



Waterfront Redevelopment - Meeting Agenda

Date: Monday, March 17th, 2014

Time: 4:00 p.m. – 6:00 p.m.

Location: Elliott Bay Room

Council Members: Jackson Schmidt (Chair), Patrick Kerr (Vice-Chair), James Savitt, Betty Halfon, John Finke and Rico Quirindongo

4:00pm	I. Administrative: A. Approval of Agenda B. Approval of the February 10 th , 2014 Meeting Minutes	Chair
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4:05pm	II. Closed Session A. Development Agreement - PC-I North (<i>Closed Session Per RCW42.30.110 (1)(b)</i>)	Chair
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4:25pm	III. Announcements and/or Community Comments	
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4:30pm	IV. Key Issues and Discussion Items A. Review of Pike Place Market Waterfront Entrance Cost Estimates B. Progress Update on Seneca Pro Forma	Ben Franz-Knight Ben Franz-Knight
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5:20pm	V. Action Items and Reports A. Action Item: Proposed Resolution 14-20: Pike Place Market Waterfront Entrance (PCIN) Miller Hull – Architectural Services, Construction Documentation B. Action Item: Proposed Resolution 14-21: Pike Place Market Waterfront Entrance (PCIN) – Shiels Oblatz Johnsen, Inc. – Project Management Services C. Action Item: Proposed Resolution 14-22: Pike Place Market Waterfront Entrance (PCIN) Commissioning Authorization D. Action Item: Proposed Resolution 14-23: Pike Place Market Waterfront Entrance (PCIN) Design Development and Construction Documents – Housing, Commercial and Parking E. Report from Stakeholders Group	Ben Franz-Knight Ben Franz-Knight Ben Franz-Knight Ben Franz-Knight Haley Land
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5:40pm	VI. Resolution(s) to be Added to Consent Agenda	
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5:45pm	VII. Public Comment	
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5:55pm	VIII. Concerns of Committee Members	
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6:00pm	IX. Adjournment	Chair
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Pike Place Market Waterfront Entrance PC1-N

Design Development Estimate Summary

Miller Hull 1-24-14



March 13, 2014

<i>DESCRIPTION</i>		<i>DD ESTIMATE TOTAL</i>	
2000 Sitework, Demolition		\$ 8,436,319	
3000 Concrete		\$ 10,061,326	
4000 Masonry		\$ 99,308	
5000 Metals		\$ 2,040,694	
6000 Woods, Plastics & Composites		\$ 1,732,979	
7000 Thermal & Moisture Protection		\$ 1,951,776	
8000 Doors & Windows		\$ 1,472,680	
9000 Finishes		\$ 854,881	
10000 Specialties		\$ 163,665	
11000 Equipment		\$ 134,375	
12000 Furnishings		\$ 250,629	
14000 Conveying Equipment		\$ 429,576	
15300 Sprinklers		\$ 469,591	
15400 Plumbing		\$ 1,604,107	
15500 HVAC		\$ 1,999,579	
16000 Electrical		\$ 1,916,906	
17000 Hoisting		\$ 1,031,759	
Subtotal Direct Costs		\$ 34,650,150	
Estimate Contingency -3%		\$ 1,023,024	
MACC Contingency -3%		\$ 1,023,024	
Subtotal		\$ 2,046,048	
Escalation -2%		\$ 722,937	
Subtotal		\$ 722,937	
Negotiated Support Services		\$ 3,889,822	
Fee & B&O Tax (As Bid)		\$ 1,030,000	
Subtotal		\$ 4,919,822	
Specified GCs (As Bid)		\$ 1,017,997	
Subtotal Indirect Costs		\$ 8,706,804	
Total Construction Cost		\$ 43,356,954	
Breakdown by Program Space			
	<i>GSF</i>	<i>\$/GSF</i>	
Parking	128,877	\$138.03	\$17,788,458
Commercial/Retail	11,741	\$230.22	\$2,703,014
Public/Non-Leasable Space	38,393	\$380.21	\$14,597,342
Housing	25,692	\$280.54	\$7,207,694
Site	-	-	\$1,060,446
Total	204,703	\$211.80	\$43,356,954
Alternates			
1 Add Allowance for Desimone Bridge Upgrade			\$637,732
2 Add Allowance for Heritage House Retrofit			\$674,202
3 Add Allowance for Public Signage			\$169,682
4 Add Allowance for Connecting Stair			\$149,433
6 Add Deployable Canopy @ Market Level			\$550,538



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 14-20

Pike Place Market Waterfront Entrance (PCIN) Miller Hull – Architectural Services, Construction Documentation

March 2014

WHEREAS, the 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, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and:

WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-IN that may directly affect the future of the Market.

WHEREAS, the PPMPDA has identified the Construction Document phase of design as the next segment of design work that is critical to successful design and construction; and,

WHEREAS, the PPMPDA executed a public process to select Miller Hull, and executed a contract for Schematic Design and Design Development phases, which are now complete; and,

WHEREAS, the PPMPDA has successfully completed negotiations with Miller Hull, and established a scope of work for completion of Construction Documents phase, for a fee of \$1,500,000 and is now ready to enter into a contract for services.

Now, therefore, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Miller Hull in an amount not to exceed \$1,500,000 for the execution of Construction Document services for Waterfront Entrance project.

The funds for this project will be drawn from 110630-01 – PCI-N State Funds and 110165-00 PCI-N City Funds.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:

Against:

Abstained:



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 14-21

Pike Place Market Waterfront Entrance (PCIN) – Shiels Obletz Johnsen, Inc. – Project Management Services

March 2014

- WHEREAS, the 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, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and;
- WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-IN that may directly affect the future of the Market.
- WHEREAS, the PPMPDA has determined that Project Management services are necessary for the design, development and construction of the PCI-N project; and,
- WHEREAS, the PPMPDA executed a public process to select Shiels Obletz Johnsen, Inc. and executed a contract for Project Management Services which is now complete; and,
- WHEREAS, the PPMPDA has successfully completed negotiations with Shiels Obletz Johnsen, Inc. and established a scope of work for additional Project Management Services (for Construction Documents phase of work) per the Consultant Project Management Services for PCI-N for an amount not to exceed \$250,000; and

Now, therefore, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract for Project Management Services with Shiels Obletz Johnsen, Inc. in an amount not to exceed \$250,000 for the execution Pike Place Market Waterfront Entrance project.

The funds for this project will be drawn from 110630-01 – PCI-N State Funds and 110165 PCI-N City Funds.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:
Against:
Abstained:



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 14-22

Pike Place Market Waterfront Entrance (PCIN) Commissioning Authorization

March 2014

- WHEREAS, the 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, among other things, preservation and rehabilitation of the structures and open spaces in the Market Historic District, and:
- WHEREAS in order to maintain the viability of the Pike Place Market and the PPMPDA has undertaken an effort to identify and address issues and opportunities related to the design of the Central Waterfront and the development of parcels adjacent to the Market including PC-IN that may directly affect the future of the Market.
- WHEREAS, the PPMPDA has determined that Commissioning Services are needed for successful design, construction and LEED Certification for the Pike Place Market Waterfront Entrance project; and,
- WHEREAS, the PPMPDA executed a public process to select Engineering Economics, Inc. and executed an initial contract for writing commissioning specifications necessary to achieve LEED Gold, which is now complete; and,
- WHEREAS, the PPMPDA has successfully completed negotiations with Engineering Economics, Inc. to establish the remaining commissioning scope of work necessary to achieve the LEED Gold commissioning criteria and is now ready to enter into a contract for services in an amount not to exceed \$50,000.

Now, therefore, BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract for Commissioning Services with Engineering Economics, Inc. in an amount not to exceed \$50,000 for the execution Pike Place Market Waterfront Entrance project.

The funds for this project will be drawn from 110630-01 – PCI-N State Funds and 110165 PCI-N City Funds.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:
Against:
Abstained:



Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 14-23

Pike Place Market Waterfront Entrance (PCIN) Design Development and Construction Documents – Housing, Commercial and Parking

March 2014

- WHEREAS, the 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 (“the Market”), including the preservation and expansion of the low-income residential community, the promotion of survival of small businesses, and the expansion of services to the public market community; and,
- WHEREAS the PPMPDA’s Charter states, “The purpose of the PDA is to provide a legal entity under RCW 35.21.730, *et seq.*, and City of Seattle Municipal Code Ch. 3.110 through which citizens may fulfill the aims and objectives of the Pike Place Market Historical District Ordinance 10045, the Historic Preservation Plan for the Pike Place Market Historical District and the redevelopment plan for the Pike Place urban renewal area. The PDA will also be concerned with the rehabilitation and redevelopment of the surrounding areas which may affect the character of the Market Historic District;” and,
- WHEREAS, the parcel known as PC 1 North (“PCIN”) is a much studied parcel in the Market Historic District, has long been considered a core part of Market development, and was historically the site of a municipal market from 1922 to 1974; and therefore the waterfront redevelopment project currently being studied and planned by the City of Seattle presents a opportunity for the Market and for the PDA to further fulfill its mission as stated in its Charter; and,
- WHEREAS the Pike Place Urban Renewal Plan adopted by ordinance by the City of Seattle in 1974 established priority uses for the future redevelopment of the PC-1 site, including PCIN, as part of the Market’s core and states that the PC-1 site “...should provide for the development of commercial, residential, and public spaces to complement the existing market activity;” and,
- WHEREAS the PDA Council adopted Resolution 11-77 identifying priority uses for PCIN and established a Waterfront Redevelopment Committee (“WRC”) to review existing design proposals and prepare design proposals for PCIN and adjacent areas; and,
- WHEREAS the WRC, working with staff and consultants has prepared a site analysis and a preliminary building program consisting of priority uses that support and complement the Market’s mission which were adopted by the PDA Council with Resolution 11-102; and,
- WHEREAS the PDA Council adopted Resolution 12-30 authorizing the hiring of Miller Hull Partnership to develop a preferred concept design for PCIN and adjacent areas informed by past design studies, the PPMHC Design Guidelines and established priority uses for PCIN, current and future identified Market needs, and through a collaborative design process working with the Market Community and the City of Seattle’s Central Waterfront Project design team and its consultants; and,
- WHEREAS the PDA Council adopted Resolution 12-62 authorizing PDA staff (including the Executive Director) and consultants, to focus their further design and development efforts upon the option designated as BB+; and,
- WHEREAS the PDA Council adopted Resolution 12-77 approving the PCIN Concept Design; and,

WHEREAS the PDA Council adopted Resolution 13-14 (Schematic Design) and Miller Hull has proceeded with design refinement including two public meetings, meetings with the Market Constituency, Market Historic Commission, and the WRC committee; and,

WHEREAS the PDA Council adopted Resolution 13-35 approving a contract with Beacon Housing Development Group specifically to provide recommendations for financing the low-income housing component of the Pike Place Market Waterfront Entrance project; and,

WHEREAS the PDA Council adopted Resolution 13-43 directing PDA staff and consultants to move forward with refinement of and planning for Housing Option 3 (a double loaded corridor) and to return in July for approval of Schematic Design; and,

WHEREAS the PDA Council adopted Resolution 13-49 approving concepts A, B and C and directed PDA staff and consultants to move forward with refinement of Schematic Design elements D (Roof Plaza) and E (Desimone Bridge) and move into Design Development.

Now, therefore, BE IT RESOLVED that

The PDA Council hereby approves the following key components, identified as A, B and C of Design Development;

- A. Parking: The garage entrance to parking is located on Western Avenue approximately 30 feet north of the south property line, allowing for a retail space at the SE corner of the site. A new entrance to the parking has been created from the Elliot Connector road at the lowest level. The design proves parking for approximately 300 cars.
- B. Retail: Approximately 12,867 square feet of high bay commercial space is provided at the Western Avenue level at primarily one elevation, + 88.5 feet (the north commercial area is at 90 feet). This facilitates maximum flexibility for various retail, restaurant and food/drink production spaces. Four mechanical shafts are provided for venting requirements for kitchen and food production equipment.
- C. Housing: Four floors of low-income housing occupy the site south of Desimone Bridge (per the BB+ Concept option). The design provides for fourth units averaging approximately 430 sq ft each. The housing project also includes laundry and common space. The housing lobby is location off Western Avenue; and,

BE IT FURTHER RESOLVED that,

The PDA Council directs staff and consultants including Miller Hull Partnership to further refine and develop costs estimates for the following concepts, identified as D, E and F as defined below, to include the consideration of public input received through surveys and community meetings held on March 4 and March 7, for inclusion into Construction Documents package;

- D. Roof Plaza Deployable Canopy: refinement of design for deployable canvas portion of plaza canopy,
- E. Central Stair Design: refinement of design of central landing including addition of elevator stop and direct elevator access,
- F. Down Under Connection: refinement of cost estimates for addition of one elevator stop in current south garage elevator, addition of pedestrian bridge over western at Level 3 and improvements to existing stair serving levels 3 and 4 on the east side of Western.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:
Against:
Abstained: