



# Waterfront Redevelopment Committee Meeting Minutes

**Monday, November 10th, 2014**

**4:00 p.m. to 6:00 p.m.**

**The Classroom**

**Committee Members Present:** Jackson Schmidt, John Finke, Betty Halfon, David Ghoddousi, Jim Savitt, Rico Quirindongo

**Other Council Members Present:** Gloria Skouge

**Staff Present:** Ben Franz-Knight, Lillian Hochstein, Tamra Nisly, Dianna Goodsell

**Others Present:** Brian Court, Justine Kim, Carrie Holmes, Howard Aller, Bob Messina, Joan Paulson, Brian Lloyd

The meeting was called to order at 4:01 p.m. by Jackson Schmidt, Chair.

## **I. Administration**

### **A. Approval of the Agenda**

Section III, Item B: Review of PPM-WE Project Materials and Palette was moved prior to Item A: PPM-WE Project Update - Budget Flow of Funds.

The agenda, as amended, was approved by Acclamation

### **B. Approval of the Waterfront Redevelopment October 13<sup>th</sup>, 2014 Meeting Minutes.**

Jackson Schmidt provided a brief comment in regards to the October 13<sup>th</sup> Waterfront Redevelopment Committee meeting minutes.

The minutes were approved by Acclamation

## **II. Announcements and Community Comments**

Bob Messina briefly commented on bathroom design for the PPM-WE project. He was curious to know if the bathrooms in the PPMWE would incorporate the same tile pattern as in the existing Market.

*Rico Quirindongo entered into the meeting at 4:08pm*

## **III. Key Issues and Discussion Items**

### **A. Review of PPM-WE Project Materials and Palette**

Brian Court from Miller Hull presented on the PPM-WE Project Materials and Palette a copy of the presentation was included under the PDA Council records. Brian provided a brief review of the materials identified for the project, including a distribution of the

physical project material samples for the committee to view. Brian discussed the sourcing, pricing structure and unique features for several of the project materials proposed for the PPMWE project. He noted that the PPM-WE would include incorporation of a heavy timber frame and utilization of durable materials as consistent as what is used in the Market today. Material Palette discussed for the Pike Place Market Waterfront Expansion including the following;

- Board-Formed Concrete
- Glue-Laminated Wood
- Wood Decking
- Cast-In-Place Concrete
- Misc. Planting
- Precast Concrete Pavers
- Steel, Painted
- Steel, Oil
- Galvanized Metal Grate
- Galvanized Metal
- Black Locust wood deck
- Corrugated Metal Siding
- Vinyl window Frame
- Glass
- Cement Board Panel

There was a discussion that followed by the committee including durability and color palate on the project materials overviewed.

Jackson Schmidt inquired on the decision making process for the approval of the PPMWE Materials Palette.

Ben Franz-Knight responded to Jackson's question regarding PDA Council approval of the PPMWE Material's Palette. He noted that our sense at this point that there is nothing terribly controversial here in the materials being proposed; he noted that costs are the main material driver at this point. He added that if the committee felt like a resolution is needed at this point, we could bring that forward to Council. Ben briefly discussed the MHC application process for the PPMWE process.

Jim Savitt noted that we need the PPMWE finishes to be part of something that the PDA Council authorizes including a full presentation to the PDA Council.

Ben Franz-Knight reported that we can have a full presentation from tonight's meeting at the November Full Council meeting.

#### B. PPM-WE Project Update - Budget Flow of Funds

Justine Kim, PPM-WE Project Manager presented a project update on the flow of funds with the committee; a copy of the documents were included with the PDA Council records. Justine

**V. Reports and Action Items**

- A. **Action item:** Proposed Resolution **14-72: Pike Place Market Waterfront Entrance (PC1N) Miller Hull – Architectural Services, Bidding and Construction Administration Services**

Ben Franz-Knight introduced the resolution which states that the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and: WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market. WHEREAS, the PPMPDA has identified the Construction Document phase of design as the next segment of design work that is critical to successful design and construction; and, WHEREAS, the PPMPDA executed a public process to select Miller Hull, and executed a contract for Schematic Design, Design Development and Construction Document phases, which are now complete; and, WHEREAS, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for completion of bidding and Construction Administration phase, for a fee of \$370,000 and is now ready to enter into a contract for services.

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Miller Hull in an amount not to exceed \$370,000 (pending receipt of WSDOT funds) for the execution of bidding and Construction Administration services for Waterfront Entrance project.

The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165-00 PC1-N City Funds.

Betty Halfon moved, Jim Finke seconded

There was a correction to the resolution which removed the construction administration services from the proposal.

For: Betty Halfon, John Finke, David Ghoddousi, Jim Savitt, Rico Quirindongo

Against: 0

Abstained: Jackson Schmidt

Resolution **14-72: Pike Place Market Waterfront Entrance (PC1N) Miller Hull – Architectural Services, Bidding and Construction Administration Services** passed with a vote 5-0-1

**B. Action item:** Proposed Resolution **14-73:** Pike Place Market Waterfront Entrance (PC1N) Sellen Pre-Construction Add Services

Ben Franz-Knight introduced the resolution which states that the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and: WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market. WHEREAS, the PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor and enter into a contract with Sellen for Pre-Construction Services; WHEREAS, the PPMPDA and project consultants have identified areas requiring additional exploratory on Western Avenue and along the property line between the Market Place parking garage and the PC1-N property to be performed by Sellen during the preconstruction phase. Additionally pre-construction services have been extended from November through February 2015 due to delay in start of construction.

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Sellen in an amount not to exceed \$150,000 (pending receipt of WSDOT funds) for the exploratory and investigation work and additional pre-construction services through February 2015.

The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165-00 PC1-N City Funds.

Betty Halfon moved, Jim Finke seconded

For: Betty Halfon, John Finke, David Ghoddousi, Jim Savitt, Rico Quirindongo

Against: 0

Abstained: Jackson Schmidt

Resolution **14-73:** Pike Place Market Waterfront Entrance (PC1N) Sellen Pre-Construction Add Services passed with a vote 5-0-1

**C. Action item:** Proposed Resolution **14-74:** Pike Place Market Waterfront Entrance (PC1N) – Shiels Oblatz Johnsen, Inc. – Project Management Services

Ben Franz-Knight introduced the resolution which states that the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and: WHEREAS in order to maintain the viability of the Pike Place Market and

the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market.

WHEREAS, the PPMPDA has determined that Project Management services are necessary for the design, development and construction of the PC1-N project; and, WHEREAS, the PPMPDA executed a public process to select Shiels Obletz Johnsen, Inc. and executed a contract for Project Management Services which is now complete; and, WHEREAS, the PPMPDA has successfully completed negotiations with Shiels Obletz Johnsen, Inc. and established a scope of work for additional Project Management Services (for the completion of Construction Documents and Bidding phase of work) per the Consultant Project Management Services for PC1-N for an amount not to exceed \$154,000; and

NOW, THERFORE, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract for Project Management Services with Shiels Obletz Johnsen, Inc. in an amount not to exceed \$154,000 (pending receipt of WSDOT funds) for the execution Pike Place Market Waterfront Entrance project.

The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165 PC1-N City Funds.

Betty Halfon moved, Jim Finke seconded

For: Betty Halfon, John Finke, David Ghoddousi, Jim Savitt, Rico Quirindongo

Against: 0

Abstained: Jackson Schmidt

Resolution **14-74**: Pike Place Market Waterfront Entrance (PC1N) – Shiels Obletz Johnsen, Inc. – Project Management Services passed with a vote 5-0-1

**D. Action item:** Proposed Resolution **14-75**: Pike Place Market Waterfront Entrance (PC1N) Geotechnical Services – Shannon & Wilson

Ben Franz-Knight introduced the resolution which states the the Pike Place Market Preservation and Development Authority (“PPMPDA”) was chartered by the City of Seattle pursuant to RCW 35.21.730 *et. seq* with the mission of, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and: WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-1N that may directly affect the future of the Market.

WHEREAS, the PPMPDA has determined that Geotechnical Services are needed to complete the structural design for the Pike Place Market Waterfront Entrance and integration with the Central Waterfront Design, as approved by the PDA Council with Resolution 13-50; and, WHEREAS, the PPMPDA executed a public process to select

Shannon & Wilson and executed an initial contract to generate a soils report to begin the structural design, which is now complete; and, WHEREAS, the PPMPDA as successfully completed negotiations with Shannon & Wilson to establish the geotechnical services to complete the bidding and Construction Administration phase and is now ready to enter into a contract for services in an amount not to exceed \$180,000.

NOW, THEREFORE, BE IT RESOLVED that the PPMPDA Council PPMPDA Executive Director or his designee to amend the Shannon & Wilson contract to include bidding and Construction Administration related Geotechnical Services for the Pike Place Market Waterfront Entrance project, for an amount not to exceed \$180,000 (pending approval of WSDOT funds); and,

The funds for this project will be drawn from 110630-01 – PC1-N State Funds and 110165 PC1-N City Funds.

Betty Halfon moved, Jim Finke seconded  
There was a minor correction to the resolution language to replace “approval” with “receipt” of WSDOT funds in the last paragraph.

For: Betty Halfon, John Finke, David Ghoddousi, Jim Savitt, Rico Quirindongo  
Against: 0  
Abstained: Jackson Schmidt

Resolution **14-75**: Pike Place Market Waterfront Entrance (PC1N) Geotechnical Services – Shannon & Wilson passed with a vote 5-0-1

E. Report from Stakeholders Group  
Haley Land was not present at the meeting to provide a report on the Stakeholders Group.

**VI. Items for the Consent Agenda**  
None

**VII. Public Comment**  
Bob Messina further inquired regarding the PPMWE restroom design and to make sure the tiles would be designed floor to ceiling.

**VIII. Concerns of Committee Members**  
None

**IX. Adjournment**  
The meeting was adjourned at 4:49pm by Jackson Schmidt, Chair

Meeting minutes submitted by:  
Dianna Goodsell, Administrative Services Coordinator