



MarketFront Committee Agenda

Date: Monday, August 14th, 2017

Time: 4:00 p.m. – 6:00 p.m.

Location: The Classroom (Economy Building)

Committee Members: Rico Quirindongo (Chair), Colleen Bowman (Vice-Chair), Jim Savitt, Gloria Skouge, Betty Halfon, David Ghoddousi

4:00pm I. Administrative: **Chair**
A. Approval of Agenda
B. Approval of the MarketFront Committee June 12th, 2017 Meeting Minutes

4:05pm II. Announcements and/or Community Comments

4:30pm III. Key Issues and Discussion Items
A. Review of Committee Name and Focus **Rico Quirindongo**
B. MarketFront Experimental Programming **John Turnbull**

5:30pm IV. Action Items and Reports

5:40pm V. Items for the Consent Agenda **Chair**

5:45pm VI. Public Comment

5:55pm VII. Concerns of Committee Members

6:00pm VIII. Adjournment **Chair**



MarketFront Committee Meeting Minutes

Monday, June 12th, 2017

4:00p.m. to 6:00p.m.

The Classroom

Committee Members Present: David Ghoddousi, Gloria Skouge, John Finke, Colleen Bowman, Rico Quirindongo

Other Council Members Present:

Staff/Consultants Present: Justine Kim, Ben Franz-Knight, Aliya Lewis, Crystal Dixon, Lilian Sherman, Karin Moughamer

Others Present: Joan Paulson, Chris Scott, Howard Aller, Carrie Holmes, Bob Messina

The meeting was called to order at 4:08 p.m. by, Rico Quirindongo, Chair.

I. Administration

A. Approval of the Agenda

The agenda was approved by acclamation

B. Approval of the May 8th, 2017 MarketFront Committee meeting minutes

The May 8th, 2017 meeting minutes were approved by acclamation.

II. Announcements and Community Comments

Joan Paulson recommended a Marketing program to help promote small businesses on the lower level. She noted that Pike Place is the safest place to walk due to high levels of traffic, but that the lower levels have far less people. The Hillclimb is a major corridor and portal to accessing those businesses and has far fewer people making it more accessible.

Paulson continued by discussing Resolution 17-28, which names the bridge that connects the MarketFront to the main Market as the Desimone Bridge. Joan stated that the Desimone Bridge was a foot bridge and not the same bridge that is currently there. She continued by sharing a 1979 conversation with John Newell who stated that ownership transfer would not happen between the City and the Market PDA on the Municipal Bridge, not the Desimone Bridge. If the Council approves this Resolution, they will be committing fraud and misrepresenting what bridge it is and whether or not the PDA has ownership. She does not recommend the passage of this Resolution and suggests additional research be conducted in order to identify the bridge.

III. Key Issues and Discussion Items

A. MarketFront Construction, Schedule & Budget Update

Justine Kim handed out two documents: 1.) Total Budget Summary with Sellen Closeout Budget Report and, 2.) Project Schedule of Planned and Earned Values Measured Against the Flow of Funds.

Justine noted on the Summary Sheet the construction contract was successfully negotiated for a final amount of \$54,750,000 with a contingency amount of \$111,045, the closest she's ever come to the projected budget. Due to negotiations \$400,000 in change orders was saved.

Ben Franz-Knight stated that due to Justine's excellent project management, Resolution 17-27 does not require additional funds. Franz-Knight said there will still be a final allocation exercise and to expect the numbers will shift towards the end of July, specifically the majority of the bond proceeds into the project. He continued by highlighting several adjustments to the funding sources.

A meeting has been scheduled for June 21st to discuss final allocations which will be presented at the July Committee meeting.

Rico Quirindongo complimented everyone on a nice job.

Justine Kim noted that any charges moving forward will be post-occupancy and that she anticipates miscellaneous costs.

Franz-Knight highlighted additional allocation tenant improvement costs associated with Jarr & Co. for the HVAC work that they are doing on their behalf, and the additional \$80,000 for the longer utility runs they are accommodating.

IV. Action Items and Reports

A. Proposed Resolution 17-27: Pike Place MarketFront (PCN1) Sellen Construction Contract Amendment Project Close-Out

Ben Franz-Knight introduced proposed resolution 17-27 which states that:

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-1N that may directly affect the future of the Market; and,

WHEREAS, the PDA Council adopted Resolution 13-56 approving PPMPDA selection of Sellen as the GC/CM Contractor, Resolutions 14-54 and 14-73 to enter into a contract with Sellen for Pre-Construction Services and Resolution 15-30 to enter into a mini-MACC contract with Sellen for early work construction packages; and,

WHEREAS, the PDA Council adopted Resolution 15-36 to enter into a MACC contract with Sellen to execute the base building of the MarketFront project, and;

WHEREAS, the PDA Council adopted Resolution 16-07 to enter into a MACC amendment with Sellen to execute the housing component of the MarketFront project, and;

WHEREAS, the PDA Council adopted Resolution 16-39 to enter into a MACC amendment with Sellen to execute the Desimone Bridge Seismic Upgrade component of the MarketFront project, and;

WHEREAS, the PDA Council adopted Resolution 16-68 approving the addition of HVAC and Common Area Lighting to the base building commercial component of the MarketFront Project as well as additional contingences for change orders, and;

WHEREAS, the PPMPDA has successfully negotiated a contract close-out for an additional amount of \$859,448.31 including WSST which includes unforeseen impacts to the schedule due to weather, changes orders required to support timely completion of complex project components and coordination with sub-contractors to meet deadlines for two critical TCO dates and final project CO, and;

WHEREAS, through cost savings and prudent management of multiple MarketFront budget components this additional amount is within the Final Completion Budget approved with the adoption of Resolution 16-68 in December of 2016 and reserves of \$111, 045 in remaining contingency to address miscellaneous remaining project costs, and;

BE IT RESOLVED that the PPMPDA Council PPMPDA Executive Director or his designee to close out the MACC contract with Sellen for a total amount including previously approved MACC amendments for the housing, Desimone Bridge and commercial HVAC and Lighting components and \$859,448.31 for a total final contract amount of \$60,018,800.76 including WSST.

The funds for this project will be drawn from MarketFront Project Funds Account **110635-00**.

Ben Franz-Knight discussed the recent walk through with Sellen to identify the final punch list. The PDA has assumed responsibility for a number of items, not voiding warranties. Sellen has moved their office off-site. Franz-Knight noted several finishing projects for which the PDA will now manage since the building and garages are now being actively used. The \$111k contingency will most likely be allocated to various finishing projects and any charges over that will come out of Capital Operating Budget.

Justine Kim noted there may be a little more money released depending on final permitting costs.

John Finke moved the proposed resolution and Colleen Bowman seconded the motion.

Colleen Bowman asked if the finishing costs will fall under the \$10,000 threshold.

Ben Franz-Knight answered that if anything is more than \$10,000 it will be brought to the Council.

John Finke asked how the water proofing was going and Franz-Knight believes it is going well with a few concerns that are being watched. The water proofing consultant is working with Miller Hull to spaces affected by water seepage.

Justine Kim discussed what has been done to address the seepage on the steps. The water proofing membrane has been inspected and is under warranty.

For: David Ghoddousi, Gloria Skouge, John Finke, Colleen Bowman, Rico Quirindongo

Against: 0

Abstain: 0

Proposed Resolution 17-27 passed with a vote of 5-0-0.

B. Proposed Resolution 17-28: MOA with SDOT for Removal of the Pike Street Hillclimb Skybridge

John Finke moved the proposed resolution and Gloria Skouge seconded the motion.

Ben Franz-Knight introduced proposed resolution 17-28 which states that:

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 construction of the MarketFront and improvements to the Western Avenue streetscape that may directly affect the future of the Market, and;

WHEREAS, the PPMPDA made significant improvements to the Pike Street Hillclimb during levy funded major renovation in 2009 and 2010 including adding new stops for the Leland Elevator and constructing new stairs leading up to the Market from Western Avenue, and;

WHEREAS, the levy funded improvements significantly diminished the usefulness of the skybridge for access to the market and the elevator on the west side of the skybridge has been closed for 4 years, and;

WHEREAS, SDOT has agreed that the skybridge should be removed and, in conjunction with improvements the PPMPDA has made to Western Avenue related to the MarketFront project has agreed to credit MarketFront Project street use fees in exchange for the PDA assuming responsibly for removal of the Pike Street Hillclimb Skybridge , and;

WHEREAS, in the course of reviewing skybridge permits, easements and aerial vacations it was discovered that the Desimone Bridge had never been granted an aerial vacation over the street despite an over 80 year record of constant use by the public, accordingly SDOT has agreed to support an aerial vacation petition for the bridge, and;

BE IT RESOLVED that the PPMPDA Council authorize the PPMPDA Executive Director or his designee to enter into an MOA substantially similar to the draft MOA attached to this resolution, proceed with planning and procurement for the Pike Street Hillclimb Skybridge

removal including seeking approval from the Market Historic Commission and prepare the aerial vacation petition for the Desimone Bridge.

Ben Franz-Knight provided a project overview noting the increased street fees associated with MarketFront construction and identifying ways to reduce costs. A historical summary of ownership and maintenance was discussed and it was noted that the elevator on the west side of the skybridge has been closed for 4.5 years. This agreement grants the PDA a credit for street use fees, the contracting and demolition of the skybridge, and making improvements to the crosswalk on Western Avenue. SDOT is acknowledging support for petition to secure an aerial vacation for the Desimone Bridge, for which one does not exist. He noted there is a risk the City could ask the PDA to deliver additional public benefit, but believes that risk to be minimal.

Franz-Knight noted the name of the bridge is not as important as making sure all parties are referencing the same structure.

David Ghoddousi asked for clarification of the name Desimone vs Municipal Bridge.

Ben Franz-Knight stated that it is currently known as the Desimone Bridge and doesn't believe there are any misunderstandings of what physical structure is being referred to.

David Ghoddousi asked for clarification on what aspects of the skybridge were being demolished and whether the elevator on the west side would be removed to provide a better sightlines of the waterfront.

Ben Franz-Knight responded by stating the elevator is not the PDA's obligation and the property owner on the west side of the bridge will maintain access via a gate.

David Ghoddousi does not believe this Resolution is reflective of the original plan, which included removal of the elevator. He continued that since this proposal doesn't increase the view, he's not sure he can support the resolution.

John Finke added the elevator and stairs are the only entrance for tenants in the adjacent building.

Colleen Bowman asked what the estimated costs would be, including attorney's fees and permits that would be included in the negotiations.

Ben Franz-Knight estimates removal to be \$212,000 with additional costs associated with pedestrian upgrades. The current Resolution includes all relevant components.

David Ghoddousi asked if there has ever been a pedestrian count across the skybridge. Franz-Knight stated a formal pedestrian counts has not been done recently, but the anecdotal information indicates most people are trying to find their way to Western Avenue.

For: Gloria Skouge, John Finke, Colleen Bowman, Rico Quirindongo

Against: David Ghoddousi

Abstain: 0

Proposed Resolution 17-28 passed with a vote of 4-1-0 but will not be moved to consent agenda.

V. Items for the Consent Agenda

Proposed Resolution 17-27: Pike Place MarketFront (PCN1) Sellen Construction Contract Amendment Project Close-Out

VI. Public Comment

Bob Messina commented that the original plan for anti-skateboarding and sleeping was not working and appreciates that public comments were recognized and are being addressed. Messina also commented that the flat, raised portion of the deck was treated with temporary handrail fencing that needs to include toddler protection that goes all the way to the floor. Appreciates that those concerns were also being addressed.

Joan Paulson clarified original statements by stating the Municipal Market Building was built in 1928 and that included what you see today. The Desimone Footbridge was built in 1933 and paid for by Desimone. Moving the sign from the Desimone Bridge and putting it on the Municipal Market Bridge does not make it the Desimone Bridge. The existing Municipal Bridge, which you call Desimone, there was no transfer of ownership, which means the PDA does not own it, and it's a lost piece of property. The PDA would be spending money on property it does not own, claiming it to be the footbridge that did go through due process, resulting in fraud and misrepresentation.

VII. Concerns of Committee Members

John Finke asked if there is a concern about the name of the bridge mentioned in Resolution 17-28, can the bridge be surveyed. Ben Franz-Knight said yes.

Colleen Bowman noted a typo on the Agenda noting the use of MOU vs MOA.

Rico Quirindongo asked how parking revenue was doing now that MarketFront is open.

Ben Franz-Knight noted revenue is getting closer to 2016 numbers and continues to head in the right direction.

Rico Quirindongo is under the assumption that the connection between MarketFront and Victor Steinbrueck Park will not happen in time for opening on June 29th.

Ben Franz-Knight has an application to the Historic Commission and hopes to have it on the agenda to full commission at the end of the month. The work should be done by the end of July. It will not be done in time for Grand Opening. Bids are in and the contractor has been selected. The project will start upon Historic Commission approval.

Quirindongo asked for copies of the new exhibit, which Franz-Knight will provide.

Colleen Bowman asked if there would be a Council meeting on the 29th at 4 pm. Franz-Knight said yes.

It was noted that it was Justine Kim's last Committee meeting. Kim expressed her thanks and stated that it has been the most significant and meaningful project she's worked on. She also thanked her PM Carrie Holmes.

David Ghoddousi asked if the parking garages have been close to capacity since opening and if there was a way to make adjustments for merchants to have early bird parking rates during the week.

Ben Franz-Knight said that the past weekend it was close to capacity, but that it hasn't reached full capacity yet.

VIII. Adjournment

The meeting was adjourned at 4:59 p.m. by Rico Quirindongo, Chair.

Meeting minutes submitted by:
Karin Moughamer, Executive Administrator