



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, October 20th, 2008
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Patrick Kerr, Bruce Burger, David Ghoddousi, John Finke

Other Council Members Present:

Staff Present: Tamra Nisly, Carol Binder, Anita Neill, James Haydu, Joe Paar, Cecilia Hall

Others Present: Dale Wittner, Ken Johnsen, Jan Oscherwitz, Ellen von Wandruszka, Marlys Erickson, Sylvia J Corven, Lee Lockhart, Tiffany Sharply, Roger While, Joe Canavan

The meeting was called to order at 4:30 p.m. by Bruce Lorig.

I. Administration

A. Approval of Agenda.

The agenda was approved by acclamation.

B. Approval of September 22nd, 2008 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

James noted that there would be a lot of media coverage on the Market regarding the levy in the next few days. The recent PI article was not favorable of the Market and quoted Bruce L. in a negative way. Bruce L. apologized for the quote and clarified that his statement was misquoted. James noted what was to be expected in the media in the next few days. John noted that the Market was being compared unfairly with a mall and the Market was a very different entity than a mall. James responded that the reporter was aware of these facts but did not do her homework. Carol noted that the Market was a services business and that was why the majority of the expenses were for maintenance and staff.

Dale questioned the cost of the construction of the Leland elevator. Carol responded that there was not cost estimate until all the design work was completed. Bruce B. noted that there should be an estimate by the end of November. Dale also questioned what formal approval was needed and received for the Hillclimb. Bruce L. responded that permits from the City and the requirements for them were still being completed along with applications into the Historic Commission.

It was decided that the next Capital Renovation meeting would be the Monday following the election on Monday November 10th.

II. Administrative / Project Update

Carol gave an update on the processes and submissions of applications. A preliminary application was submitted to the Historic Commission the Friday before last. They will consider the windows and façade as one piece and the rest as another. The next step was to follow up on requests made by Heather then the Historic Committee would schedule the meeting for approval.

Carol reported that Duncan has been working on the Historic application that included design, drawings and description detail. He was also working on preparing the permit documents for the shoring and grading permits by February so construction could begin in April.

Carol noted that an all encompassing contract for the rest of the design was being negotiated with SRG to be entered into after the election.

III. Present Phase I Preliminary Schedule and Cost Estimate

Joe gave a Power Point presentation of the Phase I Preliminary Schedule and some ideas as to how the work would proceed. He reviewed each slide which covered the Hillclimb / LaSalle site logistics, level and sequencing plan, Hillclimb demolition, sewer and shoring sequencing plan. Various levels of zone sequencing plan. LeLand Fairley building window sequencing and zone plan. Construction would be expected to begin in early spring. Joe noted that all of these plans are subject to change as the design proceeds and investigative work is done.

Gerry questioned if there would still be access available from the old flower row during the construction of the Hillclimb. Joe responded that most of the current Hillclimb would be torn down and foot traffic would be rerouted, but there would be access to the Down Under and Flower Rod.

Bruce B. questioned if construction crews would be working closely with staff before placing barricades etc. Carol replied yes, and that this was part of the tenant communication plan that has been implemented.

Ellen questioned if the information was available on the website. Carol responded that this was only a preliminary schedule and cost estimate and was not yet available on the web.

Dale questioned when the Leland elevator would be closed. Joe responded late spring early summer.

IV. Concerns of Council Members

Bruce B. questioned what would be the next strategy if the levy passed. Carol noted that a check list of items was being compiled. Bruce B. also questioned if the committee needed to do anything and when our next Capital Renovation meeting would be. Carol noted that the next meeting would be the Monday following the election, November 10th.

V. Public Comment

VI. Adjournment

The meeting was adjourned at 5:14 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant