



CITY OF TUKWILA PUBLIC SAFETY PLAN SITING ADVISORY COMMITTEE MEETING

July 26, 2017

6:00 P.M.

AGENDA

- I. Call to Order
- II. Roll Call/Introductions
- III. Approval of Agenda
- IV. Approval of Minutes
- V. Unfinished Business
 - a. N/A
- VI. New Business
 - a. Justice Center Overview
 - b. Siting process, criteria, and potential properties
 - c. August 10 Open House
- VII. Agenda for Next Meeting
 - a. Presentation to Council on September 11, 2017
- VIII. Adjournment



CITY OF TUKWILA PUBLIC SAFETY PLAN SITING ADVISORY COMMITTEE MEETING

July 26, 2017 ~ 6:00 P.M.

AGENDA

I. Call to Order

II. Roll Call/Introductions

- Tod Bookless, Community Member
- Jerry Thornton, Community Member
- Kathleen Wilson, Community Member
- Council President Dennis Robertson
- Councilmember Tom McLeod
- Councilmember Joe Duffie
- Bob Giberson, Public Works Director
- Jay Wittwer, Fire Chief
- Mia Navarro, Community Engagement Manager

Absent: Will Gillespie

III. Approval of Agenda

Council President Robertson made a motion to switch items V and VI in order to give Mr. Gillespie time to arrive and participate in the bylaws discussion and election of chair and vice chair. Councilmember McLeod seconded the motion. The agenda was approved as amended.

IV. Approval of Minutes

No minutes were taken at the last meeting as it was an orientation only.

V. New Business

- a. **August 10 Outreach.** Mia provided information on outreach for August, including an open house on August 10th from 5:30-7:30 at Fire Station 54. Siting Advisory Committee members are expected to attend, vacation schedules permitting. Outreach in August will include flyering, an online open house that will be active for several weeks, postcards to every address we have 10,000+), posters, and more. The community Connectors will be recruiting people to attend the open house.

- b. **Fire Station Location Study.** Fire Chief Jay Wittwer presented an overview of the Fire Station Location Study. The City contracted with an independent third consulting firm, FACETS, to look at our historic calls for service, current response times, and other data, and make recommendations as to the best locations for our fire stations. He highlighted two maps in particular, the historic incidents map, showing the volume of calls from different locations in Tukwila over the last five years, the current four-minute response time map from existing stations, and the four-minute response time map from proposed new locations. Chief Wittwer pointed out that due to the relocation of fire station 51 from Andover Park East to 180th and Southcenter Parkway in anticipation of future development in the south end of the city, and due to higher call volumes south of the existing location of Station 52, FACETS recommends that Station 52 move down the hill from its current location to within a half mile or less of the intersection of Southcenter Blvd and 65th Ave. FACETS recommended that Station 54 remain within a half mile or less of its current location. These recommendations are based on data, and give us the best locations to provide fast and fair response times throughout the city. Chief Wittwer indicated that he is absolutely comfortable with and confident in these recommendations. Department staff were extensively interviewed by the FACETS team, and understand the reasons for the recommendations. The group discussed the presentation and asked questions. No action is needed at this time. Chief Wittwer encouraged committee members to reach out with questions at any time.

VI. Unfinished Business

- a. **Bylaws Discussion.** The group went through the draft bylaws and made changes. Ms. Wilson made a motion to approve the bylaws with the proposed changes. Jerry seconded the motion. The motion passed.
- b. **Chair and Vice Chair Elections.** Ms. Wilson offered to serve as Vice Chair. The group nominated Mr. Bookless as Chair. Mr. Thornton made a motion to elect Mr. Bookless as Chair of the committee, and Ms. Wilson as Vice Chair of the committee. Councilmember McLeod seconded. The motion passed.

VII. Agenda for Next Meeting

- a. Update on the 8/10 Open House
- b. Justice Center Update
- c. Mia will provide a roster and the Council info memo format for future presentations.

VIII. Adjournment

Councilmember McLeod made a motion to adjourn the meeting. Councilmember Duffie seconded the motion. The motion passed, and the meeting adjourned at 7:29 pm.

City of Tukwila
Public Safety Program
New Justice Center
Request for Qualifications & Proposals



May 10, 2017

**City of Tukwila
Request for Statement of Qualifications and Proposals
For Architectural Design Services for a
New Justice Center**

Submittal Deadline: June 7, 2017 @ 2:00 PM

The City of Tukwila is soliciting Statements of Qualifications (SOQs) and proposals for Architectural and Engineering Design Services for the design of a new Justice Center.

The City requests a limit of thirty (30) pages total for the SOQ, including cover page, project examples and supplements. It is the City's intent to select an Architectural firm based on qualifications, abilities, past performance, and availability to complete the work within the timeframe specified. Once the City has reviewed the qualifications, one or more firms may be requested to provide additional information and/or participate in an interview process.

Review of the SOQs and the final selection will be performed by a committee comprised of City staff, Police and Court staff and others.

Background information, consultant selection criteria and instructions for the preparation and submittal of SOQs and proposals may be obtained by contacting Justine Kim at Shiels Oblatz Johnsen at justinek@sojsea.com.

SOQs and proposals are due by June 7, 2017 at 2:00 PM. The City will evaluate the proposals and select the highest-ranking firms for additional information and/or interviews. The final selection will be based on the combined score of the written SOQs / proposals and the interviews.

BACKGROUND:

City of Tukwila voters approved a \$77 million public safety program bond measure in November 2016, which included funding to design and construct a new Justice Center. The new Justice Center will house the police headquarters/administration, police precinct, Emergency Operations Center, and the municipal court for the City of Tukwila.

SCOPE OF WORK:

The City of Tukwila anticipates that the selected firm will provide typical professional architectural services required for planning, design and construction of the new Justice Center. Services will include, but are not limited to: architectural services, programming and program validation, site selection assistance, cost estimating, structural engineering, MEP (mechanical, electrical, plumbing), civil engineering, landscape design, interior design, and construction administration for the new Justice Center. The approximate program areas for the components are:

- Courts: 5,000 sq. ft.
- Police: 33,100 sq. ft.
- Emergency Operations Center: 6,000 sq. ft.

SUBMITTAL DEADLINE:

The City must receive SOQs / Proposals by June 7, 2017 at 2:00 PM. Proposals must be delivered to the address listed below. Please submit six (6) bound hard copies and one (1) electronic copy. Faxed or emailed SOQs / Proposal will not be accepted. Please direct all questions to Justine Kim via email to justinek@sojsea.com.

Shiels Oblatz Johnsen Inc.
Attention: Justine Kim
800 5th Avenue, Suite 4130
Seattle, WA 98104

OPTIONAL SITE WALK:

An optional site walk is scheduled for Thursday, May 25, 2017 at 1:00 PM at Tukwila City Hall, located at 6200 Southcenter Boulevard, Tukwila, WA. As this is an occupied City Hall, please limit attendees to 2 people per firm.

QUESTIONS

All questions should be directed to Justine Kim via email to justinek@sojsea.com.

The City must receive all questions by 4:00 pm on May 27, 2017.

A final Addendum, if necessary, will be issued by 4:00 pm on May 31, 2017.

SUBMITTAL REQUIREMENTS:

- 1) Letter of Interest: The cover letter shall briefly summarize the firm's qualifications and past experience relevant to the scope. A principal or officer of the firm authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.
- 3) Outline your firm's experience on the scope of work required for the appropriate discipline.
- 4) Describe your firm's overall approach, including team organization and work tasks necessary to accomplish the objectives. If it is your firm's practice to have specific sub-categories of the Scope of Work performed by sub-consultant(s), please identify the sub-consultant(s) you anticipate using for the project, indicate their specific role(s), and outline their experience on similar or related work.
- 6) Describe your quality control process.
- 7) Identify qualifications/expertise of the key personnel on your team, and evidence of availability of staff to begin immediately upon awarding of the contract.
- 8) Provide a list of key personnel, including sub-consultants personnel, indicating the specific role of each, and clearly identifying the Project Manager.

- 9) Provide a professional resume for each of the named key personnel, indicating the extent of his/her experience on projects related to this type of work. Each of the key personnel proposed for use on the project must have current professional registration or certification and, if applicable, be currently licensed in the State of Washington.
- 10) Past performance and record of successful completion of a justice center, courthouse and/or police precinct of similar size and scope:
 - a) Describe any previous projects (firm and individual) of similar scope to our project, and include a description of specific responsibilities of such projects.
 - b) Describe any previous projects where your firm participated in the site selection process for justice centers, courthouses and/or police precincts, where you provided site analysis, emergency response time analysis as well as feasibility studies involving public engagement.
 - c) Note any information useful in demonstrating successful results on prior projects.
 - d) Provide reference contact names, phone numbers, email addresses and mailing addresses related for the above prior projects.

CONSULTANT EVALUATION CRITERIA:

Consultant's SOQ will be evaluated based on the criteria listed in this section. In preparing the SOQ, it is important to clearly demonstrate expertise in the areas described in this document. The SOQ must demonstrate expertise and firms must have available, experienced personnel in all of the areas described in the appropriate discipline either through in-house staff or sub-consultants.

Firms are encouraged to identify and clearly label in their SOQ how each criterion is being fully addressed. Evaluation of responses to this RFQ will be based only on the information provided in the SOQ package, and if applicable, during an interview and reference review process. The City reserves the right to request additional information or documentation from the firm regarding its SOQ documents, personnel, or other items in order to complete the selection process.

The following criteria, with a point system of relative importance with an aggregate total of 100 points, will be utilized to evaluate the qualifications of each firm:

Evaluation Criteria Weighting

Statement of Qualifications (SOQ)/Proposals

- a) Staff Qualifications: **10 points**
- b) Past performance on relevant projects: **10 points**
- c) Project approach: **10 points**
- d) Site analysis/selection experience: **5 points**
- e) Self-performed work, firm location, current workload: **5 points**

- g) Experience with different contracting methods (GC/CM; Design/Bid/Build): **6 points**
- f) DBE/MWBE approach and Apprentices Program: **4 points**

Subtotal: 50 points

Interviews

- a) Presentation: Clarity and thoroughness of presentation, and the firm's understanding of and approach to the requirements of the Project. **20 points**
- b) Specific Questions: Thoroughness and insight in providing direct and clear answers to the questions asked. **20 points**
- c) Communication: Overall quality of the team's presentation, including interpersonal communications between team members and the interview panel. Quality of questions asked by the firm. **10 points**

Subtotal: 50 points

The firm receiving the highest combined score as a result of the SOQ/Proposals and Interviews will be selected to enter into an agreement with the City.

As part of the evaluation, the City will consider prior experience in police and court planning and design to be a significant component of the proposal from the successful firm or team. In particular, the City places substantial emphasis on police and court planning and design experience on behalf of other public agencies.

SUBMISSION REQUIREMENTS:

- 1) Upon receipt of each SOQ, the City will date-stamp it to show the exact time and date of receipt. Upon request, the City will provide the firm with an acknowledgement of receipt. All SOQs received will become the property of the City and will not be returned.
- 2) Required Number of Copies: Firms responding to this RFQ shall submit six (6) copies of the SOQ to the address listed above. Firms shall also submit one (1) electronic copy to the address listed above.
- 3) The City reserves the right to waive as informally any irregularities in SOQs and/or to reject any or all submittals.

SELECTION PROCESS:

All responses to this RFQ will be screened for eligibility. As time permits, a selection panel will rate eligible responses, according to the criteria listed above, and may conduct reference checks as part of the process. If there is insufficient information, the City reserves the right to request additional information, and to interview firms to discuss their SOQs. It is the City's intent to interview the top two or three firms based upon the submitted written materials.

- 1) This solicitation does not obligate the City to award a Contract to any respondent. At its option, the City reserves the right to waive as informality any irregularities in the SOQs and/or to reject any or all submittals.
- 2) The City reserves the right to request clarification of information submitted, and to request additional information from any firm.
- 3) If the City awards a firm the Contract to provide architectural services, the successful firm shall be issued a written Notice of Intent to Award. The successful firm shall execute an agreement acceptable to the City within thirty (30) days from the date of Notice of Intent to Award. Failure by the successful firm to execute an agreement within the stipulated 30-day period shall constitute non-conformance with the RFQ, allowing the City to unilaterally withdraw and terminate such intent to award.
- 4) The City reserves the right to award and contract to the next most qualified firm, if the successful firm does not execute a contract within the 30 days from the date of the Notice of Intent to Award.
- 5) The City shall not be responsible for any costs incurred by the firm in preparing, submitting or presenting its response to the RFQ.
- 6) Approximate Selection Timeline:

SOQ/Proposal Deadline: June 7, 2017 at 2:00 pm
Consultant Shortlist: week of June 12, 2017
Consultant Interviews: week of June 19, 2017
Consultant Selected: week of June 19, 2017
Scope and Fee Negotiations: weeks of June 19 – June 30, 2017
Agreement Approval by Council: week of July 24, 2017
Execute Contract: week of July 24, 2017

ADMINISTRATIVE INFORMATION:

- 1) Minority-owned and Women-owned Business Enterprises: The City strongly encourages minority owned and women owned businesses, socially and economically disadvantaged business enterprises, and small businesses to respond to this RFQ, to participate as partners, or to participate in other business activity in response to this RFQ.
- 2) Basic Eligibility: Any successful firm must be licensed to do business in the State of Washington, the City of Tukwila and must have a state Unified Business Identifier (UBI) number. In addition, the successful firm must not be debarred, suspended, or otherwise ineligible to contract with the City.
- 3) Payment Requirements: Firms should be aware that the City will only make payments on invoices after the work being billed has been completed, and will pay reimbursable expenses to the firm only upon receipt of an itemized invoice for the reimbursable expenses. No advance payments will be made to the firm; who must have the capacity to meet all project expenses in advance of payments by the City.

- 4) Approval of Sub-Consultants: The City retains the right of final approval of any sub-consultant of the selected firm who must inform all sub-consultants of this provision.
- 5) Documents Produced: All construction drawings, reports, specifications, and other documents produced under Contract to the City must be submitted to the City in both hard copy (Mylar) and a digital format that meets the City's requirements, using Microsoft Office and/or AutoCAD products. All documents shall become the exclusive property of the City.
- 6) Civil Rights: The City of Tukwila embraces civil rights and equal opportunity. If any events occur involving the firm or subcontractors that would violate those rights, then the firm shall take full responsibility for said actions.
- 7) Insurance: Successful consultant will be expected to enter into a standard City of Tukwila Consultant Agreement (Agreement), that includes the standard general insurance requirements as follows:

The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. Minimum Amounts and Scope of Insurance. Consultant shall obtain insurance of the types and with the limits described below:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident. Automobile Liability insurance shall cover all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit. Professional Liability insurance shall be appropriate to the Consultant's profession.

B. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any Insurance, self-

insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not be contributed or combined with it.

- C. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- D. **Verification of Coverage.** Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work. Certificates of coverage and endorsements as required by this section shall be delivered to the City within fifteen (15) days of execution of this Agreement.
- E. **Notice of Cancellation.** The Consultant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.
- F. **Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

PUBLICATION:

The RFQ shall be published in The Daily Journal of Commerce.

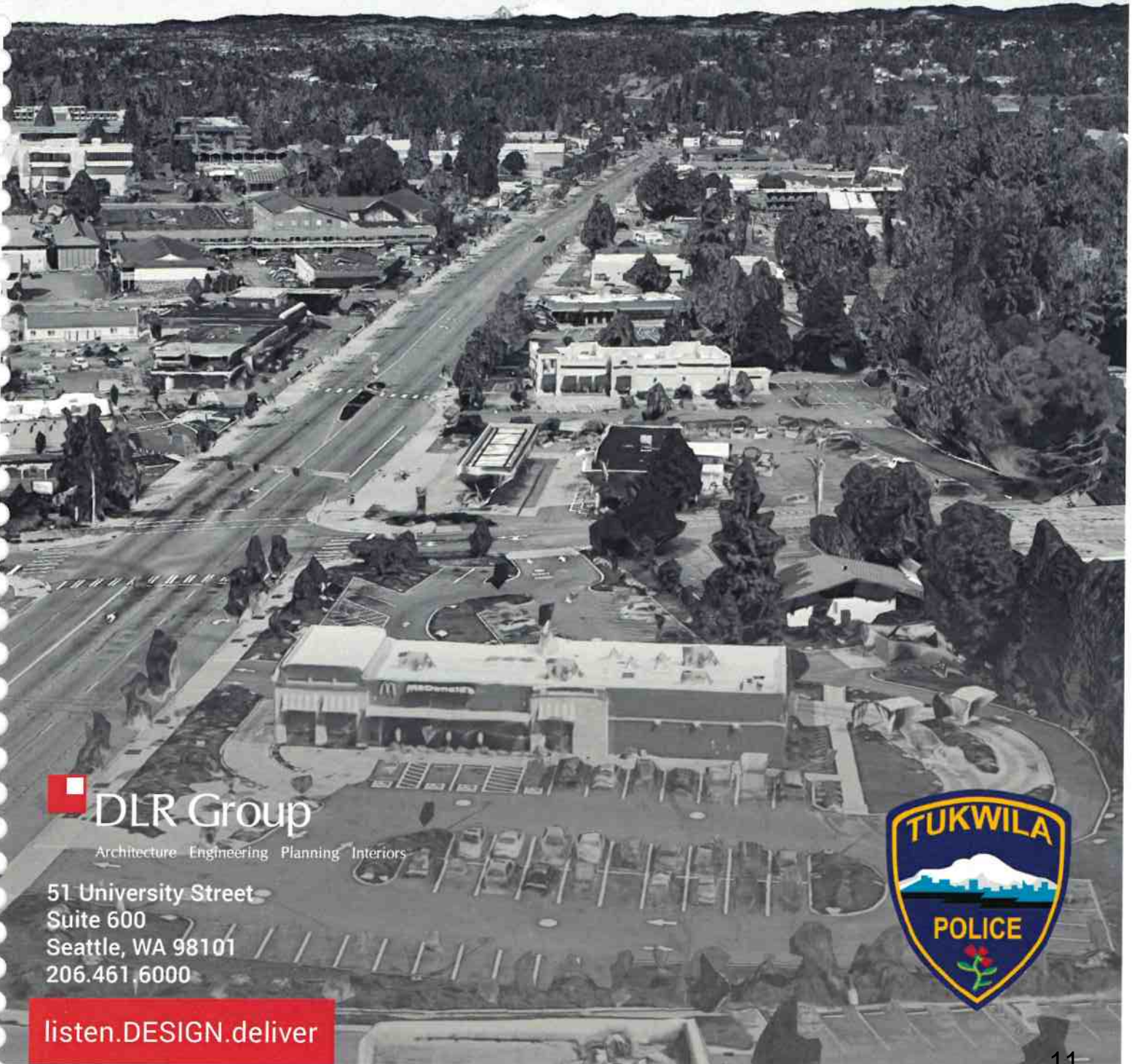
END OF REQUEST FOR QUALIFICATIONS

PROPOSAL

June 7, 2017

Tukwila Justice Center

City of Tukwila
Architectural and Engineering
Design Services



 **DLR Group**

Architecture Engineering Planning Interiors

51 University Street
Suite 600
Seattle, WA 98101
206.461.6000



listen.DESIGN.deliver

51 University Street, Suite 600
Seattle, WA 98101

June 7, 2017

Shiels Obletz Johnsen Inc.
Attention: Justine Kim
800 5th Avenue, Suite 4130
Seattle, WA 98104

Dear Ms. Kim and members of the evaluation committee:

What an opportunity! A new community justice center is about more than just gaining better workspace or greater security, or even achieving higher aspirations like better connections to the diverse community that is Tukwila. It's about taking advantage of a once-in-a-lifetime opportunity to create an enduring facility that will take the function of the police department and city courts to the next level. But first we must empower the users within police and courts to see their functions without the filter of the facilities in which they currently work.

For many, the existing facilities are the only workplaces they have ever known, so these familiar operations fundamentally mold their perceptions and view of the future. The courts, for example, operate in a space never intended for their purpose; they lack inmate toilets and necessitate as many as five officers to transport detainees through the byzantine facility. A once unified space now divides the Police Department across the campus, with officers moving into storage-room offices as the department grows in officer count. This is where our perspective comes in. Our role as dedicated public safety, justice and workplace designers is not to impose a set of pre-ordained dogma upon Tukwila, but to provide the users and city with a **new lens** through which to view the functional characteristics of the new justice facility.

We will facilitate a host of large and small operational conversations between cops and designers: From validating needs to the high-level diagramming of site concepts right through to the detailing of the interface between the vehicle processing bay and the evidence packaging area. Would a second door into the soft interview room facilitate a better connection between the public and the patrol division? Is free access to semi-secure public space for victim advocacy or an escort the best way to ensure propriety or engagement? That new lens sharpens the view of the ideal operations at each stage.

In our proposal response, we will highlight our resume full of police and court facilities experts across the US, which is proof that we know how to design and manage processes like this. But more importantly, this experience bears witness to what works well and what doesn't, and opens the perspective on design concepts to improve or innovate secure operations.

While your talented and dedicated users often have their perspectives on operations colored through the lens of the old facility, the best thing we can offer is for our designers to listen to your issues, hear how you hope to operate and offer a new lens through which you will see your future. That is our promise to you.

Sincerely,
DLR Group



Bill Valdez
Principal



Jake Davis
Principal

Who We Are

DLR Group is a global integrated design firm.

Our promise is to elevate the human experience through design. This inspires a culture of design and fuels the work we do around the world. **We are 100% employee owned:** every employee is literally invested in our clients' success. At the core of our firm are interdisciplinary employee-owner teams, engaged with all project life-cycle stakeholders. These teams champion true collaboration, open information sharing, shared risk and reward, value-based decision making, and proficient use of technology to elevate design.

Our clients experience this through our service model: **listen.DESIGN.deliver**

When We Listen We Learn.

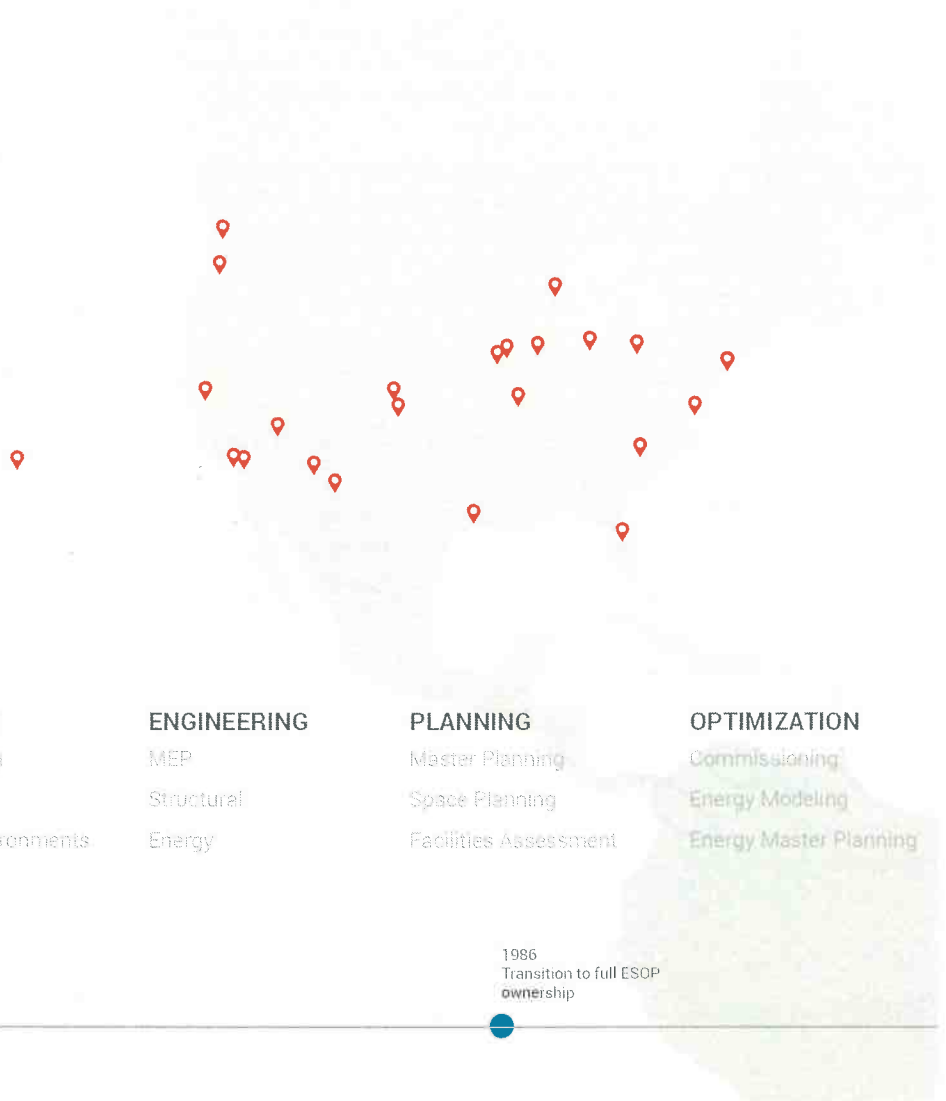
The client knows it.
There is trust.
You feel it.

When We Design A Dream Becomes Reality.

There is collaboration.
Great things happen.

When We Deliver There Are No Obstacles.

Only solutions.
Clients are championed.
Teammates are celebrated.
Everyone wins.



Services

ARCHITECTURE

Integrated Design
BIM Modeling
Architecture 2030

INTERIORS

Programming
FF&E
Branded Environments

ENGINEERING

MEP
Structural
Energy

PLANNING

Master Planning
Space Planning
Facilities Assessment

OPTIMIZATION

Commissioning
Energy Modeling
Energy Master Planning

1966
DLRA opens
its doors

1986
Transition to full ESOP
ownership

DLR Group's Justice Studio delivers uncompromising design excellence deserving of a forum of justice.

Our integrated Justice team doesn't just follow trends – we set new benchmarks for excellence. We dig deeper than the simple question of "What kind of facility do you need?," posing critical questions that define the spirit of justice architecture:

How do we approach this community's social challenges?

What solutions create the greatest benefit to society?

How does the design of a contemporary judicial system respect all human lives?

Through this dialogue, we embrace the full continuum of justice architecture in courthouses, detention facilities, juvenile centers, or public safety buildings.

1,000+
Reach 

Your design team is backed by the resources of the entire firm. This enables DLR Group to scale teams to meet your challenges and deliver specialized expertise to any location whenever and wherever it is needed. Distributed management means the best ideas can come from anywhere, and being 100% employee owned fosters a culture of entrepreneurial innovation.

Locations

Charlotte
Chicago
Cleveland
Colorado Springs
Denver
Des Moines
Honolulu
Houston
Kansas City

Las Vegas
Lincoln
Los Angeles
Minneapolis
New York
Omaha
Orlando
Phoenix
Portland

Riverside
Sacramento
Seattle
Tucson
Washington DC
Dubai
Nairobi
Shanghai

1998
Offices nationwide adopt
the DLR Group name

2006
Adoption of BIM
and Revit

2009
Initial signatory to AIA
2030 Commitment

2012
#1 firm in US¹ Architect
Magazine

2016
DLR Group
celebrates 50th
Anniversary



DLR Group's Jake Davis tours sites and discusses plans for a new police facility for the City of Salem, Oregon, with City Council members, staff and the Mayor. (Photos: Statesman Journal)

Firm Experience on Scope of Work

Our Story: Our Justice+Civic practice is foundational to DLR Group's beginnings in the 1960s -- we built a strong, national reputation for work on all manner of secure facilities, starting with the Federal Bureau of Prisons and extending to court and police facilities for counties and cities. Spread out among our offices we began to connect that expertise to more local pursuits and completed dozens of police stations. However, that expertise remained in pockets and stayed largely in those local lanes, with consolidation of expertise and overarching market strategy for public safety facilities still years away.

Gaining Momentum: As our J+C practice gained momentum and grew in the scale of projects, we built dedicated J+C teams in multiple locations and knit those local and regional efforts together into a national forum to share knowledge and best practices for diverse secure facilities, such as courts, public safety, and corrections. These connected teams built deep design experience resumes, with specifications for these secure facilities and forged connections with the electronics and security vendors, along with the specialty contractors and developers that build them. This deep expertise resulted in award-winning and groundbreaking courts and detention projects for the GSA and first-rate municipalities, such as Maricopa County, Arizona. At this same time DLR Group completed larger and more complex public safety projects, such as the Las Vegas Police HQ and the Woodbury Public Safety Center in Woodbury, Minnesota.

Thought Leaders: As projects of scale came into our experience, we instituted more formalized strategy for growing marketplaces and industry-leading thought leadership in specialty areas. This included a new, dedicated focus on delivering thought leadership and industry-leading experience to public safety agencies. With the hire of thought leaders like Jake Davis came a new found dedication to how design can foster ideas of 21st Century policing, holistic wellness, and community relation in troubled times. We've renewed our focus to a fine spotlight of expertise directed toward public safety design for municipal public safety agencies. We have worked with over 70 public safety clients, but that is just the beginning.

Passion & Great Design: As an employee-owned and focused company from the first day, an entrepreneurial spirit has been a hallmark of DLR Group. Do something well. Have a passion for it. Do great design work. Make it viable and

it's yours. In addition to that, we choose our opportunities carefully. We have a strategy for what we pursue that does not include scouring the internet for RFPs. We choose carefully and work to build personal relationships and develop specific intelligence about a client's needs and the functional design opportunities that are contained in that client's potential project. We have set our sights on public safety design opportunities with large police departments, large and strategically positioned cities, mostly in major metropolitan areas, particularly where we have a full-service, integrated DLR Group office nearby. This strategy has borne fruit with major public safety studies and projects all over the US, including projects for the Aurora and Colorado Springs police departments (two of the three largest agencies in Colorado), and strategic master planning effort for large agencies. In Salem, Oregon and Wichita, Kansas we are planning the prototypes for their community police stations of the future.

Relationships: We value our relationship with Tukwila and the Police Department. We fully support your plans to revitalize Tukwila International Boulevard with the public safety facility as a focal point to foster relational policing. We believe this will be a meaningful advancement to communities on a national scale. In that process we also found out a lot about your team and have grown to like you and appreciate your approach.



A New Lens

These are the opportunities our company and our team were built for, and we've brought you the lens of national expertise.

We have a great process and a deep, knowledgeable team. We are committed to learning more and honing our craft at designing incredible public safety spaces, but that's just one element. We are also committed to a sustainable design future, focused on occupant comfort and wellness, the design of groundbreaking workplaces, the best communications and visioning software, and detailed, communicative project management and the processes that support it. We share ownership of our company, a spirit of entrepreneurialism, and a shared desire to design a great justice center for the City of Tukwila.



Project Name: Fontana Police Department Expansion Location: Fontana, CA

Firm Approach.....>

DLR Group stands by our mantra of **listen.DESIGN.deliver.** Our approach is collaborative - we ask a lot of questions, meet often and invite a cross-section of people to our meetings to ensure we hear broad voices, and we work to identify who are the right people for every decision and reach out directly to them. We want to ensure the City of Tukwila is prepared to make decisions and we listen to you so that, in the end, we have provided you a building you are proud to call your own.

Getting by with offices located in storage closets and in a building without the necessary core infrastructure does not adequately support the important work that all of you do. Your Police and Courts teams deserve a building designed with fundamental principles of spatial adjacencies and safety protocols to ensure operations are safe and efficient. By only fixing the inadequacies you are currently experiencing you may again find yourself in the same situation in 30 years.



Project Name: Cheyenne Public Safety Center Location: Cheyenne, WY



A New Lens

Our insights, combined with your experience and personality, will help you see your facility through a **new lens.**

We will bring the best design strategies from around the nation to your facility, ensuring you not only can operate effectively for the next 50 years but also help establish a new standard for community policing that other cities look to as a model. In reviewing new technology and national trends we will work with your staff to future-cast potential functions and services while discussing the necessary staffing to support those services. The City of Tukwila won't be guinea pigs for innovation – DLR Group will innovate by listening to how you operate, sharing strategies developed nationally and by designing the facility to your highest expectations with proven success.

Building a new facility is complex, and many on your team have never been through this before. We selected the members of our DLR Group team based on their roles and experiences locally and nationally, bringing the best to your project. Each holds a responsibility to your project's development to ensure all needs are met. Our core team focuses exclusively on public projects, and every team member understands how to move through milestones and steps while sharing progress with Council members clearly and engaging the public to ensure tax dollars are spent effectively and efficiently.

DLR Group project management will lead the entire team every step of the way.

As your main point of contact and leader of the design team, **Erica Loynd** will be attentive to the schedules and delivery mechanisms of the City through project progress, City Council debriefs and the public engagement required at different stages of the project. She will maintain DLR Group's outline of project progress (our "Design Process"), which breaks down the phases from pre-design through post-occupancy into milestones, meetings and confirmations of decisions with the City to ensure overall project deadlines are met. She manages quality assurance of the documentation for construction and building permitting, cost value analysis and project success. **Sheri O'Brien** joins Erica as Project Architect to lead the design documentation team, ensuring all designs are detailed and documents meet the construction code requirements.



Jake Davis is the connection of our team through all aspects of the design, and the key player in your project team. As Public Safety Design Leader, he participates in every new police facility program and design in DLR Group, totaling over 70 public safety clients. He is integral to our project team, and identifies with each client's objectives. He begins setting up the foundational needs validation and program created in pre-design and carries every decision through to the completion of the project, ensuring the integrity of the police department.

Jake brings the perspective of a translator who equally understands public safety operations and structure, but also the design strategies for how to optimize operations. He creates the foundation for WHY decisions are made, and looks through the future on how these decisions will cause real building effects. He is committed to the function-driven design excellence of every police project developed with DLR Group, and will bring that commitment directly to you for the duration of our project.

Bill Valdez leads DLR Group's Northwest Justice+Civic studio and brings a deep resume of national projects focused on all types of justice and civic projects including police and courts. As Principal in Charge (PIC), he ensures resources are provided as required throughout the project and provides oversight on behalf of the City of Tukwila to ensure the project continues to meet goals and objectives.

Lori Coppentrath and Jeremy Reding join the team to develop the programming and design. Lori is a programmer with strong experience in spatial relationships and program adjacencies. These building blocks come together as the foundation for the project and allow the design to overlay the functional decisions identified in the program. Jeremy is our design leader, specializing in civic governmental design and civic workplace design. Jeremy is always mindful of the future of workplaces, how employees and leadership relate to each other in the working environment, and how the built infrastructure is changing to meet the growing needs of the next generation.

Our whole team will engage with the City of Tukwila through collaborative stakeholder meetings to solve your core concerns. We will begin by visioning the future police and court facility, factoring in goals and objectives that make your facility a success.



A New Lens

Jake will bring his experiences as our Public Safety Design Leader to take your view through a new lens with innovative operational goals and opportunities.

DLR Group is a fully integrated design firm with architecture, programming and engineering services. We propose a full in-house team for architectural, structural, energy modeling, mechanical, plumbing, electrical and visual communications, with consultants for landscape architecture and civil engineering. DLR Group is an employee-owned firm, so the success of each project is directly tied to the interests of our employees. Our whole team shares a passion for the work we do and are true collaborators.



The consultants we have on this team are **Swift Company** (urban planning & landscape design) and **KPFF** (Civil), both of which have strong ties to the Tukwila community through past projects. Swift Company's relationship with DLR Group has always been collaborative, and we push one another to investigate all design options. Landscape works with us to develop the building's response to the land, and extended community.

A New Lens

As this community facility will potentially revitalize Tukwila International Boulevard, Swift will develop new standards that can be implemented not just on this block and serve as zoning standards throughout the boulevard.



DLR Group has significant experience in alternative delivery, including design-build and GC/CM. Our most recent project review through the Capital Projects Advisory Review Board (CPARB) occurred in September 2016, when we successfully brought the City of Everett in front of the board for full approval. Key on that application was proving the past experience of every key DLR Group team member with GC/CM projects so the CPARB board could be comfortable having a city with limited experience in alternative delivery methods begin its project. Bill Valdez, Lori Coppenrath and Erica Loynd were all affirmed through the project application with CPARB.



Sustainability is Intrinsic to Our Design Culture

Our Responsibility

Design for functional effectiveness

Define user success. Validate intuition with data-driven design.

Design for human health and well-being

Think holistically, inspire users, stimulate and foster productivity.

Design for ecological integrity

Promote resource conservation, resiliency, and regeneration.

The DLR Group project team that is **proposed** for the City of Tukwila New Justice Center has used or is using the Washington GC/CM method on the following projects:

- Everett Public Works Facility; Everett, WA
- Global Technology Client Campus Expansion; Kirkland, WA
- Global Technology Client Phase II; Kirkland, WA
- Boeing Everett Delivery Center; Everett, WA
- Boeing Central Delivery Center; Renton, WA
- Steilacoom High School; Steilacoom, WA
- Marysville Getchell High School Campus; Marysville, WA
- Tahoma High School and Regional Learning Center; Maple Valley, WA

Sustainability is intrinsic to our DLR Group design culture. Our architects and engineers design together for functional effectiveness, human health and well-being, ecological integrity for conservation and resilience, and economic vitality. Sustainability is more than providing a certification for the building. We see every building tied to the overall success of its environment, and the more we can conserve or reduce, the more we benefit our clients and communities. We use in-house energy modeling on all of our projects to test strategies and ensure payback and design impact is felt through the project. New tools and research identifies the sustainability measures that directly affect both building occupants and communities, and we strive to integrate these ideas throughout each project.

The design and construction industry's quest for improvement in productivity, efficiency and quality is largely centered on technology, and DLR Group is a national leader in the employment of advanced Building Information Modeling (BIM) and 3D CAD programs (Autodesk Revit) and visualization software such as renderings, video walk-throughs and augmented reality equipment. In our industry the dominant software product used for communications is Microsoft Outlook, which is not an efficient system for managing information. Realizing this, DLR Group has embraced the Newforma Project Center for project information management. Ultimately we want every program we use to help us share our thoughts and concepts with you. We choose technologies that help us clearly tell the design story so that every design decision is understood by you and your community.

Quality Control Process

DLR Group has a Quality Assurance/Quality Control (QA/QC) program in place, which is documented as a set of guidelines for each discipline. The QA/QC program serves as an instructional process intended to minimize document deficiencies, by following a proven approach for preparing quality documentation. In addition, the QA/QC program employs senior professionals, from technical, managerial and construction practice areas, throughout the review process.

The Project Manager and each design architect, engineer and support staff team member are required to use their respective QA/QC process and checklists on a phase-by-phase basis to ensure that the highest quality of service is provided on each and every project. At the end of each business quarter projects are graded on level of use of the quality assurance process and a report card is given to each project manager and design team. These grading systems are then looked at with the overall career development of individual employees.

INTEGRATED DESIGN QA/QC CHECKLISTS

The QA/QC Reviewers use the system checklists to search for interdisciplinary coordination issues. Typical review items include: consistency of the systems selected in prior submittals, technical soundness of details provided and the accuracy of the calculations. Cross-references on the drawings are checked for accuracy. Terminology and systems used on the drawings and specifications are checked for coordination.

All project documents and deliverables that are produced by subconsultants are subjected to the same strenuous review process by the in-house resources at DLR Group and not allowed to be distributed for use until they meet the high standards of the architect of record. From an accountability standpoint each Peer Reviewer initials and dates their review checklists in order to document to City of Tukwila the required independent technical reviews were performed.

The items in the checklist will address the project's memorable goals, code requirements, building systems, and project deliverables.

DLR Group Integrated Design Procedures 2014

Chapter 3: Quality Assurance

page

A. Integrated Design Checklist

PROJECT SETUP :

Use this checklist for setting up your project. Coordinate closely with your team and financial administrator to setup the project appropriately. After completion use the PreDesign checklist that follows, even if not a part of the scope of services, to ensure a successful project kickoff. First team member listed leads the task.

PM = Project Manager	AR = Project Architect	ME = Mechanical Engineer;
EE = Electrical Engineer	ST = Structural Engineer	CL = Civil Engineer

Project Number: _____
Project Name: _____

		STATUS
1.)	PM, AR	SCOPE, BUDGET & DELIVERY METHOD: Define & Confirm
	NOTES:	
2.)	PM	CONTRACT: Examine project program and all specialty consultants required (i.e. geotechnical, technology matters, local zoning, security, vertical transport, acoustics, environmental, etc.) Negotiate terms and conditions of standard AIA/CES contract.
	NOTES:	
3.)	PM, AR	WORK PLAN: Identify approval process and create project schedule and milestones - DLR Group Integrated Design Process.
	NOTES:	
4.)	PM	CONTRACT: Define client provided reviews and consultants.
	NOTES:	
5.)	PM	WORK PLAN: Create, review with team, and set up project in VISION.
	NOTES:	
6.)	PM, CL, SE	SITE: Determine required site data information (Geo-tech/Survey/Utility survey, Traffic Study, Environmental, etc.). Request uncollected information from client.
	NOTES:	
7.)	PM, ALL	TEAM: Designate a 20% Champion for project and identify Regional Sustainability Leader.
	NOTES:	
8.)	PM	CONTRACT: Define ALL's for inclusion.
	NOTES:	
9.)	PM, CL	CONTRACT: Define variance procedures (zoning, code, ordinances, required entitlements, etc.).
	NOTES:	

Our Commitment

Achievement of quality assurance is first and last — a management attitude transmitted to all within the firm. It is a commitment and attitude that permeates throughout our firm and every phase of our projects. Quality assurance is our highest priority and part of the leadership culture transmitted to all within the firm and on the team.

The objective is to be sensitive and responsive to the client's concerns, develop a functional program, balance priorities, conform to the budget, and successfully integrate all building systems, so our QA/QC program focuses on three key areas:

Quality Management

1. DESIGN EXCELLENCE

Assuring that your investment of taxpayer dollars in public facilities meets your goals, complies with standards and is operationally efficient. In striving for excellence by design, we explore multiple alternatives and work with you to ask the right questions to realize your vision for the project, within the context of the overall City system. Our goal is find the ultimate solution that balances program needs with operational requirements and impacts on the surrounding community. To assure that we exhaust every opportunity in our search for excellence by design, we will engage our peer review committee in a series of creative design workshops which focus on asking questions regarding the “why” as a basis for the “what” and exploring alternative ideas and responses to meeting the City’s stated needs, goals and objectives.

2. TECHNICAL PROFICIENCY

Integral to Quality Assurance is the process of minimizing the potential for conflicts, inconsistencies and errors in the design and construction process. Document coordination is a continuous process, which will be implemented as part of our biweekly team meeting. While no job is free of errors, interdisciplinary coordination review has proven to minimize them. Quality control is achieved by producing clear, well-coordinated documents and scheduling appropriate involvement of the A/E team. To assure the quality and consistency of all deliverables, we have assigned **Erica Loynd** as our Project Manager with primary responsibility for assuring the quality of our deliverables. **Erica** will assure that all information is consistent and presented in a logical and clearly understandable manner.

3. CLIENT SERVICE

In addition to focusing on design and technical issues, we also recognize that this is a people business. We have also found that in order to be truly successful, we must not only perform well professionally, we also need to work with the City to make the journey itself one of complete delight. It is also important that our design team is responsive to the broader range of stakeholders including the community, **elected officials**, advocacy groups and others that have a stake in the success of your project.

To address client satisfaction from day 1, we have assigned **Bill Valdez** as Principal-in-Charge. **Bill** will have a key role in developing an initial understanding of your expectations and periodically meeting with you to develop how we are doing against your expectations and making whatever changes are necessary to assure that DLR Group not only meets but exceeds your expectations.



A New Lens

The **lens** will be different for us as well. We have the experience and expertise, but hearing your specific **needs** and developing the next iteration of these **strategies** is what keeps bringing us back to justice facility projects.

Keys to the Success of a Quality Project

1

Planning the project is the beginning. Quality work is not an accident; it is the end result of a well-thought-out plan that guides the team.

2

Organizing the project to specify and structure tasks with a clear assignment of responsibility and assumption of authority by each team member.

3

Clearly establishing performance standards, policies and procedures by which tasks are to be performed.

4

Careful selection, training and assignment of staff to perform the identified tasks of the project plan.

5

Leadership is essential to monitor and measure that the “actual” results are consistent with the “planned” results.

6

Communication & collaboration among all team members who are included in the decision-making process during design and construction.

Key Personnel

Availability

DLR Group has anticipated your project through the past year as we followed your bond campaign and community engagement. We are excited for the opportunity to join your team. We have identified the key personnel to learn about your process and meet with the City throughout the year.

These people will be prepared to finalize the contract and start the project within your itemized schedule. The key personnel will join the team as required throughout the design process at the capacity required to meet the project needs.

As your point of contact, **Erica Loynd** is prepared to commit through the project duration from the initial kick off through construction.

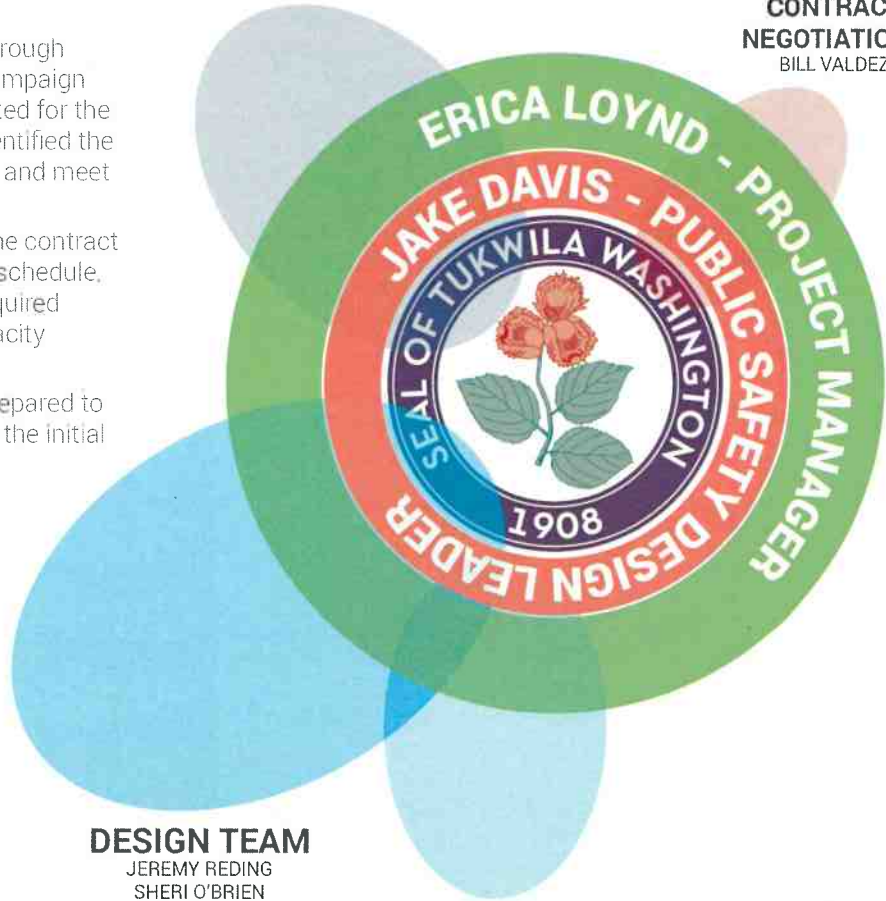
Bill Valdez will initiate contract negotiations upon proposal award to ensure there are no delays in joining your ongoing progress.

Other key personnel have roles that require specific durations and participations. **Jake Davis** and **Lori Coppenrath** will lead the programming efforts with your team to develop the spatial adjacencies and program requirements for a successful facility.

Jake will continue on the team with **Jeremy Reding** in design leadership to develop the building through the design phases. As the project develops, additional architectural and engineering support will grow to the full design team.

PROGRAMMING
LORI COPPENRATH

CONTRACT NEGOTIATIONS
BILL VALDEZ



DESIGN TEAM
JEREMY REDING
SHERI O'BRIEN
BARBARA SWIFT

ENGINEERING
JASON TORNQUIST (SMEP)
KPFF (CIVIL)

A New Lens

DLR Group's roster of diverse key players will help bring a new lens and new ideas to the City of Tukwila.



Our integrated design team efficiently works through the phases of their expertise, but our in-house relationship ensures the resources are available for questions, clarifications, and involvement as required throughout the entire project. Frequently, a late design decision or construction issue may challenge a decision fundamental to the programming intentions set months prior. We return to our team for full consideration and determine the best direction forward for the City based on the visions and goals set. This unique relationship ensures a continuity of support from DLR Group to City of Tukwila.

Bill Valdez

PE, LEED Green Associate, DBIA - Principal, DLR Group

Project Role

Principal-in-Charge | Courts Expert



About Bill

Bill is a recognized project leader with expertise in justice and civic project types. Recognizing that success grows from clarity of process, Bill works closely with teams and clients to clearly delineate design approach, designer and stakeholder roles and involvement and understanding of deliverables, reviews and timelines needed to ensure project success.

Bill's passion is for working with public agencies, where his integrated design expertise and ability to build consensus among stakeholders result in successful project delivery. Clients value Bill's ability to guide design projects through extensive public processes. He also helps clients engage, educate and inform community members and stakeholders to develop political good will and community support for public projects.

22 Years of experience on similar Justice+Civic project types.

18 Years of experience at DLR Group.

Licensed Engineer in Washington and Colorado.



Select Experience

- Crook County Public Safety Facility Master Plan; Prineville, OR
- Pueblo County Judicial Center; Pueblo, CO
- Arapahoe County Court Renovation; Littleton, CO
- Everett Municipal Court Replacement; Everett, WA
- King County Courthouse; Seattle, WA
- Jefferson County Courthouse; Madras, OR
- Hood River County Courthouse Replacement; Hood River, OR
- El Paso County Judicial Building Addition and Renovation; Colorado Springs, CO
- Skagit County Justice Center; Mount Vernon, WA
- Whatcom County Adult Corrections Facility & Sheriff's Headquarters; Ferndale, WA
- Clatsop County Jail Expansion; Warrenton, OR
- Benton County Jail Needs Assessment; Corvallis, OR
- Oregon Youth Authority MacLaren Youth Correctional Facility; Woodburn, OR
- SCORE Jail; Des Moines, WA

Professional Highlights

Education

University of Wyoming
Bachelor of Science in Architectural Engineering

Registration & Licensing

Structural Engineer - CO
Civil Engineer - WA
Building Systems Engineer

Professional Affiliations

Design Build Institute of America
National Society of Professional Engineers
Society of American Military Engineers
American Institute of Steel Construction

Erica Loynd

AIA - Senior Associate, DLR Group

Project Role

Project Manager



About Erica

Erica is an expert in the project management of justice facilities, including corrections and detention centers, courts and public safety buildings. Her approach centers on conversation with the owner and client to fully understand their goals, needs and the expectations of stakeholders. She understands this is especially important in public projects that frequently incur close scrutiny from community members who demand sound decision-making in how public funds are invested.

Erica is particularly passionate about sustainability. She focuses on unifying all team members to explore design options that take advantage of passive opportunities in orientation, envelope, daylighting, natural ventilation and material choices – strategies that are the essence of sustainability, and which significantly reduce reliance on mechanical and electrical systems.

15 Years of experience on similar Justice+Civic project types.

13 Years of experience at DLR Group.

AIA Academy of Architecture for Justice
National Leadership Group Member.



Select Experience

- Mukilteo Police Station; Mukilteo, WA
- Whatcom County Adult Corrections Facility & Sheriff's Headquarters; Ferndale, WA
- Everett Municipal Court Replacement; Everett, WA
- King County Courthouse; Seattle, WA
- South Correctional Entity (SCORE); Des Moines, WA
- Lynnwood Municipal Court Relocation; Lynnwood, WA
- Whatcom County Courtroom Renovation; Bellingham, WA
- Yakima County Jail Upgrades; Yakima, WA
- Clatsop County Sheriff's Office Relocation; Warrenton, OR
- Calaveras County New San Andreas Courthouse; San Andreas, CA
- Kona Judiciary Complex; Kona, HI
- Bledsoe County Correctional Complex; Pikeville, TN
- Washington Corrections Center Reception Center Expansion; Shelton, WA

Professional Highlights

Education

Pratt Institute
Master of Architecture
Washington University - St. Louis
Bachelor of Arts, Architecture & Photography

Registration & Licensing

Licensed Architect; WA, OR, HI
NCARB
LEED Accredited Professional

Professional Affiliations

American Institute of Architects
American Correctional Association
AIA Academy of Architecture for Justice

Jake Davis

AIA, LEED AP - Principal, DLR Group

Project Role

Public Safety Design Leader



About Jake

Jake has devoted a significant portion of his career to the programming and design of law enforcement and other secure facilities across the US. He has participated in all phases of the development, construction and operations of numerous public safety facilities. Integration of sustainable design into public safety facilities has been a hallmark of his career, having managed the design of the Orland Park Police HQ, which was at the time of its completion, the first LEED Gold police facility in the US. He has led major renovations of existing industrial buildings into modern police headquarters. Seeing energy savings, resource reuse, officer wellness, and introduction of daylight and indoor environmental quality into highly functional law enforcement environments is an ongoing pleasure for him.

Completed First LEED Gold Police Facility in the United States.

70+ Police Facilities in DLR Group.

Public Safety Facility Design Expert.



Select Experience

Will County Public Safety Complex; Joliet, IL
 Cheyenne Public Safety Center; Cheyenne, WY
 University of Colorado Denver Anschutz Public Safety Building; Denver, CO
 Waukegan Police Department Study and Conceptual Design; Waukegan, IL
 Northfield Police Facility; Northfield, MN
 Colorado Springs Police Department Sand Creek Substation; Colorado Springs, CO
 Wichita Police Prototype Facility Study; Wichita, KS
 Englewood Police Headquarters; Englewood, CO
 Salem Police Facility; Salem, OR
 Fairfield Police Department; Fairfield, CA
 Rock Island County Justice Center; Rock Island, IL
 Lake County Robert W. Depke Juvenile Justice Complex Expansion; Vernon Hills, IL
 Kankakee County Courts Addition; Kankakee, IL
 State of Illinois, Capital Development Board; Joliet, IL
 Mendocino County Training Facility; Ukiah, CA

Professional Highlights

Education

Tulane University
 Master of Architecture

Registration & Licensing

Licensed Architect: IL, MN
 NCARB Certification

Professional Affiliations

American Institute of Architects
 AIA Academy of Architecture for Justice
 US Green Building Council
 IACP Member

Lori Coppenrath

LEED AP - Principal, DLR Group

Project Role

Lead Programmer



About Lori

Lori is a Justice+Civic planning expert responsible for programming and planning public safety centers, courts, police and sheriff stations, dispatch centers, prisons, jails and facilities support spaces. Lori works with stakeholders early in the design process to define needs and specific operational functions. Her process explores these individually, first to make sure that all user needs are being met, and then holistically to understand working relationships, interdependencies and opportunities to increase operational and staff effectiveness.

Lori's recent work includes planning a combined city/county justice center to be housed in a former hospital building. This project for Crook County involved a number of assessments and needs analysis to determine the viability of adapting the hospital for this use.

20 years of experience on similar Justice+Civic project types.

18 years of experience at DLR Group.

Nearly \$4B of programming experience with DLR Group.



Select Experience

- Salem Police Facility; Salem, OR
- Mukilteo Police Station; Mukilteo, WA
- Bellingham Police 911 Facility Planning; Bellingham, WA
- Everett Municipal Court Replacement; Everett, WA
- Clark County Community Law Enforcement Center Master Plan; Vancouver, WA
- Skagit County Community Justice Center; Mount Vernon, WA
- Whatcom County Sheriff's Office & Jail Feasibility Study; Fernald, WA
- Yakima County Justice Center Programming & Schematic Design; Yakima, WA
- Linn County Sheriff's Office Planning & Programming; Albany, OR
- Crook County Public Safety Facility Master Plan; Prineville, OR
- Arapahoe County Judicial and Detention Facilities Analysis & Master Plan; Centennial, CO
- Clatsop County Adaptive Reuse Study; Warrenton, OR
- Hood River Justice Complex, Master Plan, Feasibility Plan & Site Selection; Hood River, OR



Professional Highlights

Education

University of Memphis
 Master of Arts, Criminology/Criminal Justice
 Ithaca College
 Bachelor of Arts, Psychology
 Bachelor of Arts, Philosophy of Religion

Professional Affiliations

American Correctional Association
 Academy of Criminal Justice Sciences
 National Institute of Corrections
 LEED Accredited Professional

International CPTED (Crime Prevention Through Environmental Design) Association
 United States Green Building Council
 Nexus Youth & Families - Board of Directors

Sheri O'Brien

AIA, LEED AP - Senior Associate, DLR Group

Project Role

Project Architect



About Sheri

Skilled at design, management, modeling, detailing and documents production, Sheri excels at seeing projects from the owner's point of view. While Sheri's experience spans projects in higher education, retail/mixed-use and workplace, she has developed a passion and focused expertise in design for public sector clients. She is adept at stakeholder engagement and guiding participants through the design process with clear focus on the client's project goals.

3 years of experience on similar Justice+Civic project types.

11 years of experience at DLR Group.

Licensed Architect in the State of Washington.



Select Experience

Skagit County Community Justice Center; Mount Vernon, WA
 Mukilteo Police Station; Mukilteo, WA
 Ada County Jail - Medical Unit Addition; Boise, ID
 Bledsoe County Correctional Complex; Pikeville, TN
 Green Hill School Birch Cottage Remodel; Chehalis, WA
 Everett Public Works Service Center Planning Studies; Everett, WA
 Tahoma High School and Regional Learning Center; Maple Valley, WA
 Seattle Central College Plant Sciences Building; Seattle, WA
 Boeing 737 Seattle Delivery Center; Seattle, WA
 City of Seattle Municipal Tower Tenant Improvements; Seattle, WA
 NRG Miami Heat Arena Solar Installation; Miami, FL
 Echo Glen Children's Center - Washington Juvenile System Acute Mental Health Unit; Snoqualmie, WA
 King County Child and Family Justice Center; Seattle, WA
 Hood River County Courthouse; Hood River, OR
 Western State Hospital Renovations; Lakewood, WA
 Calaveras County Courthouse; San Andreas, CA
 Chillicothe Correctional Center; Chillicothe, MO

Professional Highlights

Education

University of Oregon
 Master of Architecture
 University of Illinois - Urbana-Champaign
 Bachelor of Science - Architectural Studies

Registration & Licensing

Licensed Architect: WA

Professional Affiliations

American Institute of Architects
 LEED Accredited Professional

Jeremy Reding

AIA, LEED AP, WELL AP - Principal, DLR Group

Project Role

Lead Designer



About Jeremy

Jeremy is an innovative designer and architect who cares about both the big picture and intricate details of each and every project. As a product of Generation Flux, Jeremy is interested in design that explores the holistic aspects of a given environment, program or brand through every scale and detail. His inspiration is derived from a variety of sources including: land art, travel, biomimicry and client interaction. Jeremy's work includes projects for public and private clients alike, of all shapes and sizes, including work for clients in workplace, K-12 and Justice+Civic.

15 Years'

experience working on similar projects.

4 Years of experience at DLR Group.

Co-Founder

Seattle Design Nerds.



Select Experience

- Skagit County Community Justice Center; Mount Vernon, WA
- Oregon Youth Authority MacLaren Youth Correctional Facility; Woodburn, OR
- Whatcom County Adult Corrections Facility & Sheriff's Headquarters; Ferndale, WA
- Mukilteo Police Station; Mukilteo, WA
- Everett Public Works Service Center; Everett, WA
- Ho'okipa Cottage Predesign; Lihue, HI
- The Portland Building; Portland, OR
- Crook County Public Safety Facility; Prineville, OR
- Google, Inc; Multiple Locations
 - Kirkland Phase II Office T1; Kirkland, WA
 - Kirkland D1; Kirkland, WA
 - Kirkland B1 Cafe; Kirkland, WA
 - Fremont Office; Fremont, WA
 - Kirkland C2; Kirkland, WA
 - Kirkland B2 Refresh; Kirkland, WA
 - Kirkland A2 Refresh; Kirkland, WA
- Washington Square Expansion and Renovation; Portland, OR



Professional Highlights

Education

University of Nebraska - Lincoln
Master of Architecture
Bachelor of Science - Architecture

Registration & Licensing

Licensed Architect; WA, AZ, NE
NCARB

Professional Affiliations

American Institute of Architects
LEED Accredited Professional
WELL AP

Jason Tornquist

PE, SE - Principal, DLR Group

Project Role

Engineering Lead



About Jason

Jason is a structural engineer, proficient in analysis, design and engineering of diverse building types. His skills and experience include new construction and renovation projects in areas of high seismic risk. He is passionate about understanding the entire structure and its purpose in order to implement a structural design solution aligning architectures and systems to support how people will use the building.

Through a holistic approach, Jason is able to give a client broad options for how structural design can most simply and effectively fulfill project goals, before then proceeding to address the details. This approach can lead to cost savings, spatial efficiencies, sustainability and creative building forms.

11 years of experience in Justice+Civic design.

8 years of experience at DLR Group.

Professional Engineer in Washington & California.



Experience

Whatcom County Adult Corrections Facility & Sheriff's Headquarters; Ferndale, WA
 South Correctional Entity (SCORE); Des Moines, WA
 Mukilteo Police Station; Mukilteo, WA
 Lynnwood Police Department Expansion; Lynnwood, WA
 Everett Municipal Court Replacement; Everett, WA
 King County Courthouse; Seattle, WA
 Lynnwood Municipal Court Relocation; Lynnwood, WA
 Whatcom County Courtroom Renovation; Bellingham, WA
 Crook County Prineville Justice Center; Prineville, OR
 Clatsop County Sheriff's Office Relocation; Warrenton, OR
 Calaveras County New San Andreas Courthouse; San Andreas, CA
 Moffat County Public Safety Center; Craig, CO

Professional Highlights

Education

University of Washington
 Bachelor of Science, Civil Engineering - Structural

Registration & Licensing

Civil Engineer: WA, CA
 Structural Engineer: WA, CA

Professional Affiliations

Structural Engineers Association
 American Institute of Steel Construction

Sub-Consultants

SWIFT COMPANY LLC

Swift Company is a group of 10 landscape architects and urban designers committed to context driven designs that build on the fundamental circumstance of each place. Founded in 1982, the firm has focused on the planning and design of landscapes, urban environments and open spaces throughout the West.

Swift Company has earned a valued reputation for design excellence, innovation, solution driven work and effective facilitation involving diverse interests. The firm is known for progressive integrated multidisciplinary efforts and provides a high personalized practice with client relationships spanning decades. The firm is valued for strategic integrated thinking, energy and action and intentionally pursues work that involves clients engaged with providing essential services, both public and private.

Relevant work reflects a proven commitment to community place making with a sophisticated understanding of site design and strategies which optimize desired human activities. This attention to creating generous civic places is coupled with an integration of the larger context and fundamental sustainable strategies. Swift Company provides clients with integrated services ranging from detailed site design to master planning, and from programming to construction administration.

Landscape Architect / Urban Design

Related Projects

- Seattle Civic Center, Justice Center, City Hall, Seattle, WA
- Ballard Commons; Seattle, WA
- Ballard Library; Seattle, WA
- Whatcom County Adult Corrections Facility and Sheriff's Headquarters, Ferndale, WA
- Peace Arch Port of Entry; Blaine, WA
- 400 Fairview; Seattle, WA
- Stone 34; Seattle, WA
- Bellevue College Master Plan; Bellevue, WA
- South Seattle Community College Integrated Education Center; Seattle, WA
- University Sound Transit Station; Seattle, WA
- Northgate Sound Transit Station; Seattle, WA
- Roosevelt Sound Transit Station; Seattle, WA
- Federal Way Library; Federal Way, WA
- Tacoma Center for Urban Waters; Tacoma, WA
- Burien Town Center Planning Project; Burien, WA

Ballard Commons /Ballard Library

Seattle, WA | Owner: Seattle Parks and Recreation / Seattle Public Library

The Ballard Civic Center comprises two adjacent projects - a library / neighborhood services center and a park supporting the community commitment to 24/7 vibrant daily life for all.

The Ballard Commons is a place for people to gather for celebrations and every day-- the centerpiece of this rapidly evolving urban village. The community's aspirations for a civic commons represented a clear departure from the familiar heavily programmed park with single-use facilities. A vigorous public process created an inclusive program and the resulting design is a vibrant central park integrating the diverse community uses.

Swift Company has received international recognition for the Ballard Commons, with the 2012 "Healthy Communities for All" Urban Plazas Award by International Making Cities Livable.

The Ballard Library across the intersection from the Commons, continues the design of the streetscape for a safe, friendly pedestrian environment. An open arcade on 22nd Ave joins the public services under a large covered "front porch" supporting community gathering and activities. The plaza offers the developing neighborhood a comfortable, extended urban street environment bringing the enlivened activity of Market Street northward toward Ballard Commons Park. The vegetated roof is planted with meadow grasses that provide a lush surface that softens the Ballard commercial core.



Barbara Swift

FASLA, Hon. AIA - Principal, Swift Company, LLC



Professional Highlights

Education

University of Washington
Bachelor of Landscape Architecture

Registration & Licensing

Landscape Architecture - WA + 3 Other States

Project Role

Landscape Architect / Urban Design

Professional Biography

Barbara Swift has over 30 years of experience in landscape architecture and urban design with an emphasis on the planning and design of public and civic projects. Barbara has extensive experience working with the public, interdisciplinary teams, and multiple client groups with the capacity to create loved places supporting community life.

As the founder of Swift Company LLC, Barbara has built an award winning practice that focuses on designs responsive to context and place. Barbara is skilled at integrating a project's functional requirements within the context of design excellence and community values. Civic design experience includes multiple projects for Seattle Public Libraries and Sound Transit, the Ballard Commons, Seattle Civic Center, and Pike Place Market. Barbara has received multiple awards for her work including artist residencies and most recently was a University of Washington Runstad Fellow.

Select Experience

Seattle Civic Center, Justice Center and City Hall; Seattle, WA.
Ballard Commons; Seattle, WA.
Ballard Library; Seattle, WA
Whatcom County Adult Corrections Facility & Sheriff's Headquarters; Ferndale, WA [w/ DLR Group]
Peace Arch Port of Entry; Blaine, WA
400 Fairview, Seattle, WA
Stone 34 Stone, Seattle, WA
Bellevue College Master Plan, Bellevue, WA.
South Seattle Community College Integrated Education Center, Seattle, WA
University Sound Transit Station, Seattle, WA

Gareth Loveridge

Swift Company, LLC



Professional Highlights

Education

University of Manitoba
Bachelor of Environmental Design
Master of Landscape Architecture

Project Role

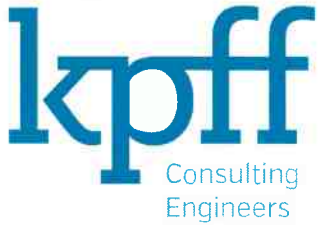
Project Management / Design

Professional Biography

Gareth's 19 years of experience in landscape architecture and design has focused on complex urban environments. As a Project Manager and Designer, he has been involved in all phases of project development from campus master planning and conceptual site design through construction documentation and occupancy. He is most interested in the development of sustainable and integrated landscape spaces that engage activity and diverse experiences. He enjoys working on multidisciplinary teams, where his design abilities and understanding of materials and landscape form promote a synthesis between buildings and landscapes.

Select Experience

Seattle Civic Center, Justice Center and City Hall, Seattle, WA
Stone 34 Stone, Seattle, WA
South Seattle Community College Integrated Education Center, Seattle, WA
University of Washington Medical Center E-Court, Seattle, WA
University Sound Transit Station, Seattle, WA
Northgate Sound Transit Station, Seattle, WA
Roosevelt Sound Transit Station, Seattle, WA
SPU South Transfer Station, Seattle, WA
Tateuchi Center for Performing Arts, Bellevue, WA
2+U, Seattle, WA



Founded in 1960, KPFF is one of the largest civil and structural engineering firms in the Puget Sound area, maintaining a strong community presence. KPFF strives to provide systems which are not only cost-effective, flexible, and durable, but can meet the needs of multi-function civic facilities. KPFF engineers work to create civic facilities that are secure, user friendly, and easily accessible.

Select Experience

King County Children and Family Justice Center; Seattle, WA

KPFF is providing civil and structural engineering services for the pre-design and programming phases to revise and update the master plan to accommodate the long-term space needs for King County's Juvenile and Family Law courts.

SCORE Jail; Des Moines, WA (w/ DLR Group)

KPFF provided civil engineering and surveying for a 15-acre, 830-bed facility. Project is funded jointly by several municipalities within South King County. Project includes siting studies, design, and construction support services. Project also includes 0.5 mile of roadway improvements, as well as integrating low impact design methods for stormwater mitigation. Challenges include designing the site such that impacts to adjacent environmental critical areas are not impacted.

Southwest Police Precinct; Seattle, WA [LEED Silver]

KPFF provided civil engineering for this facility designed for a LEED silver rating for sustainable architecture. Design services include facility program, master plan, and design for a 28,000 SF police precinct in Seattle's Delridge neighborhood. The facility contains space for administration, records, investigations, evidence storage, locker/shower rooms for patrol, patrol briefing/debriefing, fitness center, holding facility, and a multipurpose training/community meeting room.

Kenmore City Hall and Essential Facility; Kenmore, WA [LEED Gold]

KPFF provided civil and structural engineering design services for a 37,000 SF city hall which includes 22,000 SF of administrative space and a 15,000 SF underground parking garage. The design includes additional expansion for a police precinct and an emergency control center. The Council Chambers and executive session room are designed to function as an emergency operation center.

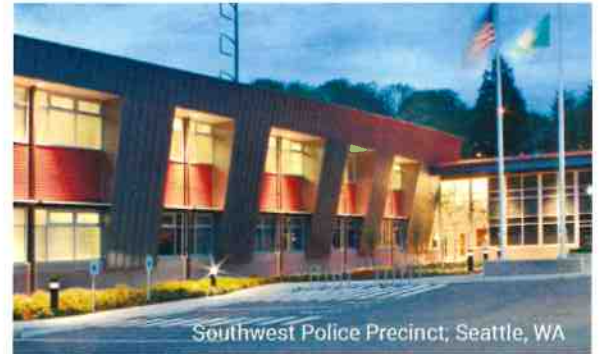
Olympia City Hall Predesign and Design; Olympia, WA [LEED Gold]

Working with a design-build team, KPFF provided civil and structural engineering for a new 89,000 SF Olympia City Hall building. The four-story building consolidates the city's administrative offices and a police facility into an 89,000 SF "modern civic-type" structure.

Civil Engineering

Tukwila Experience

Cascade Behavioral Health
 Tukwila Andover Park West Roadway Design
 Tukwila Transit Center
 Tukwila Warehouse
 Tukwila South Project
 Tukwila Levee Modification Peer Review
 King County Bow Lake Recycling and Transfer Station Value Engineering
 Sound Transit Tukwila Comuter Rail Station
 Tukwila International Boulevard
 King County Metro South and East Bus Base
 Highline Medical Center Office Building



Southwest Police Precinct; Seattle, WA



Kenmore City Hall; Kenmore, WA



Olympia City Hall; Olympia, WA

Marty Chase

PE - Principal, KPFF

Project Role

Civil Engineer

**Professional Biography**

Marty Chase has 31 years of experience in civil engineering services for both the private and public sector. His portfolio includes master planning, site development and urban infill development, as well as transportation, utility and storm drainage infrastructure. Marty also has extensive experience with natural drainage practices including pervious pavement, bioretention facilities, and rainwater harvesting. He has a long history of working successfully on challenging technical projects requiring innovative civil engineering solutions that are integrated with all other team disciplines.

Select Experience

Southwest Police Precinct; Seattle, WA
 Skagit County Community Justice Center; Mount Vernon, WA [w/DLR Group]
 South Correctional Entity (SCORE); Des Moines, WA [w/DLR Group]
 King County Youth Detention Facility; Seattle, WA
 North/East Cities Municipal Jail; King County, WA
 Monroe Correctional Complex Stream and Condensate Line Replacement;
 Monroe, WA
 Airway Heights Correctional Facility; Airway Heights, WA
 Amgen, Seattle, WA
 Port of Bellingham/City of Bellingham, Bellingham, WA
 Bellingham Waterfront Project
 Whatcom Waterway Park
 Utility Master Plan
 Granary and Biodel Avenues
 US Navy Pier Bravo CVN Maintenance Pier Replacement; Bremerton, WA
 JUNO Laboratories; Seattle, WA

Professional Highlights**Education**

University of California, Davis
 BS Civil Engineering

Registration & Licensing

Professional Engineer; WA, OR, ID

Past Performance on Relevant Projects

To reflect the diversity of our public safety design focus, we have selected several projects to highlight for their relevance to the planned Tukwila Justice Center. These projects fall into four major categories:

1. **NW Focus:** Police and courts projects in Washington and the Northwest, including projects in Everett, Camas, Mt. Vernon and Mukilteo. Our commitment in the Seattle office to justice and civic projects in the region is profound and spans over decades. We appreciate Tukwila's interest in revitalizing Tukwila International Boulevard, and these projects show our high level of participation with Seattle and Washington municipalities. We choose our opportunities carefully and want you to know our commitment to making local communities better. Everett Municipal Court is a project we are proud of and we believe strongly that it is a benchmark project for your courts, so much so, we toured through it with your courts staff.
2. **Completed National Public Safety Projects:** With the inclusion of design achievements like Cheyenne Public Safety Center, Lafayette Police & Courts Complex, the Woodbury Public Safety Complex and the Northfield Police Center, we are highlighting the width and breadth of our national public safety practice. With our recognition that this justice center is more than just a home for Tukwila Police Department, we have chosen these projects to specifically show our experience delivering shared public safety facilities, with multiple agencies. These projects also show the spectrum of deployments from new, purpose-built facilities like Northfield and Lafayette and partial renovation/addition projects like Cheyenne and Woodbury.

“ Jake Davis and DLR Group have provided the City of Salem excellent guidance and leadership as we move forward with planning for a new police facility. Jake provided information to a City of Salem task force before being hired as a consultant and has since provided professional expertise and planning based on years of experience and knowledge. Providing a community a professionally prepared facility plan is critical to a successful project, and the information provided by DLR Group has done just that.”

*- Jerry Moore
Chief of Police - City of Salem*

3. **Law Enforcement Planning Studies:** We are excited that a program validation to make sure the right elements are part of the new justice center that take into account the growth of programs, technology, and future needs is a vital part of your request. These essential programming and planning exercises are a foundation for almost all of our public safety and municipal projects. We have been thrilled and energized to assist the City of Salem, Oregon with realizing their long-held dream of a new police facility with a comprehensive needs, site selection, and design concept study, leading up to a successful bond referendum. Like at Salem, we are working on programming and fundamental needs assessments for clients all over the country and the region, including studies in Bellingham for their 911 Center, and planning for justice facilities in Linn, Hood River, Clatsop, Benton, Clark, and Crook counties.
4. **Work on the Boards:** To demonstrate that dedication to a public safety design practice continues to teach new lessons, we are featuring two public safety projects that are currently in design and construction: the design for a new division station for Colorado Springs Police Department and their Sand Creek Patrol Division that features a focus on officer wellness and a large, multiple agency design for Will County, Illinois, which features a large facility for the Will County Sheriff's police, married to a consolidated, regional 911 Center and offices for the emergency telephone board.

We hope you enjoy a selection of the kind of projects that have led us down the long and winding road to your door.



Everett Municipal Court

Everett, WA | Owner: City of Everett



The new Everett Municipal Court revitalizes the image of city government in Everett. DLR Group's design celebrates the Northwest and honors the unique history and culture of the City of Everett while retaining a consistent visual identity with an existing civic campus. The new Everett Court facility is conceptualized as the gateway to the city campus, with a public courtyard serving as a primary feature for encouraging public connection to the function of the courts. A glass entry lobby serves as the feature design element, establishing the civic nature of the building and setting itself apart from other commercial buildings in the area. Creating greater range of vision through a focus on transparency within the building successfully merges the requirements for safety with the overall design philosophy.



Completion date: June 2013
Budget: \$5.8m
Total square feet: 25,000sf
Reference: Chris Lark | Project Manager
 City of Everett
 425.257.8897
 clark@everett.wa.gov
 3101 Cedar St | Everett, WA 98201

Mukilteo Police Station

Mukilteo, WA | Owner: City of Mukilteo



The Mukilteo Police Station presents an approachable, inviting image that integrates well with the surrounding buildings and residential community. DLR Group's design works within the site contours and keeps as many of the existing trees as possible to preserve the site's natural amenities while the orientation and design allows the building to appear to grow naturally from the landscape. The building's architecture has created an inviting approach, complementing the nearby school, fire station, and residences through the use of earthy, area-appropriate materials such as CMU split-face block, metal siding, roofing, and glass. Visitors are welcomed immediately into a semi-public zone for direct interaction with the department. Based on population projections, the designed building orientation allows for a planned future expansion. Outdoor spaces feature vehicular circulation as well as public and private parking.



Completion date: December 2003
Budget: \$4.1m
Total square feet: 13,900sf
Reference: Rex Caldwell | Chief of Police
 City of Mukilteo
 425.263.8100
 r.caldwell@ci.mukilteo.wa.us
 10500 47th Pl. W. | Mukilteo, WA 98275

Mt. Vernon Police & Courts Campus Mt Vernon, WA | Owner: City of Mt. Vernon



The old Mount Vernon Police Station was inadequate. DLR Group worked with the City to explore options for a modern facility to meeting long-term police and municipal courts space needs. Based upon DLR Group recommendations, the City purchased a 30,000 square foot existing GTE Service Center. The DLR Group design for retrofit of this center links two existing structures. To reduce overall costs, the DLR Group design minimized changes to the existing site. Site improvements did include a new secure vehicular sallyport, operable gates to access secure police parking areas, lighting, and overall site security. DLR Group provided programming and design services, as well as mechanical, electrical and structural engineering.



Completion date: July 1999
Budget: \$2m
Total square feet: 32,000sf
Reference: Jerry Dodd | Chief of Police
 City of Mt. Vernon
 360.336.6271
 jerryd@mountvernonwa.gov
 1805 Continental Place | Mount Vernon, WA 98273

Camas Police Facility Camas, WA | Owner: City of Camas



This community police facility promotes a friendly and accessible public service image. A civic archway welcomes visitors to the facility, while manifesting the municipality of the building. A multi-purpose public hearing/meeting room offers an open forum for coordination between personnel and the public. Police administration, detective services, road patrol, evidence storage and processing, booking areas, muster room, staff well center and lockers, vehicle sally port, maintenance area and temporary holding cell facilities are housed within the building. Large windows and skylights flood the interior with natural light, creating a unified feeling among the various departments. Open, well-lit offices are distributed throughout the building. Site master planning issues included police vehicular egress to two different streets, separation of police and public parking areas and extensive landscaping as a tool to blend the facility with adjacent residential areas.



Completion date: January 1998
Budget: \$2.3m
Total square feet: 14,500sf
Reference: Mitch Lackey | Chief of Police
 City of Camas
 360.834.4151
 mlackey@cityofcamas.us
 2100 NE Third Ave. | Camas, WA 98607

Cheyenne Public Safety Center

Cheyenne, WY | Owner: City of Cheyenne



DLR Group was hired to improve public safety operations in a centralized facility. We designed a new public safety center to co-locate the Cheyenne Police Department, Cheyenne Fire Administration, Laramie County Joint Communications Center and the Laramie County Emergency Operations Center in a single, custom-designed and technologically-advanced public safety facility. The shared needs of the combined facility added a layer of complexity to the program and adjacencies of the project, but allowed for shared common components, which saved the City money. Prior to design, we provided site and energy analysis services, as well as detailed programming and planning process to guide us in customizing the spaces within the facility to meet a shared goal of increased efficiency for all departments.

Completion date: June 2016
Budget: \$20m
Total square feet: 56,000sf
Reference: Brian Kozak | Chief of Police
 Cheyenne Police Department
 307.637.6500
 bkozak@cheyennepd.org
 2101 O'Neil Ave. | Cheyenne, WY 82001

Lafayette Police & Court Complex

Lafayette, CO | Owner: City of Lafayette



With the Lafayette Police Department outgrowing their offices within a City administration building, citizens supported the sale of bonds to fund a new police station. DLR Group's design began with a simple circulation pattern aligned with departmental functions. Designers created zones based on purpose, security levels, and versatility for multi-function and future use. For example, a large community room adjacent to the lobby also serves as the municipal courtroom. The public entrance is highlighted by an open and transparent structure to welcome citizens into the facility. Visitors immediately understand the space and wayfinding elements direct individuals to areas accessible from the lobby. Clerestory windows allow natural light to flow into most of the interior spaces. The brick, stone, and metal panel exterior gives the building elevation a sense of depth and texture while respecting the character of the existing neighborhood.

Completion date: April 2006
Budget: \$4.6m
Total square feet: 20,000sf
Reference: Rick Bashor | Chief of Police
 Lafayette Police Department
 303.665.5571
 rickb@cityoflafayette.com
 451 N 111th St. | Lafayette, CO 80026

Will County Public Safety Complex

Joliet, IL | Owner: Will County



The Will County Public Safety Complex is designed to provide a home for the Will County Sheriff's department. The sheriff outgrew their original facility, built in 1973, and because of the growth of the county, the sheriff's staff was forced to relocate to six different facilities throughout the city of Joliet, Ill. This project is the first implementation piece of the master plan that DLR Group completed in 2012 for the Laraway Campus, the location of the original sheriff's building. It is important to Will County that all staff is in one location to improve communication throughout and build morale. DLR Group's design for the Will County Public Safety Complex provides a contemporary aesthetic that reflects the county's growth toward new limits.

Completion date: Estimated November 2017

Budget: \$30m

Total square feet: 87,000sf

Reference: David Tkac | Deputy Chief of Staff

Will County

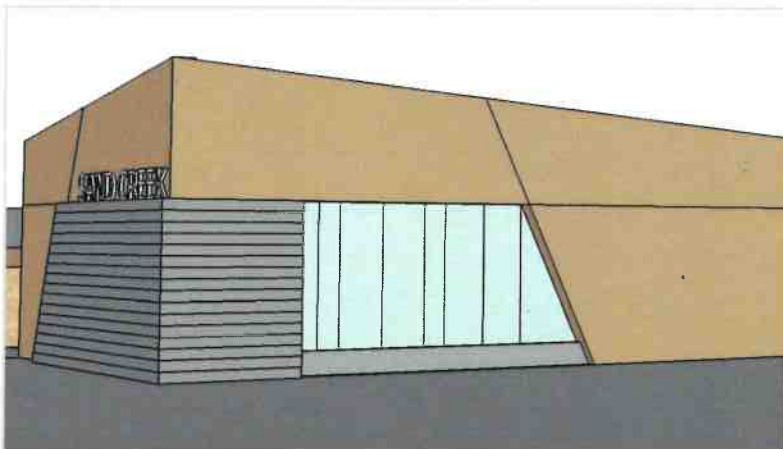
815.740.8071

dtkac@willcountyillinois.com

302 N Chicago St. | Joliet, IL 60432

CSPD Sand Creek Substation

Colorado Springs, CO | Owner: City of Colorado Springs



The Sand Creek substation for the Colorado Springs Police Department replaces an aging, overcrowded facility that opened in 1989. The Sand Creek Division is the busiest of the CSPD substations and subsequently requires the largest staffing. The new facility more than doubles the existing space and will be located on a nearby vacant site. The new location provides four times the public parking for events and secured parking will be provided for the officers' fleet as well as staff vehicles. The new facility focuses on efficiency of function, safety, and security, as well an environment focused on officer wellness. This is accomplished with comfortable surroundings for the officers that create a sense of pride and safety, while allowing spaces for decompression and comradery. The new building also promotes a strong sense of community policing by providing public spaces for gatherings and assistance as well as a safe interior area set-aside for citizen interaction.

Completion date: Estimated September 2018

Budget: \$11.1m

Total square feet: 37,500sf

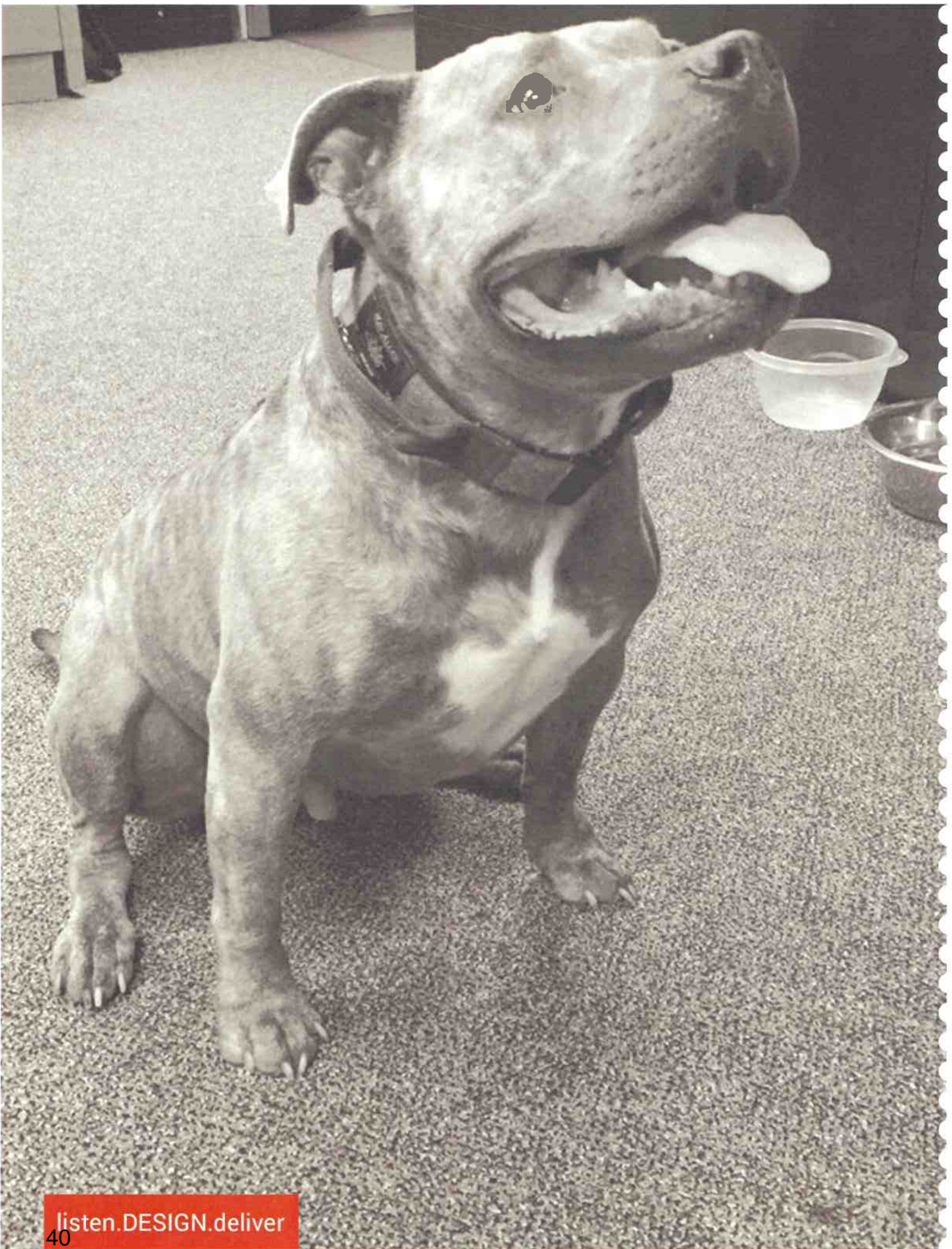
Reference: Joe Curro | Facility Manager, CSPD

City of Colorado Springs

719.444.7430

currojo@ci.colospgs.co.us

705 S Nevada Ave | Colorado Springs, CO 80903



COUNCIL AGENDA SYNOPSIS



-----Initials-----			
Meeting Date	Prepared by	Mayor's review	Council review
07/10/17	RB	<i>DMC</i>	<i>DLR</i>

ITEM No.

3.B.

ITEM INFORMATION

STAFF SPONSOR: **RACHEL BIANCHI** ORIGINAL AGENDA DATE: **07/10/17**

AGENDA ITEM TITLE **Public Safety Plan Siting Update**

CATEGORY *Discussion* *Motion* *Resolution* *Ordinance* *Bid Award* *Public Hearing* *Other*
Mtg Date 07/10/17 *Mtg Date* *Mtg Date* *Mtg Date* *Mtg Date* *Mtg Date* *Mtg Date*

SPONSOR *Council* *Mayor* *HR* *DCD* *Finance* *Fire* *TS* *P&R* *Police* *PW* *Court*

SPONSOR'S SUMMARY **Staff and our program management team wish to provide the Council with an update on the siting process for the Public Safety Plan, as well as key target dates and outcomes.**

REVIEWED BY C.O.W. Mtg. CDN Comm Finance Comm. Public Safety Comm.
 Trans & Infrastructure Arts Comm. Parks Comm. Planning Comm.
DATE: **N/A** COMMITTEE CHAIR:

RECOMMENDATIONS:

SPONSOR/ADMIN. **Mayor's Office**

COMMITTEE _____

COST IMPACT / FUND SOURCE

EXPENDITURE REQUIRED	AMOUNT BUDGETED	APPROPRIATION REQUIRED
\$	\$	\$

Fund Source:

Comments:

MTG. DATE	RECORD OF COUNCIL ACTION
07/10/17	
MTG. DATE	ATTACHMENTS
07/10/17	Informational Memorandum dated 06/29/17
	Draft Site Selection process
	Site selection criteria matrix (3) approved thru consensus at 5/22 C.O.W.



INFORMATIONAL MEMORANDUM

TO: City Council – Committee of the Whole

FROM: Rachel Bianchi, Communications and Government Relations Manager

CC: Mayor Ekberg

DATE: June 29, 2017

SUBJECT: Public Safety Plan Site Acquisition Process Update

ISSUE

To secure sites for the new facilities proposed by the Public Safety Plan, the City has engaged Shiels Oblatz Johnsen (SOJ) and Heartland, LLC, to lead the City's land search and acquisition process. The Administration proposed to provide an update to the Council on the progress made thus far, and the schedule for future activities.

BACKGROUND

Pursuant to Site Selection Criteria approved by the Council, and with the guidance of the FACETS report, SOJ and Heartland have begun the process to identify possible sites for the City's new public facilities, including the Justice Center, Fire Stations 52 and 54, and the Public Works Shop. The Siting Advisory Committee (SAC) will monitor and guide the process. SOJ and Heartland will attend the SAC's meetings each month to provide updates and incorporate the Committee's input. Based on early consultation with City staff and the operational needs of these facilities, Heartland has developed a map showing the general search areas for each facility. SOJ will share the proposed sequence of activities related to land acquisition. This includes a recommendation for the following Council review dates:

July 10:	Overview presentation on Site Selection Process and Search Area Map.
August 7:	Potential executive session meeting for review and input on Medium List of properties.
August 10:	Open House #2 at Fire Station 54
September 5:	Potential executive session to review and approve Short List of properties.
September 5:	Potential open session to consider Eminent Domain resolution for Short List properties. Authorize broker to begin negotiations.
September – November:	Potential regular executive session meetings to discuss deal terms on particular properties.

RECOMMENDATION

The Council is asked to provide any feedback on the search areas and activity schedule.

ATTACHMENTS

Map of search areas
Site Selection Process



Tukwila Public Safety Plan

Draft Site Selection Process, v. 6 (rev. 6/28/17)

May 2017:

1. Broker selection, NTP.

June 2017:

2. Collect and analyze parcel, environmental, listing and other data in a GIS platform
3. Import FACETS data

July 2017:

4. SOJ & Heartland work with City staff to generate “Long List” of site options. Initial screening against Operational Requirements to create “Medium List.”
5. **July 10, 7 pm:** SOJ and Heartland provide overview presentation on site selection process/progress to Council.
6. July 10 – August 7: Additional analysis and data collection on Medium List. Measure against Council-approved screening criteria.
7. **July 26, 6:00 pm:** SOJ and Heartland present site selection criteria and process to Siting Advisory Committee.

August 2017:

8. **August 7, 7 pm:** Potential City Council Executive Session to present Medium List for review and input.
9. **August 8 – September 5:** Heartland develop rough cost estimates for top-ranked properties.
10. **August 10, 5:30-7:30 pm:** Open House #2 at Fire Station 54
11. **August 23, 6:00 pm:** Update and consultation with Siting Advisory Committee.

September 2017:

12. **September 5: 7:00 pm:** Potential City Council Executive Session to review Short List
13. **September 5:** City Council may consider, in open session, and adopt Eminent Domain resolutions for all Short List Properties. Authorize Heartland to begin negotiations with property owners.
14. **September 27, 6:00 pm:** Update and consultation with Siting Advisory Committee.

September – November:

15. Heartland to initiate negotiations with selected property owners.
 - a. Potential regular discussions with City Council in Executive Session.
16. Heartland work with City’s legal counsel to draft negotiated purchase and sale agreements

Site Selection Criteria, v.6

Public Safety Plan Facilities

Fire Station Criteria

15-May-17

Red Indicates Essential Component

Site Alternatives - Fire Stations						
EVALUATION CRITERIA - FIRE STATIONS	Station 52			Station 54		
	#1	#2	#3	#4	#5	#6
Site Address	For Illustration Only Example Site 3900 S Example Street					
1. City Operational Requirements - Must Have	Illustration					
a. Location within Response Time Polygon	Only					
b. Parcel Size, Environmental Conditions	5					
c. Parking Needs	5					
d. Multiple Entry Points	0					
e. Site meets same standards required for an EOC	5					
f. Neighborhood Considerations	10					
g. Location of utilities and infrastructure	10					
h. Ongoing operating expenses	10					
Subtotal out of possible 16:	45	0	0	0	0	0
2. City Policy Requirements/Guidance						
a. Benefit to Public Safety						
b. Commitment to Customer Service						
c. Ensuring the Efficient Delivery of Customer Service						
d. Containing Development Costs - Ensure ability to deliver all promised facilities						
e. Mindfulness of Ongoing Operations Expenses						
f. Importance of Location						
g. Significance of Flexibility						
h. Opportunities for innovation						
Subtotal:	0	0	0	0	0	0
3. Public Desires						
a. Include meeting rooms available to community						
b. Make fire stations easier to find						
Subtotal:	0	0	0	0	0	0
Total Score	45	0	0	0	0	0
4. Site Details						
a. Parcel Size	43,560					
b. Building size	12,500					
c. Parking capacity - public	15					
d. Parking capacity - equipment	4					
5. Costs						
a. Purchase Option - applied to purch price, not in total						
b. Purchase Price	\$1,500,000					
c. Due Diligence						
d. Site Modifications						
e. Building Modifications						
f. New Construction						
Total Costs	\$1,500,000	\$0	\$0	\$0	\$0	\$0

Legend:	Requirements	Policy/Public
	0 NO	1-3 Unfavorable
	5 Acceptable	4-6 Neutral
	10 Optimal	7-9 Favorable

Site Selection Criteria, v.6

Public Safety Plan Facilities

Justice Center Criteria

15-May-17

Red Indicates Essential Component

		Site Alternatives - Justice Center								
		#1	#2	#3	#4	#5	#6	#7	#8	#9
Site Address		For Illustration Only Example Site 3900 S Example Street								
EVALUATION CRITERIA - JUSTICE CENTER										
1. City Operational Requirements - Must Have		Illustration								
a. Police Requirements		Only								
i. Parcel accommodates building footprint, space requirements, environmental conditions										
ii. Secure parking for 80 PD vehicles										
iii. Secure parking for PD equipment		5								
iv. Secure parking for evidence vehicles (optional)		5								
v. Outdoor training area		0								
vi. EOC Requirement: microwave communications equip		5								
vii. EOC Requirement: seismic, flood plain		10								
viii. EOC Req: fuel storage for emergency generator		10								
ix. Multiple access points, min 2 streets		10								
x. Proximity of high frequency transit										
b. Court Requirements										
i. Parcel accommodates building footprint & requirements		5								
ii. Public parking needs: 150 spaces		0								
iii. Secure parking for staff/judge: 15 spaces		5								
iv. Community/meeting room for 50, flex configuration		10								
v. High Frequency Transit - scored above		above	above	above	above	above	above	above	above	above
Subtotal out of possible 28:		65	0	0	0	0	0	0	0	0
2. City Policy Requirements/Guidance										
a. Benefit to Public Safety										
b. Commitment to Customer Service										
c. Ensuring the Efficient Delivery of Customer Service										
d. Containing Development Costs										
- Ensure ability to deliver all promised facilities										
e. Mindfulness of Ongoing Operations Expenses										
f. Importance of Location										
g. Significance of Flexibility										
h. Opportunity to catalyze private developments										
i. Opportunities for future expansion										
j. Location of utilities and infrastructure										
k. Ongoing operating expenses										
l. Opportunities for innovation										
Subtotal:		0	0	0	0	0	0	0	0	0
3. Public Desires										
i. Expandability to accommodate future needs										
ii. Security for the public and the staff										
iii. Nearby transit access										
iv. Opportunity to enhance a neighborhood										
v. Cost of the overall facility										
vi. Sustainability/environmental concerns										
vii. Conference rooms available to the public										
viii. Close to roadways, city buildings, businesses										
ix. Far from residential areas										
Subtotal:		0	0	0	0	0	0	0	0	0
Total Score		65	0	0	0	0	0	0	0	0
4. Site Details										
a. Existing Building?		YES								
b. Parcel Size		120,000								
c. Building size		45,000								
d. Parking capacity - public		175								
e. Parking capacity - secure		20								
f. Walking distance to transit (feet)		675								
g. Transit frequency (every xx minutes)		15								
5. Costs										
a. Purchase Option - applied to purch price, not in total										
b. Purchase Price		\$5,699,000								
c. Due Diligence										
d. Site Modifications										
e. Building Modifications										
f. New Construction										
Total Costs		\$5,699,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Legend: Requirements
 0 NO
 5 Acceptable
 10 Optimal

Policy/Public
 1-3 Unfavorable
 4-6 Neutral
 7-9 Favorable

Site Selection Criteria, v.6

Public Safety Plan Facilities
Public Works Facility Criteria

15-May-17

Red Indicates Essential Component

		Site Alternatives - Public Works Facility					
		#1	#2	#3	#4	#5	#6
EVALUATION CRITERIA - PUBLIC WORKS FACILITY	Site Address	For Illustration Only Example Site 3900 S Example Street					
	1. City Operational Requirements - Must Have	Illustration					
	a. Parcel accommodates building footprint, space requirements, environmental conditions	Only					
	b. Location	5					
	c. Reserve power, fuel storage	0					
	d. Expansion capability	4					
	e. Location of utilities and infrastructure	10					
	f. Ongoing operating expenses	10					
	g. Site meets same standards required for an EOC	10					
	h. Adequate Parking						
	Subtotal out of possible 14:	39	0	0	0	0	0
2. City Policy Requirements/Guidance							
a. Benefit to Public Safety							
b. Commitment to Customer Service							
c. Ensuring the Efficient Delivery of Customer Service							
d. Containing Development Costs							
- Ensure ability to deliver all promised facilities							
e. Mindfulness of Ongoing Operations Expenses							
f. Importance of Location							
g. Significance of Flexibility							
h. Opportunities for innovation							
	Subtotal:	0	0	0	0	0	0
3. Public Desires							
i. Expandability to accommodate future needs							
ii. Sustainability/environmental concerns							
iii. Opportunity to enhance a neighborhood							
iv. Central location							
v. Access to new public spaces							
vi. Facilities sharing a site							
	Subtotal:	0	0	0	0	0	0
	Total Score	39	0	0	0	0	0
4. Site Details							
a. Parcel Size	225,000						
b. Building size	n/a						
c. Parking capacity - public	27						
d. Parking capacity - equipment	13						
5. Costs							
a. Purchase Option - applied to purch price, not in total							
b. Purchase Price	\$2,600,000						
c. Due Diligence							
d. Site Modifications							
e. Building Modifications							
f. New Construction							
	Total Costs	\$2,600,000	\$0	\$0	\$0	\$0	\$0

Legend:	Requirements	Policy/Public
	0 NO	1-3 Unfavorable
	5 Acceptable	4-6 Neutral
	10 Optimal	7-9 Favorable



TUKWILA PUBLIC SAFETY PLAN SITING ADVISORY COMMITTEE ROSTER

Tod Bookless, Chair	Community Member	Home: (206) 801-0749 Cell: (206) 321-9126 tod@bookless.net
Kathleen Wilson, Vice Chair	Community Member	Home: (206) 988-4881 Cell: (206) 390-7837 khwbhw@gmail.com
Jerry Thornton	Community Member	Home: (206) 246-1749 Cell: (206) 947-5172 jerrythornton125@yahoo.com
Will Gillespie	Community Member	Cell: (206) 280-0371 will@rivertonelectrical.com
Dennis Robertson	Council President	(206) 433-8993 dennis.robertson@tukwilawa.gov
Tom McLeod	Councilmember	(206) 433-8993 thomas.mcleod@tukwilawa.gov
Joe Duffie	Councilmember, Alternate	(206) 433-8993 joe.duffie@tukwilawa.gov
Bob Giberson	Public Works Director	(206) 431-2457 bob.giberson@tukwilawa.gov
Rachel Bianchi (Staff)	Communications and Government Relations Manager	Office: (206) 454-7566 Cell: (206) 396-0341 rachel.bianchi@tukwilawa.gov
Mia Navarro (Staff)	Community Engagement Manager	Office: (206) 454-7564 Cell: (206) 406-6692 mia.navarro@tukwilawa.gov

