

PROJECT DESCRIPTION

All three fire stations are intended to be flexible, with sites large enough to add additional bays, sleeping quarters, community rooms and storage as the City continues to grow and the population requires more first responder support over the next 50 years. While these are three separate buildings, the City views them as one project, as all three facilities need to have consistency in materials, systems, operations and maintenance procedures.

Fire Station 51

The current Station 51 is undersized and seismically deficient. Built before our modern understanding of the health issues associated with firefighting, it lacks many of the physical barriers included in modern fire stations to protect firefighters' health. The current location is less than optimal to meet required response times or the needs of the projected population growth of the City.

The new Station 51 is proposed to be a 9,426 SQ FT, 2-bay neighborhood station that will house one ladder truck and one aid car. This station will provide storage for additional fleet vehicles, as well as the Self Contained Breathing Apparatus (SCBA) maintenance room. It will include specific "hot" and "cool" zones, air filtration and other strategies to support firefighter health. The design will include mindful planning of future facilities at this site, including, but not limited to, a future training tower and a large storage barn to house large equipment needed during emergencies.

The City has secured and currently owns the new project site for Station 51.

Fire Station 52

The current Station 52 is also undersized, seismically deficient and not in the best location to meet the response times for the community. It also has physical deficiencies that do not support the health and safety of firefighters working at the station.

The new Station 52 is proposed to be a 15,068 SQ FT, 3-bay station that will house one ladder truck, one aid car, and one Battalion Chief vehicle, as well as the administrative headquarters for the Fire Department. It will also include a training room that will double as a backup emergency operations center for the City, and accommodations for two community outreach programs: the Ham Radio Club of Tukwila and the Fire Department Explorers Group.

The City is engaged in a detailed siting analysis effort to identify a short list of parcels for this Station 52. It is expected the City will have a site control by December 2017.

Fire Station 54

The current Station 54 handles the most calls for the City due to its present location, rendering the size of the station significantly inadequate. While the present location is appropriate to meet response times, the building is also seismically deficient and its lot is too small to allow for growth. The current building has similar deficiencies to protect firefighter health and safety as the other two.

The new Station 54 is proposed to be 9,287 SQ FT, 2-bay neighborhood station that will house one engine and a spare bay for a future vehicle, as well as a tool maintenance shop for the Fire Department.

The City is also engaged in a detailed siting analysis effort to identify a short list of parcels for this Station 54. It is expected the City will have control by December 2017.

Sites Selection Process

The City engaged an FACETS Consulting to provide information and recommendations for the locations for Stations 52 and 54. Potential locations were determined through a geographical information system (GIS) analysis process. This GIS analysis takes into consideration response times based on national standards, historical response data, street and road access and speed limits, topography, and barriers to response (i.e. bridges, railroad tracks, etc.). In addition to the fire station locations, FACETS provided input on the size of the fire stations and the appropriate location for fire headquarters.

Following the FACETS Consulting study, the City hired Heartland LLC to manage the site acquisition process for Stations 52 and 54. The process is underway with a list of potential sites identified. Heartland and team are working through assessing the sites based on siting criteria approved by the City Council. The City Council is prepared to utilize eminent domain on the sites deemed appropriate by fall 2017 with the goal of sites under control by December 2017. Having a GC/CM on board by the fall will provide valuable insights into site constraints and/or constructability issues important for City and team to understand.

Early siting investigation have already identified specific challenges related to sensitive site conditions, including high liquefaction zones throughout the City and significant steep slopes, the need for additional traffic control devices, the presence of dual access points at each site, and tight sites in densely populated residential neighborhoods. Final siting choices will take the presence of these conditions into account, in addition to the costs associated with acquisition and development.