

**Levy Oversight Committee
Minutes
May 14, 2009 Meeting**

Members Present: Tim Burgess, Seattle City Council; Bruce Harrell, Seattle City Council; Ken Nakatsu, Mayor's Office; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union

Staff Present: Gregory Dean, Fire Chief, Seattle Fire Department (SFD), Susan Rosenthal, Assistant Chief, SFD; John Nelsen, Fire Marshal, SFD; Kieu-Anh King, Central Staff, Seattle City Council; Brenda Bauer, Director, Fleets and Facilities Department (FFD); Mary Pearson, Deputy Director, FFD; Dove Alberg, Capital Programs Director, FFD; Ted Maslin, Real Estate Services Director, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Chris Potter, Planning and Project Controls Manager, FFD; Dave Goss, Real Estate Acquisitions Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD

Guests: Valerie Paganelli, Garriel Keeble, and Chris Grekoff, Concerned Neighbors of Fire Station #20

1. The minutes of the February 27, 2009 meeting were approved.
2. Public Comment
Valerie Paganelli said Fire Station 20 and the Fire Levy, particularly the financial component, remain of great interest to the Concerned Neighbors of Fire Station 20. Garriel Keeble, who lives directly next to Fire Station 20, said she attends meetings on a continuing basis and wanted to learn more about any updates to the siting of the future station. Chris Grekoff said she is one of the homeowners who would potentially be affected and was interested to hear dialogue on Fire Station 20.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

Program Overview

David Kunselman said seventeen major projects are underway, with a lot of projects in construction. Many projects are in the construction documents phase or the bid phase. The Chief Seattle is waiting on word for a possible grant from the Port of Seattle. Once word on grant funding comes through, the project will move forward. Fire Station 6, a new project in the Central District, has been added to the list. Fire Station 32 (W. Seattle Junction) is being deferred due to Real Estate Excise Tax (REET) funding. Fire Station 31 (Northgate) is finished, with on-going contractor close-out. The project has a one-year warranty.

Fire Station 2 (Belltown)

The project is in construction with Bayley Construction. Demolition of non-structural elements, including interior partitions and flooring, is taking place. Prep work is underway for the seismic bracing. The age of the building and its construction present many challenges.

Fire Station 6 (Central District)

Weinstein A/U is designing the new station located in the Central District. Weinstein designed the Fire Station 10, Fire Alarm Center, and Emergency Operations Center. The team had a kick-off meeting to talk about key elements of the FS 6 project. A good relationship exists with the tenants on the site.

Councilmember Harrell asked what will happen to the current station once crews move into the new station. David Kunselman said that the property will be sold, with the funds going back into the levy. Councilmember Harrell asked if any marketing of the site will take place in advance. Mary Pearson said we haven't done any dispositions yet as part of the Fire Levy. During preliminary Fire Levy planning, Brenda Bauer said the Council and Executive assumed money would be put back into the levy. Architecture students at the University of Washington have taken a look at how the non-commissioned fire stations might be re-purposed.

Fire Station 9 (Fremont)

Mithun architects have completed pre-design work. The project is on hold due to REET funding. The nomination for the annex building has been prepared and will be addressed at a Landmarks meeting on May 20. The Historical Society of Fremont has been following the project.

Councilmember Burgess asked if FFD is nominating the building. David Kunselman responded it is a misnomer to say the project is being nominated. Work is taking place with Landmarks staff to determine if the annex structure on the Fire Station 9 site is a landmark. The project team wants to ensure the annex goes through the correct landmarks process. If the building is determined to be a landmark, the team needs to know sooner rather than later.

Fire Station 14 (SoDo)

The project is in the pre-design phase. A Federal Emergency Management Agency (FEMA) grant was not awarded this grant cycle. The project received approval at the state level, but not at the federal level. Following conclusion of the pre-design phase, the project will go on hold due to REET funding.

Fire Station 17 (University District)

The project is in construction with Graham Contracting. The demolition is completed. A temporary structure has been built to brace the mechanical penthouse on top of the building. The concrete has been poured for the foundation.

Fire Station 21 (Greenwood)

The Design Commission gave the Miller Hull Partnership unanimous, final approval of the project design on April 2. The project will come to the Council's Planning, Land Use, and Neighborhoods Committee seeking development waivers for building height, transparency, and location in a pedestrian zone.

Fire Station 28 (Rainier Valley)

Construction of the new station is moving ahead with Berschauer Phillips Construction Co. The structural steel has been completed. The masonry and brick work is underway.

Fire Station 30 (Mt. Baker)

A schedule adjustment has been made due to REET funding. The project, along with Fire Station 21 in Greenwood, is being considered for stimulus funding. The Department of Executive Administration is reviewing the project. The Master Use Permit (MUP) was issued on May 1.

Fire Station 31 (Northgate)

Over 100 community members joined the Mayor and Councilmember Burgess for the dedication event in April. The firefighters have moved back into the permanent station.

Councilmember Burgess said there is a lot of completed work done behind the scenes, invisible to the eye. David Kunselman said it's important to let the community know changes are significant, although not highly visible in the seismic projects. This is true, in particular, at Fire Station 33 in Rainier Beach.

Councilmember Harrell asked for clarification of the financial summary. Fire Levy staff said that land acquisition funding is lumped together in the first line item, "Real Estate Acquisition." The discussion turned to how many properties remain that require purchasing land. Kieu-Anh King said that only two projects, Fire Station 20 and Fire Station 22, remain.

Fire Station 32 (W. Seattle Junction)

The project is being deferred due to REET funding. The pre-design work done to date will be captured in a report.

Fire Station 33 (Rainier Beach)

Serpanok Construction continues with construction. The demolition phase is completed. The structural work is in place, with framing underway. Because the project is primarily a seismic upgrade, the work will not be highly visible. An addition is being added to the south of the apparatus bay.

Fire Station 35 (Crown Hill)

The project is in the Department of Executive Administration. The project team is addressing a few permitting issues. The interim station is under construction.

Fire Station 37 (W. Seattle/High Point)

The project is in the bid phase. The skies parted for the groundbreaking event. The community was pleased to see the project design; the rigs will be visible in the glass apparatus bay from the street.

Fire Station 38 (Hawthorne Hills)

The Department of Executive Administration has nearly completed their review. One final building permit issue remains. This project will likely queue up to go out to bid soon after Fire Station 35 goes out to bid.

Fire Station 39 (Lake City)

The groundbreaking took place at the end of April. The new station will be located immediately adjacent to the current facility. The contractor, Howard S. Wright Constructors, have a lot of earth moving equipment on the site. Foundation work is currently underway.

Fire Station 41 (Magnolia)

The project successfully received bids yesterday. A lot of contractors showed interest in the work. The project is a historic building with a sizeable addition.

Interim Facilities

Interim Fire Station 35 is underway at the site of an old school in Crown Hill. The temporary station in Magnolia, interim Fire Station 41, will be located in an old elementary school. Three interim facilities are currently occupied: Fire Station 2 in Belltown, Fire Station 17 in the University District, and Fire Station 33 in Rainier Beach. The property that housed temporary Fire Station 31 in Northgate is being returned to the property owner. Tents and trailers will be moved from 31's to 41's and 35's, illustrating the complexity of the program. The program has built in efficiency by reusing tents and trailers. Once work at Fire Station 33 is completed, the temporary tents and trailers will move to Fire Station 30 (Mt. Baker). Design work will soon begin on the permanent Fire Station 16 (Greenlake), so a site search is underway for a temporary location.

Bids to Date

Strong competition exists in the market, as seen in recent Fire Levy bid results. Contractors are coming in with more aggressive bids and are more aggressive with their margins. Brenda Bauer said it is a challenging market for contractors. Staff noted that contractors are also being more aggressive with change order requests.

Financial Summary

The financial summary was broken into active projects, completed projects, and future projects based on a request made at the last LOC meeting.

Councilmember Burgess said the financial summary still does not offer the perspective he was looking for. He is interested in an early indicator to make sure the program is not over budget at the end. David Kunselman said that alternates are used as a tool to make sure a project comes in on budget during bid. Fire Station 28 is a recent example of this.

Councilmember Harrell asked how he can tell if we're on target. Brenda Bauer said that every project that has bid is on budget. Councilmember Harrell mentioned the value of the sheet outlining the shortage of REET funds Dwight Dively used in a presentation to Council. Brenda Bauer said that every individual project budget comes to Councilmembers as part of the budget process.

Kieu-Anh King said he would work off-line with FFD staff to provide a more meaningful, descriptive document to facilitate a more productive discussion.

Discussion Topics

Projects that will go out to bid this year include Fire Station 35, 38, 30, and interim 30. Fire Station 33 (Rainier Beach) will be the next project to open.

Questions

Chris Gilbert asked about the obligation once a particular contractor has made a bid relative to bid alternates. David Kunselman responded there is a certain timeframe in which to respond.