

**SEATTLE PUBLIC UTILITIES**  
**CEDAR FALLS ADMINISTRATION BUILDING**  
WATER OPERATIONS BOARD MEETING, 6 OCTOBER 2016



**schacht | aslani architects**

# PROJECT GOALS

RESILIENCY

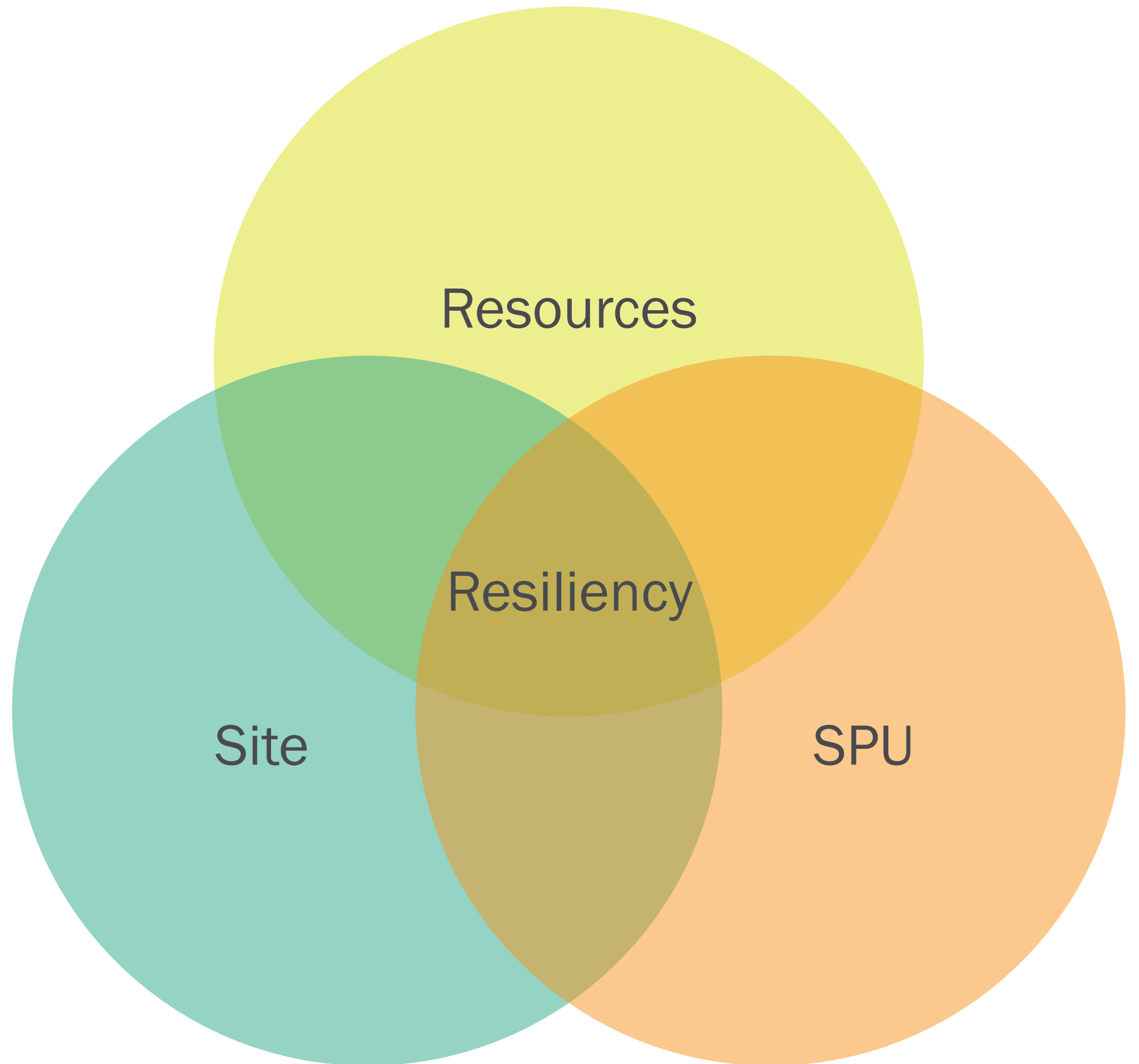
LONGEVITY

CULTURE

HISTORY

CONSERVATION OF NATURAL RESOURCES

VALUE OPTIMIZATION

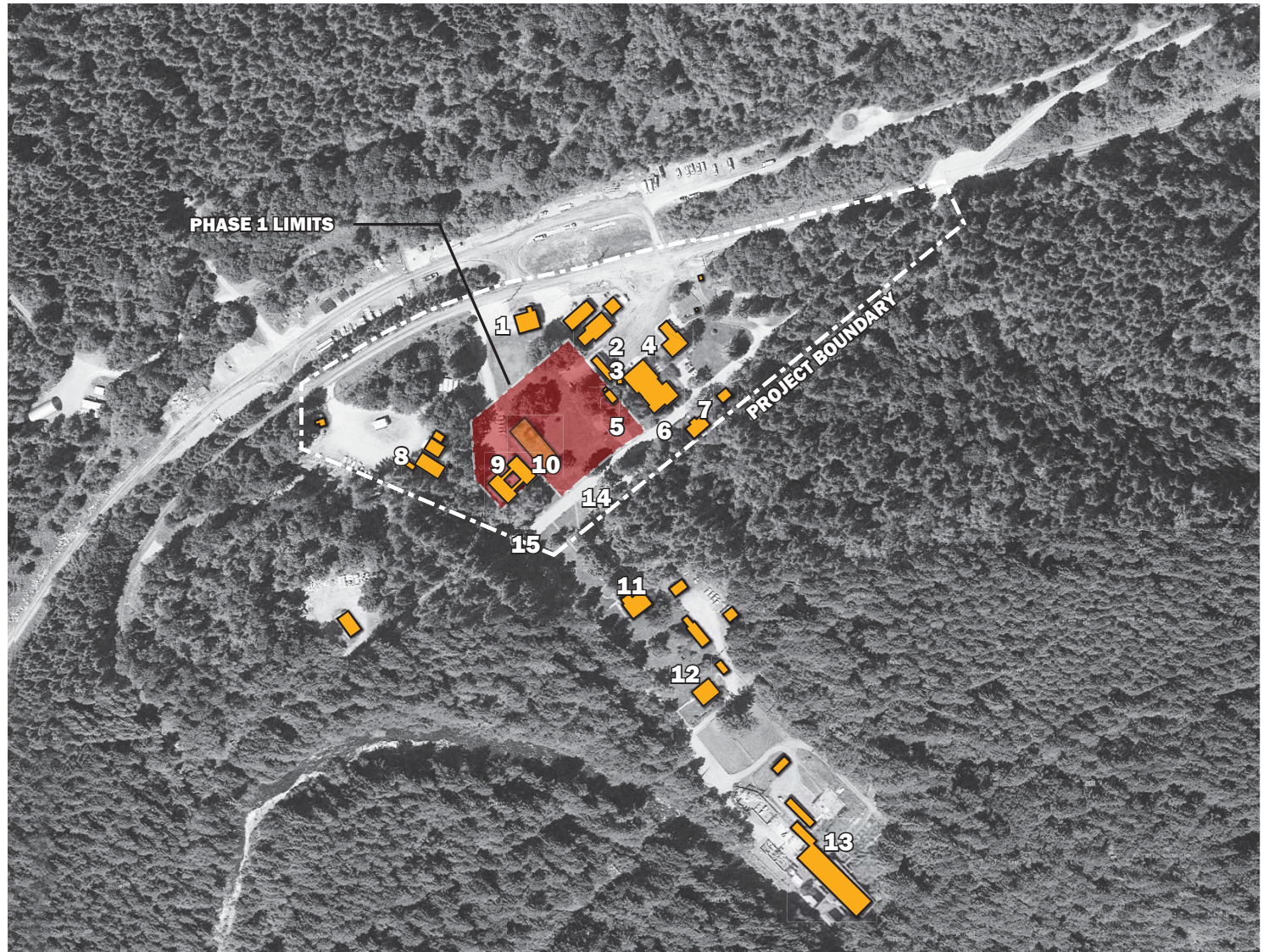


## DESIGN PRINCIPLES

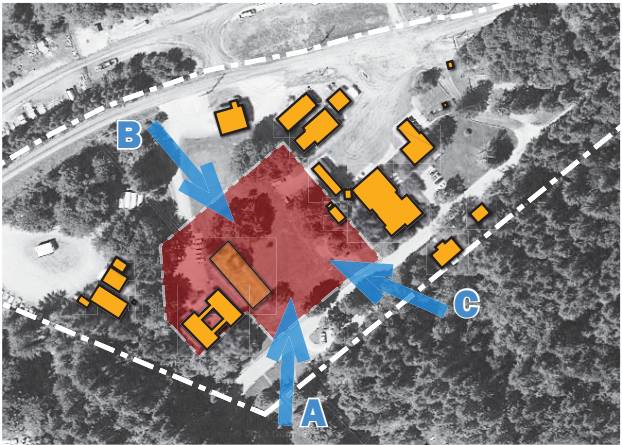
- SPU
  - Facilitate a culture of community, collaboration, pride of place
  - Operational efficiency
  - Value optimization
- RESOURCES
  - Conservation of energy & water resources through climate responsive design
  - Natural resource harvesting
  - Historic resources; functional preservation
- SITE
  - Secure contractor and delivery access
  - Consolidation of buildings
  - Efficient workflow
- RESILIENCY
  - Function independently of environmental and weather related challenges
  - Operational flexibility and adaptability to change
  - Optimize total cost of ownership

## EXISTING SITE

- 1 Fuel Station
- 2 Heavy Timber Garage
- 3 Warehouse/Stable
- 4 Mechanic Shop
- 5 Historic Cabin
- 6 Administration Building
- 7 Thompson House & Garage
- 8 Material Storage Sheds
- 9 Modular Buildings
- 10 Tennis Court
- 11 Harman House & Garage
- 12 Marian House & Garage
- 13 Power Station
- 14 Street Light Standards
- 15 Historic Circulation



# SITE CONTEXT








## PROGRAM SUMMARY

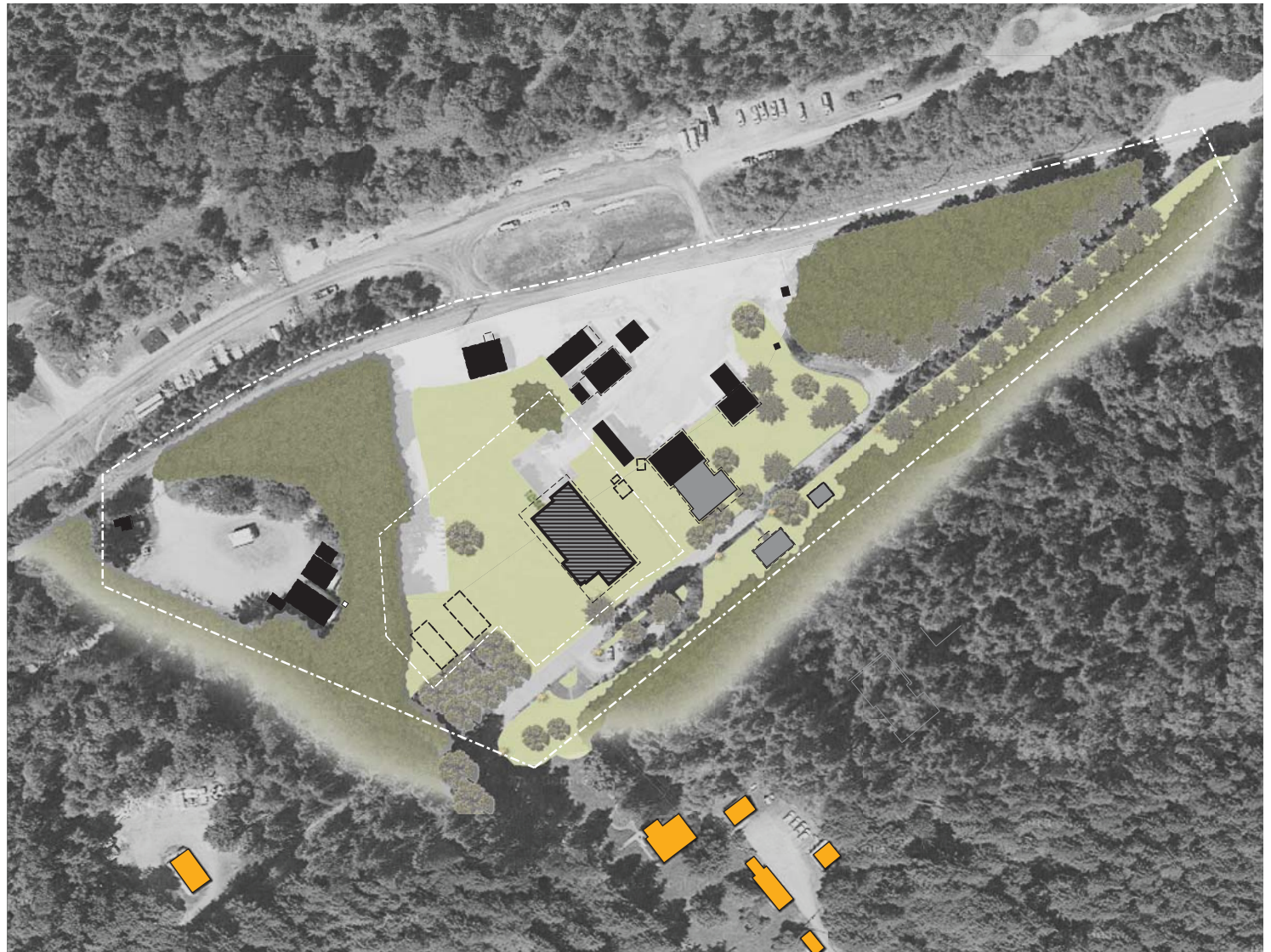
New Administration Building Size	14,737 SF
Buildings To Be Demolished / Mothballed	
Modular Buildings (Demolished)	3,600 SF
Mothballing Historic Homes (Mothballed)	5,462 SF
Existing Administration Building (Partially Mothballed)	6,735 SF
Total # of FTE	48

# PHASE I PLAN

## OVERALL IMPACT

Phase I: Increases occupied building area by 1,300 square feet and total developed area by 1%.

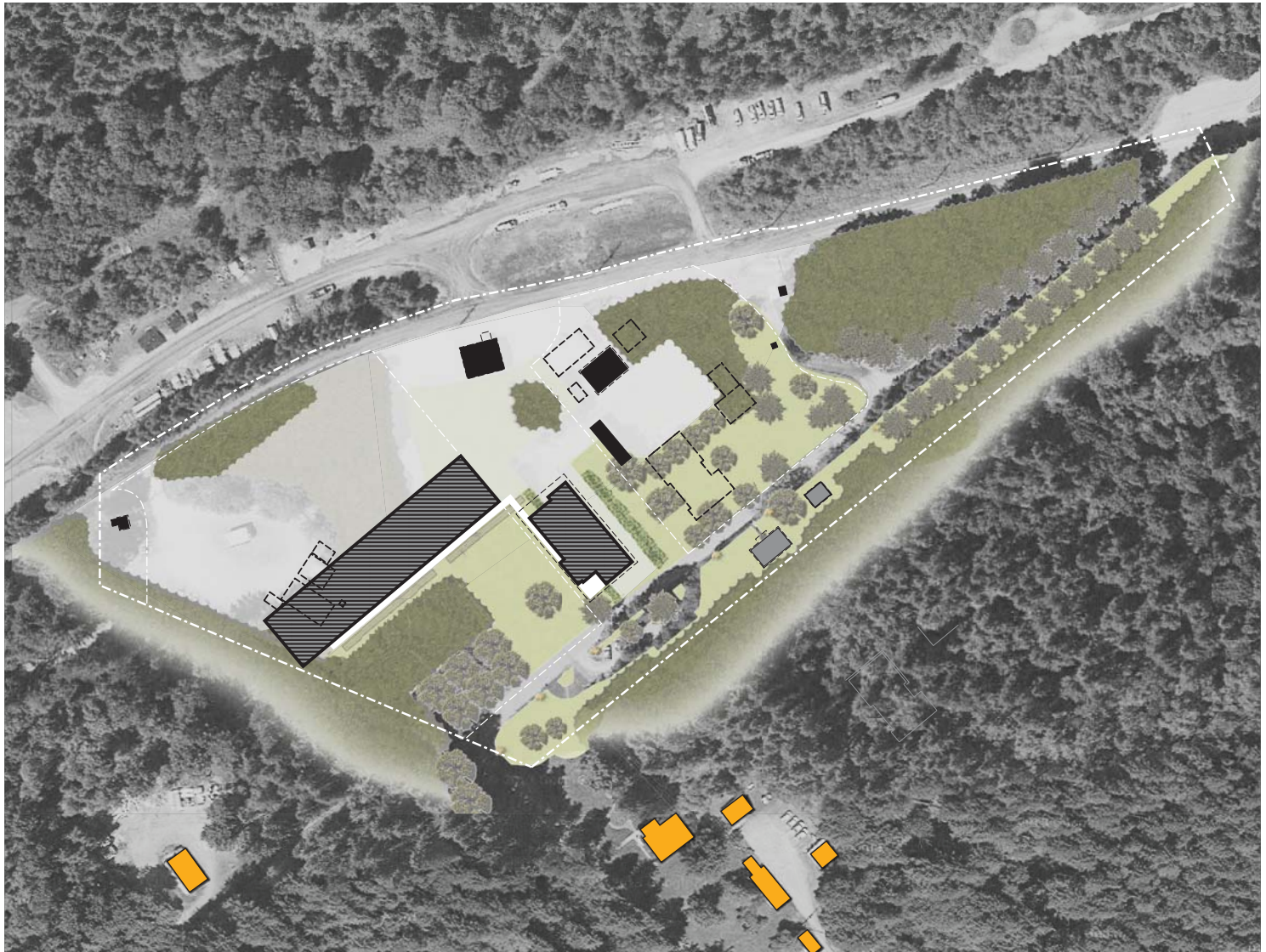
-  New Buildings
-  Demolished Buildings
-  Decommissioned Buildings
-  Buildings Beyond Project Boundary
-  Buildings to Remain



# PHASE II PLAN

Phase II: Increases occupied building area by 20,000 square feet and total developed area by 2%.

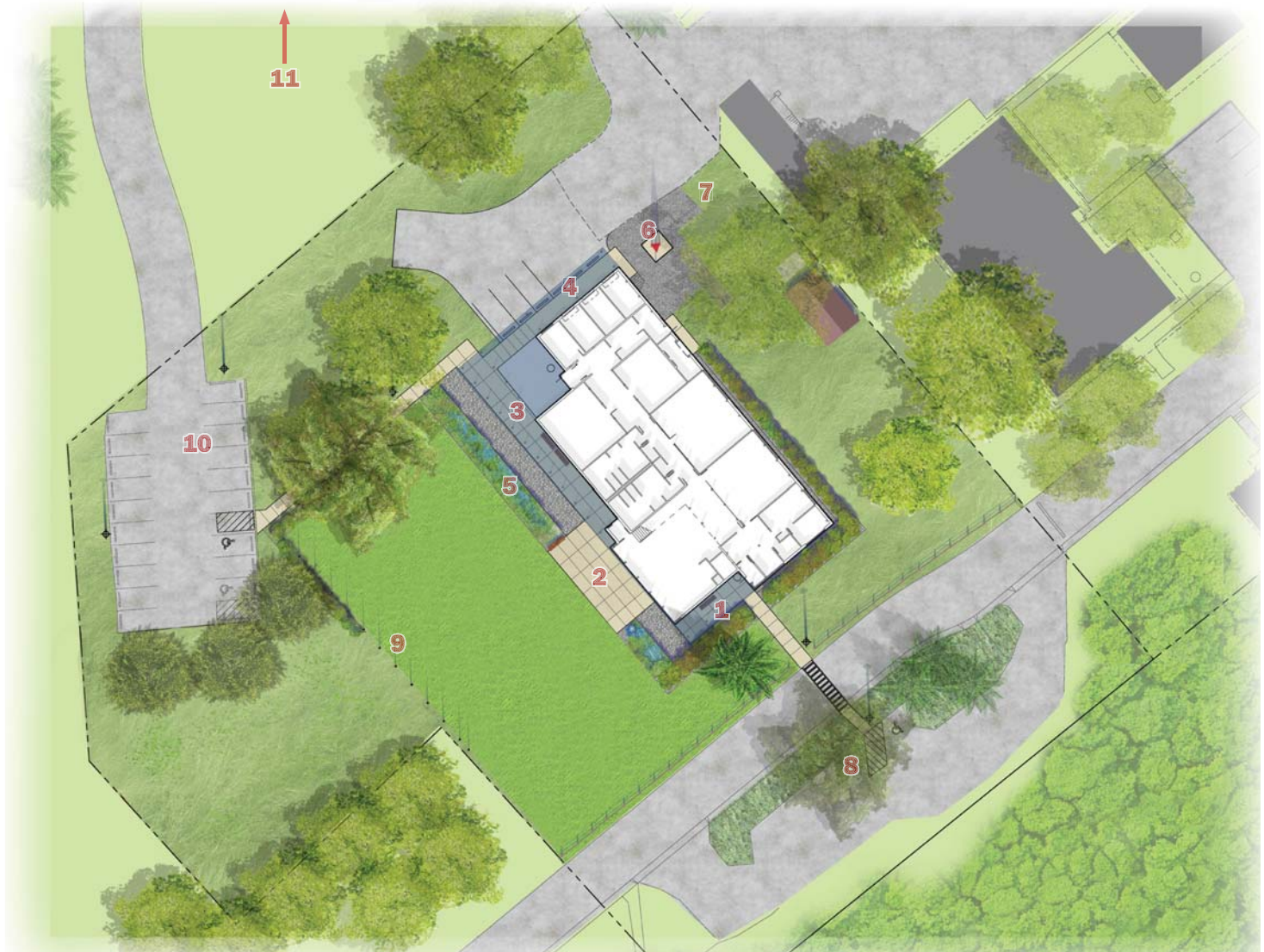
-  New Buildings
-  Demolished Buildings
-  Decommissioned Buildings
-  Buildings Beyond Project Boundary
-  Buildings to Remain





# SITE PLAN

- 1 Building Entry
- 2 Outdoor Patio
- 3 Covered Walkway
- 4 Loading Area
- 5 Rain Garden
- 6 Radio Tower
- 7 Waste / Recycling Area
- 8 Visitor Parking
- 9 Tennis Court Landscape Feature
- 10 Staff Parking
- 11 Generator



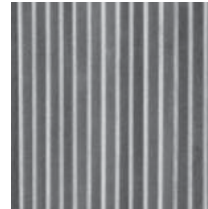
# ELEVATIONS



1. Glass



2. Glulam



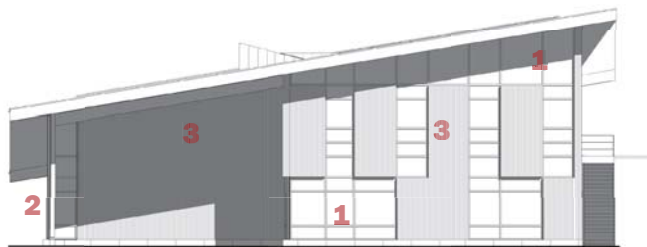
3. Metal Panel



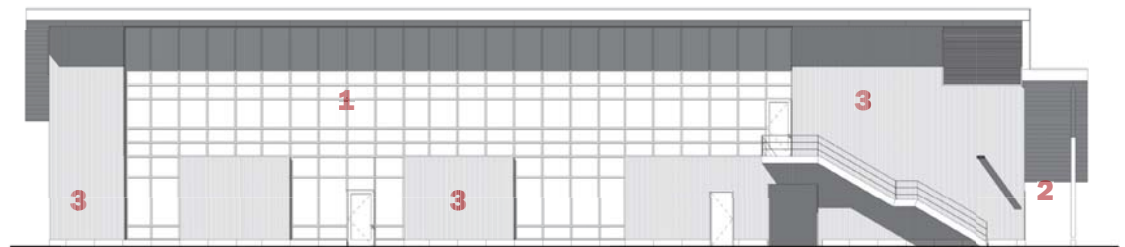
4. Metal Roof



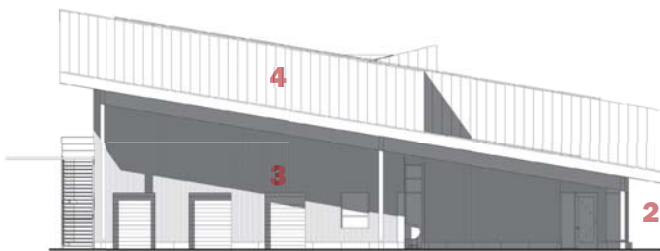
5. Precast Panel



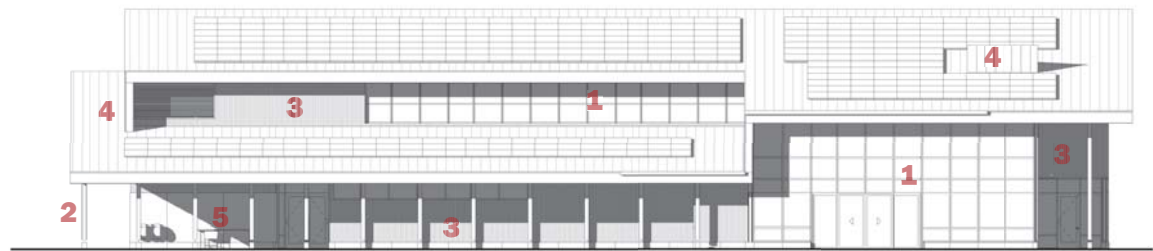
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



BUILDING & SITE CONTEXT - DESIGN REVIEW

SEATTLE PUBLIC UTILITIES - CEDAR FALLS

# OPEN OFFICE RENDERED PERSPECTIVE



# TOTAL PROJECT BUDGET AND SPENDING PLAN

**TOTAL PROJECT BUDGET** **\$ 15,009,131**

## SPENDING PLAN

<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
\$528,194	\$744,396	\$747,705	\$7,630,787	\$5,313,738	\$44,311

LTD SPENDING (AS OF 9/20/2016)

\$1,876,469

# PROJECT SCHEDULE

Task	2016			2017				2018				2019			
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Phase 1 New Administration Building</b>															
Permits	■														
CD Phase	■														
Bidding				■											
Construction Phase					■										
FFE/Relocation/Demo/Closeout													■		
Extended Commissioning													■		

APRIL 2017

JULY 2017

ANY QUESTIONS?