

**Levy Oversight Committee  
Minutes  
February 8, 2011 Meeting**

**Members Present:** Tim Burgess, Seattle City Council; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union

**Staff Present:** Gregory Dean, Fire Chief, Seattle Fire Department (SFD); William Hepburn, Assistant Fire Chief, SFD; Kieu-Anh King, Central Staff, Seattle City Council; Catherine Cornwall, Senior Policy Analyst, City Budget Office; Jennifer Devore, Budget Analyst, City Budget Office; Dove Alberg, Director, Capital Development & Construction Management, Finance and Administrative Services Department (FAS); David Kunselman, Fire Facilities Levy Program Manager, FAS; Frank Coulter, Capital Planning and Project Controls Manager, FAS; Christina Faine, Fire Levy Communications Officer, FAS

1. Minutes from the December 14, 2010 meeting were approved.
2. Levy Program Highlights (as shown in a PowerPoint presentation):

**Program Overview**

Eighteen major Fire Levy projects are underway. Three projects are getting started with the pre-design phase, while construction is taking place on three stations. A third of the projects are in the closeout/warranty phase.

**Marine Projects**

Design of the Chief Seattle fireboat, with an expanded project scope, is complete. Following the award of a Homeland Security grant, the project scope was expanded to include a larger pilot house and engines, as well as a new firefighting system. The project has received a total of \$5.6 million in grant funds. Guido Perla Associates are the naval architects.

**New Fire Station Projects**

Three new projects are in pre-design. SHKS Architects are in the initial phases of design with the seismic upgrade of Fire Station 8 on the top of Queen Anne. Fire Station 20 on W. Queen Anne, a new facility, is in pre-design with Schacht Aslani Architects. Weaver Architects are in pre-design with the seismic upgrade of Fire Station 27 in Georgetown.

**Fire Station 14 (SoDo)**

Bassetti Architects completed schematic design of the historic fire station renovation. Prior to bidding on the General Contractor/Construction Management (GC/CM) project, 34 attendees went on the pre-submittal tour in December 2010. A grant is still pending related to the dive function housed at the station.

Fire Station 6 (Central District)

Prior to going out to bid in the first quarter of 2011, the project has been delivered to the contracting division. The appeal to the Department of Planning and Development's (DPD) Determination of Non-Significance on the Master Use Permit (MUP) was withdrawn. The building permit review continues.

Fire Station 9 (Fremont)

Mithun Architects continue with the construction documents phase. The Master Use Permit review is under way. At the end of March 2011, the Type IV Council Concept Review for development waivers is expected to take place. The building permit review continues. The project received a lot of support for integrating historic elements into the design.

Fire Station 13 (Beacon Hill)

The construction documents phase moved forward on the seismic upgrade project with Hoshide Williams Architects. With the modified scope, the battalion chief will remain at the station, and an addition will be added to the back of the station. Once the new station is open in Mt. Baker, the battalion chief will move temporarily from Fire Station 13 to Fire Station 30 during construction. DPD issued the building permit. The project will go out to bid in the first quarter of 2011. Firefighters will remain in the station during construction.

Fire Station 16 (Green Lake)

Hoshide Williams continue with the construction documents phase. DPD issued the building permit. Fire Station 16 will bid before Fire Station 13. Fire Station 16 is linked to the schedule of the temporary station located a block south at the former Marshall Alternative High School. The project manager prepared letters to inform neighbors of parking impacts. The project will go out to bid in the first quarter of 2011.

Fire Station 21 (Greenwood)

Powell Construction is moving forward with construction of the new station in Greenwood. Masonry work continues. The site utilities are complete. During construction, crews are housed in a temporary station. The Miller Hull Partnership designed the new station.

Fire Station 30 (Mt. Baker)

Firefighters will move into the new fire station, designed by Schacht Aslani Architects, at the end of March 2011. Synergy Construction completed the metal siding, sewer tie-ins, and interior drywall work. During construction, crews were housed in a temporary facility.

#### Fire Station 38 (Hawthorne Hills)

Corstone Construction nearly completed work on the new fire station in Hawthorne Hills. The Temporary Certificate of Occupancy was received. The firefighter move-in date is scheduled for February 15 followed by the community open house on March 12. The art will be installed imminently. Schreiber, Starling and Lane designed the project.

#### Interim Facilities

There are eight active interim facility projects. During work on Fire Station 8, a site has been located on Queen Anne at the old high school gymnasium to house crews. Temporary Fire Station 16 (Green Lake) has bid. Crews continue to live and operate out of interim Fire Station 21 (Greenwood). With permanent Fire Station 30 (Mt. Baker) nearly complete, firefighters are planning to move out of interim Fire Station 30 in March. The Boy Scouts of America were pleased with having the temporary fire station as a neighbor. Design work continues on interim Fire Station 14 (SoDo).

#### Bids to Date

Temporary Fire Station 16 went out to bid. The base bid was -54.27% under the engineer's estimate without alternates. We continue to see the most volatility in the small project market.

#### Financial Summary

The projects are all within budget. The total amount spent or encumbered on active Fire Levy projects is approximately \$100 million, or 55 percent of the budget. For the entire Fire Levy program, approximately \$196 million, or 66 percent, has been spent or encumbered.

#### Discussion Topics

Projects expected to open this year include Fire Station 38 (Hawthorne Hills), Fire Station 30 (Mt. Baker), followed by Fire Station 21 (Greenwood) in the fourth quarter of 2011.

Projects expected to go out to bid in 2011 include Fire Station 6 (Central District), Fire Station 13 (Beacon Hill), Fire Station 16 (Green Lake), and Fire Station 9 (Fremont).

Consultant negotiations have begun for Fire Station 34 (Madison Park), Fire Station 36 (Delridge/Harbor Island), and Fire Station 40 (Wedgwood). Consultant selection will take place mid-year for Fire Station 24 (Bitter Lake), Fire Station 25 (Capitol Hill), and Fire Station 26 (South Park).

Three projects have schedule adjustments or are on hold. Fire Station 22 (Roanoke) is on hold pending further work on State Route 520. The schedule of Fire Station 29 (Admiral District) is dependent on Fire Station 32 (W. Seattle Junction). FAS staff completed an additional site search for property for Fire Station 32 (W. Seattle). Optimally, the fire department would like another site near the current one large enough to provide space for training.

The Fire Station 6 (Central District) Master Use Permit (MUP) appeal has been withdrawn, and a mitigated agreement was reached.

Community members met on February 9 with Fire Levy staff to discuss the Fire Station 9 (Fremont) design. At the crux of the matter is concern around taking down the Annex structure. More work will take place on the design.

FAS staff discussed the Fire Station 36 (Delridge/Harbor Island) Street Vacation process with the N. Delridge Neighborhood Council on February 14.

**Levy Oversight Committee  
Minutes  
May 24, 2011 Meeting**

**Members Present:** Sally Bagshaw, Seattle City Council; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union

**Staff Present:** Gregory Dean, Fire Chief, Seattle Fire Department (SFD); William Hepburn, Assistant Fire Chief, SFD; Kieu-Anh King, Central Staff, Seattle City Council; Jennifer Devore, Budget Analyst, City Budget Office; Fred Podesta, Director, Finance and Administrative Services Department (FAS) Dove Alberg, Director, Capital Development & Construction Management, FAS; David Kunselman, Fire Facilities Levy Program Manager, FAS; Frank Coulter, Capital Planning and Project Controls Manager, FAS; Christina Faine, Fire Levy Communications Officer, FAS

1. Minutes from the February 8, 2011 meeting were approved.
2. Levy Program Highlights (as shown in a PowerPoint presentation):

Program Overview

Nineteen major Fire Levy projects are underway. Most recently, the new Fire Station 30 opened in the Mt. Baker neighborhood.

Marine Projects

The retrofit of the Chief Seattle fireboat has moved into the procurement phase. A total of \$6 million in grant funds have been received.

Neighborhood Fire Station Projects

Four projects are in pre-design. Three projects are in schematic design, and one project is in the construction documents phase. Three projects are out to bid, and one project is in construction. Six projects are in the one-year closeout/warranty period.

Fire Station 20 (W. Queen Anne)

Fire Station 20 on W. Queen Anne, a new facility, is in pre-design with Schacht Aslani Architects. The Design Commission approved the concept design on April 7, 2011. The public art component is moving forward with the Public Art Advisory Committee's approval of artist Rob Ley of California.

Fire Station 34 (Madison Park)

ARC Architects are in pre-design with the seismic upgrade project in Madison Valley. The project includes an approximately 1,100 square foot addition on a tight site.

Fire Station 36 (Delridge/Harbor Island)

The seismic upgrade project, with Johnston Architects, is in pre-design. A right-of-way vacation is necessary to allow an addition of approximately 500 square feet. The Design Commission approved the proposed street vacation on May 19, 2011.

Fire Station 40 (Wedgwood)

TCA Architects are in pre-design with the seismic upgrade project in Wedgwood. The project scope includes interior remodeling.

Fire Station 8 (Queen Anne)

SHKS Architects have moved into schematic design. The project includes an expanded apparatus bay to accommodate a future tillered aerial, which has a unique turning radius. The Design Commission will review the project.

Fire Station 14 (SoDo)

Bassetti Architects are in schematic design with the renovation/addition project. Turner Construction was selected as the General Contractor/Construction Manager. The pre-construction services contract has been executed. During construction, the interim facility site will be located at the city's Sunny Jim site in SoDo.

Fire Station 27 (Georgetown)

Weaver Architects are designing the seismic upgrade of the fire station in Georgetown. The project scope includes an interior remodel.

Fire Station 9 (Fremont)

Mithun Architects continue with the construction documents phase of the new station in Fremont. The Master Use Permit review is under way. The project is seeking development waivers and will go through a Type IV Council Concept Review with the Council's Committee on the Built Environment. The Department of Planning and Development provided building permit review comments.

Fire Station 6 (Central District)

The project, with Weinstein Architects, is in the bid phase. The project bid on May 18, 2011; Commercial Structures Inc. is the apparent low bidder. The building permit was received.

Fire Station 13 (Beacon Hill)

The seismic upgrade/addition project, designed by Hoshide Wanzer Williams, is in the bid phase. During construction, the battalion chief will move to Fire Station 30 in Mt. Baker. The project bid on April 27, 2011 — Beisley Inc. is the apparent low bidder. Firefighters will remain in the station during construction.

Fire Station 16 (Green Lake)

The seismic upgrade project — in the Green Lake neighborhood — bid on April 13, 2011. Crews will be housed in a temporary station located a block south of the permanent station at the former Marshall Alternative High School. Since Fire Station 13 and 16 are mirror images of one another, Hoshide Wanzer Williams designed both stations to increase efficiencies.

Fire Station 21 (Greenwood)

Powell Construction continues with construction of the new station in Greenwood. Window installation is moving forward, and site utilities and grading are complete. The schedule has had some challenges due to a few subcontractors going out of business. During construction, crews are housed in a temporary station. The Miller Hull Partnership designed the new station.

Fire Station 30 (Mt. Baker)

Firefighters moved into the new fire station, designed by Schacht Aslani Architects, on March 22, 2011. The community open house was held on May 14, 2011. The Public Art Advisory Committee approved artist Brian Goldbloom's design concept. The one-year warranty expires on March 15, 2012.

Fire Station 38 (Hawthorne Hills)

Corstone Construction completed construction of the new fire station in Hawthorne Hills. Following firefighters move-in on February 15, the community open house was held on March 12. Schreiber, Starling and Lane designed the project. The one-year warranty expires on January 31, 2012.

Interim Facilities

There are seven active interim facility projects. During work on Fire Station 8, a site has been located on Queen Anne at the old high school gymnasium to house crews. Crews continue to live and operate out of interim Fire Station 21 (Greenwood) and interim Fire Station 16 (Green Lake). Firefighters moved out of interim Fire Station 30 (Mt. Baker) in March to their new station. Design work continues on interim Fire Station 14 (SoDo).

Bids to Date

Three fire stations have bid recently. Fire Station 16 (Green Lake), Fire Station 13 (Mt. Baker), and Fire Station 6 (Central District) went out to bid.

Financial Summary

The projects are all within budget. The total amount spent or encumbered on active Fire Levy projects is approximately \$102.7 million, or 55 percent of the budget. For the entire Fire Levy program, approximately \$197.5 million, or 66 percent, has been spent or encumbered.

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Discussion Topics

Fire Station 21 (Greenwood) is expected to open in the fourth quarter of 2011.

The Fire Station 9 (Fremont) project is expected to go out to bid in the third quarter of 2011.

Future projects in 2011 include Fire Station 24 (Bitter Lake), Fire Station 25 (Capitol Hill), and Fire Station 26 (South Park). In 2012, work will begin on Fire Station 11 (Highland Park), Fire Station 18 (Ballard), Fire Station 29 (Admiral District) and Fire Station 32 (W. Seattle Junction).

Fire Station 22 (Roanoke) is on hold pending further work on State Route 520.

The Fire Station 6 (Central District) Master Use Permit (MUP) appeal has been withdrawn, and a mitigated agreement was reached.

The Fire Station 9 (Fremont) Master Use Permit (MUP) appeal has been withdrawn, and a meeting with community members is being scheduled.

The Pigeon Point Neighborhood Council and N. Delridge Neighborhood Council provided letters of support for the Fire Station 36 (Delridge/Harbor Island) right-of-way street vacation. The Seattle Parks Department, Port of Seattle, and Nucor Steel signed the petition in support of the right-of-way. SDOT received the petition on April 20. The Design Commission approved the right-of-way vacation on May 19, 2011. The City Council Transportation Committee will review the proposed street vacation — the date is pending.



## **Levy Oversight Committee Record of September 13, 2011 Meeting**

**Members Present:** Sally Bagshaw, Seattle City Council; Tim Burgess, Seattle City Council; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union; Albert Shen, Public Member

**Staff Present:** Gregory Dean, Fire Chief, Seattle Fire Department (SFD); William Hepburn, Assistant Fire Chief, SFD; Michael H. Walsh, Battalion Chief, SFD; Kieu-Anh King, Central Staff, Seattle City Council; Jennifer Devore, Budget Analyst, City Budget Office; Fred Podesta, Director, Finance and Administrative Services Department (FAS) Dove Alberg, Director, Capital Development & Construction Management, FAS; David Kunselman, Fire Facilities Levy Program Manager, FAS; Frank Coulter, Capital Planning and Project Controls Manager, FAS; Desmond Lee, Information Technology System Analyst, FAS

Minutes from the May 24, 2011 meeting were approved.

Public comment was received from Jim Hicks who was concerned that the former Fire Station 39 (Lake City) would be converted to a homeless shelter rather than be sold per the Fire Levy funding plan. A representative from the Friends of Fire Station 20 (W. Queen Anne) was also present to hear an update on the project.

Levy program highlights (as shown in a PowerPoint presentation) included a program overview with 16 active major projects, marine projects, neighborhood fire station projects, interim fire facility projects, bids to date, the current financial summary and project schedules.

Discussion topics included future projects, consultant selection and the proposed FS 36 (Delridge/Harbor Island) right of way vacation.

No action items were required.

**Levy Oversight Committee  
Record of December 13, 2011 Meeting**

**Members Present:** Sally Bagshaw, Seattle City Council; Tim Burgess, Seattle City Council; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union; Albert Shen, Public Member

**Staff Present:** Gregory Dean, Fire Chief, Seattle Fire Department (SFD); William Hepburn, Assistant Fire Chief, SFD; Michael H. Walsh, Battalion Chief, SFD; Kieu-Anh King, Central Staff, Seattle City Council; Jennifer Devore, Budget Analyst, City Budget Office; Fred Podesta, Director, Finance and Administrative Services Department (FAS); Dove Alberg, Director, Capital Development & Construction Management, FAS; David Kunselman, Fire Facilities Levy Program Manager, FAS; Frank Coulter, Capital Planning and Project Controls Manager, FAS; Desmond Lee, Information Technology System Analyst, FAS

Public comment was received from a representative of the Friends of Fire Station 20 (W. Queen Anne) who was present to hear an update on the project.

Levy program highlights (as shown in a PowerPoint presentation) included a program overview with 18 active major projects, marine projects, neighborhood fire station projects, interim fire facility projects, bids to date, the current financial summary and project schedules.

Discussion topics included future projects, FS 22 (Roanoke), which is dependent on SR 520 and will be completed after 2015, and FS 32 (W. Seattle Junction), which is dependent on a site decision and may also be completed after 2015 if a determination is not made early in 2012.

No action items were required.