



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

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

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**Monday, November 10<sup>th</sup>, 2008**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: Bruce Lorig, Gerry Kumata, Patrick Kerr, David Ghoddousi**

**Other Council Members Present: Gloria Skouge**

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

**Others Present: Ken Johnsen, Dale Wittner, Jan Oscherwitz, Ellen von Wandruszka**

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 October 20<sup>th</sup>, 2008 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments  
Dale gave congratulations to the committee members.

**II. MHC Update**

Carol reported that the application for Phase I has been submitted to the Market Historic Commission. They have chosen to review it in two pieces. The first piece consisted of the Hillclimb, elevator, Western Ave. façade changes, Central Plant and the HVAC system. This portion would be reviewed and voted on at the November 19<sup>th</sup> MHC meeting. The second piece consisted of the windows and duct work to be completed in the Downunder. The MHC wanted more information including photos and location of the duct work. This portion will be reviewed at the December 2<sup>nd</sup> or January, MHC meeting.

**III. Cost Estimate Summary**

Carol handed out and reviewed the Design Development Estimate put together by Turner and the Core Market Infrastructure Projects (Exhibit B). She described the breakdown of the estimate of the total construction costs and the breakdown of the distribution in our budget from the city ordinance. Carol noted that there would be further breakdown of costs as the renovations begin but preliminary estimates show that the cost are on track as originally estimated.

Patrick questioned where the money was represented for the money reimbursed to the PDA. Carol responded that it was included in the cost estimate created by Turner.

**IV. Oversight Committee Update**

Joe briefly described that there would be two members added to the Capital Renovations committee. These members were appointed by the City Council and would be responsible for providing expert advice and insight to the committee. These committee members would not have voting privileges. James was working on completing their job descriptions.

**V. Post Election Plans**

Two resolutions were handed out. Resolution 08-47 was for hazardous material survey, testing and consulting work to be contracted out. This work had been held off prior to the levy election. This environmental investigation was now necessary in order to continue with the renovation planning. All buildings would be inspected at the same time because the work was necessary and more efficient to complete all the buildings at once. Joe further reviewed and explained the work to be completed.

Gerry moved and David seconded.

Patrick questioned the scope and cost of the work. There was a discussion about the work to be completed and why it was a necessary step in the process.

For: Bruce Lorig, Gerry Kumata, Patrick Kerr, David Ghoddousi

Against:

Abstained:

Proposed resolution **08-47** passed unanimously.

Resolution 08-59 was for the authorization of contract authority for construction project management services with Shields Oblatz Johnson Inc., primarily with Ken Johnsen. Ken noted that the estimated length of time had been shorted from its original estimation.

Patrick questioned the roles of all the project managers involved with the renovations department. Carol explained the different project management roles and their vital part in the renovations project.

Gerry moved and David seconded.

Bruce noted that he felt Ken was doing a great job.

For: Bruce Lorig, Gerry Kumata, David Ghoddousi

Against: Patrick Kerr

Abstained:

Proposed resolution **08-59** passed.

Carol reported that John Turnbull had been hired as Director of Asset Management and Development on December 1<sup>st</sup>. She noted that his experience and background included having worked for the Market Historic Commission and the Pike Place Market PDA, in addition to more recently in private real estate development and financing. His role would be overseeing asset management, tenant coordination piece and tenant scheduling of work in their spaces and management of non levy projects.

Joe has hired on a new Construction Coordinator, Chris Caster He would be working closely with Joe and Turner on site. His first day would be December 15<sup>th</sup>.

Tenants would continue to be met with on space relocation, space planning.

Bruce noted that the Capital Renovations committee should plan their meeting schedule for next year and suggested meeting every two weeks. Ken noted that monthly would be sufficient. There was some discussion about how often the Renovation committee should meet and the oversight committee's involvement. It was decided that the next meeting would be held the second Monday in December. It was also noted that when the design work began again on the non levy projects, the committee without the city appointed members may need to meet more often.

**VI. Concerns of Council Members**

**VII. Public Comment**

Joe noted that the MEP procurement process would now allow a qualified contractor to be selected; the one who fits the needs of the project and not just the one who bids the lowest. There was a discussion on the selection process. Council members were encouraged to walk around and take a look at the area where some of the projects would be taking place. Carol would let members know when times and dates are set.

**VIII. Items for Consent Agenda**

**IX. Adjournment**

The meeting was adjourned at 5:23 p.m. by Bruce Lorig.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant