MarketFront Committee Agenda

Date: Monday, December 7th, 2015
Time: 4:00 p.m. – 6:00 p.m.
Location: The Classroom (Economy Building)
Committee Members: Rico Quirindongo (Chair), James Savitt (Vice-Chair), Betty Halfon, John Finke, David Ghoddousi, Gloria Skouge and Colleen Bowman

4:00pm  I. Administrative:  Chair
   A. Approval of Agenda
   B. Approval of the MarketFront Committee November 2, 2015 Meeting Minutes

4:05pm  II. Announcements and/or Community Comments

4:15pm  III. Key Issues and Discussion Items
   A. Victor Steinbrueck Park Project Update
   B. MarketFront Project Update  
      I. Plaza Seating
      II. Stair Reconfiguration
   C. MarketFront Construction, Schedule & Budget Update

4:55pm  IV. Action Items and Reports
   A. Action Item: Proposed Resolution 15-79: MarketFront Project (PC1N) Desimone Bridge Seismic Upgrades Evaluation – Miller Hull
   C. Report from Stakeholders Group

5:20pm  V. Items for the Consent Agenda  Chair

5:40pm  VI. Public Comment

5:45pm  VII. Concerns of Committee Members

5:55pm  VIII. Adjournment  Chair
MarketFront Committee
Meeting Minutes

Monday, November 2nd, 2015
4:00 p.m. to 6:00 p.m.
Elliott Bay Room

Committee Members Present: Rico Quirindongo, David Ghoddousi, Jim Savitt, Gloria Skouge, Betty Halfon, John Finke

Other Council Members Present:

Staff/Consultants Present: Ben Franz-Knight, Lillian Sherman, Tamra Nisly, Justine Kim, Carrie Holmes, Bo Zhang, Dianna Goodsell

Others Present: Bob Messina

The meeting was called to order at 4:04p.m. by Rico Quirindongo, Chair.

I. Administration
   A. Approval of the Agenda
      The agenda was approved by acclamation

   B. Approval of the October 12th MarketFront Committee meeting minutes
      The October 12th meeting minutes were approved by acclamation.

II. Announcements and Community Comments
    Bob Messina followed up on the presentation of the Pike Place HillClimb and Western Avenue opportunities from the 15th PDA Council Retreat; he noted that the concept was very forward looking and creative, including the possibility in having another building. He further discussed the concept that was presented at the retreat noting that it would create a proximity to the Market right at the future Aquarium Plaza. He said that what may be lacking is the visual vibe that you get when you approach the Market from on the opposite side coming down Pike Street or Pine. He said that the conceptual study for the Pike Place HillClimb should be held onto and should continue to be explored. He lastly noted that in the future you would have a feeling from the west side down on the waterfront that you’re at the Market.

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. Justine Kim reported on the construction progress noting that the project site has been incredibly crowded, especially with all of the recent archeological findings. She briefly
reported on the progress of the contaminated soil excavation noting that last month she had reported that there may have been a small amount of dirt that we were not able to remove; we will know for sure if it could be completely eliminated by next month.

There was a brief discussion that followed by the committee.

Betty Halfon inquired about the soil removal and if it was contaminated.

Justine Kim noted that from last month’s reports there were seven archeological features found adding that there has now been an addition of three more features.

Ben Franz-Knight reminded the committee that the MarketFront construction completion date was originally planned for early December. With the recent delays due to the soil contamination removal and archeological findings, the project construction schedule was estimated at a ballpark of a two to three week delay. He said that there could be an addition of a few more days to the schedule impact due to the holidays as well. He had encouraged our contractors to not try paint a good story that we want to hear but rather a realistic schedule for completion given the impacts we have recently seen.

Justine Kim noted that the SOJ team will be analyzing Sellen’s claim for the approximate fifteen day delay with looking at the details from the critical path schedule. She added that it would take some time for SOJ to analyze and agree upon the schedule impact costs. She lastly reported that there was not much to report regarding the budget update due to the early scheduling of this month’s meeting and the timing of the invoices.

B. MarketFront Archeological Update

Ben Franz-Knight provided an update on the MarketFront archeological findings. There was a PowerPoint presented detailing the ten archeological findings from the MarketFront construction site. A summary of the finding features included two sheet middens, several privy/outhouse structures, a boardwalk, a box drain and catch basin privy/outhouse, a burned surface with underlying coal and a building footing. Ben discussed the potential construction schedule impacts with the recent archeological work.

C. Public Art Schedule Review

Lillian Sherman and Tamra Nisly provided an update on the MarketFront public art schedule with the Committee. There was a brief report on the status of three out of the four public art components for the MarketFront including the projects from artists Clare Dohna, John Fleming and Gary Hill.

It was reported that the artists Graypants were shopping the Seattle bench concept elsewhere. The artists would also be taking some time to design something new in place of the Seattle Bench for the MarketFront.

There was a brief discussion from the committee on the MarketFront public art.
Betty Halfon asked if there would be some input or public process regarding the artwork being currently designed from Graypants.

Lillian Sherman noted that with the previous art public process, the public had approved the artist, not the exact proposed art.

Rico Quirindongo asked if there was any indication of what the new art would look like from Graypants.

Betty Halfon noted her disappointment that the Seattle Bench was not approved; she had thought that the main idea for the art was to activate the Plaza.

Tamra Nisly noted that we have been working the artist Graypants and looking at options to encourage activation of the Plaza. She added that we are currently looking at some type of seating for the Plaza as well.

There was a brief discussion on the approval process with the MHC and the Office of the Waterfront for the MarketFront public art. The committee briefly discussed the criteria they were seeking with the Plaza public art including movability, seating, playfulness, iconic and the ability to activate the area.

V. Action Items and Reports

A. Action Item: Proposed Resolution 15-75: MarketFront Project (PC1N) Mill Hull Additional Services – Design Services for Signage and Interim Stair

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 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 design services that include signage design and conceptual design of the interim stair condition from MarketFront Plaza to Elliott Avenue; and, whereas, the PPMPDA is now ready to enter into a contract with Miller Hull for additional design 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 $110,000 for the additional design services required to complete MarketFront Project.

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

John Finke moved the proposed resolution, Betty Halfon seconded

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

Resolution 15-75: MarketFront Project (PC1N) Mill Hull Additional Services – Design Services for Signage and Interim Stair passed unanimously by the Committee by a vote of 6-0-0.

B. Report from Stakeholders Group
Haley Land was not present to report on the Stakeholders group.

VI. Items for the Consent Agenda
Resolution 15-75: MarketFront Project (PC1N) Mill Hull Additional Services – Design Services for Signage and Interim Stair was placed under the Consent Agenda for the November 19th PDA Council meeting.

VII. Public Comment
Bob Messina had thought we were trying to do too much in terms of activation of the Plaza. He noted that the Plaza is scenic in which people would want to eat, sit and look at the view. He stated that the view is the real art and that the chosen art piece does not need to dominate the scenic view from the Plaza. He noted that he is happy in providing seating on the Plaza, both passive and active.

David Kenagy noted that he was pleased that Graypants was shopping the Seattle Bench concept around locally. He had briefly mentioned the idea of a totem pole as an art piece for the MarketFront which would not necessarily obstruct views.

VIII. Concerns of Committee Members
None

IX. Adjournment
The meeting was adjourned at 5:02pm by Rico Quirindongo, Chair

Meeting minutes submitted by:
Dianna Goodsell, Executive Administrator
WHEREAS, 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 identified the completion of Construction Documents and bidding phase of design as the next segment of work that is critical to successful design and construction; and,

WHEREAS, the PPMPDA executed a public process to select Miller Hull, and executed contracts for the design and construction administration, which are now complete; and,

WHEREAS, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for the initial evaluation and schematic design of the Desimone Bridge and is now ready to enter into a contract for those 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 $22,000 for the execution of the initial evaluation and schematic design of the Desimone Bridge Seismic Upgrade project.

The funds for this project will be drawn from Levy Funds, GL account 163213-00.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:
For:
Against:
Abstained:
WHEREAS, 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 had determined that Geotechnical Services were needed to complete the structural design for the Pike Place Market Waterfront Entrance and integration with the Central Waterfront Design, as adopted by Resolution 13-50; and,

WHEREAS, the PPMPDA executed a public process to select Shannon & Wilson as the Geotechnical Engineer and had executed an initial geotechnical contract. Due to unforeseen conditions, the PPMPDA and Shannon & Wilson has negotiated additional construction administration services required to complete geotechnical observations and oversite during construction and is now ready to enter into a contract for services; and,

NOW, THEREFORE BE IT RESOLVED that the PPMPDA Council PPMPDA Executive Director or his designee to amend the Shannon & Wilson contract to include Construction Administration related Geotechnical Services for the MarketFront Project for an amount not to exceed $60,000.

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

________________________________________  __________________________
Gloria Skouge, Secretary/Treasurer Date

Date Approved by Council:
For:
Against:
Abstained: