



CITY OF
BAINBRIDGE
ISLAND

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

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

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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

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

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
 - Meets 2012 Washington State Energy Code
 - 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

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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

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Questions?

Discussion

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