



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday June 13th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Ryan Yale, Joe Paar, Hubert Foley

Others Present: Tony Puma,

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 May 9th, 2011 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Levy Phase II Update – Ben Franz-Knight

Ben reported on Phase II renovation and stated we are winding down very rapidly. Ben noted that there are a few lingering tenants such as Frank's Produce, Jack's Fish which are still working on some additional, sensitive improvements that have taken a little longer than planned. Ben commented on the delay of the elevator in the Corner Market was due to the Fire Marshall's request to have the switch and report moved to a different floor. Ben stated that there is a standing meeting with City Council where a presentation of Phase II will be given. This presentation will show before and after photos and some key areas such during renovation such as the great efforts during construction to keep businesses open. In addition, detail will be given regarding the seismic work and the heating and cooling system work.

III. Levy Phase III Update – Ben Franz-Knight

Ben reported Phase III renovation and stated the few areas of construction that will be progressing. Ben noted that the renovation work that is planned will not affect the overall businesses and visitors of the Market and will, for the most part, be out of sight and mind. Ben commented on the Stewart House windows and the change in the windows being installed on the East and North facing side of Stewart House. He noted that some residents were concerned about replacing the windows with other 'like'

windows, but did say that the windows facing West and South would have to be changed due to leaking and weather related issues.

IV. Action Item(s)

Action Item: Proposed Resolution **II-47:** Authorization for Contract Authority – Sargent Construction Services – Market Diner Storefront

Ben presented the resolution and the PPMPDA now wishes to contract with Sargent Construction Services in an amount not to exceed \$12,000. Ben requested the PDA Council authorize the Executive Director or his designee to enter into a construction contract with Sargent Construction Services for Market Diner Storefront Reconstruction work in an amount not to exceed \$12,000 not including Washington State Sales Tax. This work is to be funded with monies obtained from NMTC2.

David Ghoddousi moved, Gerry Kumata seconded

For: Kumata, Ghoddousi, Lorig, Kerr, Burger, and Finke

Against: 0

Abstain: 0

Proposed resolution **II-47** passed unanimously

Action Item: Proposed Resolution **II-48:** Authorization for Contract Authority – Roof Inspection Services – PPM Renovation

Joe presented the resolution and stated that the PPMPDA has determined that only one company on the Small Works Contract Roster was qualified for these types of inspections, that company being Wetherholt and Associates, Inc. He added the PPMPDA previously completed negotiations with Wetherholt and Associates, Inc. and entered into a contract for Roof Inspection Services for Renovation work in an amount not to exceed \$20,000 and would now like to amend that contract to include further Roof Inspection Services for the remainder of the Phases of Renovation work in an amount not to exceed \$15,000 for a total contract amount of \$35,000. Joe requested that the PPMPDA Council authorize the PPMPDA Executive Director or his designee to amend the contract with Wetherholt and Associates, Inc. increasing the amount not to exceed to \$35,000 for continued Roof Inspection Services for Renovation work.

Gerry Kumata moved, David Ghoddousi seconded

For: Kumata, Ghoddousi, Lorig, Kerr, Finke, and Burger

Against: 0

Abstain: 0

Proposed resolution **II-48** passed unanimously.

IV. Items for Consent Agenda

Resolution **II-47** and **II-48** was moved to the consent agenda

V. Public Comment

Hubert Foley commented on the Stewart House windows.

VI. Site Walk of Phase III Proposed Renovation – Ben Franz-Knight

VII. Adjournment

The meeting was adjourned at 4:52 p.m. by Bruce Lorig and a walking tour of the Phase II renovation work followed.