



MarketFront Committee Meeting Minutes

Monday, April 13th, 2015
4:00 p.m. to 6:00 p.m.
The Classroom

Committee Members Present: Rico Quirindongo, Jackson Schmidt, Betty Halfon, David Ghoddousi

Other Council Members Present: Gloria Skouge, Patrick Kerr

Staff Present: Dianna Goodsell, Lillian Hochstein, Tamra Nisly, Patricia Gray

Others Present: Justine Kim, Carrie Holmes, Steve Doub, Bob Messina, Brian Lloyd

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 MarketFront March 9th, 2015 Meeting Minutes.
The minutes were approved by Acclamation

II. Announcements and Community Comments

Bob Messina commented on Interior MarketFront spaces inquiring if there are any places where we could allocate for public seating near the commercial area; he mentioned examples of public seating in the Market like with Flower Row and near the Daily Dozen space.

Patricia Gray, Capital Campaign Manager formally announced that the MarketFront groundbreaking ceremony would be held on May 20th, 11:00am at the project site. She added that Mayor Ed Murray has confirmed his participation in the groundbreaking ceremony, along with expected city officials. She further added that we are still in the preliminary planning process for the event, with a theme of “We are celebrating the Market’s past, present and future with the new MarketFront to come”. She will be going to the Market Historic Commission MHC this month for phase one of the MarketFront promotional signage throughout the Market; this will be dealing with how are we communicating with the people visiting the Market in what’s happening with the site. She noted that next month will be phase two of the MarketFront promotional signage. She lastly reported on the Campaign fundraising efforts, noting that a lot of the lead sponsors have come on board with the project as the project has becoming more real with actual commitments; in the last week they have raised over \$215,000.

III. Key Issues and Discussion Items

- A. Update on Budget Summary, Flow of Funds and Schedule - MarketFront project
Justine Kim, Project Manager and Ben Franz-Knight provided a review of the Marketfront Project Flow of Funds and Total Budget Summary. A copy of the MarketFront Budget Summary, Flow of Funds and Schedule was included with the PDA Council records. Justine Kim distributed an updated project budget summary which had included total project costs of \$71,763,250. She noted again that if things go well with a majority of the earth work and with construction, there could be room in the budget to add back some of the alternates that were previously removed from the total project costs.
- B. MarketFront Design Update - Plaza Canopy and Housing Color Palette
Steve Doub from Miller Hull presented a brief review of the MarketFront residential interior materials and palette design. He distributed several interior material samples for residential, including an updated color for the main vinyl tile flooring. Other interior finishes included the following:

Flooring:

Public Hallways - carpet tile with color in Obscura

Unit Main - vinyl tile in color Theorem

Unit Bathrooms - Sheet vinyl in color Charcoal

Walls - Painted gypsum wall board & paint grade wood trim in color Snow Bound

Doors - Clear finish white maple with hollow metal frames painted to match walls.

Casework - Clear finish white maple with stainless steel wire pulls

Unit Kitchen and Bathroom Countertops:

Typical Units - plastic laminate in color Jett Black

Vendor Units - solid surface in color Constellation

V. Action Items and Reports

- A. **Action Item:** Proposed Resolution **15-27:** Marketfront Project (PC1N) Miller Hull - Construction Administration

Justine Kim introduced **15-27:** Marketfront Project (PC1N) Miller Hull - Construction Administration to the Committee. The resolution 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, and; 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 PMPDA 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 PMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for the completion of Construction Administration responsibilities for a fee of \$680,000 and is now ready to enter into a contract for those services, and; now, therefore be it resolved that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Miller Hull in an amount not to exceed \$680,000 for Construction Administration services during the construction of the Waterfront Entrance project. Consistent with Resolution 15-07 and consistent with any subsequent Council resolutions, the contract for this work is contingent upon a successful bond sale and the PMPDA receiving a notice to proceed from the City of Seattle.

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

Jackson Schmidt moved, Rico Quirindongo seconded

For: Rico Quirindongo, Jackson Schmidt, Betty Halfon, David Ghoddousi

Against: 0

Abstained: 0

Resolution **15-27**: Marketfront Project (PC1N) Miller Hull - Construction Administration passed with a vote of 4-0-0.

B. Action Item: Proposed Resolution **15-28**: MarketFront (PC1N) Shiels Oblatz Johnsen, Inc. – Project Management Services

Justine Kim introduced **15-28**: MarketFront (PC1N) Shiels Oblatz Johnsen, Inc. – Project Management Services to the Committee. The resolution states that the Pike Place Market Preservation and Development Authority (“PMPDA”) 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 PMPDA 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 PMPDA has determined that Project Management services are necessary for the design, development and construction of the PC1-N project; and, whereas, the PMPDA executed a public process to select Shiels Oblatz Johnsen, Inc. and executed a contract for Project Management Services which is now complete; and, whereas, the PMPDA has successfully completed negotiations with Shiels Oblatz Johnsen, Inc. and established a scope of work for additional Project Management Services for Construction Administration services per the Consultant Project Management Services for PC1-N an amount not to exceed \$850,000; and now, therefore be it resolved that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a

contract for Project Management Services with Shiels Obletz Johnsen, Inc. in an amount not to exceed \$850,000 to provide Construction Administration for the execution of the Pike Place Market Waterfront Entrance project. Consistent with Resolution 15-07 and consistent with any subsequent Council resolutions, the contract for this work is contingent upon a successful bond sale and the PMPDA receiving a notice to proceed from the City of Seattle.

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

Jackson Schmidt moved, Rico Quirindongo seconded

For: Rico Quirindongo, Jackson Schmidt, Betty Halfon, David Ghoddousi

Against: 0

Abstained: 0

Resolution **15-28**: MarketFront (PC1N) Shiels Obletz Johnsen, Inc. – Project Management Services passed with a vote of 4-0-0.

c. Action Item: Proposed Resolution **15-29**: MarketFront Project (PC1N) Special Inspection Services – Mayes Testing Engineers, Inc.

Justine Kim introduced **15-29**: MarketFront Project (PC1N) Special Inspection Services – Mayes Testing Engineers, Inc. to the Committee. The resolution states 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 PMPDA 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 PMPDA has determined that Special Inspections Services are required for monitoring during construction for the MarketFront project; and, whereas, the PMPDA executed a public process to select Mayes Testing Engineers, Inc. to provide special inspection services; and, whereas, the PMPDA has successfully completed negotiations with Mayes Testing Engineers, Inc. to establish the scope and budget for the required special inspections scope of work necessary to complete the construction monitoring and is now ready to enter into a contract for services in an amount not to exceed \$230,000. Now, therefore be it resolved that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract for Special Inspection Services with Mayes Testing Engineers, Inc., in an amount not to exceed \$230,000 for the execution of the MarketFront project. Consistent with Resolution 15-07 and consistent with any subsequent Council resolutions, the contract for this work is contingent upon a successful bond sale and the PMPDA receiving a notice to proceed from the City of Seattle.

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

Jackson Schmidt moved, Rico Quirindongo seconded

For: Rico Quirindongo, Jackson Schmidt, Betty Halfon, David Ghoddousi

Against: 0

Abstained: 0

Resolution **15-29**: MarketFront Project (PC1N) Special Inspection Services – Mayes Testing Engineers, Inc. passed with a vote of 4-0-0.

D. Action Item: Proposed Resolution **15-30**: : MarketFront Project (PC1N) Sellen Pre-Construction Add Services and Early Works

Justine Kim introduced **15-30**: MarketFront Project (PC1N) Sellen Pre-Construction Add Services and Early Works to the Committee. The resolution 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, and; whereas, the PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor and enter into a contract with Sellen for Pre-Construction Services and adopted Resolution 15-01 approving PPMPDA to enter into an early works contract with Sellen for release of early work scope, and; whereas, PPMPDA has extended pre-construction services February 2015 – May 2015 due to delay in start of construction. Additionally Sellen has identified additional early work scope to set the project up and begin construction, and; now, therefore be it resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Sellen in an amount not to exceed \$66,000 for pre-construction services through May 2015 and additional NSS early works \$250,000 for a total of \$316,000.

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

Jackson Schmidt moved, Betty Halfon seconded

There was a friendly amendment made by David Ghoddousi to Proposed Resolution 15-30 which noted in the last paragraph “that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Sellen in an amount not to exceed \$ 316,000 which includes \$66,000 for pre-construction services through May 2015 and \$250,000 for additional NSS early works”.

For: Rico Quirindongo, Jackson Schmidt, Betty Halfon, David Ghoddousi

Against: 0

Abstained: 0

Resolution **15-30**: MarketFront Project (PC1N) Sellen Pre-Construction Add Services and Early Works passed with a vote of 4-0-0.

E. Report from Stakeholders Group

Haley Land was not present to report on the Stakeholders Group. The next Stakeholders meeting would be scheduled for April 20th at 4:30p.m.

VI. Items for the Consent Agenda

None

VII. Public Comment

None

VIII. Concerns of Committee Members

None

IX. Adjournment

The meeting was adjourned at 4:31pm by Rico Quirindongo, Chair

Meeting minutes submitted by:

Dianna Goodsell, Executive Administrator