



**MEMO TO:** Public Safety Meeting Committee of the Whole

**FROM:** Joseph O'Leary

**DATE:** February 18, 2020

**SUBJECT:** Approval of Consultant Services Agreement Supplement 2 with Reid Middleton in the Amount of \$541,319 for Final Design Services for Fire Station 16 and the Maintenance Facility for Seismic Upgrades, Project No. 60011815

**I. PURPOSE** ☐ For Info Only ☐ Potential Agenda Item ☒ Scheduled for Council Action

**II. RECOMMENDATION**

Authorize the Mayor to execute Consultant Agreement, Supplement 2 with Reid Middleton in the amount of \$541,319 for final design seismic upgrades for Fire Station 16 and the adjacent Maintenance Facility. Request to place consultant agreement on the consent agenda for February 18, 2020 City Council Meeting.

**III. DEPARTMENT CONTACTS**

Dave Juarez Director	425-556-2733
Tom Langton, Fire Battalion Chief	425-556-2249
Joseph O'Leary, Project Manager	425-556-2738

**IV. DESCRIPTION/BACKGROUND**

Fire Station 16 provides first response emergency medical services (EMS) and fire suppression services to the southeast Redmond area and houses the only aerial ladder and heavy rescue trucks in the City. The adjacent maintenance facility services all fire department fleet vehicles and apparatus. The Fire station and maintenance facility were completed in 1996. Fire Station 16 was built to seismic building code requirements in place at that time. However, seismic design criteria for essential buildings, which includes fire stations, has changed significantly over the past twenty-five years.

Today building codes classify hospitals, police stations, and fire stations as essential facilities that can be seismically designed and constructed to a higher-level of performance from years past. This higher performance level evolved after essential facilities were heavily damaged and unusable after major earthquakes. The code emphasis now is to enable some of these essential buildings to be seismically designed and constructed in order to continue to be operational after an earthquake.

In 2018, the City Council approved \$1,300,000 for seismic upgrades of Fire Station 16 and the Maintenance Facility, and a consultant services agreement with Reid Middleton in the amount of \$119,329 for preliminary engineering services, with optional services for project design. The preliminary engineering work included development of structural and non-structural improvements needed for an operational level seismic upgrade, as well as estimated costs. The seismic evaluation report and cost estimate was completed in 2019 and included a notable increase in the scope of work and costs to meet an operational level design.

Given the higher cost estimate of \$3,272,000 for the project, Fire Department staff partnered with their Emergency Management Division to apply for a Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant for this seismic upgrade project. The application was submitted to FEMA the first week of February after approval by King County and Washington State. If the City receives the grant, it will fund 75% / \$2,425,000 of the project costs. The City will provide 25% matching funds of \$818,000 for the balance of the project costs.

The Federal review process is expected to take several months. The outcome of the grant process will be known prior to the scheduled bid advertisement date for the project in December 2020. If the City does not receive the FEMA grant, staff will provide Council with options for funding the remaining costs of the project.

A. **Analysis**

The need for seismic upgrades at Fire Station 16 and the Maintenance Facility was identified through the 2016 citywide facilities analysis. Fire Station 16 and the Maintenance Facility require seismic upgrades to insure the facilities are operational after a significant seismic event.

There are four fire stations located in the City limits. Currently, only one fire station, Fire Station 17, has been designed to be operational after an earthquake. The upgrades to Fire Station 16 and the adjacent Maintenance Facility will provide two fire stations in the City that are designed to be operational after an earthquake.

***Project Costs and Funding***

The table below identifies the costs by phase and funding for this project. As noted below, if the City receives the FEMA Grant, the City will spend \$482,131 less of City revenue than initially authorized; if the City does not receive the FEMA Grant, City staff will provide Council with options for funding the remaining costs of the project.

<b>Project Phase</b>	<b>*Costs and Funding</b>
Preliminary Engineering	\$ 169,829
Design	\$ 700,762
Construction	\$2,401,278
TOTAL	\$3,271,869
Current Funding	\$1,300,000
Funding Gap without FEMA Grant	\$1,971,869
Excess Funding with FEMA Grant	\$ 482,131

*\*Costs include City staff costs and consultant costs.*

**V. TIME CONSTRAINTS**

The agreement with Reid Middleton for preliminary engineering of Fire Station 16 and the Maintenance Facility seismic upgrades included an option to complete final design for the project. Preliminary engineering is complete and the next step in this project is final design. Approval of the agreement for final design services will keep the project on schedule for a December 2020 bid advertisement, followed by award of a construction contract.

**VI. LIST OF ATTACHMENTS**

- A. Vicinity map of Fire Station 16 and adjacent Maintenance Facility
- B. Reid Middleton Consultant Agreement, Supplement 2.