



# **Children and Family Justice Center Project Briefing**

September 23, 2015



# Today's Briefing



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## Children and Family Justice Center

- Design Update
- 120 Day Design Verification Report
- Alternative Energy Report



# Design Update



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2012 - Concept Diagram



2015 – Final Schematic Design





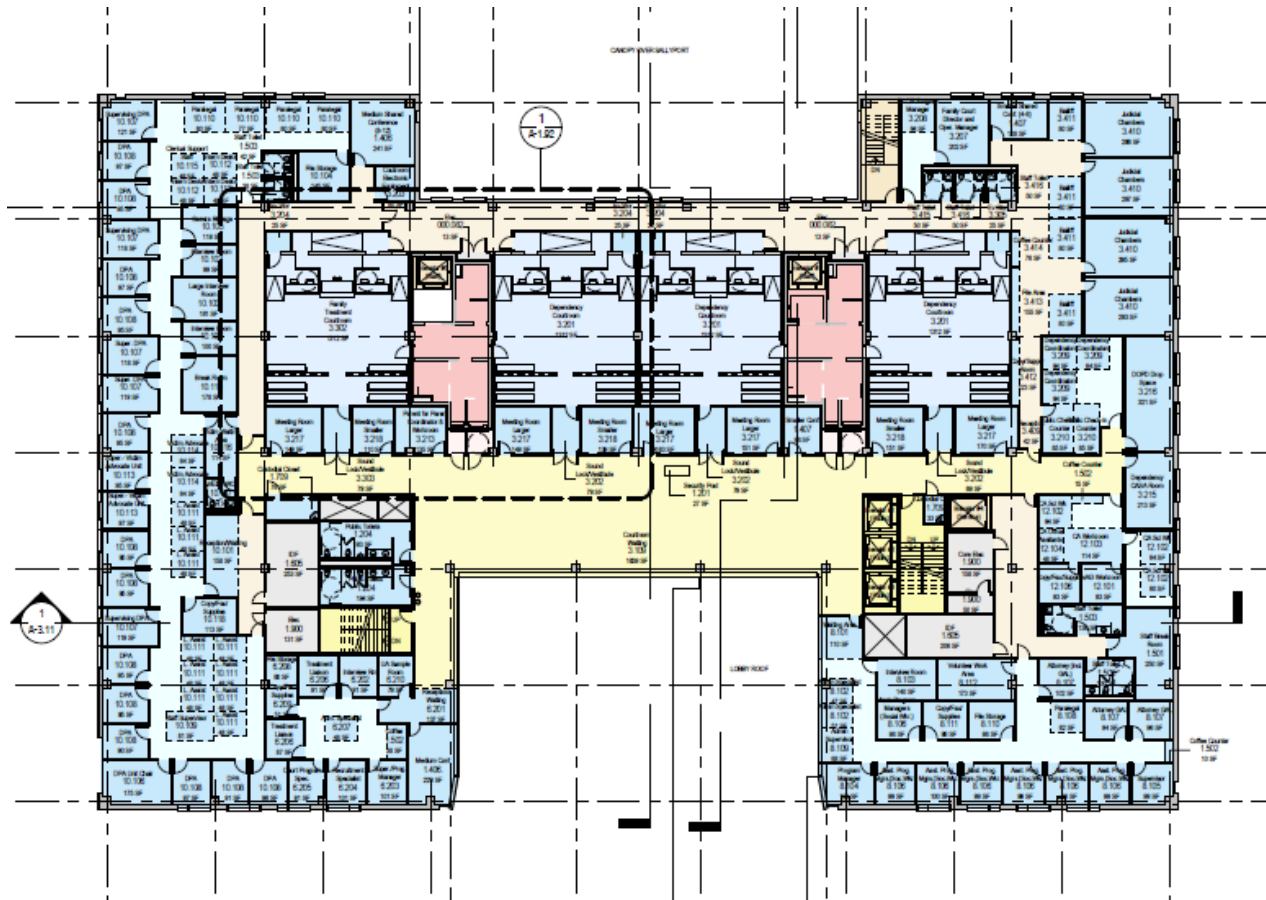




# Design Update



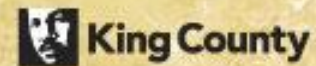
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LEVEL 4 – Courts



# Design



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View of the Lobby



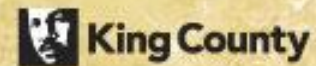
View into Rain Garden



Courtroom Waiting Area



# Design



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12<sup>th</sup> Avenue Elevation



COURTHOUSE

ALDER SCHOOL

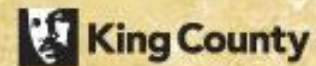
HOUSING

Alder Connection Elevation





# Design



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DIGNITY, RESPECT & TRANSPARENT JUSTICE

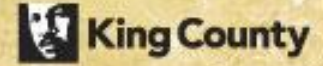


JUSTICE, HOPE & COMPASSION





# 120 day Design Report



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## **Results of Design Meetings**

- Current design accepted by project stakeholders
- Incorporated feedback from Neighborhood Advisory Committee
  - Included representatives from Seattle Design Commission
- On track to achieve LEED Gold

## **Contract Modifications**

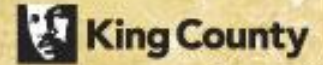
- Accepted Alternate 1: Expanded court areas (12,000 sf): \$100
- Accepted Alternate 2: Expanded detention area (4,000 sf): \$100
- Approved Change to include Alder School in the Master Use Permit: \$15,000

## **Scope Issues**

- No scope issues claimed by the Design Build team at this time



# Alt. Energy Report



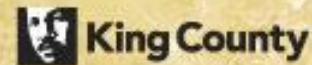
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## Methodology

1. Define the strategy
  - a. Reduce/Reuse/Recycle Energy
2. Develop Alternatives within the overall strategy
  - a. 26% less energy use than a LEED Baseline building
  - b. 20% less energy use than a building complying with the Seattle Energy Code
3. Model Alternative Systems
4. Life Cycle Cost Analysis and Green House Gas Emissions
5. Summary of Findings and Recommendation



# Alt. Energy Report



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## Strategy: Reduce/Reuse/Recycle

### Reduce

- Identify opportunities to reduce inherent need of the building to use energy

### Reuse

- Identify opportunities to transfer energy from one part of the building to another while simultaneously working

### Recycle

- Identify opportunities to recover energy



## Develop Alternatives within the Strategy

Base system: Central Plant with Geothermal Wells and Heat Recovery Chiller sized for 50% heating and cooling capacity

Alternatives:

1. Base system + Standard Chillers and Boilers for Peak Loads
2. Base System + High Efficiency Water Cooled Chillers for peak loads
3. Base System + High Efficiency Boilers for peak loads
4. Base System + Active Chilled Beam System (Court areas only)
5. Base System + Passive Chilled Beam and Perimeter Radiant Heating (Court areas only)
6. Central Plant with Geothermal Wells and Heat Recovery Chiller 100% capacity
7. Base System + Steam Peak Heating



# Alt. Energy Report



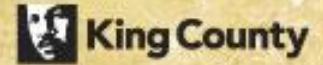
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## Analysis of Systems

- Life Cycle Cost
  - First Cost
  - Energy Cost
  - Operating Costs
  - Equipment Replacement
  
- Site Energy Use Intensity (EUI)
  
- Energy Cost Index (ECI)
  
- Green House Gas Emissions



# Alt. Energy Report



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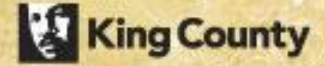
## Recommended System

Central Plant with Geothermal Wells and Heat Recovery Chiller sized for 50% heating and cooling capacity + Standard Chillers and Boilers

- Meets the Energy Goals of the project
  - 26% less energy than LEED Baseline building
  - 20% less energy than a building complying with Seattle Energy Codes
- Lowest Life Cycle Cost
- Site EUI 71% more efficient than a comparable existing building
- 97.5% less emissions than median building of this size
  - Equivalent to removing 397 passenger cars from the road
- Complies with Seattle 2030 District



# Upcoming Milestones



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## September 2015

50% Design Development submittal

## November 2015

100% Design Development submittal

## December 2015

Agencies relocated from Alder Wing to Alder Tower to allow for demolition of Alder Wing

## January 2015

Begin Parking Incentive Program with Metro to reduce onsite parking demand during construction





# Questions