

**Levy Oversight Committee  
Minutes  
November 18, 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:** Gregory Dean, Chief, Seattle Fire Department; John Nelsen, Assistant Chief, Seattle Fire Department; Brenda Bauer, Director, Fleets and Facilities Department; Dove Alberg, Director, Capital Programs Division, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD; Kieu-Anh King, Council Central Staff; Katie Ewing, Analyst, Department of Finance

**Guests:** Ross Budden, Kathy Mulady

1. The minutes of the July 17, 2008 meeting were approved.
2. Public Comment  
There was no public comment.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

**Program Overview**

David Kunselman reported that approximately 350 neighbors attended the Fire Station 21 (Greenwood) design development open house on Saturday, November 15. The Fire Levy program has 16 active major projects. Many projects are currently at the end of the construction documents phase and are close to going out to bid. Fire Station 17 (University District) had a favorable bid. Fire Station 33 (Rainier Beach) has gone out to bid. Projects are aligning well with what's going on in the market. One challenge is to time the fire station projects so they don't compete against one another. Fire Station 17 came in 13 percent below expectation with good contractor participation.

Councilmember Harrell asked about the number of projects that will go out to bid this year. David Kunselman responded that four will likely go out to bid.

**Fire Station 2 (Belltown)**

Arai, Jackson, Ellison, Murakami architects completed the construction documents phase on the renovation of the historic building. The building permit is available with the exception of the energy and mechanical system. The project team is pursuing an energy code exemption for the mechanical system.

Councilmember Burgess asked what will happen to the south end of the current building. David Kunselman said the space will be used for the Occupational Health Center.

The Department of Executive Administration (DEA) is responsible for the contracting process. DEA queues up projects for bid, reviews the documents for statutes related to public bids, and, once the bid is awarded, reviews bonds and insurance.

Fire Station 9 (Fremont)

Mithun architects are completing pre-design of the new station. The project team is addressing several issues, including a potential historic landmark structure on-site. The project team will discuss the basic scope of work with landmarks staff in the Department of Neighborhoods. The annex structure on the Fire Station 9 site appears on the City's list of possible landmarks.

William Bradford asked about the clear versus blue bars on the project schedules. David Kunselman said that the clear bars represent the baseline, or original projections, while the blue bars indicate the current progress of the project. Initially, aggressive baselines were set.

Fire Station 14 (SoDo)

The project is in pre-design. The back end of the station will be replaced. The work will allow the contractors to reach the piles under the building. The scope of the project is a Neighborhood One station, the smallest fire station type that houses four firefighters, and battalion chief quarters. The existing bays are small; the new bay will be better able to accommodate modern apparatus. The technical rescue unit is moving out of Fire Station 14.

Chris Gilbert asked where the technical rescue unit is going. Chief Dean said discussions are ongoing about where the aid car/technical rescue unit will be located.

Fire Station 17 (University District)

Bassetti Architects are in the bid phase with the major addition/renovation to the historic building. Approximately twenty-five firms were represented at the pre-bid walk-through. Bids were received on November 5. Graham Contracting was the apparent low bidder. Graham has a good reputation and worked with on Libraries for All projects. The project has received both the Master Use Permit and building permit. Pellco Construction is working on the interim station located several blocks south of the permanent station. Once DEA has finished the contracting piece and the temporary station is completed, construction on the permanent station will begin.

Fire Station 21 (Greenwood)

The Miller Hull Partnership is in schematic design on the new station. The Master Use Permit submittal is expected to take place this month. The Design Commission approved schematic design in September. At the community open house on Nov. 15, neighbors had an opportunity to look at the project design and fire engine and talk to fire fighters.

Fire Station 28 (Rainier Valley)

While originally a renovation project, pre-design work revealed a new building would cost the same. The new station is in construction with Berschauer Phillips Construction Co. The existing building will be used during construction and will be demolished after the new station is built. The Hillman building to the rear of the site has been demolished.

Councilmember Harrell asked about the viability of re-using the building after construction. David Kunselman explained that the basement of the building will be reused to collect water from the site. Brenda Bauer added that the extremely close proximity of the buildings does not lend itself to retaining the old building following completion of the new building.

Fire Station 30 (Mt. Baker)

The project is in construction documents with Schact Aslani Architects. The Department of Planning and Development completed the Master Use Permit recommendation. The project is expected to go before the Council's Planning, Land Use, and Neighborhoods Committee on Dec. 10 regarding a development waiver for the building height and modulation.

Fire Station 31 (Northgate)

The project is in construction with Pellco Construction. The interior demolition has been completed in preparation for a new interior slab. An addition for the medic crews and a new bay for storage are underway. During construction, fire crews are housed in a temporary facility across the street. Tents and trailers will be reused and will relocate to other temporary station sites.

Fire Station 32 (W. Seattle Junction)

Bohlin Cywinski Jackson continue with pre-design of the new station. The scope includes a new battalion station.

Fire Station 33 (Rainier Beach)

The project, with Weaver architects, is in the bid phase. DEA is performing a final review before the project goes out to bid. The temporary facility is under construction. Trailers and tents will be located on the north end of the site.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are at 90% construction documents review with the new station. Work is on-going with the Seattle School District to lease property for the temporary fire station at Crown Hill School.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37 is at 100% construction documents with Miller Hayashi architects. The Master Use Permit has been received. The project is queued up to begin DEA review. During construction of the new station, fire crews will stay in the current station.

Fire Station 38 (Hawthorne Hills)

Schreiber, Starling and Lane are at the 90% construction documents phase with the new station. Final reviews are underway, including the last cost estimate. The Master Use Permit was received. Work is underway with DEA to award the bid for demolition of existing buildings on the new site. Clean-up continues on the site of a former gas station.

Fire Station 39 (Lake City)

The Miller/Hull Partnership have completed construction documents. The project is expected to go to DEA in December. The building permit review is underway.

#### Fire Station 41 (Magnolia)

Hoshide Williams Architects are at 95% construction documents with the renovation/expansion of the historic station. Final Landmarks review is scheduled for December. Crews will be temporarily housed at Magnolia Elementary School during construction. The interim project has been submitted for permitting.

#### Interim Facilities

There are 10 active interim facility projects. Sites are under contract for the following stations: Fire Station 2 (Belltown), Fire Station 9 (Fremont), Fire Station 17 (University District), Fire Station 21 (Greenwood), Fire Station 31 (University District), Fire Station 33 (Rainier Beach), Fire Station 35 (Crown Hill). Negotiations are ongoing for temporary Fire Station 41 (Magnolia) and Fire Station 30 (Mt. Baker). Construction is underway at Fire Station 2 (Belltown), Fire Station 17 (University District), and Fire Station 33 (Rainier Beach). Construction is completed at Fire Station 31 (Northgate).

#### Marine Projects

Two marine projects are completed — the Leschi and Engine One. The Fire Department has taken the lead in pursuing \$5 million in federal Homeland Security grant funding for enhanced capability of the Chief Seattle. If the grant is awarded, the scope will be expanded. The grant application is anticipated to be submitted in December.

#### Bids to Date

The market remains volatile. The Fire Station 17 (University District) bid came in at -13.21% under the engineer's estimate. The Fire Station 38 (Hawthorne Hills) demolition also came in under the engineer's estimate at -77.22%. Fire Levy staff are hopeful about the projects that will bid through the spring.

#### Land Acquisition

The Fire Station 6 (Central District) purchase and sale agreement closed on October 31. Architect and engineer consultant selection is underway.

#### Financial Summary

All of the projects are currently in budget, with the exception of Fire Station 10/Fire Alarm Center/Emergency Operations Center, which was 1% over budget.

#### Discussion Topics

Upcoming projects poised to go out to bid include Fire Station 33 (Rainier Beach), Fire Station 39 (Lake City), Fire Station 2 (Belltown), and Fire Station 38 (Hawthorne Hills). The timing ultimately depends on receiving building permits and DEA's completion of pre-bid work.

FFD Capital Programs staff, the Executive, and the Department of Finance have worked together to make schedule adjustments to compensate for lower than anticipated 2009 Real Estate Excise Tax revenues. All projects beginning in 2009 or later — a total of 16 — are postponed three months. Projects that would have begun in January 2009 will begin three months later in April 2009. Fire Station 13 (Beacon Hill) will begin in 2009. The completion of Fire Station 30 (Mt. Baker) is anticipated to be 2010. The expected completion date of both Fire Station 9 (Fremont) and Fire Station 32 (W. Seattle Junction) is 2011.

Questions

Councilmember Harrell asked if the Fire Levy is running out of money. David Kunselman answered that individual project schedules are being adjusted — not budgets. Dwight Dively said that the Fire Levy program had planned on receiving a certain amount of REET that it is now unavailable. Fire Levy staff have not taken projects out of the program, but recognize there will be revenue challenges in the future.

William Bradford asked about the status of Fire Station 20 (W. Queen Anne). Kieu-Anh King said that the Council-led search process ranked Interbay Golf as the top site followed by City Light and North West Label. The Public Safety Committee has recommended the Interbay Golf site for further analysis. Dwight Dively said that depending on what site is chosen, costs may differ from what was originally anticipated.

Chris Gilbert asked about operable windows. David Kunselman said that new fire stations will have air conditioning as part of their mechanical system. Operable windows are planned in the sleep rooms.

William Bradford asked about WMBE numbers. David Kunselman said that the projects are getting good WMBE participation. Dove Alberg said that a report can be included in the next Levy Oversight Committee presentation.

Councilmember Burgess noted that 50% of the money has been spent and asked if we are 50% done with the projects. David Kunselman said that the Fire Levy is frontloaded with the larger, more complex projects first. Seismic projects that are scheduled primarily in the latter half of the levy have construction costs as low as \$.5 million. Brenda Bauer noted that the financial statement reflects that the work that has been done is on budget, and the work expected to be complete is complete.