



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE Meeting Minutes

Monday, June 16th, 2008

4:30 p.m. to 6:00 p.m.

PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Patrick Kerr, Bruce Burger, David Ghoddousi

Other Council Members Present: John Finke,

Staff Present: Terry Plumb, Tamra Nisly, Carol Binder, Anita Neill, James Haydu, Joe Paar

Others Present: Duncan Thieme, Ellen Von Wandruszka, Dale Wittner, Ken Johnsen, Jan Oscherwitz, Lee Lockhart, Marlys Erickson, Richard Marshall, Geof Logan

The meeting was called to order at 4:35 p.m. by Bruce Lorig.

I. Administration

A. Approval of Agenda.

The agenda was approved by acclamation.

B. Approval of June 2nd, 2008 Minutes

Patrick requested corrections to the attendance record in the prior meeting minutes. It was so agreed.

The minutes were approved, with changes, by acclamation.

C. Announcements and Community Comments

II. Hillclimb Design

A. Committee Decision

Duncan gave an updated presentation of the Hillclimb Design noting that after another design charrette the staircase for the Hillclimb had been redesigned to include wider stairs in order to make it feel more welcoming and generous. He had also been working on options to increase the playground by moving the walls east but will continue to consult with structural engineers and cost estimators regarding potential problems and additional costs, Bruce B. asked if the goal was to increase the playground beyond the minimum footage required or to keep it the present size. Duncan responded that both were under consideration. Bruce L. stated that he hoped the Committee could reach a final conclusion regarding the stairs. Ken asked if the Committee could come to a consensus that the core elements on Western and the first two levels were going in the agreed upon direction while the area in the back and the elevator still needed further investigation. It was agreed that that two more weeks were needed in order to make a final decision on the structural elements if changes were to be done to move back the plazas and playground. Patrick asserted that he still had a problem with the big wall and the design of the handrail.

He was also concerned that these changes did not follow the guiding principals of the Charter and it would likely be difficult for them to be passed by the Historic Commission. Patrick noted that he was concerned with getting the levy money and still uncomfortable with procedures. Gerry stated that everyone agreed this was an improvement over two weeks ago, and looks much better and they should approve this new design.

After further discussion a motion was made for "Approval of the first two levels of the stairs as shown in the present drawings and continued exploration of additional space for the childcare center." Bruce Burger moved and Kumata seconded.

Bruce L. reworded the motion to approve the general concept as shown for the entire staircase and the elevator with the prevision that the architects review some of the details of the upper level and the access to the elevator along with other details.

Patrick wanted to make clear that he was not happy with the design. Bruce L. noted that there was general agreement regarding half of the design but some investigation still was needed for the other half and that the committee would review the results from the investigation in two weeks and then a decision would be made. A vote for the motion was called.

For: Lorig, Kumata, Burger, Ghoddousi,

Against: Kerr

Abstained:

The motion passed.

Duncan reported that the mechanical and plumbing designs were complete and that testing would be done on the piping materials later this week. He stated that the Electrical team met with City Light last week and they were informed that some revisions to the Hillclimb electrical vault and systems were necessary, but those revisions would not have significant impacts on the plan.

Duncan reported that the elevator in the Leland and the Fairley freight elevator to Western Avenue were both generally in good shape. He added that the Leland elevator did not appear to get much use because it was not open to the public and that the shaft for the Fairley elevator could accommodate a much larger elevator therefore this may be a consideration to add to the supplemental list once the recycling was moved down to Western Avenue.

III. Project Management Organization Chart

Carol reported that she and Ken put together an organizational chart for the Capital Renovation Project to help explain the process of the department and the project.

Carol discussed property management and their important role in communications with tenants about leases and services within that lease especially after the central systems are in place. Ken stated that it was necessary to decide who will be carrying out what function. Carol mentioned that she had Bill Stalder in mind to be the person to talk with tenants because he had a good rapport with them and that the property managers will take care of any leasing issues that arise. Ken expressed passionately that communication to the tenants is key.

Patrick inquired whether if Ken was hired by the PDA or by the Council. Bruce L. responded that Ken was hired by the PDA and reported to the Executive Director and the Executive Director reports to and works for the Council. Patrick stated that he wanted everything that Ken reported to Carol to also be reported to the Council and wanted to be included in all meetings and decisions regarding the design. Ken reassured Patrick that he will keep the Council informed of everything that was going on. Patrick exclaimed that there should be minutes at all meetings and they were not done at the last meeting. Others were not quite sure what meeting Patrick was referring to, as there were minutes of all the meetings and Patrick was at the last charrette.

Patrick asked if the As-Builts were complete and if he could get a copy as he had asked for them several times. Duncan said that he would get him what he had for the Hillclimb as the others were still being worked on.

IV. Plan for Moving Forward with the PDA Non-Levy Renovation Projects

A. Committee Decision

Ken reviewed the non-levy Work Program for other renovation projects noting that the hope was that the Committee could decide whether to move ahead or not and if so, figure where the money was going to come from. Bruce L. noted that it would be a good thing to bring up at the board retreat in the fall. Ken expressed that he would like to keep Duncan's team focused on the levy projects only and therefore someone else would need to complete this project. Bruce B. inquired as to when this committee would move forward with these projects. Bruce L. replied that it will probably occur in September or October. Carol felt that this was a bad time during because it could cause confusion about levy, it was suggested a better time would be November or December. Bruce B. noted that the schedule should also include time for public input, yet another reason to take more time with this.

John Finke inquired as to what was included in Phase Two and would like to see it included on the sheet. Carol responded that Phase Two included the Triangle, the Corner Market, the Sanitary, and the 1st and Pine buildings but most of the work would be structural. Bruce B. expressed concern that everything should be put up front regarding what is going to be worked on. Bruce L. inquired if a resolution was needed to bring this to Council and Carol responded yes and that a budget of 50K would be needed to complete the design work for the Non-Levy Renovation Projects. Patrick objected to converting the current PDA offices to retail space and moving the offices to the Downunder. Patrick grossly objected to spending the money before the levy passed.

Gerry made a motion and Bruce B. seconded to move to the Finance Committee and to Full Council approval for 50K for the Non-Levy study projects.

For: Lorig, Kumata, Burger

Opposed: David Ghoddousi, Patrick Kerr

Abstained:

The motion passed.

V. Electrical System Update

Joe Paar reported on electrical issues and how to resolve them. He reported that there was a need for larger service, better distribution and that they are considering a new digital metering system that would save space, save money, and provide valuable information and data points.

Joe reported four mechanical systems were reviewed; steam, all natural gas, vegetable oil with diesel secondary, and natural gas with diesel secondary. He described all four options and their projected costs and the pros and cons were discussed. He stated that natural gas looked better as a secondary option and that Seattle Steam was the least favorable option financially. Joe also stated that if energy costs go up higher than 5% the waste vegetable oil looked like a better option. Gerry was concerned that vegetable oil may have a street value as the price of crude oil goes up and there would be a need to put in the lease to provide this as a requirement. It was noted that the conversion would decrease tenants heating costs.

VI. Concerns of Committee Members

Bruce B. inquired as to when the next meeting would be held. Bruce L. responded that he would like to meet again in two weeks. It was decided that the next meeting would be in two weeks on Monday June 30th.

VII. Public Comment

Dale inquired if there was a cost breakout for each elevator. Carol noted that it was in the schematic estimate posted on the website. Dale exclaimed that someone should know what the cost of the elevators will be. John explained that the final cost was unknown due to the complexity of the answer and the level of design.

Dale inquired as to what kind of interruption the preschool will be experiencing during the construction. Carol responded that, Ellen, the daycare tenant would probably know better about the interruptions. It is planned that the childcare center will continue their service uninterrupted.

Geof Logan inquired as to when the budget cost estimates would be finalized. Ken responded that the cost estimates will be completed by November. Logan responded passionately that the public would be

expecting a certain level of detail in the report. John noted that this levy contains finer detail than other public levy's that have been put on the ballot and Logan agreed.

Richard Marshall commented that he is optimistic about the Preschool playground as long as it was executed properly. He noted a security concern for the elevator that goes directly to the school play yard and that it would be good if the elevator was ADA accessible. Ellen noted that it would be better for the childcare customers if the elevator let them off in front of the preschool then buzz themselves into the school.

Gerry left at 6:05 p.m.

Geof Logan noted that receiving information regarding the Preschool renovation was critical and asked if the levy failed would the preschool renovation go forward. Carol clarified that the preschool was part of the Non-Levy projects but was not one of the PDA projects.

VIII. Adjournment

The meeting was adjourned at 6:09 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant