



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday December 5th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council Members Present: Gloria Skouge, Jill Andrews

Staff Present: Ben Franz-Knight, Ryan Yale, John Turnbull, Jennifer Maietta, Marlys Erickson, Steve Nelson, Joe Paar

Others Present:

The meeting was called to order at 4:33 p.m. by Gerry Kumata.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of November 14th, 2011 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
None

II. Levy Phase III Update – Joe Paar

Joe gave an overview of the Phase III renovation and stated it will be completed in March. There has been an extensive amount of work done in the Economy building including rerouting the main power feeds to the building around the new elevator shaft, which is now complete. Build backs have begun in the Market Theater and the main electrical gear shutdown will take place during the second week in January. There will also be canopy repairs to the Economy starting January 3rd on the 1st Avenue side. He added that the bathroom work has been started in the Soames Dunn building. The tile work for the bathroom will begin prior to Christmas, which will be very well received once the bathrooms are complete. He noted that there will also be a shutdown in Soames Dunn during the first week of January. Starbucks will provide their own trucks on Pike Place during the shutdown. A large portion of the underground plumbing in Soames Dunn has been completed. Joe noted that upon approval of the Council, there will also be some Soames Dunn seismic work that will need to be done due to some structural elements that were worse than expected. Work on the Stewart House has been moving forward and have managed to maintain the schedule despite the unexpected delays and tenant relocations.

Bruce Lorig arrived at 4:38pm

Action Item: Proposed Resolution 11-95: Authorization for Contract Authority – Soames/Dunn Seismic Work – Phase III – Turner Special Projects

Joe presented the resolution and stated that it has been determined that seismic work is necessary in the Soames/Dunn Building due to Phase II Construction work. The PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include seismic work in the Soames/Dunn building in an amount not to exceed \$600,000. It was requested that the PDA Council authorizes the Executive Director or his designee to enter into a GC/CM construction contract amendment with Turner Special Projects in the amount of \$600,000 for seismic work in the Soames/Dunn building. Funding for this project will be drawn from Phase Three Levy Funds.

David moved, Gerry seconded

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

Against: 0

Abstain: 0

The Resolution 11-95 passed by acclamation

III. Key Issues and Discussion:

A. Update on Proposed Capital Projects - Ice Melting Station

Steve gave an overview of the ice Melting station and stated that for several years, we've been mixing fish ice, discarded fish parts, non-recyclable boxes and other refuse with our regular Market garbage heading for the landfill. It's estimated at \$34,000 per year in dump fees alone. The fish ice also holds cooling energy. We intend to use the melting station to extract this energy, to effectively reduce the run times on our fluid coolers. It would be a guess as to exactly what energy savings we will realize, as many variables will affect actual performance. Time of year, ambient temperature, cooling load, number of users and how often ice is dumped will all contribute to the actual energy reclamation. We do know that during our shoulder and summer seasons we will realize the most benefit. The fluid coolers have three stages of cooling. Convection, water (spray) cooling, and finally forced air (fan) cooling. Our reduction of fluid cooler runtime will likely be in stage three during the warmer months, but may reduce stage two runtime, again, depending on the variables mentioned. Steve noted that there will be some operational challenges including retraining tenant staff and additional labor for PDA staff to transport and process ice. He noted that the savings on dump fees can be estimated with some accuracy. We will only be able to measure the energy savings component after the system is in use for a measurable period of time for adequate sampling. Using BTU metering, temperature sensing equipment, water-flow metering/controlling, and trend logging will enable us to more accurately measure actual energy reclamation. ROI should be less than two years.

The committee directed staff to move forward with the fish ice melting station project and to obtain some firm pricing/bids in order to report back to the committee with the information and possibly a resolution.

B. Presentation of Priority Capital Projects – December

Ben gave an overview of December's priority Capital Projects and discussed some of the Social Service projects that could be addressed including the plumbing for the Medical Clinic in the Livingston Baker. He noted that the state budget is looking to cut funds, which will affect the social services the Market Foundation will be able to provide in addition to any renovation work that is needed.

Marlys discussed the Medical Clinic and stated the plumbing on the Baker side of the Livingston/Baker. She noted that the plumbing/leaks on Livingston side of the building was previously addressed, but the Baker side is still in need. She added that due to the cuts in the state funding they are unable to address the plumbing issues in the clinic, which has proven to be a costly problem. She requested that the committee allow this project to be a part of the High Priority list in order to research and obtain information regarding the extent of the damage and cost of repair. The committee agreed that Market clinic plumbing issues should be addressed and would

John Turnbull gave an overview of the Soames Dunn reconfiguration that includes tenants of Bavarian Meats, Market Cutlery, and Chocolate & Ice Cream delight. He noted that the purpose for the reconfiguration is to expand the total retail leasing space and create a store front presence for all three tenants. John noted that the next steps would be to return in January with hard costs and design samples.

A discussion of the details and tenants involved in the proposed reconfiguration followed

John gave an overview of the Hillclimb improvement projects, which included the removal and installation of a new fence on the level 2 plaza, new flower boxes/hanging planters, additional lighting, and the installation of chairs, tables and benches.

C. Discussion and Next Steps

The committee discussed that proposed projects and directed staff to return in January with additional information regarding the Hillclimb improvements and medical clinic plumbing repairs.

IV. Action Item(s)

III. Public Comment

VII. Adjournment

The meeting was adjourned at 5:42 p.m. by Bruce Lorig