



MarketFront Committee Meeting Minutes

Monday, December 7th, 2015
4:00p.m. to 6:00p.m.
The Classroom

Committee Members Present: Rico Quirindongo, David Ghoddousi, Gloria Skouge, Colleen Bowman

Other Council Members Present:

Staff/Consultants Present: Ben Franz-Knight, Lillian Sherman, Tamra Nisly, Justine Kim, Carrie Holmes, Bo Zhang

Others Present: Peter Steinbrueck, Chris Jones, David Graves, Laura Rose, Dan Short, Bob Messina, Haley Land, Howard Aller

The meeting was called to order at 4:03p.m. by Rico Quirindongo, Chair.

I. Administration

- A. Approval of the Agenda
The agenda was approved by acclamation
- B. Approval of the November 2nd, 2015 MarketFront Committee meeting minutes
The November 2, 2015 MarketFront Committee meeting minutes were approved by acclamation.

II. Announcements and Community Comments

Haley Land noted that he recently spent time with Ben reviewing Proposed Resolution 15-83: Authorization to enter into LIHTC Financing for WASH (PC1N Senior Housing). He said if the Committee planned to discuss the resolution at tonight's meeting, he had hoped it would increase his understanding of it, so that he can share information with others more intelligently and accurately.

Lillian Sherman provided a brief report on the PikeUp! Campaign fundraising results. She said that it was PikeUp! season noting the recent television advertisements for the campaign on KOMO News. She noted that the fundraising goal by the end of the year was \$4.5 million; they were roughly \$200k short of the \$4 million 2015 goal.

III. Key Issues and Discussion Items

- A. Victor Steinbrueck Park Project Update
David Graves from the Seattle Parks Department presented an overview of the Victor Steinbrueck Park Improvements; a copy of the presentation was included with the PDA Council meeting records. The purpose of the project was part of the Improvements to

Public Safety 2008 Levy. Language as part of the 2008 Levy included: It was noted that the membrane between the westerly portion of the park and the parking garage below was failing with history of leaks into the garage. Significant repairs to or complete replacement of the membrane may be necessary as part of the improvements to the park.

There was a brief discussion that followed by the Committee.

C. MarketFront Construction, Schedule & Budget Update

Justine Kim, Project Manager and Ben Franz-Knight provided an update to the MarketFront Construction, Budget and Schedule. There was a slideshow presented capturing several recent images of the construction work at the MarketFront project site. Justine Kim reported on the construction progress noting that the Substantial Completion was aimed for December 23, 2016 due to unforeseen archeological findings and Contaminated soil impacts; the original scheduled date was December 2nd, 2016.

V. Action Items and Reports

A. Action Item: Proposed Resolution 15-79: MarketFront Project (PC1N) Desimone Bridge Seismic Upgrades Evaluation – Miller Hull

Justine Kim introduced the resolution which states that the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District; and, Whereas in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market; and, Whereas, the PPMPDA has identified the completion of Construction Documents and bidding phase of design as the next segment of work that is critical to successful design and construction; and, Whereas, the PPMPDA executed a public process to select Miller Hull, and executed contracts for the design and construction administration, which are now complete; and, Whereas, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for the initial evaluation and schematic design of the Desimone Bridge and is now ready to enter into a contract for those services.

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Miller Hull in an amount not to exceed \$22,000 for the execution of the initial evaluation and schematic design of the Desimone Bridge Seismic Upgrade project.

The funds for this project will be drawn from Levy Funds, GL account 163213-00.

David Ghoddousi moved proposed resolution 15-79, Colleen Bowman seconded

For: Rico Quirindongo, David Ghoddousi, Gloria Skouge, Betty Halfon

Against: 0

Abstained: 0

Resolution **15-79: MarketFront Project (PC1N) Desimone Bridge Seismic Upgrades Evaluation – Miller Hull** passed unanimously by the Committee by a vote of 4-0-0.

B. Action Item: Proposed Resolution 15-81: MarketFront Project (PC1N) Construction Administration Additional Services – Shannon & Wilson

Justine Kim introduced the resolution which states that the the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and: Whereas in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities

related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market; and, Whereas, the PMPDA had determined that Geotechnical Services were needed to complete the structural design for the Pike Place Market Waterfront Entrance and integration with the Central Waterfront Design, as adopted by Resolution 13-50; and, Whereas, the PMPDA executed a public process to select Shannon & Wilson as the Geotechnical Engineer and had executed an initial geotechnical contract. Due to unforeseen conditions, the PMPDA and Shannon & Wilson has negotiated additional construction administration services required to complete geotechnical observations and oversight during construction and is now ready to enter into a contract for services; and,

Now, therefore be it resolved that the PMPDA Council PMPDA Executive Director or his designee to amend the Shannon & Wilson contract to include Construction Administration related Geotechnical Services for the MarketFront Project for an amount not to exceed \$70,000.

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

Gloria Skouge moved proposed resolution 15-81, Colleen Bowman seconded

For: Rico Quirindongo, David Ghoddousi, Gloria Skouge, Betty Halfon

Against: 0

Abstained: 0

Resolution **15-81**: MarketFront Project (PC1N) Construction Administration Additional Services – Shannon & Wilson passed unanimously by the Committee by a vote of 4-0-0.

- C. Report from Stakeholders Group
None

VI. Items for the Consent Agenda

Resolutions **15-79**: MarketFront Project (PC1N) Desimone Bridge Seismic Upgrades Evaluation – Miller Hull and **15-81**: MarketFront Project (PC1N) Construction Administration Additional Services – Shannon & Wilson was placed under the Consent Agenda for the December 17th PDA Council meeting.

VII. Public Comment

Howard Aller commented that folks from the Seattle Parks Department had asked for public input but were now not available to hear the input. He noted his appreciation that Ben had mentioned the Southwest corner of the park, which will be one of the most difficult things to work out. He said that the wall must stay up referring that if Steinbrueck Park is the living room of the Market, taking that wall out will convert it into an upholstered and landscaped hallway. He said that connecting Steinbrueck Park to our Waterfront connection, which will happen eventually, you will have folks coming up from the cruise ships treating the park as the entrance to the Market. He separately

requested if the MarketFront Committee Chair, Rico Quirindongo could please speak up when talking.

Haley Land commented that the Committee just voted on the structural work on the Desimone Bridge. He noted that his comment was in relation to ventilation of the Desimone Bridge and how the bridge bakes during the summertime. He noted that if there ever was a time to fold in potential improvement work on the bridge, addressing ventilation concerns would be on a lot of peoples list. He commented on the activation of the MarketFront Plaza noting that we need to look at it separately as a Summer Plaza for six months and a Winter Plaza for six months. He noted that we have some real challenges that aren't necessarily met by some of the things that are being discussed such as seating. He said that we cannot make the assumption that if the public is not out on the Plaza to buy, the people will be out there to sell.

Bob Messina commented on the Plaza Seating design from Berger noting that he did not like the initial design. He said that he sits a lot and has a tendency to look at the level of comfort when sitting. He discussed the reasons for his dislike with the initial seating design include its functionality. He thought the seating was more of a cool piece of art work.

VIII. Concerns of Committee Members

None

IX. Adjournment

The meeting was adjourned at 5:34pm by Rico Quirindongo, Chair

Meeting minutes submitted by:
Dianna Goodsell, Executive Administrator