



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, February 25th, 2008
4:30 p.m. to 5:30 p.m.
PDA Conference Room

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

Other Council Members Present: Gloria Skouge, Jackson Schmidt

Staff Present: Terry Plumb, Tamra Nisly

Others Present: Jan Oscherwitz, Val Thomas, Rich Cardwell, Paul Dunn, Sue Beller, Ken Johnson, Rhoda Lawrence

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 February 11th, 2008 Minutes
Bruce Lorig moved and David seconded.
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Presentation and Discussion Items

- A. Progress regarding Market Historic Commission
Bruce Lorig introduced Ken Johnson, Project Manager from Shields, Obletz, and Johnson, who will be helping with communication between the involved parties. Lorig also introduced Rhoda Lawrence, a Historic Architect, to help work with the Historic Commission with regards to this aspect of the Renovation. Rhoda said that she is familiar with the Market and worked on the Historic Commission and she is here to listen to concerns. Her advice was to engage the group as soon as possible and that the more information they are given the better it will be. Terry said they have started that process with the Design Review Committee and will continue to do this on a monthly basis. He has also talked directly with Karen Gordon and she made suggestions about how best to proceed and how to get provisional approval from MHC. After discussion regarding the relevant guidelines Rhoda asserted that the issue is that all the guidelines are open to interpretation. Gerry added that his biggest concern is spending so much money on plans and therefore they need to make sure MHC signs off on these designs and those should also be approved by the entire Council. Terry said he is hoping to work out with Karen so that it won't be changed.

B. Hillclimb Options

Gerry reported that he attended the recent Hillclimb charrette and that the concept was to continue the current design of the first section of the Hillclimb with steps and plazas. They created a design which would encourage this use on the second half of the Hillclimb. They would like to create plaza gathering spaces and landings. The committee reviewed the drawings from the charrette and discussed the potential design. It was noted that now the concepts need to be tested. Lorig also noted that now they need to see how the design would work with the central plant.

C. Revised Renovation Budget

Terry passed out a sorted project list with cost estimates which separated core infrastructure and architectural designs. There is discussion about cost estimates and funding. Burger asked what was driving the schedule for schematic design and design drawings. Terry answered that the time frame and levy passage will drive the timeline as they hope to get the work done in two or three years so as to impact tenants as minimally as possible. However, the levy will pay out over six years and therefore funding will also be a factor.

David Ghoddousi left at 5:25 p.m.

Terry said he could send the more detailed cost estimate to whom ever wanted to which Lorig and Kumata both stated that they did.

D. GC/CM RFQ Draft

Terry reported that the city has asked staff to hold off on the GC/CM as there as still a few details that need to be determined. Terry is working with Ken Johnson and the City on the language for the RFP package. Lorig asked when the GC/CM process could move forward. Jan answered it should be by the end of the week. Terry stated that he has four contractors who are interested in the GC/CM which is a better response then they received previously. Jackson asked if they have determined where to put the playground. Terry said there they are considering putting the playground on the roof of the Fairley Building. Terry will send Patrick the square footage need number for the playground. Duncan communicated that there are now some legal stipulations for developers that they must for provide some low income housing and childcare so this may be worth exploring.

III. Goals and Work Plan

Terry reported that there are no more funds for schematic design at this point. Burger said he would like to see a plan for the rest of the year so that Council does not feel as though just being asked for more money. Lorig asked when they would need to start design development if they want to start in January. Duncan said he needed to revisit the cost of hours by building. Burger stated that the last funds the Council approved were only for As Builts and the Land Survey and that as there were no more funds available for schematic design a proposal should be brought before Council. Patrick asserted that he felt they did have a complete set of schematics and he did not want to spend more money. Jan added that there are risks in moving forward with design when there is not a levy proposal yet. Jackson said Council would like a recommendation of what the Committee would like to do, how much it will cost, and a timeline and then they can decide. Lorig responded that he would like to see schematic design for the Hillclimb, Pike Place, and the Soames Dunn and that they need to finish those, as well as, determine what to do about the preschool and the PDA offices. Terry communicated that these are political decisions that should be determined by the Council and that they have enough information regarding cost estimates at the moment. Lorig responded that he hopes to bring this to Council in March. Terry noted that MHC will be concerned with Pike Place they would do well to get input before proceeding. Lorig would like to review the list of 35 issues at the next two meetings and then this could be presented to Council. He would like to finish schematic design and then do design development so that the Hillclimb renovation could start in March or April. Burger asked what would happen to the architectural team if they stopped schematic design at this point. Ken said the committee needed to find the acceptable balance regarding how much money they want to spend and what they need to have and have Duncan and Terry do this next portion. Lorig wanted to take this to Council tomorrow and elicit more help from Ken Johnson. He also asked to see another budget for the time between now and the levy. Burger said he would not be comfortable recommending anything to Council tomorrow. Lorig asserted that he would like SRG to

get started on the Hillclimb concept. Jackson asked if Council could see an outline of the work that needs to be done between now and the time construction starts which would include Ken's suggestion to lay out several different options. Duncan said there are things that they still need to know to be certain about the timeline. Lorig argued that he did not think the cost estimates for some items were correct. Terry said that they will have Ken participate in the GC/CM. Burger said the Council will have questions about how to break out the details. Ken spoke to the issue of momentum and keeping this process going as stopping on a project such as this is a tangible cost and can be a dangerous thing to do.

IV. Concerns of Council Members

Bruce asked for agendas for the next two meetings and asked Duncan to continue on the Hillclimb and Patrick said that they can not ask Duncan to proceed until Council has approved this. Lorig asserted that he would still like to see drawings for the Hillclimb, Pike Place, and the Soames Dunn Building. Ken Johnson said it would be helpful to create a schedule outline with the work that needs to be done and the cost estimates for the rest of the work. Jackson asked that staff report on the budget at every meeting.

V. Adjournment

The meeting was adjourned at 6:17 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant