



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

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

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**Monday May 24<sup>th</sup>, 2010**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: Bruce Lorig, Bruce Burger, John Finke**

**Other Council Members Present: Joshua Anderson, Jan Oscherwitz, Tony Puma**

**Staff Present: Carol Binder, Anita Neill, Joe Paar, John Turnbull**

**Others Present: Ellen Greene, Lesa Valenzuela, Amy Watson, Marlys Erickson, Tom Weed**

The meeting was called to order at 4:31 p.m. by Bruce Lorig.

**I. Administration**

**A. Approval of Agenda.**

The agenda was approved by acclamation.

**B. Approval of April 12<sup>th</sup>, 2010 Minutes**

There was not a quorum to vote on the minutes.

**C. Announcements and Community Comments**

Amy Watson from the Preschool noted that they had an expert come out and conduct EMF readings on the new playground. It was found that the measurements were higher than expected, in some spots by six times. She noted concern that the readings may get higher as capacity to the vault was increased. Currently it was only functioning at 20%. Carol noted that the vault was never intended to be used at full capacity. Amy further noted that they were working with Seattle City Light for possible solutions to lower the EMF's. The preschool board had not made a decision whether or not to occupy the space.

John Finke joined at 4:39 p.m.

Bruce L. asked if the preschool would vacate the Market if they decided not to use the space. Amy and Ellen replied that they would like to reconsider other spaces in the Market that were previously not acceptable by the Board.

Bruce B. asked what the readings were that their expert recorded. Amy replied that the highest levels recorded were between 25 mg and 30 mg. Joe P noted that the PDA EMF expert got much lower readings in the 5 mg to 12 mg range. Additionally, the PDA did a lot of investigative and preventative work to keep the EMF's low but never promised a specific number. There was then some discussion of the accuracy of each experts readings and the possible different variables that could have nothing to do with the vault to cause the high readings. It was discussed that the PDA and

the Preschool should work together to come to some sort of common ground and perhaps have both experts do another reading, including in other areas of the Market. Joe P noted that he would have an expert in EMF readings review the documents and further measurements could be made.

## II. Phase II Contract MACC

- A. **Action Item:** Proposed Resolution **10-27:** Authorization for Authority – GC/CM Construction Contract with Turner Construction for the work in the Pike Place Market as part of Phase II of the Levy Project.

Carol reviewed the bidding contract process. Ken reviewed public procurement process and the business relationship that had formed with Turner over Phase I of the renovations. He noted that the General Contractor / Construction Manager (GC/CM) method of public works contracting had been very successful in Phase I and would like to continue with Turner in this type of contract for Phase II. Ken also noted that there was some change of personnel with a couple of key people retiring from Turner but their replacements were more than capable.

Joe spoke about the bidding process for Phase II and what was included in the contract. A lot had been learned by Phase II and as a result the scope of work for Phase II was very detailed. There was a good turnout of bids with the lowest often going to reputable contractors. John F asked if it was required that the PDA accepted the lowest bid. Ken responded that they were required to accept the lowest qualifying bid.

Carol reviewed the resolution noting that it was necessary that each component of the phases of the levy renovations were bid on separately and approved by the PDA Council. Most of the contingency had been used up for added scope or unforeseen expenses instead of being used as carry over. Jan asked if there were still funds to replace the windows on the West façade of the Leland. Carol responded that funds from Phase I was being held out separate of any contingency.

Bruce Burger moved and John Finke second.

The committee was all in favor of recommending the resolution to full Council.

Carol briefly reviewed the article of interest from Seattle Business that was distributed in the committee packet. She noted that the article discussed the retrofitting of buildings to reduce energy consumption and operating cost while boosting green credentials. This was something the Market was achieving by installing the new HVAC systems.

## III. Concerns of Council Members

Bruce L noted that he had some concerns with lack of planning ahead after the completion of the renovations and the topic should be further discussed in the next Capital Renovation meeting. He named several areas in the Market to consider improving and developing. Tony asked why development of PCI was not included in the list to consider. There was some discussion that because PCI tied into the development of the tearing down of the viaduct and the connection between Western Avenue and the Waterfront. Tony noted that he would like to see something developed there eventually.

## IV. Public Comment

None

## V. Tour

There was then a tour of the new Hillclimb stairs, sidewalk on Western Avenue and level two of the down under.

## VI. Adjournment

The meeting was adjourned at 5:28 p.m. by Bruce Lorig.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant