

**Levy Oversight Committee
Minutes
February 27, 2009 Meeting**

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

Staff Present: John Nelsen, Assistant Chief, Seattle Fire Department; Brenda Bauer, Director, Fleets and Facilities Department (FFD); Mary Pearson, Deputy Director, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Chris Potter, Planning and Project Controls Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD; Kieu-Anh King, Central Staff, Seattle City Council

Guests: Valerie Paganelli and Concerned Neighbors of Fire Station #20

1. The minutes of the November 18, 2008 meeting were approved.
2. Public Comment
Valerie Paganelli said the Fire Station 20 project remains a priority to W. Queen Anne residents. The community hopes resolution on a site is reached quickly.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

Program Overview

David Kunselman reported that construction is well under way at Fire Station 28 in Rainier Valley. The Fire Levy program has 16 active major projects, excluding interim stations. Most of the projects are in the construction documents phase and are close to going out to bid. Schedule adjustments are being made due to Real Estate Excise Tax (REET) funding.

Fire Station 2 (Belltown)

The project is in the bid phase. The bid came in at \$7 million, with an engineer's estimate of \$8.5 million. Fire Levy projects are aligning well with what's going on in the market. Bayley Construction, the apparent low bidder, is working with the Department of Executive Administration (DEA) to put bonds, insurance, and contracts in place. Fire crews will move in to the temporary facility in March.

Dwight Dively asked if a conclusion had been reached on the HVAC, or mechanical system. The HVAC issue was resolved with the Department of Planning and Development (DPD).

Brenda Bauer said that both utility and facility bids are coming down.

Fire Station 9 (Fremont)

Mithun architects have completed pre-design work. The project is on hold until early April 2009 due to schedule adjustments made to compensate for lower than anticipated REET funding. The project manager is working with Landmarks staff to determine if the annex structure on the Fire Station 9 site is a landmark.

Fire Station 14 (SoDo)

The rescoped project includes a new one-company station/battalion chief quarters. Due to the structure's landmark status, the front of the building will be saved.

Councilmember Burgess asked where the heavy rescue unit will go. Chief John Nelson said that discussions are taking place regarding where to locate the unit.

Fire Station 17 (University District)

The Fire Station 17 bid came in 13 percent below the engineer's estimate with good contractor participation. Construction is well underway with Graham Contracting. The Notice to Proceed was issued on December 30. Site excavation has begun. The rear of the building that included an old handball court is getting demolished. An underground storage tank located on the north part of the property has been removed. During construction, crews are housed in temporary facilities.

Fire Station 21 (Greenwood)

The Miller Hull Partnership is in the design development phase of design on the new station. DPD is processing the Master Use Permit (MUP). A Design Commission review is scheduled for April 2.

Fire Station 28 (Rainier Valley)

Construction of the new station is moving ahead with Berschauer Phillips Construction Co. A media event with the Mayor was held at the station on February 4. Structural steel has arrived on site. Construction of the masonry walls and steel structure has begun.

Fire Station 30 (Mt. Baker)

The project is at the end of the construction documents phase with Schact Aslani Architects. The project is on hold until early April 2009 due to schedule adjustments made to compensate for lower than anticipated REET funding. The Council's Planning, Land Use, and Neighborhoods Committee reviewed development waivers on December 10 and February 6 for the building height and modulation. The full Council approved the development waivers on February 17.

Fire Station 31 (Northgate)

The project is in construction with Pellco Construction. A dedication event will take place at the completed station in April. The exterior site work is completed. Work on the interior finishes is underway. During construction, fire crews have been housed in a temporary facility across the street.

Fire Station 32 (W. Seattle Junction)

Bohlin Cywinski Jackson neared the end of pre-design of the new station. The rescoped project includes a new battalion station with no additional land acquisition. A decision is being made regarding how the fire apparatus will exit the station.

Fire Station 33 (Rainier Beach)

This project is the most recent to start construction. Serpanok Construction was awarded the construction contract. The Notice to Proceed was issued to begin construction on

February 17. Crews are being housed in a temporary facility on the north end of the site during construction.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are at 100% construction documents review with the new station. The building permit comments were received. Documents are being finalized for submission to DEA. The project is going through the contracting process and will get in the queue to go out to bid.

Fire Station 37 (W. Seattle/High Point)

The project, with Miller Hayashi architects, is in the bid phase. The bid documents are in production. The project will go out to bid in March. The building permit has been issued. During construction of the new station, fire crews will stay in the current station.

Fire Station 38 (Hawthorne Hills)

The project is queued up in DEA. The architect is Schreiber, Starling and Lane. Nuprecon demolished the existing buildings on-site. Work continues with the last phase of the clean-up of the former gas station.

Fire Station 39 (Lake City)

The Miller Hull Partnership designed the new station. The project is out to bid. Sixteen general contractors participated in the pre-bid walkthrough on February 19. The bid date is March 11. The building permit was received. The firefighters will live in the current station during construction.

Fire Station 41 (Magnolia)

Hoshide Williams Architects are at the end of construction drawings for the renovation/expansion of the historic station. The Landmarks review board approved the project on December 4. DEA review is underway for the permanent station. The temporary facility just went to bid. During construction, crews will be temporarily housed at an interim facility located at Magnolia Elementary School.

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), Fire Station 41 (Magnolia). Fire Station 35 (Crown Hill) and Fire Station 41 (Magnolia) are in the bid phase. Construction is completed at the following temporary stations: Fire Station 2 (Belltown), Fire Station 17 (University District), Fire Station 31 (Northgate), Fire Station 33 (Rainier Beach).

Marine Projects

The Chief Seattle project is waiting on word from the Port of Seattle regarding status of the \$5 million grant application. If the grant is awarded, the scope will be expanded.

Bids to Date

Strong competition exists in the market, as seen in recent Fire Levy bid results. With Fire Station 28 (Rainier Valley), the bid was close to 20% over the engineer's estimate. Now bids are falling below the estimates. The temporary Fire Station 41 (Magnolia) bid came in

25.66% under the engineer's estimate, with a \$500 dollar difference between the two lowest bids. Fire Levy staff have staggered project bid dates to avoid projects competing against one another.

Financial Summary

49% of Fire Levy funds are encumbered, or spent. The Fire Facilities program is funded by fixed levy funds and other sources such as REET funds.

Discussion Topics

Fire Station 39 (Lake City) has gone out to bid. Upcoming projects poised to go out to bid include Fire Station 37 (W. Seattle/High Point), Fire Station 41 (Magnolia), Fire Station 38 (Hawthorne Hills), Fire Station 35 (Crown Hill), Fire Station 30 (Mt. Baker), interim Fire Station 35 (Crown Hill), and interim Fire Station 30 (Mt. Baker). The same contractors are returning to bid on additional Fire Levy projects.

Fire Levy projects have contracted with 15.2% Women and Minority Business Enterprises and small businesses.

Questions

Dwight Dively asked which contractors worked on the Libraries for All program. David Kunselman said that Bayley and Graham worked on the libraries.

Councilmember Burgess expressed concern about funds available for Fire levy projects and the potential to complete all projects as planned and budgeted and asked whether projects were going to be eliminated from the Levy or downsized as a result.

Dwight Dively responded that projects are not being eliminated at this point but potentially delayed.

Councilmember Harrell noted that the January 2009 Fire Levy Monthly Financial Report indicated that the overall budget for Fire levy projects had grown by \$10 million (to \$294 million) since last year and asked for an explanation for this increase. Fire Levy staff will follow up with LOC members.

Councilmember Harrell asked that the Financial Summary include detail for each project, including those in the completed projects and future projects categories, as well as active projects. Fire Levy staff will provide this information at the next LOC meeting.