



Asset Management - Meeting Agenda

Date: Monday, March 11th, 2013

Time: 4:30 p.m. – 6:00 p.m.

Location: Elliott Bay Room (Top of the Economy Market)

Committee Members: Patrick Kerr (Chair), John Finke (Vice-Chair), Betty Halfon, David Ghoddousi, Gerry Kumata, Bruce Lorig, Tony Puma (Non-Voting), Joshua Anderson (Non-Voting), and Mark Ellerbrook (Non-Voting)

4:30pm I. Administrative: **Chair**
A. Approval of the Agenda
B. Approval of the February 11th, 2013 Meeting Minutes

4:35pm II. Announcements and Community Comments

4:40pm III. Levy Phase III Update **Ben Franz-Knight**
A. Update on Windows on Western and Permit Requirements

4:45pm IV. Key Issues & Discussion Items

A. Comprehensive Security Report **John Macklin**

B. Pike Place Street Uses and Wall Replacement Project **Tamra Nisly &
Ben Franz-Knight**

C. Atrium Kitchen Progress Update **John Turnbull**

D. Parking and Garage Strategy – Discussion of Goals and Approach **Ben Franz-Knight**

5:15pm V. Action Item(s)

A. **Action Item:** Proposed Resolution **13-16:** Authorization for Contract Authority – Depew, Inc. – Commissioning Services **Ben Franz-Knight**

B. **Action Item:** Proposed Resolution **13-19:** Authorization to Proceed with Atrium Kitchen Operational Plan **John Turnbull
Jennifer Maietta**

C. **Action Item:** Proposed Resolution **13-18:** Proposed Additional Funds for Contract with RMB Vivid for Manufacturing of Prototypes for the Wayfinding Signage Project

5:25pm VI. Property Management

A. Residential Property Management Report **John Turnbull**

B. Closed Session (RCW 42.30.110 [c]) **Jennifer Maietta**

I. Review of Lease Proposals

II. New Lease - Indi Chocolate - 1501 Pike Place #527

Lease Renewal - Le Pichet - 1933 First Ave

Lease Renewal - Unexpected Productions - 1428 Post Alley

III. Review of Delinquency Report

a. Vacancy Report

b. Current Lease Negotiations

IV. Real Property Negotiations – 1501 Western Avenue

C. Open Session: Approval of Lease Proposals

D. **Action Item:** Proposed Resolution **13-17:** Lease Proposals - March 2013 **Jennifer Maietta**

5:45pm VII. Resolution(s) to be Added to Consent Agenda

Chair



5:50pm VIII. Concerns of Committee Members

5:55pm IX. Public Comment

6:00pm X. Adjournment

Chair



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 13-16:

Authorization for Contract Authority – Depew, Inc. – Commissioning Services

MARCH 2013

WHEREAS, 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 promoting enterprises essential to the functioning of the Pike Place Market, including the preservation and expansion of the low-income residential community, the promotion and survival of small businesses, and the expansion of services to the public market community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has undertaken a major renovation of the Pike Place Market buildings, and many of the building systems have now reached the end of their useful life and are in need of major repair; and,

WHEREAS, the PPMPDA contracted with Depew, Inc. for Levy Commissioning work in April 2009 as originally authorized by the PDA Council in Resolutions 09-09 and 10-61 in the amount of 215,000 and now wishes to amend that contract to include additional commissioning services to close out the Levy work in an amount not to exceed \$10,000.

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to execute an amendment to the existing Depew, Inc. contract in an amount not to exceed \$10,000. Funding for this work will be drawn from Levy Proceeds.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:

Opposed:

Abstained:



Pike Place Market Preservation and Development Authority (PDA)

RESOLUTION 13-17:

Lease Proposals

MARCH 2013

<u>Tenant</u>	<u>Term</u>	<u>Start Date</u>
Indi Chocolate Erin Andrews	One (1) Year	April 1, 2013
Le Pichet James Drohman & Joanne Herron	Five (5) Years	January 1, 2012
Unexpected Productions Randall Dixon	Five (5) Years	March 1, 2013

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:

Against:

Abstained:



Pike Place Market Preservation and Development Authority (PDA)

LEASE SUMMARY

Date: 03/11/2013

Business Name/Owner: Indi Chocolate / Erin Andrews
Address/Building/Square feet: 1501 Pike Place #527 / Fairley/ 469 sf
Tenant Since: New Tenant
Primary Term: One (1) Year
Options: Two (2) Years
Use Description: The sale of locally produced chocolate, chocolate body care products

Business Name/Owner: Le Pichet
Address/Building/Square feet: James Drohman & Joanne Herron
Tenant Since: 1933 First Ave / Linvinston-Baker / 885 sf
Primary Term: 2000
Options: Five (5) Years
Use Description: Five (5) Years
Use Description: Café specializing in French cuisine and wine

Business Name/Owner: Unexpected Productions / Randall Dixon
Address/Building/Square feet: 1428 Post Alley / Economy / 5,968 sf
Tenant Since: 1991
Primary Term: Five (5) Year
Options: Five (5) Year
Use Description: Theater and Improvisational performance, Theater sports classes and corporate training



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 13-18:

**Proposed Additional Funds for Contract with RMB Vivid for
Manufacturing of Prototypes for the Wayfinding Signage Project**

MARCH 2013

- WHEREAS, Pike Place Market Preservation and Development Authority ("PPMPDA") was chartered by the City of Seattle pursuant to RCW 35.12.730 et. seq with the mission of performing renewal, rehabilitation, preservation, restoration, development, and nonprofit management of structures and open spaces in a manner that will initiate programs to expand food retailing; to promote the survival and predominance of small shops, marginal businesses, thrift shops, arts and crafts, other enterprises, activities and services which are essential to the functioning of the Public Market; and
- WHEREAS, The PDA Council approved RMB Vivid, Inc. to proceed with completion of design work and installation of prototypes; and
- WHEREAS, The total approved contract for services was in an amount not to exceed \$61,000 to to be paid from the Capital Projects Budget to include design work by RMB Vivid in the amount of 46,000, an estimate of \$13,000 for manufacturing of three prototypes and an additional \$2,000 contingency for additional variable project related expenses; and
- WHEREAS, The estimate of \$13,000 for fabrication was based on preliminary designs (October 2012), which were subsequently modified at the request of the PDA Council and Market Historical Commission resulting in increased production costs; and
- WHEREAS, The revised prototype design and manufacturing cost are now \$17,049.15 of which the \$13,000 original estimate and \$2,000 contingency will be applied for a remaining balance of \$2,049.15 plus additional variable project related expenses to include, but not limited to fax, courier, color copies, laser prints, disks, film and presentations materials, etc.

BE IT RESOLVED that the Pike Place Market PDA Council authorizes the PDA to increase the RMB Vivid for design services and prototypes from \$61,000 to \$64,000 due to required design changes, the additional \$3,000 to be paid from the 2013 Commercial Operating Budget.