



Legislation Details (With Text)

**File #:** CM 20-332  
**Type:** Committee Memo      **Status:** Approved for New Business  
**File created:** 11/13/2020      **In control:** Committee of the Whole - Public Safety  
**On agenda:** 11/17/2020      **Final action:** 11/17/2020  
**Title:** Willow Run, LLC/Building X Contract for Outside Technical Review  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Committee Memo, 2. Attachment A: Three Party Consultant Agreement for Building X

Date	Ver.	Action By	Action	Result
11/17/2020	1	Committee of the Whole - Public Safety	Approved for New Business	

**TO:** Committee of the Whole - Public Safety

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Fire	Acting Deputy Chief Todd Short	425-556-2242
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**DEPARTMENT STAFF:**

Fire	Rich Gieseke	Acting Fire Marshal
Fire	Scott Turner	Assistant Fire Marshal

**TITLE:**

Willow Run, LLC/Building X Contract for Outside Technical Review

**OVERVIEW STATEMENT:**

This is a request for approval of a Three-Party Contract for technical review and inspection of performance-based design elements for a new high-rise building as authorized in 2015 IFC 104.7.2. All fees incurred by the city shall be reimbursed by the permit applicant.

Willow Run, LLC is currently in the building permit phase for a new high-rise building located in the 10300 block of Willows Road known as Building X. As part of the building design, non-fire rated structural steel supporting columns and beams and a multi-story atrium with a performance-based smoke control system have been proposed. These design elements are not covered by prescriptive code and can only be approved in a performance-based design and review process. This process requires specialized engineering, fire modeling and smoke control evaluation to ascertain that the proposed alternate methods and materials are at least equivalent to protection provided in prescriptive code.

This request is for Council to approve a contract for outside technical review for an amount to not exceed \$200,000, with the City to be reimbursed for all costs by the applicant, Willow Run LLC. This will cover the reviewing and rendering an opinion on the equivalency of the applicants proposed designs, review of any modifications during the construction process and conduction of special inspections related to the approved designs prior to the final building inspections.

**Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

**Receive Information**                       **Provide Direction**                       **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
2015 International Fire Code allows alternate methods and materials to provide equivalency to prescriptive code.
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
N/A

**OUTCOMES:**

Due to the complexity of the applicant’s request, hiring an outside engineer is necessary to support the Fire and Building Officials’ determination that the proposal is at least equivalent to the prescribed code in the areas of quality, strength, effectiveness, fire resistance, durability and safety.

- 1) Timely review of applicant plans by utilizing a competent fire protection engineering firm
- 2) Accurate
- 3) Timely approval of building permits by consulting with a qualified fire protection engineer on performance-based design
- 4) Increase efficiency at time of inspection by utilizing the technical expertise of a fire protection engineer

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
N/A
- **Outreach Methods and Results:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**  
\$200,000 fully reimbursed by the applicant, Willow Run LLC

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:

No

Budget Priority:

N/A

Other budget impacts or additional costs:  Yes  No  N/A

If yes, explain:

N/A

Funding source(s):

All expenditures by city shall be reimbursed by the applicant per attached contract

Budget/Funding Constraints:

N/A

Additional budget details attached

**COUNCIL REVIEW:**

Previous Contact(s)

Date	Meeting	Requested Action
Click and select a date, or click and press delete if none.	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
12/1/2020	Business Meeting	Approve

Time Constraints:

Willow Run LLC has submitted the building permit for this project. However, the permit cannot be approved until the technical review of this alternate methods and materials has been evaluated and deemed satisfactory for code equivalency.

**ANTICIPATED RESULT IF NOT APPROVED:**

If this contract is not approved, evaluation of the alternate methods and materials could not be performed with existing staff and the project would be required to meet prescriptive code. This would result in significant design changes which would likely delay the project and increase costs to the applicant.

**ATTACHMENTS:**

Attachment A: Three Party Consultant Agreement for Building X