



# Public Safety and Maintenance Building Design Progress Update

AB 6476

May 21, 2024





# Agenda

- Background on Public Safety and Maintenance Building
- What City teams are anticipated to be located there and why?
- What do these teams need in a new building?
- Recommendation to build essential public facility at “Category IV” building standard.

# Background

- Given the current condition of the Public Works building and unexpected closure of City Hall in 2023, the City Council directed the City Manager at the March 1 Planning Session to commence planning for a new Public Safety and Maintenance Building (PSM) on the current City Hall Campus



# Timeline

- Activities to Date

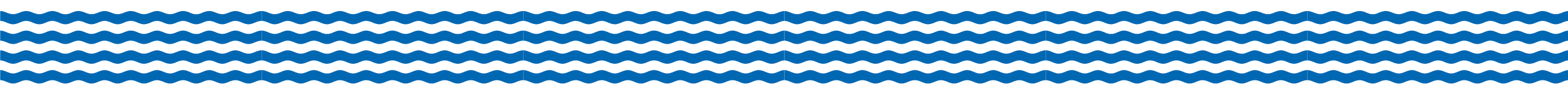
- Facilities Conditions Assessments, Preliminary Renewal/Repair Cost Estimates
- Site Investigations, Development Standards Review, and Preliminary Redevelopment Feasibility Studies
- Space Needs Assessments, Departmental Planning Workshops, and Preliminary Building Programming

- Milestones Upcoming

- PSM Building Pre-Design (+/- 5% Design) in late June, including Preliminary Cost Estimate

- Future Work

- Schematic Design (+/- 25% Design), including updated Cost Estimate
- Funding Approach



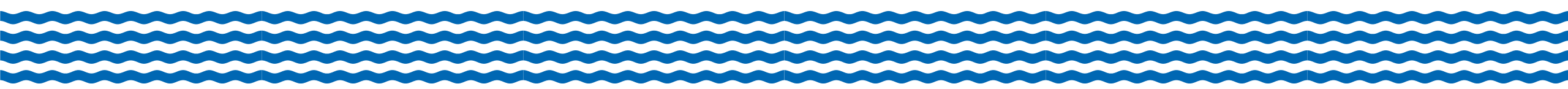


Who are anticipated to work from PSM building?



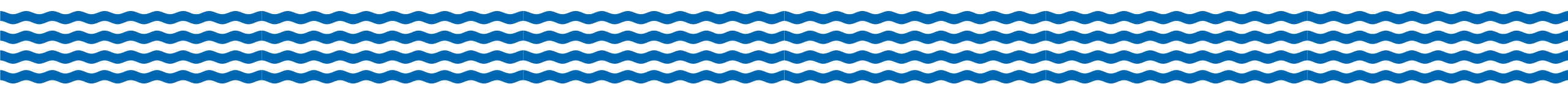
# Who will work in Public Safety and Maintenance Building and Yard?

- This new facility will replace the existing Public Works Building and current planning anticipates providing a new combined home for:
  - The City's Public Works teams
  - Police Department
  - Emergency Operations Center
  - IT & GIS team.



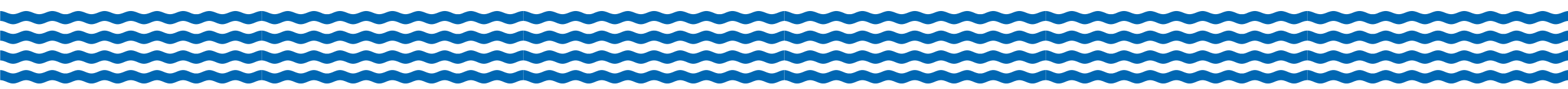
# Who will work in Public Safety and Maintenance Building and Yard?

- In the existing City facilities, these four departments currently use approximately:
  - 40,000 square feet of building area
  - 20,000 square feet of covered vehicle and equipment storage.
  - 150,000 square feet of uncovered or partially covered space for Public Works operations (“the yard.”)



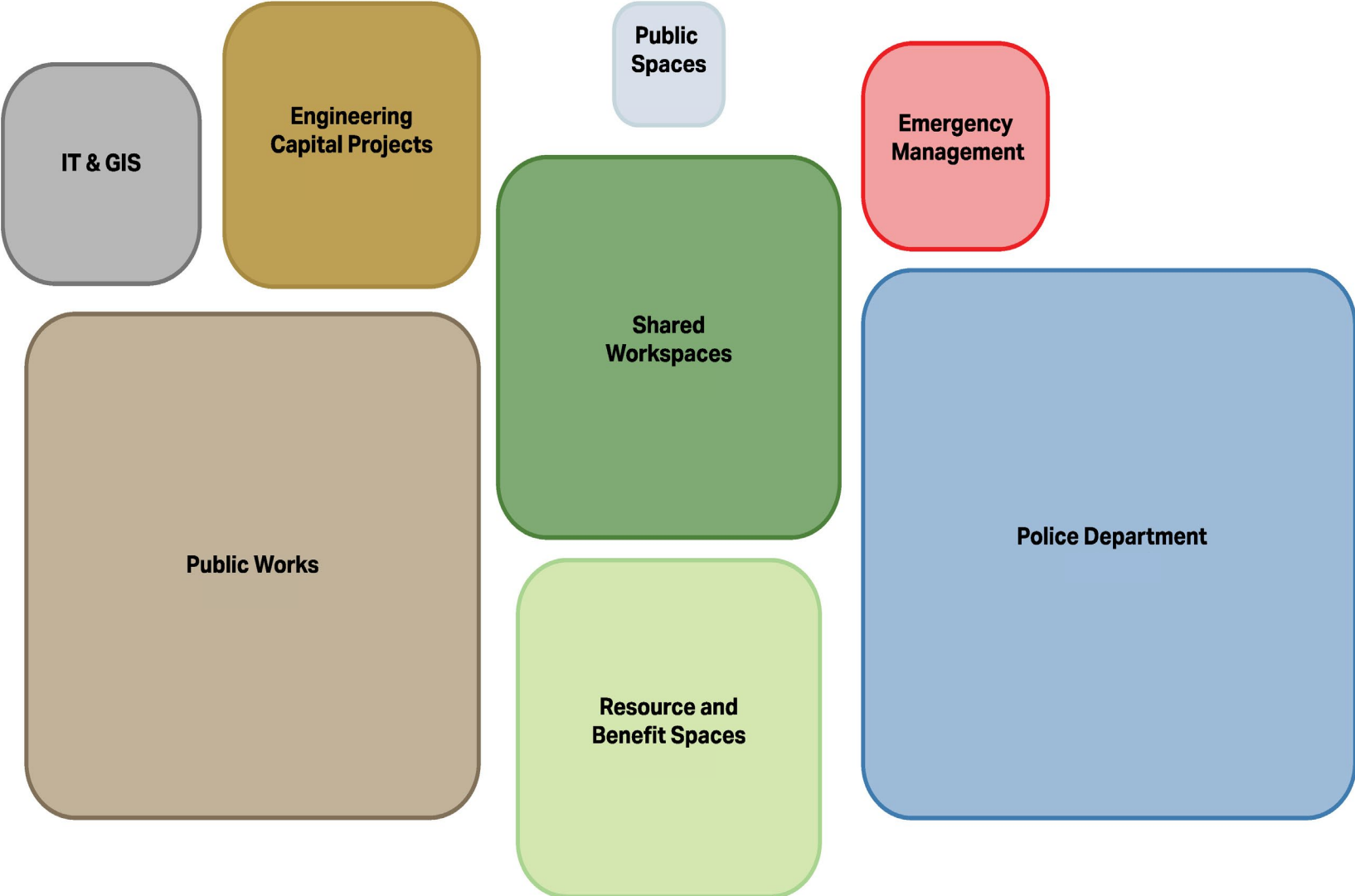
# Why Combine these City Departments in one Building?

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





# Why Combine these City Departments in one Building?



# What do Staff Teams Need in the New Building?



# Staff Workshops

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



# Key Police Department Needs

- The Mercer Island Police Department formerly operated out of the former City Hall building
- MIPD is currently operating out of modular buildings on the former City Hall parking lot and the Luther Burbank Building.



# Key Police Department Needs

- Workstations and support spaces for approximately 40 police department staff, including patrol units, detectives, marine units, police administrators.
- Secure parking for department vehicles and equipment.
- Public facing workspace and storage for records team.
- Single controlled public access point to the police precinct
- Secure Interview rooms.



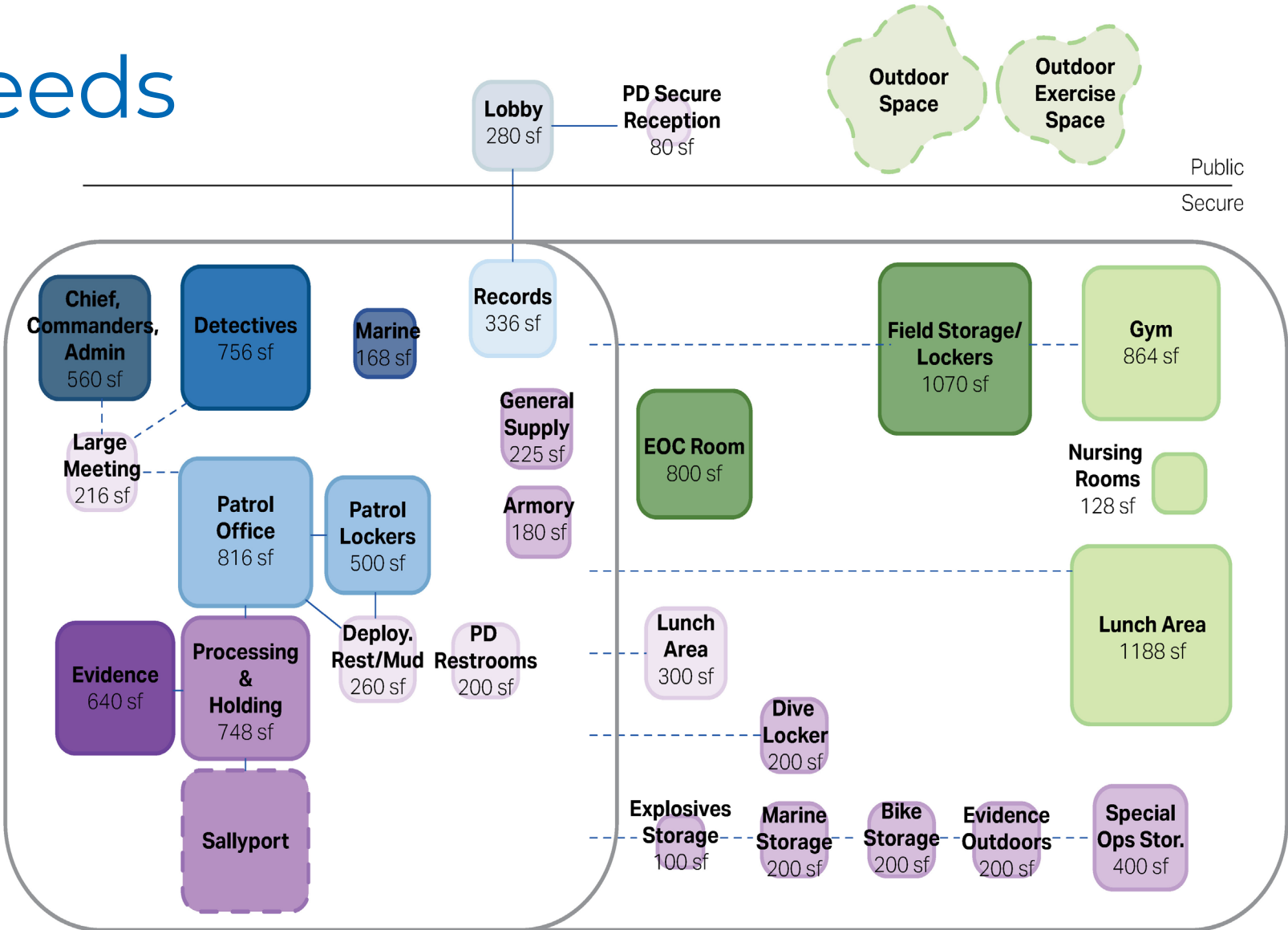
# Key Police Department Needs

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



# Key Police Department Needs

- Preliminary concepts of space programming and square footage needed for Police Department
- Includes shared spaces (green)
- Demonstrates workflow relationships heard in staff workshops
- Most of space is secured and not publicly accessible



# Key Public Works Needs

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





# Key Public Works Needs

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



# Key Public Works Needs

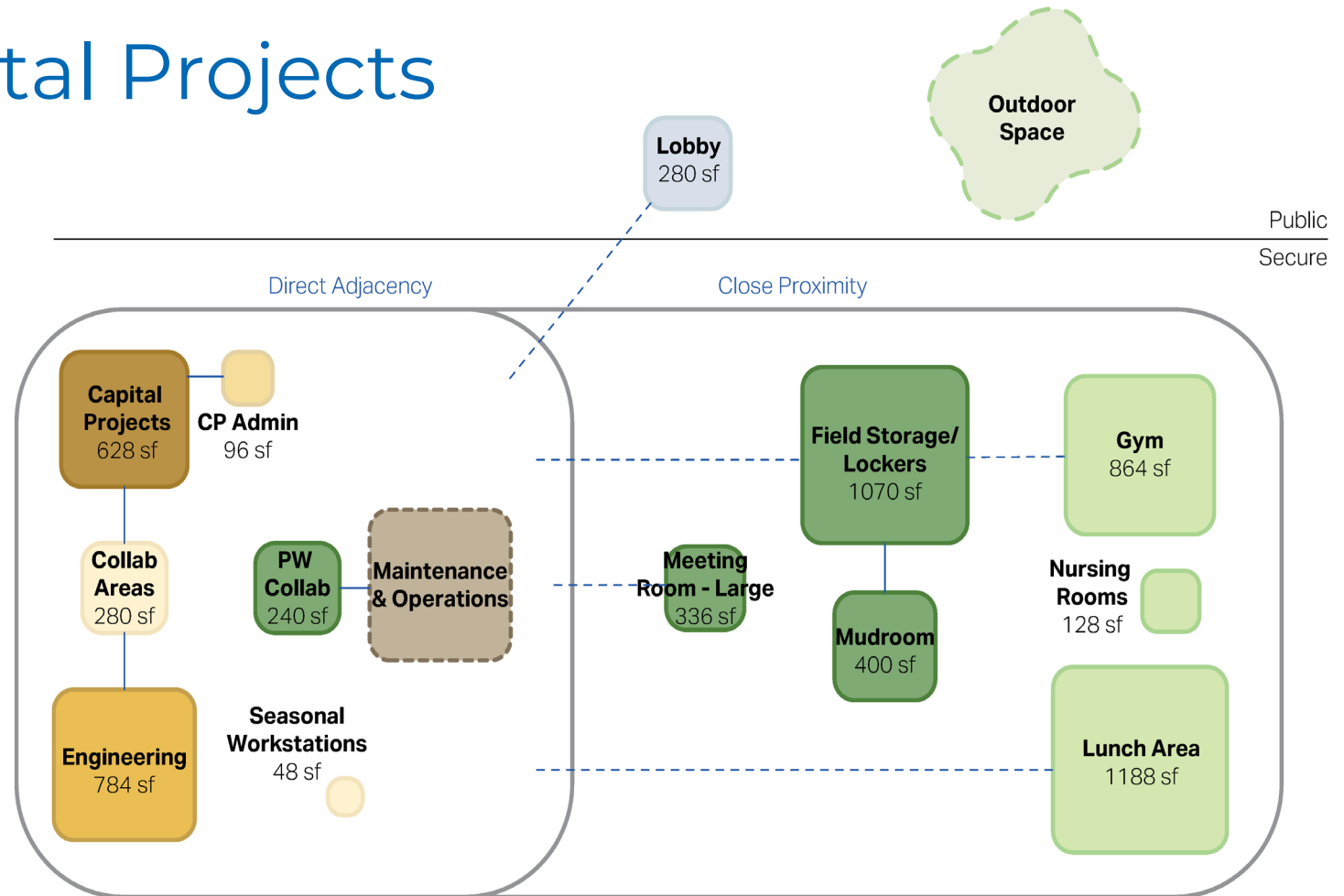
- Sleep rooms for staff overnight use during emergency operations.
- Primary loading, receiving, and storage areas for public works equipment and materials inventory.
- Storage and maintenance facilities for over 100 pieces of equipment and City vehicles, many of which are the largest and most expensive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



# Key Public Works Needs

## Engineering & Capital Projects

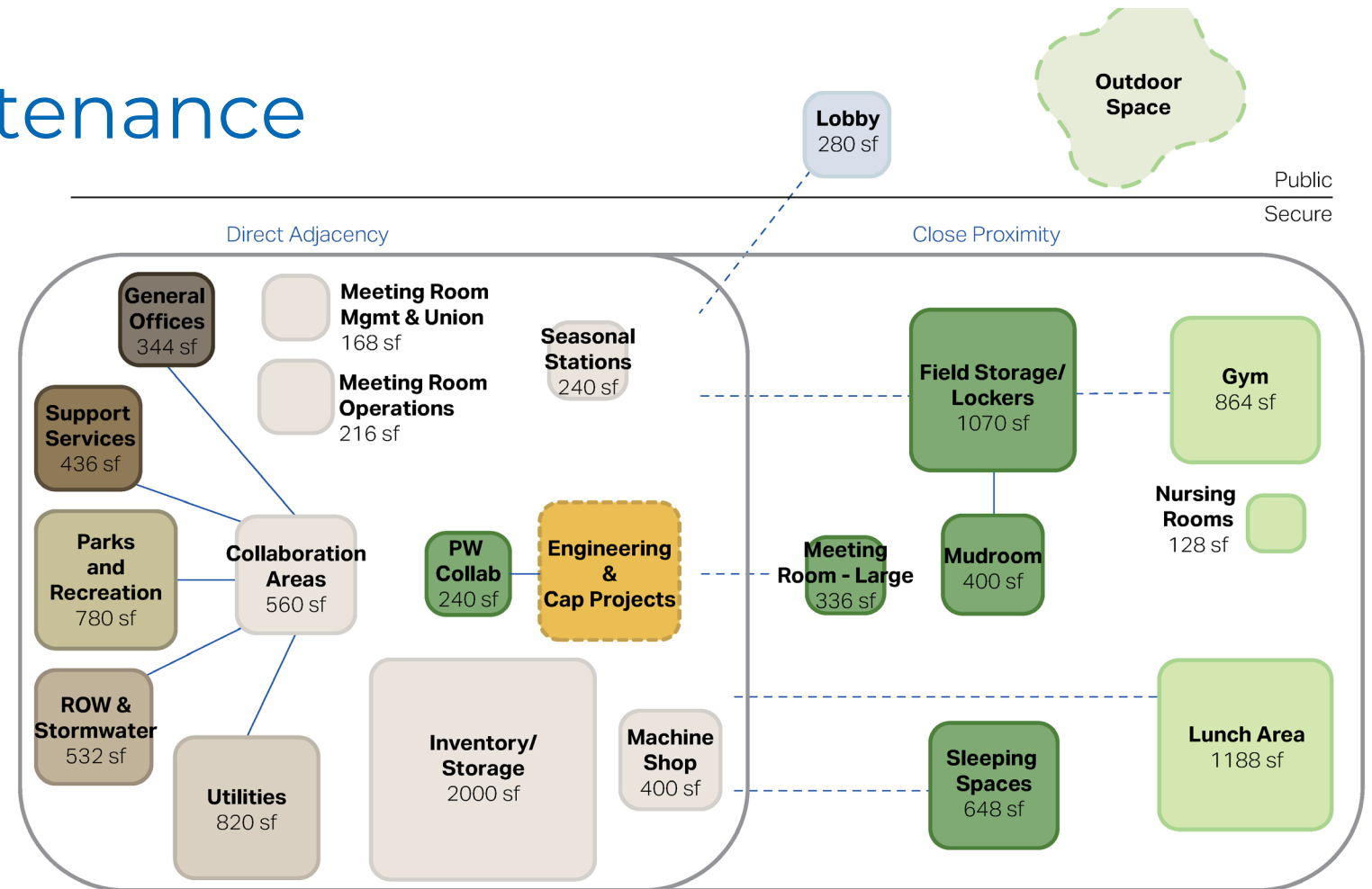
- Preliminary concepts of space programming and square footage needed for Public Works.
- Includes shared spaces (green)
- Demonstrates workflow relationships heard in staff workshops
- Most of space is secured and not publicly accessible



# Key Public Works Needs

## Operations & Maintenance

- Preliminary concepts of space programming and square footage needed for Public Works.
- Includes shared spaces (green)
- Demonstrates workflow relationships heard in staff workshops
- Most of space is secured and not publicly accessible



# Key Emergency Operations Center (EOC) Needs

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



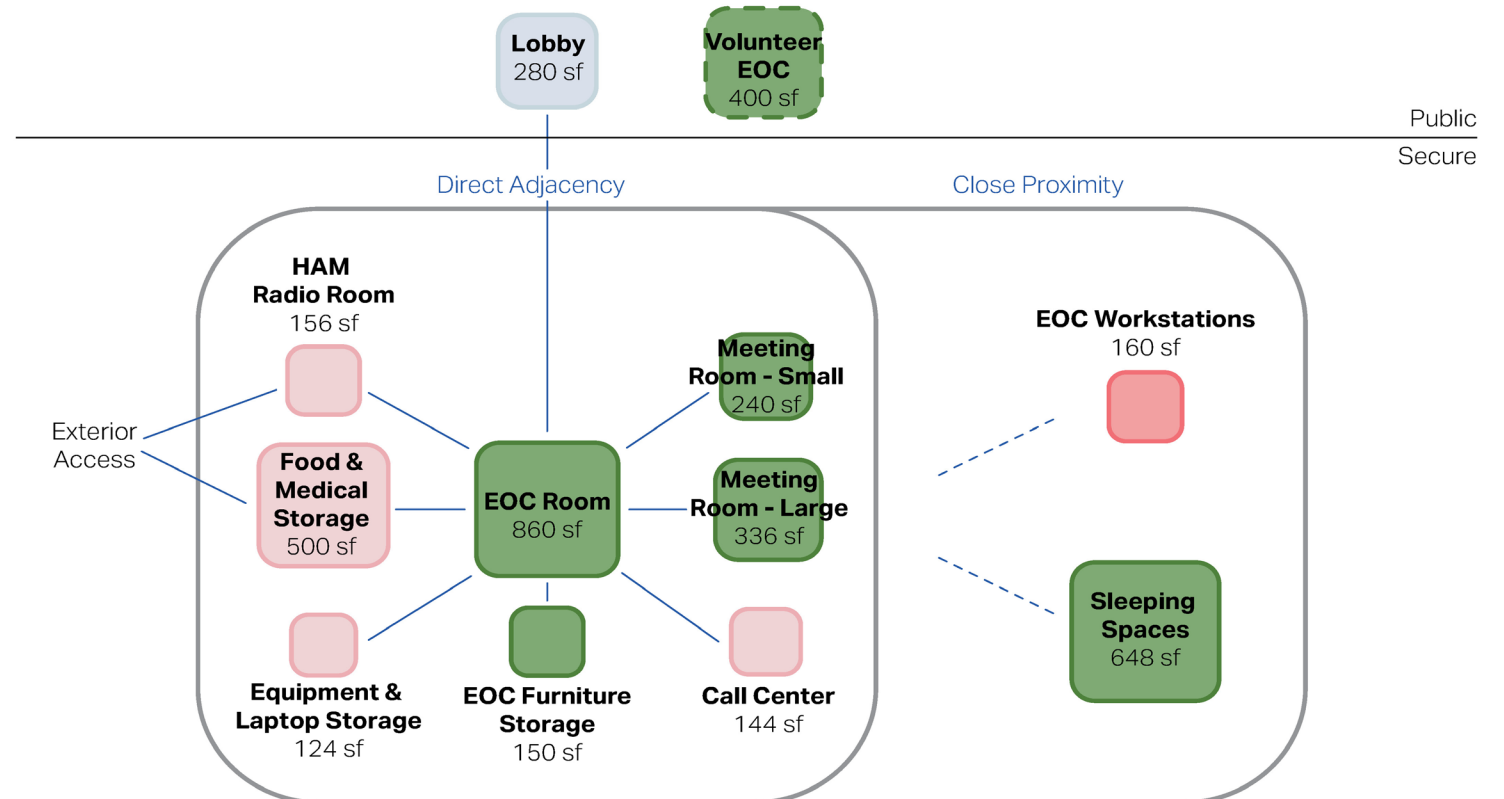
# Key Emergency Operations Center (EOC) Needs

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



# Key Emergency Operations Center Needs

- Preliminary concepts of space programming and square footage needed for EOC.
- Includes shared spaces (green)
- Demonstrates workflow relationships heard in staff workshops
- Most of space is secured and not publicly accessible



# Key IT/GIS Needs

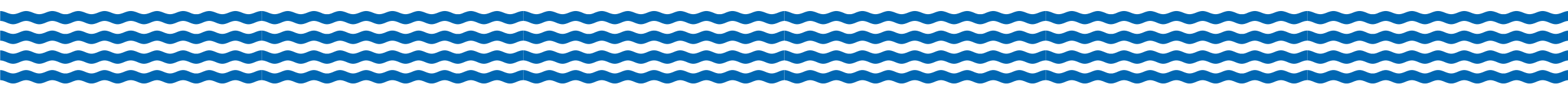
- IT & GIS staff and the City's servers previous operated out of the former City Hall building.
- IT & GIS staff currently working out of the Luther Burbank Admin building or remotely.





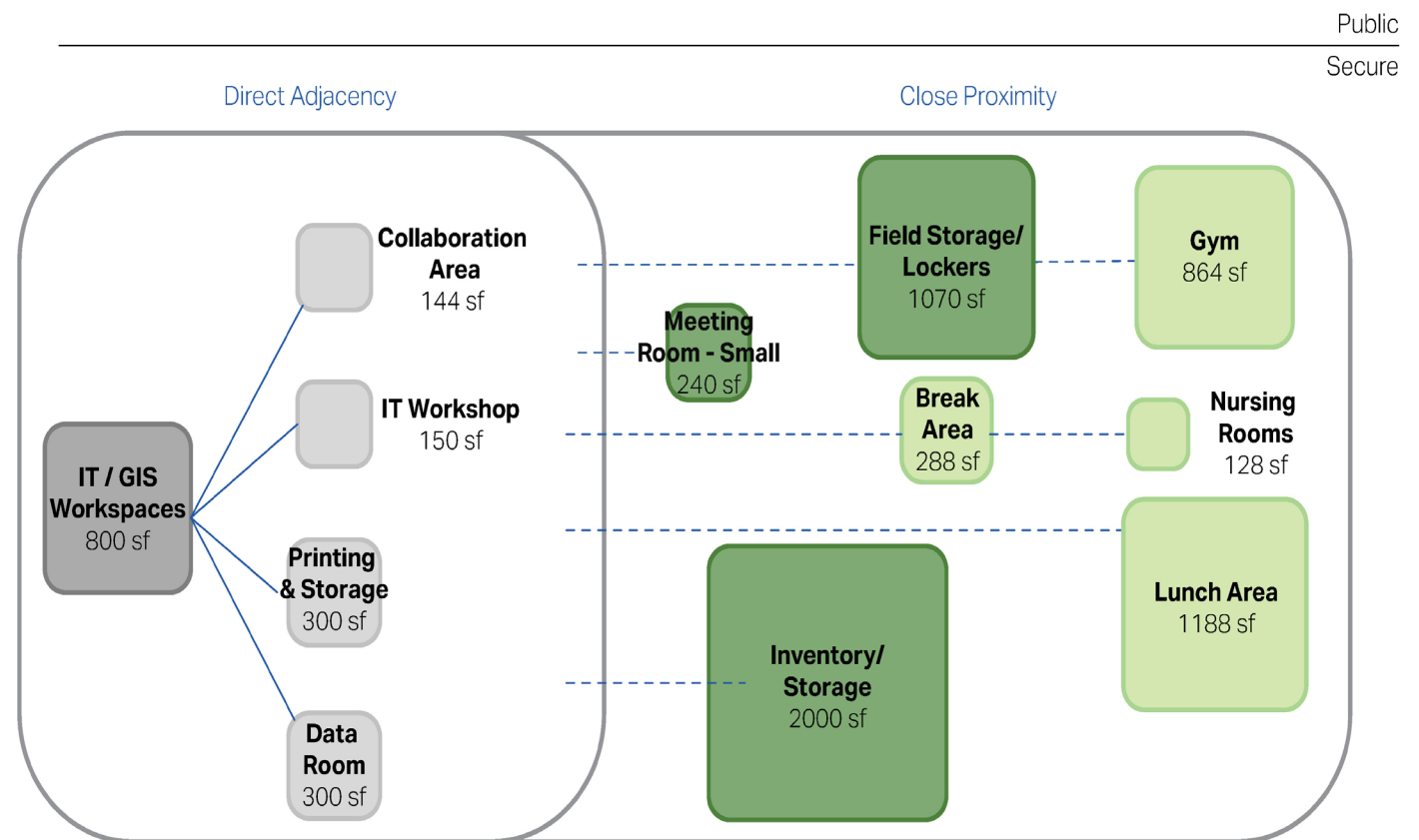
# Key IT/GIS Needs

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



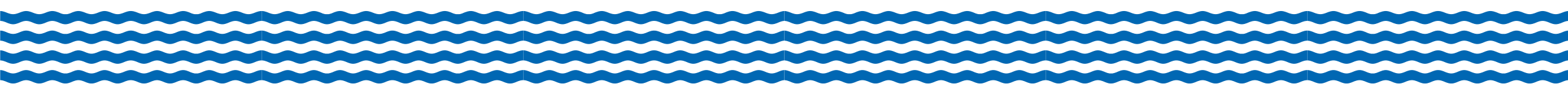
# Key IT/GIS Needs

- Preliminary concepts of space programming and square footage needed for IT & GIS.
- Includes shared spaces (green)
- Demonstrates workflow relationships heard in staff workshops
- Space is secured and not publicly accessible



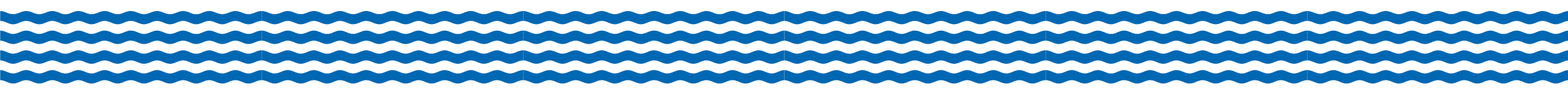
# Shared Spaces

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



# Preliminary Size of PSM Building

- In the existing City facilities, these four groups currently use approximately 40,000 square feet of building area.
- Preliminary design of PSM building anticipates new building using roughly the same amount of square feet.
- City expects efficiencies from use of shared spaces and combining these functions from separate buildings into one.

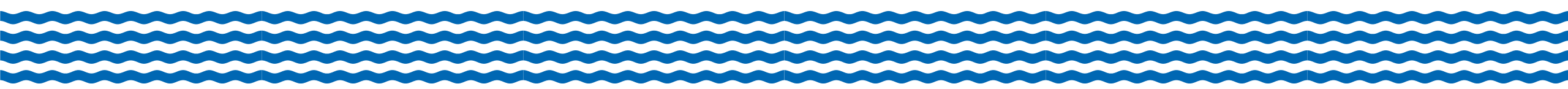


# Essential Public Facility Building Standard



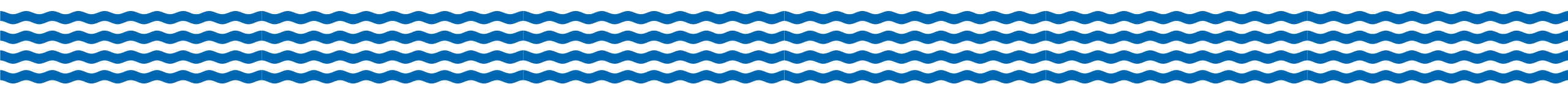
# What are Building Standard Risk Categories?

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



# Why build the PSM to Risk Category IV?

- This type of facility is a lifeline to the community in the most extreme circumstances, and the departments proposed to be working out of this facility are critical to remain operational during a catastrophic event.
- Building risk categories are determined by the International Building Code (IBC). IBC Table 1605.4 identifies the essential facilities that form a basis for the Building's designation (see next slide).



# Why build the PSM to Risk Category IV?

RISK CATEGORY	NATURE OF OCCUPANCY
IV	<p>Buildings and other structures designated as essential facilities, including but not limited to:</p> <ul style="list-style-type: none"><li>•Group I-2, Condition 2 occupancies having emergency surgery or emergency treatment facilities.</li><li>•Ambulatory care facilities having emergency surgery or emergency treatment facilities.</li><li>•Fire, rescue, ambulance and police stations and emergency vehicle garages</li><li>•Designated earthquake, hurricane or other emergency shelters.</li><li>•Designated emergency preparedness, communications and operations centers and other facilities required for emergency response.</li><li>•Power-generating stations and other public utility facilities required as emergency backup facilities for <i>Risk Category IV</i> structures.</li><li>•Buildings and other structures containing quantities of highly toxic materials that:<ul style="list-style-type: none"><li>•Exceed maximum allowable quantities per control area as given in Table 307.1(2) or per outdoor control area in accordance with the <i>International Fire Code</i>; and</li><li>•Are sufficient to pose a threat to the public if released.<sup>b</sup></li></ul></li><li>•Aviation control towers, air traffic control centers and emergency aircraft hangars.</li><li>•Buildings and other structures having critical national defense functions.</li><li>•Water storage facilities and pump structures required to maintain water pressure for fire suppression.</li></ul>

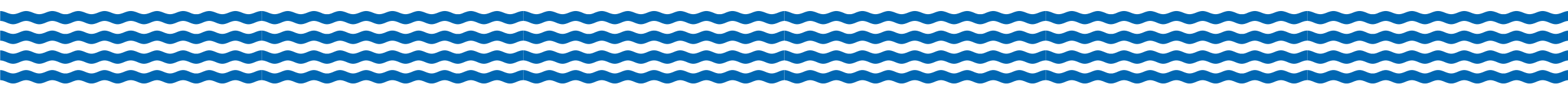


# Category IV Buildings

- Structure:
  - Category IV structures are designed for 50% larger seismic forces than the average building (Risk Category II) in the same location.
- Building Systems:
  - Seismic bracing is required for all mechanical, electrical, and plumbing systems.
  - Special seismic certification is required for:
    - All Equipment, such as Air Handlers and Fans
    - All Ductwork, Piping and Electrical Conduit, etc., including Smoke Control Air Handlers, Smoke Control Fans and Ductwork, Fire Sprinkler Pumps and Piping, etc.

# Next Steps

- City staff and Northwest Studio will continue to work with Police, Public Works, EOC staff, and IT & GIS to gather feedback on design concepts and proposed building programming and workflow.
- City staff are preparing to come back to council on June 4 or June 18 to present early design and siting concepts for the Public Safety and Maintenance building, including early cost estimates.



# Discussion and Questions

