

**Levy Oversight Committee
Minutes
February 26, 2008 Meeting**

Members Present: Tim Burgess, Seattle City Council; Bruce Harrell, Seattle City Council; Ken Nakatsu, Mayor's Office; Dwight Dively, Department of Finance; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union

Staff Present: Brenda Bauer, Director, Fleets and Facilities (FFD); Chief Dean, Seattle Fire Department; John Nelsen, Seattle Fire Department; Dove Alberg, Director, Capital Programs Division, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Justine Kim, SOJ; Kieu-Anh King, Council Central Staff

Guests: Ross Budden, Susan Casey, John Coney, Valerie Paganelli

1. Public Comment

Valerie Paganelli complimented EnviroIssues on their work on siting Fire Station 20 (W. Queen Anne). She emphasized the interest of the community in finding a viable location for the fire station.

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 17 active major projects. The marine program has one active project left — the Chief Seattle rehab. Fifteen neighborhood fire station projects are moving forward. David Kunselman presented the remainder of the PowerPoint presentation.

Work has begun on three new fire station projects: Fire Station 9 (Fremont), Fire Station 21 (Greenwood), and Fire Station 32 (West Seattle). Projects come on-line based on the yearly funding cycle. Design work is divided into four different phases: pre-design, schematic design, design development, construction documents. Pre-design provides an opportunity to survey the site and look at geotechnical issues, hazardous materials, and how the program fits on the site. During schematic design, building adjacencies are laid out. During the design development phase, sub-consultants are brought on board to integrate various systems such as mechanical and electrical. Required permits typically include the Master Use Permit (MUP), SEPA (State Environmental Protection Act), and building permit.

Fire Station 2 (Belltown)

Fire Station 2 with Arai, Jackson, Ellison, Murakami architects, is at 90% construction documents. The project went to the Landmarks Architectural Review Committee in January. MUP and SEPA reviews are underway. In January, building permit submittal took place.

Brenda Bauer noted a major focus for the Fire Levy work is seismically upgrading fire stations. We have learned how to better accommodate seismic forces.

Fire Station 14 (SoDo)

The project is on hold. During pre-design, it was determined that the building is floating on piers and is not adequately attached to the foundation. Initial estimates reveal that it would cost more to renovate than build a new building on a different site. Options under consideration include doing minimal work on the existing building and building a new station on the existing site or a different site.

Fire Station 17 (University District)

Bassetti Architects are in the construction documents phase with the major addition/renovation to the historic building. At the end of the MUP review, waivers of development standards will be considered by Council regarding height, set back, and curb cut. The MUP and building permit review are underway. The project is working its way through the Landmarks process.

Fire Station 28 (Rainier Valley)

Originally slated as a renovation project, early in pre-design it was discovered that building a new station would be economically viable. Schreiber Starling and Lane architects are in the 90% construction documents phase of the new station. The MUP and building permit review are underway. The artist, Wayne Chabre, has begun fabrication.

Fire Station 30 (Mt. Baker)

The project is in design development with Schact Aslani Architects. The fire station is in an area that will experience incredible growth. Because of poor soil conditions, piles will support the building. The schematic design presentation was given to the Design Commission in January, and the design development overview is scheduled for March. In March, the neighborhood open house will take place. Artist Susan Zoccola is in design.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss are designing the seismic upgrade/expansion, which is out to bid. This project includes additions for equipment storage and medic quarters. The building permit has been received, with construction anticipated to start in June. When firefighters need to move out of stations, temporary sites are required. The temporary site, a parking lot for a church across the street from the station, has been selected. The firefighters will be housed in tents and trailers. It is challenging to find a site large enough to accommodate firefighters while maintaining response times. The bid date is March 5. FFD has been working closely with the contracting community to attract bidders.

Fire Station 33 (Rainier Beach)

Weaver Architects are in design development with the seismic upgrade and addition. The addition to the station will provide more equipment storage and decontamination space. For example, bunking gear is made out of material that repels heat and is sensitive to sunlight. The storage will allow the gear to be kept out of direct sun. In addition to Fire Levy work going on at the stations, asset preservation (major maintenance) work and dollars are getting added to projects. For example, if the station needs a new roof, this work will be added to the Fire Levy work.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are in design development. The site is tight; the new station will be inserted between two commercial enterprises. A Design Commission meeting and neighborhood open house are scheduled for March. Artist Kay Kirkpatrick is in design.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a new station, is in design development with Miller Hayashi architects. In February, the Design Commission approved the design development work. The Design Commission won't need to see the project again. About 150 neighbors attended an open house to meet the firefighters and talk to the architects about the design. Artist Pete Beeman is in design.

Fire Station 38 (Hawthorne Hills)

Schreiber, Starling and Lane are in design development with the new station, which will be located across the street from the Metropolitan Market. The Design Commission will receive a design development presentation in March. In February, approximately 250 community members attended the open house. The clean-up of the former gas station is going well. Artist Mel Katz is in design.

Fire Station 39 (Lake City)

The project is in design development with the Miller/Hull Partnership. The new station will be located adjacent to the current facility, which will be sold as surplus property. In March, the Design Commission will receive a design development presentation. An open house is taking place in March. Artist Steven Glassman is in design.

Fire Station 41 (Magnolia)

Fire Station 41 is in design development with Hoshide Williams Architects designing the renovation/expansion of the historic station. A small addition is being added to the back of the building. This station has two very small bay doors, which don't provide enough space for the equipment. The project, which includes creating one large bay door, went to the Landmarks Committee in January.

Interim Facilities

Temporary station site planning and design is underway for Fire Station 2 (Belltown), Fire Station 17 (University District), Fire Station 21 (Greenwood), Fire Station 31 (Northgate), Fire Station 35 (Crown Hill), Fire Station 9 (Fremont), Fire Station 30 (Mt. Baker), Fire Station 32 (W. Seattle Junction), Fire Station 33 (Rainier Beach), and Fire Station 41 (Magnolia). Sites have been selected for interim facilities for Fire Station 9 (Fremont), Fire Station 31 (Northgate), and Fire Station 33 (Rainier Beach). Fire Station 9's (Fremont) temporary site will be located on city-owned property. At Fire Station 33, the site is large enough to accommodate a modified tent and trailer arrangement.

Marine Projects

The Chief Seattle is the last marine project — the Leschi and Engine One have been completed. Guido Perla and Associates are in pre-design and are preparing the work packages. Substantial completion is expected in fourth quarter 2008.

Fire Station 10

The contractor achieved the temporary certificate of occupancy in January. Several pages of punchlist work remain. At the end of January, the Office of Emergency Management moved into the Emergency Operations Center. The Mayor is holding a media event at the EOC tomorrow. Soundshake, a regional earthquake exercise, will take place on March 5. Fire Station 10 and the Fire Alarm Center will move in April. The dedication celebration is scheduled for May 17.

Land Acquisition

The Council reached a decision on site acquisition for Fire Station 6 (Central District) in December. Property negotiations are underway for the site at the SW corner of MLK and Jackson. EnviroIssues has held two community meetings for Fire Station 20 (W. Queen Anne). The final report is expected this spring. The siting process for Fire Station 22 (Roanoke) is on hold pending resolution of the SR-520 decision.

Budget

Three projects have reached 100% spent: emergency shelters and the small and large fireboat. The active projects are all in budget.

Discussion

New projects:

Consultant contracts have been signed on three projects: Fire Station 21 (Greenwood), Fire Station 32 (W. Seattle Junction), Fire Station 9 (Fremont). Pre-design is underway.

Construction market climate:

Fire Levy staff are reaching out to contractors. When possible, information will be placed in the Daily Journal of Commerce to make contractors aware of upcoming work. Future bid dates will be forecast on the Fire Levy Web site. While the projects might not be the largest, there are a lot of them. One of the challenges is to make sure we're not competing with ourselves when we put projects out to bid.

Councilmember Burgess asked if projects will be finished within the allocated budget. Staff responded that it is a challenge to meet the needs of the Seattle Fire Department within the allocated budget. The level of participation of contractors will be a factor, and City staff noted that the construction market is experiencing very high inflation. The Fire Levy program has experienced 10 years worth of inflation in the first two years of the program. Due to the massive amounts of work going on around the region, there is a shortage of contractors.

Joint Training Facility:

The dedication/tour in January went well. On-going management and maintenance are taking place at the facility. A recruit class began training at the JTF on Feb. 6. The first training class to use the facility was in January 2007.

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. The first phase of work will be completed at the end of February. If any significant findings result, the information will be shared with the community.

2008 LOC meeting dates:
April 15, July 15, Nov. 18.

The minutes of the November 20, 2007 meeting were approved.

Questions

Councilmember Harrell asked if there were economies of scale in hiring the same consultants. City staff responded that architects are selected based on qualifications per state law. For some work, such as mechanical and electrical engineers, repeat hires will occur. Before advertising the work, a pre-submittal meeting is held where sub-consultants are encouraged to meet and match up with prime consultants. A state fee schedule serves as the backbone of negotiations. If a successful resolution can't be reached with the selected consultant, the next available consultant team is approached.

Chris Gilbert asked about Fire Station 14 (SoDo). Chief Dean said that the challenge is where to put the technical rescue team.

Ross Budden asked how the cost of Fire Station 10/JTF compare with the original projected costs. Brenda Bauer responded that all of the projects have been escalated from the original budget anticipated by the Levy due to inflation, supply and demand, revised building codes, and increased green building standards. The projects so far have stayed within the budgets approved by Council.