



**Pike Place Market Preservation and Development Authority (PDA)**

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**CAPITAL RENOVATION COMMITTEE**  
**Meeting Minutes**

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**Monday, September 22<sup>nd</sup>, 2008**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

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

**Other Council Members Present: Gloria Skouge**

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

**Others Present: Ken Johnsen, Duncan Thieme, Dale Wittner, Ernie Sherman, Ellen von Wandruszka, Ben Kirchner, Morgan Heater, Hollis Heron, Ed Edlin**

The meeting was called to order at 4:32 p.m. by Bruce Lorig.

**I. Administration**

- A. Approval of Agenda.  
The agenda was approved by acclamation.
- B. Approval of September 15<sup>th</sup>, 2008 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments

**II. Committee Operation**

A. Discussion of MEP, Mechanical, Electrical, Plumbing, Design  
Duncan and a group from Flack and Kurtz, Hollis Heron- Electrical Engineer, Morgan Heater – Mechanical Engineer and Ed Edlin – Plumbing Engineer. Duncan reviewed the presentation of the Hillclimb design. He pointed out that the mechanical was the main focal point of this Phase of the design work as it would provide heating and cooling throughout the market. Duncan further reviewed that the garage was the best location to house the mechanical equipment. The cooling towers would be located on the North end easement of PC I and the meters would be located in a crawl space located in the garage. To connect to the main Market campus, hydraulic piping would be used. Carol questioned if the heating and cooling system could be extended to service the LaSalle building. Morgan replied that the design was not built with this intention and would require further investigative work. Duncan explained that the system was designed so it would have the capacity to expand for future projects.

Ernie questioned if the tenants usage would be individually metered. Duncan replied that after a lot of investigation of different types of meters, it was decided that digital metering would work best and they were designed to read each tenants space individually. Hollis explained the process of selection, how each meter worked and the choices of metering companies that would best serve the Market. Hollis further explained the advantages of digital over analog metering and how this would benefit the Market. She noted that they could be monitored a lot simpler and quicker and the monitors were more space

efficient. Hollis went on to explain in detail the electrical work proposed and why it was necessary. Carol noted the mechanics would have to be trained on the new equipment and the PDA was aware of the fact that we would have a different operational strategy in some areas. Duncan continued to review that the current ductwork for the heating can be used for the new system and only additions would need to be made. He continued to review the heat and pump room design and noted that the equipment would be centralized for simplicity.

Duncan reviewed the Electrical Systems design. A new City Light vault would need to be constructed to house three transformers. Duncan further reviewed the design and functioning of the system. He noted that about 75% of the existing electrical panels that are in tenant spaces can be reused but others would need to be replaced. Duncan noted that the new system would allow for expansion in the future.

Duncan reviewed the Plumbing design. All horizontal drain plumbing lines would need to be replaced due to excessive use and grease. Stainless steel piping was chosen as the best material to use for the replacement. Grease would be controlled with grease interceptors placed in tenant spaces and the new piping would protect grease from building up.

Duncan noted that the fire protection system would be brought up to today's codes. The biggest issue would be the North Arcade where the fire protection system would be newly installed and everywhere else would be upgraded. There was some further discussion about the fire protection system.

Ernie questioned if installing radiant heat in the Atrium could be added to the renovation projects. Duncan explained that this would in effect be heating the outdoors. The best way to keep the heat in would be to enclose the Arcade. Carol noted that this would create an issue with Historic and alter the concept of an open air Market. There was some discussion about ways to heat the Arcade. Carol pointed out that with the renovation there would be an electrical upgrade and tenants would be able to use individual heaters in their spaces.

**B. Action Item: Proposed Resolution 08-51: Authorization for Contract Authority – SRG Partnership Inc. – Hillclimb Shoring and Grading Design for Permitting for Hillclimb Phase One Work.**  
Joe reviewed the proposed resolution. He explained the strategy was to slow down on the renovation work until after the levy but continue to work judiciously by completing critical path items. The resolution today was part of that critical path as it was essential that design and permitting work begin so as to not delay the start of construction in spring of 2009. Joe further explained that the Hillclimb shoring and excavation work would be the first major scope of work for Phase I. Duncan noted that the two largest components of the contract were the structural engineering for the Shoring and the civil engineering, which focuses mostly on the relocation of the sewer lines.

Patrick questioned Bruce L.; if there was no levy money would we be doing this type of work. Bruce L replied that if the levy was not passed this time it would next time. Patrick cut him off and exclaimed that this was wasting and gambling money that the PDA does not have. Carol noted that the PDA was in a good financial position with our Capital Reserves and could afford to have this work completed. Bruce B commented that if the levy failed or passed it would still cost us money to put off the work.

Bruce B moved and John seconded.

For: Lorig, Burger, Ghoddousi, Finke  
Against: Kerr  
Abstain:

Proposed Resolution 08-51 was passed.

Bruce L. noted that this resolution was going forward to Full Council with recommendations to pass by two committees, Finance and Capital Renovation.

**C. Monthly Progress Report – September**  
Joe reviewed the Monthly Progress Report including the Total Project Summary spreadsheet.

Joe explained that in about three weeks time the preliminary application would be submitted to the MHC for approval of Phase I. Not included in the preliminary application would be finishes touches such as paint, artwork, landscaping etc, these would be approved at a later date. This would be further discussed at the next Capital Renovation meeting.

**III. Concerns of Council Members**

**IV. Public Comment**

**V. Adjournment**

The meeting was adjourned at 5:39 p.m. by Bruce Lorig.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant