



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

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

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**Monday March 21<sup>st</sup>, 2011**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: John Finke, Bruce Burger, Bruce Lorig, David Ghoddousi, Patrick Kerr,**

**Other Council Members Present: Gloria Skouge**

**Staff Present: Ben Franz-Knight, Ryan Yale, Joe Paar, John Turnbull,**

**Others Present: Tony Puma, Duncan Thieme**

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

**I. Administration**

- A. Approval of Agenda.  
The agenda was approved by acclamation.
- B. Approval of February 14th, 2011 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments  
Announcements – None

**II. SRG Presentation – Final Design for Levy Phase III: Economy & Soames Dunn Building**

Duncan Thieme gave an overview of the proposed design work scheduled for the Economy Building and Soames Dunn Building.

A question and answer period followed

**III. Renovation Update - Joe Paar**

Joe Paar reported on the current progress made with the Renovations. Joe discussed the tenant build backs and the time frame at which the tenants will be able to return to their original space. In addition, Joe added that the renovation has been going extremely well and everything has followed very closely to the original proposed schedule. Joe mentioned the need for Tenant Improvements and stated that a more detailed description would be addressed with the resolutions presented later in the meeting.

**IV. NMTC I Update – Ben Franz-Knight**

**V. NMTC II Update – Ben Franz-Knight / Joe Paar**

**Action Item:** Proposed Resolution **II-19:** Authorization for Contract Authority - Vending Spaces on Pike Place

Joe presented the resolution by stating that The PDA staff has now deemed it necessary to install a fifth trailer on Pike Place for temporary selling spaces which will increase the previously approved budget in an amount not to exceed \$15,000; and, The PDA must also budget for the eventual removal of these five trailers in an amount not to exceed \$20,000. Joe asked that they amend the budget for temporary street vending spaces to increase from \$116,000 to \$151,000. Joe added that the Funding for this project will be drawn from NMTC2 proceeds.

Bruce Burger moved, John Finke seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, Patrick Kerr, Bruce Burger, John Finke.

Against: 0

Abstain: 0

Proposed resolution **II-19** passed unanimously.

**Action Item:** Proposed Resolution **II-20:** Authorization for Contract Authority – NMTC2 Floor, Plumbing, and Electrical work – BN Builders

Joe presented the resolution and stated that it has been determined that due to impacts from Phase II Renovation work several Tenant Improvement projects will be necessary. This work includes Floor, Plumbing, and Electrical work in the following businesses:

- Shy Giant
- Frank's Produce
- Quality Cheese

Joe added the PMPDA now wishes to contract with BN Builders for an amount not to exceed \$140,000 for the Floor, Plumbing, and Electrical work for the aforementioned businesses. Joe requested they enter into a contract with BN Builders in an amount not to exceed \$140,000 for the three Tenant projects specified above. This work is to be funded with monies obtained from NMTC2.

David moved, Bruce Burger seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, Patrick Kerr, John Finke.

Against: 0

Abstain: 0

Proposed resolution **II-20** passed unanimously.

**Action Item:** Proposed Resolution **II-21:** Authorization for Contract Authority – SHKS Architects – Architectural Services

Joe presented the resolution and stated the PMPDA contracted with SHKS Architects as authorized by the PDA Council in Resolution 10-54 and now wishes to amend that contract to include the following work:

- Design Services for Choice Produce Cooler Pad
- Design Services for Corner Produce
- Design Services for Jack's Fish Spot T.I.
- Design Services for Market Diner Storefront
- Design Services for Can Can

- Costs to expedite Design for Shaft in Sanitary Market

Joe requested the amendment to the existing SHKS contract in an amount not to exceed \$50,000. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, John Finke seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, Patrick Kerr, John Finke.

Against: 0

Abstain: 0

Proposed resolution **11-21** passed unanimously.

**Action Item:** Proposed Resolution **11-22:** Authorization for Contract Authority – SRG Partnership, Inc. – NMTC I Design

Joe presented the resolution and stated the PPMPDA and is now ready to amend this contract for further Design Work for NMTCI projects.

Joe requested that they amend the contract with the SRG Partnership, Inc. for New Markets Tax Credits I Design Work in an amount not to exceed \$135,000. The funds for this project will be drawn from NMTCI proceeds

Pat stated that \$135,000 seemed way too high and suggested the funds could be utilized better. Pat also questioned why the PDA should spend the \$135,000 on design work and asked if it was truly needed.

The committee

Bruce proposed an amendment to the resolution to reduce the total amount of the amended resolution not exceed \$25,000.

David Ghoddousi moved, John Finke seconded.

For: Bruce Lorig, David Ghoddousi, Bruce Burger, John Finke.

Against: Patrick Kerr

Abstain: 0

Proposed resolution **11-22** passed 4-1.

**Action Item:** Proposed Resolution **11-23:** Authorization for Contract Authority – SRG Partnership, Inc. – Architectural Services

Joe presented the resolution and stated that 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. Joe added the PPMPDA contracted with SRG Partnership for Design and Architectural Services for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 08-51 and 08-61 and now wishes to amend that contract to include increased Levy scope for the coordination of Phase III electrical permits, additional seismic work for Phase II, preliminary electrical design for digital meters in Stewart House, additional engineering support for Commissioning, the writing of a Tenant's Standards Manual, as well as, other miscellaneous design services in an amount not to exceed \$70,000.

Joe requested that an amendment to the existing SRG contract in an amount not to exceed \$70,000. Funding for this work will be drawn from Levy Proceeds.

John Finke moved, Bruce Burger seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, Patrick Kerr, John Finke.

Against: 0  
Abstain: 0

Proposed resolution **11-23** passed unanimously.

**Action Item:** Proposed Resolution **11-24:** Authorization for Contract Authority – NMTC2 – Turner Special Projects – Sanitary Shaft

Joe presented the resolution and stated it has been determined that code upgrades are required for the Sanitary Market Shaft due to Phase II Construction Impacts. He added that the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include the aforementioned project for an amount not to exceed \$200,000.

Joe requested they enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$200,000. This work is to be funded with monies obtained from NMTC2.

David moved, John Finke seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, John Finke.  
Against: 0  
Abstain: Patrick Kerr

Proposed resolution **11-24** passed 4-0

**Action Item:** Proposed Resolution **11-25:** Authorization for Contract Authority – NMTC2 – Sanitary Residential Apartment Build Backs

Joe presented the resolution and stated it has been determined that, due to shaft work impacts from Phase II Construction it is necessary to build back apartments in the Sanitary Market building. Joe added that the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include the aforementioned project for an amount not to exceed \$15,000.

Joe requested that they to enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$15,000. This work is to be funded with monies obtained from NMTC2.

Bruce Burger moved, John Finke seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, Patrick Kerr, John Finke.  
Against: 0  
Abstain: 0

Proposed resolution **11-25** passed unanimously.

John Finke left at 5:26

**Action Item:** Proposed Resolution **11-26:** Authorization for Contract Authority – NMTC2 – Mr. D's Interiors Buildout

Joe presented the resolution and stated that it has been determined that due to Phase II Construction Impacts it is necessary to do an Interior Buildout to Mr. D's. Joe added the PMPDA now wishes to contract with BN Builders for Mr. D's Interiors Buildout in an amount not to exceed \$130,000.

Joe requested that they enter into a construction contract with BN Builders in an amount not to exceed \$130,000. This work is to be funded with monies obtained from NMTC2.

David moved, Bruce Burger seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, and Patrick Kerr.  
Against: 0  
Abstain: 0

Proposed resolution **11-26** passed unanimously.

**Action Item:** Proposed Resolution **11-27:** Authorization for Contract Authority – Harris Refrigeration, Inc. – Cooler Boxes for Choice & Corner

Joe presented the resolution and stated that it has been determined that due to Phase II Renovation Impacts it is necessary to replace the cooler boxes in Choice Produce and Corner Produce. Joe added the PMPDA has executed a competitive bid process via the Small Works Contract Roster to do the aforementioned work and is ready to enter into a contract with Harris Refrigeration in an amount not to exceed \$15,000.

Joe requested they enter into a contract with Harris Refrigeration in an amount not to exceed \$15,000 for the cooler boxes in Choice Produce and Corner Produce. Funding for this project will be drawn from NMTC2 proceeds.

David moved, Bruce Burger seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, Patrick Kerr.  
Against: 0  
Abstain: 0

Proposed resolution **11-27** passed unanimously.

**Action Item:** Proposed Resolution **11-28:** Authorization for Contract Authority – WCCU Mechanical work – Phase II – Turner Special Projects

Joe presented the resolution and stated that it has been determined that cooler WCCU mechanical and electrical work for the Choice Produce cooler, the Corner Produce cooler, the Shy Giant cooler cases, and floor leveling for the Choice Produce cooler is necessary due to Phase II Construction work. Joe added the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include cooler WCCU mechanical and electrical work for the Choice Produce cooler, the Corner Produce cooler, the Shy Giant cooler cases, and floor leveling for the Choice Produce cooler in an amount not to exceed \$105,000.

Joe requested they enter into a GC/CM construction contract amendment with Turner Special Projects in the amount of \$105,000 for cooler WCCU mechanical and electrical work for the Choice Produce cooler, the Corner Produce cooler, the Shy Giant cooler cases, and floor leveling for the Choice Produce cooler. Funding for this project will be drawn from NMTC2 proceeds.

David moved, Bruce Burger seconded

For: Bruce Lorig, David Ghoddousi, Bruce Burger, and Patrick Kerr.

Against: 0  
Abstain: 0

Proposed resolution **11- 28** passed unanimously.

**Action Item:** Proposed Resolution **11-31**: Authorization for Contract Authority – Phase II – Turner Special Projects – Ageless Acupuncture

Joe presented the resolution and stated it has been determined that a new fan coil unit, as well as, other minor tenant improvements are necessary in Ageless Acupuncture due to Phase II Construction work. Joe added that the PMPDA contracted with Turner Special Projects for this major renovation in February 2009 as authorized by the PDA Council in Resolutions 09-50 and 10-27 and now wishes to amend that contract to include a new fan coil unit, as well as, other minor tenant improvements in Ageless Acupuncture in an amount not to exceed \$37,000.

Joe requested that the PDA enter into a GC/CM construction contract amendment with Turner Special Projects in an amount not to exceed \$37,000 for a new fan coil unit, as well as, other minor tenant improvements in Ageless Acupuncture. Funding for this project will be drawn from NMTC2 proceeds.

David Ghoddousi moved, Bruce Burger seconded

For: Bruce Lorig, David Ghoddousi, and Bruce Burger.  
Against: Patrick Kerr  
Abstain:

Proposed resolution **11-31** passed 3-1.

**VI. Items for Consent Agenda**

Resolutions 11-19, 11-20, 11-21, 11-22, 11-23, 11-24, 11-25, 11-26, 11-27, 11-28 and 11-31 were moved to the consent agenda

**VII. Public Comment**

None

**VIII. Adjournment**

The meeting was adjourned at 5:42 p.m. by Bruce Lorig.

Meeting minutes submitted by:  
Ryan Yale, Executive Assistant