



Project Info: Federal Way Public Schools Support Services Center
1211 S 332nd Street
Federal Way, WA 98003
Federal Way Public Schools
Completion – Fall 2012

PROJECT ATTRIBUTES

Responsiveness to program, or unique program requirements

Design of the new Support Services Center (SSC) was inspired by two of FWPS's core values. The first is what Superintendent Robert Neu calls a "student-centered approach" and the second is a commitment to "do the right thing". Expressing these values, FWPS desired a facility and site that would serve the broader community, be environmentally responsible, and stimulate an understanding of place. Early in the process, the team developed goals that would shape the project with a design that enabled:

- A collaborative workplace
- Environmental stewardship
- Adaptability
- Lifelong learning
- Shared asset with the City
- Efficiency and economy

Innovative Solutions

The learning, socializing, and administrative functions are placed at the center of the parti, with the production work areas branching out from this center. Each production work area – transportation, maintenance, and food service - has its own dedicated outdoor space for parking, storage and deliveries, while the public has a clearly identifiable entry zone along the street. The change in grade across the site is effectively used to minimize the visual impact of bus and maintenance storage areas.

Sustainable Design Strategies

The LEED Gold certified project is located next to Celebration Park on a branch of the Hylebos Creek Watershed. The design draws on the necklace of Hylebos waterways and surrounding forest as design element, telling the story of water through rain gardens, bridges, and a

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recreated creek. The SSC links essential services with each other, students, the land, and the community while embracing the principles of stewardship:

- Radiant heat in the repair bays heats the people and objects, not the air
- Energy use reduction resulted in a modeled EUI 56% below base case, meeting the 2030 Challenge
- The rainwater collection system supplies bus wash make-up water, reducing water demand by over 50%
- Rain gardens and infiltration beds reduce the need for structured solutions
- LED parking lot lighting saves energy
- Skylights maximize daylight throughout. White pigmented concrete increases visibility in the maintenance shop and reflection to the underside of busses on lifts.
- Ventilating skylights in the learning and office areas provide ample ventilation, reducing the need for mechanical cooling to spot locations
- The mass effect of exposed concrete floors and walls maintains comfort year round

Positive Aesthetics and Materials Use

The project responds to the District's goals through a straight-forward parti. Hands-on work functions are housed in economical metal sheds, connected by administrative, collaboration, gathering, and learning functions in wood-roofed spaces defined by structural expression, exposed concrete, and aluminum storefront. Each functional area has extensive skylights and generous glazing, providing optimal daylighting in the office areas, workshops, and repair bays.

Adaptability to Changes in Educational Delivery

The SSC accommodates lifelong learning by providing classrooms, conference rooms, and gathering spaces for staff, students, and the community. Almost immediately after opening, the SSC fulfilled its role as an educational facility with Drivers Education classes for students, as a gathering space for a student Ham Radio club, and as a meeting space for District Career and Technical Education faculty.

Reinforcement of the Surrounding Community

Federal Way Public Schools (FWPS) is among the poorest, most ethnically diverse districts in Washington State. To maximize funds available for education, the critical functions of maintenance, transportation, and nutrition services must be delivered as effectively as possible. Visionary leadership recognized that empowering workers, enabling staff interaction, and providing space for ongoing learning would engender collaboration and operational savings to achieve optimum delivery of these essential services supporting the educational mission.

The District reached out to the City of Federal Way as a partner. That partnership has begun with the City now fueling their vehicle fleet at the Service Center, allowing the purchase of bulk fuel at lower prices for the City and the Schools.

Professional Team

OWNER Federal Way Public Schools

MEMORANDUM

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OWNERS REP Greene Gasaway Architects
ARCHITECT Bassetti Architects
STRUCTURAL Quantum Consulting Engineers
MECHANICAL Wood Harbinger
ELECTRICAL Wood Harbinger
CIVIL Springline Design
LANDSCAPE Site Workshop
ACOUSTICAL BRC Acoustics
GEOTECH Associated Earth Sciences
ENVIRONMENTAL EHS International
COST C&N Consulting
CONTRACTOR Porter Brothers Construction

WHAT MAKES THIS EDUCATIONAL FACILITY OF INTEREST TO SCHOOL DISTRICT PLANNERS?

- Educational and community uses are incorporated into the support services facility
- Potential for integration of CTE with District maintenance
- The maintenance wing is a prototype for hands-on educational spaces
- Typically independent administrative functions are located together in one building
- Community use and City of Federal Way partnership component
- Uses low impact stormwater facilities to connect users to the natural history of the site

Following:

2 EXTERIOR IMAGES

3 INTERIOR IMAGES

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