

**Levy Oversight Committee
Minutes
March 23, 2010 Meeting**

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

Staff Present: Gregory Dean, Fire Chief, Seattle Fire Department (SFD); Assistant Chief Susan Rosenthal, SFD; Kieu-Anh King, Central Staff, Seattle City Council; Fred Podesta, Acting Director, Fleets and Facilities Department (FFD); Mary Pearson, Deputy Director, FFD; Dove Alberg, Director, Capital Development & Construction Management, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Frank Coulter, Planning and Project Controls Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD

Guests: Susan Casey, Ross Budden, Concerned Neighbors of Fire Station #20

1. The minutes of the November 17, 2009 meeting were approved.
2. Public Comment
Ross Budden and Susan Casey with Concerned Neighbors of Fire Station #20 asked about the schedule for Fire Station 20 on W. Queen Anne. David Kunselman said that Fire Station 20 would be addressed in the presentation. They also raised the question of the attendance of Levy Oversight Committee member William Bradford. Professor Bradford is on sabbatical until June 2010.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

Program Overview

Eighteen major projects are underway. There are a large group of projects in design development and a large group in construction. Fire Station 21 in Greenwood advertised for bid on March 17. Three projects are now in the close-out warranty phase.

Marine Projects

The Chief Seattle, the last of the fireboat projects, received a Homeland Security grant. The project has received \$2.6 million to date, with a total of \$5.5 million expected. The retrofit of the Chief Seattle is in design development. Guido Perla Associates are the naval architects.

Fire Station 14 (SoDo)

The project is in schematic design with Bassetti Architects. The building, a historic landmark, has seismic deficiencies. The modified scope includes an additional apparatus bay. Due to the project complexity, the GC/CM, or General Contractor Construction Management delivery method, will be used. The neighborhood open house took place on December 2.

Fire Station 6 (Central District)

The new station is in design development with Weinstein A/U. The Master Use Permit (MUP) application is underway. The Design Commission approved the schematic design,

with the next Design Commission review scheduled for May 6. The neighborhood open house is scheduled on March 27.

Fire Station 9 (Fremont)

Mithun architects are in design development. The project team is looking at ways the Annex can influence the project. The Design Commission approved the schematic design on January 21. The neighborhood open house took place on January 9.

Fire Station 13 (Beacon Hill)

Hoshide Williams Architects are in design development with the seismic upgrade project. The original scope was modified to include an addition on the back of the building so the battalion chief can remain at the station. The Architectural Review Committee (ARC) reviewed the project on March 12. Once the ARC has approved the project, the project goes to the full Landmarks Preservation Board. Firefighters will remain in the station during construction.

Councilmember Sally Bagshaw asked how she will know if the scope and budget are on track. David Kunselman responded that at the end of each design phase, a cost estimate is completed to verify that the scope is within the budget before the project moves on to the next phase.

Fire Station 16 (Green Lake)

The project is a reverse mirror image of the Fire Station 13 project. The seismic upgrade with Hoshide Williams is in design development. The Architectural Review Committee reviewed the project on March 12 and looked at the question of where to locate the generator.

Fire Station 21 (Greenwood)

The project is out to bid, with the bid advertising on March 17. A lot of contractor interest is anticipated. The Miller Hull Partnership designed the new station. The construction timing of this project relies on the availability of the equipment to build an interim station.

Fire Station 2 (Belltown)

The renovation of the historic building continues with Bayley Construction. Interior finish work continues. During construction, crews are housed in a temporary facility. The project architect is Arai, Jackson, Ellison, Murakami Architects.

Fire Station 17 (University District)

The project is in construction with Graham Contracting. Permanent power has been connected to the site. Electrical work continues; interior and exterior finish work is underway. This project has experienced a number of issues that may affect the schedule. During construction, crews are housed in a temporary facility. Bassetti Architects designed the project.

Fire Station 28 (Rainier Valley)

The Berschauer Phillips Construction Company completed construction of the new station, Phase I of the project. Phase II of the project, currently underway, includes demolition of the old station, converting the basement of the old station into a water retention system for

water collected on-site, and landscaping. Crews moved into the new station in December, followed by the dedication on December 5. Schreiber, Starling, and Lane designed the new station.

Fire Station 30 (Mt. Baker)

The project is in construction with Synergy Construction, Inc. The groundbreaking was held on December 9. The notice-to-proceed was issued for December 18. Crews salvaged 1,600 pounds of material prior to demolition. The building will be built on 49 piles. Currently, the augercast piles are being put in place. Schacht Aslani Architects designed the project.

Fire Station 35 (Crown Hill)

The project is in construction with Kirtley-Cole Associates. Structural steel work is completed, and the metal stud installation is underway. During construction, crews are living in a temporary facility. Rice Fergus Miller is the project architect.

Fire Station 37 (W. Seattle/High Point)

Kirtley-Cole Associates continue with construction. With site utilities work completed, concrete masonry wall construction is underway. Miller Hayashi designed the station.

Fire Station 38 (Hawthorne Hills)

The project is in construction with Corstone Construction. The concrete foundation and footings are underway. Schreiber, Starling and Lane designed the project.

Fire Station 39 (Lake City)

Howard S. Wright Constructors continue with construction. Building commissioning continues. The move-in is tentatively scheduled for April 21. The Miller Hull Partnership designed the project.

Fire Station 41 (Magnolia)

The project is in close-out with Kirtley-Cole Associates. Crews moved back into the facility on January 26. The dedication took place on February 27. The contractor is working on the final punch list items. Hoshide Williams is the project architect.

Interim Facilities

There are 10 active interim facility projects. Interim Fire Station 41 in Magnolia is soon to be dismantled. The land for interim Fire Station 16 in Green Lake will be leased from the Seattle School District.

Bids to Date

The bid climate remains very favorable for the Fire Levy program. Cost estimators have been slow to make adjustments to the market, so the estimates have been higher than the bid. The cost estimates for Fire Station 38 completed a revised estimate prior to bid. The base bid was 7 percent below the estimate. Because of the market, staff see a lot more change order requests during construction.

Financial Summary

All projects are currently on budget. 63 percent of the budget for all projects has been spent or encumbered.

Discussion Topics

The Fire Station 20 (W. Queen Anne) property acquisition is moving forward with each of the three property owners. The costs are currently within the range anticipated by the real estate staff.

Projects expected to bid this year include Fire Station 21 in Greenwood, with a bid opening currently scheduled for April 14.

Projects expected to open this year include Fire Station 2 in Belltown, Fire Station 17 in the University District, Fire Station 28 Phase II in Rainier Valley, Fire Station 35 in Crown Hill, Fire Station 37 in W. Seattle/High Point, Fire Station 38 in Hawthorne Hills, and Fire Station 39 in Lake City.

Questions/Comments

CM Bagshaw asked about current plans for SFD command staff to stay in or to relocate from SFD headquarters, at the former Fire Station 10 building.

While SFD headquarters are out of the Fire Levy scope, infrastructure for the headquarters was included at the new Fire Station 10/Fire Alarm Center/Emergency Operations Center complex.

CM Bagshaw noted the University of Washington tracks the delta between the engineer's estimate and the bid amount. At the UW, they expect to see change orders added to the base bid eventually reaching the engineer's estimate.

David Kunselman commented this scenario is similar to what the Levy program is experiencing.

CM Burgess requested Fire Levy staff inform him if there is any change in the current commitment to the Levy Financial Plan and schedule.

Councilmember Burgess asked about the status of Fire Station 5 on the waterfront and Fire Station 22 (Roanoke). Fire Levy staff responded that due to uncertainty around the Alaskan Way Viaduct & Seawall Replacement Program, upgrades to Fire Station 5 on the waterfront have been not been included in the Fire Levy program. Future planning efforts for Fire Station 22 in Roanoke are contingent on decisions around SR 520.

Chris Gilbert mentioned that the Seattle Fire Fighters Union, Local 27, is concerned about reducing fire fighter parking at Fire Station 32 (W. Seattle Junction). Local 27 sent a letter to Fire and copied FFD.