

Levy Oversight Committee Meeting Notes
February 27, 2007

Members Present: Dallas Baker, Local 27 Representative, Seattle Firefighters Union

Staff Present: Assistant Chief Bill Hepburn, SFD; Brenda Bauer, Fleets and Facilities Director (FFD); Dove Alberg, FFD; Mary Pearson, FFD; David Kunselman, FFD; Chris Potter, FFD; Monica Lake, FFD; Brad Tong, Shiels, Oblatz, Johnsen; Scott MacColl, Council Central Staff; Kieu-Anh King, Council Central Staff; Ellen Schroer, Department of Finance

Guests: Ross Budden, Valerie Paganelli, Concerned Neighbors of Fire Station 20

1. Valerie Paganelli expressed that Concerned Neighbors of Fire Station 20 have a vested interest in what happens in their community, and the group is very interested in seeing the project move forward.
2. The minutes of the November 21, 2006 were approved unanimously.
3. PowerPoint presentation:

Active Projects

Dove Alberg listed the active projects: the marine program, Fire Station 10, Joint Training Facility, emergency supply caches, and the neighborhood fire station program.

Leschi

Dove Alberg explained that Dakota Creek, the shipyard builder, is putting the finishing touches on the Leschi, the newest addition to the Fire Department's fleet. The boat is 108-feet in length and has a maximum speed of 14 knots. The vessel pumps 24,000 gallons of water per minute. The delivery is expected to take place in the 1st quarter of 2007. Currently, the Leschi is undergoing sea trials.

Chief Seattle

The parameters of the Chief Seattle's rehabilitation will be determined once staff are available to work on the project. The scope includes replaced or rebuilt engines and refurbished firefighting systems.

Fire Station 10

The new facility will include Fire Station 10, the new Emergency Operations Center, and the Fire Alarm Center. The building form took full height and shape in January. Concrete pads and curbs are in place for mechanical equipment. The anticipated construction completion date is December 2007.

Joint Training Facility

The Joint Training Facility (JTF) is a training location for the Seattle Fire Department, Seattle Department of Transportation, and Seattle Public Utilities. Brad Tong of Shiels, Oblatz, Johnsen said that the project is proceeding into Phase II. Training in classrooms, at props, and on the exterior grounds of the JTF continues. The first recruit class graduated in May 2006.

Brenda Bauer mentioned that there are a number of props on-site, including a highway overpass, a high drill tower, a collapsed building prop, and training props for utility workers. The JTF facilities have been used since February 2006.

Emergency Supply Caches

Dove Alberg discussed how four different sheds have been built in four different locations: North West Seattle, North Seattle, Central/South East Seattle, and West Seattle. Supplies, including cots, blankets, personal hygiene and basic first aid, have been procured. If the city is fragmented during a disaster, caches located in different parts of the city would remain accessible to citizens.

Neighborhood Fire Station Program

In discussing the design phases, David Kunselman explained that schematic design is the first design phase where layouts and adjacencies are determined, as well as very rough floor plans and elevations. The goal of the pre-design phase is to have the envisioned scope match the budget. Fire Station 2 is in pre-design and has challenging seismic issues. Fire Station 17 includes an addition to a landmark building. Fire Station 28 began as a renovation. After looking at the costs, it became clear that a new station would cost the same as the renovation. This is the value of pre-design. Fire Station 31 is the first seismic project.

Public Involvement

Each fire station project will have two community open houses — one early in the design phase and a second event late in design development. In addition to going through a regulatory process, new projects will go before the Design Commission, while historic stations will go before the Landmarks Board. Outreach is also taking place to District Councils and other community groups.

Project Schedules

Schedules for Fire Stations 2, 17, 28, and 31 were shown.

Financial Summary

For land acquisition, 84 percent of the money has been encumbered, or spent. Eighty-six percent of the funds have been spent for Fire Station 10. The Joint Training Facility is 77 percent encumbered. Emergency Fire Suppression Water Supply is 74 percent encumbered. For the Emergency Disaster Supplies project, 45 percent of available funds have been spent. The large fireboat is 94 percent encumbered. For the small fireboat, 99 percent of the money has been spent. For the total active projects, 47 percent has been spent.

Discussion Topics

Fire Station 28

Through the pre-design process, it was revealed that the expense of renovating the station — plus temporarily moving the station — equals the cost of a new station. Due to this finding, the community will receive a new fire station. The project will come before Council because of zoning exceptions.

Council Audit Report

The draft audit report was presented at the Public Safety Council Committee meeting. Fleets and Facilities will go back to the Committee in two weeks with a response. The auditor looked at scheduling and the systems for record keeping for four fire station projects: Fire Station 2 (Belltown); Fire Station 17 (University District); Fire Station 28 (Rainier Beach); Fire Station 31 (Northgate). Initially, when the auditor began this process, they didn't have a lot to look at since the neighborhood fire station program was completing the hiring of the architectural/engineering design firms for the first four stations and beginning preliminary design. The auditor had suggestions about efficiencies such as filing correspondence together instead of separating it out by project phase.

Council Consultant Report

After extensive review of the Fire Levy Program, the Council Consultant Report said the scope of work is appropriate. According to the report, the budget aligns with the project parameters.

Program Reporting

In response to the Auditor's Report, Fleets and Facilities staff will distribute monthly schedules in the form of a Gantt chart rather than written descriptions. Staff will continue to send out the financial summary and active project status on a monthly basis.

Land Acquisition

Fleets and Facilities staff are evaluating sites for Fire Station 6. For Fire Station 37 (High Point), Fleets and Facilities is taking over a City Light parcel and going through an acquisition with a church. Staff have had a settlement conference. Fleets and Facilities have taken possession and ownership of Fire Station 38 (Ravenna/Bryant). In several weeks, a remediation plan will be put together.

**Levy Oversight Committee
Minutes
May 1, 2007 Meeting**

Members Present: Ken Nakatsu, Mayor's Office; Dwight Dively, Department of Finance; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union; Professor William Bradford, University of Washington

Staff Present: Assistant Fire Chief William Hepburn (Seattle Fire Department); Brenda Bauer, Fleets and Facilities (FFD) Director; Dove Alberg, FFD; Mary Pearson, FFD; Ted Maslin, FFD; Chris Potter, FFD; David Kunselman, FFD; Desmond Lee, FFD; Brad Tong, Shiels, Oblatz, Johnsen (SOJ); Kieu-Ahn King, Council Central Staff

Guests: Valerie Paganelli, Ross Budden, Garriel Keeble, Concerned Neighbors of Fire Station 20

1. The minutes of the February 27, 2007 meeting were approved.
2. Public Comment
The irregular attendance at the Levy Oversight Committee (LOC) is of concern.
3. Levy Program Highlights (as presented in a PowerPoint presentation):

Leschi

The 108-foot Leschi has been delivered to Fire Station 5 on the waterfront. The project is in close-out.

Fire Station 2 (Belltown)

Fire Station 2 is in pre-design. Testing is taking place to determine the structural strength of the car decking and its resistance to lateral movement. The project is now beginning schematic design. The full design contract has been executed.

Fire Station 14 (SoDo)

Fire Station 14 is in pre-design. The site is in a liquefaction zone, and we're examining existing piles to ensure they're in adequate condition to use. A Federal Emergency Management Agency (FEMA) grant is being considered to improve the seismic stability of the station.

Fire Station 17 (University District)

Fire Station 17 is in schematic design. Staff are considering applying for a FEMA grant for seismic work. The Landmarks Board will review the project in May.

Fire Station 28 (Rainier Valley)

Fire Station 28 completed its second open house, which Mayor Nickels attended. The community warmly received the station design as shown in architectural renderings. Art and landscaping will be installed where the existing building is now. Water reuse will take place in a cistern in the basement of the old building.

Fire Station 30 (Mt. Baker)

Fire Station 30 is in pre-design. The site/building has an interesting location; the historic Mt. Baker Boulevard is an Olmsted Boulevard located near historic Franklin High School and the new light rail station.

Fire Station 31 (Northgate)

The Design Commission gave Fire Station 31 final approval. Asset preservation work is being incorporated into the project. Key features include space for a Hazmat vehicle and an addition of the medic crew quarters.

Fire Station 33 (Rainier Beach)

Fire Station 33 will receive a seismic upgrade and an addition. The existing roof will make integrating the addition into the existing building an interesting challenge.

Fire Station 35 (Crown Hill)

Fire Station 35 is in pre-design. The site is very tight.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37 is in pre-design. The architects are Miller Hayashi.

Fire Station 38 (Ravenna/Bryant)

Schreiber, Starling and Lane are designing Fire Station 38. The project is in pre-design.

Fire Station 39 (Lake City)

Fire Station 39 is in pre-design. The architect is the Miller Hull Partnership.

Fire Station 41 (Magnolia)

Fire Station 41 is in pre-design. Staff are identifying seismic work at the historic station. Ideally, the apparatus bays will be built to "immediate occupancy" and a "life safety" standard will be applied to the rest of the building. To bring the entire building to immediate occupancy would require building a building within the existing building.

Joint Training Facility

The Joint Training Facility (JTF) is moving forward with Phase II. The scope includes civil engineering, landscape work, and a water recirculation system for firefighting training. In April, the contract was awarded to Gary Merlino Construction. Construction will begin in late May and be completed within the October to November timeframe.

Fire Station 10

Stud framing is on-going at Fire Station 10. Concrete work is ongoing on Fifth Avenue. The sidewalk will be closed in one month. The tower crane has been removed. In December, the building is expected to be substantially complete.

Land Acquisition

FFD and SFD staff are ready to discuss Fire Station 6 the community. Staff are working on a draft of the Fire Station 20 Request for Qualifications with the Council and Executive. Fire Station 22 is waiting on the State's 520 plans. A settlement has been reached on the Fire Station 37 purchase price.

Budget

The entire program and each project are in budget.

Discussion

Pre-design Phase:

The pre-design strategy, to align scope and budget, is especially important in renovating existing buildings. The goal is to uncover issues early to avoid re-design. Pre-design involves the Architect/Engineer teams, and includes the following activities: on-site testing (geotech, hazardous materials, etc.); zoning; diagram layout to identify adjacencies inside and outside the building; existing Fire Station walk throughs; eco-charette (a workshop that focuses on sustainable strategies and technologies) for consideration of sustainable building options early in the process. Examples of issues being raised early include:

- A pedestrian zone at Fire Station 21 (Greenwood) requires an interactive, open façade
- Single Family Residence zoning at Fire Station 28 (Rainier Valley) requires approval from Council
- Structural/seismic issues at historic stations
- Opportunities for efficiency (replace rather than renovate Fire Station 28 for the same amount of money)

Coordination is on-going with the Department of Planning and Development (DPD). A single point of contact in DPD streamlines resolving Levy program issues and aligns staff to expedite Levy projects.

Issues

FS 38:

Staff are carefully considering the timing of work at Fire Station 38 (Ravenna/Bryant) with regard to the soil remediation work. FFD staff are proceeding with pre-design. If necessary, project work will be stopped after the pre-design phase to accommodate the implementation of the cleanup.

FS 37:

The substation at Fire Station 37 is being de-energized. FFD staff have signed an agreement with City Light, who plan to de-energize the site by November. On-site survey and geotechnical work is taking place, but the operating substation limits activity on-site.

Questions

What is the impact of the expensive and uncertain construction environment on Levy projects?

- FFD is watching bids to monitor the construction market
- Some small, recent FFD projects have had successful estimates/bids
- Larger recent public projects have come in substantially over-estimate. Both the Seattle Public Library and Sound Transit have experienced bids much higher than estimates.
- Construction firms prefer private, negotiated work to public bid. Due to a large quantity of work, bidders and sub-contractors are very limited. Limited supply increases price.
- Construction costs are currently increasing at 10% per year

FFD is considering ways to make projects more attractive, such as producing materials that present our projects for the Associated General Contractors and American Institute of Architects.

How will FFD react to bids in excess of estimates?

- Cost of materials is not the only source of high bids.
 - Labor costs are very difficult to estimate.
 - The problem is not enough competition to stabilize prices.
 - Professional estimates are still an important tool and being used on all projects.
- A premium is paid for public work because of more process, regulation and risk.
- Because of low-bid approach, contractors cannot develop a continuing work relationship with the City that they can count on. They prefer to develop these relationships with private firms to improve business stability.

How did bids go on the Phase II work for the Joint Training Facility (JTF)?

- Targeted recruiting of bidders resulted in five, tightly clustered bids.
- \$3.4 million low bid was slightly above the engineer's estimate, and was accommodated within the contingency in the construction budget.

If bids are high, what kind of Executive and Council process is anticipated?

- Flexibility will be built into bids, including contingencies and design alternatives.
- Nothing in the tightly defined construction program is unessential.
- Could get some limited flexibility by reducing Furniture, Fixtures and Equipment (FF & E) budget.
- A rolling bid contingency will be discussed as a possibility.
- Further discussion with the Executive and Council is expected if bids are high.

How does the Davis Langdon program estimate look now?

- It is too early to tell; actual bids on Fire Station 28 (Rainier Valley) and Fire Station 31 (Northgate) will give us our first look at costs.

What are the FEMA grants?

- Grants are available by competitive process for projects designed to avoid damage from a future disaster; there are limited funds available.
- The Levy may qualify to pursue funds for seismic work at Fire Station 14 (SoDo) and Fire Station 17 (University District).

Is there consideration of co-locating housing and fire stations?

- The Mayor has directed a review of this possibility and a Councilmember has expressed interest.
- The limited zoning and site capacity of most of our stations limits our opportunities.

What is the status of agreements and settlements on the Joint Training Facility?

- Key agreements are signed.
- Phase II work is moving forward.

**Levy Oversight Committee
Minutes
July 17, 2007 Meeting**

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

Staff Present: Assistant Chief of Resource Management, John Nelsen (Seattle Fire Department); Director, Brenda Bauer, Fleets and Facilities (FFD); Deputy Director, Mary Pearson, FFD; Director, Real Estate Services, Ted Maslin, FFD; Capital Planning Manager, Chris Potter, FFD; Fire Facilities Levy Program Manager, David Kunselman, FFD; Brad Tong, Shiels, Oblatz, Johnsen (SOJ); Justine Kim, SOJ; Ellen Schroer, Department of Finance; Kieu-Ahn King, Council Central Staff

Guests: Valerie Paganelli, Ross Budden, Chris Grekoff, Concerned Neighbors of Fire Station 20, Paul McDevitt

1. The minutes of the May 1, 2007 meeting were approved.
2. Public Comment
Valerie Paganelli introduced the guests. Ross Budden asked about the historic designation of neighborhood fire stations.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

Fire Station 2 (Belltown)

Arai, Jackson, Ellison, Murakami Architects are designing the renovation project, which is in schematic design. The project, a historic landmark building, was reviewed by the Landmarks Committee on July 13. Structural testing is completed.

Fire Station 14 (SoDo)

Bassetti Architects are designing the renovation of the facility. The station, located in a liquefaction zone, is in pre-design. Work continues to determine the best design solution regarding the existing piles that the building rests on. Structural studies are underway.

Fire Station 17 (University District)

Bassetti Architects, with Rice, Fergus, Miller Architecture, are in schematic design with the renovation/expansion project. The work will double the size of the building, resulting in more efficient circulation. The Landmarks Committee reviewed the project, a historic landmark, on June 1.

Fire Station 28 (Rainier Valley)

The replacement facility, with Schreiber Starling and Lane Architects, is in design development. This project is the furthest along in design of the stations currently undergoing improvements. The project is currently in the Master Use Permit process with the Department of Planning and Development. There is split zoning on the site, with single

family zoning in the back of the property; Council approval is required. The artist, selected by the Public Art Advisory Committee, has completed an initial design of the sculpture.

Fire Station 30 (Mt. Baker)

Fire Station 30 is in pre-design with Schact Aslani Architects. The Design Commission reviewed the project on June 21. About 75 people attended a community open house on June 23.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss are designing the seismic upgrade/expansion, which is in design development. A bay is being added to the building. Submittal for the building permit is expected in the third quarter. A second community open house is scheduled for July 28. Approximately 400 neighbors attended the first open house in January.

Fire Station 33 (Rainier Beach)

Weaver Architects are designing a seismic upgrade and an addition. The project is in pre-design. The existing building presents an interesting architectural challenge. Staff are carefully looking at environmental considerations on the project site. The first community open house will take place August 18.

Fire Station 35 (Crown Hill)

Rice Fergus Miller Architects are in pre-design with the rebuild of the one company station. Artist selection is proceeding. Design Commission review is scheduled for July 19. The first neighborhood open house is scheduled for August 18.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a rebuild/relocation, is in pre-design with Miller Hayashi Architects. The site acquisition is completed. The parcel owned by a neighboring church was purchased. The project was reviewed by the Design Commission on June 21. Over 200 people attended the community open house on July 1. Artist selection is underway.

Fire Station 38 (Ravenna/Bryant)

Schreiber, Starling and Lane are designing the Fire Station 38 rebuild/relocation, which is in pre-design. Environmental remediation is needed since an auto body shop and gas station previously occupied the site. The Design Commission reviewed the project on June 21.

Fire Station 39 (Lake City)

Miller Hull is designing the rebuild/relocation. The project is in pre-design. Design Commission review is scheduled for July 19. Artist selection is underway. The first community open house will take place July 28. The site may be able to accommodate a drive-through apparatus bay.

Fire Station 41 (Magnolia)

Fire Station 41 is in pre-design, with Hoshide Williams Architects designing the renovation/expansion. The project went to the Architectural Review Committee on July 13. About 200 neighbors attended the community open house on June 21.

Interim Facilities

The first three projects that will require interim facilities include Fire Station 2 (Belltown), Fire Station 17 (University District), and Fire Station 31 (Northgate). The interim facilities will consist of trailers and industrial tents most likely set up in a vacant parking lot. Site costs, signalization on the street, utilities and communication are being analyzed. FFD will either lease or purchase tents and trailers based on the most cost effective option.

Joint Training Facility

Phase II work is underway. Gary Merlino Construction has put Temporary Erosion and Sediment Control measures in place and is installing structures for the closed-looped system. The work is 20 percent completed, with an anticipated completion date of October.

Fire Station 10

Permanent electrical power was installed the last week of June. Brick work continued. The Fourth Avenue sidewalk will be opened by July 28 in time for Seafair. The project is on schedule for substantial completion in December 2007. Much of the hardware for the fire alarm center is staged in a warehouse.

Land Acquisition

The community had a number of opportunities to engage with staff regarding Fire Station 6. Staff gave a presentation at a District Council meeting and held two community meetings. Department of Finance staff are working with the Department of Executive Administration to issue the Fire Station 20 (W. Queen Anne) Request for Qualifications (RFQ). Planning on Fire Station 22 (Roanoke) continues to be put on hold pending the State's plans for SR-520.

Budget

The entire program and each project are in budget.

Discussion

Art Component:

New stations will receive art. The art program has a budget of approximately \$90,000 per station. The Office of Arts and Cultural Affairs staff and manage this effort.

Artist Selection Process:

The selection committee includes at least one community member, the project architect, the FFD project manager, and a representative from the fire station. The committee reviews slides from a pool of artists prior to making a selection on which artists to interview. The project manager from the Office of Arts and Cultural Affairs or the artist generally attends the project open house.

Construction Market:

A fair number of contracts are in place, while other projects are not ready to go into construction. In 2007, the amount of non-residential construction increased 23 percent.

Outreach/Marketing Projects:

As projects move closer to bid times, staff will notify organizations such as the Associated General Contractors. Fire Levy staff will work closely with the Daily Journal of Commerce by

providing information about upcoming projects and supplying them with renderings. In the past, the publication has featured images of upcoming projects on the front page.

Questions

Ross Budden asked about the historic designation of stations. Mary Pearson, Deputy Director of FFD, said that the Landmarks Commission has designated the stations as historic, and controls and incentives on the properties have been finalized. One more administrative step will happen at Council this summer, which will finalize the process.

**Levy Oversight Committee
Minutes
November 20, 2007 Meeting**

Members Present: Nick Licata, Seattle City Council; Ken Nakatsu, Mayor's Office; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union

Staff Present: Bill Hepburn (Seattle Fire Department); Brenda Bauer, Director, Fleets and Facilities (FFD); Dove Alberg, Director, Capital Programs Division, FFD; Ted Maslin, Director, Real Estate Services, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Brad Tong, Shiels, Oblatz, Johnsen (SOJ); Justine Kim, SOJ; Kieu-Ahn King, Council Central Staff

Guests: Garriel Keeble, Concerned Neighbors of Fire Station 20

1. The minutes of the July 17, 2007 meeting were approved.
2. Public Comment
There was no public comment.
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 23 active projects. The marine program has completed two projects, with the Chief Seattle rehab remaining. While the neighborhood fire stations feature prominently in the Levy, the interim fire station program is also becoming significant. David Kunselman presented the remainder of the PowerPoint presentation.

Fire Station 2 (Belltown)

Fire Station 2 with Arai, Jackson, Ellison, Murakami architects, is in the construction documents phase. In October, neighbors attended an open house to learn about — and comment on — renovations to the landmark building.

Fire Station 14 (SoDo)

Pre-design uncovered many issues. When seismic events occur, the building could float because the structure isn't attached to the piles it rests on. During pre-design, the project was placed on hold for rescoping. Work is underway with Bassetti to work out alternatives. Councilmember Licata asked if FFD is looking at a new site. David Kunselman responded that we're looking at a variety of possibilities, including moving the station. When Councilmember Licata asked if property costs are included in estimates, David Kunselman responded that they are not at this time. If the building is used for something else, other than a fire station, renovations wouldn't have to be as significant.

Fire Station 17 (University District)

Bassetti Architects are in design development with the renovation/expansion project. The Master Use Permit sign has been posted. Development waivers will likely go to the Council regarding height, set back, and building modulation. The project is preparing to go back to

the Landmarks Committee. An open house, which was well attended, was held in September. David Kunselman said that the City purchased property to the north of the facility to allow for station expansion.

Fire Station 28 (Rainier Valley)

The new building will be constructed around the existing station. The replacement facility, with Schreiber Starling and Lane architects, is in the construction documents phase. The Master Use Permit and building permit are at the Department of Planning and Development (DPD). The project has gone through Council, who approved development waivers for curb cut width and building frontage given the split zoning on the site.

Fire Station 30 (Mt. Baker)

Fire Station 30 is in schematic design with Schact Aslani Architects. The next step is going to the Design Commission. The site is challenging because of poor sub-surface conditions; the land falls off to the south. The basement has undergone a number of shoring projects.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss are designing the seismic upgrade/expansion, which is in the construction documents phase. This project, one of the first seismic projects, is the farthest along of the neighborhood projects. The project will go to bid at the end of the year. Two open houses have been held at the station. Typically, one is held after the pre-design phase, with a second event held during design development.

Fire Station 33 (Rainier Beach)

Weaver Architects are in schematic design with the seismic upgrade and addition. Seattle Public Utilities and the Army Corps of Engineers reviewed the open wetland across the street and decided that permits aren't required. The necessary paperwork has been received to allow the project to move forward. The addition to the station will provide more storage and adds a fairly small impact to the site. An open house was held in August.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are in schematic design with the rebuild of the one company station. In August, a community open house was held, and the project received unanimous approval from the Design Commission. The small site is the most challenging part of this project.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a rebuild/relocation, is in schematic design with Miller Hayashi architects. The project went to the Design Commission in October and received unanimous approval to move forward.

Fire Station 38 (Ravenna/Bryant)

Schreiber, Starling and Lane are in schematic design with the new Fire Station 38, located in Hawthorne Hills. The Design Commission saw the project in November and approved the project to move forward. The project, located at a prominent corner, is charged with making a civic statement. At the community open house held in September, the environmental clean-up was discussed.

Fire Station 39 (Lake City)

The Miller/Hull Partnership is designing the rebuild/relocation; the new facility will be adjacent to the existing station. The project is in schematic design. In December, the project will go to the Design Commission. Regarding the artist selection process, the artist is starting to integrate into the team early.

Fire Station 41 (Magnolia)

Fire Station 41 is in schematic design, with Hoshide Williams Architects designing the renovation/expansion of the small, historic station. Work is being done to the back of the station. This station has two very small bays, which the equipment doesn't fit in. The project team is working closely with the Landmarks Committee.

Interim Facilities

Over the life of the Fire Levy, many stations will be housed in temporary stations. Two firms, Ehm Architecture and Lawhead Architects, were selected from the small consultant roster to design the facilities. A parking lot for a church has been selected for Fire Station 31's (Northgate) interim station. An old house will be demolished. The church is happy to receive the rental income. FS 2 (Belltown) and FS 17 (University District) are battalion stations. Negotiations for sites in Belltown and the University District are underway. In 2008, a number of projects will be moving into interim facilities.

Marine Projects

The levy program has three marine projects in total; two are completed. A consultant was selected for the *Chief Seattle* rehabilitation. The boat rehabilitation is scheduled for substantial completion in fourth quarter 2008.

Joint Training Facility

There is water at the JTF now. The closed-loop water system is in the wash out, or training, phase. With the completion of the closed-loop system, all of the props will be able to be fully used. The braided wetland is completed. The Corps has been notified that monitoring will begin. The Duwamish work was completed a month ahead of schedule. The environmental components of the project are both beautiful and functional.

Fire Station 10

The next three of four weeks will be very busy prior to getting the Certificate of Occupancy. The green roof is complete. The project is on schedule for substantial completion at the end of December. The move dates have been scheduled and range from the end of January until the end of March. The EOC will move in first, followed by Fire Station 10. The last move, the FAC, is the most delicate since emergency call coordination requires a one second cutover. DoIT components are a third of the budget.

Land Acquisition

The most recent community meeting for Fire Station 6 took place at the Central District Chamber of Commerce in September. A Council Committee hearing on the acquisition was scheduled for December 4. EnviroIssues was hired regarding siting for Fire Station 20. Preliminary information will be available in December, with final recommendations completed in February. Planning on Fire Station 22 (Roanoke) continues to be put on hold pending the State's plans for SR-520.

Budget

Forty-one percent of the budget has been spent, which is on target with planned execution because the program was front loaded with the larger projects. In the neighborhood fire station program, construction of new stations is also early in the program.

Discussion

Architect selection for FS 21, 32, 9:

Architects have been selected and will be announced shortly for three new station projects: FS 21 (Greenwood), FS 32 (W. Seattle Junction), FS 9 (Fremont). At the pre-submittal meeting, consultant teams and small, minority, and women-owned businesses were encouraged to network and form teams.

FS 9 schedule accelerated:

Fire Station 9 is moving up to take advantage of staff time and a good opportunity for the interim station. Pending Council approval, the project will begin now, two years ahead of its original schedule.

Construction market climate:

The current public construction bid climate is challenging. It was recently reported that other public agencies experienced a 15% escalation in costs during the bid process. Escalation is often highest in the summer months. Once permit work has moved forward, a timeline about when projects will go out to bid will be clearer. Since many of the eight projects in the second round will go out to bid on a similar timeframe, caution will be exercised to avoid bidding against other fire station projects. To make contractors aware of upcoming work, stories will be placed in the Daily Journal of Commerce. The bottom line is that the levy projects will face the same market that everyone else is struggling with.

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. If there are any findings of significance, the community will be informed. Under the auspices of the Washington Model Toxic Control Act (state law), staff are working with the law department to pursue resolving these issues with the responsible parties.

2008 meeting dates:

These are currently being set up.

Questions

Chris Gilbert, with the Seattle Fire Fighters Union, asked if the Occupational Health Center at Fire Station 2 was undergoing program cut-backs in exchange for a higher quality flooring.

Chris Gilbert was told that staff would check with the project manager and get back to him.

Kieu-Anh King asked FFD to identify any outstanding issues from the Project Controls Reporting Audit. Dove Alberg said that Capital Programs staff would close the loop with Kieu-Anh.