

**Levy Oversight Committee
Minutes
November 20, 2007 Meeting**

Members Present: Nick Licata, Seattle City Council; Ken Nakatsu, Mayor's Office; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union

Staff Present: Bill Hepburn (Seattle Fire Department); Brenda Bauer, Director, Fleets and Facilities (FFD); Dove Alberg, Director, Capital Programs Division, FFD; Ted Maslin, Director, Real Estate Services, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Brad Tong, Shiels, Oblatz, Johnsen (SOJ); Justine Kim, SOJ; Kieu-Ahn King, Council Central Staff

Guests: Garriel Keeble, Concerned Neighbors of Fire Station 20

1. The minutes of the July 17, 2007 meeting were approved.
2. Public Comment
There was no public comment.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

Program Overview

Dove Alberg provided a program overview. In its fourth year, the Fire Levy program has 23 active projects. The marine program has completed two projects, with the Chief Seattle rehab remaining. While the neighborhood fire stations feature prominently in the Levy, the interim fire station program is also becoming significant. David Kunselman presented the remainder of the PowerPoint presentation.

Fire Station 2 (Belltown)

Fire Station 2 with Arai, Jackson, Ellison, Murakami architects, is in the construction documents phase. In October, neighbors attended an open house to learn about — and comment on — renovations to the landmark building.

Fire Station 14 (SoDo)

Pre-design uncovered many issues. When seismic events occur, the building could float because the structure isn't attached to the piles it rests on. During pre-design, the project was placed on hold for rescoping. Work is underway with Bassetti to work out alternatives. Councilmember Licata asked if FFD is looking at a new site. David Kunselman responded that we're looking at a variety of possibilities, including moving the station. When Councilmember Licata asked if property costs are included in estimates, David Kunselman responded that they are not at this time. If the building is used for something else, other than a fire station, renovations wouldn't have to be as significant.

Fire Station 17 (University District)

Bassetti Architects are in design development with the renovation/expansion project. The Master Use Permit sign has been posted. Development waivers will likely go to the Council regarding height, set back, and building modulation. The project is preparing to go back to

the Landmarks Committee. An open house, which was well attended, was held in September. David Kunselman said that the City purchased property to the north of the facility to allow for station expansion.

Fire Station 28 (Rainier Valley)

The new building will be constructed around the existing station. The replacement facility, with Schreiber Starling and Lane architects, is in the construction documents phase. The Master Use Permit and building permit are at the Department of Planning and Development (DPD). The project has gone through Council, who approved development waivers for curb cut width and building frontage given the split zoning on the site.

Fire Station 30 (Mt. Baker)

Fire Station 30 is in schematic design with Schact Aslani Architects. The next step is going to the Design Commission. The site is challenging because of poor sub-surface conditions; the land falls off to the south. The basement has undergone a number of shoring projects.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss are designing the seismic upgrade/expansion, which is in the construction documents phase. This project, one of the first seismic projects, is the farthest along of the neighborhood projects. The project will go to bid at the end of the year. Two open houses have been held at the station. Typically, one is held after the pre-design phase, with a second event held during design development.

Fire Station 33 (Rainier Beach)

Weaver Architects are in schematic design with the seismic upgrade and addition. Seattle Public Utilities and the Army Corps of Engineers reviewed the open wetland across the street and decided that permits aren't required. The necessary paperwork has been received to allow the project to move forward. The addition to the station will provide more storage and adds a fairly small impact to the site. An open house was held in August.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are in schematic design with the rebuild of the one company station. In August, a community open house was held, and the project received unanimous approval from the Design Commission. The small site is the most challenging part of this project.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a rebuild/relocation, is in schematic design with Miller Hayashi architects. The project went to the Design Commission in October and received unanimous approval to move forward.

Fire Station 38 (Ravenna/Bryant)

Schreiber, Starling and Lane are in schematic design with the new Fire Station 38, located in Hawthorne Hills. The Design Commission saw the project in November and approved the project to move forward. The project, located at a prominent corner, is charged with making a civic statement. At the community open house held in September, the environmental clean-up was discussed.

Fire Station 39 (Lake City)

The Miller/Hull Partnership is designing the rebuild/relocation; the new facility will be adjacent to the existing station. The project is in schematic design. In December, the project will go to the Design Commission. Regarding the artist selection process, the artist is starting to integrate into the team early.

Fire Station 41 (Magnolia)

Fire Station 41 is in schematic design, with Hoshide Williams Architects designing the renovation/expansion of the small, historic station. Work is being done to the back of the station. This station has two very small bays, which the equipment doesn't fit in. The project team is working closely with the Landmarks Committee.

Interim Facilities

Over the life of the Fire Levy, many stations will be housed in temporary stations. Two firms, Ehm Architecture and Lawhead Architects, were selected from the small consultant roster to design the facilities. A parking lot for a church has been selected for Fire Station 31's (Northgate) interim station. An old house will be demolished. The church is happy to receive the rental income. FS 2 (Belltown) and FS 17 (University District) are battalion stations. Negotiations for sites in Belltown and the University District are underway. In 2008, a number of projects will be moving into interim facilities.

Marine Projects

The levy program has three marine projects in total; two are completed. A consultant was selected for the *Chief Seattle* rehabilitation. The boat rehabilitation is scheduled for substantial completion in fourth quarter 2008.

Joint Training Facility

There is water at the JTF now. The closed-loop water system is in the wash out, or training, phase. With the completion of the closed-loop system, all of the props will be able to be fully used. The braided wetland is completed. The Corps has been notified that monitoring will begin. The Duwamish work was completed a month ahead of schedule. The environmental components of the project are both beautiful and functional.

Fire Station 10

The next three of four weeks will be very busy prior to getting the Certificate of Occupancy. The green roof is complete. The project is on schedule for substantial completion at the end of December. The move dates have been scheduled and range from the end of January until the end of March. The EOC will move in first, followed by Fire Station 10. The last move, the FAC, is the most delicate since emergency call coordination requires a one second cutover. DoIT components are a third of the budget.

Land Acquisition

The most recent community meeting for Fire Station 6 took place at the Central District Chamber of Commerce in September. A Council Committee hearing on the acquisition was scheduled for December 4. EnviroIssues was hired regarding siting for Fire Station 20. Preliminary information will be available in December, with final recommendations completed in February. Planning on Fire Station 22 (Roanoke) continues to be put on hold pending the State's plans for SR-520.

Budget

Forty-one percent of the budget has been spent, which is on target with planned execution because the program was front loaded with the larger projects. In the neighborhood fire station program, construction of new stations is also early in the program.

Discussion

Architect selection for FS 21, 32, 9:

Architects have been selected and will be announced shortly for three new station projects: FS 21 (Greenwood), FS 32 (W. Seattle Junction), FS 9 (Fremont). At the pre-submittal meeting, consultant teams and small, minority, and women-owned businesses were encouraged to network and form teams.

FS 9 schedule accelerated:

Fire Station 9 is moving up to take advantage of staff time and a good opportunity for the interim station. Pending Council approval, the project will begin now, two years ahead of its original schedule.

Construction market climate:

The current public construction bid climate is challenging. It was recently reported that other public agencies experienced a 15% escalation in costs during the bid process. Escalation is often highest in the summer months. Once permit work has moved forward, a timeline about when projects will go out to bid will be clearer. Since many of the eight projects in the second round will go out to bid on a similar timeframe, caution will be exercised to avoid bidding against other fire station projects. To make contractors aware of upcoming work, stories will be placed in the Daily Journal of Commerce. The bottom line is that the levy projects will face the same market that everyone else is struggling with.

Fire Station 38 (Hawthorne Hills) environmental clean-up:

The site housed a gas station, and free product is being removed from the soil. Testing is going on off-site as well. If there are any findings of significance, the community will be informed. Under the auspices of the Washington Model Toxic Control Act (state law), staff are working with the law department to pursue resolving these issues with the responsible parties.

2008 meeting dates:

These are currently being set up.

Questions

Chris Gilbert, with the Seattle Fire Fighters Union, asked if the Occupational Health Center at Fire Station 2 was undergoing program cut-backs in exchange for a higher quality flooring.

Chris Gilbert was told that staff would check with the project manager and get back to him.

Kieu-Anh King asked FFD to identify any outstanding issues from the Project Controls Reporting Audit. Dove Alberg said that Capital Programs staff would close the loop with Kieu-Anh.