

MEMORANDUM

DATE: December 11, 2023

TO: Anne McEnery-Ogle, Mayor
City Council

FROM: Eric J. Holmes, City Manager
Lon Pluckhahn, Deputy City Manager/Interim Public Works Director

RE: **New Public Works Operations Campus Update – 30% Design**

CC: Lisa Brandl, Deputy City Manager
Geraldene Moyle, General Services Director
Tim Buck, Public Works Operations Manager
Jean Singer, Facilities Capital Projects Division Manager

The Public Works New Operations Campus charter outlines City Council's role in the project development as having the responsibility to provide policy direction and authority. The charter targets engagement with City Council on project alignment with policy charter through concepts, Level of Service, and cost/benefit evaluations as well as approval of concepts and Level of Service, Funding/ Financing, and oversight of community engagement. This memorandum provides the current project overview of: Level of Service, Alignment with Policy Direction and 30% Concept Design.

PROJECT LEVEL OF SERVICE:

The approach to analysis and determination of the level of service which can be provided from the new Public Works Operations Campus site was provided in the November 6, 2023 update memorandum. Below is a summary of that information.

The programmatic review took to balance an approach for unknowns of timelines and long-term service needs with the immediate action of designing a new campus. The final analysis yielded that, at a future full build out, this site could accommodate the anticipated maximum number of staff, vehicles, equipment, and materials to provide the full suite of Public Works services to the existing water/sewer utility boundary. **The ultimate service level is split into 2 phases given the anticipated amount of funding available for the current project.**

Current Project Scope (Phase 1) - All divisions of Public Works operations, maintenance, program management, fleet services, the facilities division of General Services, that are currently collocated at the existing center on Mill Plain Blvd, as well as fire fleet, are programmed to relocate to the new site. As of 2023, a total of 429 staff and 553 operations vehicles are included in the base program. There are 5 main buildings: Administration Buildings A and B, Building C: trade shops, turnout rooms and enclosed vehicle storage, Building D: Warehouse, and Building E: Fleet Services. Bulk material storage, decant facilities, brine operations, fuel/wash stations and fleet parking complete the campus programming.

Possible Future Phase 2 – This could include the addition of the Public Works divisions of administration, transportation, engineering, and construction services at the new location. The fleet services building is also

structured to accommodate an expansion to service a larger city fleet. The full build out on site could accommodate a total of 556 staff, based on current design assumptions and building/site development code requirements.

See APPENDIX A Program Summary

ALIGNMENT WITH POLICY DIRECTION:

The project charter tasks the project design to align strategic policy initiatives with implementation of goals established for four focus areas: resiliency and safety; environmental sustainability; equity and inclusion; capital planning, asset management, and financial policies.

1) Resiliency and Safety – All of the project goals for resilience and safety have been reflected in the programmatic work completed to date.

The facility is being designed to withstand weather and seismic challenges to function as an Emergency Operation Center. All occupied spaces, enclosed and canopy-covered vehicle parking, warehouse and fleet mechanic service facilities are being designed to high levels of life safety and collapse prevention. Risk category IV criteria as defined by the IBC will be implemented, which requires the design to accommodate immediate occupancy as well as life safety egress/exiting standards in accordance with maximum considered earthquake. Ground improvements are also programmed to mitigate any potential liquefaction. The facility has accommodations for 24-hour on-site functionality. The campus will have a generator and benefits from electrical service connections from multiple sub stations.

See APPENDIX B Design for Resilience

2) Environmental Sustainability - The project goals, and the essential services which the Public Works department provides for the community, are in alignment with the adopted CAF targets and applicable actions.

Design features that provide high levels of sustainability include:

- LEED Gold or equivalent, as applicable
- Preservation of existing trees; development of a mature tree canopy
- Stormwater retention, treatment, and infiltration completely on site
- Net Zero Ready & Photovoltaics
- Low EUIs & Reduced Energy usage
- High-efficiency Systems Selection
- Design for Electric Vehicles
- Building Orientation and Daylighting

Throughout the design process, we have looked at other leading facilities across the region and nation, including the Madison WI facility recently noted at Council. The concept design of our campus is on par with top tier facilities. We will continue to pursue LEED Gold or equivalent for the campus as design progresses, which is expected to be supported by the GC/CM procurement strategy.

See APPENDIX C Climate Action Framework Alignment

3) Equity and Inclusion – the project charter goals have an external focus which will be addressed further in the project. Creation of a community outreach plan; approaches to future customer service and contractor outreach for engagement of small and diverse businesses have been a part of the project development to date. The concept design has been intentional to develop a culture of engagement with a lens on the future workforce and creation of a facility which is welcoming and supportive of diverse building users. Design targets include a

healthy workplace, removing historic social barriers and providing a variety of work environments as opportunities for success.

See APPENDIX D Design for Equity

4)Capital Planning – In these early stages of schematic design approaches to large building systems, equipment and overall design have included documenting benefits and life cycle cost discussions. Cost estimation has been frequent and modeled based on current market conditions and future trends. This market analysis has help guide design decisions for consideration of different construction materials and building systems.

30% CONCEPT DESIGN

Below is a summary of the design steps and processes completed to date.

Programming: The schematic design development expands on the programmatic efforts that determined work flows, processes, number of staff/equipment/vehicles for future, equipment requirements and size/maneuverability, material storage, and support systems of program areas.

Conceptual Design and Site Planning: The team worked at establishing essential program criteria for space sizing, including floor area, minimum clear height, adjacencies with other functions and spaces, equipment considerations, vehicle inventory, and staffing projections to create a preliminary space program. The largest consideration for space requirements at the new Public Works Operations Campus is the area needed to park and circulate large vehicles and equipment, both the existing inventory and future fleet, due to street access only along one property boundary.

Key Criteria for Evaluating Site Alternatives:

- Vehicle parking accommodation (City-owned vehicles and employee parking)
- Program area accommodation and preferred program adjacencies
- Operational workflow including vehicle access and circulation and employee pedestrian circulation
- Reduced impact of noise, dust, smells for neighboring properties
- Environmental considerations including prevailing wind direction and solar orientation
- Maximized tree canopy
- Avoidance of landfill liner and maintaining the required on-site landfill monitoring system
- Egress only available along one property boundary – NE 94th Avenue

Only one site plan alternative met all the criteria.

Each successive design phase produces a greater level of detail for the facility. At this point in the design Massing of Buildings, Adjacencies, Initial Floor Plans, Selection of Building and Site Improvement Systems, Design Inspirations, and Exterior Design Concepts have been completed. Site explorations were completed over the last year as part of the understanding of site constraints and opportunities.

The next steps in the design are to begin regulatory permitting processes and interior designs.

See APPENDIX E Design Process and APPENDIX F Site Plan and Renderings

Staff contact: Jean Singer, Facilities Capital Projects Division Manager Jean.Singer@cityofvancouver.us

APPENDIX A – Program Summary

APPENDIX B – Design for Resilience

APPENDIX C – Climate Action Framework Alignment

APPENDIX D – Design for Equity

APPENDIX E – Design Process

APPENDIX F – Site Plan and Renderings