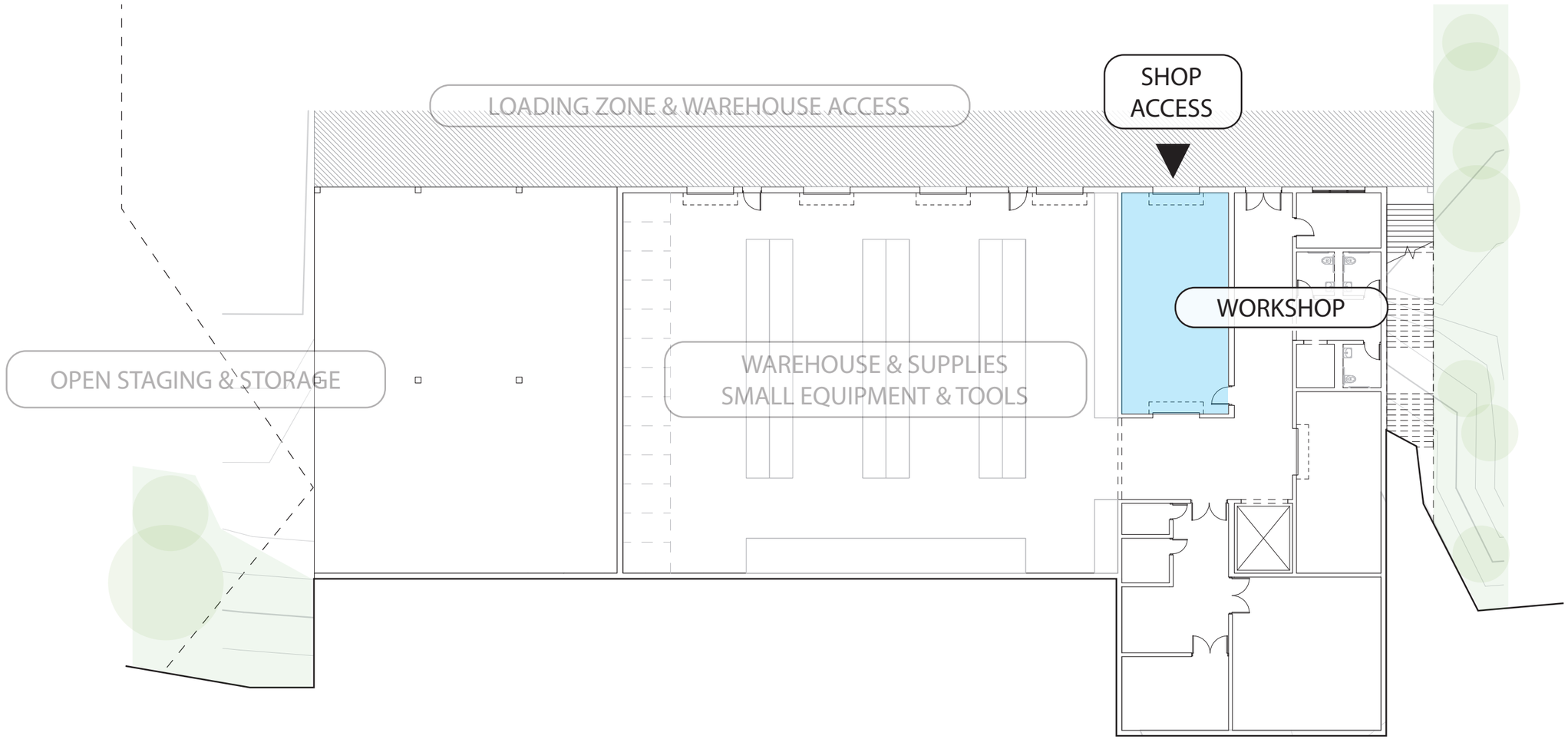
These existing photographs illustrate items that would be stored in the Warehouse

Personal Protective Gear

Signs

OPERATIONS BUILDING GROUND FLOOR PLAN: WORKSHOP

The workshop space on the ground level of the Operations Building hosts a number of functions related to Public Works Department field crew needs, and takes advantage of the adjacency to the warehouse, open staging area, and loading zone.



FLOOR PLAN
1″ = 20′

EXAMPLE ACTIVITIES LIST: WORKSHOP SPACE

This example list illustrates the types of activities undertaken by Public Works Department Staff during the course of project work and general maintenance.

Workshop Activities:

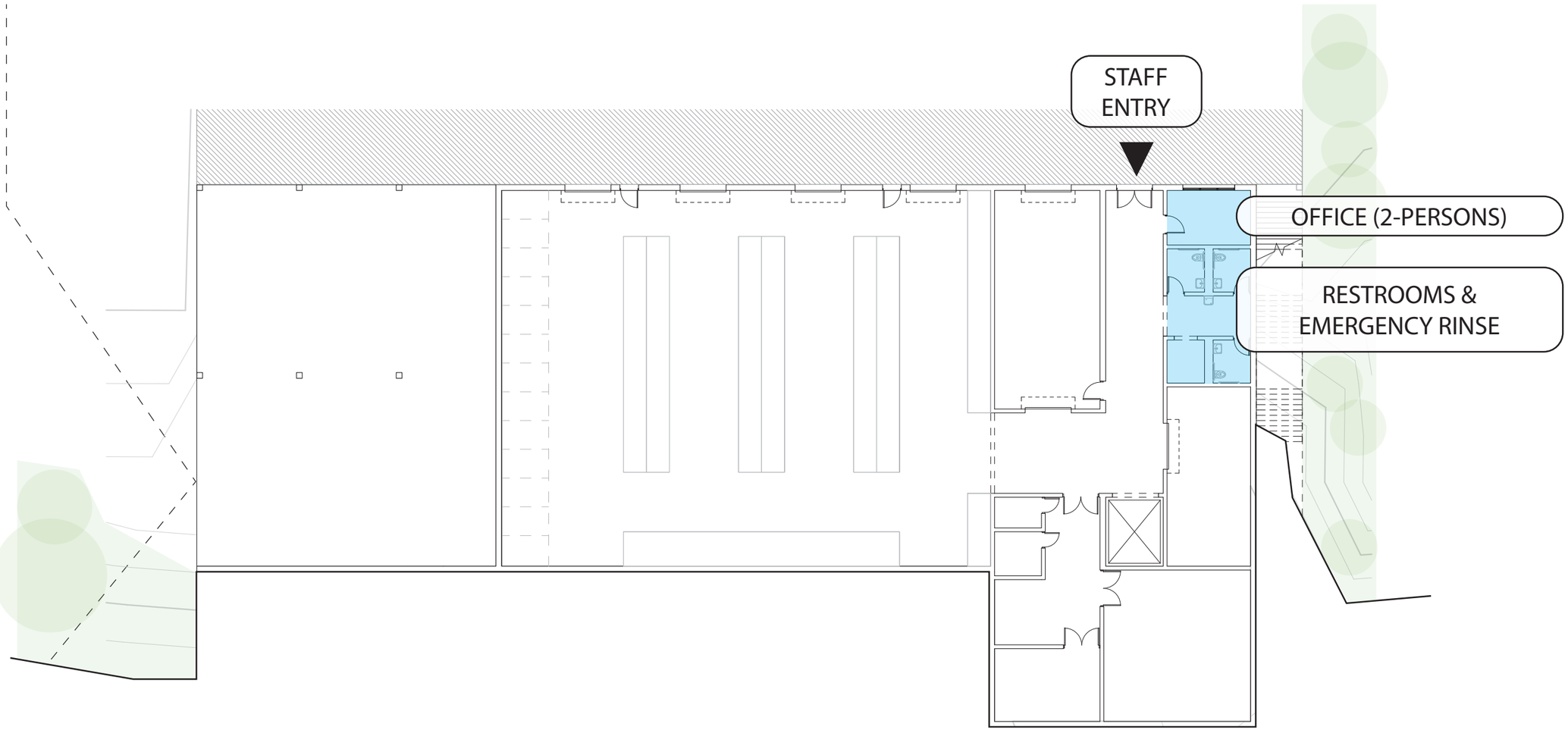
Carpentry
Equipment & Tool Assembly
Materials Pre-Assembly
Painting & Spray Booth
Small Equipment Repair
Tool Repair

EXISTING PHOTOGRAPHS: WORKSHOP AREA IN THE EXISTING PUBLIC WORKS BUILDING

This is a view of the former carpentry shop in the existing public works building. This space is currently used for office space for Public Works Department Staff.

OPERATIONS BUILDING GROUND FLOOR PLAN: RESTROOMS & WAREHOUSE OFFICE

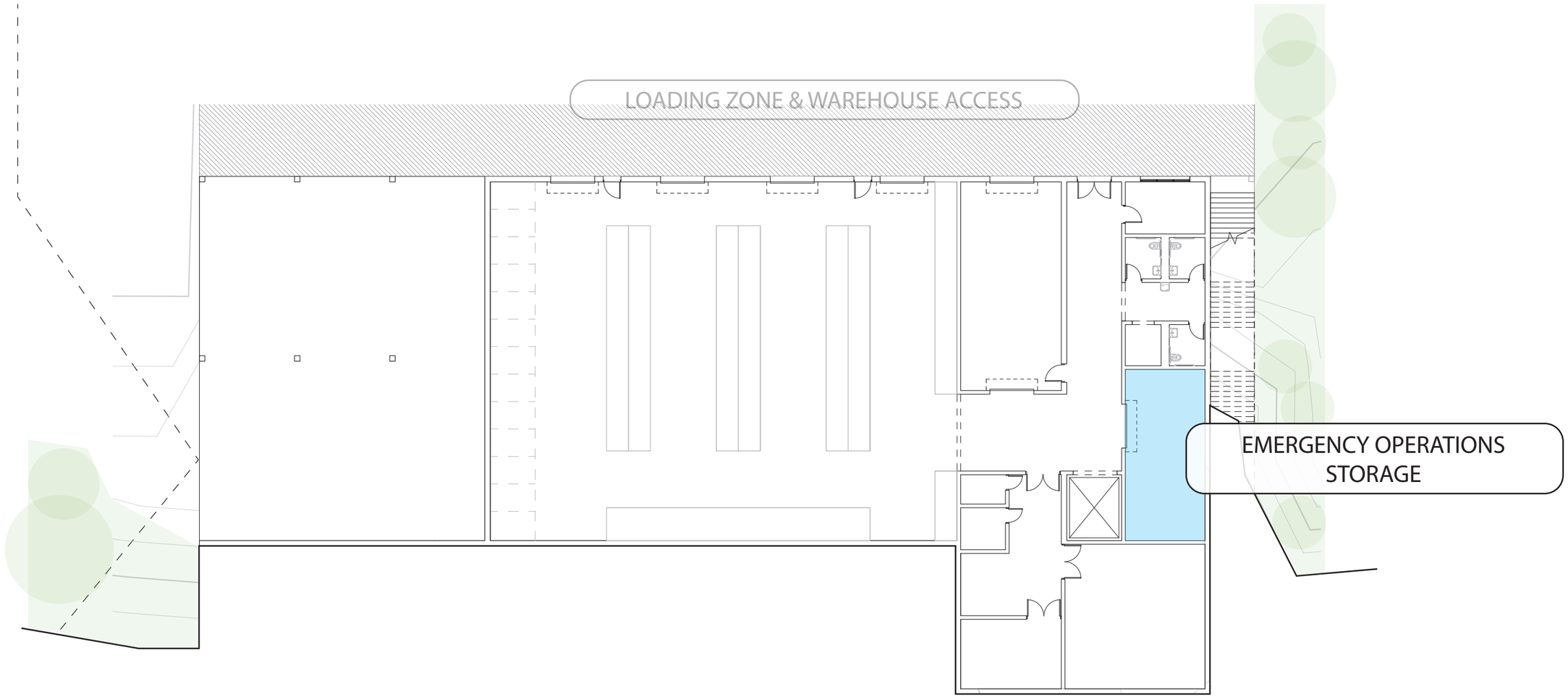
The ground floor of the Operations Building includes an office space, for up to two staff members, for the Warehouse Manager. Next to this office, and near the staff entry, the ground floor includes three restrooms and an emergency rinse station.



FLOOR PLAN
1″ = 20′

OPERATIONS BUILDING GROUND FLOOR PLAN: EMERGENCY OPERATIONS STORAGE

The Emergency Operations Storage Room is also located on the ground floor of the Operations Building and is readily accessible from both the loading zone and the warehouse for direct transport of emergency supplies to the community.



FLOOR PLAN
1″ = 20′

EXAMPLE ITEM LIST: EMERGENCY OPERATIONS SUPPLIES

This example list illustrates the types of items that would be stored for use in the Emergency Operations Supply Storage Room. Each item on this list represents a category that contains multiple pieces of the same item or a variety of items.

<u>Response Supplies:</u>
Personal Protective Equipment
Blankets
Cots
Megaphones
Dog Crates
A-Frame Signs
Search-and-Rescue Supplies
Mobile Radio Antennas

<u>Incident Registration Station:</u>
Chairs
Tables
Pop-up Tents

<u>Training Supplies:</u>
Community Emergency Response Team Course Supplies
Fire Extinguishers
Cribbing Supplies
Backpacks
Helmets
Goggles
Work Gloves
Medical Supplies
Stop-the-Bleed Course Supplies

<u>Outreach and Tabling Supplies:</u>
Booklets
Whistles
2-Week Water Display

EXISTING PHOTOGRAPHS: EXAMPLE EMERGENCY OPERATIONS SUPPLIES STORAGE

These existing photographs illustrate items that would be stored in the Emergency Operations Supplies Storage Room.

Emergency Operations Supplies Container

Emergency Operations Supplies Storage

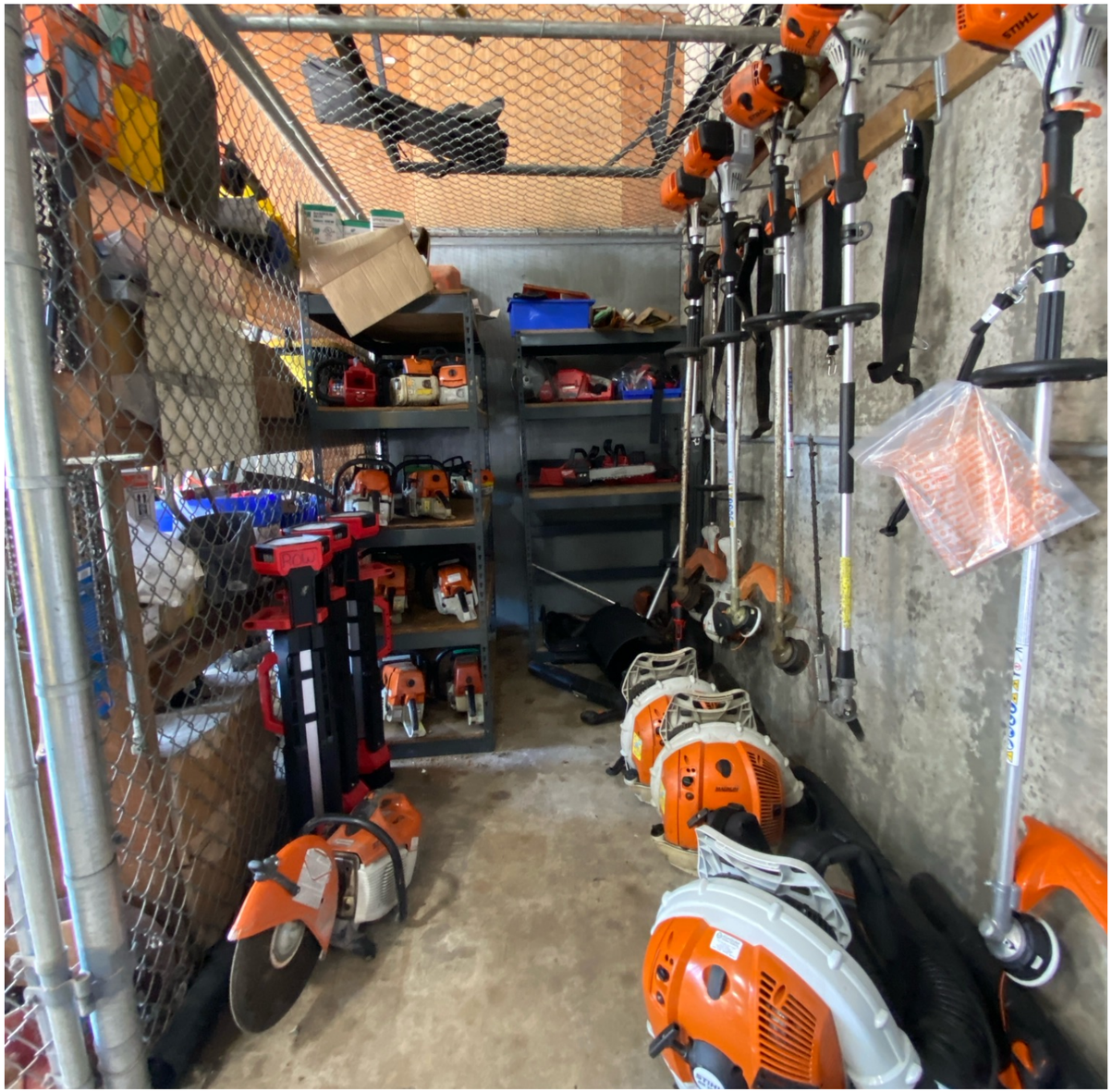
OPERATIONS BUILDING GROUND FLOOR OVERVIEW

COVERED STORAGE & STAGING AREA

- Easily accessible for loading & unloading
- Having dedicated space reduces time associated with creating a clear storage space

SMALL EQUIPMENT AND TOOLS

- Consolidate in one area (rather than across 10+ areas), creating one stop for field staff
- Adjacent to loading & unloading zone
- Storage in dry, climate controlled environment will increase tool & equipment lifespan



Right-of-Way Team existing tool cage

OPERATIONS BUILDING GROUND FLOOR OVERVIEW

WAREHOUSE

- Higher ceilings and wider aisles increase useable space
- Configuration allows for use of forklift
- Increased storage capacity allows for larger orders, reducing price per item, reducing staff time needed for off-island retail purchases, and increasing stock for emergency response
- Adjacent to loading & unloading zone for large trucks

WORKSHOP

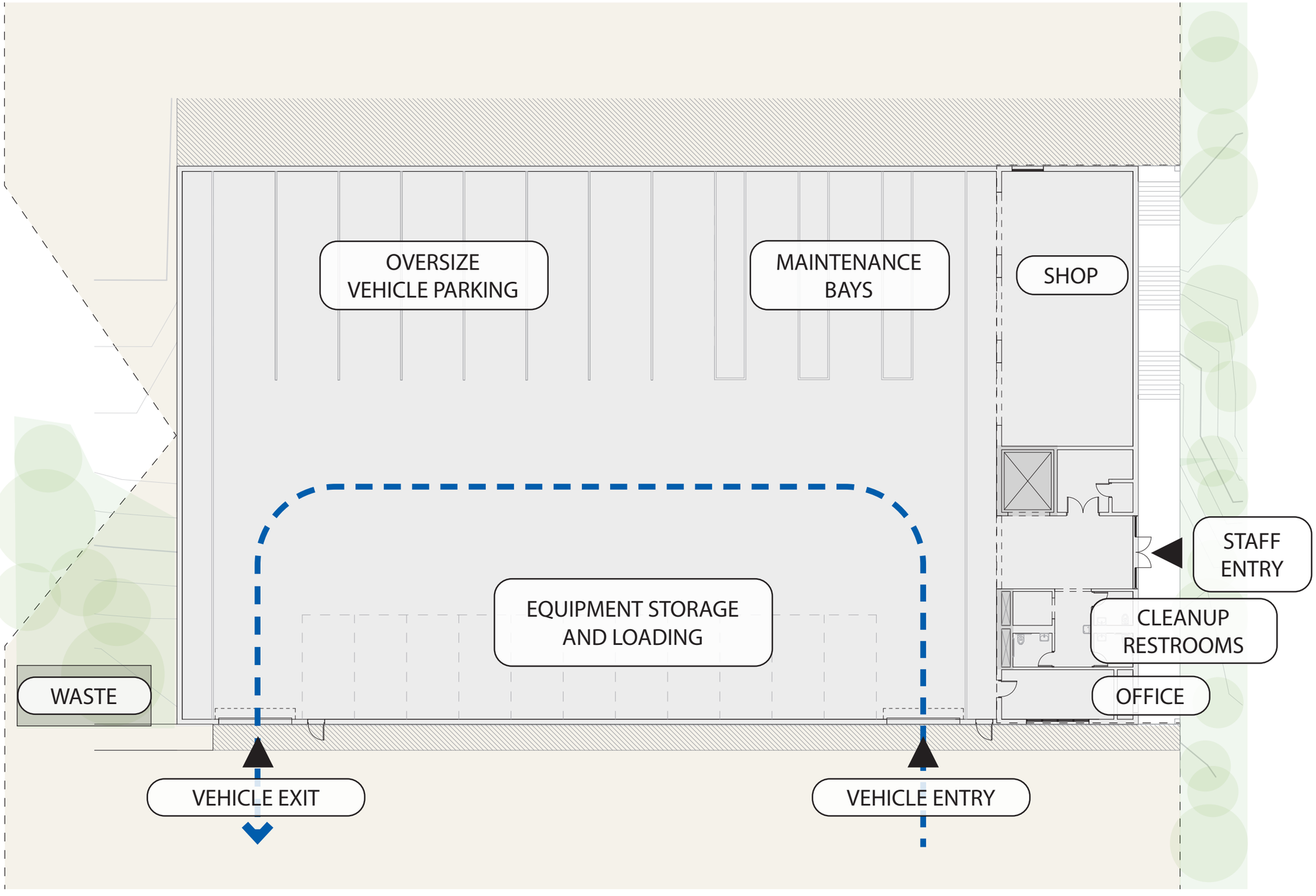
- Eliminates the need to use the mechanics bay
- Creation of dedicated space allows for year-round use of small engine repair, carpentry, equipment & furnishing assembly, painting, and other activities
- Allows for increased in-house repairs and construction, reducing costs and project timelines

Narrow aisles in the existing warehouse

Operations Building Upper Floor

PROPOSED FLOOR PLAN: OPERATIONS BUILDING UPPER FLOOR

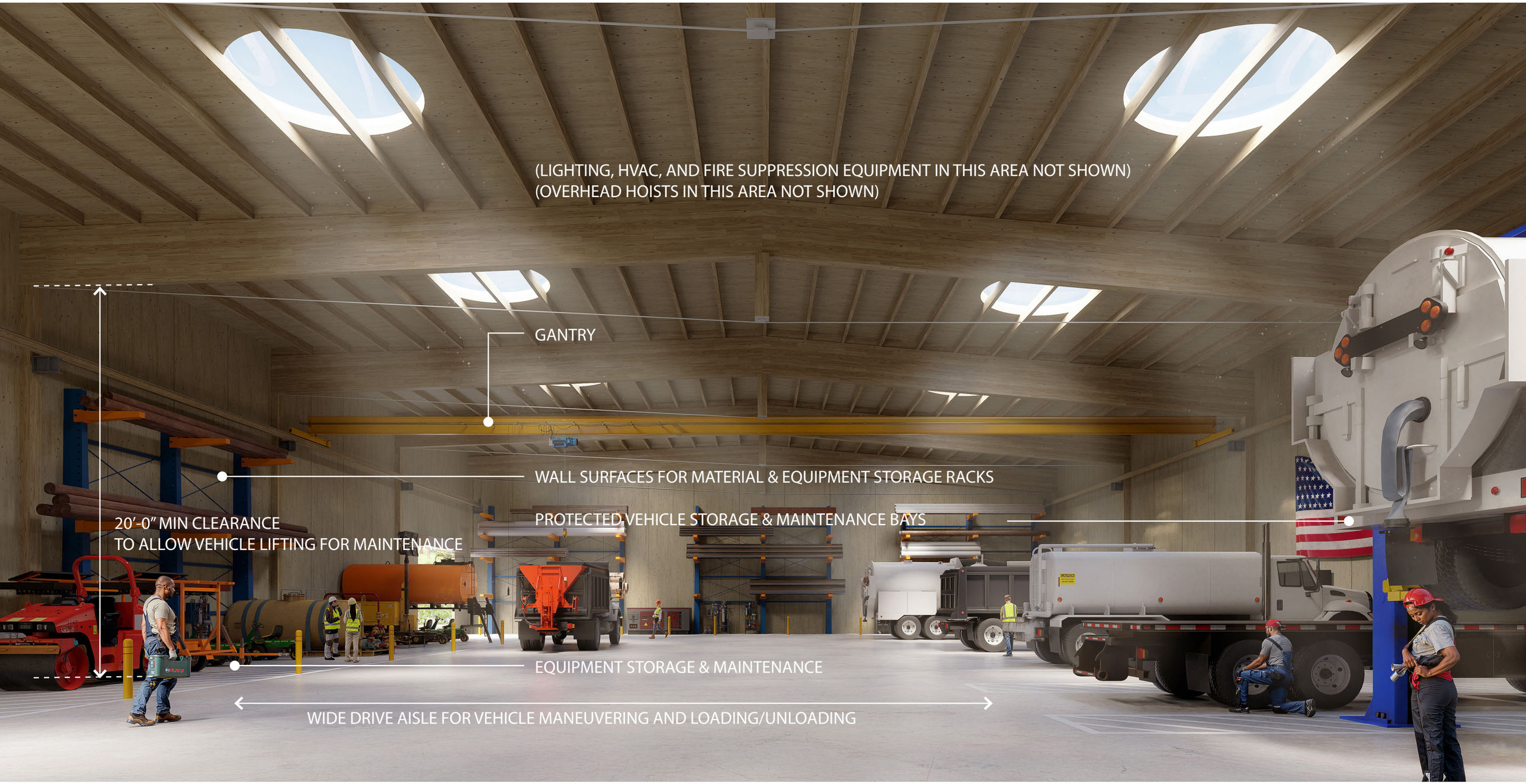
The second floor building area equals 19,000 gross square feet (GSF). This floor houses the high-bay vehicle and equipment storage, maintenance bays, maintenance shop, an operations office, and staff restrooms.



FLOOR PLAN
1″ = 20′

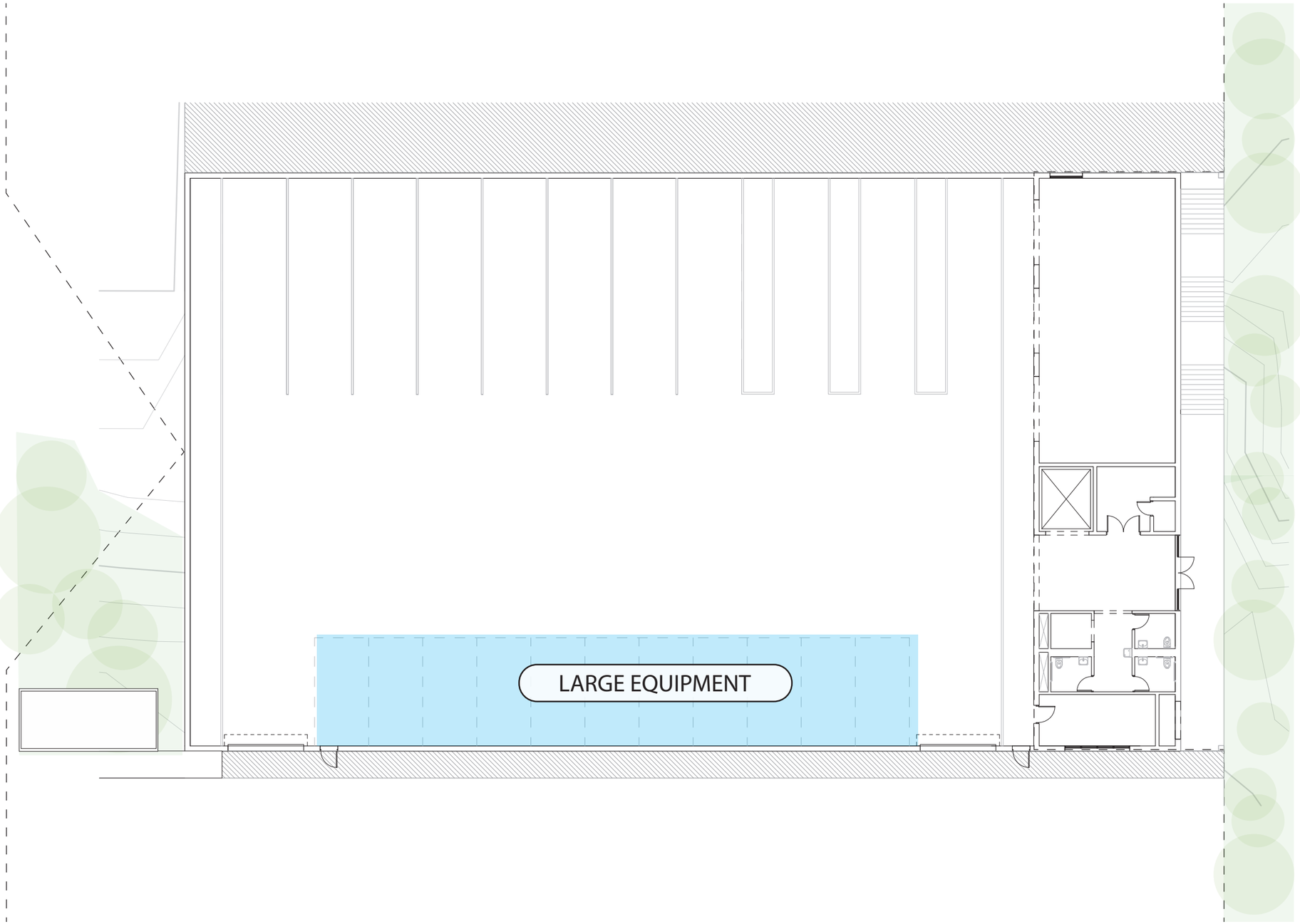
PHOTO RENDERING: PROPOSED OPERATIONS BUILDING VEHICLE MAINTENANCE BAYS AND STORAGE AREA

This view illustrates the interior of the vehicle maintenance and large equipment storage area within the Operations Building.



OPERATIONS BUILDING UPPER FLOOR PLAN: LARGE EQUIPMENT

The upper floor of the Operations Building includes a dedicated area for large equipment storage. This area is readily accessible from both the loading zone and trailer parking area for direct transport.



FLOOR PLAN
1″ = 20′

EXAMPLE ITEM LIST: LARGE EQUIPMENT STORAGE

This example list illustrates the types of large equipment that would be stored for use in the upper floor of the building. Each item on this list represents a category that may contains multiple pieces of the same item.

<u>Large Equipment ROW:</u>
Buffalo Blower
Chipper
Jumping Jack Compactor
Paint Sprayers (Driving)
Pressure Washer
Push Mowers
Riding Mowers
Rolling Compactor
Salt Spreaders
Snow Plows
VMS Boards
Water Tanks

<u>Large Equipment Utilities:</u>
Air Compressor
Easement Machine
Ditch Witch Vac
Pipe Pusher
Trencher
Valve Exerciser

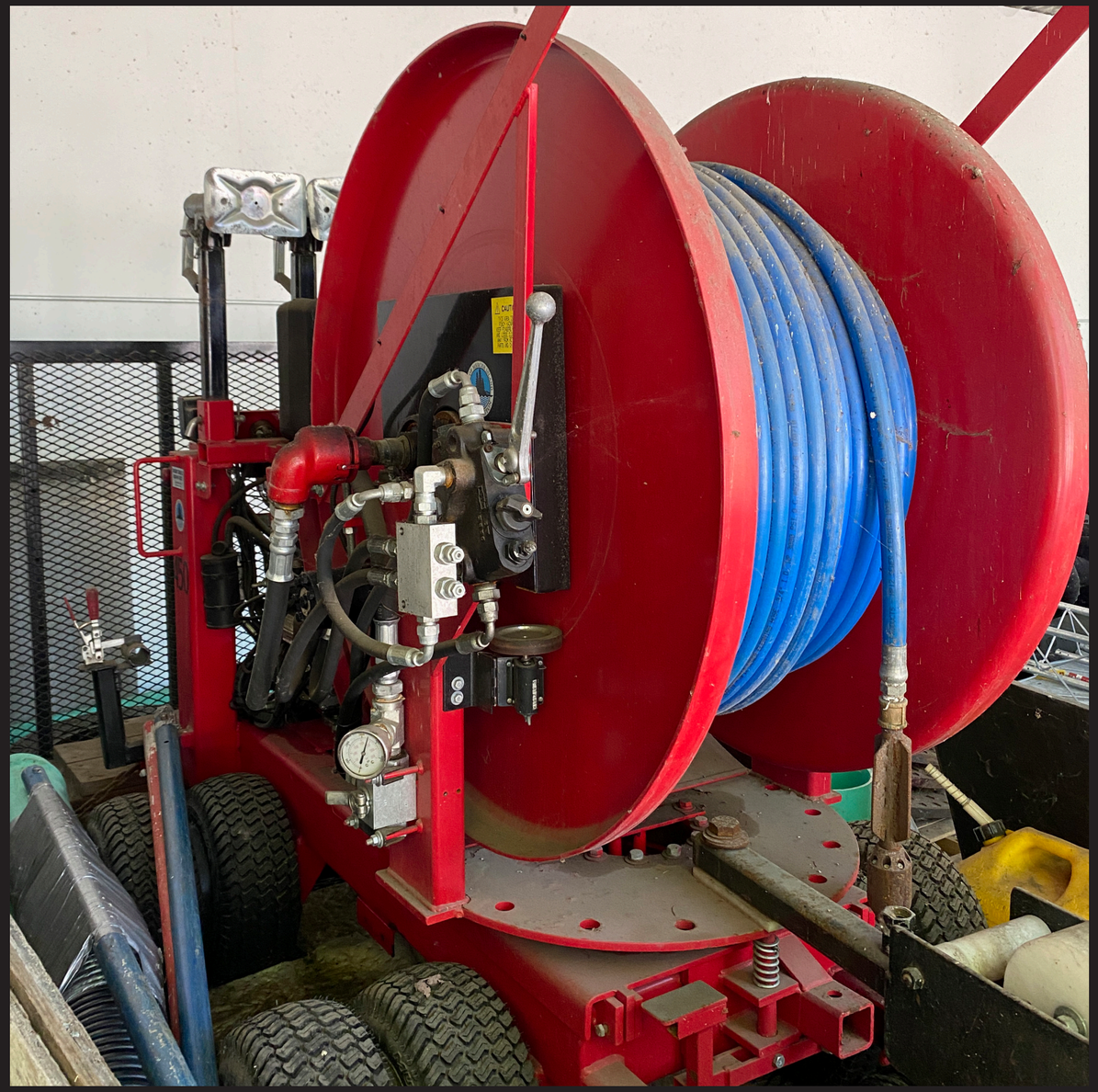
<u>Large Equipment Parks:</u>
Aerator
Aera-vator
Ballfield Top Dresser
Cub Cadet Small Tractor
Hydro Rake
Power Harrow
Riding Mowers
Utility Vehicle
Turf Sweeper

EXISTING CONDITIONS: LARGE EQUIPMENT STORAGE LOCATIONS

This site plan diagram illustrates the location of stored large equipment within the existing Public Work Department yard.

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.



Easement Machine

Ditch Witch Vac

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.

Turf Sweeper

Valve Exerciser

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.

Riding Mower

Power Harrow

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.

Aera-Vator

Utility Vehicle

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.

VMS Boards & Pressure Washer

Salt Spreaders

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.

Chipper

Ditch Witch Trencher

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

These existing photographs illustrate items that would be located in the large equipment storage area.

Air Compressor

Top Dresser

EXISTING PHOTOGRAPHS: LARGE EQUIPMENT STORAGE

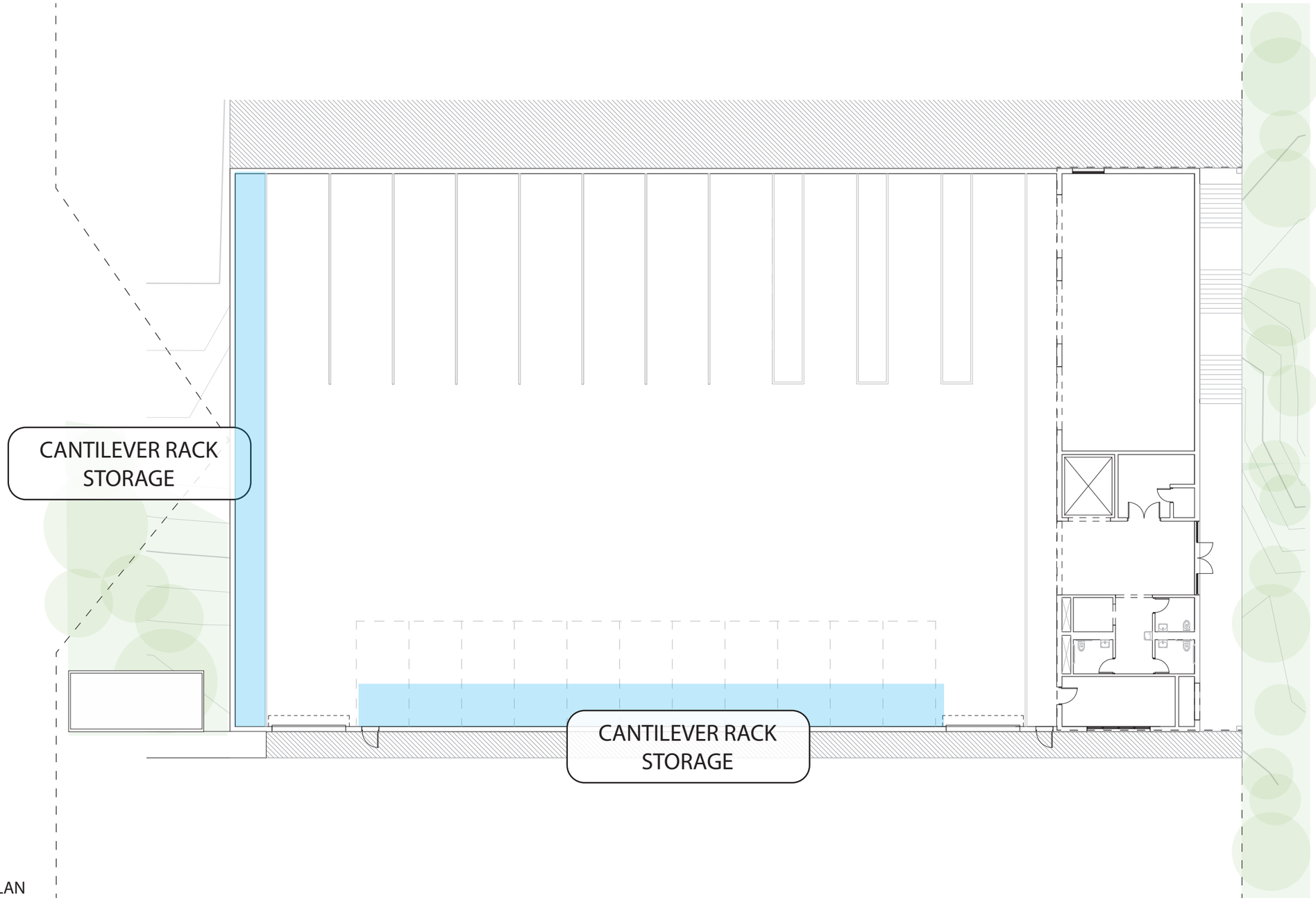
These existing photographs illustrate items that would be located in the large equipment storage area.

Rolling Compactor & Small Trailer

Snow Plows

OPERATIONS BUILDING UPPER FLOOR PLAN: CANTILEVER RACK STORAGE

The upper floor of the Operations Building incorporates cantilever rack storage on two high-bay side walls.



FLOOR PLAN
1″ = 20′

EXAMPLE ITEM LIST AND EXISTING PHOTOGRAPH: ITEMS FOR CANTILEVER RACK STORAGE AREA

This example list illustrates the types of items that would be stored for use in the upper floor of the building. Each item on this list represents a category that may contains multiple pieces of the same item.

<u>Cantilever Racks:</u>
Pipe (Various)
Playground Equipment
Steel Tube
Concrete Poles
Timber Poles

Timber Poles

EXISTING PHOTOGRAPHS: ITEMS FOR CANTILEVER RACK STORAGE AREA

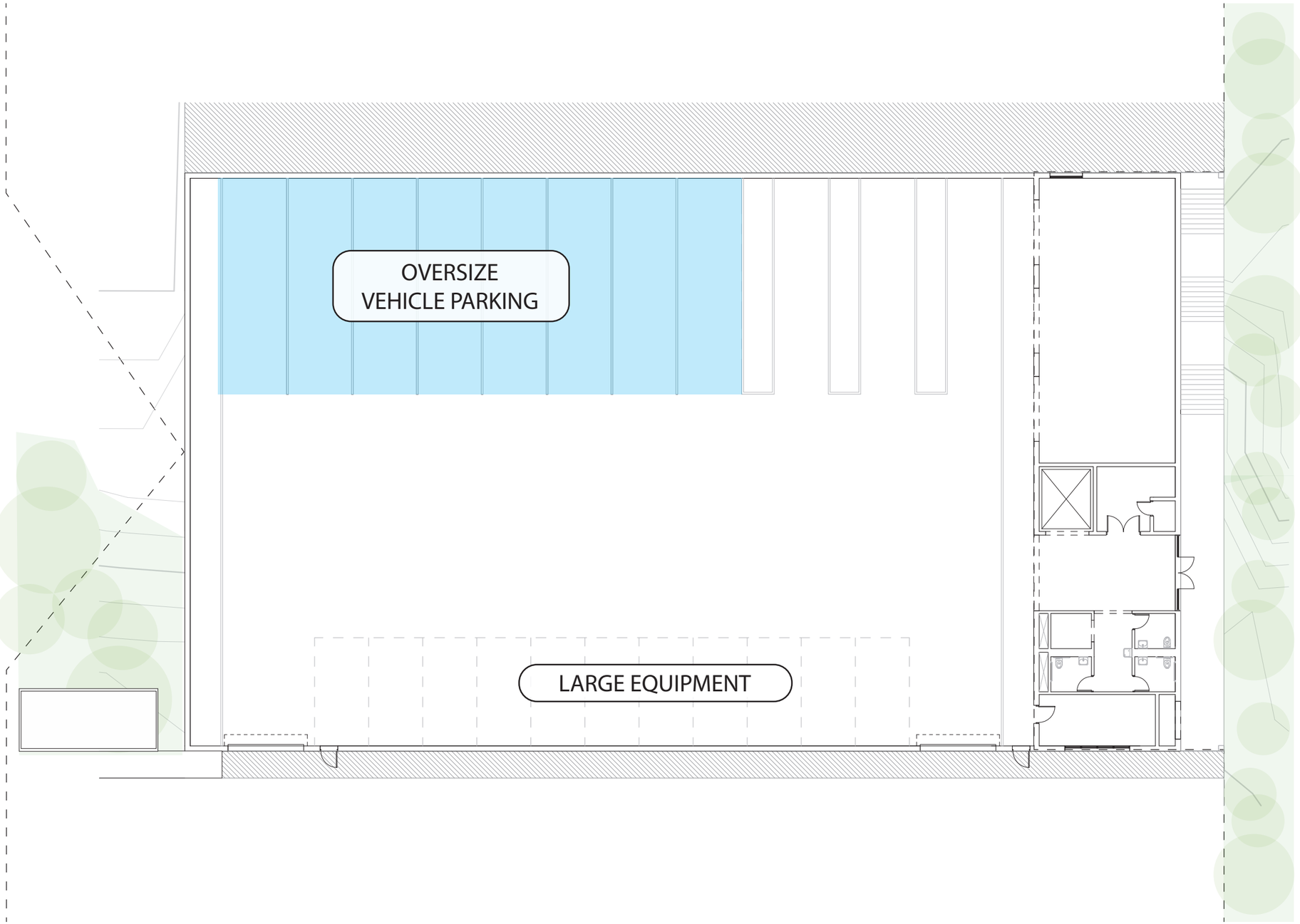
These existing photographs illustrate items that would be located in the cantilever rack storage area.

Stormwater Drainage Pipe

Playground Equipment

OPERATIONS BUILDING UPPER FLOOR PLAN: VEHICLE STORAGE

The upper floor of the Operations Building includes a parking area for up to eight oversize vehicles.



FLOOR PLAN
1″ = 20′

EXAMPLE VEHICLE LIST AND EXISTING PHOTOGRAPH: INDOOR PROTECTED VEHICLES

This example list illustrates the types of vehicles that would be parked in the protected upper floor of the building.

<u>Vehicles:</u>
Combination Jet/VAC Truck
Crosswind Sweeper
Ford F450 Service Truck
Gap Vac VHE Hydro Excavator
F550 Heavy Duty Pickup 1
F550 Heavy Duty Pickup 2

Combination Jet/VAC Truck

EXISTING PHOTOGRAPHS: ITEMS FOR CANTILEVER RACK STORAGE AREA

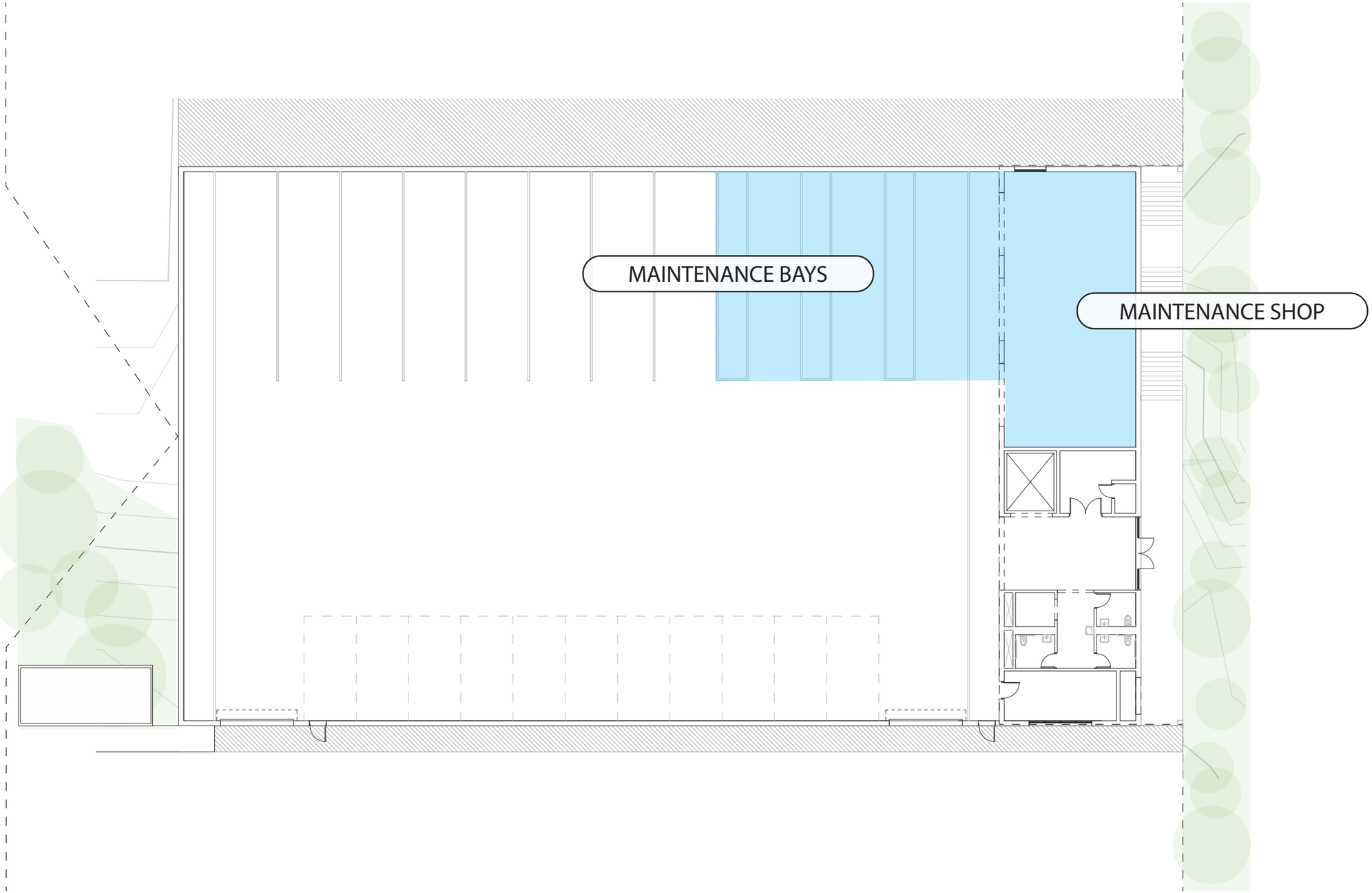
These existing photographs illustrate vehicles that would be parked in the protected upper floor of the building.

Gap VAC VHE Hydro Excavator

Crosswind Sweeper

OPERATIONS BUILDING UPPER FLOOR PLAN: MAINTENANCE BAYS AND MAINTENANCE SHOP

The upper floor of the Operations Building includes the Public Works Department's vehicle maintenance bays and maintenance shop, which services and maintains over 170 vehicles and pieces of equipment owned by the City of Mercer Island.



FLOOR PLAN
1" = 20'

EXISTING PHOTOGRAPHS: PUBLIC WORKS MAINTENANCE BAYS AND MECHANICS SHOP

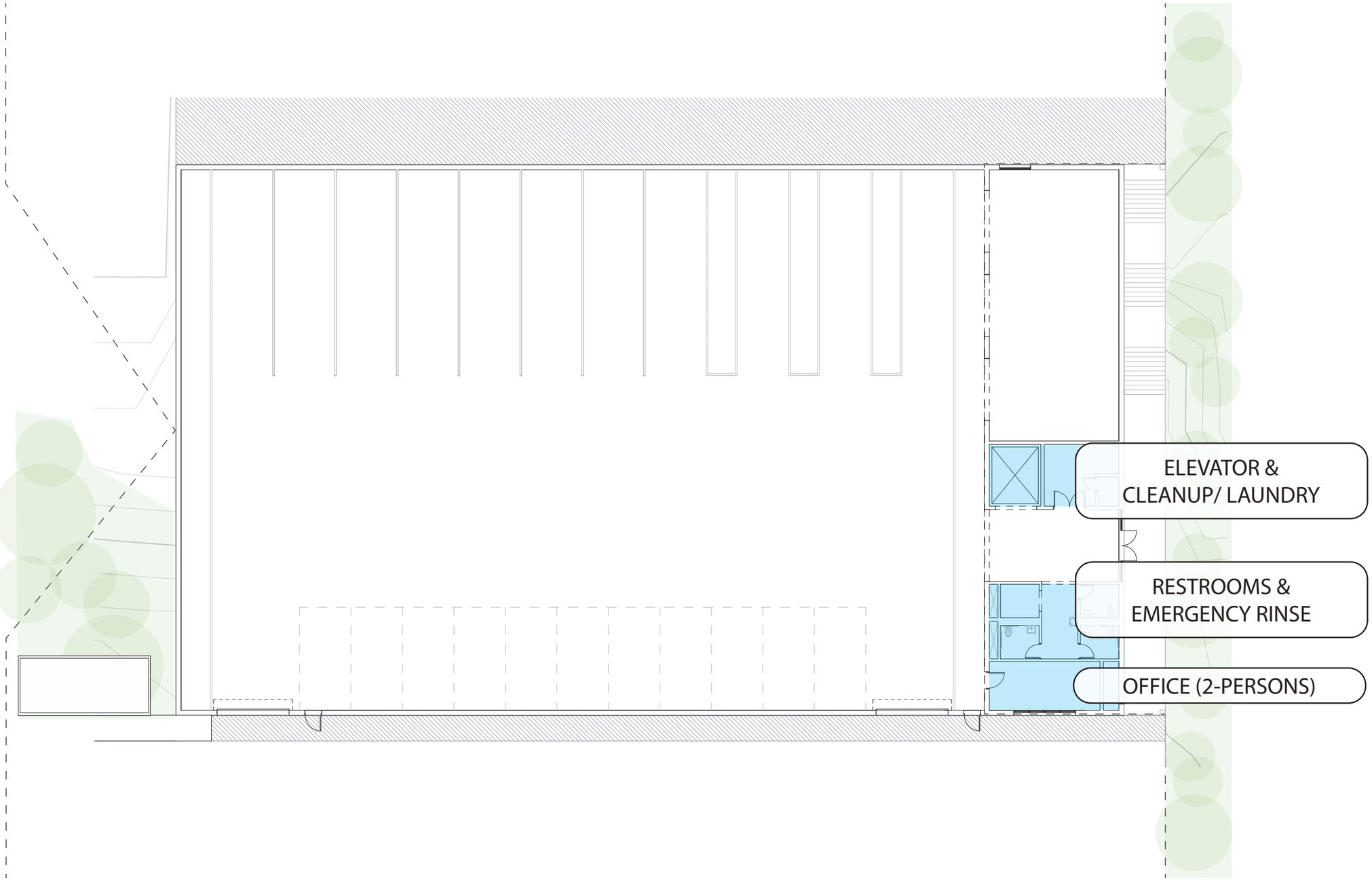
These existing photographs illustrate the current vehicle maintenance bays and mechanics shop located in the existing Public Works Building. These functions would move to the upper floor of the Operations Building.

Maintenance Bays

Maintenance Shop

OPERATIONS BUILDING UPPER FLOOR PLAN: RESTROOMS & MAINTENANCE OFFICE

The upper floor of the Operations Building includes an office space, for up to two staff members, for the Mechanic. Next to this office, the upper floor includes three restrooms, a cleanup/ laundry room, and an emergency rinse station.



FLOOR PLAN
1″ = 20′

OPERATIONS BUILDING UPPER FLOOR OVERVIEW

LARGE EQUIPMENT STORAGE & STAGING

- Equipment stored in dry, protected environment, improving equipment longevity
- Dedicated space creates one stop for staff
- Allows access to equipment that must be towed/attached to vehicles, without moving vehicles/equipment to gain access
- Faster and safer installation of equipment during inclement weather

CANTILEVER RACK STORAGE

- Wall racking allows for storage of long or irregularly-shaped equipment and materials
- Reduces large footprint needed to store items on ground/ floor

Right-of-Way Team large and small equipment

OPERATIONS BUILDING UPPER FLOOR OVERVIEW

PROTECTED PARKING FOR OVERSIZE VEHICLES

- Protecting high-value, temperature sensitive equipment increases useable life, reducing replacement costs over time
- Climate-controlled environment allows staff to use vehicles immediately, without additional preparation
- Dedicated parking spaces eliminate need to use mechanic's bays

FLEET MAINTENANCE BAYS AND SHOP

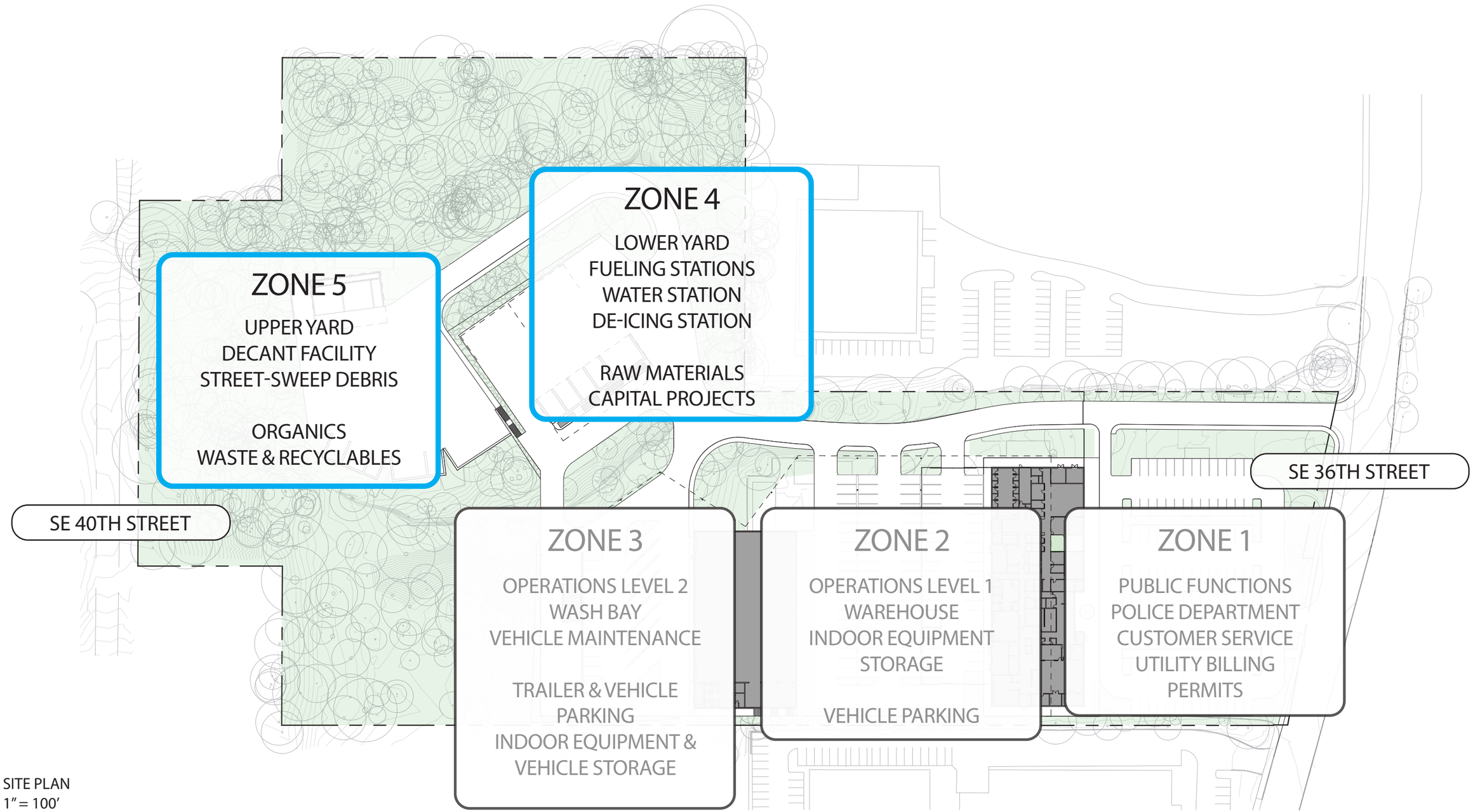
- Bays only used for repairs, allowing for multiple vehicles to be serviced
- Dedicated workshop creates space for tools/equipment needed for fabrication and technical repairs

Vactor parked in mechanic's shop for protection

Public Works Yard

SITE PLAN DIAGRAM: PSM FACILITY SITE ZONING PLAN

This diagram illustrates the zoned organization of the Public Works site. The Public Works Department Yards are located in Zones 4 and 5.



SITE PLAN
1″ = 100′

SITE PLAN DIAGRAM: PUBLIC WORKS SITE LOWER YARD

This diagram illustrates the organization of the Lower Yard. This area is approximately 29,000 square feet, and is home to vehicle fueling stations, the de-icing station, facility generators, raw materials storage, and capital projects storage.

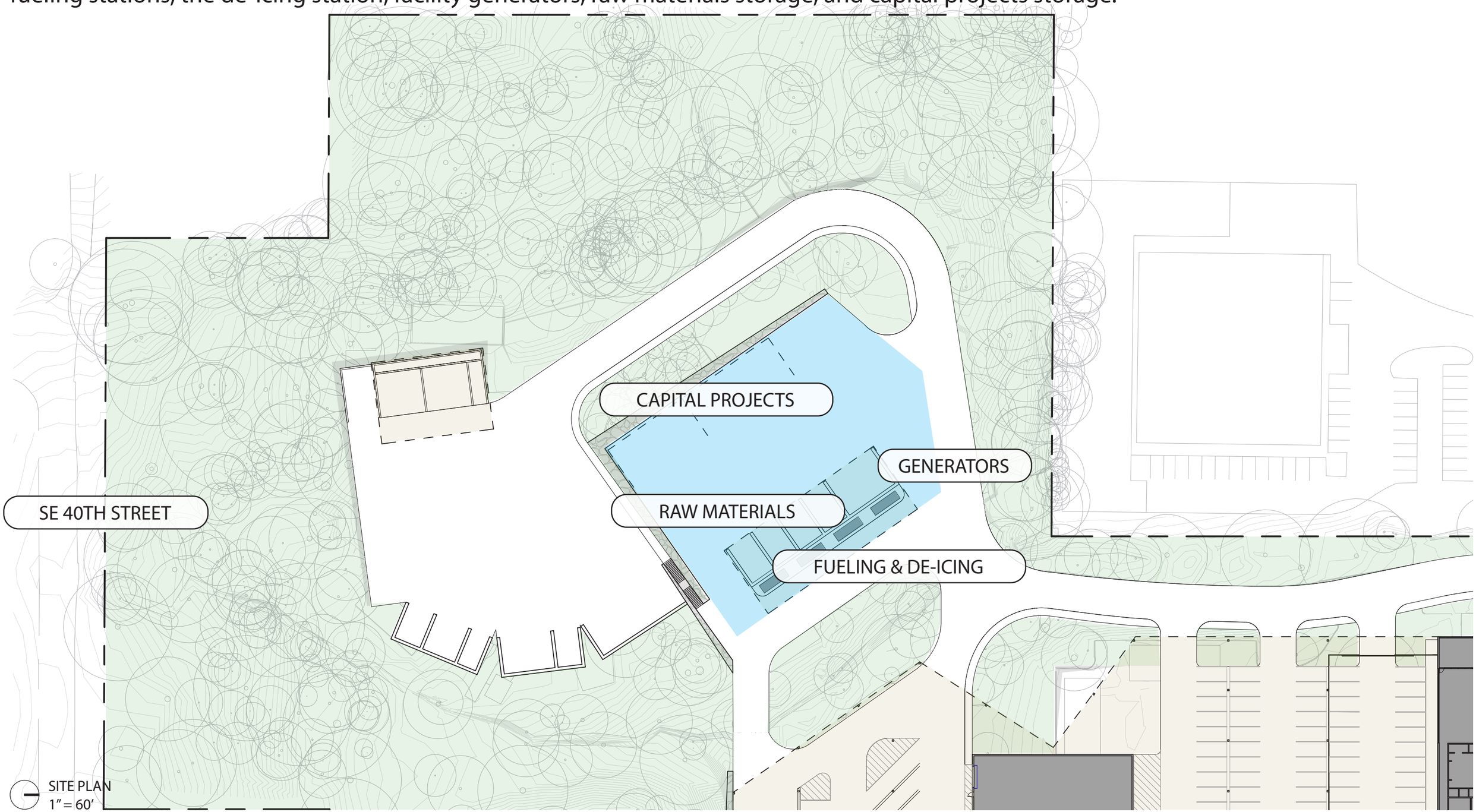


PHOTO RENDERING: PROPOSED LOWER YARD RAW MATERIALS STORAGE

This view illustrates the raw material storage bays in the Lower Yard. Raw materials include soil, salt, sand, gravel and a range of crushed rock sizes, and are used in infrastructure projects, street repair, and parks maintenance throughout the city.

EXISTING PHOTOGRAPHS: PUBLIC WORKS YARD

These existing photographs illustrate current areas of the Public Works Yard that would be relocated to the proposed Lower Yard.

Diesel Fuel Station

Raw Materials Storage

EXISTING PHOTOGRAPHS: PUBLIC WORKS YARD

These existing photographs illustrate current areas of the Public Works Yard that would be relocated to the proposed Lower Yard.

Raw Materials Storage

Capital Projects Lay-Down Area

SITE PLAN DIAGRAM: PUBLIC WORKS SITE UPPER YARD

This diagram illustrates the organization of the Upper Yard. This area is approximately 32,000 square feet, and is home to the decant facility, street sweep debris, organics, waste, recyclables, and dumpsters and bins.

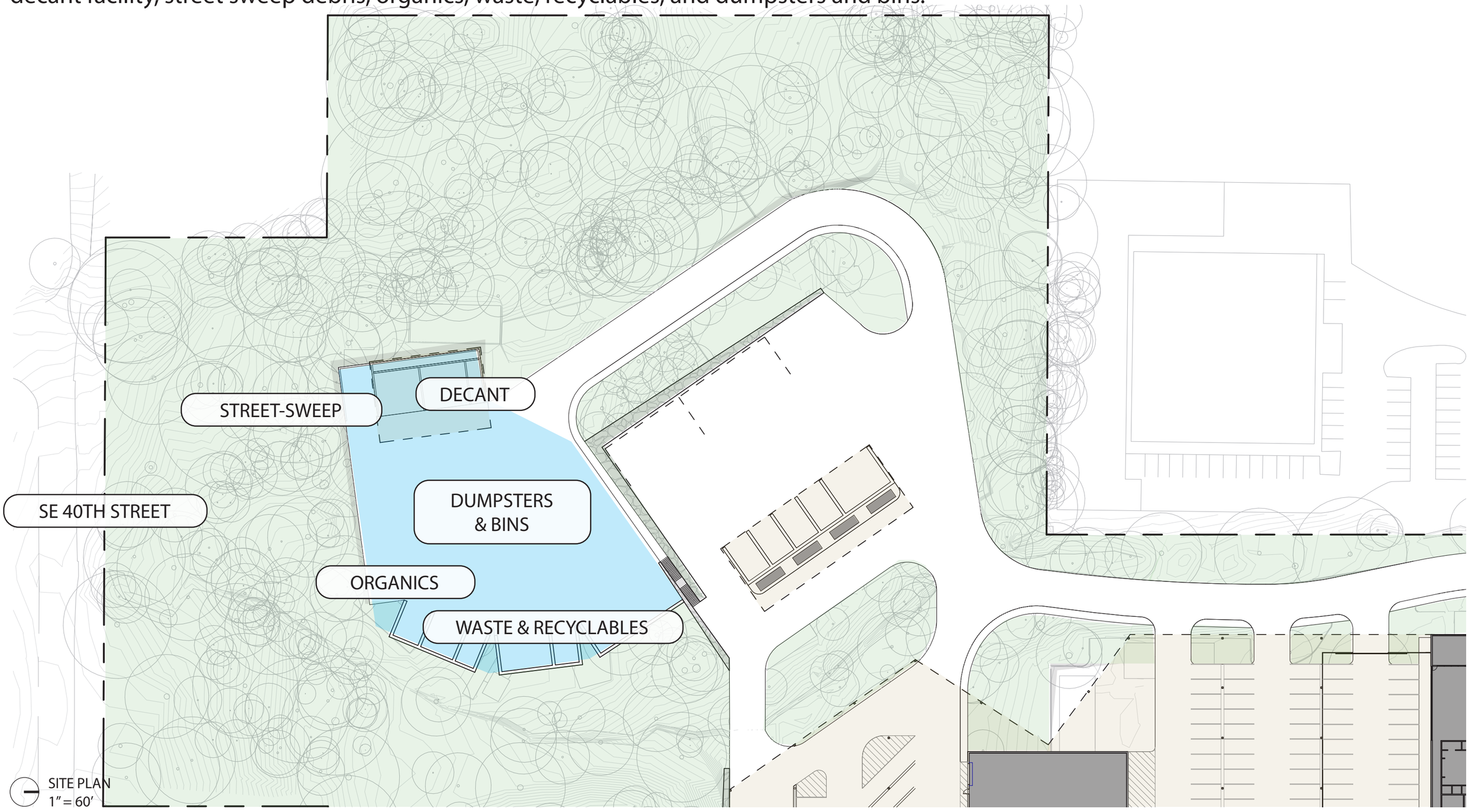


PHOTO RENDERING: PROPOSED UPPER YARD DECANT FACILITY

This view illustrates the decant facility located in the Upper Yard.

EXISTING PHOTOGRAPHS: PUBLIC WORKS YARD

These existing photographs illustrate current areas of the Public Works Yard that would be relocated to the proposed Upper Yard.

Decant Area

Large Wood Waste

EXISTING PHOTOGRAPHS: PUBLIC WORKS YARD

These existing photographs illustrate current areas of the Public Works Yard that would be relocated to the proposed Upper Yard.

Recyclables

Dumpsters & Bins

PUBLIC WORKS YARD OVERVIEW

RAW MATERIAL & WASTE STORAGE

- Consolidated areas for materials and waste streamlines loading/unloading
- Covered storage reduces site runoff
- Wider drive aisles and improved circulation reduce impact of deliveries and haul-out to operations

FUELING

- On-site vehicle fueling eliminates time needed for off-site fueling
- On-site fuel improves resilience and continued operations during emergencies
- Reduced cost for fuel
- Adequate charging stations for increasingly electrified fleet

PUBLIC WORKS YARD OVERVIEW

VEHICLE WASH STATION (EASTERN LOWER YARD)

- Drive-through configuration allows access for all vehicles, including heavy equipment
- Improved access and streamlined process increases speed and frequency of vehicle washing
- Regular vehicle washing increases body life, due to reduced salt/dirt build-up

VEHICLE CIRCULATION (ALL YARDS AND PARKING AREAS)

- Wider drive aisles and streamlined circulation reduces/ eliminates vehicle congestion
- Adequate clearance for large material deliveries reduces potential conflicts and infrastructure damage
- Layout increases visibility, improving driver and pedestrian safety

PARKS MAINTENANCE - OPERATIONAL FLOW

1. LOCATE VEHICLE IN PARKING LOT

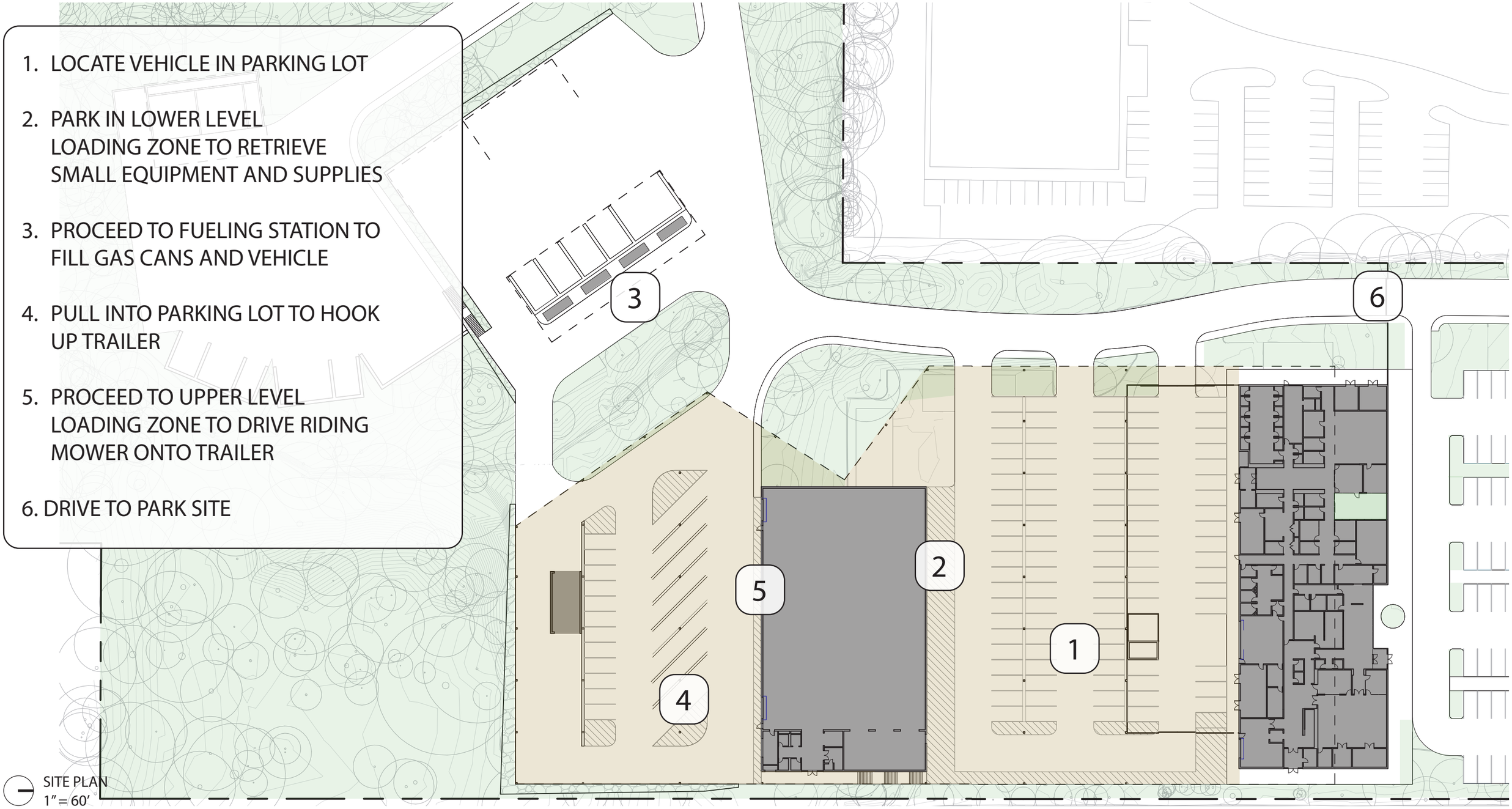
2. PARK IN LOWER LEVEL LOADING ZONE TO RETRIEVE SMALL EQUIPMENT AND SUPPLIES

3. PROCEED TO FUELING STATION TO FILL GAS CANS AND VEHICLE

4. PULL INTO PARKING LOT TO HOOK UP TRAILER

5. PROCEED TO UPPER LEVEL LOADING ZONE TO DRIVE RIDING MOWER ONTO TRAILER

6. DRIVE TO PARK SITE



SITE PLAN
1″ = 60′

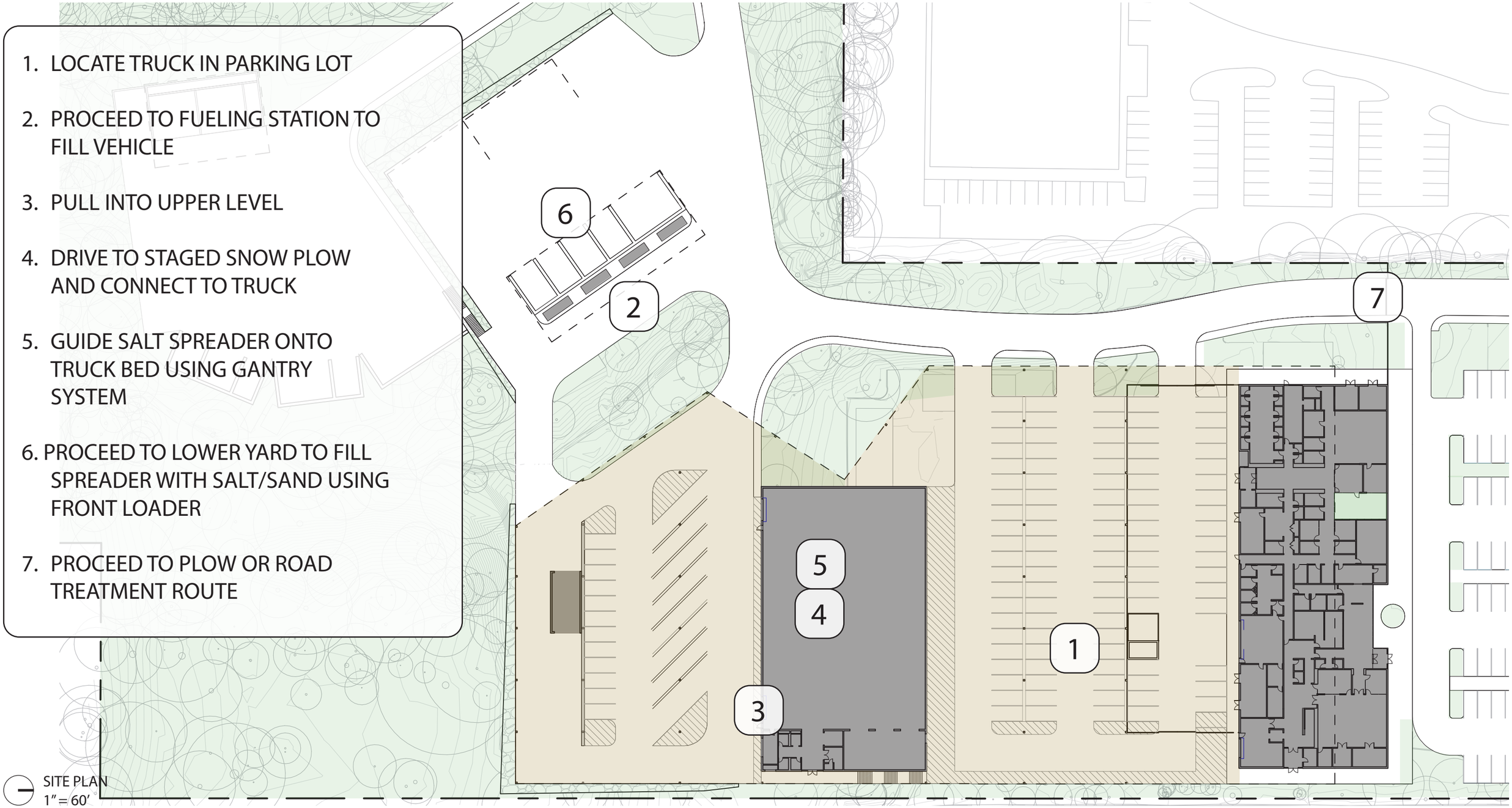
RIGHT-OF-WAY-TEAM EXISTING CONDITIONS - SNOW/ICE RESPONSE FLOW

- Response usually needed after hours
- Snow/ice must be removed from vehicles in the current Public Works yard before loading
- Equipment often set-up in dark, freezing conditions
- Equipment set-up currently requires 2-3 staff members
- Reducing response time increases amount of roadway that can be treated prior to morning commute and school start.

Loading salt/sand mixture into spreader for road treatment

RIGHT-OF-WAY-TEAM - SNOW/ICE RESPONSE FLOW

1. LOCATE TRUCK IN PARKING LOT
2. PROCEED TO FUELING STATION TO FILL VEHICLE
3. PULL INTO UPPER LEVEL
4. DRIVE TO STAGED SNOW PLOW AND CONNECT TO TRUCK
5. GUIDE SALT SPREADER ONTO TRUCK BED USING GANTRY SYSTEM
6. PROCEED TO LOWER YARD TO FILL SPREADER WITH SALT/SAND USING FRONT LOADER
7. PROCEED TO PLOW OR ROAD TREATMENT ROUTE



SITE PLAN
1" = 60'

Mercer Island Public Safety and Maintenance Facility

1% for Art

Can the City Council exempt this project from the 1% for the Arts requirement?

Background on City 1% for the Arts Program

- In 1993, the Mercer Island City Council adopted Ord. No. A-108, establishing the 1% for Art in Public Places Fund (1% Fund)
- Today, the City's public art collection includes more than 60 works of art installed in public facilities and parks around Mercer Island.

Background on City 1% for the Arts Program

Background on City 1% for the Arts Program

- The 1% Fund is established by MICC 4.40.200, which requires all qualifying capital improvement projects to set aside 1% of the total project cost to support permanent public art installations. Qualifying capital improvement projects are defined as:

  Projects funded wholly or in part by the City to construct or remodel any public project, including buildings, decorative or commemorative structures, parks or any portion thereof; and projects involving the construction, renovation or repair of public streets, sidewalks, and parking facilities.

- A typical capital improvement project's 1% Fund contribution may be used to integrate a public art project into the capital project or transferred to the 1% Fund for future use.

Background on City 1% for the Arts Program

Background on City 1% for the Arts Program

MICC 3.55.050 states that the Mercer Island Arts Council (MIAC) shall recommend projects to the City Council, using appropriations from the 1% Fund. MICC 4.40.200(F) notes that the 1% Fund shall be used for:

- Selection, acquisition and installation or display of original works of visual art which may be an integral part of the project, or be placed in, on or about the project or in another public facility; and

- Repairs and maintenance of public art acquired with 1% for the Art in Public Places Fund; and

- Other project-specific expenses of selection and acquisition, provided that no part of the funds shall be used to pay administrative staffing expenses of the program.

1% for the Arts for PSM Facility

PSM Facility and 1% for the Arts

- The PSM Facility would qualify for the 1% for the Arts program, and staff have included an estimated $739,633 contribution to the 1% Fund in the project cost estimate presented at the June 3, 2025 City Council meeting.

1% for the Arts for PSM Facility

PSM Facility and 1% for the Arts

- Councilmember Becker noted an error in the agenda bill (AB 6712) related to how the PSM Facility 1% for the Arts contribution can be spent compared to typical capital projects.

- Per MICC 4.40.200(E) and under state law, proceeds from a voter approved bond must be used for the project described in the bond ordinance. Meaning any 1% for Arts contribution must be spent on the PSM Facility project and cannot be used elsewhere in the City.

- Non-voter approved bond projects have the option to either include art in the project or contribute to the 1% Fund.

1% for the Arts for PSM Facility

PSM Facility and 1% for the Arts

- City Council asked staff during the discussion at the June 3, 2025 City Council meeting if it was possible for the PSM Facility project to be exempted from the 1% for Arts Fund contribution requirements.

- Under the current City code, there is not an option for an exemption for this project or other projects. Consequently, an exemption for this project would require a change to the city code.

Potential Exemption of PSM Facility from 1% for Art in Public Places Contribution

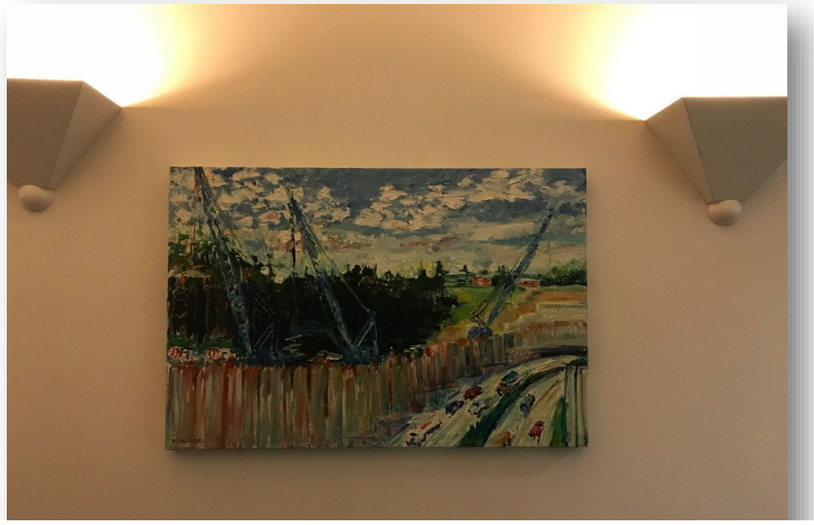
- Should the City Council wish to pursue an exemption from the 1% for the Arts Fund for the PSM Facility project, staff have included an optional motion.

- The motion would direct staff to prepare an ordinance allowing the City Council by motion to fully exempt or cap a project's contribution to the 1% for the Arts Fund.

- For example, a code change could allow the City Council to exempt the PSM Facility project from contributing to the 1% for the Arts entirely or limit the contribution to $50,000.

Re-location of Existing City Hall Art to the PSM Facility

- It is the intent of City staff and the Design Team to relocate the existing art pieces from the old City Hall building and integrate them into the PSM Facility. Final details and placement of the art pieces will be determined during subsequent phases of design.



Integration with the 9655 Building

Integration of the 9655 Building with the Proposed PSM Facility

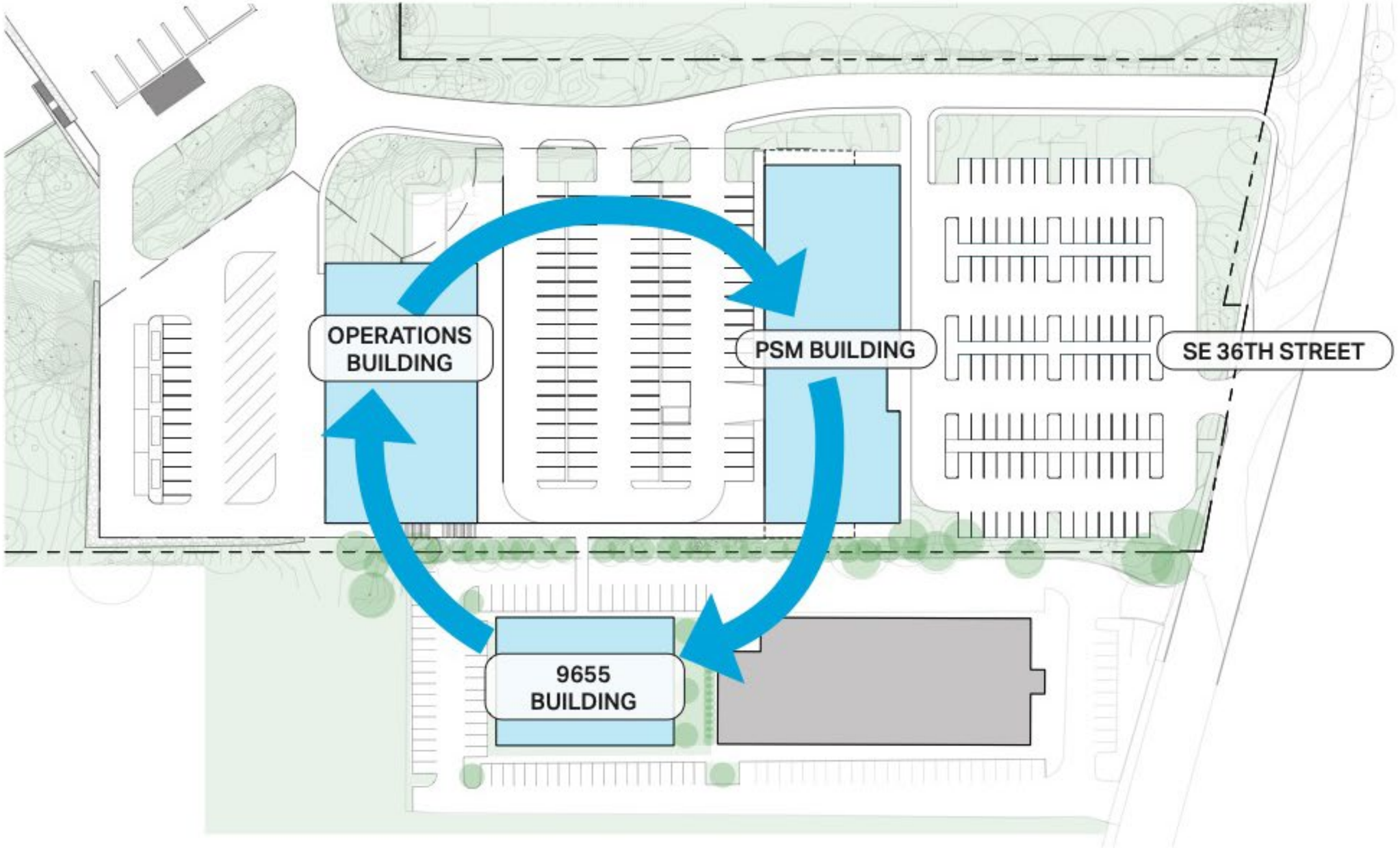
- The City of Mercer Island is planning to acquire a 22,000 square foot commercial office building to address critical facility and operational needs.

- Located at 9655 SE 36th Street, the building was constructed in 1998 and shares a parcel with the building occupied by Mercer Island Pediatrics.

- The City has proposed acquiring the building for $9.06 million through eminent domain, a legal process necessary to facilitate the creation of two distinct parcels.

9655 BUILDING RELATIONSHIP TO PSM FACILITY PLANNING

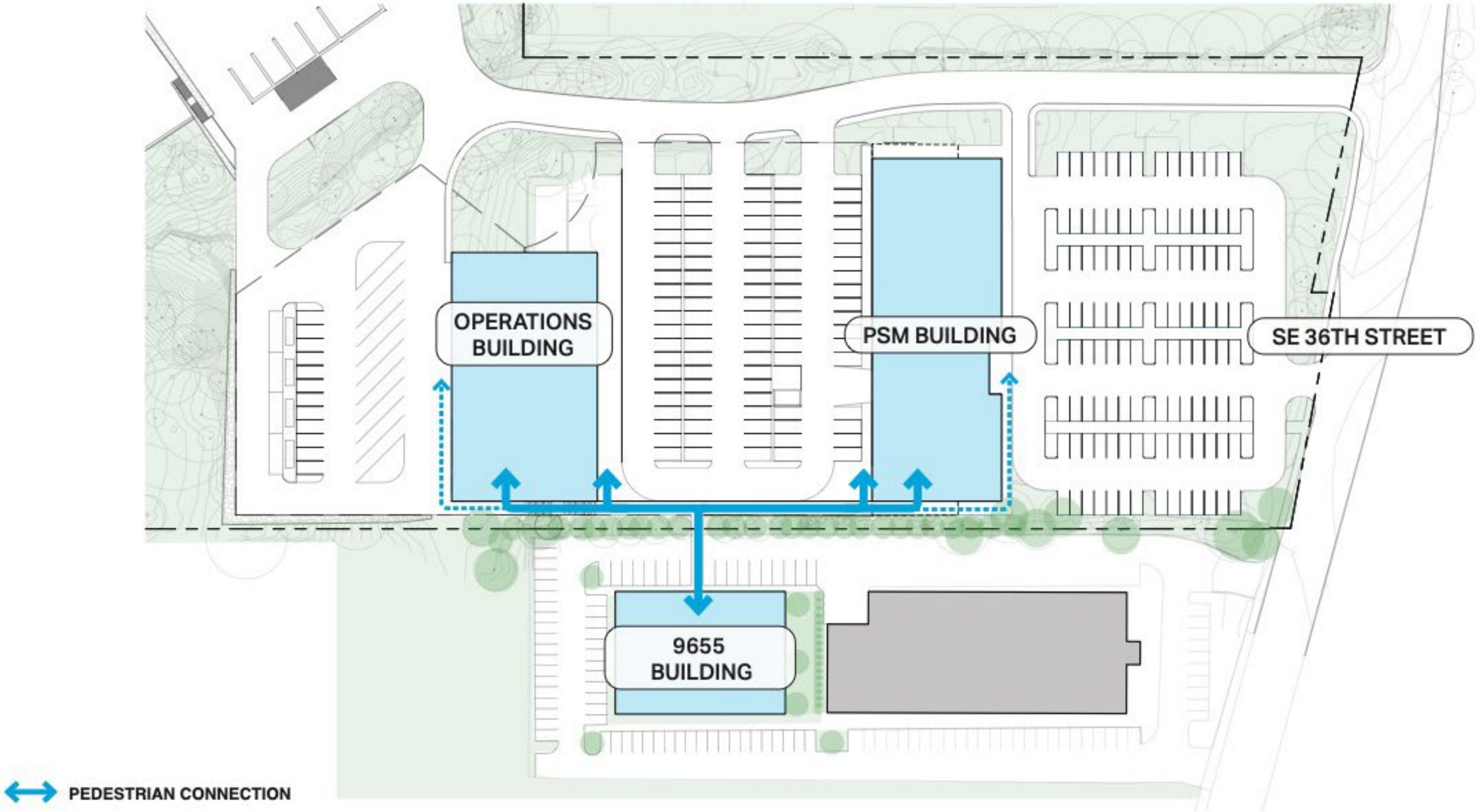
This site plan diagram illustrates the synergy between the proposed PSM Facility and the 9655 Building.



SITE PLAN
NTS

9655 BUILDING CONNECTIONS TO PSM FACILITY SITE PLAN

This site plan illustrates the potential for a direct pedestrian connection between the 9655 Building and the PSM Facility.



Integration of the 9655 Building with the Proposed PSM Facility

- The purchase will be funded primarily through existing City reserves, supplemented by limited external financing.

- These resources reflect years of responsible budgeting, careful revenue forecasting, and prudent spending, meaning no additional taxes or revenue increases are required.

- Combined with the new Public Safety & Maintenance Facility these buildings will serve as the new home for the departments currently housed in the aging Public Works Building and other departments displaced due to the permanent closure of City Hall.

Integration of the 9655 Building with the Proposed PSM Facility

- Pending approval of the acquisition, the City expects to take ownership of the property by Fall 2025.

- Before opening the building for City use, a number of improvements are needed to ensure the space is ready to support the staff and the community.

- The commercial building will eventually serve as the permanent location for the Community Planning and Development Department, the Public Works Capital Projects and Engineering teams, and the Youth and Family Services Department.

Pro & Con Committee Recruitment

Pro and Con Committee Recruitment

- In anticipation of the upcoming bond measure, staff are also requesting City Council direction to proceed with recruitment for the Pro and Con Committees.

- The City Manager will solicit applicants from the community to serve on the Pro and Con committees. The solicitation will be similar to what is typically done for board and commission recruitments, with recruitment announcements provided across multiple communication channels.

- The applications received from the community will be presented to the City Council at the July 15, 2025 City Council meeting and the City Council will make appointments to each of the committees. The committees will be comprised of a maximum of three individuals.

PSM Facility
Bond Measure Timeline

Next Steps

PSM Facility Bond Measure Timeline

- Should the City Council approve a motion for staff to return to Council with a bond ordinance for City Council consideration, the first reading of that bond ordinance will be scheduled for the July 1, 2025, City Council meeting, with a second reading and adoption scheduled on July 15, 2025.

- Adoption of this ordinance would initiate the process necessary to hold an election for consideration of the PSM Facility Bond during the November 4, 2025 General Election.

Next Steps

Explanatory Statement

- City staff, with support from legal counsel, will prepare an Explanatory Statement for inclusion in the agenda bill for the first reading of the bond ordinance for the July 1, 2025 City Council meeting. Staff will seek City Council review and feedback on the wording of the Explanatory Statement before returning for final approval of the Explanatory Statement from Council during the July 15, 2025, City Council meeting.

- The Explanatory Statement states the effect of a ballot measure if passed into law and only covers the anticipated effect of the measure should it be passed into law.

PSM Facility Project Timeline

Next Steps

PSM Facility Project Timeline After Schematic Design

- From July to November, the Design Team will pause design of the PSM Facility, pending the outcome of the bond measure.

- During this time the staff will complete the evaluation of the alternative construction delivery method (GC/CM) and submit an application to the State.

- The staff will also begin work on the property re-zone.

Next Steps

PSM Facility Project Timeline After Schematic Design

- From July to November, the Design Team will pause design of the PSM Facility, pending the outcome of the bond measure.

- During this time the staff will complete the evaluation of the alternative construction delivery method (GC/CM) and submit an application to the State.

- The staff will also begin work on the property re-zone.

Next Steps

PSM Facility Project Timeline After Schematic Design

- In 2027, the Design Team anticipates receiving final permitting approval for a groundbreaking that would occur in Q2 2027, with project construction anticipated to be 18 to 24 months following groundbreaking.

- Depending on the construction phasing plan, the PSM Building would potentially open first in late 2028 with the Operations Building being completed in early 2029.

Appendix

Updated and Revised June 3rd City Council Meeting
PSM Facility Schematic Design Presentation

Mercer Island Public Safety and Maintenance Facility

Presentation Agenda

I. Background

II. The Design Process

III. Schematic Design Overview

IV. Design Strategies and Project Actions

V. Project Cost Estimate

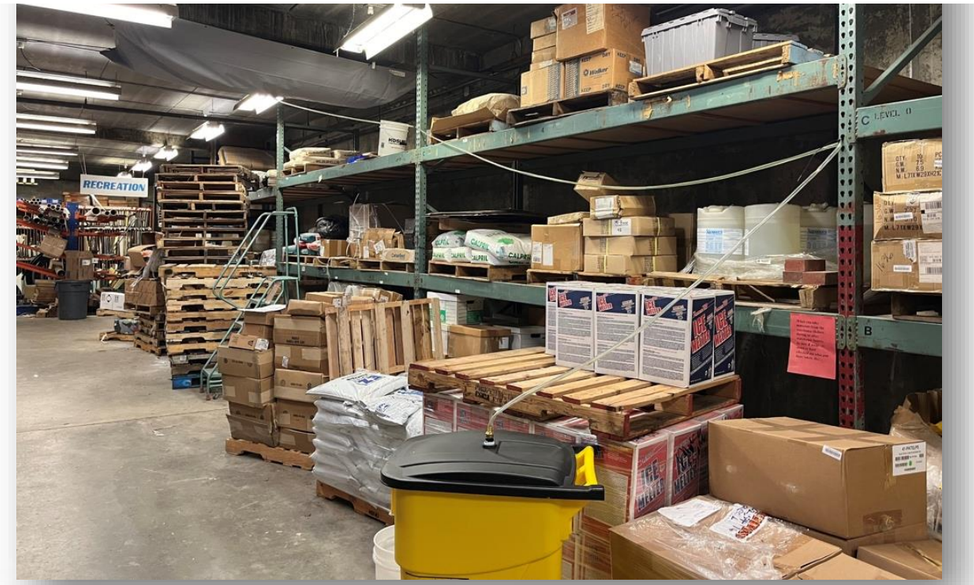
Background

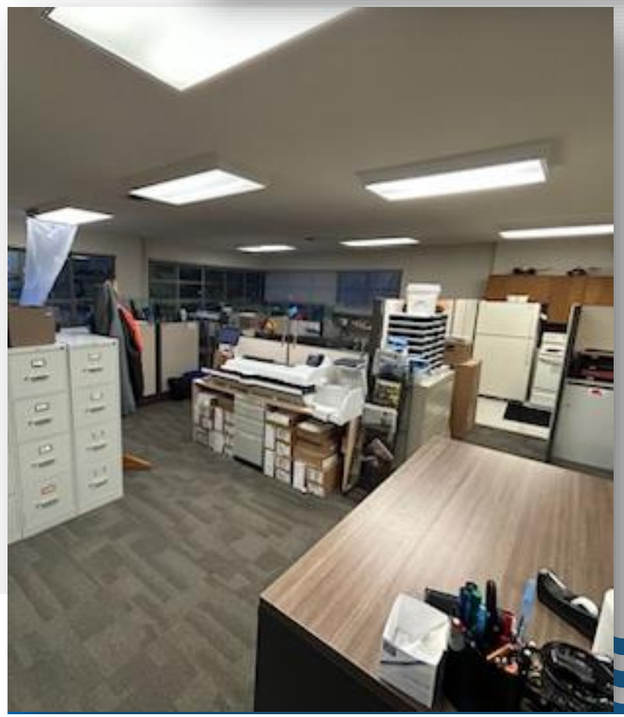
City Hall Permanent Closure

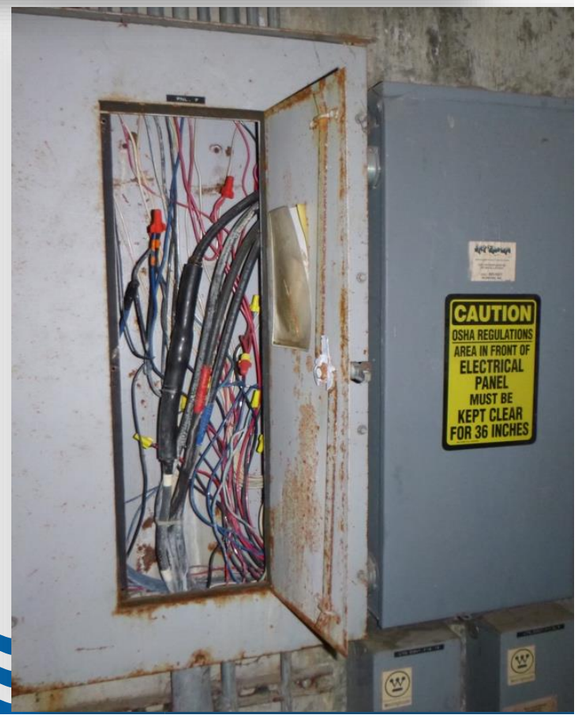
- In April 2023 staff identified broken tiles containing asbestos, leading to the emergency closure of City Hall.
- The City Hall building was at (or beyond) its expected lifespan. The building was originally constructed in 1957 and was last renovated in 1988. City Hall did not meet current new construction energy or building code requirements.
- Almost all interior walls had been identified as at risk of failure in the event of seismic activity unless reinforced.
- The age and condition of City Hall meant there was not a high return on investment for the significant cost of abating and remodeling the building.
- Council permanently closed City Hall in October of 2023 and gave direction for design of Public Safety and Maintenance Facility in March 2024.

Public Works Building

- Constructed in 1980. 64 year-round and 15 to 20 seasonal employees.
- Multiple systems are failing or in need of significant repair or investment.
- Does not meet certain codes or industry standards.
- Inadequate work areas and support facilities.
- Facility is undersized and poorly laid out.
- City Manager recommended the City Council prioritize the Public Works Building for replacement.







Project Need

The Police Department is currently operating out of four temporary portable trailers in the parking lot of the former City Hall. The Police Department needs a new facility to continue providing high quality law enforcement services to residents.

The Public Works Department is responsible for infrastructure maintenance and repairs, and emergency services; new facilities are needed to maintain and improve operations and emergency services.

The Design Process

To-date, the design process for the PSM Facility has included two phases of work.

The Pre-Design Phase, completed in 2024, confirmed the general programming and conceptual framework for the PSM Facility.

Following Pre-Design, work shifted to the Schematic Design Phase. This phase focuses on translating initial concepts into preliminary plans that define the project's overall scope, layout, and key features. This phase establishes the general arrangement of spaces, major systems, and the relationship of the facility to the site. Key to the Schematic Design Phase is the development of early cost estimates, and the use of those estimates to conduct value analysis (value engineering) reviews to enhance project efficiency and overall project value.

PRE-DESIGN: ACTIVITIES IN 2024

The Pre-Design phase focused on programming and space-relationship workshops with city staff, and existing conditions and critical areas surveys. In addition to bi-weekly project meetings, the design team conducted the following activities:

Year	Month	Activity
2023	October	Departmental programming workshops
	November	Space needs review
2024	March	Departmental space-relationships workshop 1
	April	Departmental space-relationships workshop 2
	May	**City Council presentation**
	June	City department location planning and sequencing
	September	MIPD and EOC programming and space-relationship review

SCHEMATIC DESIGN: ACTIVITIES IN 2024 & 2025

The Schematic-Design phase focused on site and facility layout, with a continued focus on program refinement and efficiency, and value engineering review. In addition to bi-weekly project meetings, the design team conducted the following activities:

Year	Month	Activity
2024	October	Design review workshop
		Police department facility tours
	November	Design review workshop
	December	Design review workshop
		Public works facility site tour
2025	January	Design review workshop
	February	**City Council presentation**
		Design review workshop
	March	**City Council presentation**
		MIPD design review workshops
		Public Works, IT/GIS, and CSC design review workshops
	April	**City Council presentation**
		Design review workshop
		MIPD design review workshops
	May	**City Council presentation**
		Value analysis workshop
		Design and cost estimate review workshop
	June	**City Council presentation**

PSM PROGRAMMING AND DESIGN MEETINGS

Over the course of project Pre-Design and Schematic Design, the Design Team has held programing and design meetings with City Staff and Police Department Staff, to review, edit, and refine spaces, functional space-relationships, and overall project design.

CITY OF MERCER ISLAND FACILITY TOUR

The PSM design team and the City's Public Works Department walked the facility site to discuss how the Public Works teams use the facility and yard space for equipment and materials storage, and daily operations.

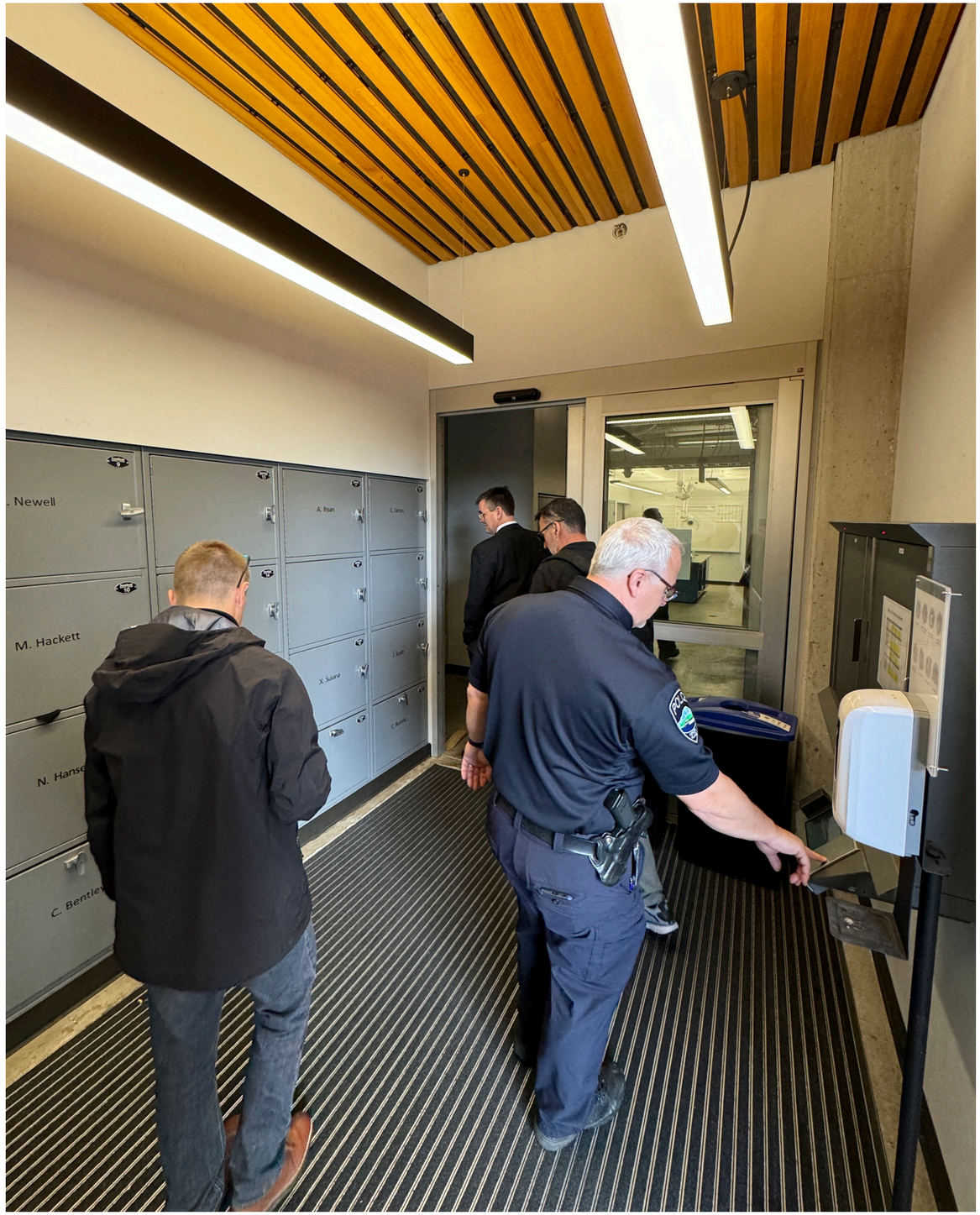
The PSM design team also led a site tour of the City Hall and Public Works Building properties for all design-team sub-consultants working on the project. The discussion focused on site conditions and opportunities, technical considerations, and potential site programming.

REGIONAL POLICE DEPARTMENT FACILITY TOURS

City staff, council members, and design team members toured regional police departments, including:

- Shoreline PD
- University of Washington PD
- Kirkland PD

The team heard about both successes and “lessons learned” from the construction and renovation of these police facilities to help inform work on Mercer Island’s facility.



REGIONAL PUBLIC WORKS FACILITY TOUR

Council members, city staff, and design team members toured the Kitsap County Public Works Facility

The tour and discussion included:

- Private and open office spaces, shared workspaces, and training space layouts.
- Circulation, building, and yard accommodation for large vehicles and equipment.
- Covered storage, lighting, and security.
- Shared spaces for meals, hygiene, nursing, and team-building.

Schematic Design

Project Brief

The PSM Project will provide space for the Mercer Island Police Department, Emergency Operations Center, Public Works Department, IT and GIS Departments, and the Customer Service Counter hosting Customer Service, Utility Billing, and Permits.

The project encompasses 7 acres of land and provides two primary buildings, related site structures, and covered areas to house and protect MIPD staff and vehicles, and public works staff, vehicles, heavy equipment, tools, raw materials, waste, and recyclables.

The project will be a Risk Category IV structure. 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.

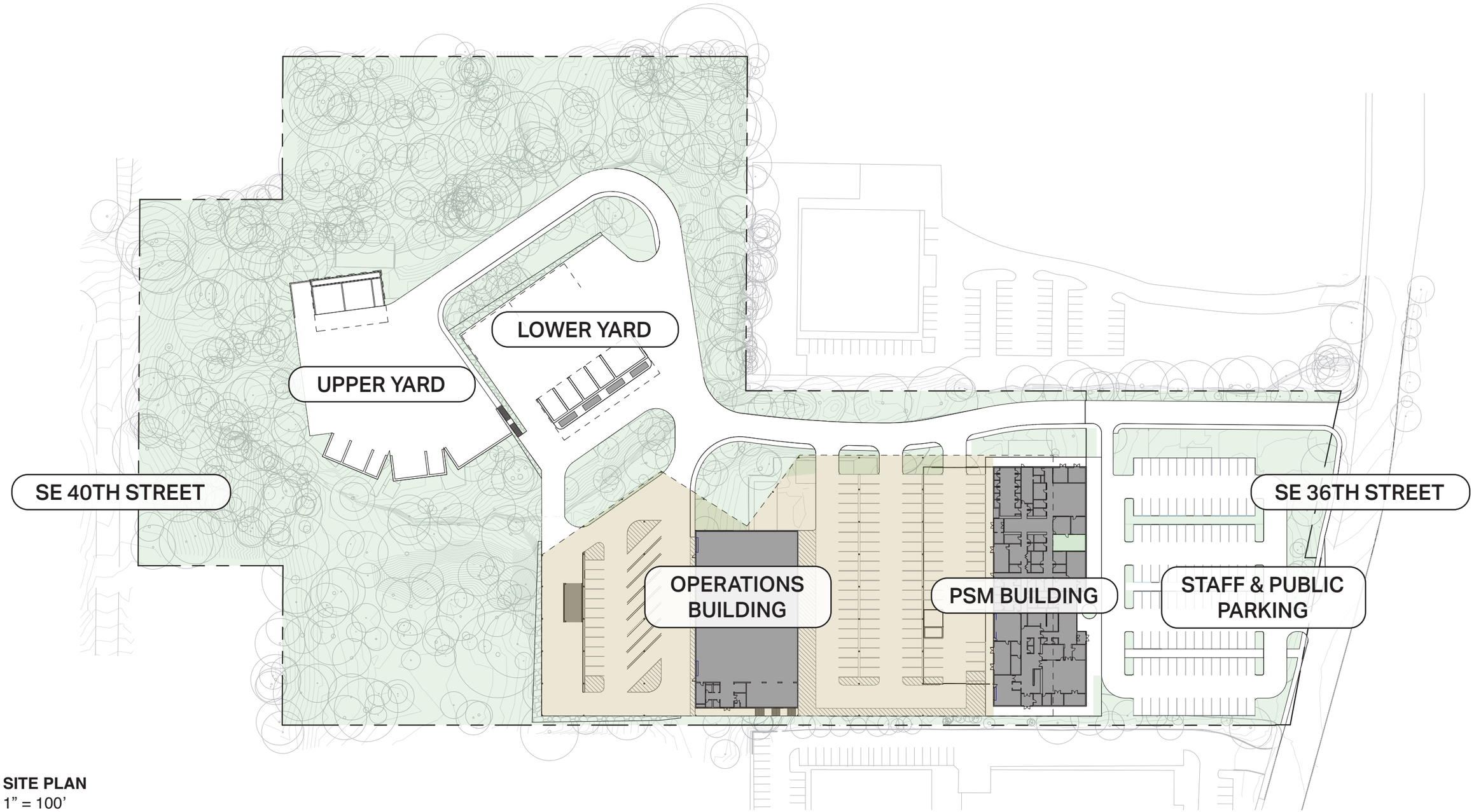
The project budget is estimated at $103,902,076 including facility construction costs, site construction costs, project soft costs, and state and local sales tax.

EXISTING CONDITIONS: AERIAL PHOTOGRAPH OF THE PROJECT SITE

This photograph illustrates the existing city-owned site, with the property line indicated in white. This slide is oriented with North to the right of the page, and is provided for reference purposes.

PROPOSED SITE PLAN: PSM FACILITY SITE PLAN

This site plan illustrates the site layout for facilities and operational areas. Buildings and covered operations areas are consolidated on the eastern portion of the site, opening the western portions of the site for yard functions.



SITE PLAN
1” = 100’

PHOTO RENDERING: PROPOSED PSM FACILITY SITE ORGANIZATION

Design Strategies

Throughout the design process, five design strategies emerged from site observation and operational and programmatic reviews with city staff.

Protecting Equipment, Vehicles, and Staff, and Promoting Efficient Operations

EXISTING CONDITIONS: PHOTOGRAPHS OF THE EXISTING SITE HIGHLIGHT CURRENT CHALLENGES

EXISTING CONDITIONS: LACK OF PROTECTION FOR MERCER ISLAND POLICE DEPARTMENT FUNCTIONS

This photograph illustrates the lack of adequate weathering cover and protection at the old sallyport, adjacent to the now closed City Hall Building, that was used by the Mercer Island Police Department for the secure transfer of in-custody individuals.

EXISTING CONDITIONS: LACK OF PROTECTION FOR MERCER ISLAND POLICE DEPARTMENT FUNCTIONS

This photograph illustrates the absence of weathering cover, personal protection, and the lack of a secure transfer area, at the temporary trailers that currently house the Mercer Island Police Department.

EXISTING CONDITIONS: 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.

EXISTING CONDITIONS: LACK OF WEATHERING COVER

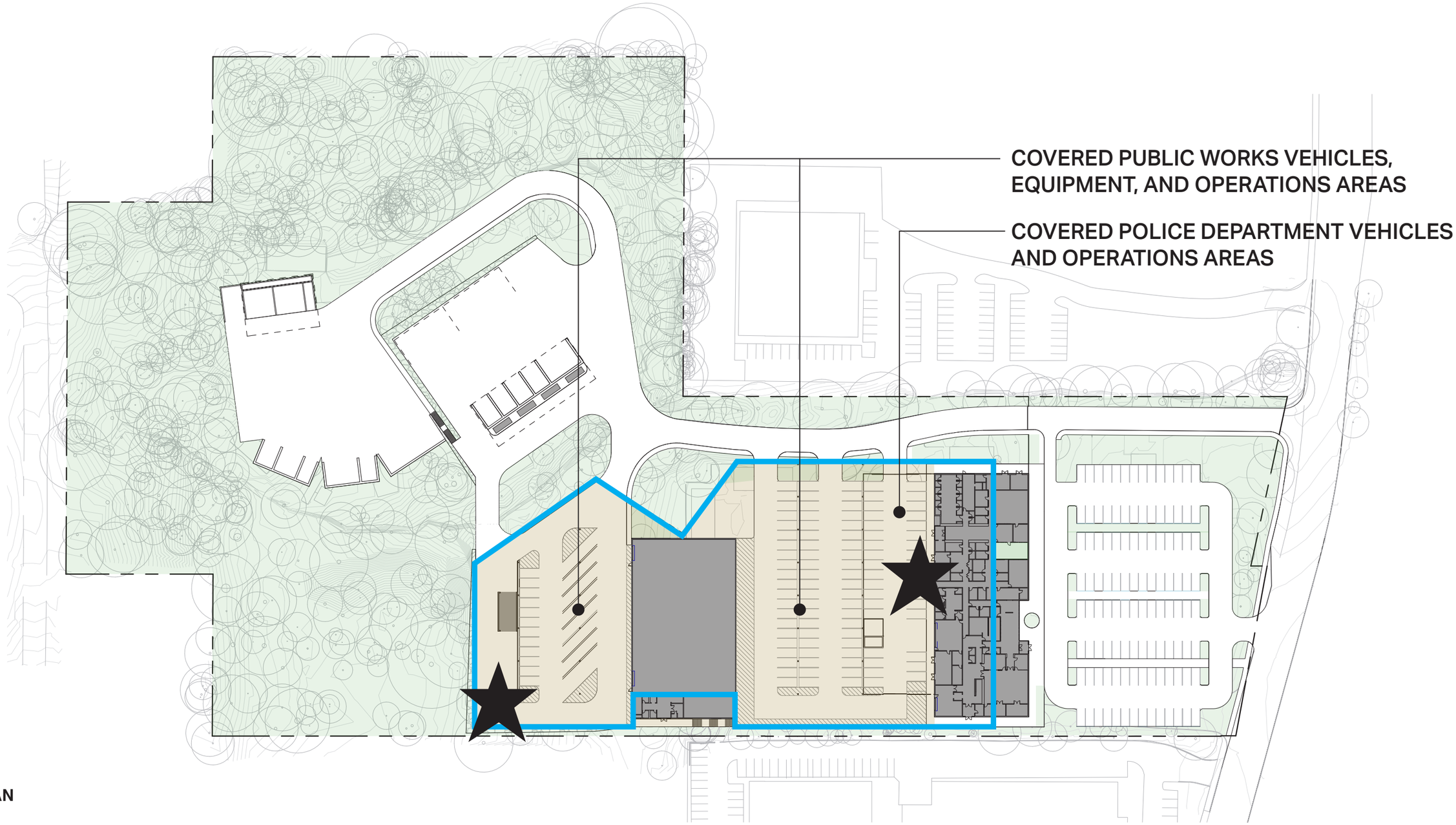
This photograph illustrates the existing Public Works Operations Yard during a storm event. The lack of weathering cover means that city staff must clear operational areas in the Public Works yard before crews can mobilize to serve the community.

Design Strategies

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

DIAGRAM: WEATHERING COVER

This diagram illustrates the location of proposed weathering cover consolidated with building roof structures. These weathering covers protect Police Department and Public Works vehicles, equipment, and staff, and promote efficient operations during inclement weather. Two views highlight this design condition.



SITE PLAN
1” = 100’

PHOTO RENDERING: PROPOSED POLICE DEPARTMENT COVERED PARKING AND DEPLOYMENT ENTRANCE

Weathering cover for the Police Department provides protection for shift-change activities- including evidence transfer and processing, and in-custody transfers.

PHOTO RENDERING: PROPOSED PUBLIC WORKS VEHICLE AND EQUIPMENT OPERATIONS AREAS

The new facility covers vehicles, equipment, and work areas to protect city assets and city staff, and promotes efficient operations.

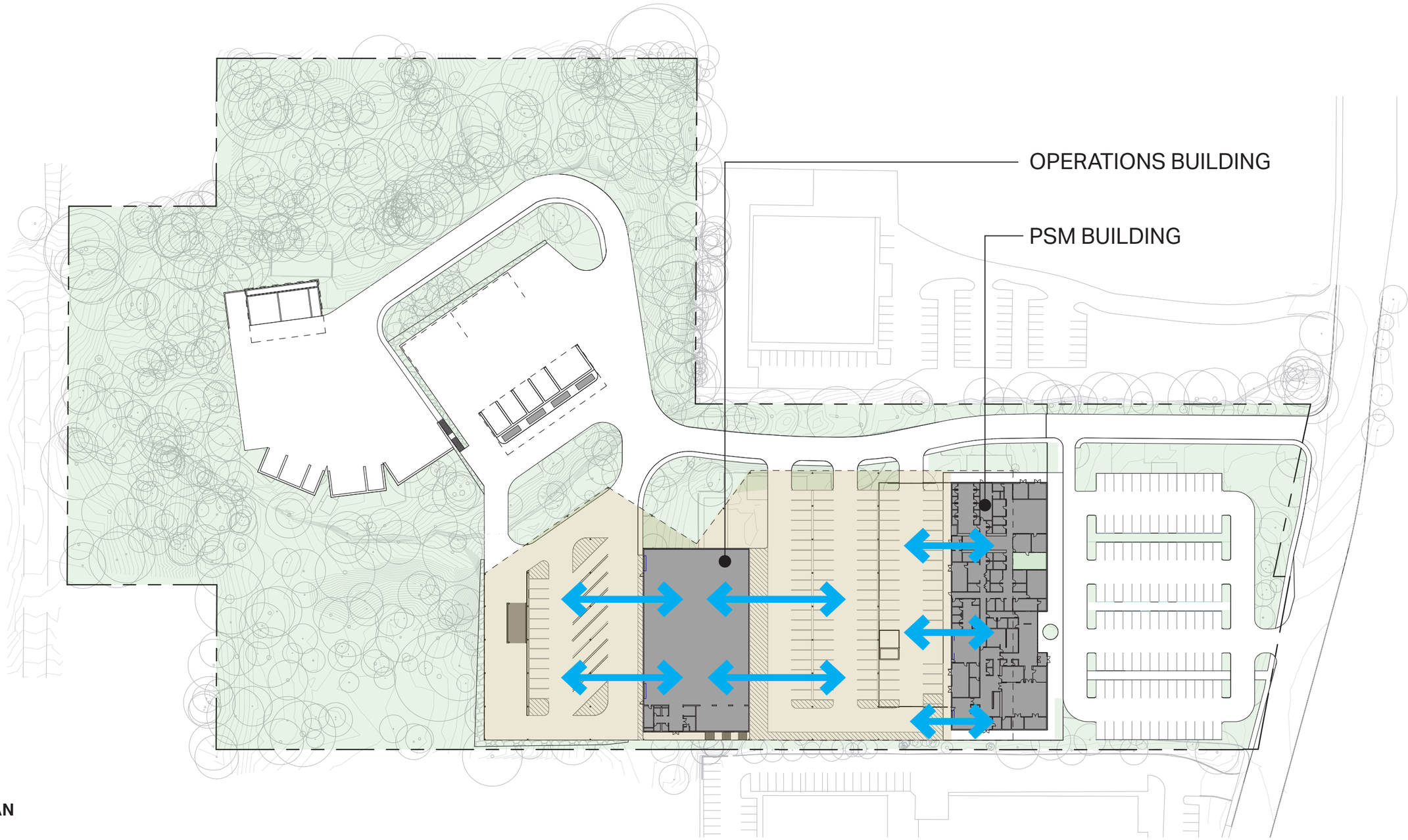
Design Strategies

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

Strategy 2: Co-locate buildings with covered areas for operational efficiency, and for structural cost effectiveness.

DIAGRAM: CONSOLIDATING BUILDINGS AND WEATHERING COVER

Consolidating buildings and weathering cover streamlines daily workflow between vehicles and stored materials and equipment.



SITE PLAN
1” = 100’

PHOTO RENDERING: PROPOSED BUILDINGS ARE CO-LOCATED WITH COVERED OPERATIONAL AREAS

This view illustrates the covered vehicle areas between the Operations Building (at left) and the PSM Building (at right). Buildings are positioned alongside weathering covers for efficient and protected work-flow between interior and exterior operations.

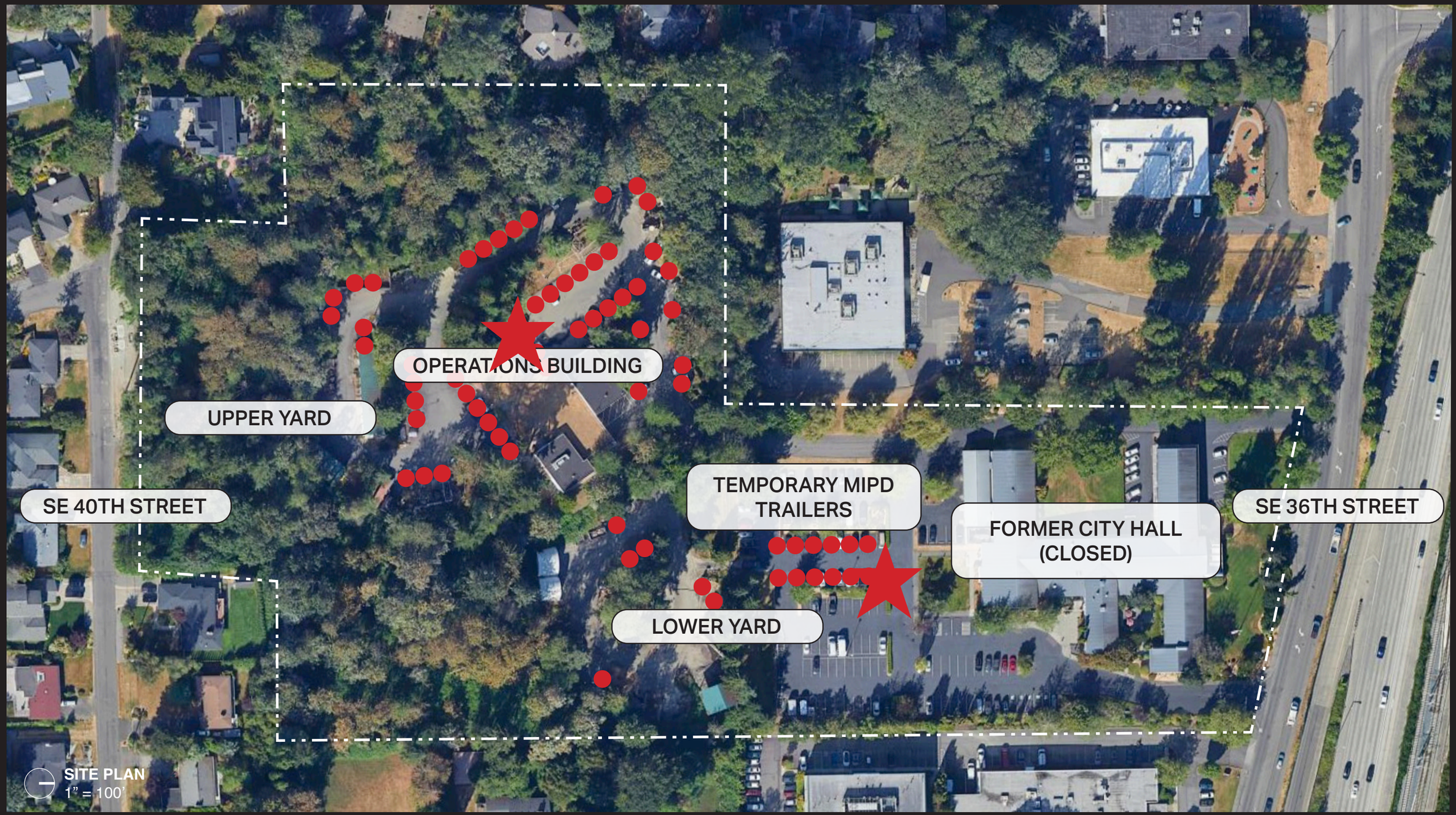
PHOTO RENDERING: PROPOSED WAREHOUSE, WORKSHOP, AND MACHINE-SHOP SPACES

This view illustrates the interior of the warehouse within the Operations Building. Interior equipment, tool, and material storage spaces open directly onto covered exterior loading zones to promote efficient operations.

Parking and Vehicular Circulation

EXISTING CONDITIONS: CURRENT CITY VEHICLE PARKING ON SITE

This map illustrates the location of parked vehicles on site. The 1980's site layout did not anticipate the current quantity of vehicles, and as a result, many vehicles are parked in drive-aisles or in front of other vehicles or equipment.



EXISTING CONDITIONS: LACK OF CLARITY FOR POLICE VEHICLE PARKING AND CIRCULATION

This site photograph depicts existing police vehicle parking adjacent to the temporary portable trailers utilized for police operations. Parking for police vehicles is marked,but not secured, and circulation routes are mixed with publicly accessible drives.

EXISTING CONDITIONS: 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 CONDITIONS: VEHICLE CIRCULATION AND TWO-WAY TRAFFIC CONFLICTS

This map illustrates vehicular circulation routes across the site. The combination of two-way circulation, dead-end legs, and ad-hoc parking results in a number of vehicle circulation conflicts that impact daily operations.

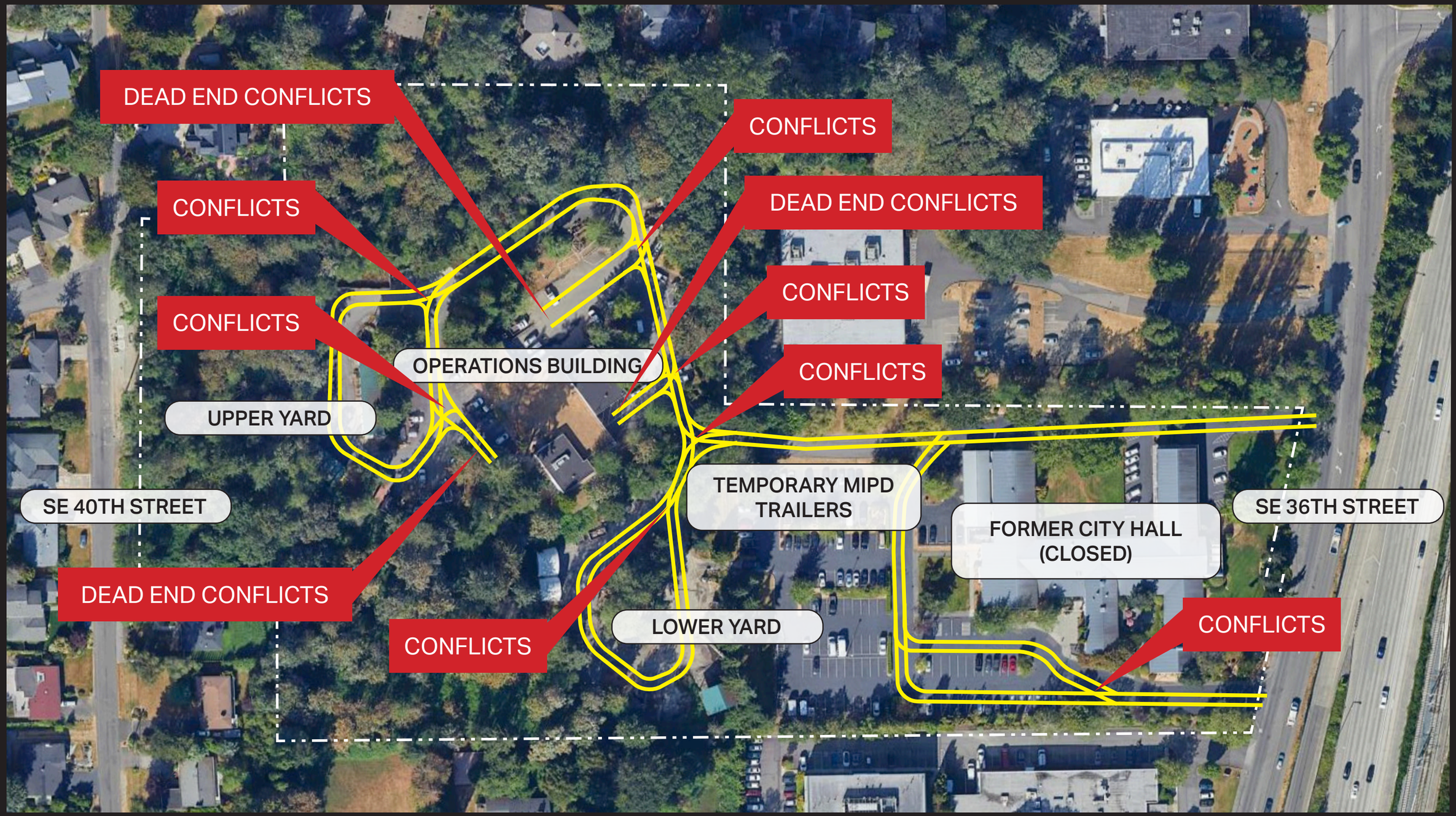
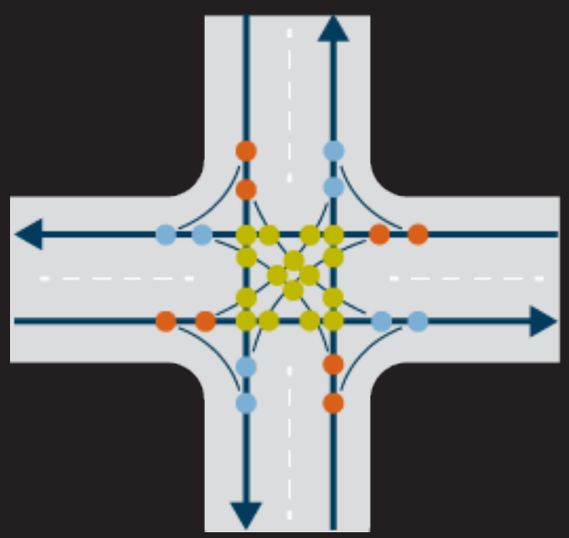


DIAGRAM: SIMPLIFYING VEHICULAR CIRCULATION

One-way circulation reduces potential vehicle conflicts. The diagrams below compare 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

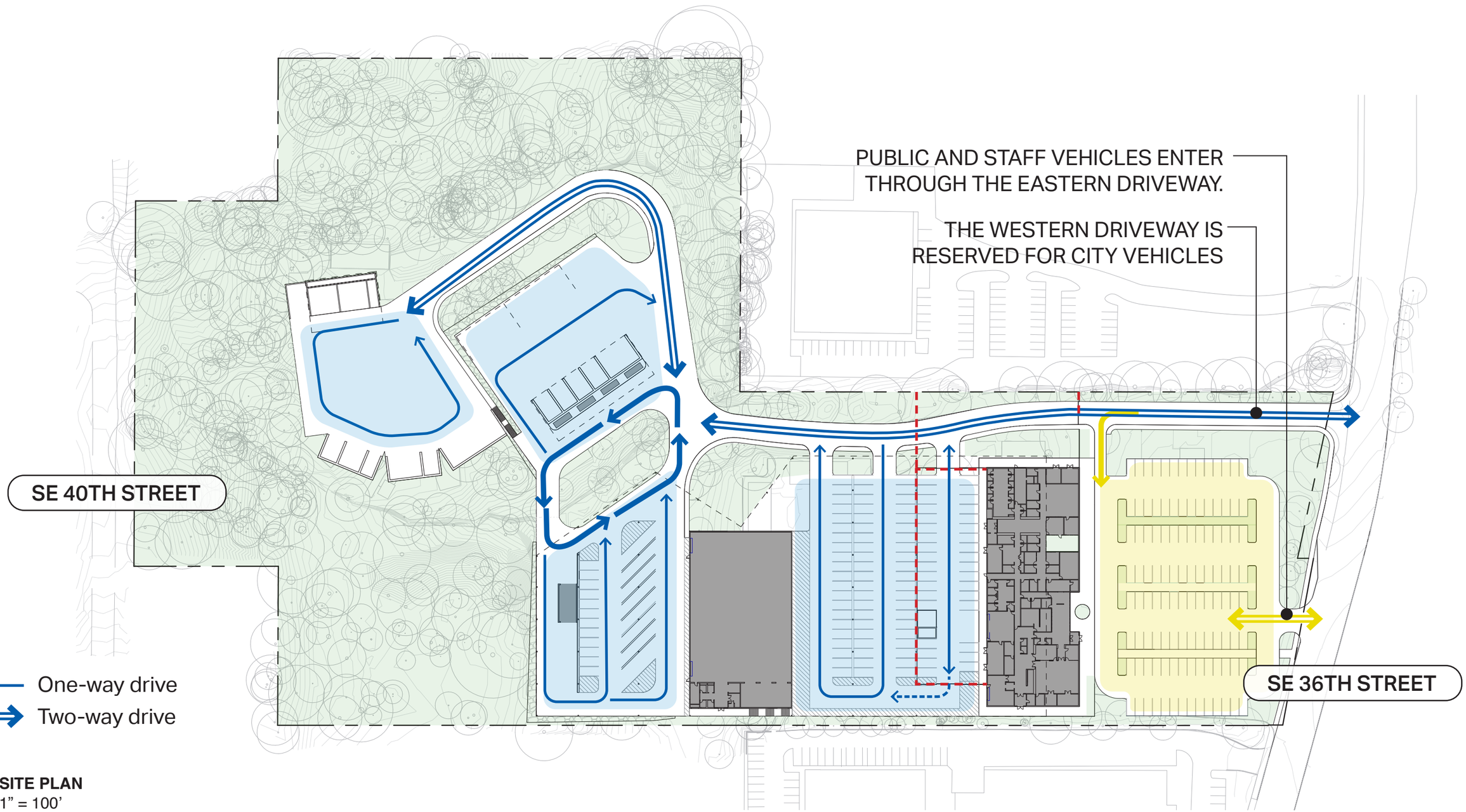
Strategy 1: Cover more vehicles, equipment, and work areas to protect equipment and staff, and promote efficient operations, no matter the weather.

Strategy 2: Collocate buildings with covered areas for operational efficiency, and for structural cost effectiveness.

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

DIAGRAM: VEHICULAR CIRCULATION OVERVIEW

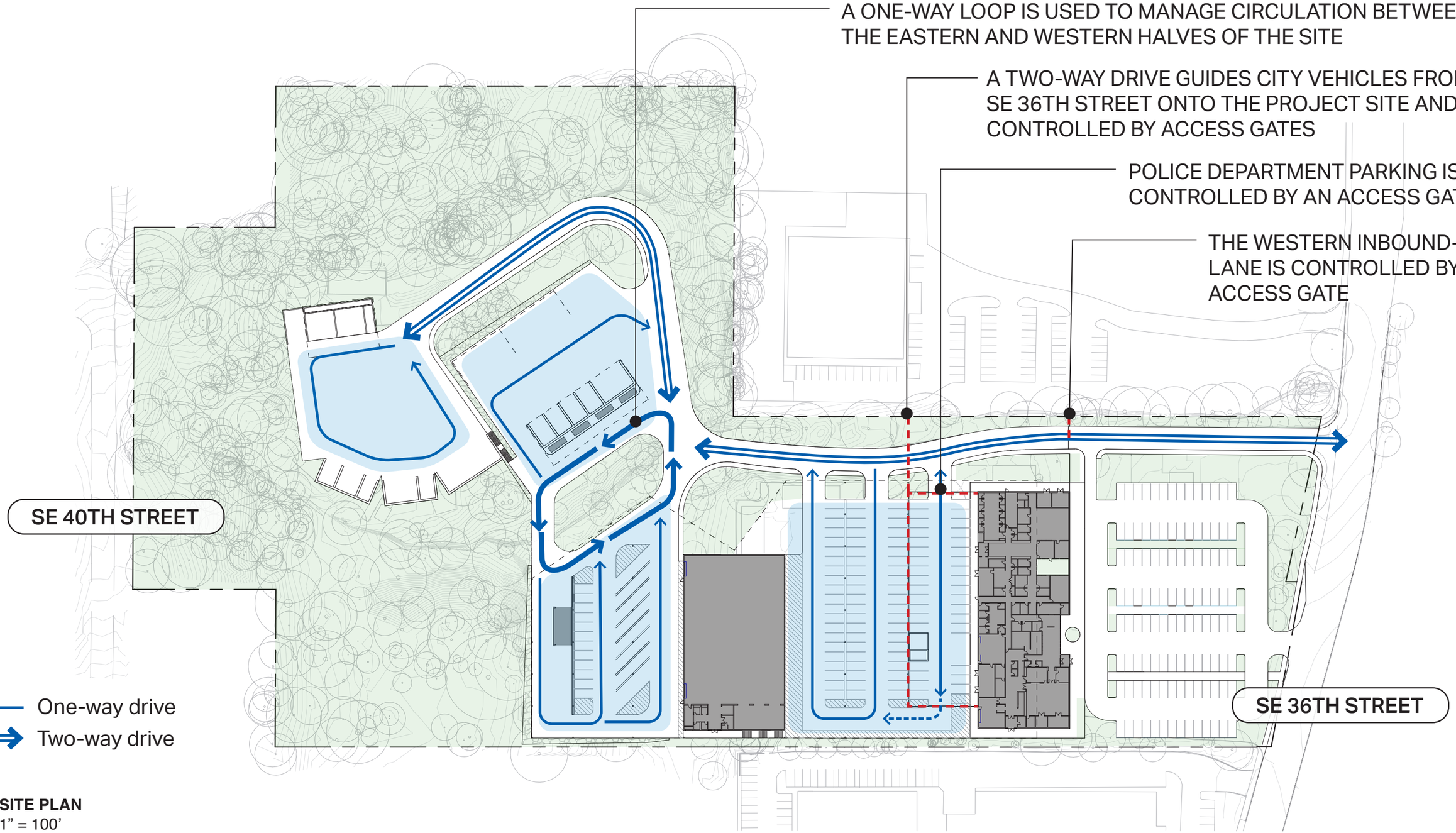
This site plan illustrates vehicular circulation for City of Mercer Island vehicles, and staff and public personal vehicles.



SITE PLAN
1” = 100’

DIAGRAM: CITY VEHICLES CIRCULATION OVERVIEW

This site plan illustrates vehicular circulation for City of Mercer Island vehicles.



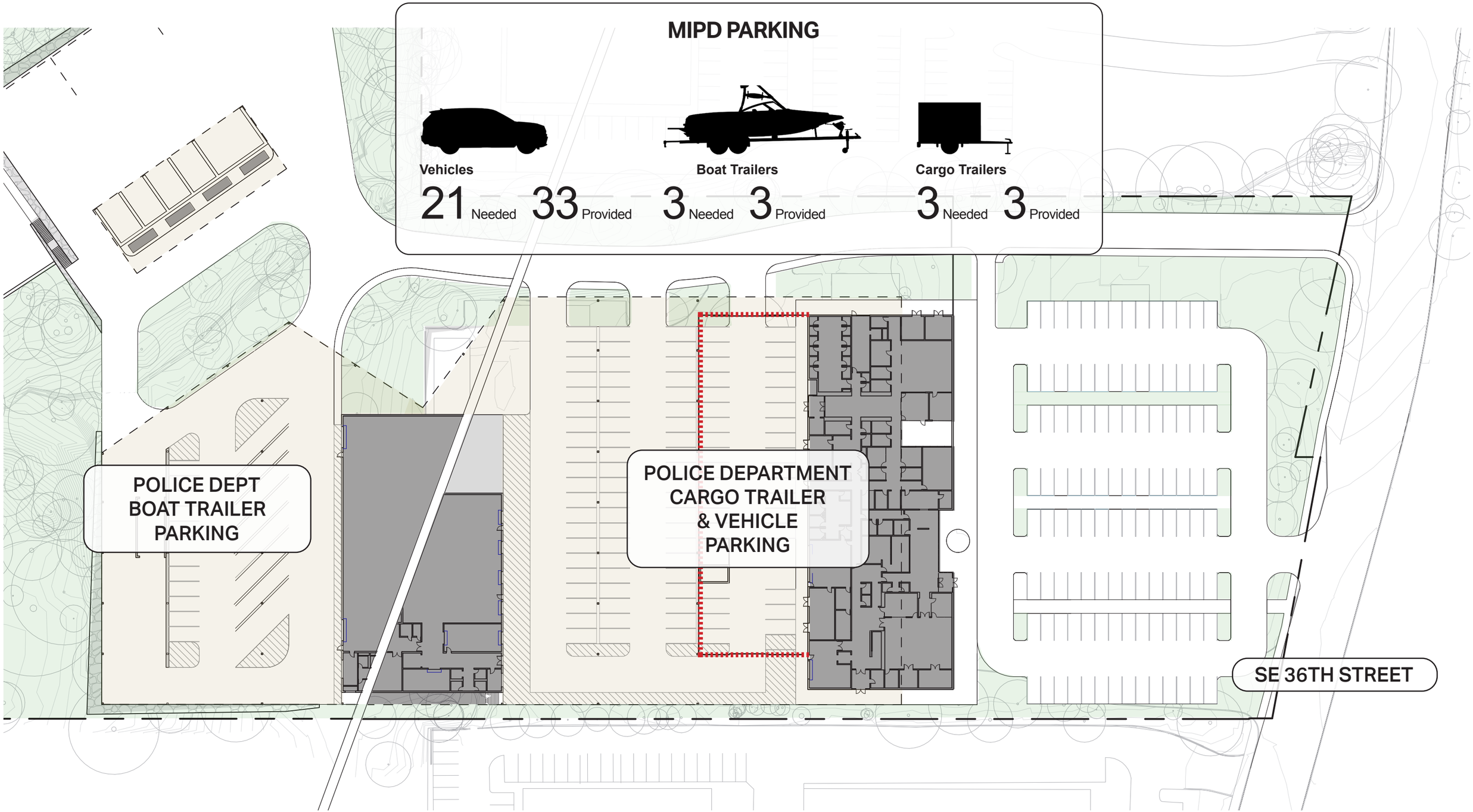
SITE PLAN
1” = 100’

PHOTO RENDERING: PROPOSED CITY VEHICLE ENTRY DRIVE INTO THE PSM FACILITY

This view illustrates the western driveway for use by Police Department and Public Works vehicles.

DIAGRAM: POLICE DEPARTMENT VEHICLE PARKING AREAS

A total of 36 parking spaces are provided, within a secure enclosure, for Police Department vehicles.

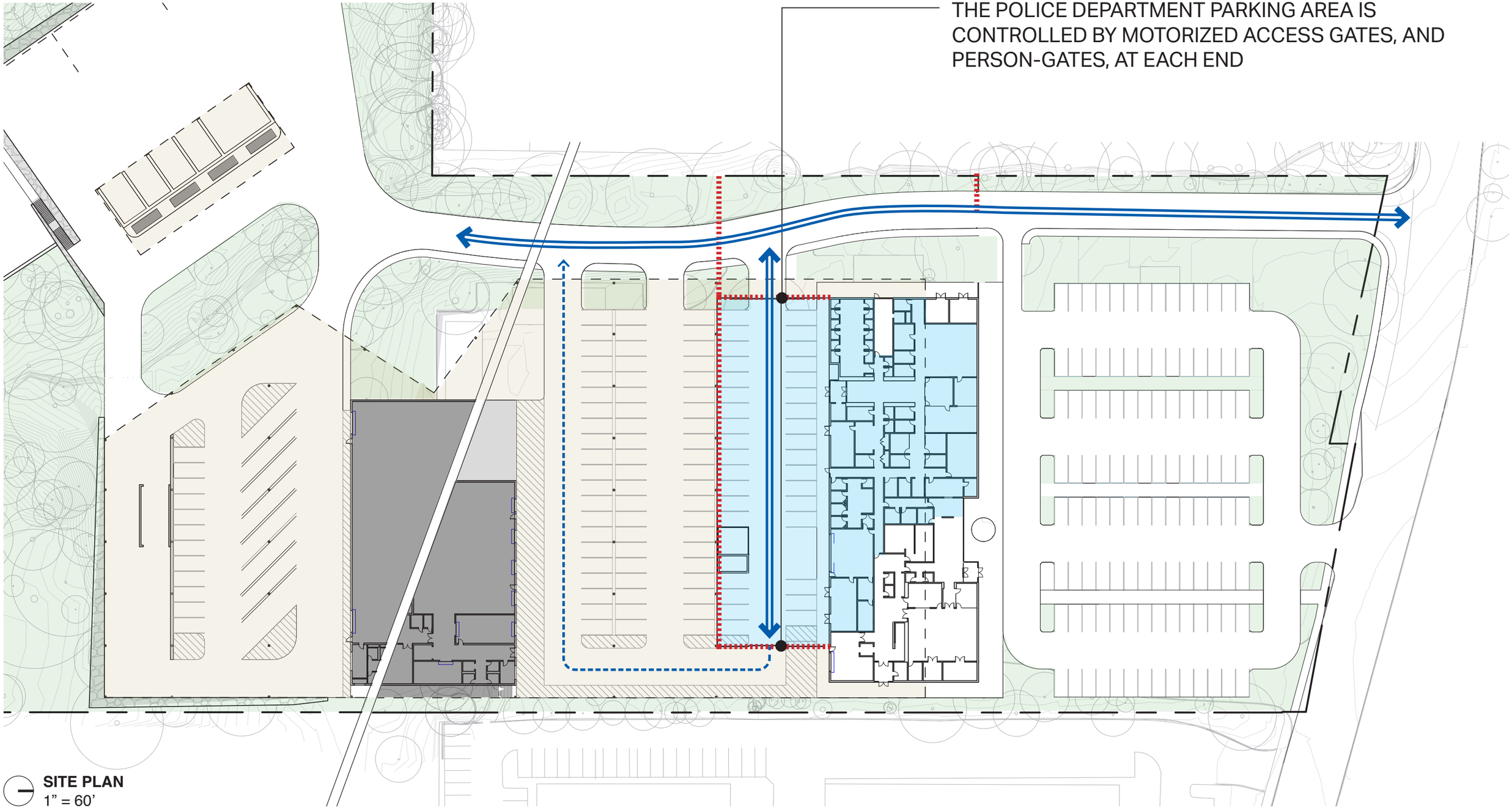


REFERENCE FACILITY PHOTOGRAPH: REGIONAL POLICE DEPARTMENT TOURS

This photograph depicts a police vehicle parking lot and deployment area that, while secured by perimeter fencing, the presence of an adjacent two-story public parking garage presents personal and operational security issues for officers.

DIAGRAM: POLICE DEPARTMENT SECURE PARKING AND DEPLOYMENT AREA

Police department vehicles, equipment, and facility entrances are located within a secure enclosure to provide for the safety and security of officers, evidence, and individuals in-custody.



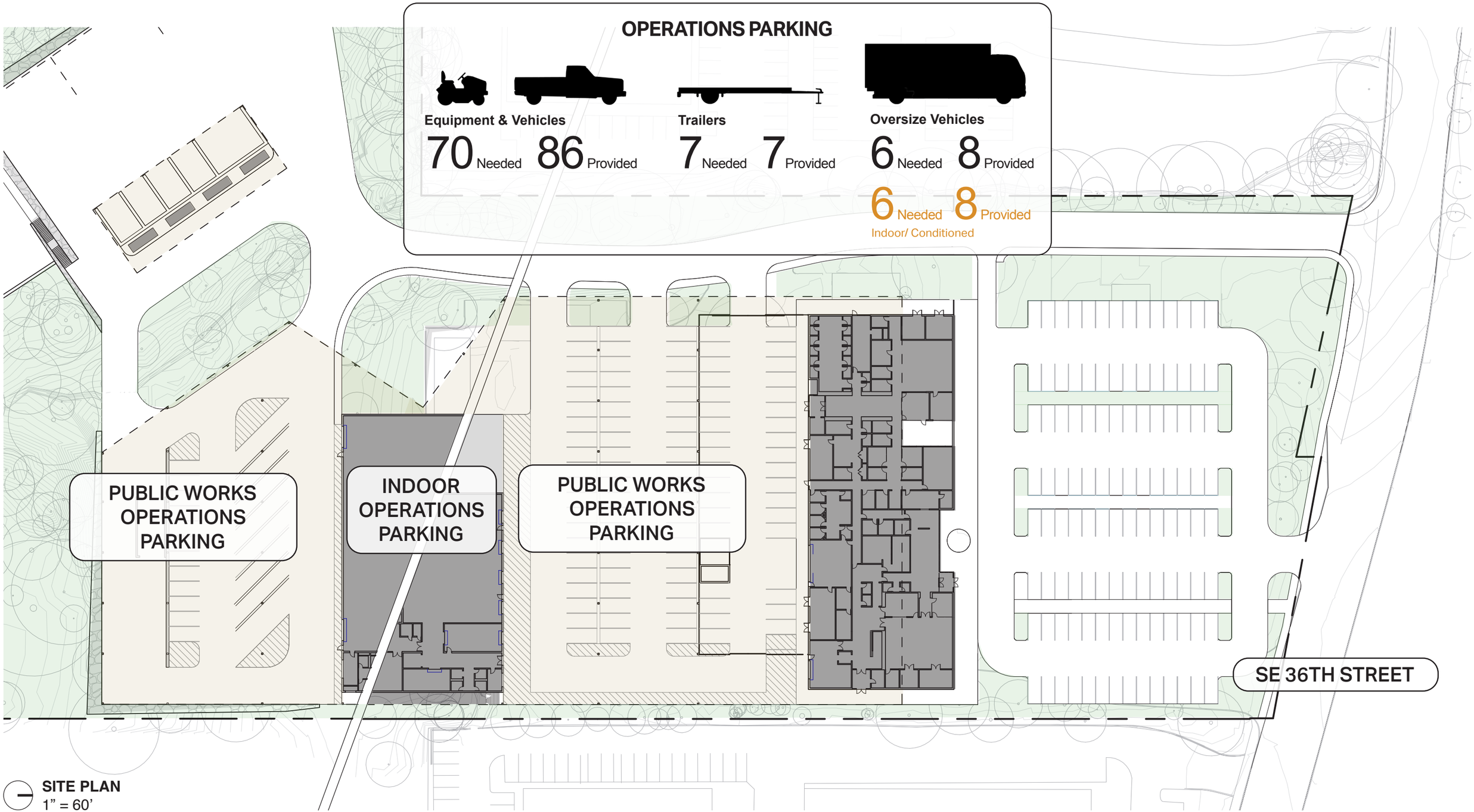
SITE PLAN
1” = 60’

PHOTO RENDERING: PROPOSED POLICE DEPARTMENT SECURE PARKING AND DEPLOYMENT AREA

The Police Department parking and deployment area is separated from the remainder of the facility by a gated, secure enclosure.

DIAGRAM: PUBLIC WORKS VEHICLE PARKING AREAS

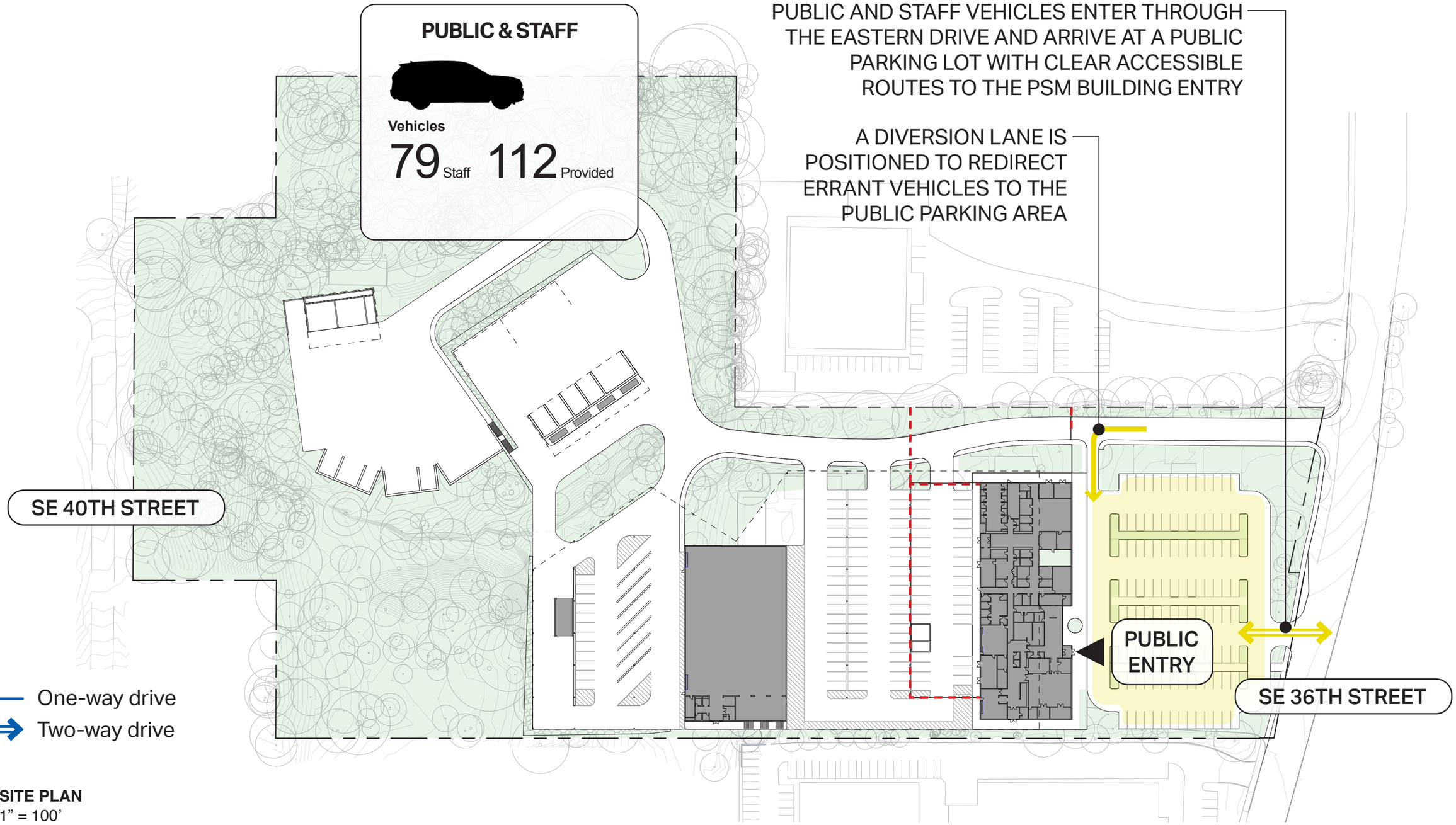
Parking areas are normalized, and standardized, to accommodate vehicles used by the Public Works department.



SITE PLAN
1” = 60’

DIAGRAM: PUBLIC AND STAFF DRIVEWAY AND PARKING AREA

This site plan illustrates vehicular circulation for staff and public personal vehicles.



SITE PLAN
1” = 100’

PHOTO RENDERING: PROPOSED PUBLIC PARKING AND THE PSM BUILDING

This view illustrates the relationship between the public and staff parking lot and the main entry to the PSM building.

Site Organization

EXISTING CONDITIONS: PUBLIC WORKS YARD VEHICLES, MATERIALS, AND EQUIPMENT ORGANIZATION

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.

Site Photograph

Vehicle or equipment

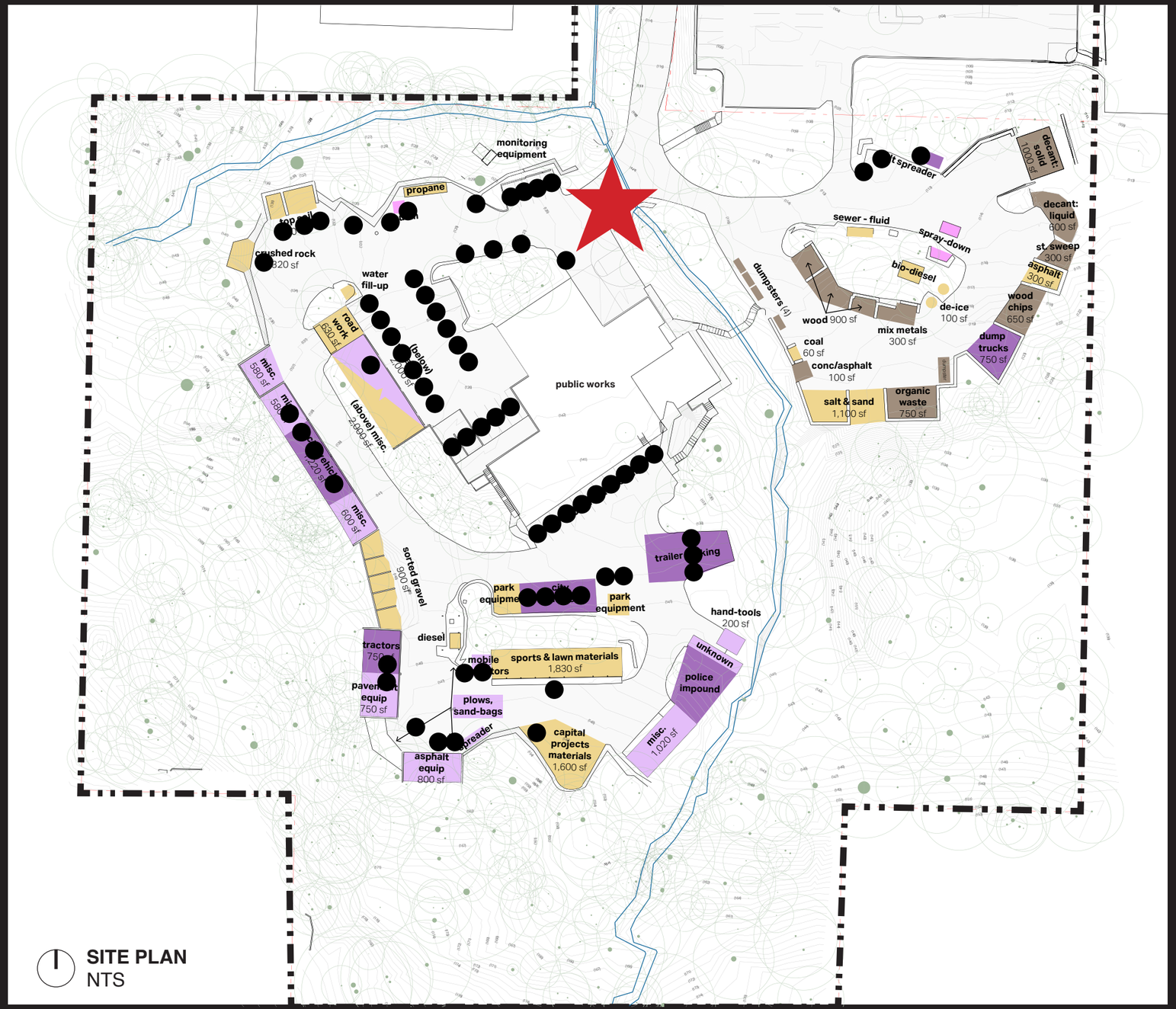
Operations area

Vehicle storage

Tool storage

Material storage

Waste storage



EXISTING CONDITIONS: 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.

EXISTING CONDITIONS: 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.

DIAGRAM: AN EXAMPLE OF MATERIAL STORAGE CHALLENGES

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

SITE PLAN
NTS

- Operations area
- Vehicle storage
- Tool storage
- Material storage
- Waste storage

Building Organization

Design Strategies

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

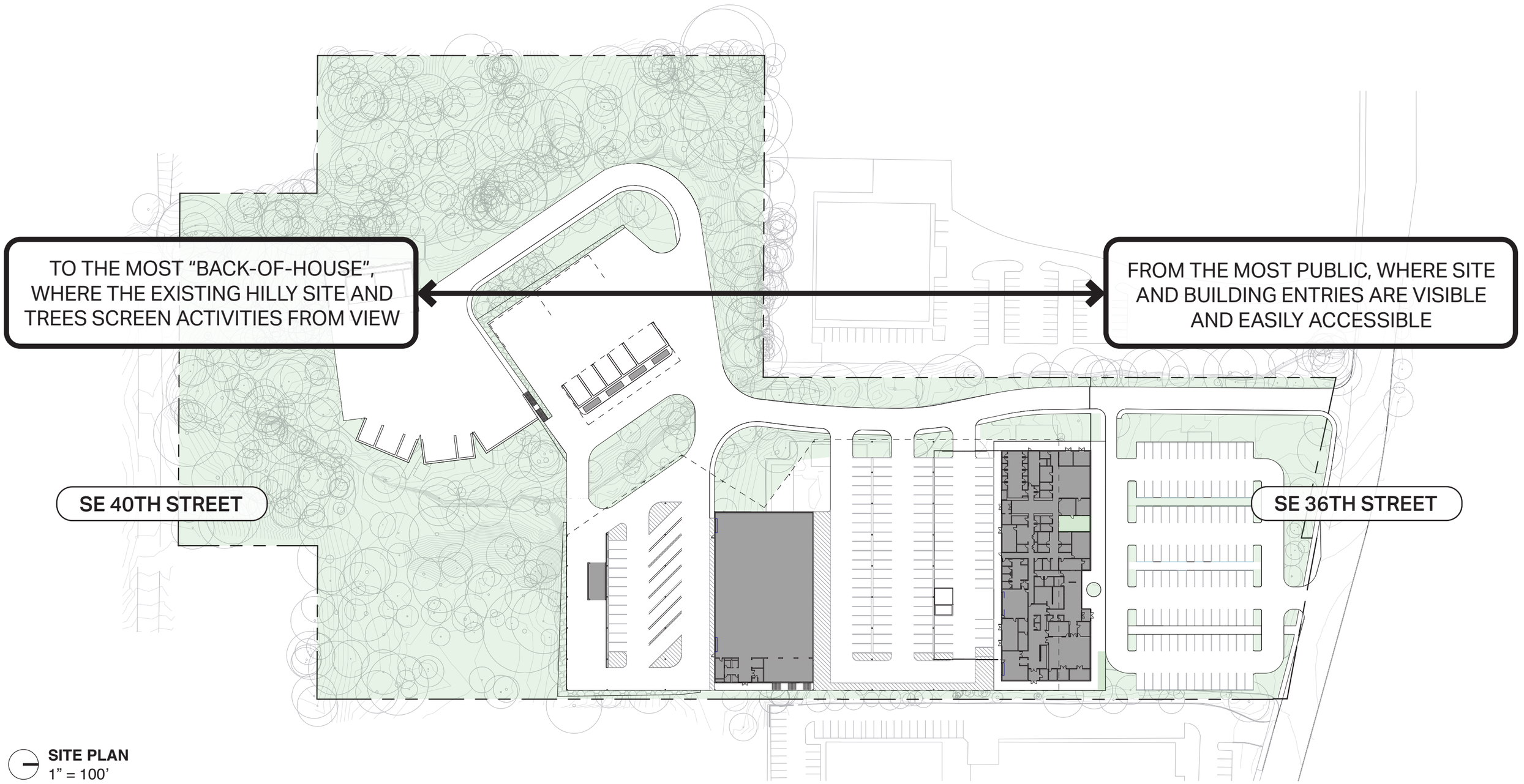
Strategy 2: Collocate buildings with covered areas for operational efficiency, and for structural cost effectiveness.

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

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

DIAGRAM: SITE ORGANIZATION FROM NORTH TO SOUTH

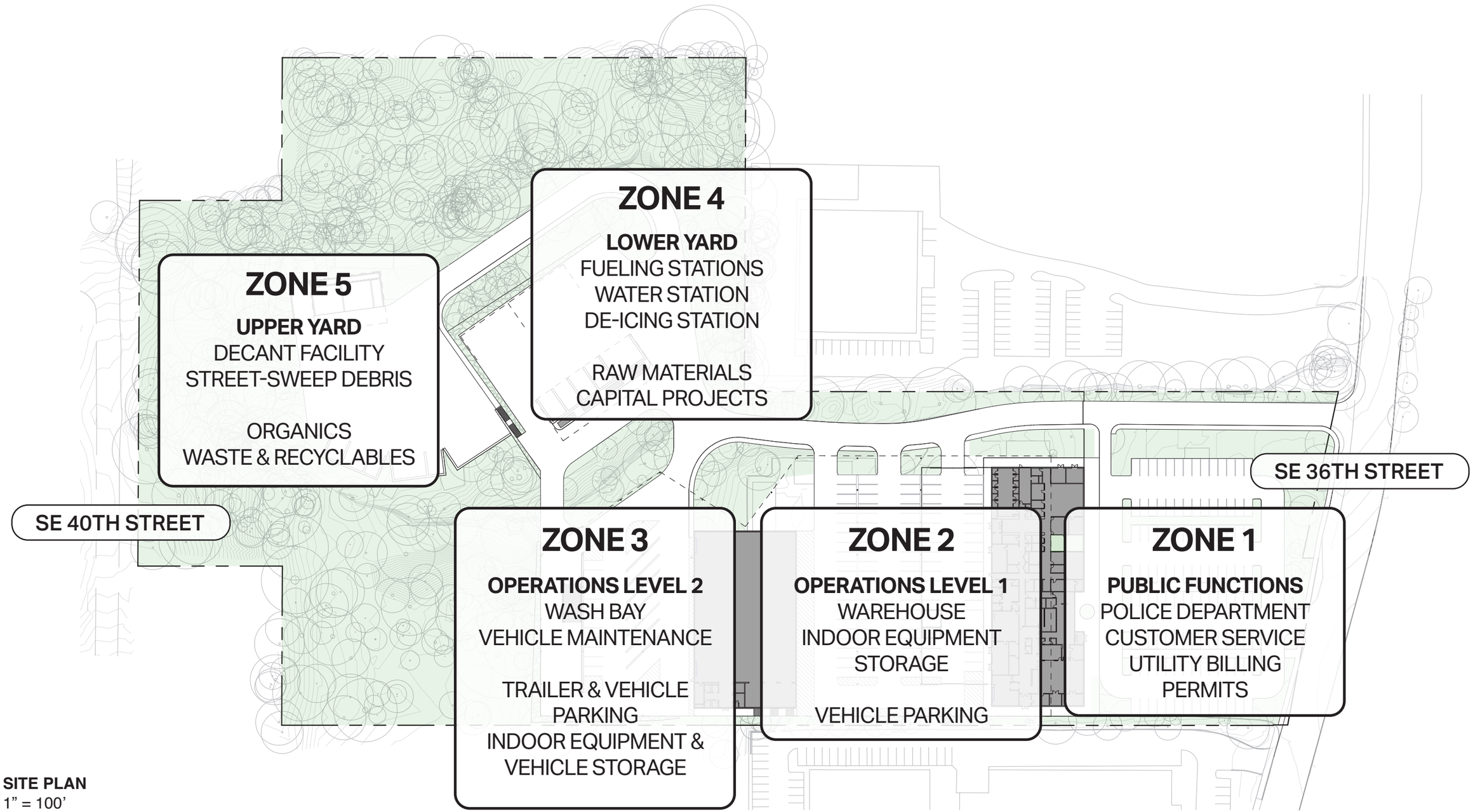
The site organization locates PSM public parking, public entries, and essential public-facing services—the Police Department, Customer Service, and Utility Billing—nearest to SE 36th Street, and "back-of-house" functions such as the decant facility and debris transfer deeper into the site where existing topography and dense vegetation can buffer public works activities.



SITE PLAN
1" = 100'

DIAGRAM: PSM FACILITY SITE ZONING PLAN

This diagram illustrates the zoned organization of the Public Works site.



SITE PLAN
1” = 100’

DIAGRAM: PUBLIC WORKS SITE LOWER AND UPPER YARDS

This diagram illustrates the organization of the lower and upper yards for public works operations.

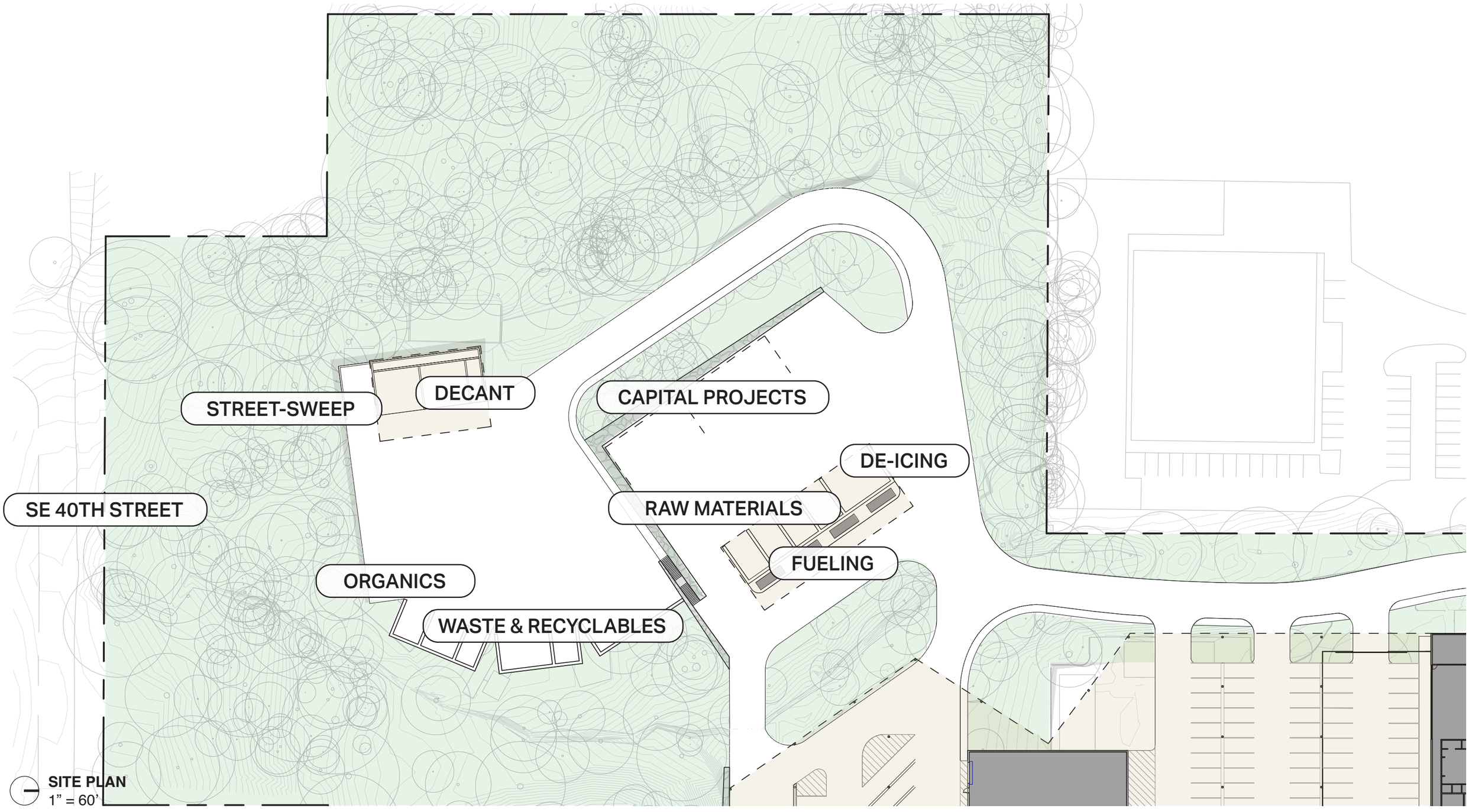


PHOTO RENDERING: PROPOSED LOWER YARD RAW MATERIALS STORAGE

This view illustrates the raw material storage bays in the Lower Yard. Raw materials include soil, sand, gravel and rock and are used in infrastructure projects, street repair, and parks maintenance throughout the city.

PHOTO RENDERING: PROPOSED UPPER YARD DECANT FACILITY

This view illustrates the decant facility located in the Upper Yard.

Design Strategies

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

Strategy 2: Collocate buildings with covered areas for operational efficiency, and for structural cost effectiveness.

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

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.

PUBLIC SAFETY AND MAINTENANCE BUILDING PROGRAM

Four 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

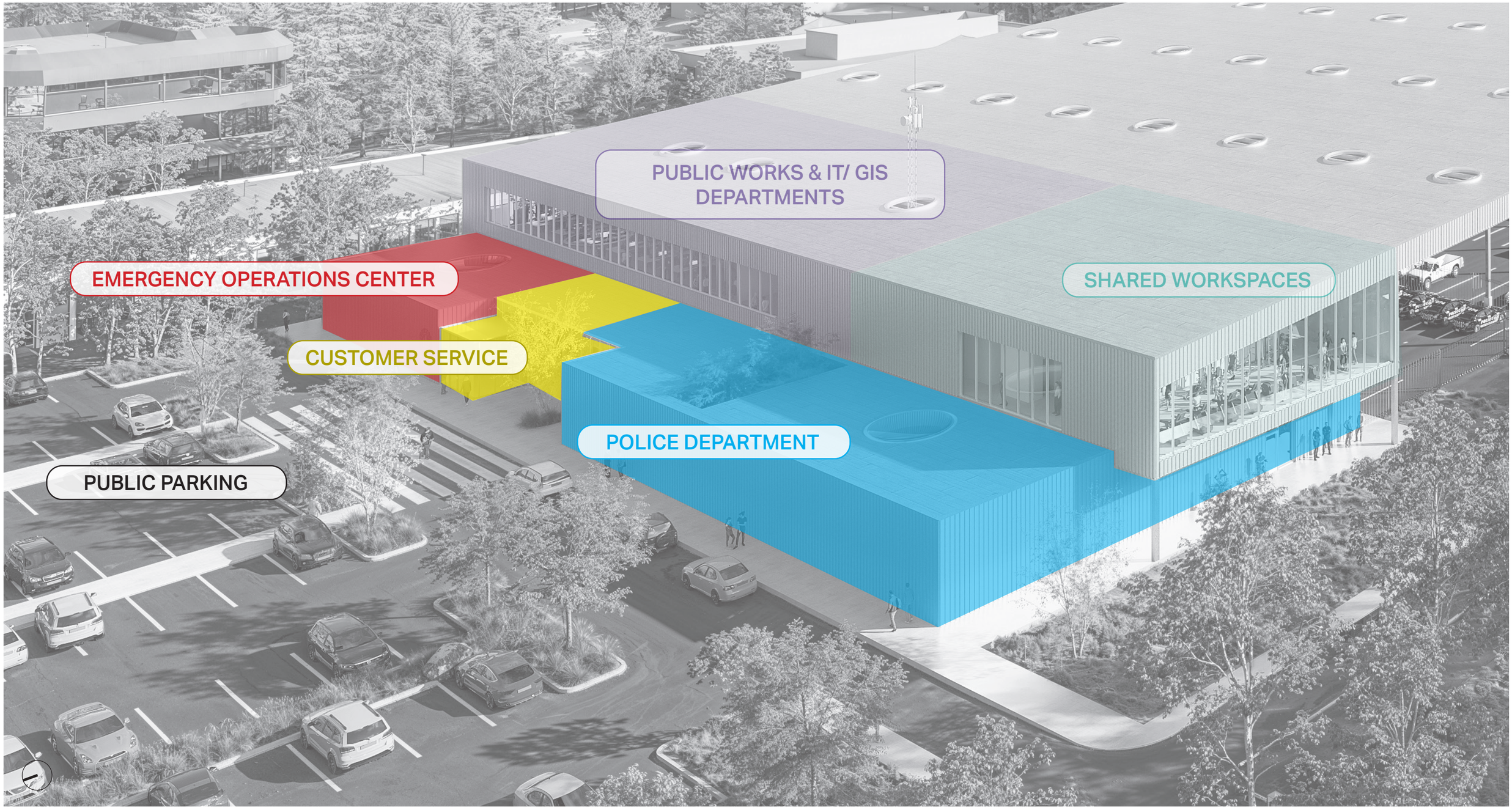
Customer Service Counter

These four departments have requirements that overlap and offer opportunities for shared facilities to maximize functionality and minimize the square footages required, reducing costs. Throughout project planning, these common spaces are referred to as:

Shared work spaces

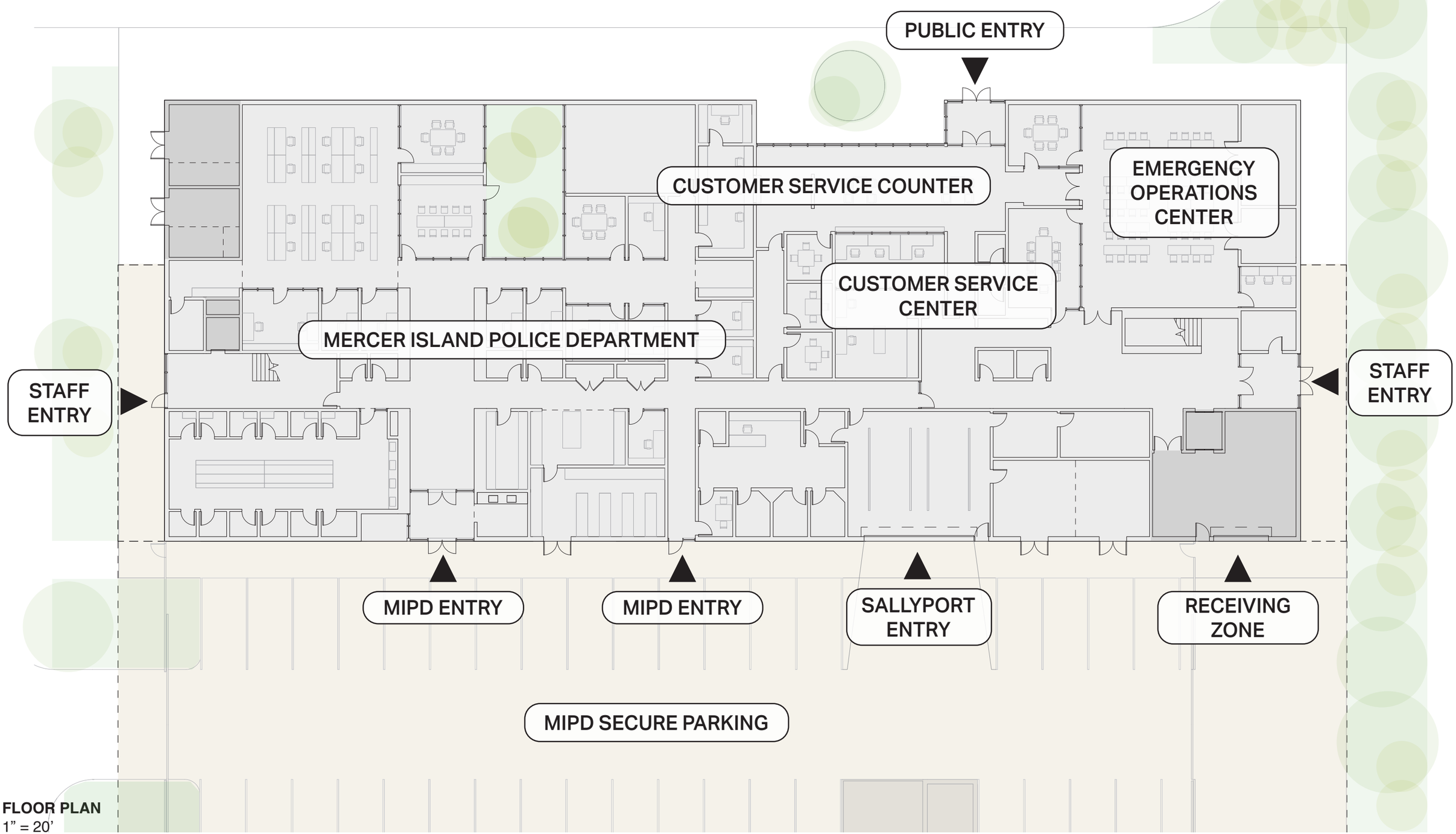
DIAGRAM: PUBLIC SAFETY AND MAINTENANCE BUILDING GROUND FLOOR PROGRAM ZONES

This zone diagram illustrates the programmatic organization of the Public Safety & Maintenance Building, highlighting programs located on the first floor.



PROPOSED FLOOR PLAN: PUBLIC SAFETY AND MAINTENANCE BUILDING GROUND FLOOR

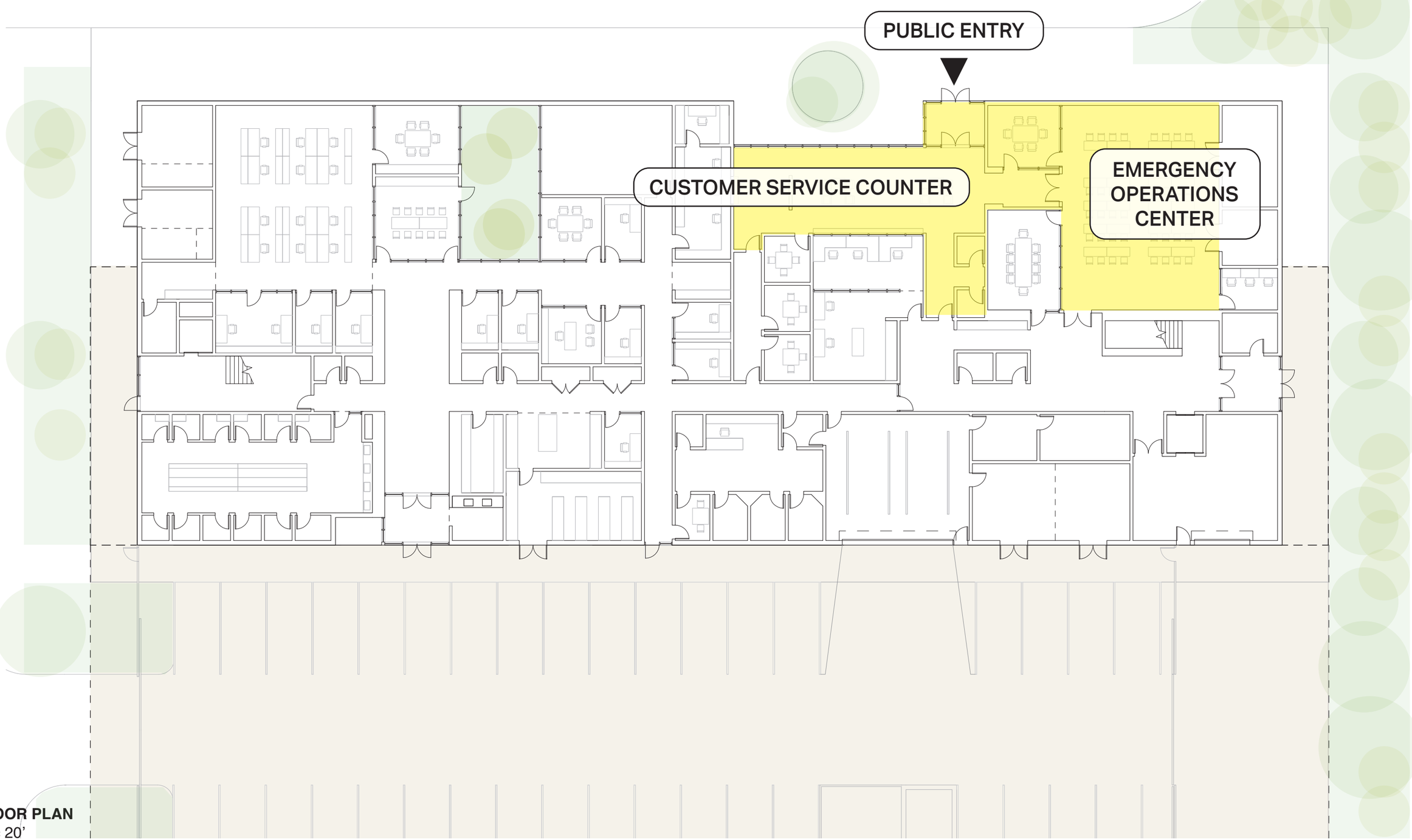
The ground floor building area equals 23,000 gross square feet (GSF).



FLOOR PLAN
1” = 20’

PROPOSED FLOOR PLAN: CUSTOMER SERVICE AND PUBLIC ACCESS AREAS

Public access areas encompass 3,350 gross square feet (GSF) on the ground floor of the building.



FLOOR PLAN
1” = 20’

PHOTO RENDERING: PROPOSED PSM BUILDING PUBLIC ENTRY

This view illustrates the public entry to the PSM Building as seen from the public parking lot.

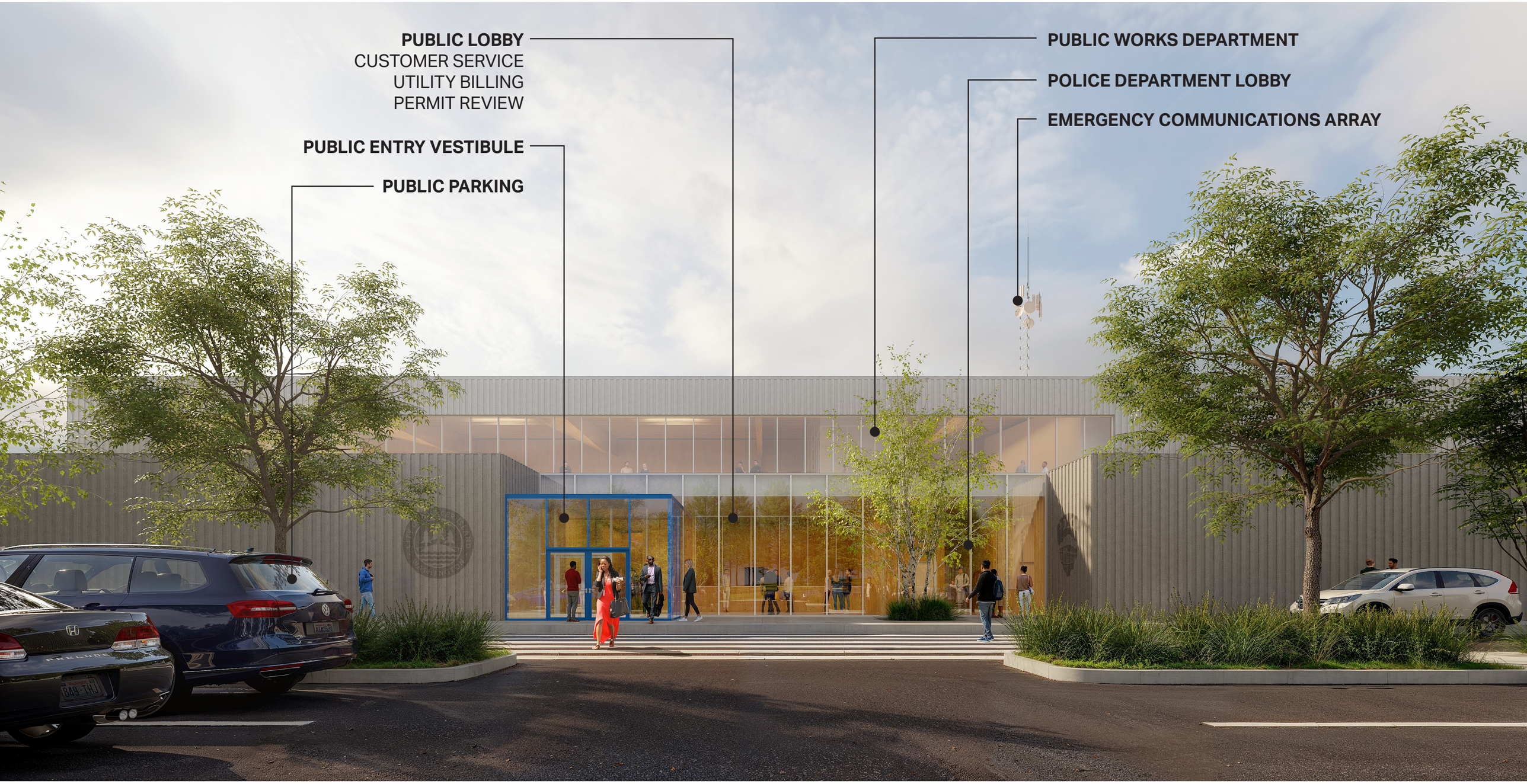
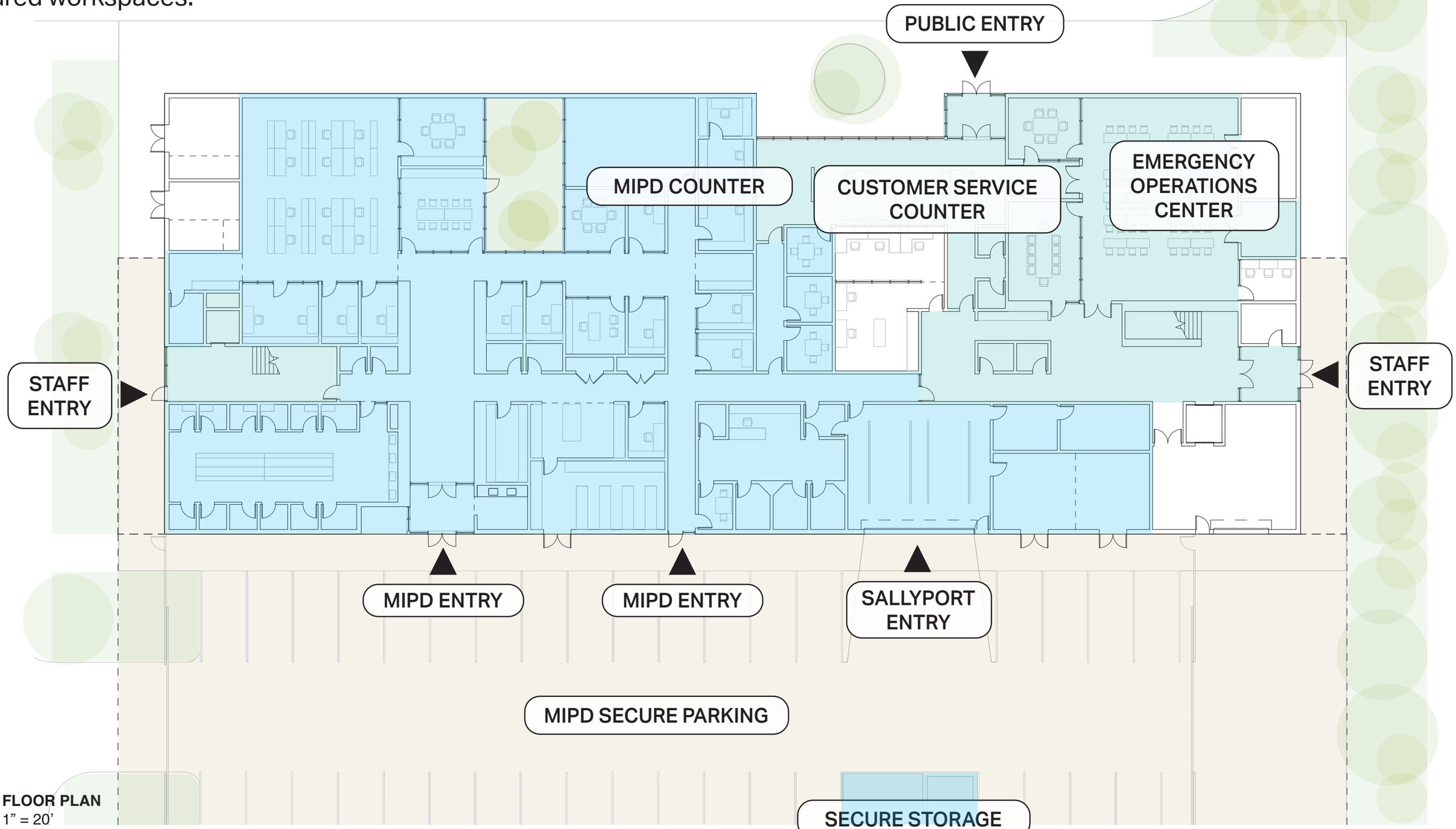


PHOTO RENDERING: PROPOSED PSM BUILDING POLICE DEPARTMENT LOBBY

This view illustrates the Police Department Lobby and records counter inside the PSM Building.

PROPOSED FLOOR PLAN: MERCER ISLAND POLICE DEPARTMENT

The Mercer Island Police Department utilizes 20,720 gross square feet (GSF), including the Emergency Operations Center and shared workspaces.



FLOOR PLAN
1” = 20’

REFERENCE FACILITY PHOTOGRAPH: REGIONAL POLICE DEPARTMENT TOURS

Interior workspaces, such as the officer's report writing room depicted in this photograph, are often located in the interior of the building, with no access to natural light.

REFERENCE FACILITY PHOTOGRAPH: REGIONAL POLICE DEPARTMENT TOURS

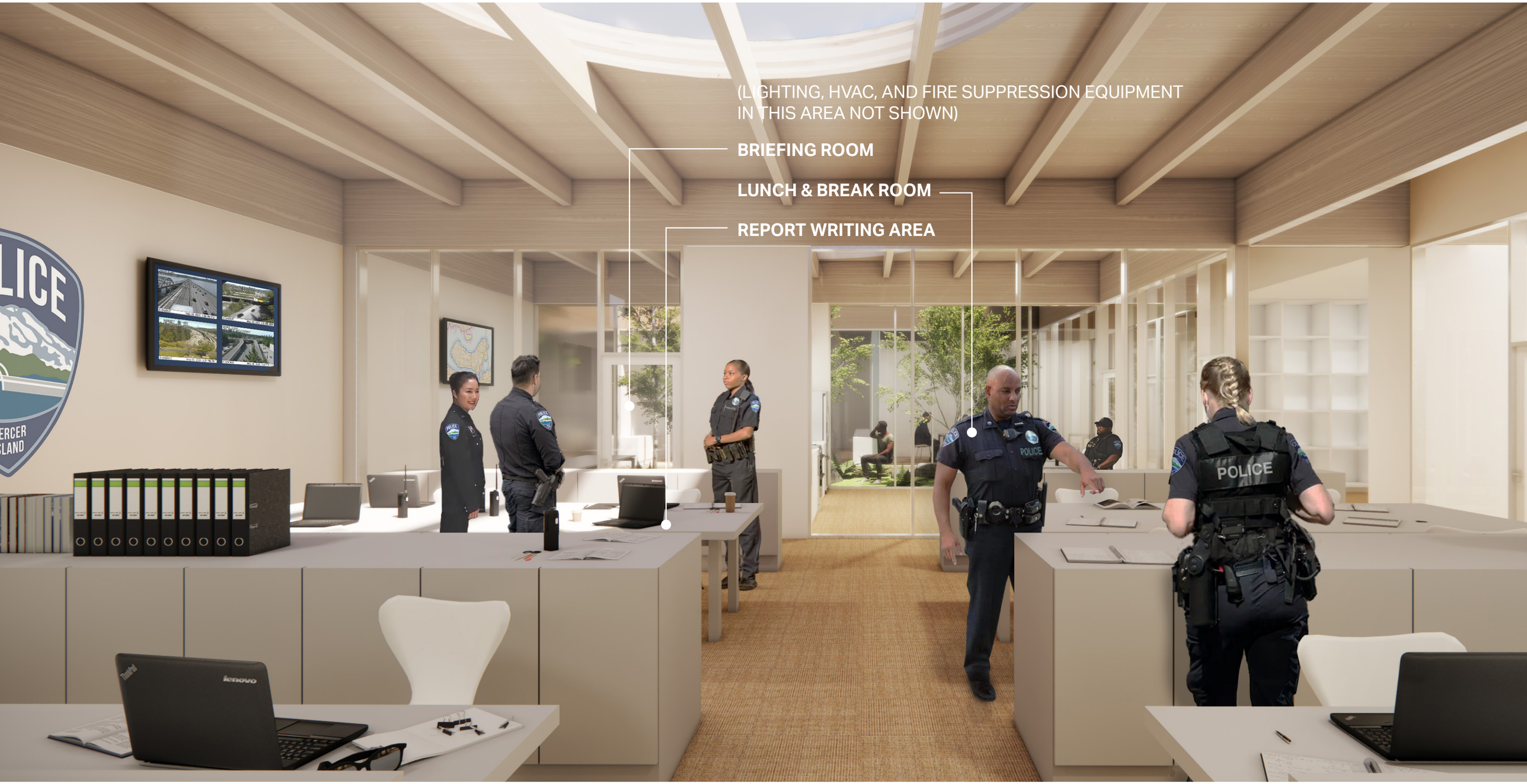
Workspaces that have windows generally require expensive bullet-proof glazing, and in each department toured, window shades were consistently drawn, for officer security and privacy from public view when working with sensitive information.

EXISTING CONDITIONS: MERCER ISLAND POLICE DEPARTMENT TEMPORARY PORTABLE TRAILERS

This photograph illustrates the temporary workspaces within the portable trailers currently used by the Police Department for office space and operations.

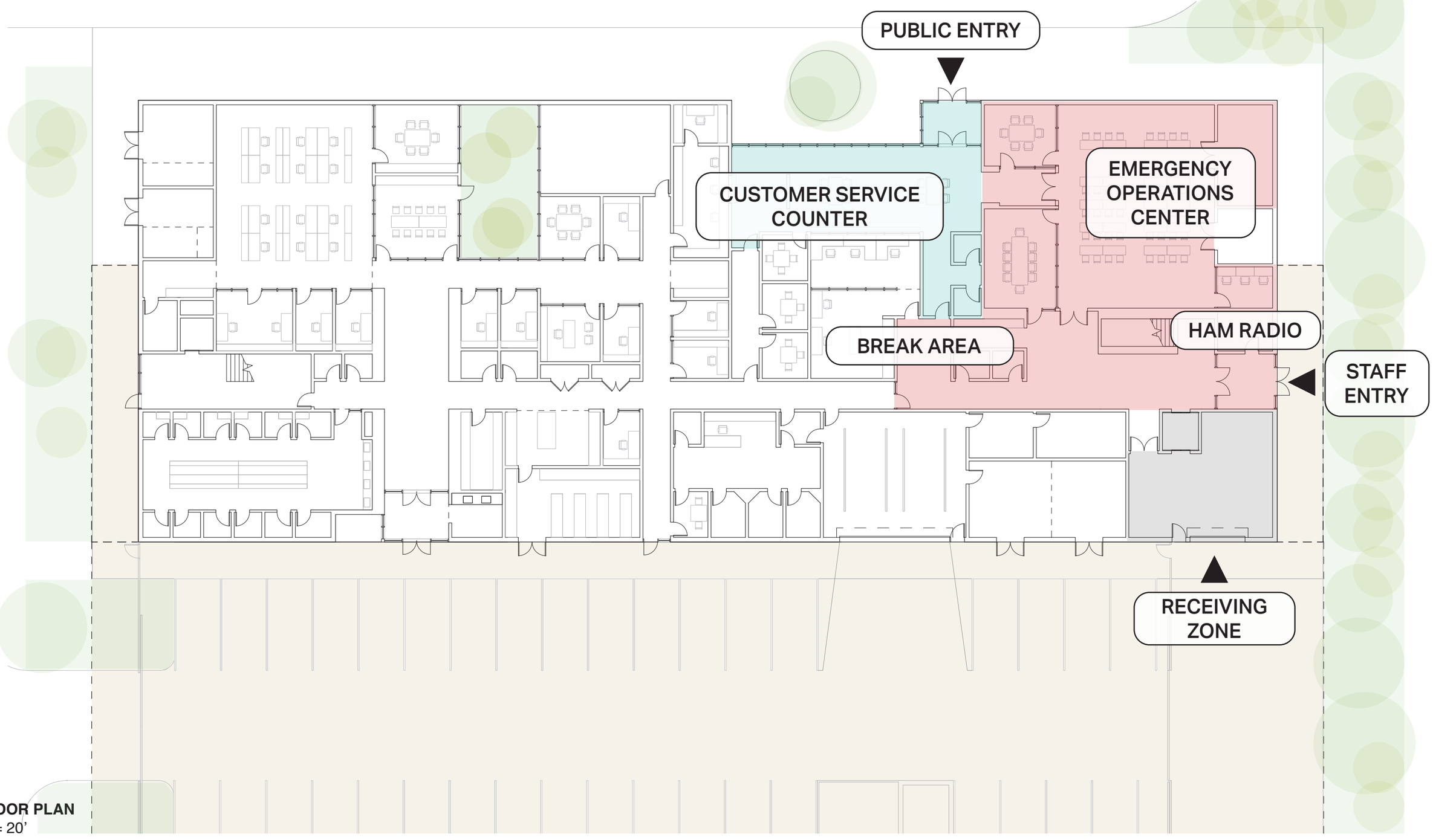
PHOTO RENDERING: PROPOSED INTERIOR VIEW OF THE MERCER ISLAND POLICE DEPARTMENT

This view illustrates the Police Department patrol report writing room, lunch and break room, and patrol briefing room in the ground floor of the PSM Building.



PROPOSED FLOOR PLAN: EMERGENCY OPERATIONS CENTER

The Emergency Operations Center utilizes 6,800 gross square feet (GSF), including shared workspaces.



FLOOR PLAN
1” = 20’

PHOTO RENDERING: PROPOSED INTERIOR VIEW OF THE PROPOSED EMERGENCY OPERATIONS CENTER

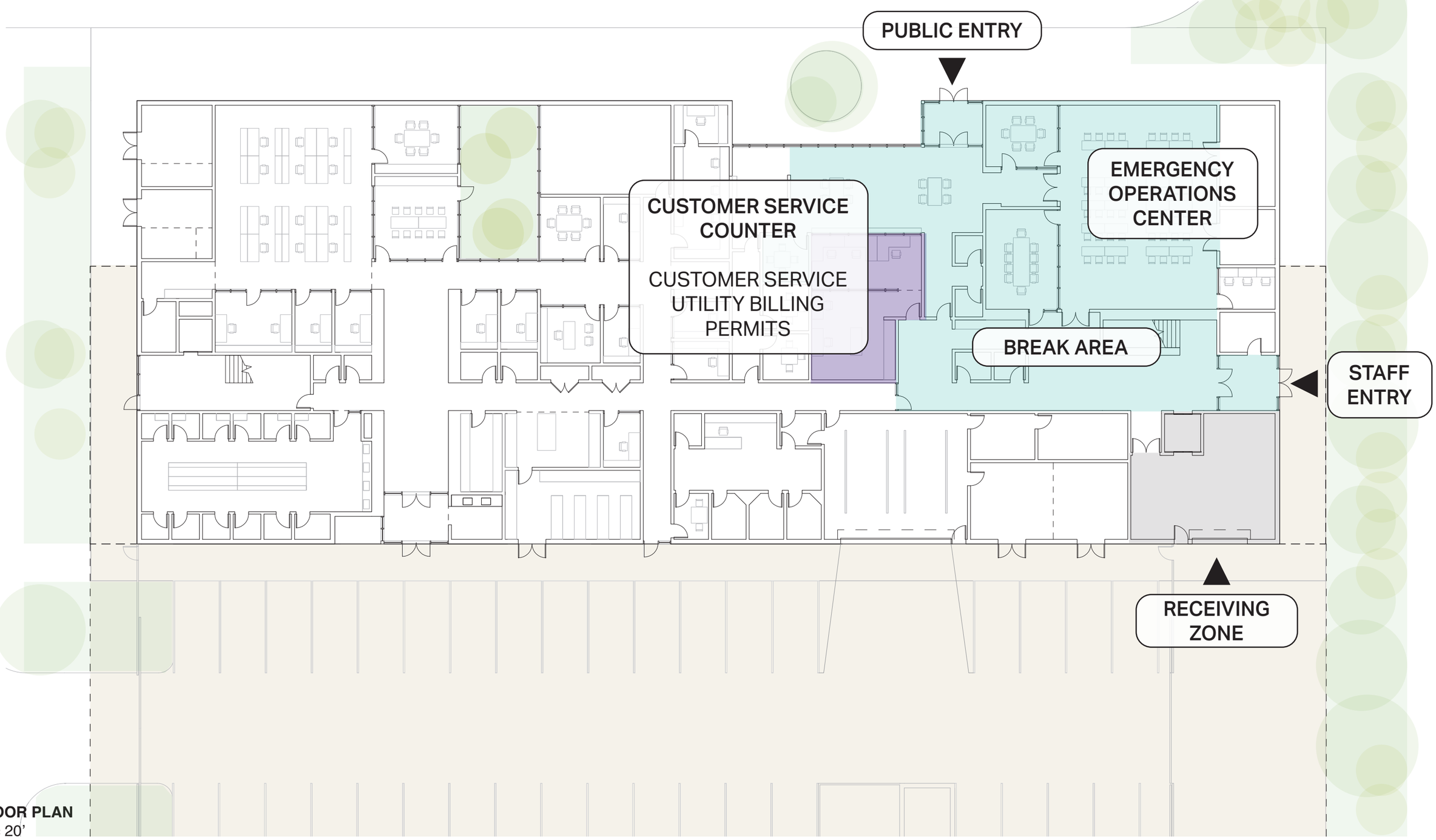
This view illustrates the Emergency Operations Center (EOC).

PHOTO RENDERING: PROPOSED VIEW OF THE EOC SPACE FOR MULTI-PURPOSE USE

The EOC is a flexible space that can be shared among city departments, for Public Works staff meetings and Police Department training. And when not in use by the city, the space could be available for community use.

PROPOSED FLOOR PLAN: CUSTOMER SERVICE COUNTER AND CITY STAFF AREAS

The Customer Service Counter and City Staff Areas share 7,000 gross square feet (GSF) on the ground floor of the building.



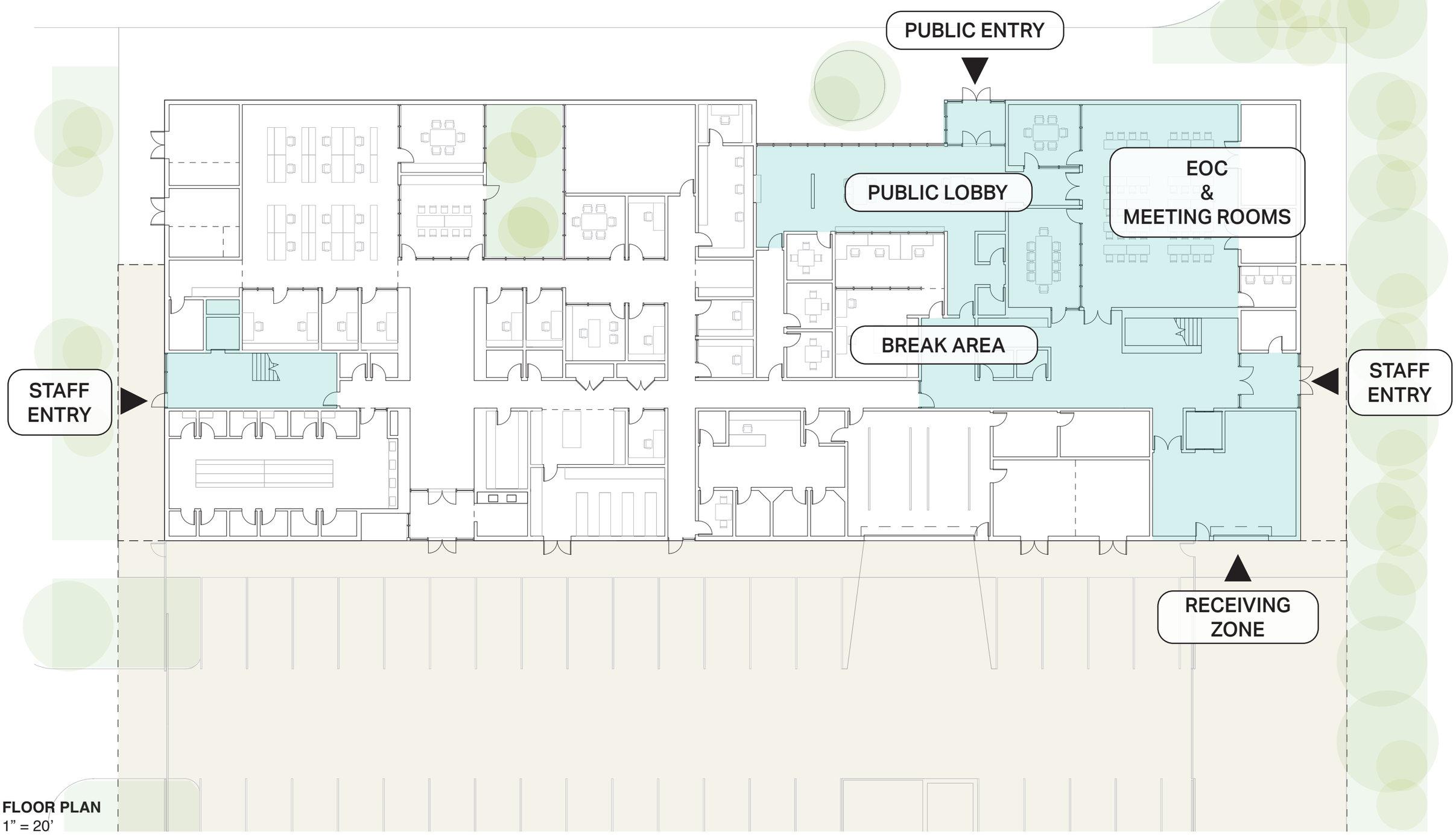
FLOOR PLAN
1” = 20’

PHOTO RENDERING: PROPOSED PUBLIC LOBBY AND CUSTOMER SERVICE COUNTER

The public lobby and Customer Service Counter are directly visible, and located on an easily accessible route, from the public parking lot.

PROPOSED FLOOR PLAN: SHARED WORK SPACES

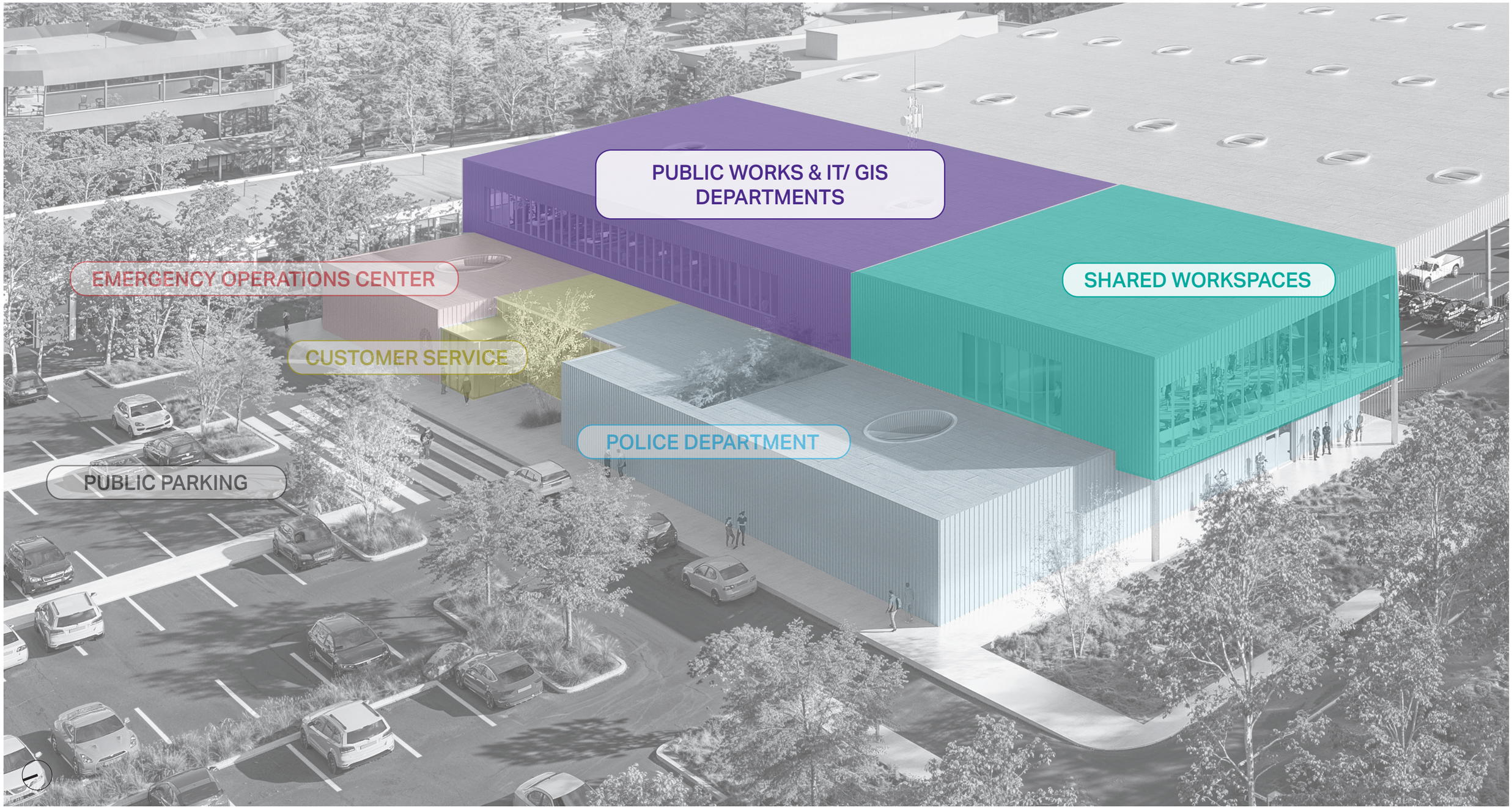
The ground floor includes 6,675 gross square feet (GSF) of space that is shared across all city departments.



FLOOR PLAN
1” = 20’

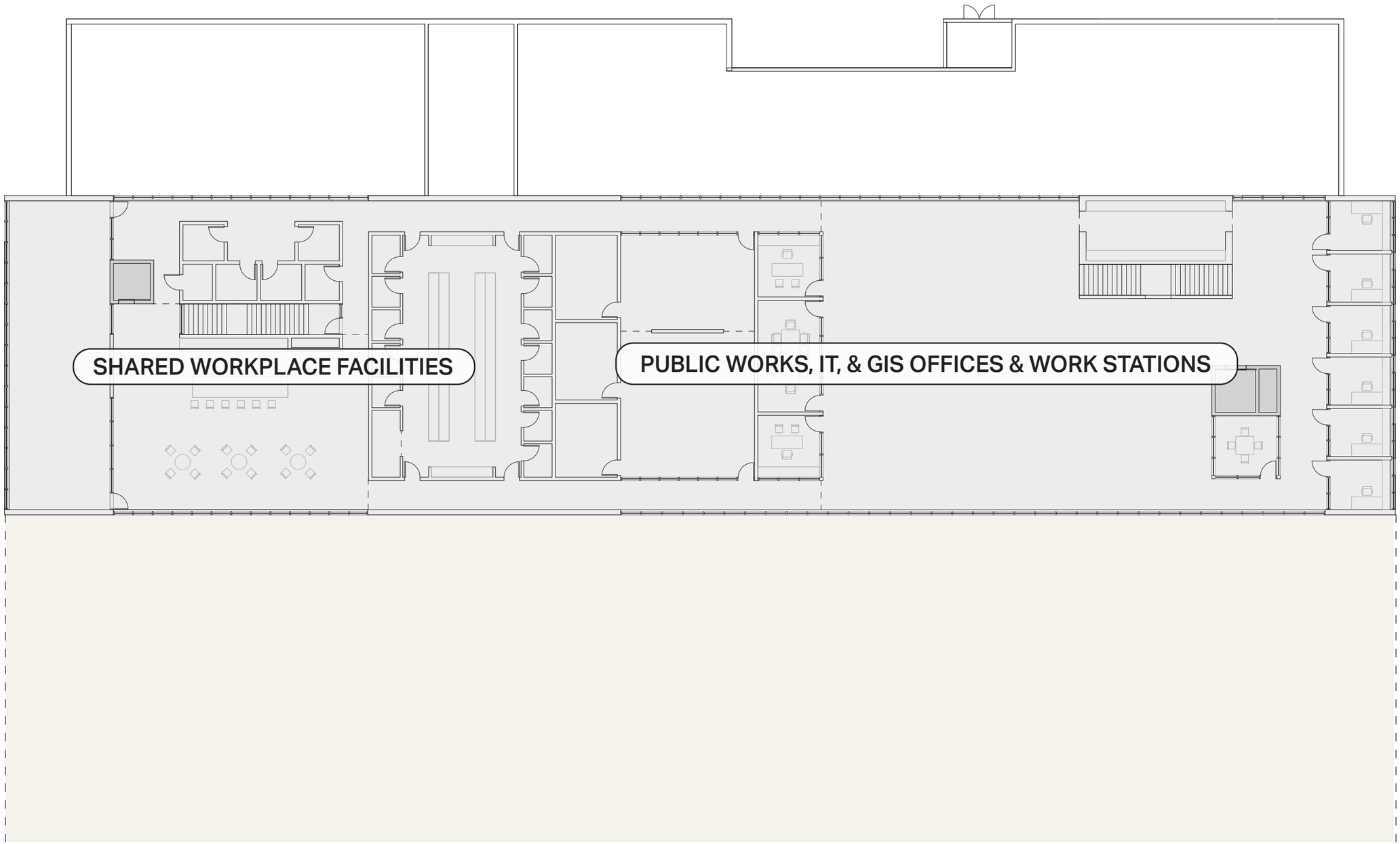
DIAGRAM: PUBLIC SAFETY AND MAINTENANCE BUILDING SECOND FLOOR PROGRAM ZONES

This zone diagram illustrates the programmatic organization of the Public Safety & Maintenance Building, highlighting programs located on the second floor.



PROPOSED FLOOR PLAN: PUBLIC SAFETY AND MAINTENANCE BUILDING SECOND FLOOR

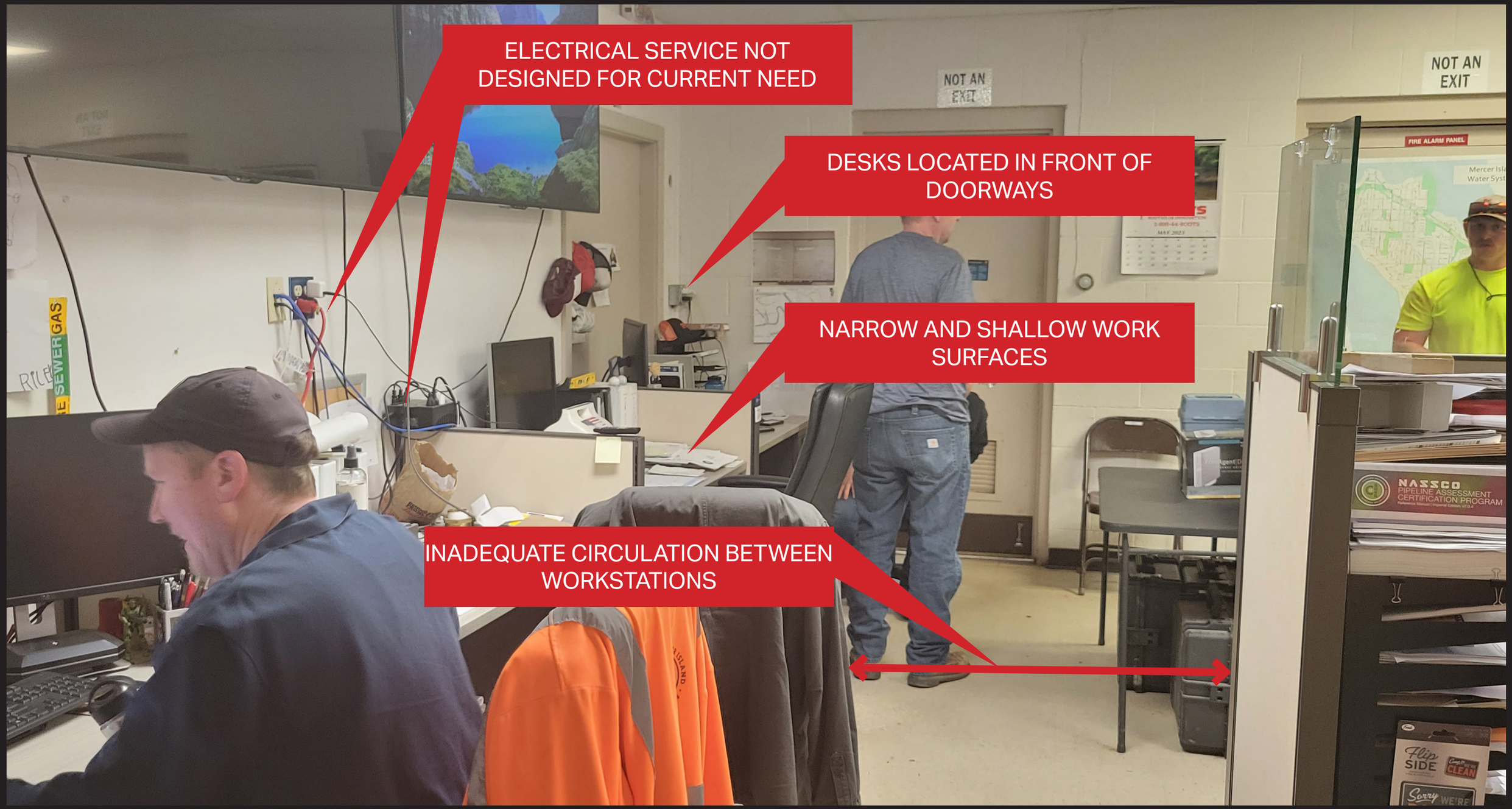
The second floor building area equals 16,400 gross square feet (GSF).



FLOOR PLAN
1” = 20’

EXISTING CONDITIONS: PUBLIC WORKS BUILDING INADEQUATE AND AD-HOC OFFICE SPACE

This photograph depicts the ad-hoc office spaces in the existing Public Works Building that illustrate the need for adequate workspace for staff.



EXISTING CONDITIONS: INADEQUATE, AND LACK OF CODE-REQUIRED, STAFF FACILITIES

This photograph depicts the portable toilets that have been located near the Public Works building to serve the increased occupant load; the original building was not designed to house the current number of staff.

EXISTING CONDITIONS: INADEQUATE SPACES FOR CURRENT OPERATIONS

This photograph from the existing Public Works Building depicts rooms originally constructed as restrooms or cleanup rooms, that are forced to do “double-duty” and incorporate incompatible uses, like server and communications infrastructure.

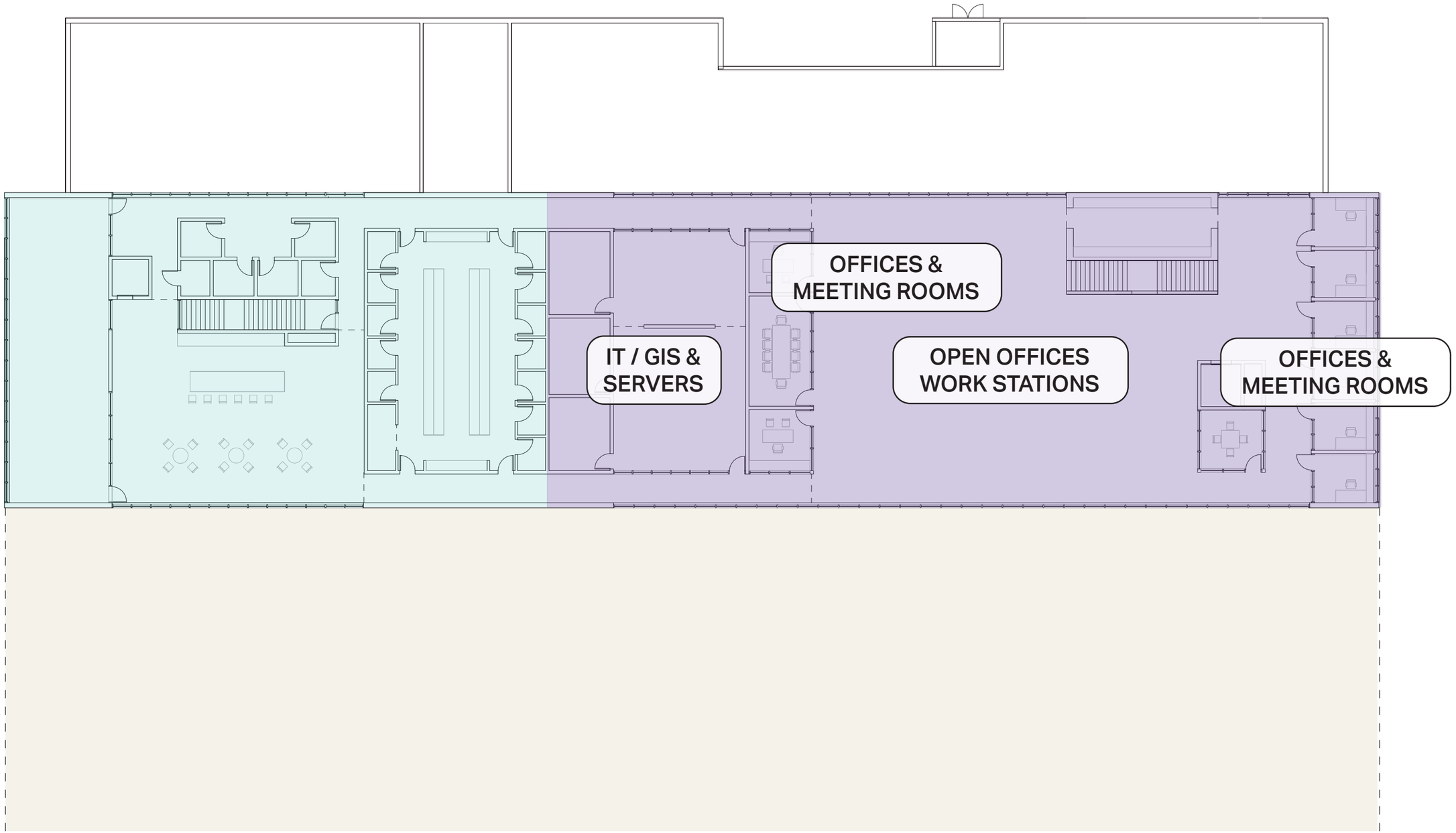
PROPOSED FLOOR PLAN: SHARED WORK SPACES

The second floor includes 6,400 gross square feet (GSF) of space that is shared across all city departments.

FLOOR PLAN
1” = 20’

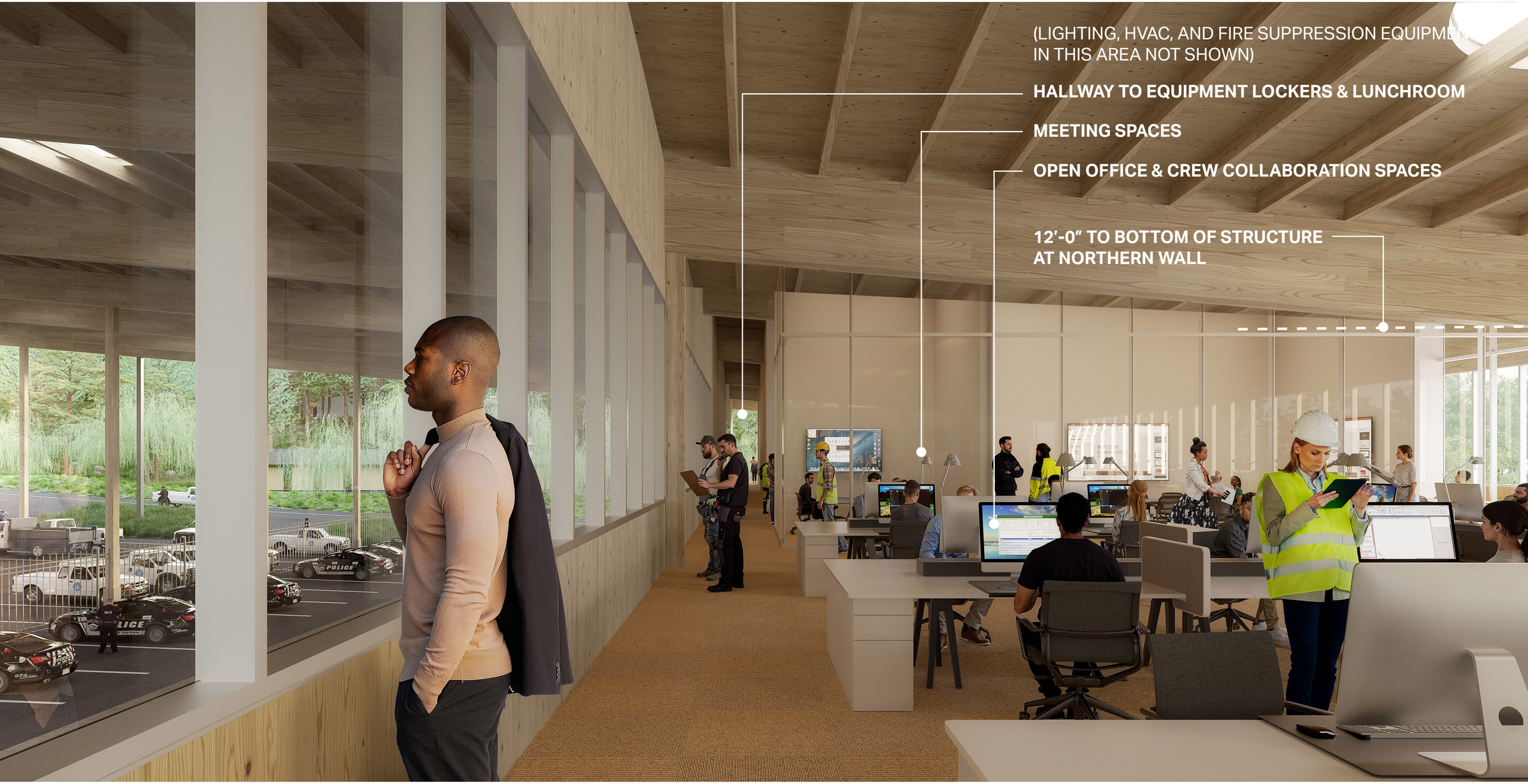
PROPOSED FLOOR PLAN: PUBLIC WORKS, IT, AND GIS DEPARTMENTS

Public Works, IT, and GIS departments on the second floor utilize 10,000 gross square feet (GSF) for dedicated meeting, office, and work stations, while utilizing the additional 6,400 GSF of shared workspaces on this floor on a daily basis.



FLOOR PLAN
1” = 20’

PHOTO RENDERING: PROPOSED INTERIOR VIEW OF THE PUBLIC WORKS OFFICES IN THE PSM BUILDING



OPERATIONS BUILDING PROGRAM

Unlike the PSM Building, which houses staff office and meeting spaces, the Operations Building is a two-story structure designed to house a wide range of operational functions for the Public Works department.

Operations Building Ground Floor

- A Warehouse for material, equipment, and tool storage.
- A workshop
- Warehouse and shop staff offices
- Cleanup, Restrooms, and Emergency Rinse Stations
- Emergency Operations Storage
- Building systems spaces

Operations Building Second Floor

- A high-bay structure to accommodate overhead gantries and the maintenance of vehicles on lifts
- Vehicle and equipment maintenance bays
- Maintenance Shop
- Cleanup, Restrooms, and Emergency Rinse Stations
- Maintenance and Yard Offices
- Indoor storage for oversize and expensive vehicles
- Indoor storage for select equipment

EXISTING CONDITIONS: THE PUBLIC WORKS WAREHOUSE

This photograph of the existing warehouse illustrates the storage challenges posed by this early 1980's facility. Relatively low ceiling clearances (12'-0") and eccentrically shaped rooms do not contribute to efficient storage or access.

EXISTING CONDITIONS: EMERGENCY OPERATIONS CENTER STORAGE

Emergency operations supplies are currently stored in an uninsulated shipping container located near the MICEC.

EXISTING CONDITIONS: LACK OF PROTECTION FOR EXPENSIVE VEHICLES AND EQUIPMENT

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.

KEEPING EXPENSIVE CITY-OWNED EQUIPMENT IN GOOD CONDITION

Adequate protection of Public Works Department VAC-Trucks offer an example of the need to protect expensive and essential operations vehicles from inclement weather.

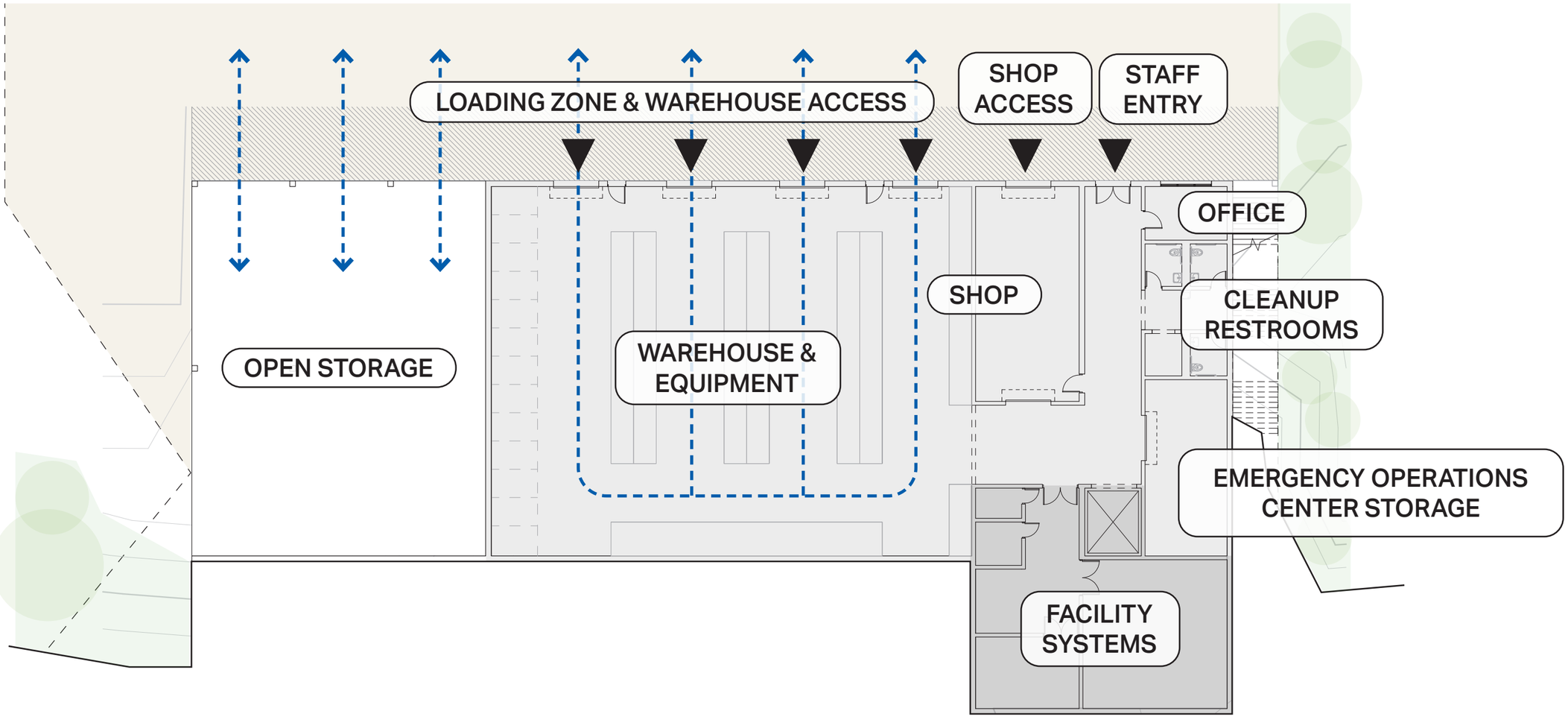
Heated storage prevents freezing damage:
Water is used in the operation of Vac-Trucks, and freezing temperatures can cause water in the tanks, pipes, valves, hoses, and other components, to freeze and expand. This expansion can lead to cracks, ruptures, and severe damage, resulting in costly repairs and downtime.

Maintaining Efficiency:
Cold weather affects the viscosity of fluids like engine oil and hydraulic oil. When these fluids become too thick, it can put extra strain on the truck's engine and hydraulic system, reducing their efficiency and reducing the lifespan of vehicle parts and components.

Extending truck lifespan:
Proper protection from the weather prevents long-term damage that can significantly shorten a Vac-Truck's lifespan.

PROPOSED FLOOR PLAN: OPERATIONS BUILDING GROUND FLOOR

The ground floor building area equals 10,000 gross square feet (GSF), with an additional 3,500 GSF of covered exterior storage. This floor houses the warehouse, workshop space, EOC storage, warehouse manager's office, and staff restrooms.



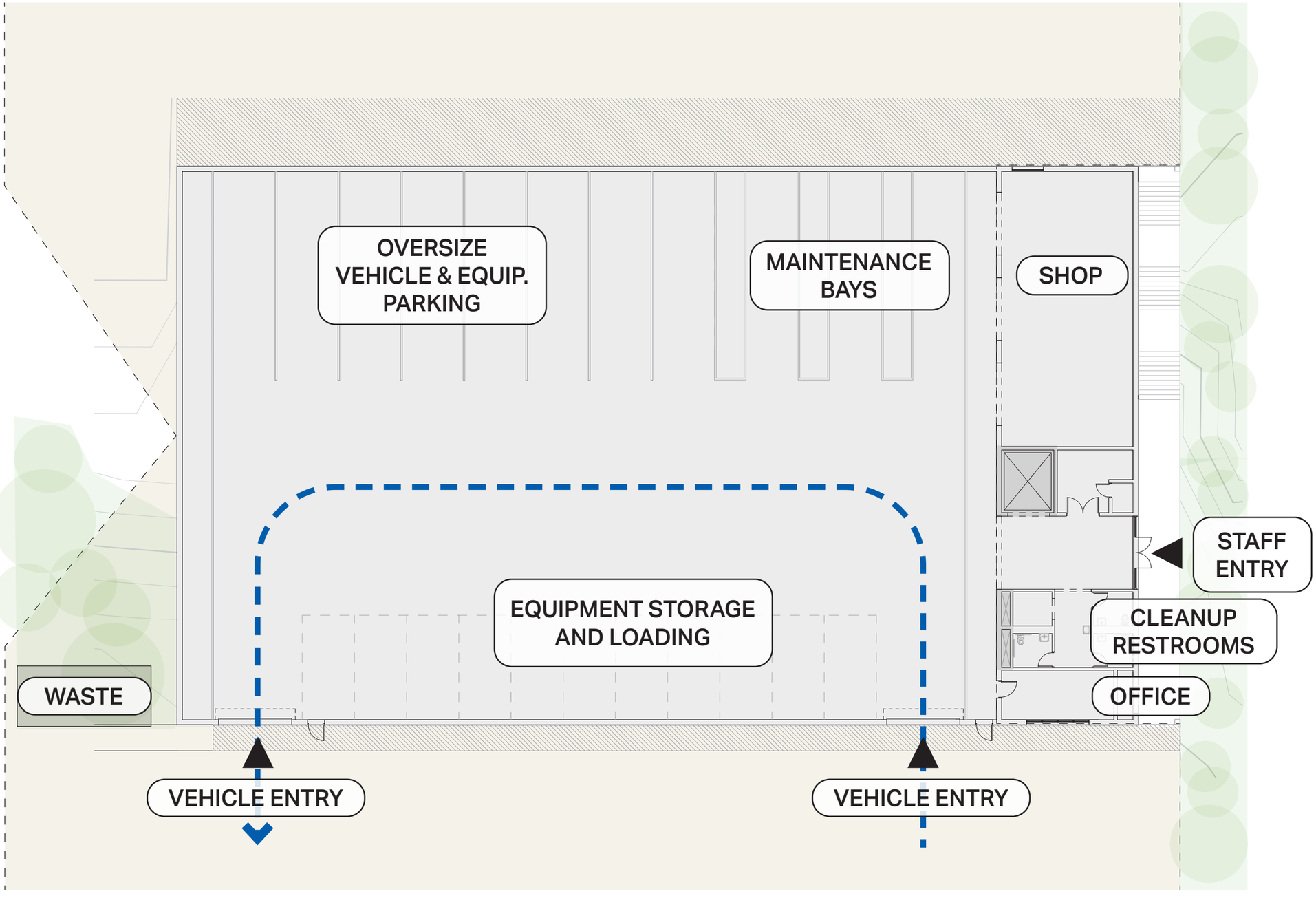
FLOOR PLAN
1" = 20'

PHOTO RENDERING: PROPOSED WAREHOUSE, WORKSHOP, AND MACHINE-SHOP SPACES

This view illustrates the interior of the warehouse within the Operations Building. Interior equipment, tool, and material storage spaces open directly onto covered exterior loading zones to promote efficient operations.

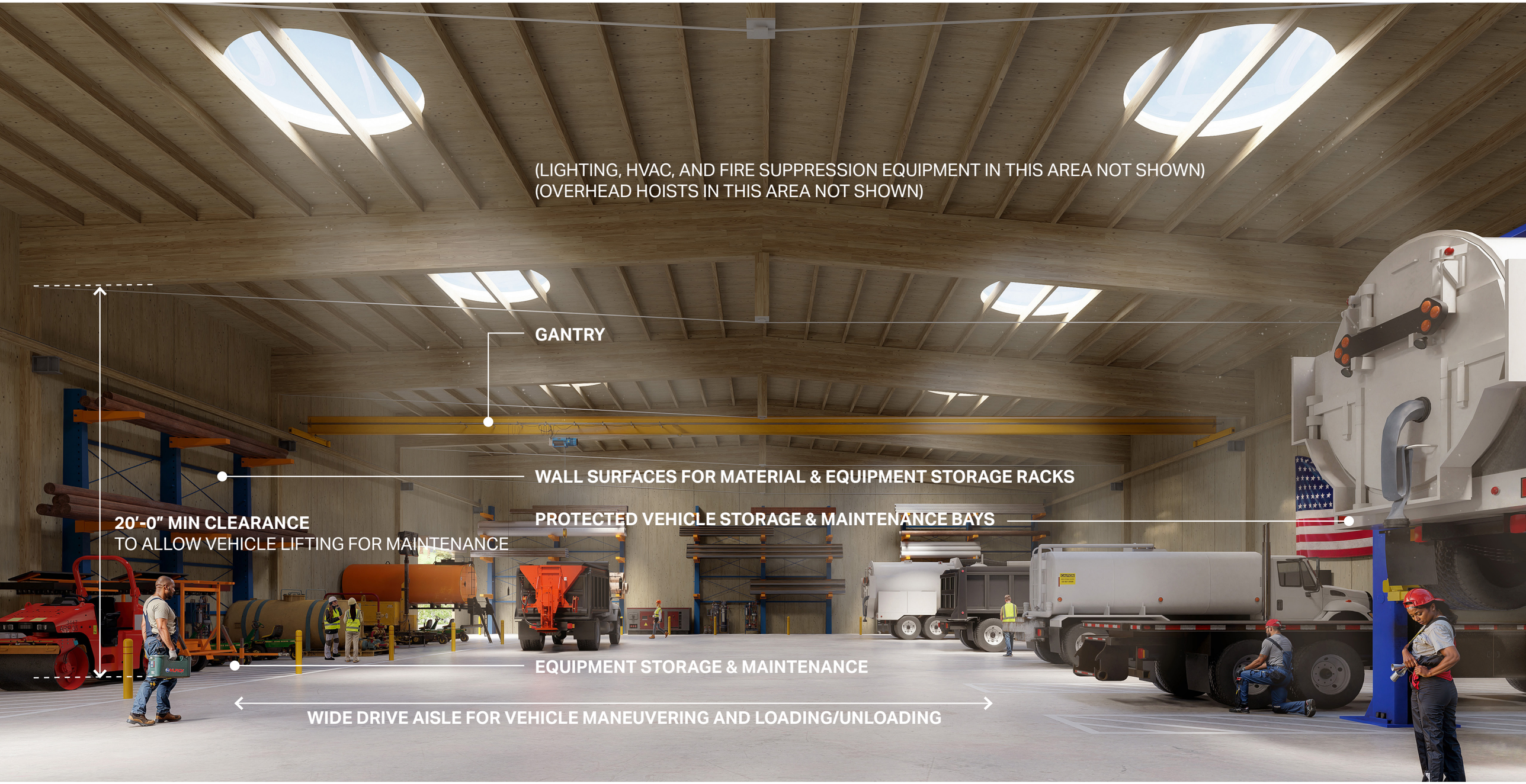
PROPOSED FLOOR PLAN: OPERATIONS BUILDING SECOND FLOOR

The second floor building area equals 19,000 gross square feet (GSF). This floor houses the high-bay vehicle and equipment storage, maintenance bays, maintenance shop, an operations office, and staff restrooms.



FLOOR PLAN
1” = 20’

PHOTO RENDERING: PROPOSED OPERATIONS BUILDING VEHICLE MAINTENANCE BAYS AND STORAGE AREA



Project Cost Estimate

PRELIMINARY COST ESTIMATE, FEBRUARY 4, 2025

A preliminary cost estimate was presented at the February 4, 2025 City of Mercer Island City Council Planning Session. That estimate identified a likely project budget range of $105,000,000 to $109,500,000.

PSM Facility	Basis	Cost Estimate Range	
		Low	High
Sitework	260,000 GSF	$ 25,500,000	
PSM Building	36,000 GSF	$ 29,000,000	$ 30,500,000
Operations Buildings	33,000 GSF	$ 19,000,000	$ 20,500,000
Phasing Premium	NA	$1,500,000	
Construction Cost (CC)		**$ 75,000,000**	**$ 78,000,000**
Soft Costs	30.00%	$ 22,500,000	$ 23,500,000
Subtotal Project		**$ 97,500,000**	**$ 101,500,000**
Sales Tax	10.20% on CC	$ 7,500,000	$8,000,000
Project Budget		**$ 105,000,000**	**$109,500,000**

PROGRAM NEEDS, SITE CONDITIONS, AND RELATED COSTS, APRIL 15, 2025

During the April 15, 2025 City of Mercer Island Council Meeting, the design team presented programmatic needs and related site constraints that were creating potential project cost increases.

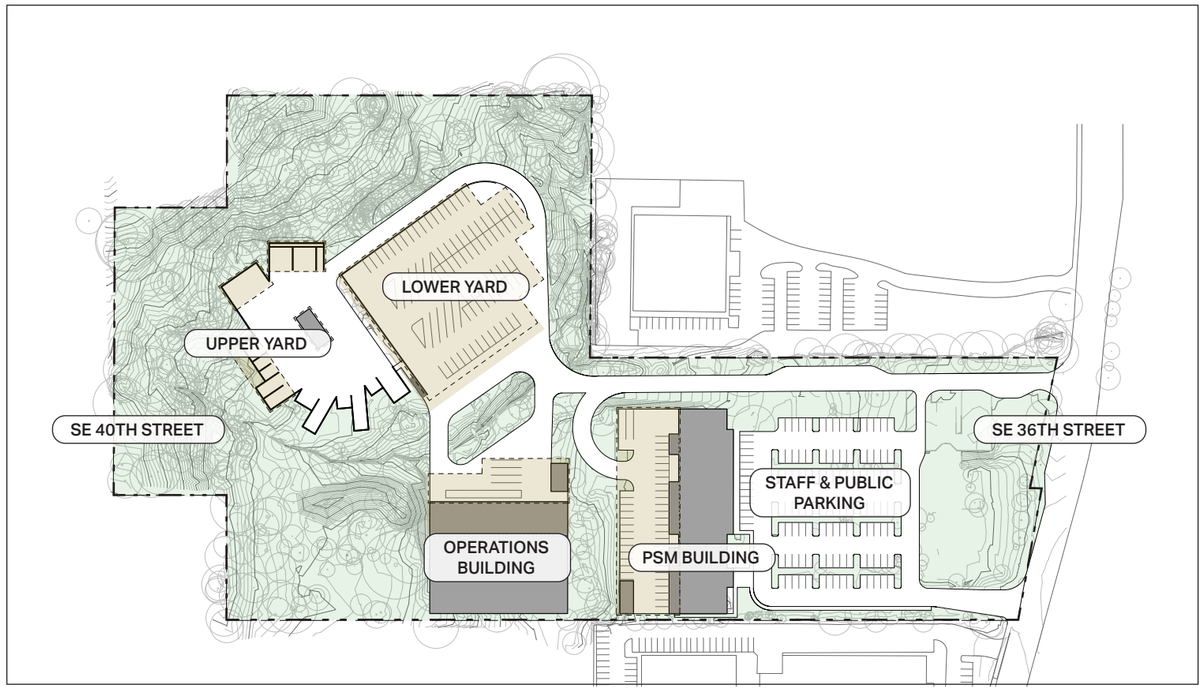
That presentation identified +/- $2,500,000 in estimated costs related to grade-cuts for site capacity ($3,800,000 fully loaded value), and between $1,000,000 and $2,000,000 in estimated costs related to the build-out of a concrete podium required for needed yard space ($1,500,000 to $3,000,000 fully loaded value).

Facility or Area	Basis	Cost Estimate Range	
		Low	High
Sitework	260,000 GSF	$ 25,500,000	
PSM Facility	36,000 GSF	$ 29,000,000	$ 30,500,000
Operations Facility	33,000 GSF	$ 19,000,000	$ 20,500,000
Phasing Premium	NA	$ 1,500,000	
Grade Cuts/ Retaining[3]		$ 3,800,000	
Concrete Podium[3]		$ 1,500,000	$ 3,000,000
Construction Cost (CC)		**$ 80,300,000**	**$ 84,800,000**
Soft Costs	30.00%	$ 24,000,000	$ 25,400,000
Subtotal Project		**$ 104,300,000**	**$ 110,200,000**
Sales Tax	10.20% on CC	$ 8,200,000	$ 8,600,000
Project Budget		**$ 112,500,000**	**$ 118,800,000**

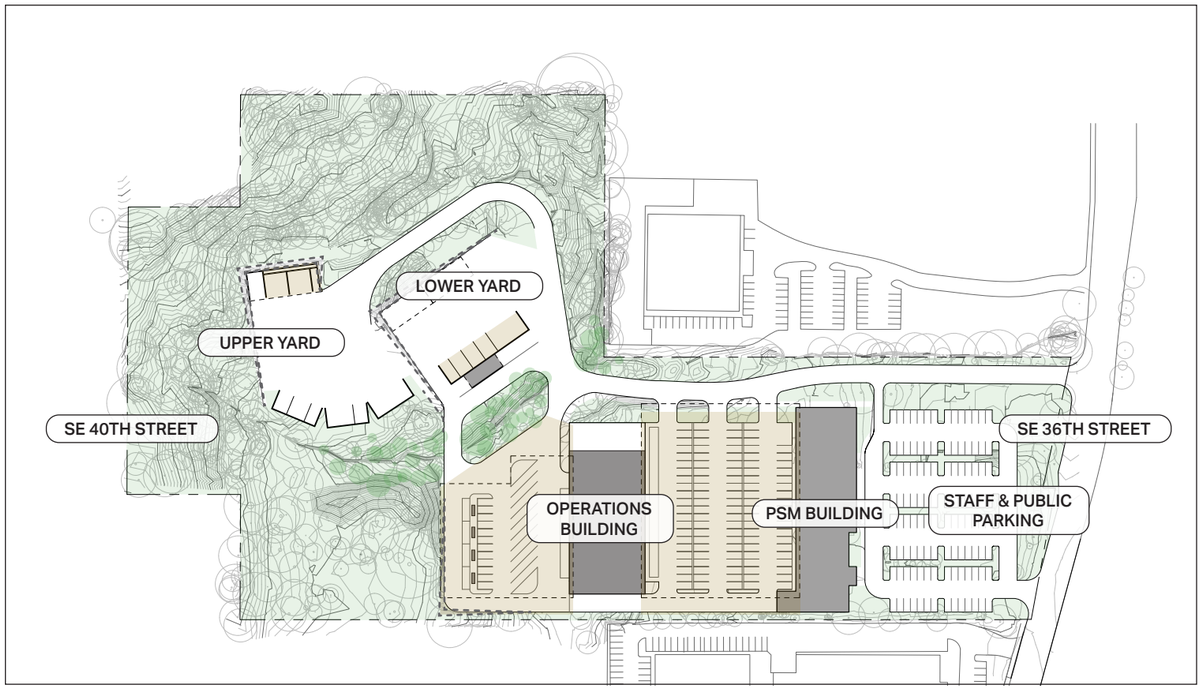
REORGANIZING THE PLAN, APRIL 15, 2025

During the April 15, 2025 City of Mercer Island Council Meeting, the Design Team presented, and the City Council approved, a proposal to reorganize the site to more efficiently locate buildings and site areas.

FEBRUARY 4, 2025



APRIL 15, 2025



City Council approval of the proposed site reorganization saved the City of Mercer Island between $7,500,000 and $9,300,000 and set the project on a path to realize further savings through continued Design Team work and a Value Engineering Review Process.

THIRD-PARTY VALUE ENGINEERING

An independent peer-review group was retained to conduct a value methodology-based review (aka value engineering) aimed at optimizing the PSM Facility design. The purpose of this value engineering review was to identify potential opportunities to enhance project efficiency and overall project value, such as reducing construction costs, improving facility performance, lowering long-term operating costs, reducing risk, and increasing sustainability.

This review was conducted over a four-week period and was done separately from the City's architectural and engineering team to ensure an unbiased assessment. This review resulted in several recommendations to reduce initial cost and a number of others that increased initial cost in service of lowering long-term operating costs or increase sustainability.

Only recommendations that reduced initial cost were reviewed for incorporation into the project design.

VALUE ENGINEERING COST SAVINGS

Seven recommendations were incorporated into the Schematic Design estimate.

Category & Description	Estimated Reduction
Site Development and Hazardous Waste Remediation Advance abatement/ remediation, demolition, and clearing of the existing City Hall building and site.	$ 222,352
Pedestrian Paving Omit portions of concrete sidewalk not directly tied to publicly accessible routes.	$ 25,742
Site Development Utilize cold-frame steel barrel vaults at materials storage in-lieu-of steel structured system.	$343,232
Water Supply Optimize hydrant layout and omit portions of 8” water main loop for reduced piping and trenching.	$121,654
Roof Construction Reduce square-footage of proposed roof by omitting roof covering over non-essential programmatic areas.	$628,091
Exterior Walls (lowering roof height) Lower roof height to minimum required, reduce square-footage of exterior wall surfaces and assemblies.	$282,603
Exterior Windows Reduce exterior window system sizes to meet storefront criteria (rather than curtain wall criteria), reduce glazing surface square-footage and assembly components	$969,910
Total Estimated Cost Reduction Incorporated	**$ 2,593,584**

Notes:

1. Estimated reduction values include Hard Construction Costs, Project Soft Costs, and State and Local Taxes.

CONSTRUCTION COSTS ESTIMATE SUMMARY

STRUCTURES SUMMARY

Category	Cost Estimate
Substructure	$ 1,208,010
Shell	$ 18,035,376
Interiors	$ 3,905,376
Services	$ 9,779,254
Equipment and Components	$ 205,595
	$ 33,133,360
General Requirements	$ 2,485,002
	$ 35,618,362
Design & Estimating Contingency	$ 3,918,020
Construction Contingency	$ 1,186,091
	$ 40,722,473
General Conditions	$ 2,850,572
Liability Insurance	$ 407,225
Payment & Performance Bond	$ 407,225
Overhead Profit & Fee	$ 2,496,018
	$ 46,883,513
Escalation to Q2 of 2027	$ 4,208,391
	$ 51,091,904
Rainwater/ Potable Storage & Use	$ 551,898
Total Estimated Costs	**$ 51,643,802**

SITEWORK SUMMARY

Category	Cost Estimate
Site Preparation	$ 1,208,010
Site Improvements	$ 7,470,217
Site Mechanical Utilities	$ 2,016,400
Site Electrical Utilities	$ 1,651,283
	$ 14,678,665
General Requirements	$ 1,097,730
	$ 15,776,395
Design & Estimating Contingency	$ 1,730,754
Construction Contingency	$ 532,947
	$ 18,031,096
General Conditions	$ 1,259,218
Liability Insurance	$ 179,888
Payment & Performance Bond	$ 179,888
Overhead Profit & Fee	$ 1,102,596
	$ 20,752,686
Escalation to Q2 of 2027	$ 1,859,024
	$ 22,611,710
Advance Demolition/ Remediation	$ 907,812
Total Estimated Costs	**$ 23,519,522**

SOFT COSTS ESTIMATE SUMMARY

Category	Basis % of Construction Budget, Calculated or Provided[1]	Cost Estimate
Permits, Inspections, & Testing	2.90%	$ 2,179,736
Design & Engineering	12.00%	$ 9,019,599
Furniture, Fixtures & Equipment	3.50%	$ 2,630,716
Information Technology	.93%	$ 700,000
Administrative & Project Management	2.66%	$ 2,011,257
1% for Art	1.00%	$ 739,633
Legal	.21%	$ 155,000
Project Contingency	5.00%	$ 3,758,166
Total Estimated Soft Costs	**28.20%**	**$ 21,194,108**

SCHEMATIC DESIGN COST ESTIMATE SUMMARY

Facility or Area	**Basis** Area or Percentage	**Cost Estimate**
Sitework Hard Costs	473,818 GSF	$ 23,519,522
Facilities Hard Costs	67,810 GSF	$ 51,643,802
Construction Budget		**$ 75,163,324**

Project Soft Costs[2]	28.20%	$ 21,194,108
Subtotal Project Budget		**$96,357,432**

Sales Tax	10.20%	$ 7,544,644
Project Budget		**$ 103,902,076**

Notes:

1. GSF = Gross Square Feet.
2. See Project Soft Cost Summary for additional information.

Mercer Island Public Safety and Maintenance Facility