

**Levy Oversight Committee  
Minutes  
February 26, 2008 Meeting**

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

**Staff Present:** Brenda Bauer, Director, Fleets and Facilities (FFD); Chief Dean, Seattle Fire Department; John Nelsen, Seattle Fire Department; Dove Alberg, Director, Capital Programs Division, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Justine Kim, SOJ; Kieu-Anh King, Council Central Staff

**Guests:** Ross Budden, Susan Casey, John Coney, Valerie Paganelli

1. Public Comment

Valerie Paganelli complimented EnviroIssues on their work on siting Fire Station 20 (W. Queen Anne). She emphasized the interest of the community in finding a viable location for the fire station.

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 17 active major projects. The marine program has one active project left — the Chief Seattle rehab. Fifteen neighborhood fire station projects are moving forward. David Kunselman presented the remainder of the PowerPoint presentation.

Work has begun on three new fire station projects: Fire Station 9 (Fremont), Fire Station 21 (Greenwood), and Fire Station 32 (West Seattle). Projects come on-line based on the yearly funding cycle. Design work is divided into four different phases: pre-design, schematic design, design development, construction documents. Pre-design provides an opportunity to survey the site and look at geotechnical issues, hazardous materials, and how the program fits on the site. During schematic design, building adjacencies are laid out. During the design development phase, sub-consultants are brought on board to integrate various systems such as mechanical and electrical. Required permits typically include the Master Use Permit (MUP), SEPA (State Environmental Protection Act), and building permit.

Fire Station 2 (Belltown)

Fire Station 2 with Arai, Jackson, Ellison, Murakami architects, is at 90% construction documents. The project went to the Landmarks Architectural Review Committee in January. MUP and SEPA reviews are underway. In January, building permit submittal took place.

Brenda Bauer noted a major focus for the Fire Levy work is seismically upgrading fire stations. We have learned how to better accommodate seismic forces.

Fire Station 14 (SoDo)

The project is on hold. During pre-design, it was determined that the building is floating on piers and is not adequately attached to the foundation. Initial estimates reveal that it would cost more to renovate than build a new building on a different site. Options under consideration include doing minimal work on the existing building and building a new station on the existing site or a different site.

Fire Station 17 (University District)

Bassetti Architects are in the construction documents phase with the major addition/renovation to the historic building. At the end of the MUP review, waivers of development standards will be considered by Council regarding height, set back, and curb cut. The MUP and building permit review are underway. The project is working its way through the Landmarks process.

Fire Station 28 (Rainier Valley)

Originally slated as a renovation project, early in pre-design it was discovered that building a new station would be economically viable. Schreiber Starling and Lane architects are in the 90% construction documents phase of the new station. The MUP and building permit review are underway. The artist, Wayne Chabre, has begun fabrication.

Fire Station 30 (Mt. Baker)

The project is in design development with Schact Aslani Architects. The fire station is in an area that will experience incredible growth. Because of poor soil conditions, piles will support the building. The schematic design presentation was given to the Design Commission in January, and the design development overview is scheduled for March. In March, the neighborhood open house will take place. Artist Susan Zoccola is in design.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss are designing the seismic upgrade/expansion, which is out to bid. This project includes additions for equipment storage and medic quarters. The building permit has been received, with construction anticipated to start in June. When firefighters need to move out of stations, temporary sites are required. The temporary site, a parking lot for a church across the street from the station, has been selected. The firefighters will be housed in tents and trailers. It is challenging to find a site large enough to accommodate firefighters while maintaining response times. The bid date is March 5. FFD has been working closely with the contracting community to attract bidders.

Fire Station 33 (Rainier Beach)

Weaver Architects are in design development with the seismic upgrade and addition. The addition to the station will provide more equipment storage and decontamination space. For example, bunking gear is made out of material that repels heat and is sensitive to sunlight. The storage will allow the gear to be kept out of direct sun. In addition to Fire Levy work going on at the stations, asset preservation (major maintenance) work and dollars are getting added to projects. For example, if the station needs a new roof, this work will be added to the Fire Levy work.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are in design development. The site is tight; the new station will be inserted between two commercial enterprises. A Design Commission meeting and neighborhood open house are scheduled for March. Artist Kay Kirkpatrick is in design.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a new station, is in design development with Miller Hayashi architects. In February, the Design Commission approved the design development work. The Design Commission won't need to see the project again. About 150 neighbors attended an open house to meet the firefighters and talk to the architects about the design. Artist Pete Beeman is in design.

Fire Station 38 (Hawthorne Hills)

Schreiber, Starling and Lane are in design development with the new station, which will be located across the street from the Metropolitan Market. The Design Commission will receive a design development presentation in March. In February, approximately 250 community members attended the open house. The clean-up of the former gas station is going well. Artist Mel Katz is in design.

Fire Station 39 (Lake City)

The project is in design development with the Miller/Hull Partnership. The new station will be located adjacent to the current facility, which will be sold as surplus property. In March, the Design Commission will receive a design development presentation. An open house is taking place in March. Artist Steven Glassman is in design.

Fire Station 41 (Magnolia)

Fire Station 41 is in design development with Hoshide Williams Architects designing the renovation/expansion of the historic station. A small addition is being added to the back of the building. This station has two very small bay doors, which don't provide enough space for the equipment. The project, which includes creating one large bay door, went to the Landmarks Committee in January.

Interim Facilities

Temporary station site planning and design is underway for Fire Station 2 (Belltown), Fire Station 17 (University District), Fire Station 21 (Greenwood), Fire Station 31 (Northgate), Fire Station 35 (Crown Hill), Fire Station 9 (Fremont), Fire Station 30 (Mt. Baker), Fire Station 32 (W. Seattle Junction), Fire Station 33 (Rainier Beach), and Fire Station 41 (Magnolia). Sites have been selected for interim facilities for Fire Station 9 (Fremont), Fire Station 31 (Northgate), and Fire Station 33 (Rainier Beach). Fire Station 9's (Fremont) temporary site will be located on city-owned property. At Fire Station 33, the site is large enough to accommodate a modified tent and trailer arrangement.

Marine Projects

The Chief Seattle is the last marine project — the Leschi and Engine One have been completed. Guido Perla and Associates are in pre-design and are preparing the work packages. Substantial completion is expected in fourth quarter 2008.

### Fire Station 10

The contractor achieved the temporary certificate of occupancy in January. Several pages of punchlist work remain. At the end of January, the Office of Emergency Management moved into the Emergency Operations Center. The Mayor is holding a media event at the EOC tomorrow. Soundshake, a regional earthquake exercise, will take place on March 5. Fire Station 10 and the Fire Alarm Center will move in April. The dedication celebration is scheduled for May 17.

### Land Acquisition

The Council reached a decision on site acquisition for Fire Station 6 (Central District) in December. Property negotiations are underway for the site at the SW corner of MLK and Jackson. EnviroIssues has held two community meetings for Fire Station 20 (W. Queen Anne). The final report is expected this spring. The siting process for Fire Station 22 (Roanoke) is on hold pending resolution of the SR-520 decision.

### Budget

Three projects have reached 100% spent: emergency shelters and the small and large fireboat. The active projects are all in budget.

### Discussion

New projects:

Consultant contracts have been signed on three projects: Fire Station 21 (Greenwood), Fire Station 32 (W. Seattle Junction), Fire Station 9 (Fremont). Pre-design is underway.

Construction market climate:

Fire Levy staff are reaching out to contractors. When possible, information will be placed in the Daily Journal of Commerce to make contractors aware of upcoming work. Future bid dates will be forecast on the Fire Levy Web site. While the projects might not be the largest, there are a lot of them. One of the challenges is to make sure we're not competing with ourselves when we put projects out to bid.

Councilmember Burgess asked if projects will be finished within the allocated budget. Staff responded that it is a challenge to meet the needs of the Seattle Fire Department within the allocated budget. The level of participation of contractors will be a factor, and City staff noted that the construction market is experiencing very high inflation. The Fire Levy program has experienced 10 years worth of inflation in the first two years of the program. Due to the massive amounts of work going on around the region, there is a shortage of contractors.

Joint Training Facility:

The dedication/tour in January went well. On-going management and maintenance are taking place at the facility. A recruit class began training at the JTF on Feb. 6. The first training class to use the facility was in January 2007.

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. The first phase of work will be completed at the end of February. If any significant findings result, the information will be shared with the community.

2008 LOC meeting dates:  
April 15, July 15, Nov. 18.

The minutes of the November 20, 2007 meeting were approved.

#### Questions

Councilmember Harrell asked if there were economies of scale in hiring the same consultants. City staff responded that architects are selected based on qualifications per state law. For some work, such as mechanical and electrical engineers, repeat hires will occur. Before advertising the work, a pre-submittal meeting is held where sub-consultants are encouraged to meet and match up with prime consultants. A state fee schedule serves as the backbone of negotiations. If a successful resolution can't be reached with the selected consultant, the next available consultant team is approached.

Chris Gilbert asked about Fire Station 14 (SoDo). Chief Dean said that the challenge is where to put the technical rescue team.

Ross Budden asked how the cost of Fire Station 10/JTF compare with the original projected costs. Brenda Bauer responded that all of the projects have been escalated from the original budget anticipated by the Levy due to inflation, supply and demand, revised building codes, and increased green building standards. The projects so far have stayed within the budgets approved by Council.

**Levy Oversight Committee  
Minutes  
July 17, 2008 Meeting**

**Members Present:** Tim Burgess, Seattle City Council; Bruce Harrell, Seattle City Council; Ken Nakatsu, Mayor's Office; Dwight Dively, Department of Finance; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union; Bill Bradford, University of Washington

**Staff Present:** Mary Pearson, Deputy Director, Fleets and Facilities (FFD); Gregory Dean, Chief, Seattle Fire Department; John Nelsen, Assistant Chief, Seattle Fire Department; Dove Alberg, Director, Capital Programs Division, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Justine Kim, SOJ; Kieu-Anh King, Council Central Staff; Chris Potter, Planning and Controls Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD

**Guests:** Ross Budden, Susan Casey

1. The minutes of the February 26, 2008 meeting were approved.
2. Public Comment  
Courtney, a Queen Anne resident, attended the meeting for an update on the Fire Station 20 siting process. Kieu-Anh King said that it's the middle of the comment period for the final report, which will be issued on August 29. EnviroIssues will present the final report at the Public Safety, Human Services, and Education Committee on September 5. Policy options will be discussed at the Public Safety Committee meeting on September 16.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

**Program Overview**

David Kunselman reported that the Fire Levy program has 16 active major projects. The newer projects have moved into schematic design. Many projects are currently in the construction documents phase. Staff are working with the Department of Planning and Development on construction permits. It is anticipated that Fire Station 28 (Rainier Valley) will go out to bid next week.

**Fire Station 2 (Belltown)**

Arai, Jackson, Ellison, Murakami architects are completing the construction documents phase. The building permit review is underway. The project team is pursuing an energy code exemption for the mechanical system. The project received a certificate of approval from the Landmarks Board.

**Fire Station 9 (Fremont)**

Mithun architects are completing pre-design of the new station. The project team is addressing several issues, including a steep slope adjacent to the station, fire engine egress onto a residential street, and a potential historic landmark structure on-site. The project team will work with partners in other city departments to address these issues.

Fire Station 14 (SoDo)

The station is in an area with poor soil conditions. During pre-design, it was determined that the building is not connected to the piles below. To make the current building viable, structural connections would need to be made with concrete and steel. The current approach is to work with the Landmarks Board to save the front section of the building while demolishing the elements behind the prominent street facade. The tall tower has already received some reinforcement and will likely be kept for training.

Fire Station 17 (University District)

Bassetti Architects are in the construction documents phase with the major addition/renovation to the historic building. The project recently received a number of approvals, including development waivers approved by the City Council and a certificate of approval from the Landmarks Board. The project, close to receiving a Master Use Permit, may be the third neighborhood fire station project to begin construction after Fire Station 31 (Northgate) and Fire Station 28 (Rainier Valley).

Fire Station 21 (Greenwood)

The Miller Hull Partnership has moved into schematic design on the new station. The Design Commission approved the design concept in April, with the next review scheduled for September. In April, many neighbors showed their support at the schematic design community open house.

Fire Station 28 (Rainier Valley)

Schreiber Starling and Lane architects are preparing to go out to bid with the new station. The Master User Permit has been approved, and the building permit is very close to being issued. The original project scope was changed from a renovation to a new building. The existing building will be used as the temporary station during construction and will be demolished after the new station is built.

Fire Station 30 (Mt. Baker)

The project is in construction documents with Schact Aslani Architects. The Master Use Permit is proceeding smoothly. Due to poor soil conditions, piles will support the building. The project is expected to go before the Council regarding a development waiver for the building height.

Fire Station 31 (Northgate)

Snyder, Hartung, Kane, and Strauss designed the seismic upgrade/expansion. Pellco Construction, the low bidder, received the construction contract for the first neighborhood fire station project. A temporary facility is being constructed across the street. Pellco Construction was also the low bidder for the temporary facility, which is nearly finished. Final utility connections are being made. Once completed, the contractor will be given the notice to proceed on the seismic upgrade/expansion.

Fire Station 32 (W. Seattle Junction)

Bohlin Cywinski Jackson are in pre-design with the new station. Alternative site layouts are under consideration. The station, located near the former Huling Brothers properties, is in an area rapidly undergoing redevelopment.

Fire Station 33 (Rainier Beach)

Weaver Architects are at 100% construction documents with the seismic upgrade and addition. The project has moved very smoothly. The building permit was received in June. The project is close to going out to bid — the temporary facility is the driver. Trailers and tents will be located on the north end of the site.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are in the construction documents phase with the new station. The project artist presented her design at the Public Art Committee.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37, a new station, is at 90% construction documents with Miller Hayashi architects. The project will be the first Neighborhood-1, or one company station, to go out to bid.

Councilmember Harrell asked if the stations are designed to fit into the neighborhoods. David Kunselman responded that the program dictates the square footage and adjacencies, while the architects work on the form specific to each site and neighborhood. The community has an opportunity to be involved at several points, including two neighborhood open houses. Project designs are also shown at the Design Commission and Landmarks meetings. Economics and durability drive the selection of materials for fire stations. The Fire Levy had an event where the architects for all of the active projects were brought together and shared their experiences and ideas.

Fire Station 38 (Hawthorne Hills)

Schreiber, Starling and Lane are in the construction documents phase with the new station. The Master Use Permit review is underway. Early demolition is planned for the buildings on site.

Fire Station 39 (Lake City)

The project is in construction documents with the Miller/Hull Partnership. The project artist presented his design at the Public Art Committee.

Fire Station 41 (Magnolia)

Hoshide Williams Architects are in construction documents with the renovation/expansion of the historic station. The project went to the Landmarks Committee in June. A community open house was held in April to show the community the latest project designs. Another community meeting was held in May in conjunction with the Seattle School District to discuss the temporary station in the former Magnolia Elementary School.

Interim Facilities

There are nine active interim facility projects. Construction is underway at Fire Station 31 (Northgate). Sites have been selected for interim facilities for the following stations: Fire Station 2 (Belltown), Fire Station 9 (Fremont), Fire Station 17 (University District), Fire Station 21 (Greenwood), Fire Station 33 (Rainier Beach), Fire Station 41 (Magnolia). A site search is underway for Fire Station 30 (Mt. Baker). Two of the properties are owned by the city, including Fire Station 9 and Fire Station 33.



### Marine Projects

The early design on the Chief Seattle is done, and the project has gone out to bid. This is a design/build project. The boat is expected to return to service in late 2009.

### Fire Station 10

The dedication celebration took place on May 17, with approximately 150 people in attendance. The project team submitted the application for LEED certification.

### Bids to Date

Pellco Construction was awarded the contract on the seismic upgrade at Fire Station 31 (Northgate) and submitted a bid for the temporary facility across the street. The Fire Station 2 (Belltown) and Fire Station 17 (University District) interim projects were combined to make the work more attractive to potential bidders. The projects were awarded to Pellco Construction. Christian Construction was awarded the Fire Station 33 (Rainier Beach) contract for the interim facility. Based on bids received to date, the market appears to remain volatile.

### Financial Summary

A number of projects are now completed at 100%. The program is front-loaded with larger projects first to address risk early in the program. All of the projects are currently in budget.

### Discussion

Projects expected to begin construction this year include FS 2 (Belltown), Fire Station 17 (University District), Fire Station 28 (Rainier Valley), Fire Station 31 (Northgate), Fire Station 33 (Rainier Beach), Fire Station 37 (W. Seattle/High Point), Fire Station 39 (Lake City). Because of its size, Fire Station 28 (Rainier Valley) will be the real first test of the current construction market.

Property negotiations are proceeding for Fire Station 6 (Central District).

Fire Station 38 (Hawthorne Hills) environmental clean-up is continuing. The existing structures will be removed to access the area under the buildings. The city is pursuing recovery of the costs with the responsible parties.

The next group of projects, Fire Station 6 (Central District) and four seismic upgrades, will advertise for architect/engineering services in the fall.

The final LOC meeting in 2008 will take place on November 18.

### Questions

Councilmember Harrell asked if any changes are anticipated in the Fire Levy budget. Dwight Dively said the budget review process had just begun and the Executive will present the proposed budget to Council in late September.

Councilmember Burgess said that analysis shows that the number of fire calls remains unchanged. What does that mean about what apparatus we put in stations? Chief Dean responded that the Fire Department is looking at this and critically analyzing needs of the community. The size and staffing are appropriate. Eighty percent of the fire department's calls are medic calls.

Councilmember Harrell asked if it's too early to look at cost savings and if training could potentially take place at the Joint Training Facility rather than having training take place at the battalion stations. Chief Dean said that the JTF is reserved for large scale training. Battalion training is allocated within each battalion headquarters.

David Kunselman said that while stations may look different and wear different clothes, the same kit of parts are used.

Councilmember Burgess asked about Women and Minority Business Enterprise (WMBE) participation. David Kunselman explained that in the fall Fire Levy staff held a fair and invited interested sub-consultants to participate. The event was an opportunity for small and WMBE vendors to meet other potential consultant team members before submitting their qualifications for future Fire Levy work. Current WMBE participation is about 14-15 percent.

**Levy Oversight Committee  
Minutes  
November 18, 2008 Meeting**

**Members Present:** Tim Burgess, Seattle City Council; Bruce Harrell, Seattle City Council; Ken Nakatsu, Mayor's Office; Dwight Dively, Department of Finance; Chris Gilbert, Local 27 Representative, Seattle Firefighters Union; Bill Bradford, University of Washington

**Staff Present:** Gregory Dean, Chief, Seattle Fire Department; John Nelsen, Assistant Chief, Seattle Fire Department; Brenda Bauer, Director, Fleets and Facilities Department; Dove Alberg, Director, Capital Programs Division, FFD; David Kunselman, Fire Facilities Levy Program Manager, FFD; Christina Faine, Fire Levy Communications Officer, FFD; Kieu-Anh King, Council Central Staff; Katie Ewing, Analyst, Department of Finance

**Guests:** Ross Budden, Kathy Mulady

1. The minutes of the July 17, 2008 meeting were approved.
2. Public Comment  
There was no public comment.
3. Levy Program Highlights (as shown in a PowerPoint presentation):

**Program Overview**

David Kunselman reported that approximately 350 neighbors attended the Fire Station 21 (Greenwood) design development open house on Saturday, November 15. The Fire Levy program has 16 active major projects. Many projects are currently at the end of the construction documents phase and are close to going out to bid. Fire Station 17 (University District) had a favorable bid. Fire Station 33 (Rainier Beach) has gone out to bid. Projects are aligning well with what's going on in the market. One challenge is to time the fire station projects so they don't compete against one another. Fire Station 17 came in 13 percent below expectation with good contractor participation.

Councilmember Harrell asked about the number of projects that will go out to bid this year. David Kunselman responded that four will likely go out to bid.

**Fire Station 2 (Belltown)**

Arai, Jackson, Ellison, Murakami architects completed the construction documents phase on the renovation of the historic building. The building permit is available with the exception of the energy and mechanical system. The project team is pursuing an energy code exemption for the mechanical system.

Councilmember Burgess asked what will happen to the south end of the current building. David Kunselman said the space will be used for the Occupational Health Center.

The Department of Executive Administration (DEA) is responsible for the contracting process. DEA queues up projects for bid, reviews the documents for statutes related to public bids, and, once the bid is awarded, reviews bonds and insurance.

Fire Station 9 (Fremont)

Mithun architects are completing pre-design of the new station. The project team is addressing several issues, including a potential historic landmark structure on-site. The project team will discuss the basic scope of work with landmarks staff in the Department of Neighborhoods. The annex structure on the Fire Station 9 site appears on the City's list of possible landmarks.

William Bradford asked about the clear versus blue bars on the project schedules. David Kunselman said that the clear bars represent the baseline, or original projections, while the blue bars indicate the current progress of the project. Initially, aggressive baselines were set.

Fire Station 14 (SoDo)

The project is in pre-design. The back end of the station will be replaced. The work will allow the contractors to reach the piles under the building. The scope of the project is a Neighborhood One station, the smallest fire station type that houses four firefighters, and battalion chief quarters. The existing bays are small; the new bay will be better able to accommodate modern apparatus. The technical rescue unit is moving out of Fire Station 14.

Chris Gilbert asked where the technical rescue unit is going. Chief Dean said discussions are ongoing about where the aid car/technical rescue unit will be located.

Fire Station 17 (University District)

Bassetti Architects are in the bid phase with the major addition/renovation to the historic building. Approximately twenty-five firms were represented at the pre-bid walk-through. Bids were received on November 5. Graham Contracting was the apparent low bidder. Graham has a good reputation and worked with on Libraries for All projects. The project has received both the Master Use Permit and building permit. Pellco Construction is working on the interim station located several blocks south of the permanent station. Once DEA has finished the contracting piece and the temporary station is completed, construction on the permanent station will begin.

Fire Station 21 (Greenwood)

The Miller Hull Partnership is in schematic design on the new station. The Master Use Permit submittal is expected to take place this month. The Design Commission approved schematic design in September. At the community open house on Nov. 15, neighbors had an opportunity to look at the project design and fire engine and talk to fire fighters.

Fire Station 28 (Rainier Valley)

While originally a renovation project, pre-design work revealed a new building would cost the same. The new station is in construction with Berschauer Phillips Construction Co. The existing building will be used during construction and will be demolished after the new station is built. The Hillman building to the rear of the site has been demolished.

Councilmember Harrell asked about the viability of re-using the building after construction. David Kunselman explained that the basement of the building will be reused to collect water from the site. Brenda Bauer added that the extremely close proximity of the buildings does not lend itself to retaining the old building following completion of the new building.

Fire Station 30 (Mt. Baker)

The project is in construction documents with Schact Aslani Architects. The Department of Planning and Development completed the Master Use Permit recommendation. The project is expected to go before the Council's Planning, Land Use, and Neighborhoods Committee on Dec. 10 regarding a development waiver for the building height and modulation.

Fire Station 31 (Northgate)

The project is in construction with Pellco Construction. The interior demolition has been completed in preparation for a new interior slab. An addition for the medic crews and a new bay for storage are underway. During construction, fire crews are housed in a temporary facility across the street. Tents and trailers will be reused and will relocate to other temporary station sites.

Fire Station 32 (W. Seattle Junction)

Bohlin Cywinski Jackson continue with pre-design of the new station. The scope includes a new battalion station.

Fire Station 33 (Rainier Beach)

The project, with Weaver architects, is in the bid phase. DEA is performing a final review before the project goes out to bid. The temporary facility is under construction. Trailers and tents will be located on the north end of the site.

Fire Station 35 (Crown Hill)

Rice Fergus Miller architects are at 90% construction documents review with the new station. Work is on-going with the Seattle School District to lease property for the temporary fire station at Crown Hill School.

Fire Station 37 (W. Seattle/High Point)

Fire Station 37 is at 100% construction documents with Miller Hayashi architects. The Master Use Permit has been received. The project is queued up to begin DEA review. During construction of the new station, fire crews will stay in the current station.

Fire Station 38 (Hawthorne Hills)

Schreiber, Starling and Lane are at the 90% construction documents phase with the new station. Final reviews are underway, including the last cost estimate. The Master Use Permit was received. Work is underway with DEA to award the bid for demolition of existing buildings on the new site. Clean-up continues on the site of a former gas station.

Fire Station 39 (Lake City)

The Miller/Hull Partnership have completed construction documents. The project is expected to go to DEA in December. The building permit review is underway.

#### Fire Station 41 (Magnolia)

Hoshide Williams Architects are at 95% construction documents with the renovation/expansion of the historic station. Final Landmarks review is scheduled for December. Crews will be temporarily housed at Magnolia Elementary School during construction. The interim project has been submitted for permitting.

#### 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). Negotiations are ongoing for temporary Fire Station 41 (Magnolia) and Fire Station 30 (Mt. Baker). Construction is underway at Fire Station 2 (Belltown), Fire Station 17 (University District), and Fire Station 33 (Rainier Beach). Construction is completed at Fire Station 31 (Northgate).

#### Marine Projects

Two marine projects are completed — the Leschi and Engine One. The Fire Department has taken the lead in pursuing \$5 million in federal Homeland Security grant funding for enhanced capability of the Chief Seattle. If the grant is awarded, the scope will be expanded. The grant application is anticipated to be submitted in December.

#### Bids to Date

The market remains volatile. The Fire Station 17 (University District) bid came in at -13.21% under the engineer's estimate. The Fire Station 38 (Hawthorne Hills) demolition also came in under the engineer's estimate at -77.22%. Fire Levy staff are hopeful about the projects that will bid through the spring.

#### Land Acquisition

The Fire Station 6 (Central District) purchase and sale agreement closed on October 31. Architect and engineer consultant selection is underway.

#### Financial Summary

All of the projects are currently in budget, with the exception of Fire Station 10/Fire Alarm Center/Emergency Operations Center, which was 1% over budget.

#### Discussion Topics

Upcoming projects poised to go out to bid include Fire Station 33 (Rainier Beach), Fire Station 39 (Lake City), Fire Station 2 (Belltown), and Fire Station 38 (Hawthorne Hills). The timing ultimately depends on receiving building permits and DEA's completion of pre-bid work.

FFD Capital Programs staff, the Executive, and the Department of Finance have worked together to make schedule adjustments to compensate for lower than anticipated 2009 Real Estate Excise Tax revenues. All projects beginning in 2009 or later — a total of 16 — are postponed three months. Projects that would have begun in January 2009 will begin three months later in April 2009. Fire Station 13 (Beacon Hill) will begin in 2009. The completion of Fire Station 30 (Mt. Baker) is anticipated to be 2010. The expected completion date of both Fire Station 9 (Fremont) and Fire Station 32 (W. Seattle Junction) is 2011.

Questions

Councilmember Harrell asked if the Fire Levy is running out of money. David Kunselman answered that individual project schedules are being adjusted — not budgets. Dwight Dively said that the Fire Levy program had planned on receiving a certain amount of REET that it is now unavailable. Fire Levy staff have not taken projects out of the program, but recognize there will be revenue challenges in the future.

William Bradford asked about the status of Fire Station 20 (W. Queen Anne). Kieu-Anh King said that the Council-led search process ranked Interbay Golf as the top site followed by City Light and North West Label. The Public Safety Committee has recommended the Interbay Golf site for further analysis. Dwight Dively said that depending on what site is chosen, costs may differ from what was originally anticipated.

Chris Gilbert asked about operable windows. David Kunselman said that new fire stations will have air conditioning as part of their mechanical system. Operable windows are planned in the sleep rooms.

William Bradford asked about WMBE numbers. David Kunselman said that the projects are getting good WMBE participation. Dove Alberg said that a report can be included in the next Levy Oversight Committee presentation.

Councilmember Burgess noted that 50% of the money has been spent and asked if we are 50% done with the projects. David Kunselman said that the Fire Levy is frontloaded with the larger, more complex projects first. Seismic projects that are scheduled primarily in the latter half of the levy have construction costs as low as \$.5 million. Brenda Bauer noted that the financial statement reflects that the work that has been done is on budget, and the work expected to be complete is complete.