



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, April 13th, 2009
4:30 p.m. to 6:00 p.m.
PDA Conference Room

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

Other Council Members Present: Gloria Skouge

Staff Present: Carol Binder, Anita Neill, John Turnbull, Joe Parr

Others Present: Duncan Thieme, Dennis Haskell, Jan Oscherwitz, Marlys Erickson, Ellen von Wandruszka

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

I. Administration

A. Approval of Agenda.

Carol requested that the Non Levy projects discussion be before the Budget Update. It was approved and the agenda was amended.

The agenda was approved, as amended, by acclamation.

B. Approval of March 9th, 2009 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

II. Non Levy Projects Discussion

Dennis Haskell of SRG reviewed the concepts for the proposed non-levy capital improvements. He gave an overview, brief history and addressed possible work concerns for each action area which included the West side of Pike Place, Soames Dunn Building / east side of Pike Place, Economy Building Atrium and Lower Post Alley.

Gerry Kumata joined at 4:38 p.m.

John Turnbull reviewed the background information that was included in the packet with proposed resolution 09-27. He noted that Resolution 08-37 provided an allocation of \$50,000 from the PDA Capital Budget for feasibility studies of specific improvements to the Pike Place Market in addition to Levy funded renovations. These improvements identified several geographic zones and functions, John T passed around a hand out that illustrated this. Approval of the current resolution would allow work to proceed with reports to the Capital Renovation Committee through a contract with SRG. The goal was to reach specific conclusions and recommendations on the scope and timing of improvements of Non-Levy Projects that would be coordinated with Levy funded renovations. The proposed contract with SRG allows for incremental analysis and study by phases, the topic of discussion for today would be the first

phase, review of the design work to date, discuss proposed program objectives, and uncover any additional thoughts and ideas for each action area.

As John T. reviewed the pages of the hand out he noted that the suggested framework for evaluation of Non Levy Projects be related to future development and enhancement of the Pike Place Market including improving the customer experience, provide improvements to retail functions, improve the design and layout of floor plans for commercial functions and to enhance the support of the unique festival functions of the Market. Some noted areas of concern included pedestrian circulation, improvements for farmer vending direct from the producer, physical improvements to the Economy Atrium. Proposals for these capital improvements would require analysis of program objectives, compatibility with levy funded construction program, suitability of implementation as part of a long term plan, financial feasibility, return on investment and assessment of the overall benefit and impact to Market operations.

Bruce L. was concerned that the parking spaces at the 1st and pike pergola was not a good use of this space and we should look at changing this area.

Possible ideas discussed by Council and committee members included movable covers for street vendors, extend sidewalk for outdoor 'café' seating, Council agreed that further research should be made regarding additional electrical to improve circumstances for the craft sellers at the north end of the Market and there was a lengthy discussion regarding what should be done with the Atrium, either convert it back to another level or to create a large open area for night activities, IE theater or club etc. There was noted concern by Council members of getting approval from the Historic commission and John F suggested that thorough research be completed and thoughtful and functional options would be brought forward to the Historic Commission.

John T noted other areas for consideration that were not previously identified in the non levy projects. These included the area by Rotary Grocery, the old World Class Chili space and the third floor of the DownUnder once the childcare has left the temporary location. Nothing could be permanent for the first two locations otherwise they would have to relocate again in two years due to the renovations.

There was further discussion about proposed resolution 09-27; Bruce B. asked if all issues would be brought forward to Council as each phase progressed. John responded that Council would be notified if it was applicable. Bruce B. questioned if there would be public meetings before the October deadline. John responded that during the busy summer tourist months were probably not feasible but he was working on possible solutions, and noted that of course the tenants would be involved.

Patrick expressed his concern with spending money unnecessarily when there was enough information to make a decision now. The Council in general disagreed with Patrick and that further investigation and discussion was necessary before a decision could be made.

Action Item: Proposed Resolution **09-27:** Authorization for Contract Authority – SRG Partnership, Inc. – Non Levy Services.

John moved and Gerry seconded.

For: Bruce Lorig, Gerry Kumata, Bruce Burger, David Ghoddousi, John Finke

Against: Patrick Kerr

Abstained:

Proposed resolution 09-27 passed.

III. Budget Update

Carol handed out the renovation project organization chart and the position descriptions of each person. She briefly described the flow of the chart and each person's job responsibilities. She then handed out the revised budget spreadsheet which included the total project summary, phase I summary and the phase II-IV summary. She noted some of the changes included tenant relocation costs which were higher than originally anticipated. She continued to review the major points of the budget in each phase of the renovations.

Council members inquired on the specifics of what each persons role was in the renovation department, including Carol, and how much time she spent on renovation issues. She noted that it varied. There was some further discussion about the department and whether it was sufficiently staffed so as to not fall behind.

Bruce B. noted concern that page one showed almost the entire budgeted amount had been spent for Phase I. and was over the original cost estimate. Joe responded that that was the “preconstruction” contract, the investigation and advisory phase and it was almost done, as we just approved the “construction” contract. He stated that much of the overage was due to the childcare temporary relocation costs,

Patrick Kerr, Bruce Burger and Gerry Kumata left at 6:21 p.m.

IV. Concerns of Committee Members

V. Public Comment

VI. Adjournment

The meeting was adjourned at 6:21 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant