



MarketFront Committee Meeting Minutes

Thursday, October 12th, 2015
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Rico Quirindongo, David Ghoddousi, Jim Savitt

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, Lillian Sherman, David Dickinson, Dianna Goodsell

Others Present: Justine Kim, Carrie Holmes, Howard Aller, Wendy Paul, Bob Messina, Joan Paulson, Bo Zhang

The meeting was called to order at 4:13p.m. by Rico Quirindongo, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by acclamation

B. Approval of the September 10th MarketFront Committee meeting minutes

The September 10th MarketFront Committee meeting minutes were amended under Section VI, Public Comment by Wendy Paul.

II. Announcements and Community Comments

Bob Messina informed the committee that there would be a presentation at the October 28th Market Historical Commission meeting regarding the proposed changes to Steinbrueck Park. He said that that Waterfront Committee could appreciate seeing a comprehensive presentation regarding the future plans for Steinbrueck Park; similar to what the Seattle Aquarium had recently done.

Jim Savitt entered the meeting at 4:10p.m.

Joan Paulson mentioned that the company Weatherhault, who was recently contracted to work on the MarketFront project, was the consultant for the original Kingdome which ended up being taken down and replaced.

Wendy Paul provided clarification regarding public comment she had included with the September 10th MarketFront Committee meeting. She noted that what was recorded in the September meeting minutes did not capture the intent of her original comment. Her original comment was that there were no solid walls for the Plaza Canopy currently. If there was such an Art project, it should be at the South end so it did not extend out as permanent closed walls.

Wendy Paul's comment to the September 10th MarketFront Committee had been amended.

III. Key Issues and Discussion Items

A. MarketFront Construction, Budget & Schedule Update

Justine Kim, Project Manager and Ben Franz-Knight provided an update to the MarketFront Construction, Budget and Schedule. There was a slideshow presented capturing several recent images of the construction work at the MarketFront project site.

B. MarketFront Public Art Update

Lillian Sherman provided an update on the public art component for the MarketFront project. She reported that there were currently four distinct public art projects in process. She briefly discussed a background on three of the public art pieces for the MarketFront noted below.

MarketFront Public Art – Artist Clare Dohna, Mosaic Art Wall

Lillian provided a brief overview of Clare Dohna's artistic piece Mosaic Art Wall. She noted that Clare had been a Market artist of 20 years. Clare's art concept included three mosaic walls reflecting market goods such as fish, flowers, fruits and vegetables. Currently Clare was in process of creating the individual and unique components for the three mosaic walls.

MarketFront Public Art – John Fleming, Western Tapestry

Lillian provided a brief review of the artist concept for the Western Tapestry piece. She reported on the project timeline noting that we are aiming for installation in January or February of 2016 for John Fleming's art piece.

MarketFront Public Art – Gary Hill, A Kind of Presence - working title

Lillian provided a brief background on the art concept, A Kind of Presence. The concept in progress would consist of approximately 15 video portraits of northwest Native Americans from all walks of life. The images would be shown on flat screen video displays enclosed in vandal proof cases spread out throughout the market but limited in distance enough to feel a cohesive presence. The images would be approximately life size, making the size of the display 27-30 inches. The experiential idea is that one comes upon them rounding corners entering/exiting passageways etc. repeatedly, thereby giving way to a sense of accumulation of that very presence; each sighting like a soft tap on the shoulder.

There was a discussion that followed by the Committee.

The next steps included drafting a timeline for the public art components for the MarketFront.

V. Action Items and Reports

A. Action Item: Proposed Resolution 15-69: MarketFront Project (PC1N) Soil Testing and Removal – PBS Engineering Services

Justine Kim 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; and, Whereas, the PPMPDA has determined that Soil Testing and Removal Services are necessary during construction for the MarketFront project; and, Whereas, the PPMPDA has executed an Emergency Procurement process to address the unforeseen discovery of underground fuel storage tanks, test tank contents and surrounding soil, remove the fuel in the tanks, and remove the tanks and soil from the MarketFront project site; and, Whereas, the PPMPDA has successfully completed negotiations with PBS Engineering to establish the scope and budget for the required contaminated soil testing and removal work necessary to complete the construction; and, Whereas, the PPMPDA is now ready to enter into a contract with PBS Engineering for Soil Testing and Removal Services; and,

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with PBS Engineering in an amount not to exceed \$75,000 for Soil Testing and Removal Services for the MarketFront project.

Unexpected

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

David Ghoddousi moved, Jim Savitt seconded

For: Rico Quirindongo, David Ghoddousi, Jim Savitt

Against: 0

Abstained: 0

Resolution **15-69: MarketFront Project (PC1N) Soil Testing and Removal – PBS Engineering Services** passed unanimously by the Committee by a vote of 3-0-0.

B. Action Item: Proposed Resolution 15-70: MarketFront Project (PC1N) - Archeological Monitoring Services - Environmental Science Associates (ESA)

Justine Kim 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; and, Whereas, the PPMPDA has determined that Archeological Monitoring Services are necessary during the construction for the MarketFront project; and, Whereas, the PPMPDA has executed an Emergency Procurement process to address the inadvertent discovery of artifacts on the MarketFront project site, limit exposure of said artifacts and promptly implement protocols required under Emergency Archeological Excavation Permit No: 2015-54 and subsequent amendments; and, Whereas, the PPMPDA has successfully completed negotiations with Environmental Science Associates (ESA) to establish the scope and budget for the required Archeological Monitoring work necessary to complete the construction monitoring; and, Whereas, the PPMPDA is now ready to enter into a contract with Environmental Science Associates for Archeological Monitoring Services; and,

Now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Environmental Science Associates (ESA) in an amount not to exceed \$210,000 for Archeological Monitoring Services for the MarketFront project.

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

David Ghoddousi moved, Jim Savitt seconded

There was a brief discussion that followed.

Rico Quirindongo had asked about the resolutions that would be coming from contingencies from the project.

Jim Savitt noted that he wanted to make sure that we would not be simply transferring money out of one budget line to another; he wanted to make sure the budget was reflected accurately as it could be.

For: Rico Quirindongo, David Ghoddousi, Jim Savitt

Against: 0

Abstained: 0

Resolution 15-70: MarketFront Project (PC1N) - Archeological Monitoring Services - Environmental Science Associates (ESA) passed unanimously by the Committee by a vote of 3-0-0.

C. Action Item: Proposed Resolution **15-71:** MarketFront Project (PC1N) Construction Administration Additional Services – Miller Hull

Justine Kim 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; and, Whereas, the PPMPDA has completed Construction Documents phase of design and have determined that Construction Administration is the final segment of design work that is critical to successful construction; and, Whereas the PPMPDA executed a public process to select Miller Hull and executed a contract for Schematic Design, Design Development and Construction Documentation phases, which are now complete; and, Whereas, the PPMPDA has successfully completed negotiations with Miller Hull and established a scope of work for additional services that include construction administration for separating out the base project and housing including work at the South Site/Heritage House due to construction impacts and Department of Health requirements; and, Whereas, the PPMPDA is now ready to enter into a contract with Miller Hull for additional Construction Administration services; and,

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 \$100,000 for the Construction Administration additional services required to complete the MarketFront project.

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

Jim Savitt moved, David Ghoddousi seconded

For: Rico Quirindongo, David Ghoddousi, Jim Savitt

Against: 0

Abstained: 0

Resolution **15-71:** MarketFront Project (PC1N) Construction Administration Additional Services – Miller Hull passed unanimously by the Committee by a vote of 3-0-0.

D. Action Item: Proposed Resolution **15-72:** MarketFront Project (PC1N) Sellen Pre-Construction Additional Services for Housing Bid Preparation and Bid Work

Justine Kim introduced the resolution which states that 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; and, Whereas, the PDA Council adopted Resolution 13-56 approving the PPMPDA selection of Sellen as the GC/CM Contractor and to enter into a contract with Sellen for Pre-Construction Services; and, Whereas, the PPMPDA previously separated the scope of work and bidding for the base project, which is now complete, as well as separating the scope for the housing work; and, Whereas, the PPMPDA is now ready to enter into a contract with Sellen for additional pre-construction services to prepare bid packages and bid the housing scope of work; and,

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 \$70,000 for pre-construction services from October 2015 through December 2015.

The funds for this project will be drawn from MarketFront Project Funds Account 110635-00.

David Ghoddousi moved, Jim Savitt seconded

For: Rico Quirindongo, David Ghoddousi, Jim Savitt

Against: 0

Abstained: 0

Resolution **15-72**: MarketFront Project (PC1N) Sellen Pre-Construction Additional Services for Housing Bid Preparation and Bid Work passed unanimously by the Committee by a vote of 3-0-0.

E. Report from Stakeholders Group

Haley Land was not present to report on the Stakeholders group.

VI. Items for the Consent Agenda

Jim Savitt requested that clarification regarding the sources of funding for Resolutions **15-70** and **15-72** be stated at the next PDA council meeting.

Resolutions **15-69**: MarketFront Project (PC1N) Soil Testing and Removal – PBS Engineering Services, **15-70**: MarketFront Project (PC1N) - Archeological Monitoring Services - Environmental Science Associates (ESA), **15-71**: MarketFront Project (PC1N) Construction Administration Additional Services – Miller Hull and **15-72**: MarketFront Project (PC1N) Sellen Pre-Construction Additional Services for Housing Bid Preparation and Bid Work were placed under the Consent Agenda.

VII. Public Comment

Bob Messina commented on the signage for the MarketFront noting his curiosity in what it would look like. He suggested that he would approach Miller Hull regarding this component. He noted that now is the time to look over ideas regarding signage. He said that he would really like to push the idea of having signage facing west of the Market.

Joan Paulson commented on three items related to the MarketFront. She noted that the Hillclimb was not part of the Market Historical District. She added that we need to work with the aquarium regarding our signage program and drawing people to and from the Waterfront. She separately noted that today was Indigenous people day; she said that it was very auspicious that we had found artifacts at the PC1N site recently. Lastly she commented on the public art for the MarketFront. She said that the MHC needs to be included in our discussions with the artists and their art so we do not have to have these controversies.

Wendy Paul had asked if there would be funding to address the increase in pedestrian access along Western Avenue and Virginia Street. She noted her concern about the increased pedestrian traffic across Western Avenue and at the intersection between Virginia and Western Ave. She also noted a concern regarding the tour buses parking along Western Ave commenting that there is already a lot of congestion on that road now; she hopes that's there is some planning efforts on that front.

VIII. Concerns of Committee Members

None

IX. Adjournment

The meeting was adjourned at 5:19pm by Rico Quirindongo, Chair

Meeting minutes submitted by:
Dianna Goodsell, Executive Administrator