



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, June 8th, 2009
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, Joshua Anderson, Jan Oscherwitz

Other Council Members Present: Gloria Skouge

Staff Present: Joe Parr, John Turnbull, Dorothy Milinski, Carol Binder, Anita Neill

Others Present: Ken Johnson

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

Bruce L. introduced Joshua Anderson and Jan Oscherwitz as the newest members of the renovation committee. Tony Puma was also new to the committee but was not present at the meeting. There was a round table of introductions.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of May 11th, 2009 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Construction Update

- A. Construction Progress
Joe gave the following construction update; the shoring and excavation work to the Hillclimb was well underway and approximately 2/3 of the "I" piles and tiebacks had been installed. During the drilling portion of the installation process, a wooden plank deck and a brick tunnel used to house an old sewer line were discovered. Even with potholing and other various preconstruction work, unforeseen obstacles arose. A structural engineer was being brought in daily to oversee the project and keep up with changing demands. Bruce B questioned if construction requirements were not as stringent in the past as they were now. Ken and Joe responded that no matter how much pre construction investigation was completed there were always unforeseen circumstances. There was some discussion about staying on schedule and on budget.

Joe reported that the Market Historic Commission had twelve questions they wanted answered before they would make a decision on the window replacement on the west façade of the Arcade. The PDA and renovations department were still working on gathering the information to answer the

questions and gain support from the DPD people. Discussions with MHC would continue and conclude in the next several weeks. There was further discussion about what the PDA's plan was for swaying the MHC to vote in favor of the window replacement. Bruce B. questioned what would happen if the MHC did not vote in favor of replacing the windows. Carol responded that the PDA would go through the appeals process.

Joe reported that the final finishes of the design work to the Hillclimb that were presented at the last Capital Renovation committee meeting were approved by the Design Review Committee of the MHC.

Carol reported that after weeks of meetings, discussion and presentations, the City Council would be voting on the PC-I easement agreement on Wednesday. The easement was a critical component of the renovation design plans to house the new boiler system for the Market.

John T. gave a brief update on tenant relocations and one on one meetings with tenants who would be affected by varying degrees during the renovations. There have been some problems with noise and fumes but things continued to go well with only minor incidences.

B. Contract and Bid Status

Carol handed out and reviewed the Capital Renovation contract and bid status for the Turner pre-construction contract COP / CO log and the SRG amendment / contract log for phase I capital development design work. She noted that since the original contracts had been drawn up some items had changed. She reviewed these items and their changes and noted that a final bill would be received in the next few weeks. Bruce B noted that he thought the PDA had been exempt from paying taxes on these types of items in the past. Carol responded that the PDA was being charge for tax and would follow up to see if that was correct.

III. Action Item: Proposed Resolution 09-41: Authorization for contract Authority – First and Pine Building Hot water Boiler / Hot Water Heater and Piping Replacement.

Joe reviewed the proposed resolution; he noted that the hot water boiler and associated piping in the First and Pine Building was no longer functioning properly and was in need of replacement. Originally this work was scheduled to be completed during the phase II of the renovations but it has been determined that it was in need of immediate replacement.

Gerry Kumata moved and David Ghoddousi seconded.

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

Proposed resolution **09-41** passed.

Patrick noted that he would like a detailed report listing the breakdown of expenses for materials and labor. Joe noted that he would get this information to him. Carol additionally noted that several estimates were taken from contractors including Turner. Bruce B. asked if there would be the need to relocate any tenants. Joe responded that that would not be necessary but the water would need to be turned off for about ten minutes intervals to complete the installation.

IV. Concerns of Council Members

Bruce Burger asked if there was an update on non levy projects. John T. noted that there were several ideas to be discussed and developed but no further action had been taken since the last Capital Renovation meeting. There was some discussion about these project ideas.

V. Public Comment

None

VI. Adjournment

The meeting was adjourned at 5:33 p.m. by Bruce Lorig, Chair.

Meeting minutes submitted by:
Anita Neill, Executive Assistant