



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

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

AGENDA BILL INFORMATION

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

DEPARTMENT:	City Manager
STAFF:	Jessi Bon, City Manager Robbie Cunningham Adams, Senior Management Analyst Merrill Thomas-Schadt, Senior Management Analyst
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Public Safety and Maintenance Facility Design Update Presentation – <i>Revised 2-3-25</i>
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

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

EXECUTIVE SUMMARY

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

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

BACKGROUND

Long-Range Facility Planning

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

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

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

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

City Hall Closure

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

Facility Conditions Assessment – Public Works Building

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

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

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

Public Safety and Maintenance Building Pre-Design Phase

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

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

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

Public Safety and Maintenance Facility Schematic Design Phase

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

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

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

ISSUE/DISCUSSION

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

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

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

Draft Design Strategies

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

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

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

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

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

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

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

Early Cost Estimate

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

Preliminary Cost Estimate **(Text Amended 02-03-25 with Updated Cost Information)**

The design team prepared a Preliminary Cost Estimate for the PSM Facility (see table on the next page), which is based on early program information and initial facility diagrams. Cost estimates at this preliminary stage are prepared utilizing multiple sources of information including current construction market data, and other considerations such as code requirements, technology, material costs/availability, and more.

The Preliminary Cost Estimate for the PSM Facility is \$105 to \$110 million, which is further detailed in the table on the next page. This estimate includes construction costs, soft costs, an escalation factor, and state and local sales tax. The escalation factor refers to the increase in the cost of construction materials, labor and other expenses over time and is based on historical and forward-looking industry data. The escalation factor is 6.83% based on an estimated construction start date of Q4 2026.

A more detailed cost estimate will be prepared during the Schematic Design process as the building and site plans are further refined. The revised Schematic Design Cost estimate will be presented to the City Council in May/June 2025.

Value engineering will play a crucial role in ensuring the PSM Facility project remains financially responsible while delivering a high-quality and functional facility. This process involves systematically evaluating design choices, materials, and construction methods to identify opportunities for cost savings without compromising performance, safety, or long-term sustainability. By engaging in value engineering early in the design process, the City can make informed decisions that optimize resources, improve efficiency, and mitigate potential cost

overruns. As the design progresses, value engineering will continue to be an essential tool for balancing budget constraints with the project’s goals, ensuring that the final facility meets both operational and financial expectations.

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

Notes:

1. GSF = Gross Square Feet.
2. Cost values rounded to nearest \$500,000.

Design Questions

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

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

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

NEXT STEPS

The PSM Facility project team will return to the City Council for additional project review and discussion later this year. The current schedule tentatively anticipates meeting with the City Council once a month, but that may change based on design progress and City Council needs. A community engagement process is also anticipated for later this year to receive feedback on the PSM Facility schematic design.

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

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

RECOMMENDED ACTION

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