



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday April 11th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: John Finke, Bruce Burger, Bruce Lorig, David Ghoddousi, Patrick Kerr

Other Council Members Present: Gloria Skouge

Staff Present: Ryan Yale, Joe Paar, John Turnbull,

Others Present: Tony Puma, Duncan Thieme, Jan Oscherwitz

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 March 21st, 2011 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments
Tony Puma commented on his effort to garner support for a partial closure of Pike Street during the changing seasons. He discussed a proposed memo that addresses this issue and he asked the committee to consider a few options for Pike Street throughout the summer.

II. Renovation Update - Joe Paar

Joe Paar reported on the current progress made with the renovations. Phase I is set to wrap up by next month. Phase III work will begin just after Labor Day. There is going to be renovation work that will be done over the summer, but it won't be visible to the public. This includes Soames Dunn and the courtyard in the Stewart House. The heavy work in the Economy building will also be done at this time. Joe commented on the Phase III planning and bidding process, which has gone extremely well. The month of May will also have multiple resolutions and most will be for tenant improvements. Joe reported on the relocation of the Cedar River Group to level 2 of the downunder and the Market Foundation will be relocated to level 3 of the downunder.

III. SRG Presentation

Duncan discussed the Hillclimb and possible related projects that would be covered under work from NMTC Phase I. He discussed bringing the character of Pike Place down to the Hillclimb. He also touched on the possibility of using the Hillclimb area during evenings and suggested some nighttime uses for and

around the Hillclimb. Duncan discussed and presented some possible uses on the different levels of the Hillclimb.

A question and answer period followed.

Bruce Burger arrived at 4:41 pm

IV. Levy Phase II Update –Joe Paar

Joe reported on the Levy Phase II. All the concrete and steel work is near completion. Starting next week the metal framing, mechanical, and electrical framework will begin. All the power shutdowns have been completed except for one 2-hour window scheduled for the Triangle building. The major focus is now to get the tenants back into their original spaces. All the tenants will be back in before summer and the work has been proceeding according to plan. Joe stated he was confident that all the work included with Phase II will be within the projected budget..

V. Action Item(s)

Action Item: Proposed Resolution **II-34:** Authorization for Contract Authority – Cinnamon Work Cooler Construction – Phase II – Turner Special Projects

Joe presented the proposed resolution and stated it has been determined that due to Phase II Construction work it is necessary to connect the Cinnamon Works cooler to the new Central Plant. In addition, the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include the Cinnamon Works cooler connection in an amount not to exceed \$31,000. Joe requested that the PDA enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$31,000 to connect Cinnamon Works cooler to the Central Plant. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Gerry Kumata seconded

For: 6
Against: 0
Abstain: 0

Proposed resolution **II-34** passed unanimously.

Action Item: Proposed Resolution **II-35:** Authorization for Contract Authority – SHKS Architects Architectural Services

Joe presented the proposed resolution and stated the PMPDA contracted with SHKS Architects as authorized by the PDA Council in Resolution 10-54 and suggested amending that contract to include the following work:

- Ageless Acupuncture Reconfiguration
- Market Foundation Relocation
- Cedar River Group Relocation
- Old Fero's Meats T.I.
- Misc. Tenant Reconfiguration

Joe requested that the PMPDA Council authorizes an amendment to the existing SHKS contract in an amount not to exceed \$31,000. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Gerry Kumata seconded

For: 5
Against: 1
Abstain: 0

Proposed resolution **11-35** passed 5-1.

Action Item: Proposed Resolution **11-36:** Authorization for Contract Authority – Phase II – Turner Special Projects – Jack’s Fish Spot Tenant Improvement

Joe presented the proposed resolution and stated that it has been determined that due to Phase II Construction work that T.I. work in Jack’s Fish Spot is necessary. In additions, the the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include Jack’s Fish Spot T.I. in an amount not to exceed \$190,000.

Joe suggested that the PDA Council enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$190,000 for Jack’s Fish Spot T.I. work. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Burger seconded

For: 6
Against: 0
Abstain: 0

Proposed resolution **11-36** passed unanimously.

Action Item: Proposed Resolution **11-37:** Authorization for Contract Authority – Mobile Cooler Rental, Inc. – Jack’s Fish Spot

Joe presented the proposed resolution and stated it has been determined that due to Phase II Renovation Impacts it is necessary to replace the cooler box in Jack’s Fish Spot. In addition, the PMPDA has executed a competitive bid process via the Small Works Contract Roster to do the aforementioned work and is ready to enter into a contract with Mobile Cooler Rental, Inc. in an amount not to exceed \$29,000.

Joe requested that the PMPDA Council enter into a contract with Mobile Cooler Rental, Inc. in an amount not to exceed \$29,000 for the cooler box replacement in Jack’s Fish Spot. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Burger seconded

For: 4
Against: 2
Abstain: 0

Proposed resolution **11-37** passed 4-2.

Action Item: Proposed Resolution **11-38:** Authorization for Contract Authority – Phase II – Turner Special Projects – Can Can HVAC Unit

Joe presented the proposed resolution and stated that it has been determined that due to Phase II Construction work that a new rooftop HVAC unit for the Can Can is necessary. In addition, the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include a new rooftop HVAC unit for the Can Can along with all other associated work in an amount not to exceed \$81,000. Joe requested that the PDA Council enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$81,000 for the new rooftop HVAC

unit and all other associated work for the Can Can. Funding for this project will be drawn from NMTC2 proceeds.

Gerry Kumata moved, David Ghoddousi seconded

For: 6
Against: 0
Abstain: 0

Proposed resolution **II-38** passed unanimously.

Action Item: Proposed Resolution **II-39:** Authorization for Contract Authority – BN Builders – Corner Produce Tenant Improvement

Joe presented the resolution and stated that the PDA has entered into a construction contract with Turner Construction that will cover the entire Levy Project, to be made up of more than one component each separately bid and approved by the PDA Council. In addition, this component package is referred to as Phase III and includes all Levy work in the Economy, Soames/Dunn, and Stewart House Buildings.

Joe requested that the PDA Council authorizes a GC/CM construction contract amendment with Turner Special Projects in the form attached hereto as Exhibit A, not to exceed the amount of \$14,723,638 including 5% owner's contingency and sales tax, for the work in Phase III of the Renovation Project. \$2,343,410 will be drawn from NMTC2 funds and \$12,380,228 will be drawn from Levy funds.

David Ghoddousi moved, Bruce Burger seconded

For: 6
Against: 0
Abstain: 0

Proposed resolution **II-39** passed unanimously.

Action Item: Proposed Resolution **II-40:** Authorization for Contract Authority – BN Builders – Can Can Tenant Improvement

Joe presented the proposed resolution and stated it has been determined that due to Phase II Construction Impacts Can Can T.I. work is necessary consisting of the build back of this tenant's bar and other modifications due to seismic work. In addition, the PMPDA now wishes to contract with BN Builders for Can Can T.I. work in an amount not to exceed \$30,000.

Joe requested that the PDA Council authorize a construction contract with BN Builders for Can Can T.I. work in an amount not to exceed \$30,000. This work is to be funded with monies obtained from NMTC2.

David Ghoddousi moved, Gerry Kumata seconded

For: 6
Against: 0
Abstain: 0

Proposed resolution **II-40** passed unanimously.

Action Item: Proposed Resolution **II-41:** Authorization for Contract Authority – GC/CM Construction Contract with Turner Construction for the work in the Pike Place Market for Phase III of the Levy Project

Joe presented the proposed resolution and stated the PDA has entered into a construction contract with Turner Construction that will cover the entire Levy Project, to be made up of more than one component each

separately bid and approved by the PDA Council. In addition, the component package is referred to as Phase III and includes all Levy work in the Economy, Soames/Dunn, and Stewart House Buildings;

Joe requested that the PDA Council authorizes a GC/CM construction contract amendment with Turner Special Projects in the form attached hereto as Exhibit A, not to exceed the amount of \$14,723,638 including 5% owners contingency and sales tax, for the work in Phase III of the Renovation Project. \$2,343,410 will be drawn from NMTC2 funds and \$12,380,228 will be drawn from Levy funds.

David Ghoddousi moved, Gerry Kumata seconded

For: 6

Against: 0

Abstain: 0

Proposed resolution **11-41** passed unanimously.

V. Items for Consent Agenda

Resolutions 11-34, 11-36, 11-38, 11-39, 11-40, were moved to the consent agenda

VI. Public Comment

Buddy Foley – Buddy suggested on Seattle’s historic preservation convention and suggested the PDA should attend next year. Buddy commented on the renovation/reclad of the Stewart House.

VII. Adjournment

The meeting was adjourned at 5:42 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Ryan Yale, Executive Assistant