



Pike Place Market Preservation and Development Authority (PDA)

**CAPITAL RENOVATION COMMITTEE
Meeting Minutes**

**Monday, April 12th 2010
4:30 p.m. to 6:00 p.m.
PDA Conference Room**

Committee Members Present: David Ghoddousi, Bruce Burger, Bruce Lorig, Gerry Kumata

Other Council Members Present: Jan Oscherwitz, Tony Puma

Staff Present: Carol Binder, Amanda Goodsell, John Turnbull, Joe Paar

Others Present: Ellen von Wandruszka, Marlys Erickson,

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

I. Administration

A. Approval of Agenda.

Carol requested amending the agenda by adding the "Items for the Consent Agenda" topic at the end of the agenda

The agenda was approved by acclamation as amended.

B. Approval of March 8th, 2010 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

II. Phase I – Budget & Schedule

Carol and Joe P provided an updated Renovation report, which included an overview of contingency, anticipated change order proposals, and an estimate of where we would end up with the budget. The substantial completion date is June 18th, then some smaller components will continue into the summer. Joe P also reviewed the projects in these buildings that would be done later, such as the floors around the fish stands and the windows. Bruce B asked about the deadline for spending of levy funds and some discussion ensued about timing and when the windows would be replaced. Carol mentioned SRG, who recommended consultant about building options for the windows, but we would probably come back with this after Phase II and maybe Phase III. The floors for fish areas (Pike Place Fish, etc) will be completed after the holiday season next year (January-February). Apart from these items, everything is on schedule and on budget. Bruce L brought up the recent mistakes with the hillclimb stairs and why they were being replaced, and Joe explained the issues with the concrete pours noting that when there have been problems Turner has been quick and willing to correct them and make things right. Joe reiterated that we will come in within our budget, but that there will not be any contingency to carry over.

III. Proposed NMTC Fund Uses

A. Action Item: Proposed Resolution **10:19:** Allocation of NMTC Funding to Phase I Project Adds.

Carol discussed that they would like to add some projects that will benefit tenants of the Market and pay for these additions from the Phase I NMTC funds. She noted that there are no bids yet, since they are now just seeking authorization from committee first 1.45 million for these projects. \$600,000 is for the Preschool and tenant improvements. Joe P noted that the Preschool is working with an architect and they are nearing a full design for building out floor 2, but is expensive. He suggested that they are re-evaluating the process and may use a design/build approach through SABA and BNBuilders. Marlys noted that \$1.9 million is estimated for the original design. Bruce Lorig asked what the cost of the design build approach was and Joe replied that they could deliver a turnkey preschool for \$1 million. Carol noted that the Preschool has grants from the city, totaling \$450,000 for the project. The request from State Legislature for \$1 million has been approved but we don't have much detail on that grant yet. Discussion continued regarding the funding and budget for the preschool. Carol stated that this allocation if not needed for actual construction costs, may have to be used to advance construction costs, as these grants are on a reimbursement basis, so the contractor has to be paid before the state disburses the funds.

Joe P reviewed that \$500,000 will be allocated to connect tenant coolers and cooling equipment to the condenser loop system. The heat will be captured from the cooling systems. The new system will not only provide energy savings, it will also bring maintenance savings. We will determine a manner in which to bill tenants for their heating as BTU meters will be installed. Gerry asked about utilities and how tenants will be billed and Carol responded that we have not yet determined the specifics. The system will work best if more tenants are hooked up and then we will have a better idea of the cost recovery method and pricing. The City Boiler Inspector was impressed with new system and estimated a possible savings of 30%. Bruce B requested more financial evidence and asked if we could not get an energy savings analysis. Joe P noted that they will come back when they hire a designer and get figures before the getting council approval for the actual contract and it was agreed that this would be a good time to see a financial analysis. Carol noted that with the new control systems, tenants can be told their electrical usage and advised as to how to reduce their usage.

Carol discussed the fund for tenant HVAC fan coil system and this was similar to the cooler hook up but would be for individual tenant space heating and cooling. The cost could be recovered in a heating charge or increase rent, but many of the tenants did not have the up from resources to install the new units. There was discussion about the number of tenants this amount could help. Carol noted that many larger tenants, like the restaurants, can upgrade themselves. John T stated that this new system will help alleviate the previous issues that some tenants have had with heating.

Power for the North Arcade was also discussed. The project would bring more power out to the North Arcade for heating, increased lighting, a variety of uses. The levy funds upgraded the amount of power but are not running more outlets out to the daystall area. Carol noted that tenants could be charged for individual use, or raise prices on the daystalls to make it simple. The increase electrical service would also be available for PDA events on the street.

Bruce Lorig moved and Gerry Kumata seconded.

For: Gerry Kumata, Bruce Lorig, David Ghoddousi, Bruce Burger

Against:

Abstain:

Proposed resolution **10-19** passed unanimously, with the recommendation to full Council.

B. Action Item: Proposed resolution **10-20:** Authorization for Contract Authority – Contract Project Management Services.

Carol noted that during Phase II, there are 15-20 construction tenant projects. Rather than PDA staff to manage these smaller projects, they will hire small construction management firms to manage them in conjunction with our staff who are managing the Turner work. Jan asked if any of these projects would be levy funded, to which Joe answered there may be some, but they will most likely be NMTC funded. Bruce B responded that some of the projects could be levy-related if levy work caused the disruption. Jan noted that differentiation was needed in the proposal; the Levy will pay for coordination, actual firms and who will manage them, which are small businesses, owned by women. John T, Joe P and Carol noted that the Renovation Office will manage these project managers who will be able to fill the gap in staffing.

Bruce Lorig moved and David Ghoddousi seconded.

After some discussion, it was decided that tax credits would be deleted and that special projects would be added. It was also requested that the resolution state that some projects would be levy funded and other from other sources of funding.

For: Gerry Kumata, Bruce Lorig, David Ghoddousi, Bruce Burger

Against:

Abstain:

Proposed resolution **10-20** passed, as amended, unanimously, with the recommendation to full Council.

IV. Updates

Carol reported that earlier that day she, Ken Joe and Bruce Lorig had given an annual report on the levy project to the Seattle City Council and it all went very well. There was discussion about the electrical vault emissions concern. Joe P confirmed mid-to-end, the preschool planned on measuring the EMF. Carol noted that they will wait and see and anticipate the preschool accepting the playground surface, but there are alternative uses for the proposed playground space if they cannot. Bruce Burger mentioned that they need conclusive data to answer questions and asked what was the preschool's level. Tony stated that there is no evidence that this is harmful, no accurate way to measure the EMF and they had several scientists from UW evaluate the issue of safety at the Justice Center and concluded that there was no need to do any shielding and that it was a waste of taxpayer money. Carol replied that the preschool would measure and determine whether or not to accept the playground. She was confident that the actions taken by the PDA would reduce the EMF to an acceptable level.

There were no items for the consent agenda.

It was agreed to reschedule the next Capital Renovation meeting to Monday, May 24th, when the MACC with Turner will be done and ready for approval from the committee.

V. Public Comment

None.

VI. Adjournment

The meeting was adjourned at 5:52 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Amanda Goodsell, Office Coordinator