



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday January 11th, 2009
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council Members Present:

Staff Present: Carol Binder, Tamra Nisly, John Turnbull

Others Present: Duncan Thieme, Ingrid Kruger, Ken Johnsen, Marlys Erickson

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 December 14th, 2009 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Renovation Update

- A. Phase I Construction & Budget Update
 - I. Jan/Feb work and tenant impacts
Carol reported that Phase I construction was near 40% complete. In January and February there would be a lot of construction going on inside the Fairley building. Carol handed out and reviewed the renovation alert for the week of January 10th through 16th. Main points included; several cranes would be brought in, one would be used to lift the steel support for the new generator on to the Fairley roof, several tenants have been moved out or relocated in preparations for the pipe work to be completed, tile replacement work was being completed at the Arcade level, the south public restrooms have been shutdown in preparation for its renovation, work continues on the installation of the Leland elevator and concrete for the central plant construction, MEP work continues in the Leland and Fairley buildings and the City Light would be installing the equipment into the newly constructed vault on the Hillclimb. John T. noted that new floor drains were being installed in several tenant spaces and the work schedule was still in the process of being completed. Carol further noted that the project was moving forward on schedule and on budget. Change orders with SRG and Turner for Phase I are well within the contingencies. Change orders with Turner are conducted monthly and this month resulted in a credit to us. The budget for Phase II becomes clearer as the design becomes more detailed. In general the overall renovation project was running smoothly and on budget. Patrick requested to view

all of the change orders. Carol passed Patrick her copy of the most recent change orders and said she would get him the rest.

II. Art Selection

Carol noted that part of the agreement of the City was to use a stated amount of the levy funds on an art project for the public outdoor space. An artist was chosen through a selection process and he was in the process of writing and submitting an application to MHC. Marlys was in charge of putting together and running the selection committee and its process and it worked out very well.

B. Phase II Update

I. Preliminary MHC Application – SRG

Carol noted that the preliminary design application for Phase II would be reviewed by MHC this month. Duncan and Ingrid reviewed the specifics of the application. Duncan reviewed and noted the elements and documents included in the preliminary process. Bruce B. requested that Duncan point out any issues MHC had or may arise as an area of concern. Duncan noted that in general the commission appeared favorable in the initial briefings. He continued to review in detail the preliminary drawings of the work to be completed. They included new electrical and mechanical room, new restrooms, elevator and electrical vault, structural and seismic improvements to the First and Pine building. Ingrid noted that several tenant spaces would be affected by the renovations. Carol noted that tenants would be responsible for having their business up to code and other expenses would be covered by NMTC or tenant TI. Each space would be affected differently and was very time consuming to work with each tenant and their space individually, but this was the best approach. Duncan and Ingrid continued to review in detail the changes to be made to tenant spaces and the building in general.

Carol handed out the design from the artist. The design utilized lighting in a fun way, with small human statue forms holding globe lighting that would be strategically placed throughout the Hillclimb.

II. Tenant Impact Update – John Turnbull

a. Residential

b. Commercial

John T. noted that the word was out to tenants regarding the upcoming Phase II renovations and the impact to spaces, including closures, the Sanitary and Corner Market commercial and residential tenants. On the residential side, a consultant, Robin Amadon, was hired to help with the relocation of tenants. Move outs have already begun; March 1st was the official notice of 90 days to vacate. John continued to review in detail the cost to the PDA to relocate each tenant including market rate, and Section 8 tenants. John continued to report that for the commercial tenants, a final plan had not yet been set as designs keep changing and were not finalized. Construction would begin in May of this year with the most significant disruption in January, February and March of 2011. John reviewed in detail the plan to move tenants, some tenants would be relocated to temporary spaces dubbed 'trailer town' which would be set up on the west side of Pike Place.

III. **Action Item – Proposed Resolution 10-01 Contract Authority for SRG Contract Increase**

Carol handed out attachment A, that went with the resolution, noting that it gave the specific design changes to the change order. She noted that during the design process, several additions and changes had been made to the original designs due to unforeseen construction conditions and/or PMPDA requests. Jan noted that there were a couple of typo and punctuation changes that should be made to the second whereas, they were noted and the changes were made.

Bruce Lorig moved and David Ghoddousi seconded.

There were some questions from Council which Carol and Ken addressed.

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

Against:
Abstain:

Proposed resolution 10-01 passed unanimously.

IV. Concerns of Committee Members

Gerry Kumata questioned what the figures for the Hillclimb light fixtures were made of, Carol responded that they were to be made with cast aluminum.

V. Public Comment

None

VI. Adjournment

The meeting was adjourned at 5:35 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant