Asset Management - Meeting Agenda

Date: Monday, August 13th, 2012
Time: 4:30 p.m. – 6:00 p.m.

Committee Members: Patrick Kerr (Chair), John Finke (Vice-Chair), Jill Andrews, 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 Agenda
B. Approval of the Asset Management July 23rd Meeting Minutes

4:35pm  II. Announcements and Community Comments

4:40pm  III. Levy Phase III Update: Joe Paar

4:45pm  IV. Key Issues & Discussion Items: Ben Franz-Knight
A. Update on Proposed Capital Projects
   I. Campus Directional Signage
   II. Leland Fairly Wall along Pike Place
   III. Fish Ice Melting
   IV. Food Bank Lobby

5:05pm  V. Action Item(s): Tyler Jamison

5:25pm  VI. Property Management: John Turnbull
A. Residential Property Management Report
B. Closed Session (RCW 42.30.110 [cj])
   I. Review of Lease Proposals
      II. Lease Renewal - Daily Dozen Donuts - 94 Pike Street #6
      Lease Renewal - Daily Dozen Donuts - 94 Pike Street #330A
      Lease Renewal - Japanese Gourmet - 82 Stewart Street
   III. Review of Delinquency Report
      a. Vacancy Report
      b. Current Lease Negotiations
C. Open Session: Approval of Lease Proposals

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

5:50pm  VIII. Public Comment
5:55pm  IX. Concerns of Committee Members

6:00pm  X. Adjournment  

Chair
Committee Members Present: Patrick Kerr, Jill Andrews, David Ghoddousi, Gerry Kumata, Bruce Lorig, Mark Ellerbrook

Other Council Members Present: Gloria Skouge

Staff Present: Ben Franz-Knight, John Turnbull, Jennifer Maietta, Steve Nelson, Joe Paar, Bob Beckstrom, Tyler Jamison, Matt Holland, Dianna Goodsell

Others Present: Howard Aller, Paul Dunn

The meeting was called to order at 4:30 p.m. by Patrick Kerr, Chair

I. Administration
   A. Approval of Agenda.
      Proposed resolutions 12-63 and 12-64 were moved to Section V, Item C.
      The agenda, as amended was approved by acclamation
   
   B. Approval of June 11th, 2012 Minutes
      The minutes were approved by acclamation.

II. Announcements and Community Comments
    None

III. Levy Phase III Update
    Joe Paar reported on the progress of Levy Phase III. He reported that the last phase of the Levy is concluding; commissioning is expected to be wrapped up in August while the windows on Western are being addressed. Overall the Levy has been on budget and on schedule.

IV. Key Issues & Discussion Items
   A. Update on Proposed Capital Projects
      I. Flower Stair Row Removal
         Ben reported that Flower Stair Row removal project would not be pursued due economical and logistical reasons noted in the previous meetings.
      
      II. Campus Directional Signage
         Ben reported that there will be a resolution presented later this evening.
III. Leland Fairly Wall along Pike Place -
Steve Nelson presented several drawings of the Leland Fairly Wall, highlighting the core issues of where work needs to be completed with the wall. He discussed the specifications and process for replacement of the wall. He added that the windows will need to be re-glazed as well.

There was a brief discussion that followed.

Patrick Kerr inquired about the foundation of the wall in which Steve Nelson noted that it looks in good shape.

Bruce Lorig inquired about consulting with SRG in designing the wall.

Steve Nelson stated that designing a new wall will be a time consuming project in which we cannot afford to do at this time. He added that the wall is in such bad shape and needs repair immediately.

Ben Franz-Knight noted that we may have a month; we can look at some options in rebuilding this wall at present that we can look back further down the road. Patrick requested to bring the designs SRG had completed previously for next month’s meeting.

Gerry Kumata entered in at 4:38pm

IV. Fish Ice Melting
Ben Franz-Knight reported that the container is in place for the fish ice melting station; we are about a week and half out from getting the container hooked up. He added that we are excited to get the station up and running. He extended an invitation to tour the site if interested.

V. Food Bank Lobby
Joe Paar distributed drawings for the food bank layout. He added that the urgency to do this now is even more pertinent; if PC1-N gets built, the food bank loses access to their current site. There is expected to be a resolution next month on this issue.

David Ghoddousi entered in at 4:47pm

V. Action Item(s)
Patrick Kerr requested that proposed Resolutions 12-63 and 12-64 were moved until after closed session under Section V, Item C.

A. Action Item: Proposed Resolution 12-37: Proposed Contract with RMB Vivid Design Services for the Wayfinding Signage Project
Jennifer Maietta introduced the resolution which states that the purpose of the design services is to implement design standards for signage related to uniformity of color pallet, fonts, images, form and consistency of look to define the perimeter of the Historic District; reflect and enhance the historic and eclectic character of the Market; provide solutions for building identification, tenant directories, access and amenity locations and street-level as well as vertical wayfinding; and create a system of symbols.

The PDA solicited, issued an RFP and advertised in the DJC; Six proposals were received ranging from $35,800 to $96,000 and three firms selected to be interviewed based on the content and quality of their proposal to meet the proposed guidelines. RMB Vivid was selected as the preferred design firm receiving the highest ranking based upon the applicant’s ability to meet the criteria set forth in the proposal in conjunction with prior experience demonstrating the firms ability to understand the eclectic nature of the Market and work within the Pike Place Market Historic District guidelines and processes. RMB Vivid has agreed to provide design services as outlined in the proposal an amount of $38,950 plus project related expenses to include, but not limited to, fax, courier, color copies, laser prints, disks, film and presentation materials, etc. It be requested that the Pike Place Market PDA Council authorizes the PDA to enter into a contract with RMB Vivid for design services in an amount not to exceed $45,000 to be paid from Other PDA Funds.

Gerry Kumata moved, Jill Andrews seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig  
Against: 0  
Abstain: Patrick Kerr

Resolution 12-37 passes with a vote 3-0-1

There was a brief discussion that followed.

Bruce Lorig noted his concerns, stating that wayfinding may be more than just signs. He also noted his concern over the parking garage; from the north, the signage is strong but on the south side it is poor.

Patrick Kerr noted that people do not read signs and does not believe this resolution will improve the issue.

David Ghoddousi entered at 4:47 pm

B. **Action Item:** Proposed Resolution 12-61: Purchase of New Furniture for the Atrium and Elliot Bay Conference Rooms  
John introduced the resolution which proposes the purchasing of new furniture for the Economy Atrium and Elliot Bay Conference Rooms. The resolution requests that the PDA Council hereby approves the payment of $12,722.04 (tax included) to Complete Office for the purchase of new furniture for the Atrium and Elliot Bay Conference Rooms. The funds will be drawn from the Capital Projects Budget, Accounting Code 160170-00.

Jill Andrews moved, Gerry Kumata seconded  
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig  
Against: David Ghoddousi  
Abstain: Patrick Kerr

There was a brief discussion that followed.

David Ghoddousi noted his concern over presenting a resolution for furniture already purchased.

Ben Franz-Knight noted that originally the furniture order total was under the amount required for a resolution; with delivery and assembly fees invoiced together, the ending amount required a resolution. He added that the furniture order did receive an invoice but was not going to be paid until there was approval from the Council.

Resolution 12-61 passes with a vote 3-1-1

C. **Action Item:** Proposed Resolution 12-43: Authorization for Contract Authority - Install New Walk-in Cooler - Pine Building  
Tyler Jamison introduced the resolution which states that in order to provide cooler storage solutions for the farming community; the PPMPDA has determined that a walk-in cooler is necessary for fresh farmer produce storage. The PPMPDA has executed a competitive bid process for the installation of the new walk-in cooler. Let it be resolved that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with the following contractors: Cana Construction in an amount not to exceed $17,612.83; Mobile Cooler Rentals in an amount not to exceed $32,323.66 for the execution of installing a new walk-in cooler. A Resolution total not to exceed: $49,936.49 The funds for this project will be drawn from the Capital Projects Budget, Pine Building Cooler Accounting Code 163725-00.

Gerry Kumata moved, David Ghoddousi seconded  
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi  
Against: 0  
Abstain: 0  
Resolution 12-43 passed unanimously
D. **Action Item:** Proposed Resolution 12-49: Authorization for Contract Authority - Replace Failed Windowpanes on West Elevation - Leland Residential

Bob Beckstrom introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined the 7th Floor window panes on the Leland Residential West side have failed. The PPMPDA has executed a competitive bid process to replace these windows. It be requested that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Express Construction, Inc. in an amount not to exceed $38,352.49, for the replacement of twenty-four windows and on the 7th floor Leland Residential West side. The funds for this project will be drawn from the Capital Projects Budget, Accounting Code 163714-00.

David Ghoddousi moved, Gerry Kumata seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against: 0
Abstain: 0

Resolution 12-49 passed unanimously

E. **Action Item:** Proposed Resolution 12-50: Authorization for Contract Authority - Painting the Replaced Failed Windowpanes at South and West Elevations – Corner Market

Bob introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined the exterior and interior wood windows have deteriorated and requires repainting at the South and West elevations. The PPMPDA has executed a competitive bid process to paint the exterior and interior of the wood windows. It be requested that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Reed Painting Company in an amount not to exceed $15,850.02 for the execution of repainting the windowpanes. The funds for this project will be drawn from the Capital Projects Budget, Replace Failed Windowpanes at South and West Elevations Accounting Code 163703-00.

Gerry Kumata moved, David Ghoddousi seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against: 0
Abstain: 0

Resolution 12-50 passed unanimously

F. **Action Item:** Proposed Resolution 12-56: Authorization for Contract Authority - FOB Triangle Residential

Bob introduced the resolution in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined the Triangle Residential keying system needs to be upgraded to our integrated Access Control System. The PPMPDA has executed a competitive bid process to FOB the Triangle Residential. It be requested that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Reliable Security, Sound, Data in an amount not to exceed $10,210.12, for the execution of providing and installing a MAXxess Access Control System. The funds for this project will be drawn from the Capital Projects Budget, FOB Triangle Residential Accounting Code 163723-00.

Gerry Kumata moved, Jill Andrews seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against: 0
Abstain: 0

Resolution 12-56 passed unanimously

G. **Action Item:** Proposed Resolution 12-57: Authorization for Contract Authority - FOB Sanitary Residential

Bob introduced the resolution which states that in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined the Sanitary Residential keying system needs to be upgraded to our integrated Access Control System. The PPMPDA has executed a competitive bid process to FOB the
Sanitary Residential. It be requested that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Reliable Security, Sound, Data in an amount not to exceed $14,225.54, for the execution of providing and installing a MAXxess Access Control System. The funds for this project will be drawn from the Capital Projects Budget, FOB Sanitary Residential Accounting Code 163720-00.

Gerry Kumata moved, David Ghoddousi seconded
Approve:   Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against:   0
Abstain:   0

Resolution 12-57 passed unanimously

H. Action Item: Proposed Resolution 12-53: Miscellaneous Expenses for Reconfiguration of Soames Dunn Interior and Retail Spaces

John introduced the resolution which states that the PDA Council has previously reviewed the PDA Other Funds and Capital Projects Priority list, which includes an allocation for the reconfiguration of the Soames Dunn interior and retail spaces in the amount of $250,000. The PDA has in Resolution 12-44 approved the allocation of $135,000 towards this project for renovation of the Chocolate and Ice Cream Delight Space and has been presented with another resolution for $35,000 towards the Seattle Cutlery relocation that is associated with this project. There are additional work items required for this project, including relocation of ventilation ductwork, construction and demolition of partition walls, relocation of light fixtures, repair and refinishing of floors, replacement of windows and other miscellaneous repairs not to exceed an aggregate of $80,000. It be requested that the Pike Place Market PDA Council authorizes an expenditure of not more than $80,000 towards miscellaneous costs of the Soames Dunn Interior and Retail Space. Such funds to be allocated from Other PDA funds, account code 163221-00.

Gerry Kumata moved, David Ghoddousi seconded
Approve:   Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against:   0
Abstain:   0

Resolution 12-53 passed unanimously

VI. Property Management

A. Residential Property Management Report

John Turnbull reported that things are going favorably well; there will be five residential move-ins coming up. He added that the state auditors are in looking at the books and separately noted that issues had been largely resolved from the renovation move. He lastly added that Tyler Jamison has received several bids for the Stewart House interior which a resolution is expected to be presented next month.

Closed session began at 5:23 p.m.

B. Closed Session (RCW 42.30.110 [c])
   i. Review of Lease Proposals
   ii. New Lease - Farvahar Café - 1503 Pike Place #3A
      Lease Renewal - Umai Sushi & Teriyaki - 91 Pike Street
      Review of Delinquency Report
      a) Vacancy Report
      b) Current Lease Negotiations
   iv. Open Session: Approval of Lease Proposals

Closed session ended at 6:04 p.m.

C. Action Item: Proposed Resolution 12-65: Lease Proposals - July 2012:

Jennifer introduced the resolution which states the Lease Proposals for July 2012 below:

Pastakia & Associates, LLC  
1 Year  
September 1, 2012
Tejal Pastakia

Roberto’s Venetian Ristorante & Bar
Done Deal Enterprises, LLC
10 Years
August 1, 2012

Seattle Bagel Bakery
AJ Ghambari & Monica Sanchez
2 Years
August 1, 2012

Ugly Baby & La Ru
Rosalie Gale & Lauren Rudeck
1 Year
September 1, 2012

Seattle Cutlery
Peter Bassiri
5 Years
July 1, 2012

Lampight Books
Lidia Icardi
3 Years
August 1, 2012

Milagros
Heather Stockdale & Tom Perilstein
2 Years
July 1, 2012

Jill Andrews moved, Gerry Kumata seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against: 0
Abstain: 0

Resolution 12-65 passed unanimously.

D. Action Item: Proposed Resolution 12-63: Reimbursement for Tenant Improvements for Done Deal Enterprises, LLC dba Roberto’s Venetian Ristorante & Bar

John Turnbull introduced the resolution which states that the premises currently known as 1501 Pike Place, Suite 200 is being developed from non-retail use to a full-scale retail restaurant use incorporating portions of the adjoining covered and open terraced areas and leased to Done Deal Enterprises, LLC dba Roberto’s Venetian Ristorante & Bar, pending PDA Council approval, to operate a restaurant specializing in Italian food. The tenant improvement estimate, excluding plans and permits, provided by the Tenant’s contractor and based upon the architecture plans approved by the Landlord and the Market Historical Commission is estimated to be $966,766 dollars and anticipated to be approximately $1.2 million all inclusive. The PDA has negotiated a tenant improvement allowance to be reimbursed to Done Deal Enterprises, LLC an amount not to exceed $365,000 to include demolition, mechanical, electrical, plumbing, enclosing covered terrace with operable windows, installation of vent/shaft system for Type I hood and related permits. It be requested that the Pike Place Market PDA Council authorizes a tenant improvement allowance to be reimbursed to Done Deal Enterprises, LLC in an amount not to exceed $365,000 to be allocated out of Other PDA funds.

David Ghoddousi moved, Gerry Kumata seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against: 0
Abstain: 0

There was a brief discussion that followed.

Resolution 12-63 passed unanimously.

E. Action Item: Proposed Resolution 12-64: Reimbursement for Tenant Improvements for Seattle Cutlery

John Turnbull introduced the resolution which states the retail premises currently known as 1918 Pike Place incorporating approximately 870 sf and located in the Soames-Dunn building is a part of the larger Soames-Dunn building reconfiguration and currently occupied by Seattle Cutlery. As a result of the building construction the tenants are required to reinvest in their reconfigured space and the PDA has negotiated a new lease – pending PDA Council approval including a tenant improvement allowance to be
reimbursed to Peter Basiri dba Seattle Cutlery an amount not to exceed $35,000 for work completed by tenant’s contractors to include electrical, mechanical, paint, floor finishing work and labor and materials to relocate or replace wall display systems, and an additional $1,500 for labor to move existing cabinets and case work pending lease execution. It be requested that the Pike Place Market PDA Council authorizes a tenant improvement allowance to be reimbursed to Peter Basiri dba Seattle Cutlery in an amount not to exceed $36,500 to be allocated out of Other PDA funds.

David Ghoddousi moved, Gerry Kumata seconded
Approve: Jill Andrews, Gerry Kumata, Bruce Lorig, David Ghoddousi
Against: 0
Abstain: 0

Resolution 12-64 passed unanimously

VII. Items for the Consent Agenda
Resolutions 12-37, 12-43, 12-49, 12-50, 12-53, 12-56, 12-57, 12-64 and 12-65 were moved to the Consent Agenda.

VIII. Public Comment
None

IX. Concerns of Committee Members
None

X. Adjournment
The meeting was adjourned at 6:13 p.m. by Patrick Kerr, Chair.

Meeting minutes submitted by:
Dianna Goodsell, Administrative Services Coordinator
Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 12-66


August 2012

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, 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 and community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the Livingston Baker Hot Water Loop has deteriorated and needs to be replaced;

WHEREAS, the PPMPDA has executed a competitive bid process for the design services for replacing the hot water loop.

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with SABA Architects in an amount not to exceed $13,091.10 for the execution of designing the new hot water loop at the Livingston Baker Building.

The funds for this project will be drawn from the Capital Projects Budget, Replace Livingston Building Residential Hot Water Loop, 163715-00

____________________________________
Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For:  
Opposed:  
Abstained:
Proposed Resolution: Design Services for the Livingston Baker Residential Hot Water Loop Replacement

Proposed Resolution Costs: $13,091.10

Current Budget: $150,000

Account: Capital Projects

Accounting Code: 163715-00

- Project Description:
  The Livingston Baker Building’s hot water loop has begun to deteriorate and needs to be replaced.

- Scope:
  The purpose of this project is to replace the residential hot water loop at the Livingston Baker Building. The loop has numerous temporary patches installed by maintenance.

- Bid process:
  Three (3) architects were solicited for this project and we received three (3) proposals.
  1. SABArchtiects $11,901 ($13,091.10 w/ tax and contingency)
  2. SHKS Architects $22,375
  3. Cornerstone Architects $31,200
Pike Place Market Preservation and Development Authority (PDA)

Proposed Resolution 12-67

Authorization for Contract Authority – Modernize Skybridge Elevator Equipment

August 2012

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, 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 and community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the Garage Skybridge Elevator equipment has reached the end of its life cycle and some parts are no longer available.

WHEREAS, the PPMPDA has executed a competitive bid process to modernize all of the elevator equipment.

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Schindler Elevator in an amount not to exceed $516, 467.92, for the execution of modernizing elevator equipment.

The funds for this project will be drawn from Capital Projects Budget.

Accounting Code 163711-00.

Gloria Skouge, Secretary/Treasurer

Date Approved by Council:

For:
Opposed:
Abstained:
Asset Management Committee, August 13, 2012
Proposed Resolution #12-67 Description

Proposed Resolution: Modernize Skybridge Elevator Equipment – Garage

Proposed Resolution Costs: $516,467.92

Current Budget: $400,000

Account: Capital Projects

Accounting Code: 163711-00

- Project Description:
  Modernize all the Skybridge Elevator equipment

- Scope:
  The purpose of this project is to replace all the elevator equipment associated with both Garage elevators.

- Bid process:
  Solicited three contractors and received three bids:

  - Schindler $469,516.29 ($516,467.92 with 10% contingency).
  - Kone $514,650.00
  - Thyssen $522,173.75
  - Eltec $525,779.58

  Hoist way Motors Will Replaced with Gearless Machines
PROPOSED RESOLUTION 12-68

Authorization for Contract Authority – Renewal of Stewart House Section 8 Contract Rent Subsidy

AUGUST 2012

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, 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 and community; and,

WHEREAS, pursuant to this mission the PPMPDA has developed and operates affordable and low-income housing in its properties, one of which is the Stewart House with 48 low income senior housing apartments whose tenants receive federal Section 8 rent subsidies; and,

WHEREAS, the PPMPDA has the opportunity to renew the Section 8 contract for a period of 20 years, with provisions that provide for regular adjustments of rent to reflect market conditions and operating costs,

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or her designee to enter into a contract with the US Department of Housing and Urban Development to renew the Project Based Section 8 contract for the Stewart House WA198023004 for a period of twenty (20) years commencing August 11, 2012.

Gloria Skouge, Secretary/Treasurer

______
Date

Date Approved by Council:

For:

Against:
The Stewart House has operated with a rent supplement contract since construction of 48 new units in 1980. The Section 8 project based subsidy program provides a continued rent subsidy program tied to the building. This guarantees that the PPMPDA will receive a monthly contract rent for each apartment occupied by qualified tenants. For the Stewart House, Section qualifications are that tenants be seniors (over 62 years of age), low income and of small household size. Each tenant who moves into the building will pay only a portion of their monthly income towards rent (currently 30%). The balance of a contract rent amount is billed to and paid by the US Department of Housing and Urban Development (HUD).

The initial contract for the Stewart House has expired. Standard renewals have been on annual and five year increments. An initiative by HUD to retain subsidized housing now makes it possible to renew contracts for 20 years. Where current rents approximate market conditions and the buildings are in good condition, renewal of the contract ensures long term affordable housing and provides security to current residents. The PPMPDA renewed the Section 8 contract for the Lasalle Building in 2011.

Current rents for the Stewart House on renewal will be $891 per month for studio units, $967 for one bedroom units. These rents are comparable to market rates determined in a recent survey for the PDA. Under the project based contract, rents may be adjusted annual to reflect increases in operating costs and reset every five years to correspond to then current market-rates for comparable units.
PROPOSED RESOLUTION 12-70


August 2012

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, 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 and community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the fire sprinkler system and fire alarm control panel needs to be upgraded to meet the Liberty Mutual Interpretive Guide to NFPA 13;

WHEREAS, the PPMPDA has executed a public bid process to upgrade the fire sprinkler system and fire alarm control panel to meet the Liberty Mutual Interpretive Guide to NFPA 13.

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Sheldrup Building Services in an amount not to exceed $589,602.75 for the execution of upgrading the fire sprinkler system and fire alarm control panel to meet the Liberty Mutual Interpretive Guide to NFPA 13.

The accounting code for this project is 163727-00 LB Sprinkler System.

The funds for this project will be drawn:

- $260,000 from the Local and Community Project Program State Grant, Livingston Baker Building Fire & Life Safety (up to the full spent down of the grant)
- $329,602.75 from the PDA CRRF, Acc#110630-00

Gloria Skouge, Secretary/Treasurer

Date Approved by Council:

For: 
Opposed: 
Abstained:
Proposed Resolution: Livingston Baker Building Fire & Life Safety Design/Build

Proposed Resolution Costs: $589,602.75

Account: Local and Community Project Program State Grant and Capital Replacement and Repair Funds

Accounting Code: LB Sprinklers: 163727-00 & PDA CRRF: 110630-00

- Project Description:
  The Livingston Baker Building is a mid rise multi use building comprised of two adjoining buildings. The Livingston Building was built in the early 1900’s and the adjacent Baker Building was constructed in the mid 1970’s. The apartment building will be occupied throughout the duration of the project.

- Scope:
  The purpose of this design/build project is to update the existing fire sprinkler system to meet NFPA 13 and Liberty Mutual 2010 Interpretative Guide in the Livingston-Baker Building.

- Bid process:
  Project was publicly advertised two separate dates in the Daily Journal of Commerce. Two bids were received.
  o Sheldrup Building Services $489,500 ($589,602.75 w/ tax and contingency)
  o RC Zeigler Company $626,070
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<td>Address/Building/Square feet</td>
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<td>Tenant Since:</td>
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<td>Primary Term:</td>
<td>Five (5) Year</td>
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<td>Options:</td>
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<td>Use Description:</td>
<td>Manufacturing and sale of doughnuts and beverages. Breads made with leavening agent (baking powder/soda). Types include but not limited to banana, pumpkin, zucchini, apple cinnamon, cranberry.</td>
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<tr>
<th>Business Name/Owner</th>
<th>Daily Dozen Donuts / Barbara Elza</th>
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<td>Address/Building/Square feet</td>
<td>94 Pike Street, #330A / Economy / 115 sf</td>
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<th>Business Name/Owner</th>
<th>Japanese Gourmet / Julie &amp; Michael Leung</th>
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<td>Address/Building/Square feet</td>
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Pike Place Market Preservation and Development Authority (PDA)

PROPOSED RESOLUTION 12-71:

Lease Proposals

AUGUST 2012

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<thead>
<tr>
<th>Tenant</th>
<th>Term</th>
<th>Start Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily Dozen Donuts / Barbara Elza</td>
<td>Five Years</td>
<td>August 1, 2012</td>
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<tr>
<td>Daily Dozen Donuts / Barbara Elza (Office)</td>
<td>Five Years</td>
<td>August 1, 2012</td>
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<tr>
<td>Japanese Gourmet / Julie &amp; Michael Leung</td>
<td>Five Years</td>
<td>June 1, 2012</td>
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Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:
For:
Against:
Abstained:
Pike Place Market Preservation and Development Authority (PDA)

Resolution 12-72

Authorization for Contract Authority – Food Bank Lobby Tenant Improvement – PCI
Parking Garage

August 2012

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, 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 and community; and,

WHEREAS, in order to maintain the viability of the Pike Place Market buildings the PPMPDA has determined that the Food Bank customer base has outgrown the existing lobby and for safety concerns, additional lobby space is needed;

WHEREAS, the PPMPDA has executed a competitive bid process for the additional lobby space.

BE IT RESOLVED that the PPMPDA Council authorizes the PPMPDA Executive Director or his designee to enter into a contract with Experienced Construction, Inc. in an amount not to exceed $211,377.71 for the execution of additional lobby space at the Food Bank.

The funds for this project will be drawn from the New Market Tax Credit 1, Other Projects – Foodbank, Accounting Code 163225-00.

Gloria Skouge, Secretary/Treasurer

Date

Date Approved by Council:

For: 
Opposed: 
Abstained:
Proposed Resolution: Food Bank Lobby Tenant Improvement

Proposed Resolution Costs: $211,377.71

Account: New Market Tax Credit 1

Accounting Code: 163225-00

- Project Description:
  The Food Bank at the PC1 Parking Garage has outgrown its lobby space and customers are currently lining up out past the parked cars into the car right of way. The additional 1,245 square feet of lobby area will help improve customer safety.

- Scope:
  The purpose of the project is to add 1,245 square feet of lobby space to the Food Bank to support the increasing number of customers.

- Bid process:
  Six (6) contractors were solicited for this project and we received two (2) proposals.
  - Experienced Construction $175,490 ($211,377.71 w/ tax & contingency)
  - BN Builders $198,822