



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday September 13th, 2010
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke, Patrick Kerr, Joshua Anderson, Jan Oscherwitz, Tony Puma

Other Council Members Present: Gloria Skouge

Staff Present: John Turnbull, Anita Neill, Joe Paar

Others Present: Marlys Erickson, Ellen Greene, Duncan Thieme, Ingrid Krueger

The meeting was called to order at 4:30 p.m. by Bruce Lorig.

I. Administration

- A. Approval of Agenda.
John T requested to add resolution 10-63 to item II on the agenda, it was agreed.
The agenda was approved, as amended, by acclamation.
- B. Approval of August 9th, 2010 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Action Items

Action Item: Proposed Resolution 10-61: Authorization for Contract Authority – Commissioning – PPM Renovation Phase II.

Gerry Kumata joined at 4:33 p.m.

Joe reviewed the proposed resolution and the process involved. He noted that the commissioning agent was needed in order to verify that the new mechanical and electrical systems functioned as designed. The PPMPPDA solicited Requests for Proposals (RFP) for Commissioning and contracted with Dewpew for services in February 2009 and now wished to amend the contract to include commission services for phase II in an amount not to exceed \$100,000. There was some discussion on what was included and where the funds would be drawn from. David asked how many estimates were received. Joe responded that there were about 13 proposals procured back in February of 2009.

John Finke moved and Bruce Burger seconded.

For: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke, Patrick Kerr
Against:
Abstain:

Proposed resolution **10-61** passed unanimously.

Action Item: Proposed Resolution **10-63:** Authorization for Contract Authority – Purchasing of Temporary Vending Space and the Installation, Design, Fixtures, Permitting and Project Management of these Spaces.

John T reviewed the proposed resolution noting that several tenants in the Sanitary Building would be temporary closed down as a result of the Phase II renovations. Many tenants showed interest in continuing their businesses during the construction and a plan to provide temporary selling spaces on Pike was developed. John explained in detail the plan to have up to 6 customized containers built and outfitted with electricity, fixtures etc, and placed on Pike street. The first of these containers would be installed in mid October. The containers would be placed in such a way that there would be 3 feet of access space behind and 22 feet in front for vehicle / emergency vehicle access. Jan asked what would be done with the containers when they were no longer needed. John replied that they could be sold on eBay. Bruce B asked how long the containers would remain on the street. John replied, approximately from October 15th through May 1st.

John Finke moved and Gerry Kumata seconded.

For: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke, Patrick Kerr
Against:
Abstain:

Proposed resolution **10-63** passed unanimously.

Joe noted that originally this project was to be funded with New Market Tax Credits however the transaction had not closed yet and other funds designated for tenant mitigation would be used. Jan requested on behalf of the City formal documentation of this process.

John F proposed a motion to amend 10-63 to change the source of funding from NMTC to levy proceeds. David seconded. Patrick asked if this would affect the tenant mitigation funding. John T replied that it would not.

For: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke
Against: Patrick Kerr
Abstain:

The motion passed. John T requested that the amendment be made to the resolution before bringing forward to full Council.

While the committee waited for Turner to show up and give their presentation on the remaining agenda items there was some discussion about the possible preschool locations including their playground and what would the 2nd and 3rd levels of the Downunder be utilized for. There was also some discussion of possible PDA office locations and if the current office space could be used for retail. Bruce B asked Ellen if there were still plans to increase the childcare enrollment. Ellen replied that it was planned to increase their enrollment from 50 to 60.

John T spoke briefly on the renovations, Pike street was now being closed during the day in order to dig the trench and install piping, storage units in the Sanitary and Triangle have been cleared out, Turner now occupied space in the Sanitary. Tenants from the Sanitary have moved out, some to other locations within the Market. Scaffolding has been installed for the cleaning and fixing of the Atrium Skylight. The new walk-in coolers have been approved by MHC. On October 8 the new owner of City Fish would take over the store and would then be shut down for a couple of months for the renovations.

III. Discussion of Potential Daycare Locations

Duncan reviewed and explained the two possible locations for the Preschool. One option was for them to remain on the 3rd level of the Downunder and build out their storage and vacant space across the hall. The second option was to move to the 2nd level of the Downunder and build out the entire Western side with the exception of the space adjacent to the outdoor space on the Hillclimb. If the preschool remained on the 3rd level, the PDA offices could move into the 2nd level and utilize the front space as a common area, kitchen and reception area. At this time the Preschool was leaning towards moving to the second level. Bruce B asked if the Preschool still had their state funding and block grant. Ellen responded that the funds were still in tact. Bruce B and Bruce L requested cost estimates of the various options.

Bruce Lorig moved the motion to direct staff to further explore plans for the relocation of the preschool to the 2nd level of the Downunder and how to active retail space on the 3rd level. Patrick seconded the motion. John T noted that it would be necessary to amend the preschool leasehold accordingly. Gerry added that there should be further exploration of the uses for the outdoor space (playground) on the 2nd level of the Downunder. Bruce B noted that cost estimates should be put together for each use idea.

The motion passed unanimously.

IV. Discussion of Potential PDA Office Locations

(discussed above)

V. Discussion for Other Options for the Top Level of the Economy Building

Ingrid reviewed the proposed design drawings for the Economy Building. She noted that there would be minimal disruption to the Market Theater at the Post Alley level. Portions of the second level flooring would be modified to be flush with 1st avenue to create a platform of seating. There would also be the addition of a new glass and steel elevator. There was some discussion on how the designs would be affected by the South Arcade doors, at this time there was no plan to close the doors but it was a concern on how it may affect the designs. The top level of the atrium would be partially closed off to create additional office space, but a skylight would remain open through the floors. There was some concern by Council on the cost. Joe noted that the designs would not require seismic upgrades which kept the cost reasonable. There was further discussion on possible use of the space including leasing out office space or relocating the PDA offices there. John noted that use approval from MHC should not be a problem.

VI. Briefing on Phase III Design Status

Duncan reviewed the draft design drawings for the Somes Dunn building. He noted that the drawings did not take into account the sudden departure of Saigon Restaurant. He continued to review the drawings noting that the concept was to open up the building, reconfigure and expand existing business while creating more store front on Pike, installation of new glass roll up doors overhead, widening of the sidewalk for outdoor seating. These plans were tentative but plans were definite to move forward with closing off the current stairs and moving them to the back of the building, opening of new public restrooms and electrical upgrades. Duncan noted that the drawings were designed with the focus of increasing increase foot traffic and circulation to the back of the long and narrow building.

VII. Concerns of Committee Members

Jan asked what the plans were for transitioning the responsibility of the levy finances upon Carol's departure. There was some discussion on how to bridge the issue and it was decided that further discussion would be necessary to come to a conclusion.

VIII. Public Comment

None

IX. Adjournment

The meeting was adjourned at 6:11 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant