



REPURPOSING EXISTING BUILDINGS FOR ESSENTIAL SERVICES OPERATIONS



Academy of Architecture for Justice
Fall Conference // October 12, 2012

Presenters

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Agenda

Characteristics of Law Enforcement
Facilities

Perceived Advantage of Repurposing
Existing Buildings

Case Studies – How it Works in Reality

REPURPOSING EXISTING BUILDINGS

CHARACTERISTICS OF LAW ENFORCEMENT FACILITIES

WHAT IS ESSENTIAL?

WHAT IS IDEAL?

REPURPOSING EXISTING BUILDINGS
WHAT IS ESSENTIAL?

24-7 Operations

- Must stay operational in an event
- Structural “importance factor”
- Higher quality MEP systems, durable finishes

Work in Shifts

- Overlap in staff = peak space and parking requirements

Vehicle-Intensive

- Staff, official and specialized, visitor parking

Security Considerations

- Passive design and active systems



REPURPOSING EXISTING BUILDINGS
WHAT IS IDEAL?

Site

- Site access - two means of egress and ingress
- Away from schools or other areas with congestion
- Access to freeways, away from barriers such as a railroad crossing, rivers, etc.
- Secured official and staff parking



REPURPOSING EXISTING BUILDINGS
WHAT IS IDEAL?

Community connection

- Public access while maintaining security
- Community room
- Youth and family support
- Transparency, openness
- Avoid the “bunker” mentality with creative solutions
- Regionalization/Regional Task Forces
- Society's Emergency Room
 - Providing and area of refuge
 - Neutral ground – parental child exchange



REPURPOSING EXISTING BUILDINGS
PERCEIVED ADVANTAGE

WHY ADAPT EXISTING?

REPURPOSING EXISTING BUILDINGS
WHY ADAPT EXISTING?

Perceived Advantages

- Good for the planet
 - Extracts embedded energy
- Reduced construction cost
- Regenerate community
- Worth the compromises
- Fatal flaws can be mitigated
- Political benefit
- Access into better part of town, better site
- Preserve historic significance within the community
- Recognizing the next generation of buildings – regional vernacular
- Community sentimentality
- Sensitivity to community concerns
- Alternative delivery opportunities
- Opportunism – weakened commercial RE market

REPURPOSING EXISTING BUILDINGS
CASE STUDIES

REAL LIVE EXAMPLES

Bellevue Washington

CASE STUDIES

Opportunity

Repurpose an abandoned telephone switching center

- Responding to public input

The public requested

A location "downtown"

Proximity to a new multi-modal transport hub

A "one-stop" service configuration

Transform eyesore to treasure



Bellevue Washington

CASE STUDIES

Challenges

Better than new?

- Effectively use

- A structure that exceeded "essential facility"

- Utility (power) Infrastructure that exceeded many needs

- A perfect location (next to convention ctr., multi-modal etc.)

- Constraints

- A very shallow floor-to-floor

- A building that had little on-site parking



Bellevue Washington

CASE STUDIES

Solution

- Delivered a bilateral ½ city hall ½ public safety design
 - Draped a completely new municipal service delivery model
 - Promoted effective split mechanical systems
 - Reconnected fractured city operational units
- Promoted interoperability
 - EOC / traffic monitoring / regional 911 center
- Delivered surplus square footage
 - City marketed computer infrastructure (hot sites) regionally
 - 911 center serves 26 fire and 3 police departments
- Building achieved LEED gold



Denver Traffic Operations and Training Center

CASE STUDIES

Opportunity

Repurpose a city warehouse to house firearms training and traffic operations

- Central location yet minimal commercial value
- The best solution frequently requires combining a repurposed building with some limited new construction



Denver Traffic Operations and Training Center

CASE STUDIES

Challenges

More need than warehouse space available

Seemingly Incompatible Uses

- Create offices from warehouse
 - Work with high ceiling
 - Respect privacy requirements (offices, lockers etc.)
- Isolate sound and noise from range
 - Create compatible new construction for range



Denver Traffic Operations and Training Center

CASE STUDIES

Challenge

Severely limited funds and a tight schedule

- Minimized partitions
 - Work with high ceiling
 - Maximized benefits from systems furniture



Denver Traffic Operations and Training Center

CASE STUDIES

Solution

- Created flexible energizing spaces
- Allowed for fast construction
- Positioned common spaces to promote staff interaction

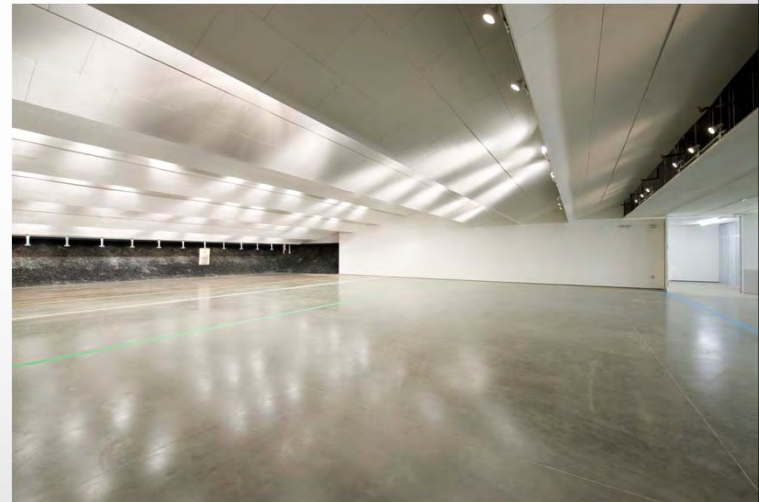


Denver Traffic Operations and Training Center

CASE STUDIES

Solution

- Created campus design to mitigate incompatible uses
 - Delivered new tactical firearms range
 - Allows for separate hours of use
 - 2-story "shoot down" capability
 - Isolates noise and mechanical systems



BOULDER PUBLIC SAFETY FACILITY
CASE STUDY

Conversion of a Mountain Bell Switching Station

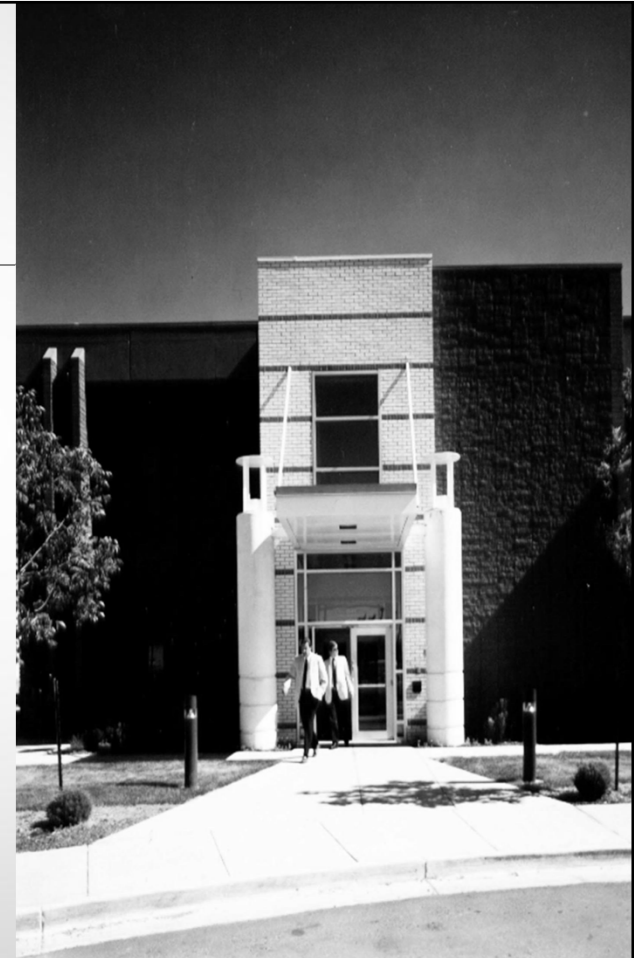
- Operational efficiency
- Reduced construction cost
- Worth the compromises
- Parking distribution
- Site access
- Community Room



BOULDER PUBLIC SAFETY FACILITY
CASE STUDY

Establish a Vocabulary

- Entry



EXISTING

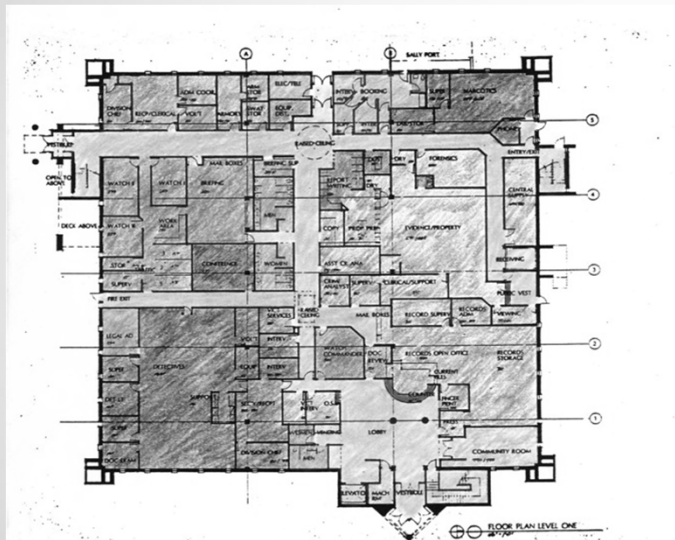


EXISTING





FIRST FLOOR



SECOND FLOOR



INTERIOR ISSUES

- Operational efficiency
- Reduced construction cost
- Worth the compromises
- Stacking
- Utilities
- Community Room



HOUSTON PD MIDWEST STATION
CASE STUDY

RE-USING A SPEC OFFICE BUILDING

- Operational efficiency
- Flexibility and expandability
- Optimum site
- Dual access site
- Covered parking





EXISTING



EXISTING



SITE LEVEL GARAGE



REAR, WEST ELEVATION – FUTURE STAFF ENTRY



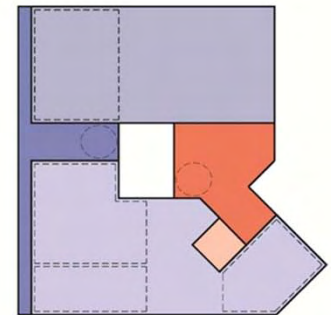
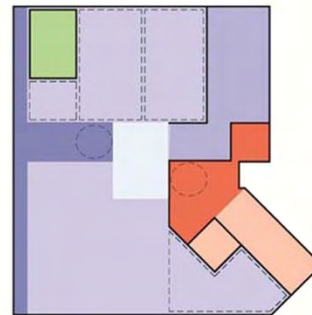
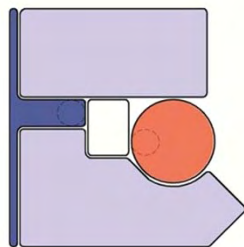
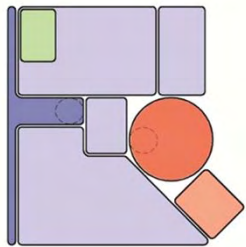
EXISTING ENTRY



EXISTING INTERIOR



PARTI DIAGRAMs



FLOOR PLANS



IMAGE CAPTION NUMBER ONE

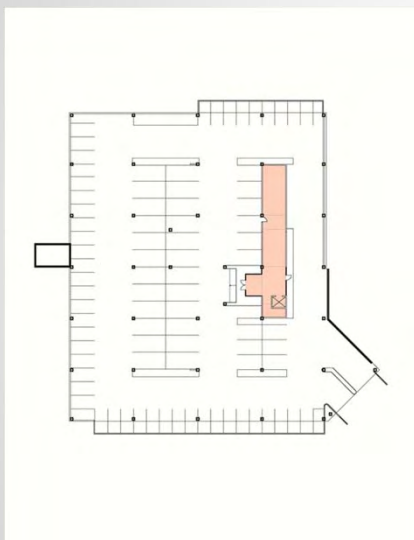
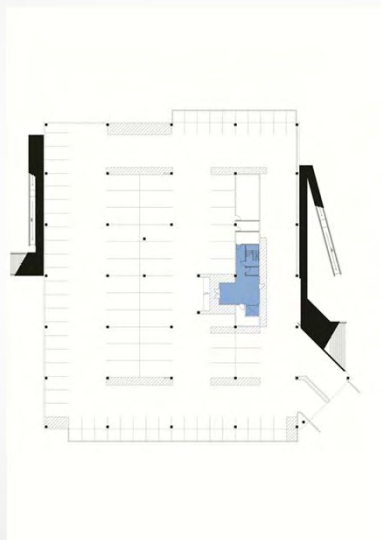


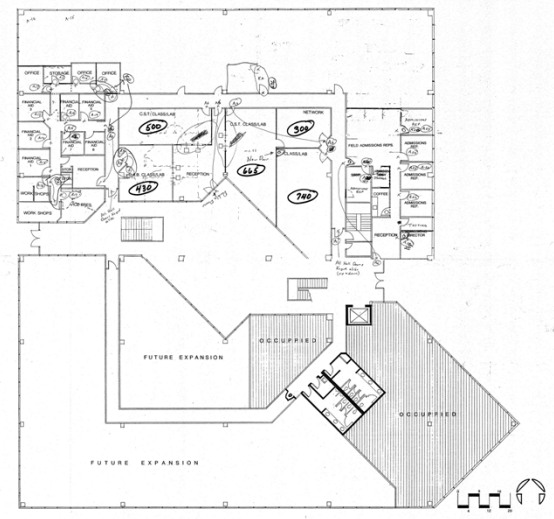
IMAGE CAPTION NUMBER TWO



EXISTING INTERIORS



EXISTING FIRST FLOOR

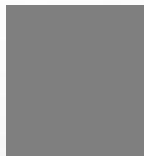


INTERIORS



LESSONS LEARNED

- Operational efficiency
- Flexibility and expandability
- Optimum site
- Essential service
- Life safety and energy codes
- Covered parking



Milliken Police Department
CASE STUDIES

ADAPTIVE RE-USE and SERVING THE COMMUNITY

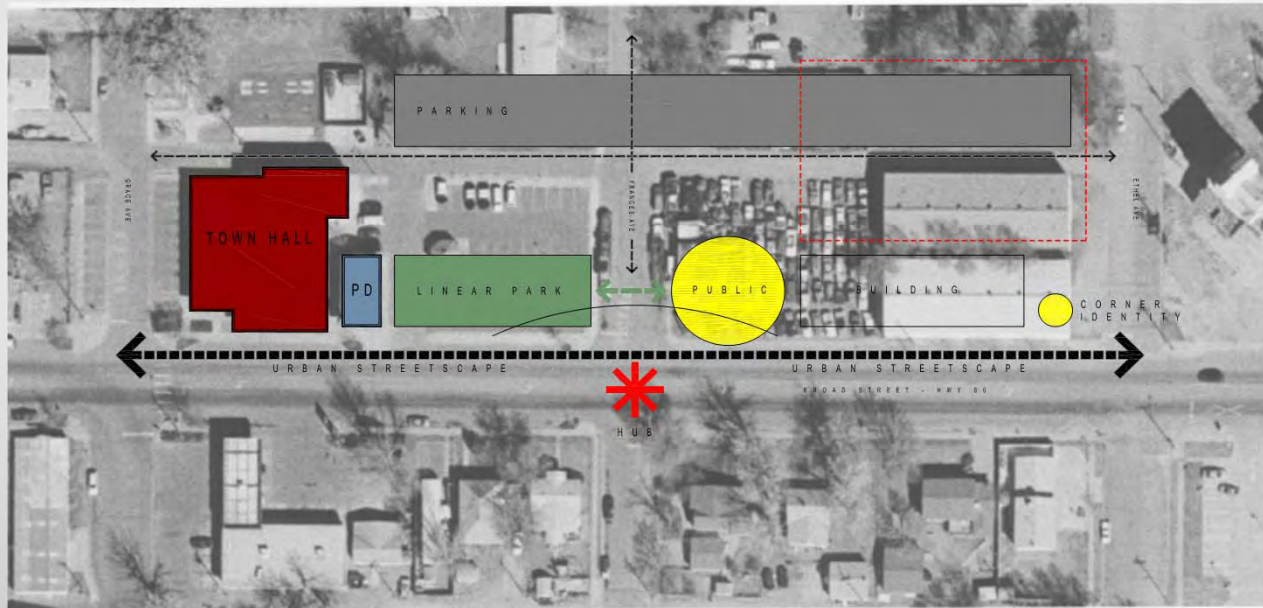
- Operational efficiency / Operational definition
- Reduced construction cost
- Worth the compromises
- Parking
- Community Room
- Youth and family support
- Transparency and openness



Streetscape Plan

CREATING A SENSE OF PLACE

A monument to cop ego or a building that will actually serve the community

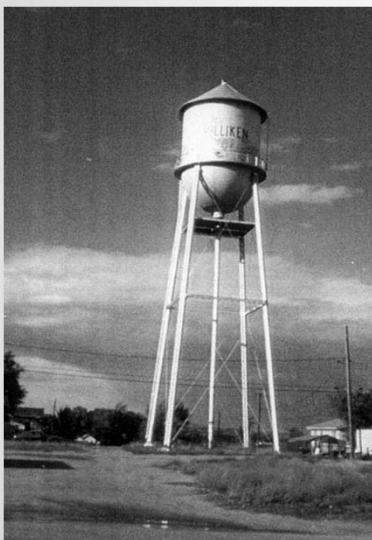




CONTEXT



CONTEXT AND HISTORY



CONTEXT



EXISTING SITE



EXISTING SITE



AGRARIAN ICONOGRAPHY



- Worth the compromises



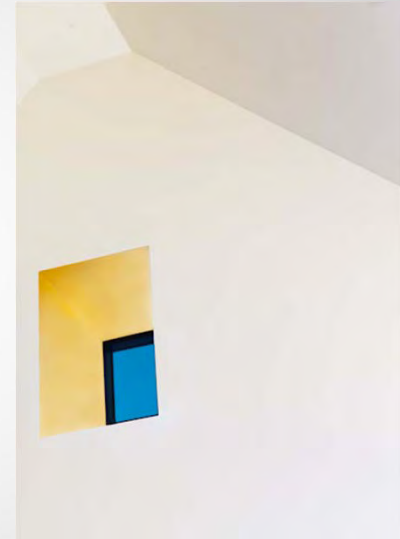
RE-USE



PUBLIC LOBBY



INTERIORS

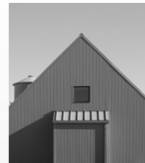




COMMUNITY ORIENTED POLICING

ARE WE DESIGNING FOR THE POLICE OR FOR THE COMMUNITY?

- Community room
- Public space
- Transparency and openness
- Relationship building
- Respectful to context and culture



REPURPOSING EXISTING BUILDINGS

CALIFORNIA CASE STUDIES

The Big Issues:

- Built up demand
- Funding challenges
- Essential service facility upgrade
- Preference for alternative delivery
- Existing tenants

The Big Opportunities:

- Cheap(er) buildings
- Owners with existing buildings = new delivery options
- Existing tenants



SANTA CRUZ COUNTY CENTER FOR PUBLIC SAFETY
CASE STUDIES

Opportunities

- \$48 million Redevelopment Agency
- Available light industrial complex
- Developer owner
- Amenable neighborhood



SANTA CRUZ COUNTY CENTER FOR PUBLIC SAFETY
CASE STUDIES

Opportunities

- Great law enforcement location
- Amenable neighborhood

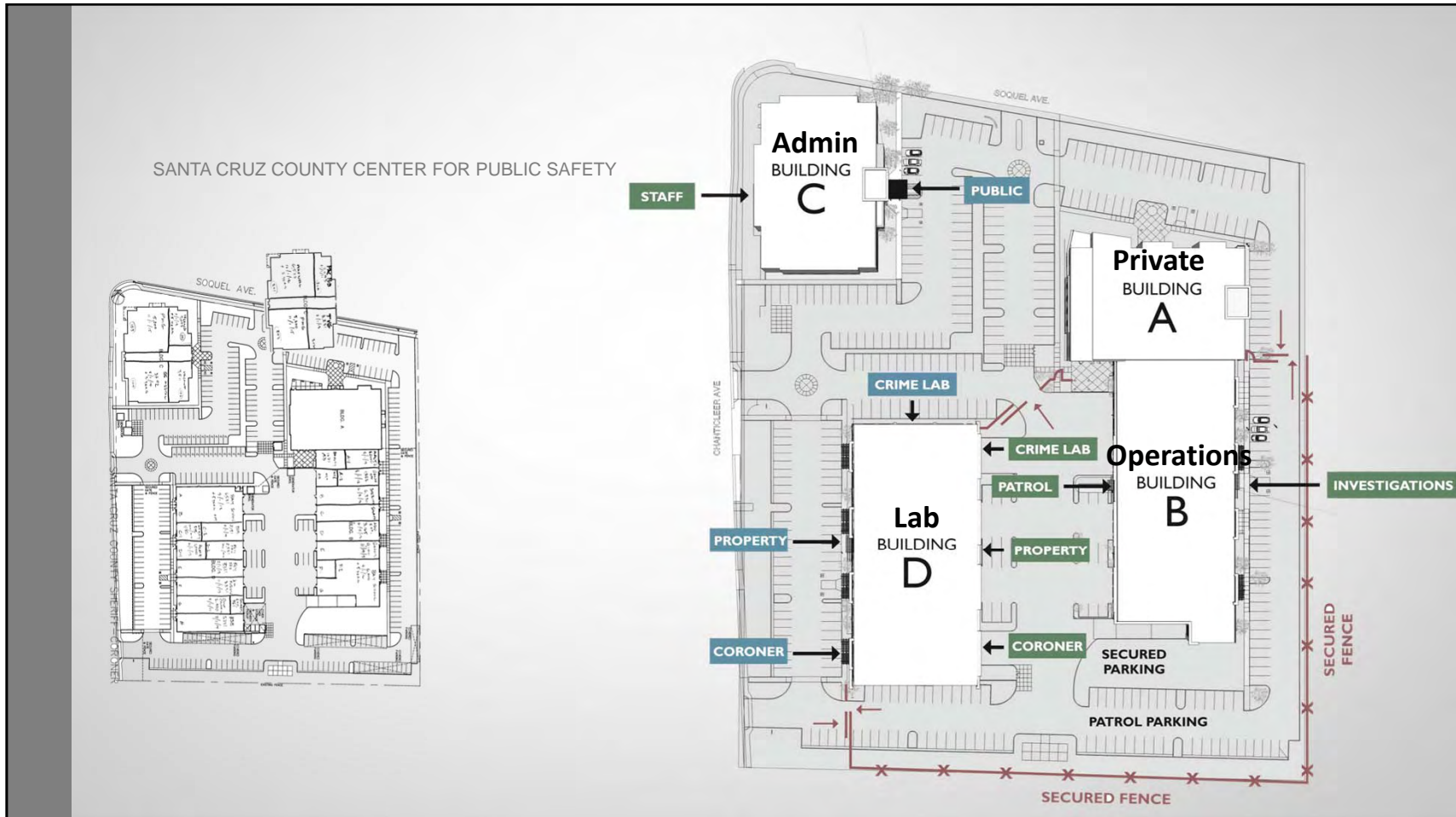


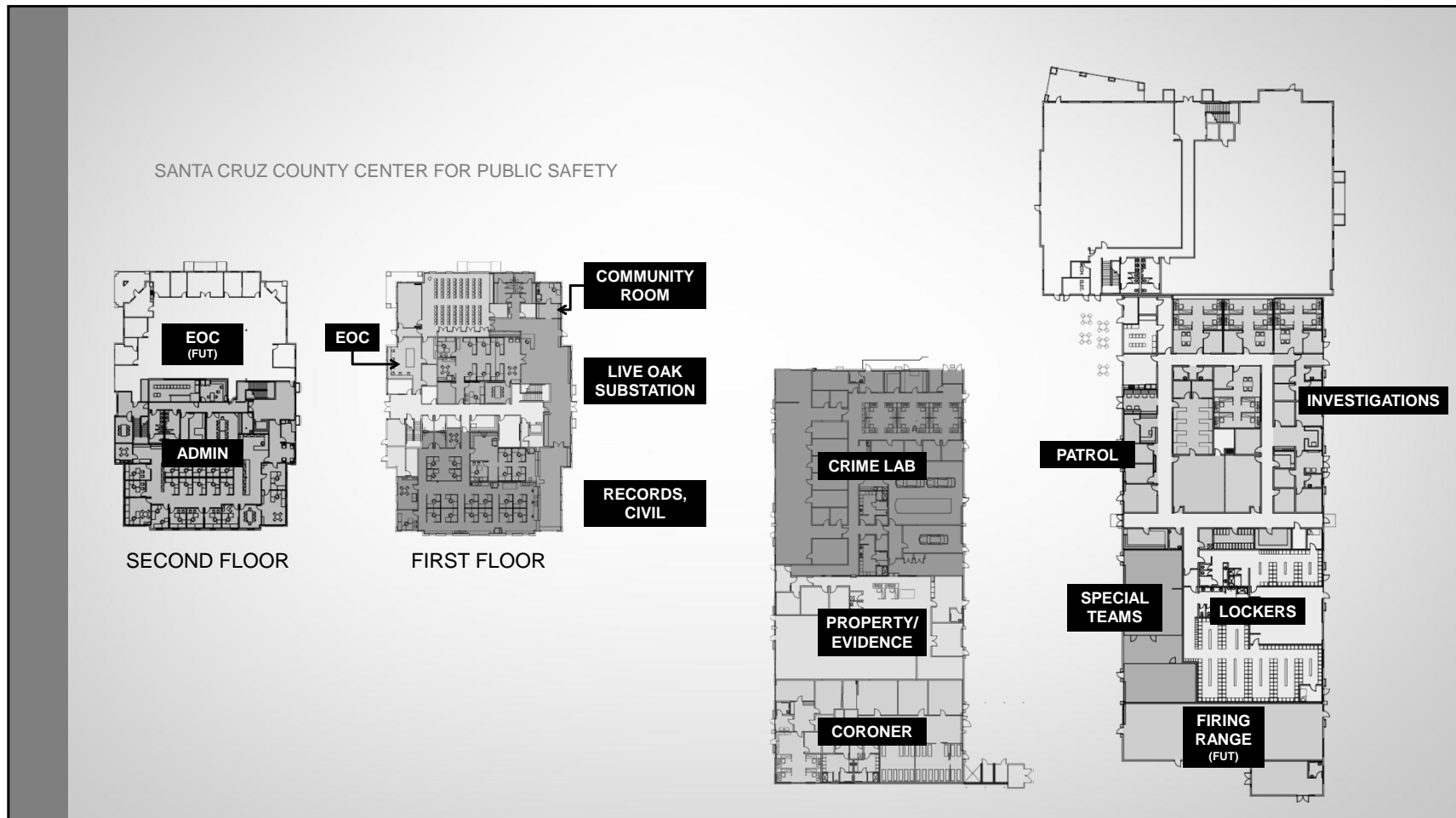
SANTA CRUZ COUNTY CENTER FOR PUBLIC SAFETY
CASE STUDIES

Challenges

- 3 separate buildings
- Retain 4th private office building
- Relocation of existing tenants
- Mixing public with law enforcement
- Balancing sheriff's expectations with budget
- Developer-driven, client-driven process
- Extreme schedule pressure











MARIN COUNTY EMERGENCY OPERATIONS FACILITY
CASE STUDIES

Background

- Existing Frank Lloyd Wright Civic Center
- Rabbit-warren of disconnected work areas
- Decade of studies for new building on existing campus
- Political football



MARIN COUNTY EMERGENCY OPERATIONS FACILITY
CASE STUDIES

Opportunities

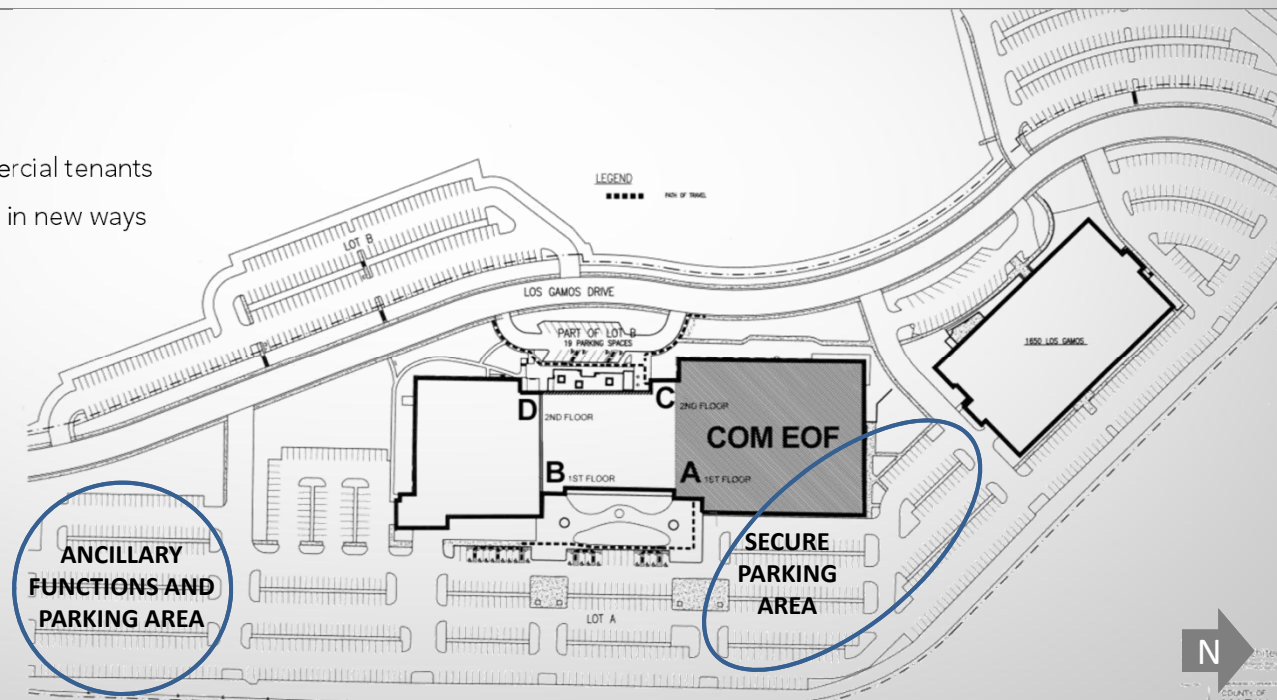
- Avoid Frank Lloyd Wright Civic Center
- Acquire underutilized commercial building
- Provide space for other county offices
- Maintain existing building tenants and attract future tenants
- Utilize existing owner/developer to support alternative delivery
- Creating a sheriff's community within the building



MARIN COUNTY EMERGENCY OPERATIONS FACILITY
CASE STUDIES

Challenges

- Attract new commercial tenants
- Maximize property in new ways



MARIN COUNTY EMERGENCY OPERATIONS FACILITY
CASE STUDIES

Challenges

- Site ingress/egress constrained



MARIN COUNTY EMERGENCY OPERATIONS FACILITY
CASE STUDIES

Challenges

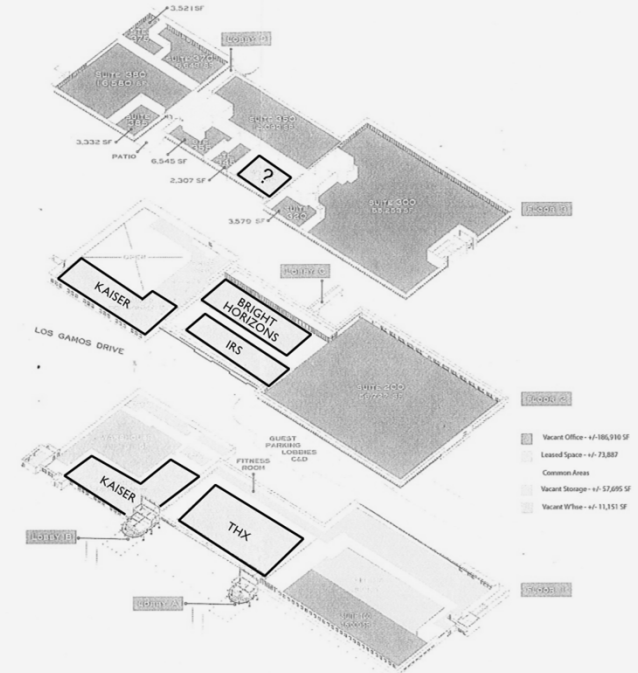
- Site access in an emergency



MARIN COUNTY EMERGENCY OPERATIONS FACILITY
CASE STUDIES

Challenges

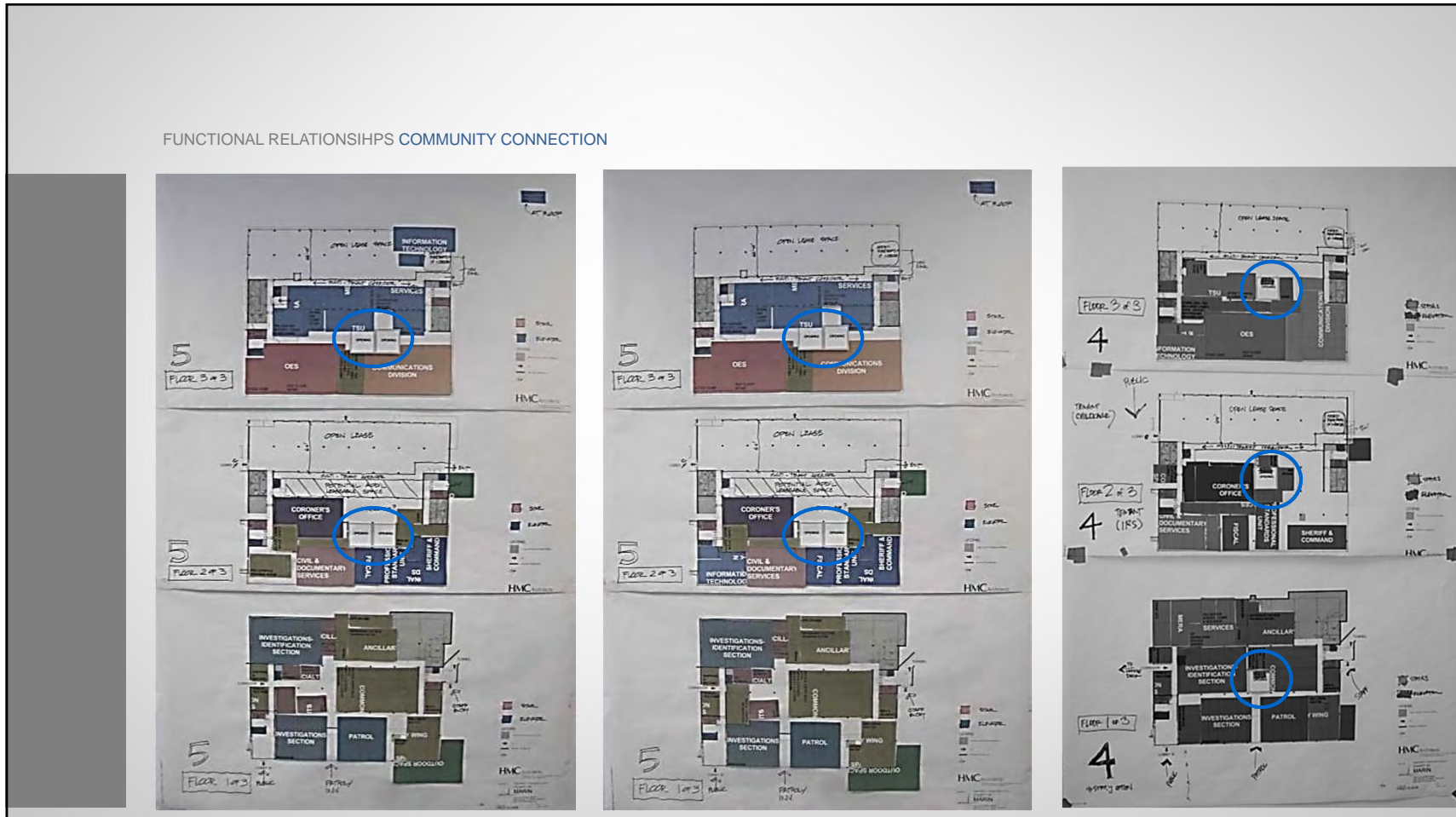
- Continued operations for existing commercial tenants
- Deep floor plates
- Existing building shear walls and MEP systems







FUNCTIONAL RELATIONSHIPS COMMUNITY CONNECTION



FUNCTIONAL RELATIONSHIPS COMMUNITY CONNECTION

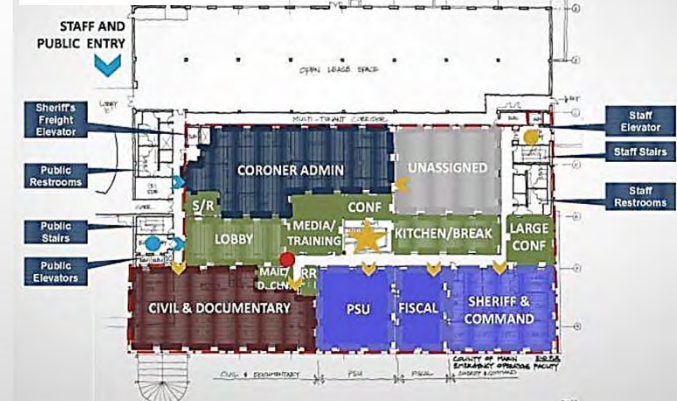
FIRST FLOOR PLAN

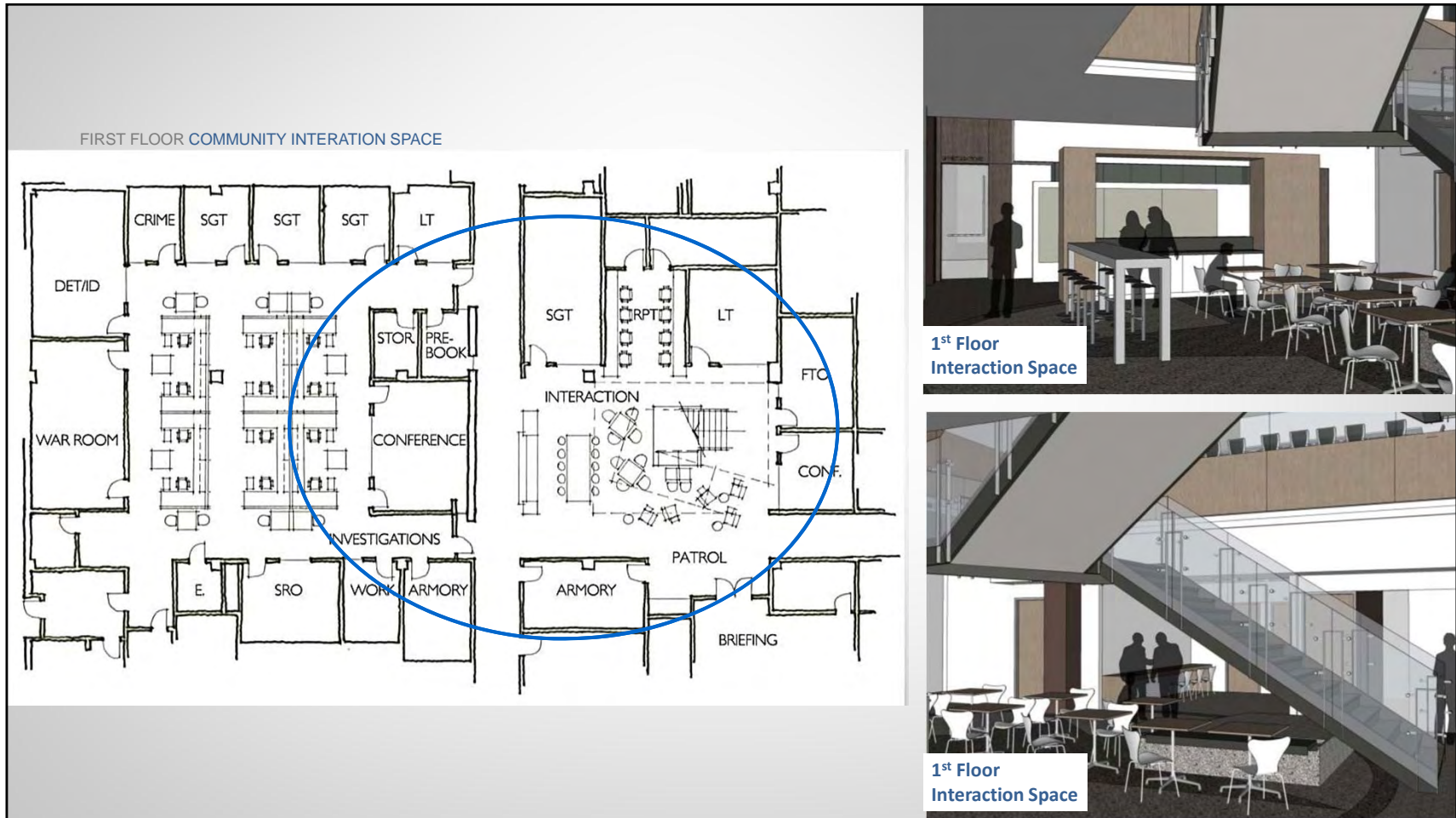


THIRD FLOOR PLAN

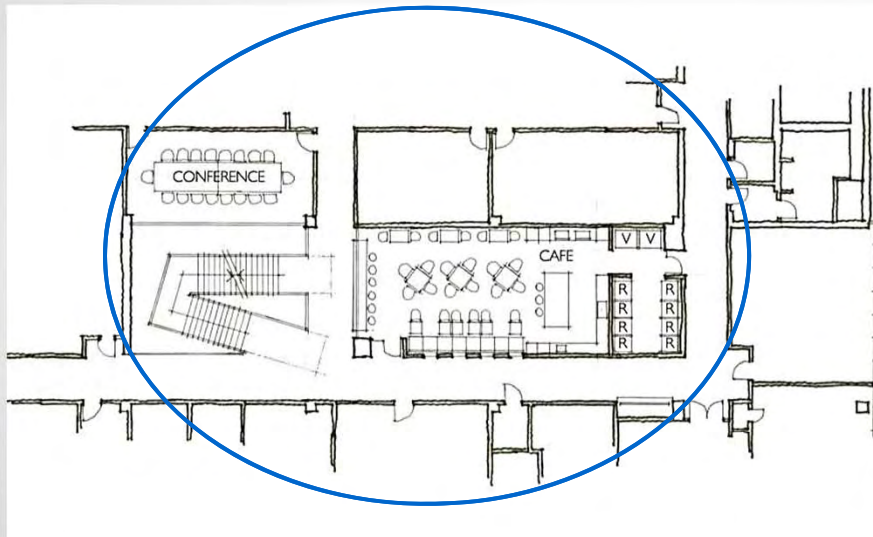


SECOND FLOOR PLAN





SECOND FLOOR COMMUNITY INTERATION SPACE

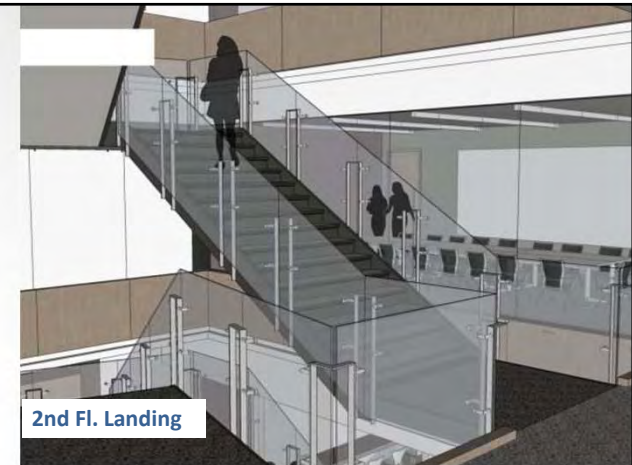
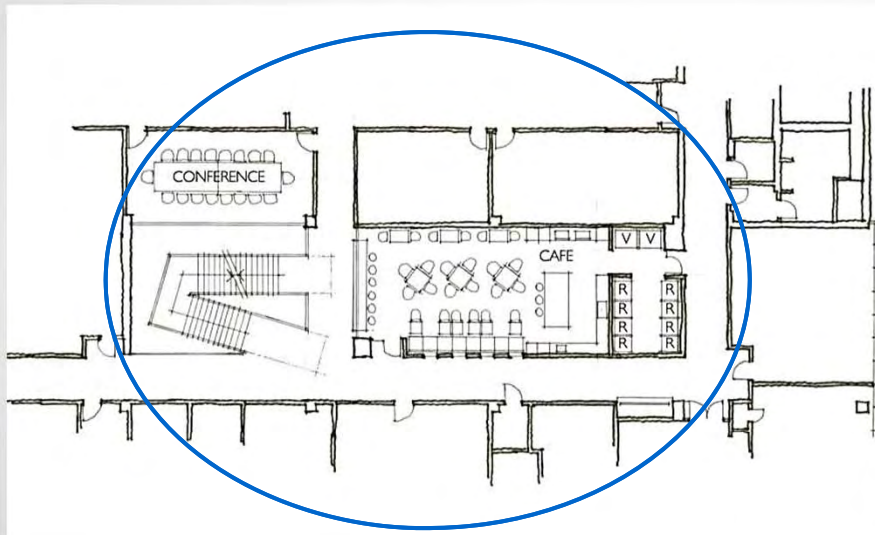


2nd Floor Café

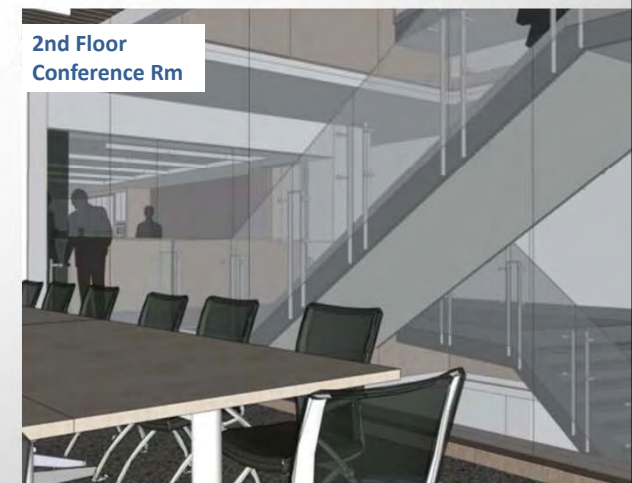


2nd Floor Café
View to Stair

SECOND FLOOR COMMUNITY INTERATION SPACE

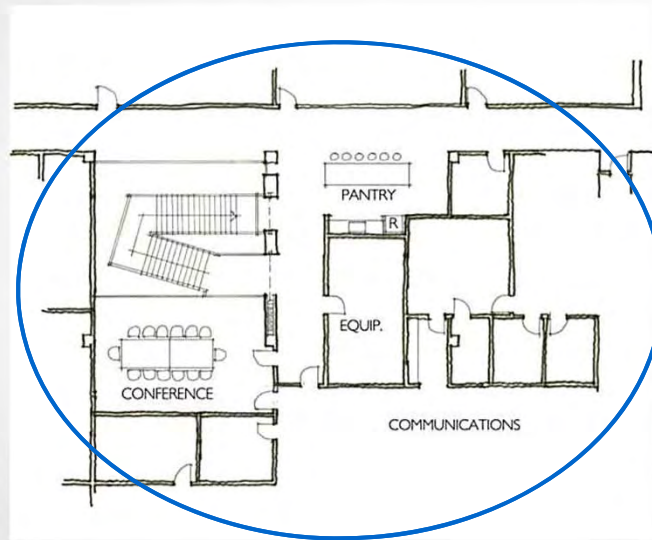


2nd Fl. Landing



2nd Floor
Conference Rm

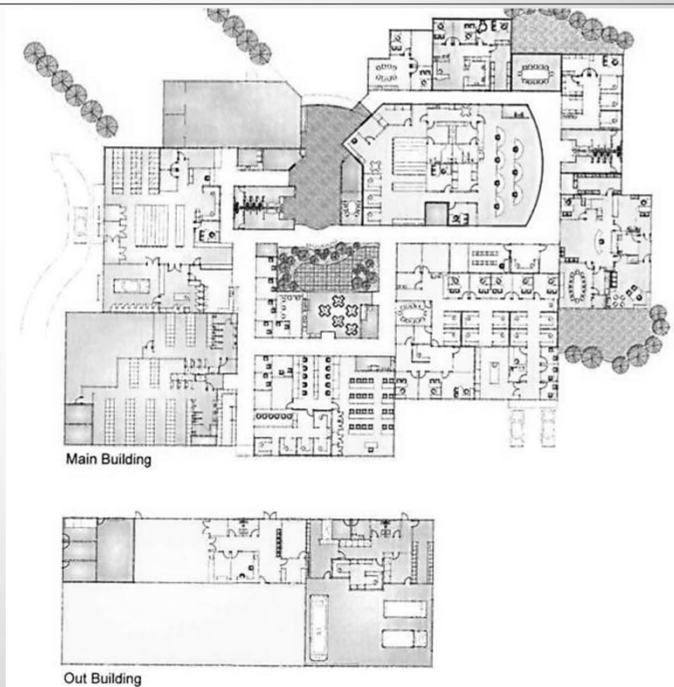
THIRD FLOOR COMMUNITY INTERATION SPACE



YUBA COUNTY NEW SHERIFF'S FACILITY CONVERSION
CASE STUDIES

Background

- \$25 million new facility concept
- Opportunistic acquisition of former State building
- Attempt to have developer build-out



YUBA COUNTY NEW SHERIFF'S FACILITY CONVERSION
CASE STUDIES

Opportunities

- Building for reduced cost

Challenges

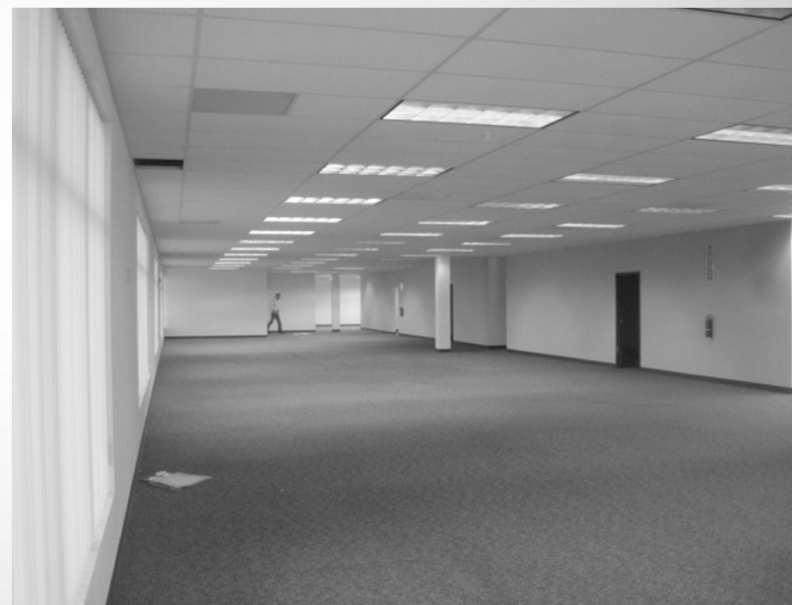
- Site location
- Super tight budget
- Cost to re-purpose



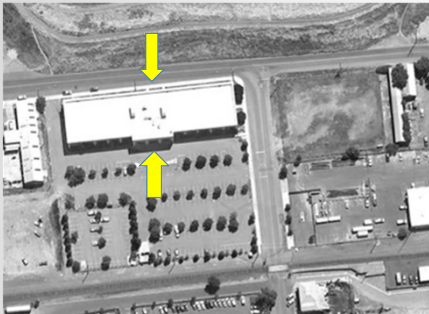
FIRST FLOOR



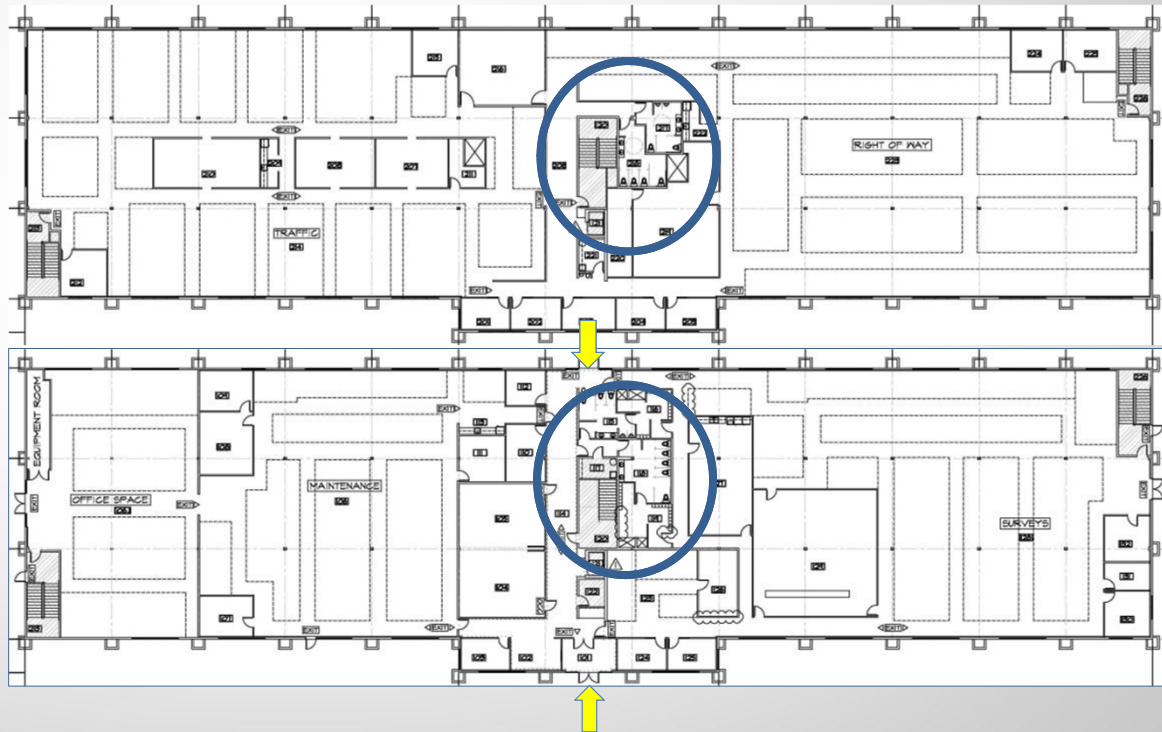
SECOND FLOOR



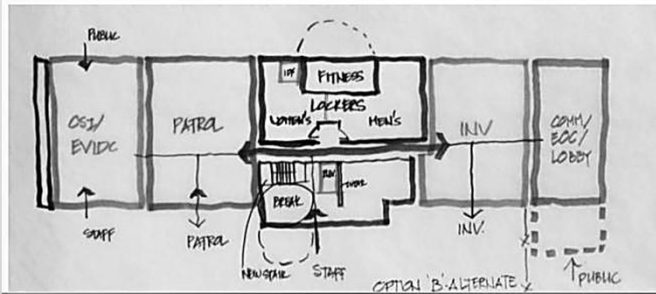
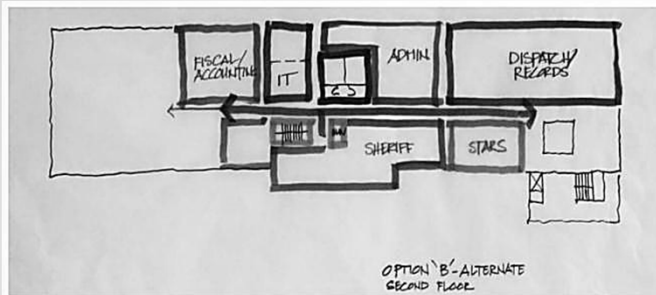
SITE AND EXISTING BUILDING



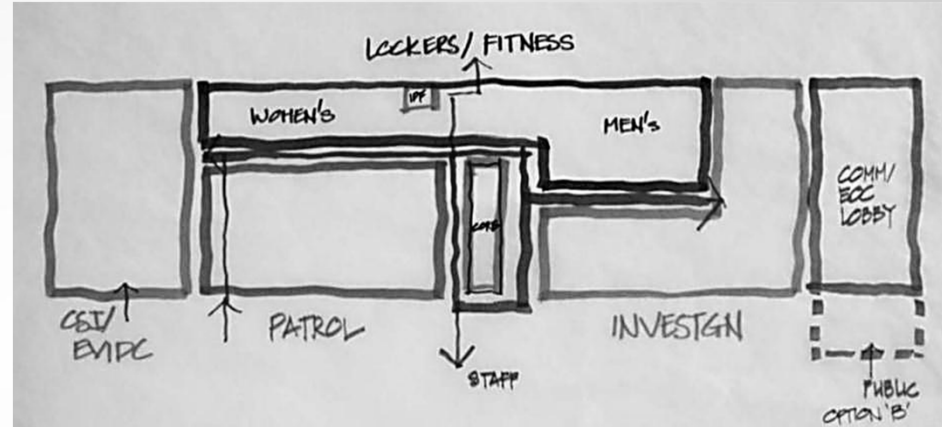
EXISTING FLOOR PLANS



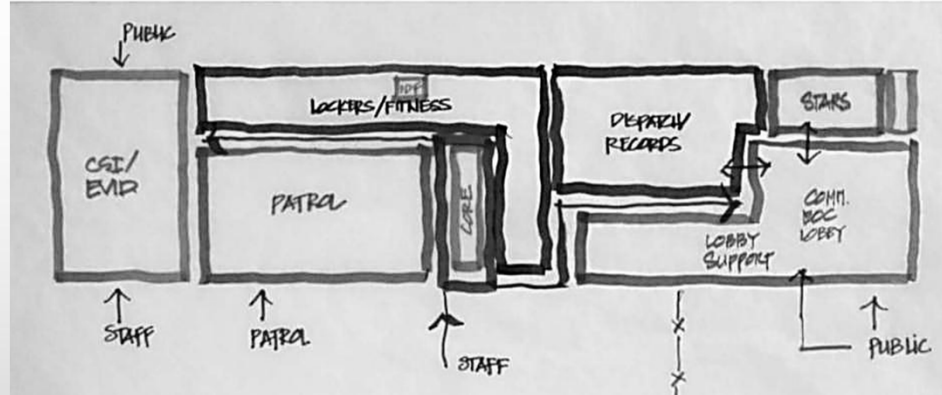
OPTION B ALTERNATE

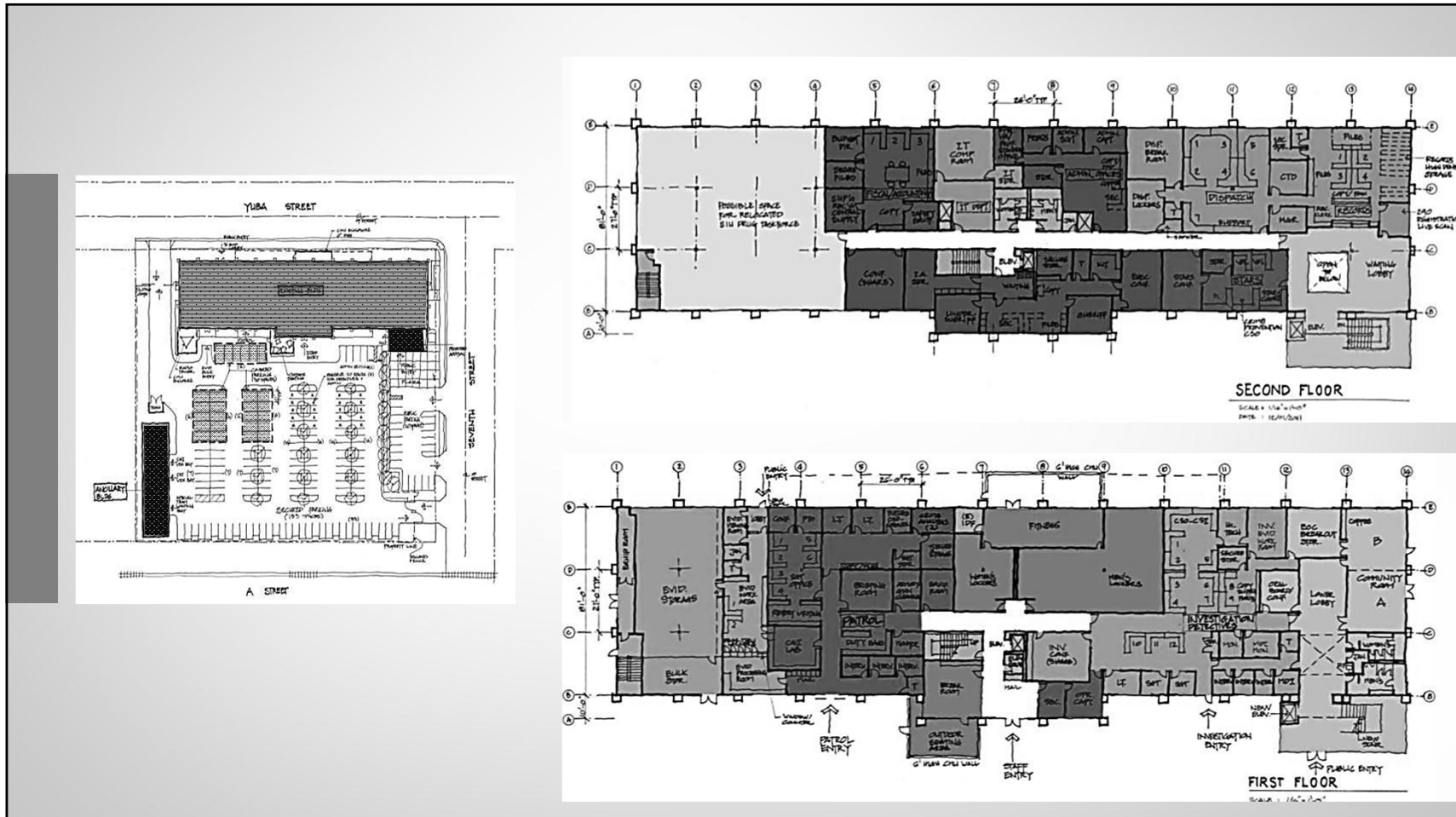


OPTION B FIRST FLOOR



OPTION A FIRST FLOOR





NEW ENTRY



CURRENT



PROPOSED

QUESTIONS & COMMENTS

THANK YOU