CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday May 24th, 2010
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Bruce Burger, John Finke

Other Council Members Present: Joshua Anderson, Jan Oscherwitz, Tony Puma

Staff Present: Carol Binder, Anita Neill, Joe Paar, John Turnbull

Others Present: Ellen Greene, Lesa Valenzuela, Amy Watson, Marlys Erickson, Tom Weed

The meeting was called to order at 4:31 p.m. by Bruce Lorig.

I. Administration
   A. Approval of Agenda.
      The agenda was approved by acclamation.
   
   B. Approval of April 12th, 2010 Minutes
      There was not a quorum to vote on the minutes.
   
   C. Announcements and Community Comments
      Amy Watson from the Preschool noted that they had an expert come out and conduct EMF readings
      on the new playground. It was found that the measurements were higher than expected, in some
      spots by six times. She noted concern that the readings may get higher as capacity to the vault was
      increased. Currently it was only functioning at 20%. Carol noted that the vault was never intended to
      be used at full capacity. Amy further noted that they were working with Seattle City Light for possible
      solutions to lower the EMF's. The preschool board had not made a decision whether or not to
      occupy the space.

      John Finke joined at 4:39 p.m.

      Bruce L. asked if the preschool would vacate the Market if they decided not to use the space. Amy
      and Ellen replied that they would like to reconsider other spaces in the Market that were previously
      not acceptable by the Board.

      Bruce B. asked what the readings were that their expert recorded. Amy replied that the highest
      levels recorded were between 25 mg and 30 mg. Joe P noted that the PDA EMF expert got much
      lower readings in the 5 mg to 12 mg range. Additionally, the PDA did a lot of investigative and
      preventative work to keep the EMF's low but never promised a specific number. There was then
      some discussion of the accuracy of each experts readings and the possible different variables that
      could have nothing to do with the vault to cause the high readings. It was discussed that the PDA and
the Preschool should work together to come to some sort of common ground and perhaps have both experts do another reading, including in other areas of the Market. Joe P noted that he would have an expert in EMF readings review the documents and further measurements could be made.

II. Phase II Contract MACC


Carol reviewed the bidding contract process. Ken reviewed public procurement process and the business relationship that had formed with Turner over Phase I of the renovations. He noted that the General Contractor / Construction Manager (GC/CM) method of public works contracting had been very successful in Phase I and would like to continue with Turner in this type of contract for Phase II. Ken also noted that there was some change of personnel with a couple of key people retiring from Turner but their replacements were more than capable.

Joe spoke about the bidding process for Phase II and what was included in the contract. A lot had been learned by Phase II and as a result the scope of work for Phase II was very detailed. There was a good turnout of bids with the lowest often going to reputable contractors. John F asked if it was required that the PDA accepted the lowest bid. Ken responded that they were required to accept the lowest qualifying bid.

Carol reviewed the resolution noting that it was necessary that each component of the phases of the levy renovations were bid on separately and approved by the PDA Council. Most of the contingency had been used up for added scope or unforeseen expenses instead of being used as carry over. Jan asked if there were still funds to replace the windows on the West façade of the Leland. Carol responded that funds from Phase I was being held out separate of any contingency.

Bruce Burger moved and John Finke second.

The committee was all in favor of recommending the resolution to full Council.

Carol briefly reviewed the article of interest from Seattle Business that was distributed in the committee packet. She noted that the article discussed the retrofitting of buildings to reduce energy consumption and operating cost while boosting green credentials. This was something the Market was achieving by installing the new HVAC systems.

III. Concerns of Council Members

Bruce L noted that he had some concerns with lack of planning ahead after the completion of the renovations and the topic should be further discussed in the next Capital Renovation meeting. He named several areas in the Market to consider improving and developing. Tony asked why development of PC1 was not included in the list to consider. There was some discussion that because PC1 tied into the development of the tearing down of the viaduct and the connection between Western Avenue and the Waterfront. Tony noted that he would like to see something developed there eventually.

IV. Public Comment

None

V. Tour

There was then a tour of the new Hillclimb stairs, sidewalk on Western Avenue and level two of the down under.

VI. Adjournment

The meeting was adjourned at 5:28 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant