Monday January 10th, 2011
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Tony Puma, Patrick Kerr, Bruce Lorig, John Finke, Bruce Burger, Gloria Skouge, Jan Oeschwerwitz, Gerry Kumata

Staff Members Present: Ben Franz-Knight, Kelly Marshall, Tamra Nisly, John Turnbull

Others Present:

This meeting was called to order at 4:30 p.m. by Bruce Lorig, Chair.

I. Administrative
   A. Approval of Agenda
      Agenda was approved by acclamation.
   
   B. Approval of December 6th, 2010 Minutes
      Minutes were approved by acclamation.
   
   C. Announcements and Community Comments
      None.

II. Levy Projects Update – Ben Franz-Knight, Tamra Nisly
Ben reported: Levy projects are moving forward, entering the most challenging phase of the renovation with the almost complete vacating of the Corner and Sanitary Markets on the first floor. He said that several tenants were relocated (Three Girls Bakery is now open). Turner has aggressively commenced work on the Pike Place Fish floor.

Ben continued, stating that work is progressing steadily in the Corner and Sanitary Buildings, and work is nearly finished in the Triangle Building. John Turnbull added that basement work in the Sanitary is nearly complete.

Ben continued to report, discussing a New Year's Eve visit from the Fire Marshall that resulted in the removal of the scaffolding tower and the repositioning of trailers on Pike Place.

Bruce Burger asked about additional costs from these developments, and Ben responded that because the rental of the scaffolding was slated through the end of May and the demolition of the tower was included in the budget, there don't seem to be additional cost impacts.

John T. said that work has progressed slowly on the new roof of the Corner Market Building, due to the weather.
Ben mentioned that the first phase of construction signage has been installed and is generating positive feedback.

Gerry Kumata joined at 4:37 p.m.

Bruce asked about the business impacts from renovation work. John T. responded that the best case so far has been the Confectional, which was relocated just before Thanksgiving, and they were moved back into their permanent space on January 3rd. Their sales in the temporary location equal those of 2009 in their permanent space. Most relocated businesses are finding that their customers are finding them in the temporary locations.

Bruce said that he perceives the Market to be noticeably quieter in the absence of the fish markets. John Turnbull said that the owners of Pike Place Fish and Pure Food Fish approached him last year, and asked that the floor repairs be conducted during January, which is a very slow month for both businesses.

John Finke asked about the cost of rent in the trailer units. John T. responded that rent is calculated at $1 per foot, plus percent rent.

III. NMTCI Projected Uses – Ben Franz-Knight

Ben distributed a chart detailing the remaining priorities for the use of NMTC I funds. He said that based upon this session’s discussion, NMTC II funds will be discussed at February’s Full Council meeting. He continued to report, explaining the three priority levels as they apply to projects that have not yet commenced.

Jan Oscherwitz asked about the amount listed under “Remaining Funds” ($1.3 million). Tamra said that the total funds amounted to $2.9 million, with the remaining funds equaling $1.39 million. Jan asked for clarification re: the total cost if all of the projects listed in each of the three categories were completed. Bruce Burger reiterated this question: If any project was added to the list, would another project need to be removed? Ben confirmed that the sum of the projects listed was roughly $1.3 million (the total of the remaining unallocated funds).

Bruce Burger asked if there were a list of projects under consideration that were not represented on this list. Ben said that two which had been considered and generally rejected were neon signage for the Hillclimb and the “greening” of the roofs.

Tony Puma suggested that he would like to see included the extension of the sidewalk at the Soames-Dunn Building. Tamra reminded the Council that these NMTC I funds are applicable only to the west side of Pike Place.

Ben continued to report, with a disclaimer from John T. that these were not ideas which had already been approved by the MHC, but were tentative suggestions for the use of the funds. Ben read through the list of items, which included a build-out of the Leland Building’s outside deck, expansion of usable areas on Desimone Bridge, replacement of fixtures on the Bridge. John T. described this as a reconfiguration of the permanent tables, allowing for creation of a potential event space.

Ben continued with the list, including the following items: adding retail to the exterior Hillclimb decks and landing, adding stalls to the west side of Pike Place. Here John T. interjected that among the lessons being learned from the use of trailer units on the street, it seems like a good idea to vacate Pike Place. He said that while it works well as retail frontage, the fire department’s demands have imposed many more constraints on permanent structures (i.e., the trailers currently in use).

Suggested additions to the list from council members included extension of heat to the craftspeople in the North Arcade, replacement of the windows on the Western Ave. face of the Market, and the installation of Wi-Fi services throughout the Market. John Finke asked for an estimate of those costs. John T. said that the window replacement project is covered in the levy funds.
Bruce Burger asked for clarification about vacating the street. John T. said that the ideal would be to make the street private, limiting the jurisdiction of several City entities which currently have influence over street uses.

Ben continued his report, describing the remaining items on the list.

Bruce Burger asked if all of the items listed qualify for NMTC funds. John T. confirmed.

Jan Oscherwitz asked about the time constraints on using NMTC funds. John Finke responded that while the cash is in the bank, it is expected that the majority of the money will be spent within one to two years. The obligation to the CDE is that at least 85% of the money must be employed.

Ben said that a similar report will be prepared for February re: NMTC II.

IV. **Action Item:** Proposed Resolution 11-01: Authorization for Contract Authority – Contract for Project Management Services
Ben introduced this Resolution for amendment of the contracts with Access Planning Management, Barton Consulting, and Pastakia & Associates, not to exceed $150,000 for contract management services. They were selected after the Renovation group posted an RFQ last summer. John T. and Tamra explained their indispensable contributions and commitment to the project.

Jan suggested the addition of a sentence specifying that the money will be allotted from NMTC II funds.

John T. said that their services will be utilized at least through June 2011.

Bruce B. asked if the contract could be paid out of levy funds. John T. confirmed, but said there will be less leftover money in the levy funds than in the NMTC II.

Bruce Lorig moved, Tony Puma seconded.

For: Bruce Lorig, John Finke, Bruce Burger, Gloria Skouge, Jan Oscherwitz, Gerry Kumata, Patrick Kerr, Tony Puma
Against: 
Abstained:

**Resolution 11-01 passed unanimously.**

**Action Item:** Proposed Resolution 11-03: Authorization for Contract Authority – Roof Inspection Services – PPM Renovation
Ben said this resolution will provide for roof inspection services in an amount not to exceed $20,000. It will ensure the fulfillment of the warranties for the work completed in the Corner Market.

Bruce Burger moved, Gerry Kumata seconded.

For: Bruce Lorig, John Finke, Bruce Burger, Gloria Skouge, Jan Oscherwitz, Gerry Kumata, Patrick Kerr, Tony Puma
Against: 
Abstained:

**Resolution 11-03 passed unanimously.**

**Action Item:** Proposed Resolution 11-04: Authorization for Contract Authority – Ph II – Turner Special Projects – Mr. D’s
Ben presented the resolution. It provides for the build-back of Mr. D’s kitchen, retail area, and stairs, contracting with Turner Special Projects in an amount not to exceed $235,000. The funds will be drawn from NMTC II.

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Bruce Burger confirmed that the money could be drawn from the levy, if funds are leftover. John Turnbull said that once SRG’s work was completed, they weren’t sure how to proceed and reassemble the space, so the project has been assigned to Turner Special Projects. He said that nothing is to be added to the space; it’s a build-back “in kind.”

Bruce Burger and Bruce Lorig asked for clarification re: later changes to the funding source, even as the work progresses. Tamra said that to some extent, the project can be re-classed after the passing of the resolution. Bruce Lorig said that if money was drawn from the levy funds, it would have an impact on the possible contingency projects, and Jan said that the flexibility of levy funds is dependent upon the remainder of funds after the completion of desired projects from the list provided during Ben’s NMTC I report.

Tony Puma asked about the overall square footage of the space. John T. responded: 850 square feet over two floors. Tony questioned the amount allocated for the project ($300 per foot). This price is reflective of plumbing updates, the encapsulation of utility lines for the building (which are embedded in the ceiling of Mr. D’s basement), re-building a full kitchen downstairs—all using Turner’s crews.

Patrick Kerr and Tony Puma suggested asking SRG to re-bid the work, which John T. said would delay the work until Turner had vacated the area. Due to scheduling conflicts with tenant improvement, Turner’s crew, and SRG’s crew, commitment to the work seems imperative.

Bruce Lorig suggested having another firm re-assess the bid. Bruce Burger said that the willingness to pay a premium to avoid coordination conflicts is justified to some extent, but echoed a desire to hear a second opinion of the estimated costs.

John Finke suggested passing the resolution, subject to reviewing the figures.

Ben asked John T. to speculate on the risks in delaying the work. John T. said that the delay could be months, including permitting, drawings, and build-back. Patrick suggested applying for the permits with the current drawings, but still re-bidding the project. John T. said it was possible.

Bruce Burger asked for past examples of similar scenarios with Turner. John T. said that once, Turner re-bid the project at a lower price, another time the project was re-assigned to another contractor. He said the unique situation with Mr. D’s is the build-back of a full kitchen.

Tony suggested passing the resolution without specifying the name of a contractor and adding a stipulation that the work is not to exceed a particular amount.

Bruce suggested not passing the resolution. He recommended that the resolution be proposed again once the project has been evaluated by another contractor, perhaps at the February PDAC meeting.

John T. expressed frustration that the project will be delayed, possibly interfering with Mr. D’s scheduled opening by summer.

John Finke said that due to the complicated nature of the work, and the desire to move Mr. D’s back into their permanent space, he would be most comfortable passing the resolution.

Patrick Kerr contested, and Bruce Burger agreed with him. Bruce Lorig suggested moving the two other proposed resolutions to the Consent Agenda, and re-evaluating Proposed Resolution 11-04 at the next meeting.

VI. Items for the Consent Agenda

Resolutions 11-01 and 11-03 were moved to the Consent Agenda.

VII. Public Comment
One gentleman complimented the Council and the Renovation team on their thoughtful discussion and approach to the renovation work. He suggested that the Council meetings be video recorded, for the benefit of the community members who cannot be present at the meetings.

VIII. Adjournment
The meeting was adjourned at 5:35 p.m. by Bruce Long, Chair.

Minutes submitted by:
Kelly Marshall, Office Coordinator