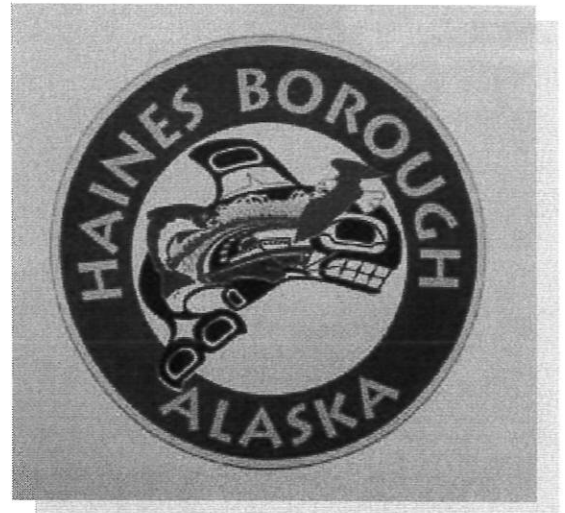


EXISTING CONDITIONS FACILITY REPORT

HAINES BOROUGH PUBLIC SERVICES BUILDING



MARCH 2018
DRAFT



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1. INTRODUCTION



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PROJECT INTRODUCTION

HAINES BOROUGH PUBLIC SERVICES BUILDING FACILITIES ASSESSMENT - 2018

At the September 2017 Alaska Fire Conference in Sitka Alaska, Johansson Architecture, PC (JA!) was introduced to the Haines Volunteer Fire Department (HVFD) through a conversation between Karl Johansson and HVFD Fire Chief Brian Clay and others in the HVFD. Generally discussed was the Public Safety project focus of Johansson Architecture, our connection to Alaska (Mr. Johansson was born and raised in Anchorage and is currently working on multiple projects in the state) and HVFD's questions and concerns about the existing conditions status of the Haines Borough Public Services Building.

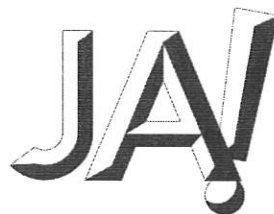
Johansson Architecture offered to make a brief investigation of the Haines Borough Public Services Building on a pro-bono basis. Late in 2017, Chief Clay contacted our firm and coordinated for our site visit and subsequent review. As our introduction to the facility was made through the Haines Volunteer Fire Department, a major focus of this report is Fire/EMS, to a lesser extent, Police areas were reviewed and even less so was the Borough Administration needs (no direct interview/correspondence was requested nor provided to the general Borough Administration staff). This modified Existing Conditions Facility Report is the result.

The Haines Borough Public Services facility and its users are seeking to address issues at the existing facility built in 1977. Our ultimate objective is to illustrate how a Public Safety Facility can best meet the needs and goals of the Haines Borough; provide for an efficient viable model and design, better meet the current space requirements and allow for future facility growth opportunities.

Johansson Architecture, PC provides professional architectural design and planning services for clients who manage, maintain and plan for public safety, educational, civic, commercial and industrial building types. Our focus is small private and public-sector projects in the Pacific Northwest and Alaska. Established in February 2006, JA! brings 30+ years of architectural experience to your project. We provide individualized support to public and private clients with a commitment to service and value. Our mission is to provide our clients with architecture and planning services, from concept planning through to completion. Common sense, service, and proven practical experience are the hallmarks of JA!.

Johansson Architecture, PC is a Professional Corporation and is owned by the partnership of Mr. Karl Johansson and Mr. Ryan Wing. Currently, JA! holds Architectural Registrations in the following States; Alaska, Maryland, New Jersey, North Dakota, Ohio, Oregon, Texas, and Washington.

The information contained in this report provides for the first few steps for fully investigating the needs of a Public Safety Facility for the Haines Borough, Alaska.



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PROJECT TEAM

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CITY OF HAINES:

- Brian Clay - Fire Chief
- Tim Holm - Firefighter/EMT
- Jenn Walsh - Firefighter/EMT
- Heath Scott - Police Chief
- Brad Ryan - Borough Manager



JOHANSSON ARCHITECTURE:

- Karl Johansson, Project Principal



Johansson
Architecture, PC

AXYS Construction:

10892 E PALMER WASILLA HWY, PALMER, AK 99645

- Grant Hendrickson - Construction Cost Estimator



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EXECUTIVE SUMMARY

HAINES BOROUGH PUBLIC SERVICES BUILDING FACILITIES ASSESSMENT - 2018

The Haines Borough Public Services Building is in a common predicament when compared to other publicly funded and operated facilities in the Public Services and Public Safety realm; Agencies having to make due with what public funds are available with ever-expanding scope of service expectations and requirements, many times results in facilities that live beyond their useful life.

Public Safety Facility design is unique in that typical buildings function with some and/or all of the following uses; Administration / Offices, Residential Living / Housing, Physical Training, Operations Training, Jails, Criminal Detention & Processing areas and basic Division Operations essential to the level of services their communities demand. When designed properly, a Public Safety Facility functions are the tools with which agencies operate and provide the required level of safety, response, and service to its community. Included in their design should be a level of facility safety; operational safety for personnel within the buildings themselves as well as safety from that portion of our societies wishing to do some level of harm to an institution. As a facility-housing Public Safety Response division, the structure itself is held to a higher safety factor per the International Building Code (2015 IBC Table 1604.5, Risk Category IV) in that they are deemed "essential facilities" and are to be designed to withstand natural disasters, to be ready and operational immediately after any catastrophic an event. These few criteria alone, much less any other building program requirements (Borough Admin, Public Meeting Rooms, etc.), most definitely impact design considerations.

This report is the initial few efforts of a multi-step process needed for the Haines Borough and is outlined as follows;

- Task #1 – Existing Site review / Existing Facility Review
- Task #2 – Program Understanding / (Add. work needed / Yet to be developed)
- Task #3 – Potential New Site Investigation (future task / investigation)
- Task #4 – New Plan Development (future task / investigation)
- Task #5 – Community Forums / Public Workshops (future task / investigation)
- Task #6 – Pre-design / Concept Design (future task / investigation)
- Task #7 – Construction Cost Estimating (future task / investigation)

The process to date and future approach

Johansson Architecture has made a simple site observation tour of the existing Haines Borough Public Services Building site and facility. We suggest that further programming, site investigations, community outreach, pre-design and cost estimating be employed to fully understand the owner's desires and objectives. The intention would be to employ our expertise in Public Facility design, using a few specific design disciplines (architecture, planning, civil, structural, cost estimation, etc.), to summarize and quantify the full scope of need for the Haines Borough.



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Task #1 – Existing Site review / Existing Facility Review

Johansson Architecture toured the existing Haines Borough Public Services Building to document current conditions, operational readiness, and basic structural review. This initial investigation has found that the Haines Borough is doing a great job of making due with what resources are available; simply “making due” for so long has placed the Borough in a position that is detrimental to Fire / EMS & Police operational readiness, employee morale and retention as well as community pride & investment.

Major concerns observed in the review of the facility include, but are not limited to;

- Due to the age and general condition of the Haines Borough Public Services Building the facility does not meet basic code requirements; most concerning is the structural requirements of an “essential facility”.
- Based on its age, further study should be taken to ascertain any hazardous materials that might be in the facility.
- Energy Code deficiencies are apparent throughout the building. The exterior envelope thermal performance is lacking (doors, windows, foundation insulation, vapor barrier(s), etc.).
- There is a shortage of space for all Public Safety operations; Fire / EMS / Police / 911 Call Center.
- The entire facility is lacking for basic necessities of the ADA (Americans with Disabilities Act) requirements.
- The facility lacks appropriate space for female staff.
- The spaces and systems generally are lacking and well past their useful life; at a minimum, they need to be expanded and upgraded. To be cost-effective, they need to be replaced.
- The site/location of the building is problematic in that it is built upon a timber pile foundation system; inherent with this type of system is the understanding that the soils are insufficient to support typical construction. Basic observation proves this (see existing facility assessment pictures/comments).
- A professional observation; employee retention is most likely an issue within the Haines Borough Fire / EMS / Police forces as the conditions of their facility are generally lacking. Employee retention is greatly enhanced when attention to facility accommodations and design is heeded, along with a greater level of satisfaction within the workplace.
- Facility design should allow for evolution over time; expansion/contraction of space due to community requirements and/or technological innovation.
- It is understood that the Haines Borough is in the midst of possible renovations and grant efforts. Our opinion is that any immediate remodel, infrastructure enhancements to the existing facility be understood as short-term, temporary approaches to the adverse conditions of the facility.
- A big picture look at the facilities/properties/serviceability and a Master Plan for the next 20 - 30 years should be initiated.



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Task #2 – Program Understanding / Yet to be Developed...

A minor effort was undertaken to understand the additional program needs for Fire / EMS and Police. Through general conversations with staff, a preliminary understanding of needs was established but this "Programming" effort yet needs to be developed and fully investigated in a future task not being provided at this time.

FIRE / EMS basic additional needs:

- EMS/Decontamination Room
- Separate/isolated Turn-out Storage
- Turn-out Drying Room
- Additional Offices (#?)
- Multi-Purpose / Emergency Operations Center (Shared w/ Police)
- Apparatus Bays – drive-thru (# t.b.d.)
- Fire Fighter Living spaces (Kitchen / Dining / Day Rooms)
- Fire Fighter Sleeping Dorms (Private)
- Fitness Room (Shared w/ Police / Borough?)
- SCBA Tank Maintenance Shop
- O2 Fill Room
- Radio Maintenance Shop
- Fuel Maintenance Room
- Wildland Locker Room
- Search and Rescue Locker Room
- General Storage
- (2) Laundry Rooms (private and turn-out/gear)
- Other?

POLICE:

- Multi-Purpose / Emergency Operations Center (Shared w/ Fire)
- Additional Offices (6 – 8)
- Vehicle / Apparatus Bays – drive-thru (# t.b.d.)
- Sally Port
- Morgue
- Interview Rooms
- Training Facility (?)
- Other?



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2. EXISTING FACILITY ASSESSMENT

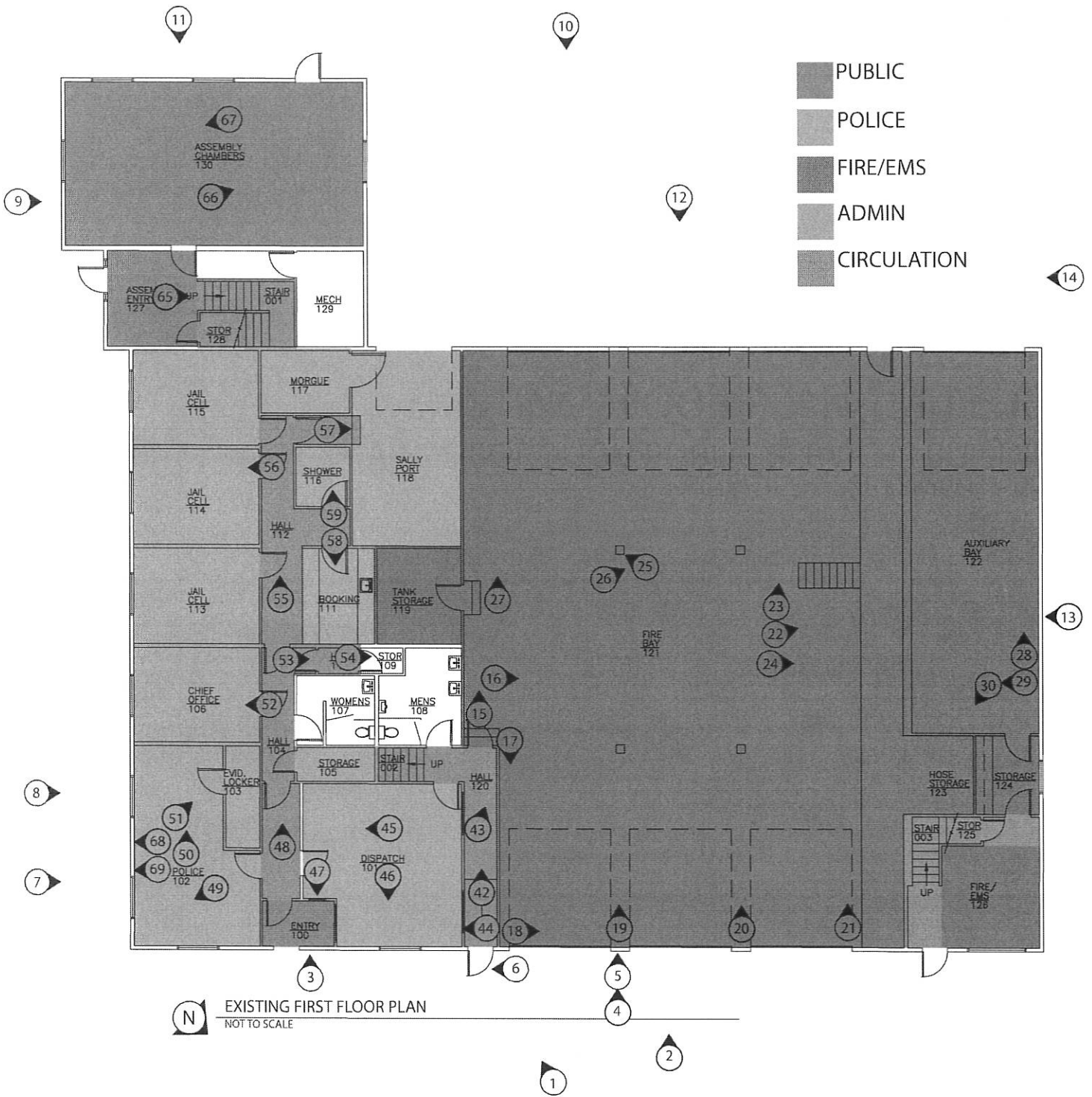


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EXISTING FLOOR PLAN 1ST FLOOR

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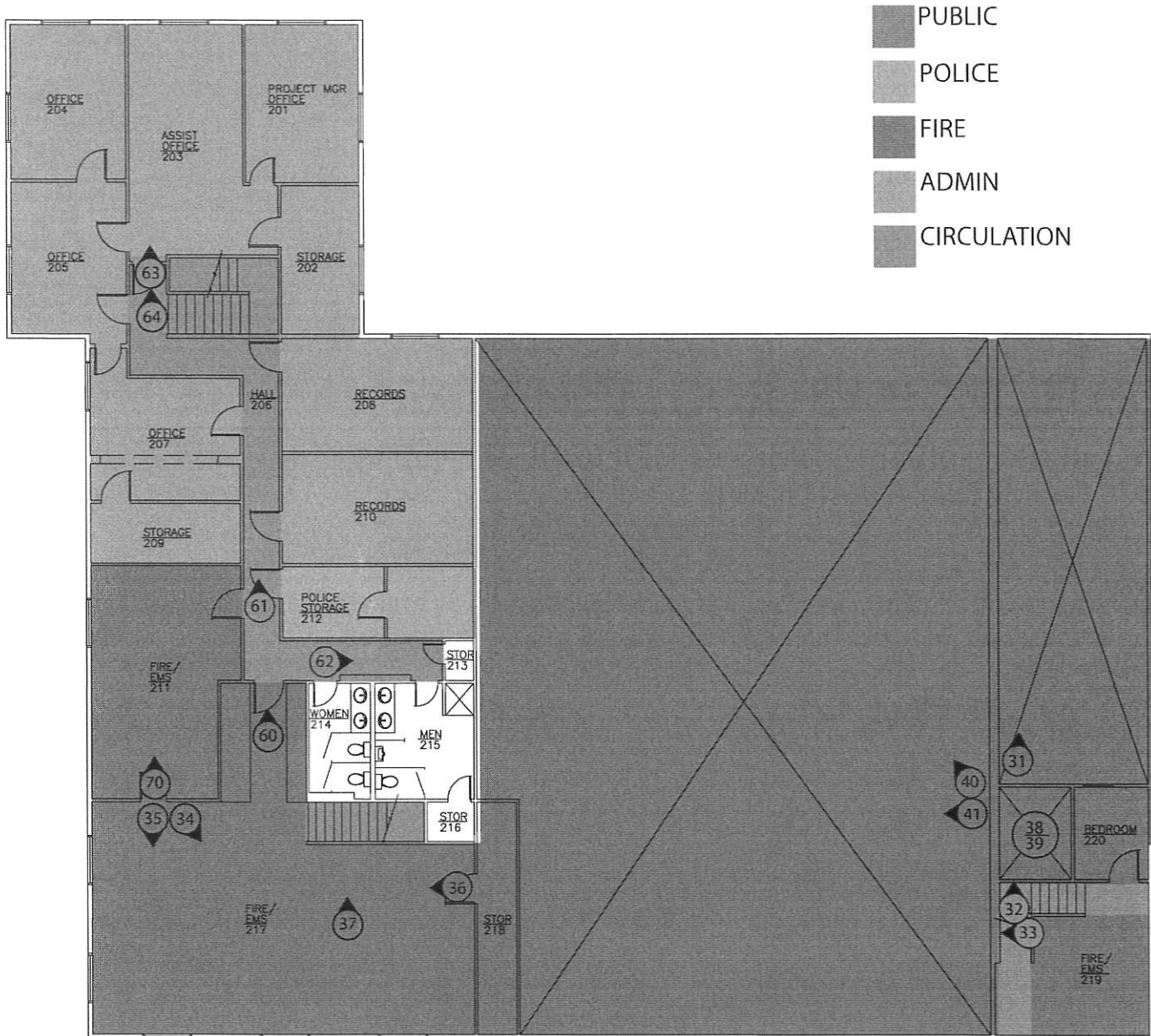
FACILITIES ASSESSMENT - 2018



EXISTING FLOOR PLAN 2ND FLOOR

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N EXISTING SECOND FLOOR PLAN
NOT TO SCALE



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EXISTING FACILITY PHOTOS

HAINES BOROUGH PUBLIC SERVICES BUILDING FACILITIES ASSESSMENT - 2018

1.
•North Elevation



2.
•Partial North Elevation



3.
•Partial North Elevation



4.
•Exterior Envelope Deterioration
•Apron/Grade Settling



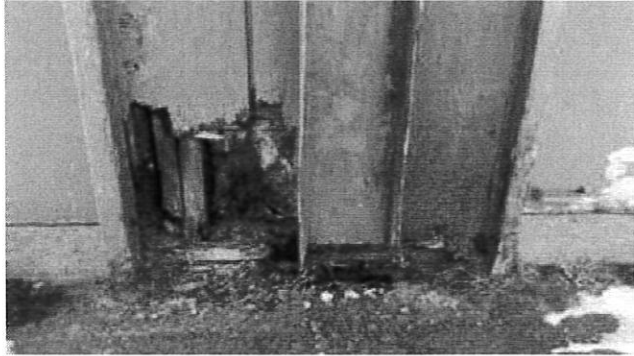
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EXISTING FACILITY PHOTOS

HAINES BOROUGH PUBLIC SERVICES BUILDING FACILITIES ASSESSMENT - 2018

5.

- Side of Volunteer Bay #1, dry rot completely through exterior siding and wall framing.



6.

- Missing Structural Post at side of Entry canopy - Replaced with cable stay...?

- Temporary Jersey Barriers placed for security, fairly utilitarian



7.

- East Elevation

- Utilitarian Jersey Barriers

- General exterior envelope deterioration



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EXISTING FACILITY PHOTOS

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8.

•Partial East Elevation

•Some existing wood sash windows do not operate due to building settling issues

•Some new vinyl windows lower level



9.

•Partial East Elevation

•Non-compliant ADA public entry



10.

•South Elevation



11.

•Partial South Elevation

•Non-compliant accessible ramp

•Ramp concrete placed against wood framed wall system

•Ramp was settled and cracked mid-deck



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EXISTING FACILITY PHOTOS

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12.

•Partial South Elevation



13.

•West Elevation



14.

•Partial West Elevation



15.

•Fire/EMS:



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EXISTING FACILITY PHOTOS

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16.

•Fire/EMS:

•All Engine Bays fully occupied with
Fire/EMS apparatus



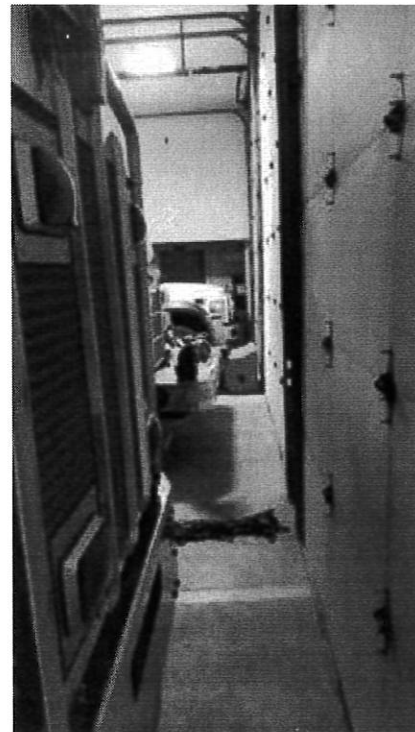
17.

•Turn out storage in Engine Bays



18.

•Inadequate circulation clearance at
all apparatus



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EXISTING FACILITY PHOTOS

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19.

- It was noted that at one (1) specific column in apparatus bay water drain through crack(s) and under slab

- Water tender intentionally parked to avoid further risk to slab damage settling



20.



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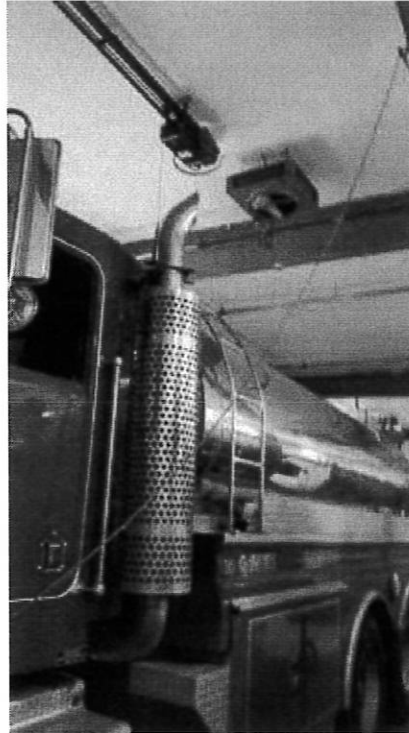
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EXISTING FACILITY PHOTOS

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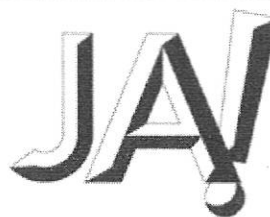
21.

•No engine exhaust systems in
apparatus bay



22.

•Mezzanine access stair, quite
dangerous/non-compliance (its
essentially a guillotine!)



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EXISTING FACILITY PHOTOS

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23.



24.

•Inadequate storage space



25.



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EXISTING FACILITY PHOTOS

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26.

- Slab settling at control joint



27.

- Shop bench has limited space
- Diesel storage tank and emergency generator in apparatus bay



28.

- Apparatus storage, inadequate

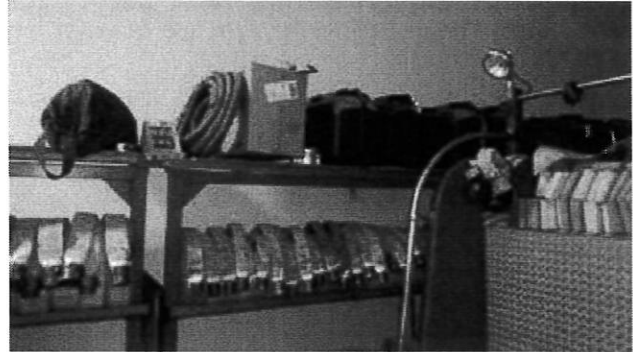


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EXISTING FACILITY PHOTOS

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29.



30.

•Training Opportunity



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EXISTING FACILITY PHOTOS

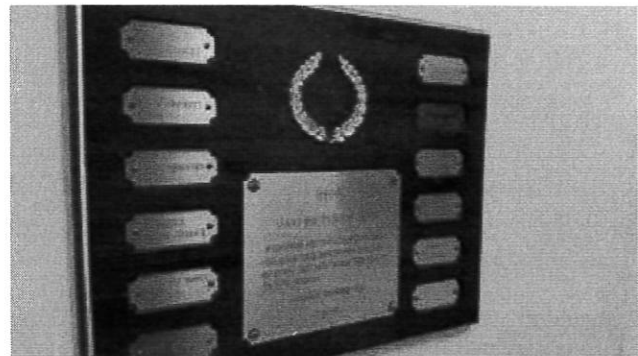
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31.

- Inaccessible storage racking



32.



33.



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EXISTING FACILITY PHOTOS

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34.

•Fire training, meeting room, kitchen, dining & day room. All exist in one (1) room, no separations



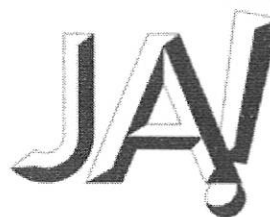
35.



36.



37.



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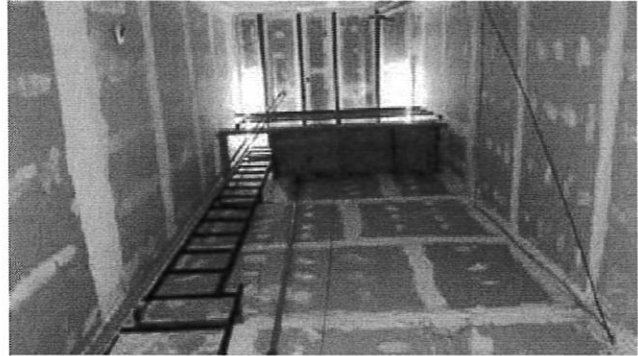
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EXISTING FACILITY PHOTOS

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38.

•Hose tower, looking up



39.

•Hose tower, looking down



40.

•Existing roof system not accessible, seems adequately maintained

•Poor drainage system at parapet walls, scuppers & downspouts need further review & Remedy. These are source for much of the exterior envelope deterioration



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EXISTING FACILITY PHOTOS

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41.

•View of roof from top of hose tower



42.

•Fire/Police entry hall, No fire separation to engine bays



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EXISTING FACILITY PHOTOS

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43.



44.

•911 call center visible from Fire/Police entry (save for flag drapery)



45.

•911 call center overcrowded, inadequate facilities



46.

•Inadequate facilities



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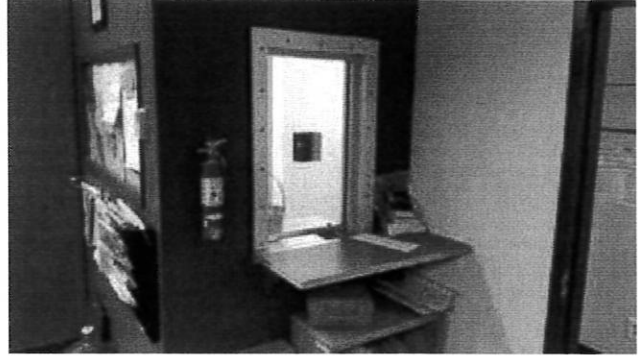
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EXISTING FACILITY PHOTOS

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47.



48.



49.



50.



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EXISTING FACILITY PHOTOS

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51.



52.



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EXISTING FACILITY PHOTOS

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53.

- Detainee visitation requires detainee to sit in Storage Closet



54.

- Detainee visitation requires detainee to sit in Storage Closet



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EXISTING FACILITY PHOTOS

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55.



56.



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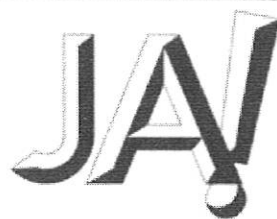
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57.



58.



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EXISTING FACILITY PHOTOS

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59.



60.



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EXISTING FACILITY PHOTOS

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61.



62.



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EXISTING FACILITY PHOTOS

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63.



64.



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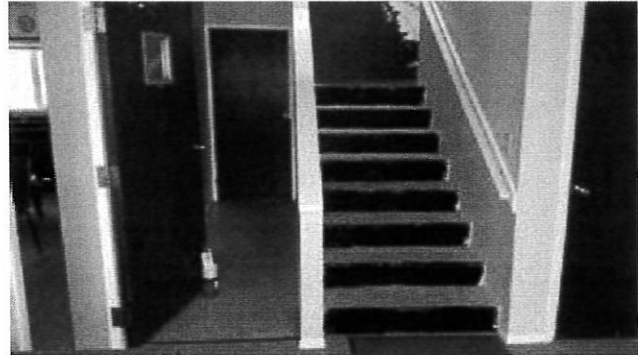
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65.



66.



67.



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EXISTING FACILITY PHOTOS

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68.

•Not apparent in this phot is the staff noted/indicated structural failure/gypsum board patch or post within the existing external wall & related beam above



69.

•Not apparent in this phot is the staff noted/indicated structural failure/gypsum board patch or post within the existing external wall & related beam above



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EXISTING FACILITY PHOTOS

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