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

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

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**Monday May 9<sup>th</sup>, 2011**  
**4:30 p.m. to 6:00 p.m.**  
**PDA Conference Room**

**Committee Members Present: Bruce Burger, Bruce Lorig, David Ghoddousi, Patrick Kerr, Gerry Kumkata,**

**Other Council Members Present: Gloria Skouge**

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

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

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 April 11<sup>th</sup>, 2011 Minutes  
The minutes were approved by acclamation.
- C. Announcements and Community Comments  
Tony Puma commented on his continuing effort to garner support for a partial closure of Pike Street during the changing seasons. He discussed his draft memo that addresses this issue and he asked the committee to consider a few options for Pike Street throughout the summer.

**II. Levy Phase II Update –Joe Paar**

Joe Paar reported on Phase II and stated it is going extremely well. He was very pleased to report that all the Levy work and tenant work is substantially complete. He stated that Turner construction was quickly wrapping up the Phase II work and there have been no conflicts amongst contractors. Ben added that Left Bank Books, Bohemian Massage, Ageless Acupuncture, Lamplight Books, and Kitchen Basics have all returned to their original locations.

**III. Levy Phase III Update –Joe Paar**

Joe Paar reported on Phase III and stated Turner construction has all the contracts issued and is progressing according to plan. Joe added we will be holding back all work from public view in the Market. However, some areas such as the Stewart House Courtyard, the Soames/Dunn basement, and the Economy Building will have some work done during the summer months. Joe noted the tenant interruptions for Phase III will be significantly less than Phase II due to the small amount of

seismic work needed. Bruce Lorig inquired about the relocation of the Market Theater. Ben replied that the current plan being discussed is to relocate the Market Theater to the Intiman.

**V. Action Item(s)**

**Action Item:** Proposed Resolution **II-46:** Authorization for Contract Authority – SRG Partnership, Inc. – Soames/Dunn Seismic Design Work

Joe Paar presented the proposed resolution and stated that in order to maintain the viability of the Pike Place Market buildings the PMPDA 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. He added that the PMPDA 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 he wishes to amend that contract to include increased Levy scope for additional Design Services and Structural Engineering for potential seismic upgrades to the Soames/Dunn Building in an amount not to exceed \$35,000. Joe requested that the PMPDA Council authorize an amendment to the existing SRG contract in an amount not to exceed \$35,000. Funding for this work will be drawn from Levy Proceeds.

David Ghoddousi moved, Gerry Kumata seconded

For: Kumata, Ghoddousi, Lorig, Kerr, and Burger

Against: 0

Abstain: 0

Proposed resolution **II-46** passed unanimously.

**IV. Items for Consent Agenda**

Resolution **II-46** was moved to the consent agenda

**V. Public Comment**

**VI. Adjournment**

The meeting was adjourned at 4:54 p.m. by Bruce Lorig and a walking tour of the Phase II renovation work followed.

Meeting minutes submitted by:  
Ryan Yale, Executive Assistant