City Facilities –Combined Approach

Purpose

- To provide an overview of the City's approach to **Design** of new community facilities and compare with the prototype design approach
  - Community facilities refer to facilities that are of the same building type and are repeated at multiple locations

An Overview

New South Central Police Station – opened October 23, 2007

City Facilities

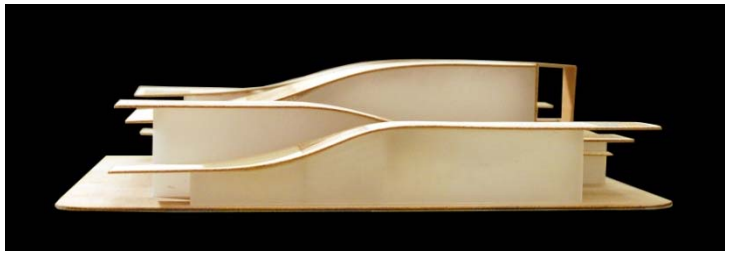
- **Public Works, Park and Recreation, Equipment and Building Services and Water Utilities (Construction Departments)** are responsible for the design and construction of all city facilities:
  - Fire stations
  - Branch libraries
  - Police sub-stations
  - Recreation centers
  - Service centers
  - Cultural facilities
  - Dallas Convention Center
  - Sanitation
  - Aviation
  - Water and wastewater
  - Dallas Zoo
  - Fair Park

An Overview

New City facilities refers to:

- Replacement facilities for existing buildings that have exceeded capacity or are outdated
- New facilities needed due to increase in demand, population, or sector served
  - **2003 bond program new facilities include:**
    - **Fire Station 42, 40, 38, 33, 35**
    - **South Central Police**
    - **Hampton Illinois, Timberglen, Walnut Hill, Lancaster Kiest branch libraries**
    - **Homeless Assistance Center**
    - **Animal Shelter**

An Overview



- **2006 bond program facilities include:**
  - City Performance Hall
  - Fretz Park, Park Forest, Polk Wisdom, White Rock branch libraries
  - Southeast Service Center
  - Fire Stations 6, 10, 27, 32, 37, 44 and 50
  - Phase 2 Latino Cultural Center
  - Nash-Davis and White Rock Hills recreation centers
  - Cotton Bowl renovation and expansion
  - Dallas Zoo African Savanah exhibit

City of Dallas Approach

Community facilities

Developed through full design and construction services for each specific project

- Community involvement in the design process
- Preservation of community/neighborhood/ district character
- LEED process integrated into project design and construction approach
- Public Art component integrated into building design

Advantages

- Responds to community with unique character
- Considers site specific issues in integrated solution
- Incorporates sustainable features unique to the site

Disadvantages

- Lengthy process
- Individual project, no savings based on volume
- Full service design and construction required

Prototype Design Approach

Prototype Design

Developed based on a program to be repeated and adapted at multiple locations

- Effective to create a brand
- Purchasing of building components may be bundled
- Design process occurs independent of location of facility

Advantages

- May achieve construction savings based on volume
- Design savings
- Shorter delivery period

Disadvantages

- Generic design
- Does not solicit community input
- Needs to be site-adapted
- Does not consider specific site issues in overall concept
- Limits design contracting opportunities

Design Approaches

Examples from other organizations

FedEx®

US Postal Service

Utilizes **design standards** and/or building space components to generate a small, medium or large **standard building type**

- **Building Standards** are issued annually
- Design standards help to standardize the consistent appearance and **brand identity** for the customer service lobbies

- Each building type is site-adapted
- Building standards allow for all scenarios: facility type and size, leased vs. owned
- Standards don't dictate the exterior, Project manager addresses based on the surrounding architectural environment

Yum! Brands, Inc.

Utilizes **prototype design** for brand recognition

- The world's **largest** system restaurants' company with over **34,000** restaurants in more than **100** countries and territories
- Four of the company's restaurant brands – **KFC, Pizza Hut, Taco Bell and Long John Silver's** – are the global leaders in their categories.

- Pre-qualifies a "handful" of architectural firms
- Assigns projects based on geographic location and number of projects
- Utilizes developed **prototype designs** for restaurant brands and does only site adaptation at the location.
- Pre-qualifies contractors and assigns projects based on workload and geographic location.
- Major system component volume purchases for economies of scale.
- Cost savings of prototype not identified

The ability to put two concepts roof (multibranding), gives Tom a distinct advantage.

FedEx

Utilizes finish-out **standards** and components for brand recognition

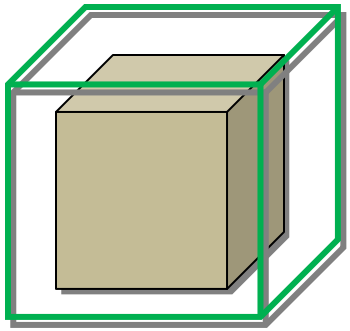
- FedEx acquired Kinko's in February 2004 and was rebranded FedEx Kinko's Office and Print Services
- Has more than 1,500 locations in 11 countries and 20,000 team members

- Pre-qualifies a "handful" of architectural firms based on qualifications
- Pre-qualifies contractors and assigns projects based on workload and geographic location.
- Performs only finish-out, no free-standing facilities
- Major system component volume purchases for economies of scale

Make it. Print it. Pack it. Ship it.
FedEx Kinko's
NOW OPEN

Recommendation

- To utilize a combined approach based on:
  - Established building standards and components that are repeated, and
  - Community-based architectural environment
    - Community input
    - Neighborhood character
    - Site-adapted
    - LEED integrated into design



- To hire a consultant to develop standards and components for fire stations
- To incorporate in the design of Fire Station #50