



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, February 9th, 2009
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Pat Kerr, Bruce Burger, David Ghoddousi, John Finke

Other Council Members Present: Gloria Skouge,

Staff Present: Carol Binder, Anita Neill, James Haydu, Joe Paar, Chris Caster, Tamra Nisly, John Turnbull

Others Present: Ken Johnsen, Jan Oscherwitz, Craig Krueger, Rich Cardwell, Ellen von Wandruszka

The meeting was called to order at 4:37 p.m. by Bruce Lorig.

I. Administration

- A. Approval of Agenda.
Additions to the agenda included proposed resolution 09-07, 09-08 & 09-09
The agenda was approved, as amended, by acclamation.
- B. Approval of January 12th, 2009 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Public Hearing Follow-up

- A. Use of New Markets Tax Credits
Carol followed up from the Public Hearing that was prior to the Capital Renovation meeting. She noted that the questions that came from the meeting would be written up distributed to Council prior to the meeting on February 19th. Tomorrow was a follow up meeting from January's full Council meeting and it would answer questions that were raised at the January full Council meeting.

Patrick questioned the cost of the lawyers on the NMTC project. John F. noted that the cost would come out of the MNTC transaction. If the transaction did not go through the PDA would still be responsible for a portion of the expenses.

III. Levy Project Update

- A. MHC Update
Ken Johnsen gave an update of the levy projects. He noted that the request for qualifications process was completed for mechanical and electrical contractors had been bid. Once the selected contractors were on board they would work closely with Turner Construction in refining the work to be done in these areas..

Bruce L. questioned where the permitting process was. Ken responded that the information has been submitted for the shoring and demolition and the permits would be ready in early March. On the larger portion we would submit in March or April and get the permit in July.

Carol reported that due to some design elements not approved by the MHC changes were made which resulted in added costs to the renovation project. These items were not accounted for in the original agreement with the City. Funds from the MNTC would be used to supplement these additional and unforeseen expenses.

There was some discussion regarding the cost of the elevator. Joe P. gave an update on solutions to the security issue of the elevator. There was further discussion regarding the elevator and the amount of funds from the New Markets Tax Credits that would be used towards levy, non-levy projects and the preschool.

Joe reported that MHC had given preliminary approved the pipes and ductwork but required additional information before final approval. Joe was additionally working with MHC on the last piece of the preliminary approval, the west façade and windows.

B. Budget Contracting

Joe Paar handed out and reviewed the following three proposed resolution.

Action item: Proposed Resolution **09-07:** Authorization for Contract Authority – Geotechnical Services.

The Geotechnical services were needed onsite during the Hillclimb excavations and shoring work in order to be certain that the work was being done correctly and to fulfill the City of Seattle construction requirements.

The PPMPDA has solicited Requests for Proposals (RFP) in accordance to its purchasing guidelines, has selected a contractor and was ready to enter into a contract for services with Shannon & Wilson.

John moved and David seconded.

For: Bruce Lorig, Gerry Kumata, Pat Kerr, Bruce Burger, David Ghoddousi, John Finke

Against:

Abstain:

Proposed resolution **09-07** passed unanimously.

Action item: Proposed Resolution **09-08:** Authorization for Contract Authority – Special Inspections.

Special inspections were needed during the installation of all concrete, steel and seismic work as well as necessary to fulfill the City of Seattle permitting requirements.

The PPMPDA has solicited Requests for Proposals (RFP) in accordance to its purchasing guidelines, has selected a contractor and was ready to enter into a contract for services with Mayes.

John moved and David seconded.

For: Bruce Lorig, Gerry Kumata, Pat Kerr, Bruce Burger, David Ghoddousi, John Finke

Against:

Abstain:

Proposed resolution **09-08** passed unanimously.

Action item: Proposed Resolution **09-09:** Authorization for Contract Authority – Commissioning.
A commissioning agent was necessary in order to verify that all of the new Mechanical and Electrical systems function as designed.

The PMPDA has solicited Requests for Proposals (RFP) in accordance to its purchasing guidelines, has selected a contractor and was ready to enter into a contract for services with Depew. Patrick stated he did not think commissioning was necessary. Bruce L and John stated this was an important part of the work for a project of this size and complexity.

Gerry moved and John seconded.

For: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke
Against: Pat Kerr
Abstain:

Proposed resolution **09-09** passed.

IV. Items for the Consent Agenda

Bruce L. made a motion to move proposed resolution 09-07 and 09-08 on to the Consent agenda; it was agreed and passed unanimously.

V. Non-Levy Project Update

John T. handed out and reviewed the recommended timeline of suggested non-levy projects.

Bruce B. suggested that there should be a discussion regarding the possibility of moving PDA offices and using the space differently. It was decided that this topic would be added to the May – July agenda. Bruce B. additionally mentioned that questions generated by Council last year regarding the non-levy projects should be addressed in the timeline proposed by John T.

VI. Concerns of Committee Members

Patrick concerned noted concern that the third level Downunder retail space was dying and some tenants are being forced out. Carol noted that some tenants have chosen to relocate and the space was being used by other PDA tenants. Patrick additionally noted that there was poor timing of the excavations and the negative effect it would have on the tenants.

VII. Public Comment

Ellen questioned Council if there were funds set aside for the preschool move and how much.

VIII. Adjournment

The meeting was adjourned at 6:06 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant