

**Levy Oversight Committee
Minutes
July 17, 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; Bill Bradford, University of Washington

Staff Present: Mary Pearson, Deputy Director, Fleets and Facilities (FFD); Gregory Dean, Chief, Seattle Fire Department; John Nelsen, Assistant Chief, 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; Chris Potter, Planning and Controls Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD

Guests: Ross Budden, Susan Casey

1. The minutes of the February 26, 2008 meeting were approved.
2. Public Comment
Courtney, a Queen Anne resident, attended the meeting for an update on the Fire Station 20 siting process. Kieu-Anh King said that it's the middle of the comment period for the final report, which will be issued on August 29. EnviroIssues will present the final report at the Public Safety, Human Services, and Education Committee on September 5. Policy options will be discussed at the Public Safety Committee meeting on September 16.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

Program Overview

David Kunselman reported that the Fire Levy program has 16 active major projects. The newer projects have moved into schematic design. Many projects are currently in the construction documents phase. Staff are working with the Department of Planning and Development on construction permits. It is anticipated that Fire Station 28 (Rainier Valley) will go out to bid next week.

Fire Station 2 (Belltown)

Arai, Jackson, Ellison, Murakami architects are completing the construction documents phase. The building permit review is underway. The project team is pursuing an energy code exemption for the mechanical system. The project received a certificate of approval from the Landmarks Board.

Fire Station 9 (Fremont)

Mithun architects are completing pre-design of the new station. The project team is addressing several issues, including a steep slope adjacent to the station, fire engine egress onto a residential street, and a potential historic landmark structure on-site. The project team will work with partners in other city departments to address these issues.

Fire Station 14 (SoDo)

The station is in an area with poor soil conditions. During pre-design, it was determined that the building is not connected to the piles below. To make the current building viable, structural connections would need to be made with concrete and steel. The current approach is to work with the Landmarks Board to save the front section of the building while demolishing the elements behind the prominent street facade. The tall tower has already received some reinforcement and will likely be kept for training.

Fire Station 17 (University District)

Bassetti Architects are in the construction documents phase with the major addition/renovation to the historic building. The project recently received a number of approvals, including development waivers approved by the City Council and a certificate of approval from the Landmarks Board. The project, close to receiving a Master Use Permit, may be the third neighborhood fire station project to begin construction after Fire Station 31 (Northgate) and Fire Station 28 (Rainier Valley).

Fire Station 21 (Greenwood)

The Miller Hull Partnership has moved into schematic design on the new station. The Design Commission approved the design concept in April, with the next review scheduled for September. In April, many neighbors showed their support at the schematic design community open house.

Fire Station 28 (Rainier Valley)

Schreiber Starling and Lane architects are preparing to go out to bid with the new station. The Master User Permit has been approved, and the building permit is very close to being issued. The original project scope was changed from a renovation to a new building. The existing building will be used as the temporary station during construction and will be demolished after the new station is built.

Fire Station 30 (Mt. Baker)

The project is in construction documents with Schact Aslani Architects. The Master Use Permit is proceeding smoothly. Due to poor soil conditions, piles will support the building. The project is expected to go before the Council regarding a development waiver for the building height.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss designed the seismic upgrade/expansion. Pellco Construction, the low bidder, received the construction contract for the first neighborhood fire station project. A temporary facility is being constructed across the street. Pellco Construction was also the low bidder for the temporary facility, which is nearly finished. Final utility connections are being made. Once completed, the contractor will be given the notice to proceed on the seismic upgrade/expansion.

Fire Station 32 (W. Seattle Junction)

Bohlin Cywinski Jackson are in pre-design with the new station. Alternative site layouts are under consideration. The station, located near the former Huling Brothers properties, is in an area rapidly undergoing redevelopment.

Fire Station 33 (Rainier Beach)

Weaver Architects are at 100% construction documents with the seismic upgrade and addition. The project has moved very smoothly. The building permit was received in June. The project is close to going out to bid — the temporary facility is the driver. Trailers and tents will be located on the north end of the site.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are in the construction documents phase with the new station. The project artist presented her design at the Public Art Committee.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a new station, is at 90% construction documents with Miller Hayashi architects. The project will be the first Neighborhood-1, or one company station, to go out to bid.

Councilmember Harrell asked if the stations are designed to fit into the neighborhoods. David Kunselman responded that the program dictates the square footage and adjacencies, while the architects work on the form specific to each site and neighborhood. The community has an opportunity to be involved at several points, including two neighborhood open houses. Project designs are also shown at the Design Commission and Landmarks meetings. Economics and durability drive the selection of materials for fire stations. The Fire Levy had an event where the architects for all of the active projects were brought together and shared their experiences and ideas.

Fire Station 38 (Hawthorne Hills)

Schreiber, Starling and Lane are in the construction documents phase with the new station. The Master Use Permit review is underway. Early demolition is planned for the buildings on site.

Fire Station 39 (Lake City)

The project is in construction documents with the Miller/Hull Partnership. The project artist presented his design at the Public Art Committee.

Fire Station 41 (Magnolia)

Hoshide Williams Architects are in construction documents with the renovation/expansion of the historic station. The project went to the Landmarks Committee in June. A community open house was held in April to show the community the latest project designs. Another community meeting was held in May in conjunction with the Seattle School District to discuss the temporary station in the former Magnolia Elementary School.

Interim Facilities

There are nine active interim facility projects. Construction is underway at Fire Station 31 (Northgate). Sites have been selected for interim facilities for the following stations: Fire Station 2 (Belltown), Fire Station 9 (Fremont), Fire Station 17 (University District), Fire Station 21 (Greenwood), Fire Station 33 (Rainier Beach), Fire Station 41 (Magnolia). A site search is underway for Fire Station 30 (Mt. Baker). Two of the properties are owned by the city, including Fire Station 9 and Fire Station 33.

Marine Projects

The early design on the Chief Seattle is done, and the project has gone out to bid. This is a design/build project. The boat is expected to return to service in late 2009.

Fire Station 10

The dedication celebration took place on May 17, with approximately 150 people in attendance. The project team submitted the application for LEED certification.

Bids to Date

Pellco Construction was awarded the contract on the seismic upgrade at Fire Station 31 (Northgate) and submitted a bid for the temporary facility across the street. The Fire Station 2 (Belltown) and Fire Station 17 (University District) interim projects were combined to make the work more attractive to potential bidders. The projects were awarded to Pellco Construction. Christian Construction was awarded the Fire Station 33 (Rainier Beach) contract for the interim facility. Based on bids received to date, the market appears to remain volatile.

Financial Summary

A number of projects are now completed at 100%. The program is front-loaded with larger projects first to address risk early in the program. All of the projects are currently in budget.

Discussion

Projects expected to begin construction this year include FS 2 (Belltown), Fire Station 17 (University District), Fire Station 28 (Rainier Valley), Fire Station 31 (Northgate), Fire Station 33 (Rainier Beach), Fire Station 37 (W. Seattle/High Point), Fire Station 39 (Lake City). Because of its size, Fire Station 28 (Rainier Valley) will be the real first test of the current construction market.

Property negotiations are proceeding for Fire Station 6 (Central District).

Fire Station 38 (Hawthorne Hills) environmental clean-up is continuing. The existing structures will be removed to access the area under the buildings. The city is pursuing recovery of the costs with the responsible parties.

The next group of projects, Fire Station 6 (Central District) and four seismic upgrades, will advertise for architect/engineering services in the fall.

The final LOC meeting in 2008 will take place on November 18.

Questions

Councilmember Harrell asked if any changes are anticipated in the Fire Levy budget. Dwight Dively said the budget review process had just begun and the Executive will present the proposed budget to Council in late September.

Councilmember Burgess said that analysis shows that the number of fire calls remains unchanged. What does that mean about what apparatus we put in stations? Chief Dean responded that the Fire Department is looking at this and critically analyzing needs of the community. The size and staffing are appropriate. Eighty percent of the fire department's calls are medic calls.

Councilmember Harrell asked if it's too early to look at cost savings and if training could potentially take place at the Joint Training Facility rather than having training take place at the battalion stations. Chief Dean said that the JTF is reserved for large scale training. Battalion training is allocated within each battalion headquarters.

David Kunselman said that while stations may look different and wear different clothes, the same kit of parts are used.

Councilmember Burgess asked about Women and Minority Business Enterprise (WMBE) participation. David Kunselman explained that in the fall Fire Levy staff held a fair and invited interested sub-consultants to participate. The event was an opportunity for small and WMBE vendors to meet other potential consultant team members before submitting their qualifications for future Fire Levy work. Current WMBE participation is about 14-15 percent.