



Pike Place Market Preservation and Development Authority (PDA)

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**CAPITAL RENOVATION COMMITTEE**  
**Meeting Minutes**

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**Monday August 9<sup>th</sup>, 2010**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: Gerry Kumata, Bruce Burger, Patrick Kerr, Jan Oscherwitz, Tony Puma**

**Other Council Members Present: Gloria Skouge**

**Staff Present: Carol Binder, Anita Neill, Joe Paar, John Turnbull**

**Others Present: Duncan Thieme**

The meeting was called to order at 4:31 p.m. by Gerry Kumata, Vice Chair on behalf of Bruce Lorig, Chair.

**I. Administration**

- A. Approval of Agenda.  
The agenda was approved by acclamation.
- B. Approval of July 12<sup>th</sup>, 2010 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments  
None

**II. Action Items**

- A. **Action Item:** Proposed Resolution **10-52:** Authorization for Contract Authority – SRG Partnership, Inc. – Architectural Services.  
Carol reviewed the resolution noting that the original contract was authorized in February of 2009 and an amendment was now needed to include Reimbursable Expenses and Contract Administration, as well as, the additional involvement of a Historic Architect. Joe further noted that additional CA expense was anticipated in the contract approved in February but was intentionally left out to be added when the details were known. Resolutions 10-53, 10-54 and 10-55 were also part of this plan and represented amendments. Funds for these were held in the contingency. Items would be added to the budget as they were approved

Bruce Burger moved Gerry Kumata seconded.

For: Bruce Burger, Gerry Kumata  
Against: Patrick Kerr  
Abstain:

Proposed resolution **10-52** passed.

B. **Action Item:** Proposed Resolution **10-53:** Authorization for Contract Authority – Pike Place Chowder Kitchen Relocation – Phase II – Turner Special Projects

Carol reviewed the resolution noting that it had been determined that the Pike Place Chowder kitchen must be relocated due to impacts from Phase II Renovation work. The work was intended to be funded through funds obtained from Phase II New Market Tax Credits (NMTC) QB2. Joe further explained in detail what the funds would be used for.

Bruce Burger moved and Gerry Kumata seconded.

For: Bruce Burger, Gerry Kumata

Against: Patrick Kerr

Abstain:

Proposed resolution **10-53** passed.

Bruce B asked Patrick why he opposed the resolution. Patrick responded that he did not think it was fair to spend so much money on one tenant. Carol noted that if the kitchen was not moved the business would not be able to run and would shut down. Since they were being displaced due to the renovations it was the landlord's responsibility to find an alternate location for the kitchen.

C. **Action Item:** Proposed Resolution **10-54:** Authorization for Contract Authority – Designer for Phase II Tenant Impacts.

Joe noted that it had been determined that Design Services were necessary for Phase II Tenant Improvements. He continued to review the resolution noting that numerous tenants would have significant impacts to their space due to the renovations. It was necessary to hire a design firm to configure the impacted spaces so they were functional for tenants after the renovations were complete. Carol noted that the scope of work was included as funded from the NMTC QB2.

Bruce Burger moved and Gerry Kumata seconded.

For: Bruce Burger, Gerry Kumata, Patrick Kerr

Against:

Abstain:

Proposed resolution **10-54** passed unanimously.

D. **Action Item:** Proposed Resolution **10-55:** Authorization for Contract Authority – Moving Services for Phase II Tenants.

Joe reviewed the resolution noting that it had been determined that moving services were necessary for Phase II tenants and the work was intended to be funded through funds obtained from Phase II NMTC QB2. A Request for Proposals had been solicited for movers in accordance with its purchasing guidelines and Reliable Moving was selected. Bruce B asked if tenants could solicit moving services on their own. Joe replied that they could and expenses reimbursed would come out of the amount in the resolution. Joe further noted that the amount was a 'not to exceed' amount. John explained some of the various locations where tenants would be moved to which included temporary 'trailers' to be located on Pike street.

Bruce Burger moved and Gerry Kumata seconded.

Bruce B proposed that in between the first and last sentence in the 'therefore be it resolved', there be clarification that amounts from any self allowance would be subtracted from the not to exceed total.

For: Bruce Burger, Gerry Kumata, Patrick Kerr

Against:

Abstain:

Proposed resolution **10-55** passed unanimously.

**III. Phase II Update**

Carol noted that the Phase II budget was now included in the Monthly Progress Report (MPR). Joe continued to report that contractors were on location and permits had been applied for or obtained including for the fire and sprinkler system. This was an important step before beginning the major renovations after the Labor Day weekend. The Sanitary rooftop deck demolition and renovation kicked off the beginning of Phase II earlier in the summer. Significant dry rot was discovered and major demolition was necessary.

**IV. Other Projects**

Carol reported that the activation of under utilized spaces in the Market was included as a component of Phase III. She handed out and reviewed the scope of proposals created by the Capital Renovation committee and noted that many had been eliminated and there were three important topics to address, the Preschool, relocation of the PDA offices and filling in the third level of the Economy Atrium. Carol further explained in detail the permanent location options for the Preschool and its playground. After reviewing the options of moving them to the second floor of the Downunder, it made the most sense for them to remain on the third level Downunder and use the Heritage Center as a playground. Less costly renovations to the third floor would be necessary and they would then have direct access to the Skybridge to the playground at the Heritage Center. This would allow the second level DU to be utilized for PDA office space and in turn the old PDA office space on Post Alley could be utilized for restaurant space or retail. Bruce B asked if the preschool remained in their current space would they utilize their state granted Tenant Improvement (TI) funds to payback the PDA for work already completed to the space. Carol responded that they would probably utilize those funds to bring their space up to code and complete permanent renovations since they were currently operating under temporary status. Carol noted that the Preschool was working with a project manager and were close to determining if they would remain on the third level of the Downunder and use the Heritage Center as their playground, dependant on licensing. There was some discussion on the possibility of utilizing the current PDA offices as retail and possible hindrances which included ADA difficulties. Bruce B noted that he would make a list of concerns and address them to full Council. Additionally it was decided that further analysis of the scope of proposals was necessary and would be discussed over the next few Capital Renovation meetings before bringing proposals forward to the full Council.

Joe created and distributed a business plan that was developed for incubator office space in the Economy, possible utilization of the second floor fill in. He noted that there was a demand in Downtown Seattle for small flexible office space for start-up companies and independent consultants. The preliminary concept included an estimate of costs and generated revenues. Jan noted that renting of the spaces could be administratively challenging. Carol replied that the PDA already was in the business of renting space daily in Daystall. Bruce B asked what the objective was to fill in the second level of the Economy Atrium and develop office space. Carol responded that it would help bridge the gap of revenues that were lost due to conversion of rentable space to public and systems space in the renovation. Tony noted his concern of the type of clientele the space would attract and suggested a trial run before committing to the project. There was further discussion and it was decided that drill down of the project and other priorities would need further consideration. Bruce B asked Joe to produce a cost estimate for filling in the second floor of the atrium.

**V. Items for the Consent Agenda**

Gerry proposed, and it was agreed, that proposed resolution 10-54 and 10-55 would be moved to the consent agenda.

**VI. Concerns of Council Members**

None

**VII. Public Comment**

None

**VIII. Adjournment**

The meeting was adjourned at 6:11 p.m. by Gerry Kumata, Vice Chair on behalf of Bruce Lorig, Chair.

Meeting minutes submitted by:  
Anita Neill, Executive Assistant