



Pike Place Market Preservation and Development Authority (PDA)

**CAPITAL RENOVATION COMMITTEE
Meeting Minutes**

**Monday, December 8th, 2008
4:30 p.m. to 6:00 p.m.
PDA Conference Room**

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

Other Council Members Present:

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

Others Present: Ken Johnsen, Jan Oscherwitz, Ernie Sherman

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 November, 10th, 2008 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. MHC Update

Carol reported that the MHC has issued a certificate of use approval for phase one which included the Hillclimb, Leland and Fairly buildings, the central plant, garage, tenant use space adjustments and design. The window elements and the design and duct work for the Downunder needed additional information before approval. That portion of phase one would be reviewed by MHC in January.

Bruce B questioned if there was any opposition to the elevator. Carol replied that the Dykes, Rotery Grocery and Shiela Lyons had shown some concern for the designs of the elevator.

Bruce L questioned if it would be possible to expand the elevator towards the arcade. Ken noted that the design of the elevator foyer was still being finalized and ideas could be reviewed and discussed.

Carol noted that in the upcoming months the Childcare would be applying for a change of use as they move floors and occupy space that was previously used for storage. Additionally, each tenant affected by the renovations would also be requesting change of use.

III. Project Update

Joe reported the following, due to a reorganization of the company, the original mechanical and electrical engineers hired to work on the renovations projects were replaced by a new team from Rushing Corporation. In general the renovation team was pleased with the change.

SRG would be moving to the Pole Union building, above the Union restaurant, across the street.

Hazmat was finishing up the survey work and Joe would have results and a preliminary report at the next Capital Renovation meeting.

The 1st and Pine infrastructure design and plumbing work were to begin soon. Two options of the piping were to re-do a portion of the copper piping or coat the interior of the existing piping with an epoxy material. He briefly explained the process of prepping and applying the epoxy material to the piping.

Joe briefly described the design assist process for getting the mechanical and electrical subcontractors on board.

Gerry Kumata joined at 4:49 p.m.

Carol introduced John Turnbull as the new Director of Asset Management and Development. His work experience included working for the PDA during the renovations of the early 80's and other real estate development. He would be working closely with the renovation staff with an emphasis on tenant relocation and coordination, working with management and the new systems and how the PDA operates and assist with the new market tax credits. He would also be working on the non-levy projects.

Bruce B. questioned if there was a schedule for the non levy projects. Carol responded that the schedule would be created after the New Year and the oversight members from the City have joined the committee.

Bruce B. questioned if the viaduct plans would have affected the planning of the Hillclimb renovations. Carol responded that the scenario stakeholders were leaning towards would not have affected the Hillclimb renovations. The Council agreed that the Markets priorities for any plans to the Viaduct needed to be voiced and heard.

IV. Contract Resolutions

A. Action Item: Proposed Resolution 08-61: Authorization for Contract Authority – SRG Partnership, Inc. – Architectural Services.

Carol noted that the proposed resolution was to enter into contract services with SRG with a reduction in the original fee allocation. Ken further reviewed and explained the proposed resolution.

There was a discussion about the cost, the budget and concern about informing the Council if the budget goes over.

It was decided that the resolution would be amended to read 3.650 instead of 4.5M.

John moved and Gerry seconded.

For: Bruce Lorig, Gerry Kumata, Pat Kerr, Bruce Burger, David Ghoddousi, John Finke

Against:

Abstain:

Proposed Resolution 08-61, as amended, passes unanimously.

B. Action Item: Proposed Resolution 08-62: Authorization for Contract Authority – Turner Construction.

Carol reported that a construction contract does not exist between Turner Construction and the PDA. This proposed resolution changes the orders from our pre-construction contract to a construction contract which would allow Turner to sub-contract out the next critical segment work

could be completed. Joe continued to describe the proposed resolution and the work to be completed.

Bruce B. questioned if it was necessary for the elevator to have back up power. Joe explained that because the building was classified as a high-rise it was a requirement of the City.

John moved and Bruce B. seconded.

For: Bruce Lorig, Gerry Kumata, Pat Kerr, Bruce Burger, David Ghoddousi, John Finke

Against:

Abstain:

Proposed Resolution 08-62: passed unanimously.

V. Concerns of Committee Members

Bruce B. was concerned that tenant relocation expenses were not adequately budgeted and was concerned that there was a plan in place if it became necessary to make changes to the budget. Carol noted that a monthly line by line budget report was in the Monthly Progress Report and included in the full Council packet.

It was decided that the next Capital Renovation meeting would be January 12th, 2009.

VI. Public Comment

Ernie noted that it would not be wise to let SRG know the Councils intentions in their negotiations. Ken replied that what was discussed at today's meeting would not be revealed to SRG.

VII. Adjournment

The meeting was adjourned at 5:42 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant