Police and Court Project Sustainability Discussion

October 15, 2019
Project Status Update

- Permit issued and construction begun on relocation of CHI to Virginia Mason building
  - CHI plans to vacate current building by January 10, 2020
- Plan to complete City purchase of existing building in January 2020
- Permitting and design in progress for Police and Court conversion of existing building
  - Plan to completed design in Spring 2020
  - Estimate Construction start in summer 2020
  - Approximately 1-year construction period

October 15, 2019
Q3 Progress

• Issued CHI Building Permit to relocate
• Presented Police/Court Project to DRB
• PCD Pre-Application Meeting held
• Public Participation meeting held with Planning Commission
• City Council Authorized Bond Underwriter and Passed Bond Ordinances
• Project Design in progress
  • Finalized floor plans
  • Finalized room design criteria
  • Developing basis of design criteria

October 15, 2019
Planned for Q4

• Submit Conditional Use and Site Plan Permit Applications

• Complete Project Review with Planning Commission and Hearing Examiner

• Design Development
  • Finalize basis of design criteria
  • Significant progress on design drawings

• Prepare for Building Ownership
  • Develop contracts for landscape maintenance, alarm monitoring, elevator maintenance, etc.
  • Assume stormwater system maintenance
  • Re-assign utility accounts

October 15, 2019
Green Building Design Elements

- **Building Materials**
  - Responsible sourcing
  - Life-cycle analysis

- **Energy Efficiency**
  - Insulation and windows
  - Efficient systems
  - Natural daylight use
  - Solar power systems

- **Water Conservation**
  - Efficient fixtures and equipment
  - Rainwater harvesting or groundwater recharge

- **Healthy Environment**
  - Indoor air quality
  - Support for healthy lifestyle
  - Non-toxic materials

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**COMP PLAN GOAL CF-4**

Public facilities constructed on Bainbridge Island meet appropriate safety, construction, energy conservation, durability and sustainability standards.

**Comp Plan Policy CF 4.4**

Require public facilities to incorporate energy generation when and where possible.
Existing Building Features

- Beneficial re-use of existing Medical Building Constructed in 2014
  - Limited changes planned to current building shell
    - Insulation: Roof R-12 and R-38, Walls R-21
    - Doors and Windows: U=0.37
    - Roof reflectivity
- Green Stormwater Infrastructure
  - Rain garden
  - Permeable pavement
  - Stormfilter system
- Protection of existing wetland
- Proximity to public transit and non-motorized facilities

October 15, 2019
Standards for Interior Renovation

- Comply with 2015 Washington State Energy Code
  - Occupancy and daylight sensing lighting controls
  - Programmable controls
  - High-efficiency fixtures

- Indoor water use efficiency (ASHRAE Standard 189.1)
  - Low-flow fixtures
  - Potential reduction of water service due to reduced fixture count

- Efficient HVAC controls (ASHRAE Standard 90.1)
  - Programmable DDC controls
  - Occupancy and equipment runtime schedules
  - Temperature setpoint controls
  - Minimum outside air requirements
Standards for Interior Renovation (cont’d)

- Materials Sourcing
  - Environmental Product Declaration (EPD) sources
  - Responsible sourcing of raw materials
    - Recycled content
    - Low VOC
  - Demolition waste reduction
    - Identifying re-use opportunities
  - Assess for Solar Power opportunities
LEED or Other Certification

- Estimate $150k additional for design cost and to prepare application materials
- Estimate approximately 10% increase in construction costs
  - Current Construction Cost Estimate - $6.6M
  - 10% increase = $660K
- Potential Increased Project Cost of > $800K to achieve Certification
Questions?

Discussion