



**Pike Place Market Preservation and Development Authority (PDA)**

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**ASSET MANAGEMENT COMMITTEE**  
**Meeting Minutes**

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**Monday July 23<sup>rd</sup>, 2012**  
**4:30 p.m. to 6:00 p.m.**  
**Atrium Conference Room**

**Committee Members Present: Patrick Kerr, Jill Andrews, David Ghoddousi, Gerry Kumata, Bruce Lorig, Mark Ellerbrook**

**Other Council Members Present: Gloria Skouge**

**Staff Present: Ben Franz-Knight, John Turnbull, Jennifer Maietta, Steve Nelson, Joe Paar, Bob Beckstrom, Tyler Jamison, Matt Holland, Dianna Goodsell**

**Others Present: Howard Aller, Paul Dunn**

The meeting was called to order at 4:30 p.m. by Patrick Kerr, Chair

**I. Administration**

- A. Approval of Agenda.  
Proposed resolutions 12-63 and 12-64 were moved to Section V, Item C.  
The agenda, as amended was approved by acclamation
- B. Approval of June 11<sup>th</sup>, 2012 Minutes  
The minutes were approved by acclamation.

**II. Announcements and Community Comments**

None

**III. Levy Phase III Update**

Joe Paar reported on the progress of Levy Phase III. He reported that the last phase of the Levy is concluding; commissioning is expected to be wrapped up in August while the windows on Western are being addressed. Overall the Levy has been on budget and on schedule.

**IV. Key Issues & Discussion Items**

- A. Update on Proposed Capital Projects
  - I. Flower Stair Row Removal  
Ben reported that Flower Stair Row removal project would not be pursued due economical and logistical reasons noted in the previous meetings.
  - II. Campus Directional Signage-  
Ben reported that there will be a resolution presented later this evening.

- III. Leland Fairly Wall along Pike Place -  
Steve Nelson presented several drawings of the Leland Fairly Wall, highlighting the core issues of where work needs to be completed with the wall. He discussed the specifications and process for replacement of the wall. He added that the windows will need to be re-glazed as well.

There was a brief discussion that followed.

Patrick Kerr inquired about the foundation of the wall in which Steve Nelson noted that it looks in good shape.

Bruce Lorig inquired about consulting with SRG in designing the wall.

Steve Nelson stated that designing a new wall will be a time consuming project in which we cannot afford to do at this time. He added that the wall is in such bad shape and needs repair immediately.

Ben Franz-Knight noted that we may have a month; we can look at some options in rebuilding this wall at present that we can look back further down the road. Patrick requested to bring the designs SRG had completed previously for next month's meeting.

*Gerry Kumata entered in at 4:38pm*

- IV. Fish Ice Melting-  
Ben Franz-Knight reported that the container is in place for the fish ice melting station; we are about a week and half out from getting the container hooked up. He added that we are excited to get the station up and running. He extended an invitation to tour the site if interested.
- V. Food Bank Lobby  
Joe Paar distributed drawings for the food bank layout. He added that the urgency to do this now is even more impertinent; if PCI-N gets built, the food bank loses access to their current site. There is expected to be a resolution next month on this issue.

*David Ghoddousi entered in at 4:47pm*

**V. Action Item(s)**

Patrick Kerr requested that proposed Resolutions 12-63 and 12-64 were moved until after closed session under Section V, Item C.

- A. **Action Item:** Proposed Resolution **12-37:** Proposed Contract with RMB Vivid Design Services for the Wayfinding Signage Project  
Jennifer Maietta introduced the resolution which states that the purpose of the design services is to implement design standards for signage related to uniformity of color pallet, fonts, images, form and consistency of look to define the perimeter of the Historic District; reflect and enhance the historic and eclectic character of the Market; provide solutions for building identification, tenant directories, access and amenity locations and street-level as well as vertical wayfinding; and create a system of symbols than The PDA solicited, issued an RFP and advertised in the DJC; Six proposals were received ranging from \$35,800 to \$96,000 and three firms selected to be interviewed based on the content and quality of their proposal to meet the proposed guidelines. RMB Vivid was selected as the preferred design firm receiving the highest ranking based upon the applicant's ability to meet the criteria set forth in the proposal in conjunction with prior experience demonstrating the firms ability to understand the eclectic nature of the Market and work within the Pike Place Market Historic District guidelines and processes. RMB Vivid has agreed to provide design services as outlined in the proposal an amount of \$38,950 plus project related expenses to include, but not limited to, fax, courier, color copies, laser prints, disks, film and presentation materials, etc. It be requested that the Pike Place Market PDA Council authorizes the PDA to enter into a contract with RMB Vivid for design services in an amount not to exceed \$45,000 to be paid from Other PDA Funds.

Gerry Kumata moved, Jill Andrews seconded

Approve: Jill Andrews, Gerry Kumata, Bruce Lorig  
Against: 0  
Abstain: Patrick Kerr

Resolution 12-37 passes with a vote 3-0-1

There was a brief discussion that followed.

Bruce Lorig noted his concerns, stating that wayfinding may be more than just signs. He also noted his concern over the parking garage; from the north, the signage is strong but on the south side it is poor.

Patrick Kerr noted that people do not read signs and does not believe this resolution will improve the issue.

*David Ghoddousi entered at 4:47 pm*

**B. Action Item: Proposed Resolution 12-61: Purchase of New Furniture for the Atrium and Elliot Bay Conference Rooms**

John introduced the resolution which proposes the purchasing of new furniture for the Economy Atrium and Elliot Bay Conference Rooms. The resolution requests that the PDA Council hereby approves the payment of \$12,722.04 (tax included) to Complete Office for the purchase of new furniture for the Atrium and Elliot Bay Conference Rooms. The funds will be drawn from the Capital Projects Budget, Accounting Code 160170-00.

Jill Andrews moved, Gerry Kumata seconded  
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig  
Against: David Ghoddousi  
Abstain: Patrick Kerr

There was a brief discussion that followed.

David Ghoddousi noted his concern over presenting a resolution for furniture already purchased.

Ben Franz-Knight noted that originally the furniture order total was under the amount required for a resolution; with delivery and assembly fees invoiced together, the ending amount required a resolution. He added that the furniture order did receive an invoice but was not going to be paid until there was approval from the Council.

Resolution 12-61 passes with a vote 3-1-1

**C. Action Item: Proposed Resolution 12-43: Authorization for Contract Authority - Install New Walk-in Cooler - Pine Building**

Tyler Jamison introduced the resolution which states that in order to provide cooler storage solutions for the farming community; the PMPDA has determined that a walk-in cooler is necessary for fresh farmer produce storage. The PMPDA has executed a competitive bid process for the installation of the new walk-in cooler. Let it be resolved that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with the following contractors: Cana Construction in an amount not to exceed \$17,612.83; Mobile Cooler Rentals in an amount not to exceed \$32,323.66 for the execution of installing a new walk-in cooler. A Resolution total not to exceed: \$49,936.49 The funds for this project will be drawn from the Capital Projects Budget, Pine Building Cooler Accounting Code 163725-00.

Gerry Kumata moved, David Ghoddousi seconded  
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi  
Against: 0  
Abstain: 0  
Resolution 12-43 passed unanimously

D. **Action Item:** Proposed Resolution **12-49:** Authorization for Contract Authority - Replace Failed

Windowpanes on West Elevation - Leland Residential

Bob Beckstrom introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined the 7<sup>th</sup> Floor window panes on the Leland Residential West side have failed. The PMPDA has executed a competitive bid process to replace these windows. It be requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Express Construction, Inc. in an amount not to exceed \$38,352.49, for the replacement of twenty-four windows and on the 7<sup>th</sup> floor Leland Residential West side.

The funds for this project will be drawn from the Capital Projects Budget, Accounting Code 163714-00.

David Ghoddousi moved, Gerry Kumata seconded

Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi

Against: 0

Abstain: 0

Resolution 12-49 passed unanimously

E. **Action Item:** Proposed Resolution **12-50:** Authorization for Contract Authority - Painting the Replaced Failed Windowpanes at South and West Elevations – Corner Market

Bob introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined the exterior and interior wood windows have deteriorated and requires repainting at the South and West elevations. The PMPDA has executed a competitive bid process to paint the exterior and interior of the wood windows. It be requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Reed Painting Company in an amount not to exceed \$15,850.02 for the execution of repainting the windowpanes. The funds for this project will be drawn from the Capital Projects Budget, Replace Failed Windowpanes at South and West Elevations Accounting Code 163703-00.

Gerry Kumata moved, David Ghoddousi seconded

Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi

Against: 0

Abstain: 0

Resolution 12-50 passed unanimously

F. **Action Item:** Proposed Resolution **12-56:** Authorization for Contract Authority - FOB Triangle Residential

Bob Introduced the resolution in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined the Triangle Residential keying system needs to be upgraded to our integrated Access Control System. The PMPDA has executed a competitive bid process to FOB the Triangle Residential. It be requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Reliable Security, Sound, Data in an amount not to exceed \$10,210.12, for the execution of providing and installing a MAXxess Access Control System. The funds for this project will be drawn from the Capital Projects Budget, FOB Triangle Residential Accounting Code 163723-00.

Gerry Kumata moved, Jill Andrews seconded

Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi

Against: 0

Abstain: 0

Resolution 12-56 passed unanimously

G. **Action Item:** Proposed Resolution **12-57:** Authorization for Contract Authority - FOB Sanitary Residential

Bob introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PMPDA has determined the Sanitary Residential keying system needs to be upgraded to our integrated Access Control System. The PMPDA has executed a competitive bid process to FOB the

Sanitary Residential. It be requested that the PMPDA Council authorizes the PMPDA Executive Director or his designee to enter into a contract with Reliable Security, Sound, Data in an amount not to exceed \$14,225.54, for the execution of providing and installing a MAXxess Access Control System. The funds for this project will be drawn from the Capital Projects Budget, FOB Sanitary Residential Accounting Code 163720-00.

Gerry Kumata moved, David Ghoddousi seconded  
 Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi  
 Against: 0  
 Abstain: 0

Resolution 12-57 passed unanimously

H. **Action Item:** Proposed Resolution **12-53:** Miscellaneous Expenses for Reconfiguration of Soames Dunn Interior and Retail Spaces

John introduced the resolution which states that the PDA Council has previously reviewed the PDA Other Funds and Capital Projects Priority list, which includes an allocation for the reconfiguration of the Soames Dunn interior and retail spaces in the amount of \$250,000. The PDA has in Resolution 12-44 approved the allocation of \$135,000 towards this project for renovation of the Chocolate and Ice Cream Delight Space and has been presented with another resolution for \$35,000 towards the Seattle Cutlery relocation that is associated with this project. There are additional work items required for this project, including relocation of ventilation ductwork, construction and demolition of partition walls, relocation of light fixtures, repair and refinishing of floors, replacement of windows and other miscellaneous repairs not to exceed an aggregate of \$80,000. It be requested that the Pike Place Market PDA Council authorizes an expenditure of not more than \$80,000 towards miscellaneous costs of the Soames Dunn Interior and Retail Space. Such funds to be allocated from Other PDA funds, account code 163221-00.

Gerry Kumata moved, David Ghoddousi seconded  
 Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi  
 Against: 0  
 Abstain: 0

Resolution 12-53 passed unanimously

**VI. Property Management**

A. Residential Property Management Report

John Turnbull reported that things are going favorably well; there will be five residential move-ins coming up. He added that the state auditors are in looking at the books and separately noted that issues had been largely resolved from the renovation move. He lastly added that Tyler Jamison has received several bids for the Stewart House interior which a resolution is expected to be presented next month.

*Closed session began at 5:23 p.m.*

B. Closed Session (RCW 42.30.110 [c])

- i. Review of Lease Proposals
- ii. New Lease - Farvabar Café - 1503 Pike Place #3A  
 Lease Renewal - Umai Sushi & Teriyaki - 91 Pike Street  
 Review of Delinquency Report
  - a) Vacancy Report
  - b) Current Lease Negotiations
- iv. Open Session: Approval of Lease Proposals

*Closed session ended at 6:04p.m.*

C. **Action Item:** Proposed Resolution **12-65:** Lease Proposals - July 2012:

Jennifer introduced the resolution which states the Lease Proposals for July 2012 below:

Pastakia & Associates, LLC

1 Year

September 1, 2012

Tejal Pastakia

Roberto's Venetian Ristorante & Bar Done Deal Enterprises, LLC	10 Years	August 1, 2012
Seattle Bagel Bakery AJ Ghambari & Monica Sanchez	2 Years	August 1, 2012
Ugly Baby & La Ru Rosalie Gale & Lauren Rudeck	1 Year	September 1, 2012
Seattle Cutlery Peter Bassiri	5 Years	July 1, 2012
Lamplight Books Lidia Icardi	3 Years	August 1, 2012
Milagros Heather Stockdale & Tom Perilstein	2 Years	July 1, 2012

Jill Andrews moved, Gerry Kumata seconded  
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi  
Against: 0  
Abstain: 0

Resolution 12-65 passed unanimously.

- D. **Action Item:** Proposed Resolution **12-63:** Reimbursement for Tenant Improvements for Done Deal Enterprises, LLC dba Roberto's Venetian Ristorante & Bar  
John Turnbull introduced the resolution which states that the premises currently known as 1501 Pike Place, Suite 200 is being developed from non-retail use to a full-scale retail restaurant use incorporating portions of the adjoining covered and open terraced areas and leased to Done Deal Enterprises, LLC dba Roberto's Venetian Ristorante & Bar, pending PDA Council approval, to operate a restaurant specializing in Italian food. The tenant improvement estimate, excluding plans and permits, provided by the Tenant's contractor and based upon the architecture plans approved by the Landlord and the Market Historical Commission is estimated to be \$966,766 dollars and anticipated to be approximately \$1.2 million all inclusive. The PDA has negotiated a tenant improvement allowance to be reimbursed to Done Deal Enterprises, LLC an amount not to exceed \$365,000 to include demolition, mechanical, electrical, plumbing, enclosing covered terrace with operable windows, installation of vent/shaft system for Type I hood and related permits. It be requested that the Pike Place Market PDA Council authorizes a tenant improvement allowance to be reimbursed to Done Deal Enterprises, LLC in an amount not to exceed \$365,000 to be allocated out of Other PDA funds.

David Ghoddousi moved, Gerry Kumata seconded  
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi  
Against: 0  
Abstain: 0

There was a brief discussion that followed.

Resolution 12-63 passed unanimously

- E. **Action Item:** Proposed Resolution **12-64:** Reimbursement for Tenant Improvements for Seattle Cutlery  
John Turnbull introduced the resolution which states the retail premises currently known as 1918 Pike Place incorporating approximately 870 sf and located in the Soames-Dunn building is a part of the larger Soames-Dunn building reconfiguration and currently occupied by Seattle Cutlery. As a result of the building construction the tenants are required to reinvest in their reconfigured space and the PDA has negotiated a new lease – pending PDA Council approval- including a tenant improvement allowance to be

reimbursed to Peter Basiri dba Seattle Cutlery an amount not to exceed \$35,000 for work completed by tenant's contractors to include electrical, mechanical, paint, floor finishing work and labor and materials to relocate or replace wall display systems, and an additional \$1,500 for labor to move existing cabinets and case work pending lease execution. It be requested that the Pike Place Market PDA Council authorizes a tenant improvement allowance to be reimbursed to Peter Basiri dba Seattle Cutlery in an amount not to exceed \$36,500 to be allocated out of Other PDA funds.

David Ghoddousi moved, Gerry Kumata seconded

Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi

Against: 0

Abstain: 0

Resolution 12-64 passed unanimously

**VII. Items for the Consent Agenda**

Resolutions 12-37, 12-43, 12-49, 12-50, 12-53, 12-56, 12-57, 12-64 and 12-65 were moved to the Consent Agenda.

**VIII. Public Comment**

None

**IX. Concerns of Committee Members**

None

**X. Adjournment**

The meeting was adjourned at 6:13 p.m. by Patrick Kerr, Chair.

Meeting minutes submitted by:

Dianna Goodsell, Administrative Services Coordinator