

Pike Place Market Preservation & Development Authority



**MARKET RENOVATION AND LEVY
ANNUAL REPORT TO MAYOR AND
CITY COUNCIL**

2010 – 2011

Executive Summary

The Pike Place Market renovation project is a multi-year infrastructure repair and upgrade program to preserve and improve the historic Pike Place Market. It is funded by a \$73 million, six year Seattle property tax levy approved by the voters in the fall of 2008. The project and funding are governed by an “Agreement Regarding Levy Proceeds by and between the City of Seattle and the Pike Place Market Preservation and Development Authority” (the Agreement). This annual progress report provides an overview of the project to date including key milestones, expenditures, project highlights and remaining work. At this time we do not anticipate any major changes or deletions from the Core Market Infrastructure Projects listed in the levy ordinance.

Construction of the Core Market Infrastructure Project began in the spring of 2009, is on schedule and within budget as of June 2011. Major construction is scheduled to be completed over a four year period ending in 2012 consisting of three major phases as follows:

Phase I - Leland, Fairly Buildings, Hillclimb and Public Market Garage
April 2009 – June 2010

Phase II – Corner, Sanitary, Triangle and 1st and Pine Buildings
June 2010 – June 2011

Phase III – Stewart House, Soames Dunn and Economy Buildings
September 2011- March 2012 (isolated work beginning in July and August 2011)

A fourth and final phase will feature several smaller projects including the replacement of windows on Western Avenue and will commence in the fall of 2012.

The PDA has drawn approximately \$49.4 million of Levy funds through June 2011. As work progresses we have adjusted our construction schedule to accommodate Market tenants and seasonality. We have submitted revised projections to the City, as specified in the Agreement, which reflect these schedule adjustments. The changes, however, do not significantly impact the original financing plan that includes City bond issues to finance the work.

Phase I reached substantial completion on June 18th, 2010. Phase II reached substantial completion on June 17, 2011. Phase III work will commence in earnest on September 6, 2011 with the projected completion date of March 2012. Phase III will have some isolated work beginning in July and August of 2011, though this work will be performed out of active public areas and occupied commercial spaces. The work associated with Phase IV will likely commence the fall of 2012 and be completed by the end of the first quarter of 2013.

Per the Agreement, communications to tenants and the public have proceeded according to schedule, which include various public meetings, 200+ tenant alerts, news articles and

monthly reports at all PDA Council and Capital Renovation Committee meetings. The renovation projects have been undertaken in an actively occupied market and consistent communication with market tenants, residents and the public has been critical to ensure a cost effective and execution of project goals.

The investment pledged by the citizens of Seattle when they approved the levy in 2008 has resulted in a stronger, more robust market ready to meet the needs and challenges ahead in the decades to come.

Construction Progress

Phase I

Phase I work commenced in the spring of 2009 and featured improvements to the Leland and Fairley buildings, Market Garage and the Hillclimb. This work involved major repairs to plumbing, windows, floors, restrooms, roofs and existing elevators. Significant upgrades were made to Fire Protection Systems, existing HVAC systems and Electrical Systems. In addition, Phase I also included installations such as a new electrical vault on the Hillclimb, new fluid coolers next to the Market Garage on Western and a new elevator connecting Western to the Down under and Pike Place. The Hillclimb was completely redesigned to include new plaza space, additional pedestrian entries on Western, improved lighting and redesigned stairs.

The installation of new fluid coolers was the first step in a massive overhaul of our cooling and heating systems, which included the installation of a new central plant for the Market. The new system will greatly enhance efficiency by recirculating hot and cold water throughout the Market by way of recapturing the heat generated from the Market's refrigeration equipment and redirecting it to heat colder spaces in the Market. In addition, the modernized system will allow for more effective cooling of interior spaces using fan coil units connected to cold water piping.

Major plumbing upgrades of Phase I included the replacement of grease clogged laterals and mains throughout the Leland and Fairley buildings with work being done largely at night to minimize the disruption to tenants and maintain active commercial spaces during the day.

The installation of the new electrical vault on the Hillclimb supports extensive electrical upgrades that include new outlets for the daystall tables and new power centers along Pike Place for festivals or special events. In addition, new ductwork, electrical conduit and fire alarms were also installed throughout the buildings as well as a new roof and deck on the Leland building.

Phase I work concluded with the removal of the Market recycling station on Pike Place and relocation of all recycling activities to the expanded loading dock on Western.

Phase I work lasted 14 months from start to finish with completion marked in August 2010 on the Market's 103rd birthday.

Phase II

Phase II work began in June 2010 with the erection of scaffolding on the east side of Pike Place that remained in place until January 2011. Phase II work featured improvements in the Sanitary, Triangle, Corner and First and Pine buildings. Major repairs including plumbing, windows, doors, stairs, fire suppression systems and flooring were undertaken in all buildings. New roofs and decks were installed on the Sanitary, Corner and Triangle buildings. The Corner, Sanitary and Triangle buildings received major seismic and structural upgrades in addition to upgraded or new HVAC and electrical systems. The buildings were also connected to the new central plant installed in Phase I. A new public restroom was built in the Sanitary Market building and a new elevator installed connecting all floors in the Corner Market building.

The extensive and invasive nature of work undertaken in Phase II required a relocation and/or temporary closure of over 30 businesses in the Sanitary, Corner, Triangle and First and Pine buildings. The peak disruption of Phase II was reached in February with the temporary closure of the fish markets on the west side of Pike Place for the installation of new epoxy floors. Multiple businesses from the Corner and Sanitary buildings were temporarily relocated to trailers on Pike Place and several other businesses were relocated to locations in the Economy Building, Downunder, the North Arcade and Soames Dunn. An agreed upon decision was made for a few businesses, such as Jack's Fish, Mr. D's, Oriental Mart, Market Diner, Kitchen Basics and Shy Giant to be temporarily closed from January to June. The few remaining businesses that have yet to reopen will do so in early July. Given all the disruptions and construction, however, the Market has continued to function as an active urban center.

Basement work in the Corner, Sanitary and Triangle Markets also included upgraded storage space for the daystalls, seismic upgrades, plumbing and significant trenching to bring the new central plant system into the buildings and across Pike Place.

Excavation of the new elevator pit and drilling for new micro piles and bracing also created a great deal of debris and noise. The active construction times were superbly managed to minimize impacts on businesses that remained open. In addition, vacuum trucks were utilized on Pike Place to expedite the removal of dirt and debris.

Several tenants took advantage of renovation to make substantial upgrades to their spaces including Three Girls, Matts in the Market and Jacks Fish Spot. Additionally, the PDA secured New Market Tax Credits that provided additional resources to improve tenant spaces and support costs associated with tenant relocations and restoration.

Phase II work lasted just over 12 months from start to finish and reached substantial completion in June 2011. Final punch walks and final tenant improvements are scheduled for completion in early July.

Phase III-IV

Phase III will feature improvements in the Economy Building, Soames Dunn and Stewart House. Work will commence in earnest on September 6, 2011 with isolated work beginning in the Stewart House Courtyard and Economy basement in July and August. Major repairs including plumbing, windows, doors, stairs, structural canopies, facades and roofs will be undertaken in all buildings. All buildings will also receive seismic upgrades and structural improvements including the re-cladding of the Stewart House. All electrical systems will be upgraded. A new public restroom will be constructed in the Soames Dunn Building and a new elevator will be installed in the Economy Building connecting to Post Alley to all levels. The Economy Building will also have upgraded HVAC systems installed.

The overall disruption from Phase III work will not be nearly as extensive as Phase II, however there will be scaffolding surrounding a large part of the Stewart House for at least 6 months. The work in the Stewart House will require the temporary relocation of residents over 4 week periods. In order to support this need, we have retained sufficient vacant units in the Livingston Baker Building, Sanitary Building and Stewart House SRO units to support the temporary relocations. The Market Foundation and Cedar River group have already relocated to locations Downunder to accommodate the proposed work in the Economy Building. Pike Place Western Wear in the Economy Atrium will close during Phase III from September 2011 to March 2012. The Great Wind-up will be relocated to a temporary location elsewhere in the Market and the Market Theater will be temporarily moving to the Intiman from August 2011 to March 2012. Most other businesses will remain open during Phase III with temporary closures required for power shut-offs and short duration (two weeks or less) seismic work.

Throughout Phase III we will continue to maintain ongoing close communication with all tenants and residents in the Market including regular community meetings, notices, newsletters and alerts.

Phase III work is currently scheduled to reach substantial completion in March 2012 lasting a total of 9 months from start to finish.

Phase IV work will include the replacement of windows on Western. This work was originally slated for Phase I, but significant issues arose during efforts to secure Market Historic Commission approval of proposed window replacement designs. The PDA is committed to identifying and finding sustainable solutions which will meet the need for energy efficient, low maintenance windows and Market historic preservation guidelines. Additional projects considered for Phase IV will be formalized in the fall of 2011 upon reaching the critical milestones of the demolition and discovery portion of Phase III. Throughout market renovation it has been important to address each phase thoroughly given the historic structures involved and the potential for finding unanticipated conditions. This approach has served us well through Phase I & II to ensure completion on time and within budget.

Financing/Levy

Through the end of June 2011, we have spent approximately \$49.4 million of the \$68.6 million of levy funds allocated to renovation of the Pike Place Market. The PDA submits monthly draws to the City and the City subsequently transfers the funds to the PDA for payment of construction costs. Change orders due to unforeseen conditions, improvements to designs, value engineering and constructability of systems remain within budgeted contingencies and contract allowances. As of June 30, 2011 the overall levy funded renovation project is 73% complete and is within budget and on schedule. A total project budget summary and summary for each phase is attached as Exhibit A.

The PPM PDA does not foresee any problem completing the major “Core Infrastructure Projects” as described in the Agreement within the levy amount. In addition, we also do not foresee any major budget issues and as required by the Agreement, our annual cash flow updates have been supplied to the City.

As described in the Agreement there are additional “PDA projects” that will be undertaken. The PDA has secured additional funding of approximately \$8.6 million to support PDA Projects through two New Market Tax Credit Transactions. Projects include additional tenant improvements, tenant relocation/ restoration costs, improvements to commercial spaces on the Hillclimb and a portion of the Stewart House reclad. The PDA will also continue to fund PDA projects through PDA operations.

Communication

The Agreement requires certain public communication actions to keep the tenants and public up to date on the work being performed in the Market. All of these communication actions have been and will continue to be met.

The PDA has a comprehensive renovation website that gives up to date reports of current renovation progress and proposed construction work. Weekly email alerts are sent to tenants and others who have requested such notice of current construction activities and special alerts are sent out for major impacts and events. Our website also includes meeting notices for both Capital Renovation Committee meetings and public information meetings. The PDA also produces a regular newsletter “Renovation News”, which is distributed on a monthly basis.

The PDA holds regular public meetings for tenants and other members of the community to provide information regarding upcoming construction work, share plans, schedules and anticipated impacts. The PDA also meets regularly with tenants on a one-on-one basis to address specific tenant impacts and provide updates on work going on around them and in their specific spaces. When construction necessitates a temporary closure or relocation, we have provided assistance in finding alternative space, storage and moving accommodations. The PDA has dedicated staff on the project team to deal with tenant communications and impacts. Tenant communications are both in person and in writing to ensure proper understanding between the PDA and affected tenants.

Finally, the PDA has and will continue to conduct extensive outreach to local media and implement ongoing marketing programs to raise awareness of renovation efforts, highlight key milestones and ensure continued patronage of the market during renovation. During Phase I and II this effort included media tours of completed work, press releases highlighting key accomplishments, regular Facebook and Twitter updates and a renovation specific marketing campaign during the most disruptive part of Phase II in January, February and March of 2011.

Jobs, Community Support and Project Team

The Market Renovation Project has employed a diverse cross section of trades, industries and people. Total estimated jobs created directly attributable to the project are in excess of 250 on an annual basis. The following chart summarizes the total allocation of fees for the principal design including the amounts and percentages allotted to consultants who are registered as woman or minority owned businesses:

Consultant and Discipline	Current Contract	% Total Contract
All Disciplines (Full Design Contract)	\$4,528,663	100%
WMBE Consultants:		
Swift Company (Landscape Architect)	\$41,940	0.93%
Rushing Company (Mechanical, Electrical and Plumbing Engineers)	\$1,214,414	26.82%
BOLA (Historic Architect)	\$5,000	0.11%
Studio Pacifica (Accessibility Architect)	\$1,500	0.03%
Studio SC (Graphic Design)	\$25,645	0.57%
Totals:	\$1,288,499	28.45%

MWBE information for construction work is attached in Exhibit B

The impressive effort and commitment to the project demonstrated to date by PDA Staff, PDA Council, public representatives and key contractors has resulted in completion of Phase I and II on time and on budget. Market tenants, residents, merchants, farmers and artists have contributed countless hours of patience, cooperation, understanding and hard work weathering tremendous disruptions and relocations while demonstrating the resilience and heart that has made the Pike Place Market the heart of Seattle for over 100 years.



PIKE PLACE MARKET RENOVATION TOTAL PROJECT SUMMARY

Budget Report

Life to Date Costs as of June 24, 2011 (reconciled w/acctg thru May, 2011)

	Overall Budget (March 20, 2009)	Current Budget	Committed to Date	Paid to Date	Projected Changes	Projected Total
1. A/E Services						
Architectural Planning, Conceptual Design, & SDs)	\$ 1,246,518	\$ 1,206,363	\$ 1,206,363	\$ 1,206,363	\$ -	\$ 1,206,363
Architect Design (DDs, Permit Docs, & CDs)	\$ 3,509,671	\$ 4,334,883	\$ 4,207,869	\$ 4,056,305	\$ -	\$ 4,334,883
Architects Construction Administration	\$ 1,024,233	\$ 1,043,558	\$ 1,043,558	\$ 781,301	\$ -	\$ 1,043,558
Sub-TOTAL	\$ 5,780,422	\$ 6,584,803	\$ 6,457,789	\$ 6,043,968	\$ -	\$ 6,584,803
2. Miscellaneous and Other Design Expenses						
Site Survey	\$ 110,000	\$ 89,423	\$ 84,423	\$ 84,423	\$ -	\$ 89,423
Geo/Technical Engineering	\$ 10,000	\$ 101,167	\$ 85,117	\$ 65,421	\$ -	\$ 101,167
Miscellaneous & Other Design Expenses	\$ 450,000	\$ 265,403	\$ 137,679	\$ 135,260	\$ -	\$ 265,403
Sub-TOTAL	\$ 570,000	\$ 455,993	\$ 307,219	\$ 285,105	\$ -	\$ 455,993
3. Permits & Fees						
Building Permit	\$ 550,000	\$ 339,381	\$ 328,440	\$ 328,440	\$ -	\$ 339,381
Utility Fees	\$ 700,000	\$ 713,723	\$ 713,723	\$ 713,723	\$ -	\$ 713,723
Miscellaneous Fees	\$ 100,000	\$ 33,029	\$ 9,102	\$ 8,048	\$ -	\$ 33,029
Sub-TOTAL	\$ 1,350,000	\$ 1,086,133	\$ 1,051,265	\$ 1,050,211	\$ -	\$ 1,086,133
4. Construction						
Pre-Construction Services	\$ 850,000	\$ 589,752	\$ 589,752	\$ 589,752	\$ -	\$ 589,752
Construction Cost	\$ 45,820,000	\$ 49,120,639	\$ 46,611,452	\$ 35,031,066	\$ -	\$ 49,120,639
WSST	\$ 4,433,650	\$ 4,738,651	\$ 4,481,332	\$ 3,382,921	\$ -	\$ 4,738,651
Sub-TOTAL	\$ 51,103,650	\$ 54,449,042	\$ 51,682,536	\$ 39,003,739	\$ -	\$ 54,449,042
5. Construction Support Expenses						
Builders Risk Insur & Increase in GL Premium	\$ 185,000	\$ 228,040	\$ 173,040	\$ 114,018	\$ -	\$ 228,040
Investigation	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
HazMat	\$ 300,000	\$ 168,320	\$ 158,320	\$ 144,279	\$ -	\$ 168,320
Tenant Impacts & Communication	\$ 1,700,000	\$ 1,688,151	\$ 1,209,276	\$ 1,102,362	\$ -	\$ 1,688,151
Inspections	\$ 230,000	\$ 413,132	\$ 353,132	\$ 319,280	\$ -	\$ 413,132
Commissioning	\$ 115,000	\$ 231,100	\$ 211,100	\$ 142,609	\$ -	\$ 231,100
Art Program	\$ 105,000	\$ 102,500	\$ 102,500	\$ 102,500	\$ -	\$ 102,500
LEED	\$ 20,000	\$ 2,100	\$ 2,100	\$ 2,100	\$ -	\$ 2,100
Sub-TOTAL	\$ 2,705,000	\$ 2,833,343	\$ 2,209,468	\$ 1,927,149	\$ -	\$ 2,833,343
6. Project Management						
Consultant Project Management	\$ 519,000	\$ 425,000	\$ 425,000	\$ 361,817	\$ -	\$ 425,000
In-House Project Management	\$ 1,240,000	\$ 1,374,032	\$ 1,374,032	\$ 972,803	\$ -	\$ 1,374,032
Legal	\$ 300,000	\$ 175,079	\$ 141,907	\$ 141,907	\$ -	\$ 175,079
Sub-TOTAL	\$ 2,059,000	\$ 1,974,111	\$ 1,940,939	\$ 1,476,527	\$ -	\$ 1,974,111
7. Owner's Contingency						
Contingency	\$ 5,031,928	\$ 1,216,575	\$ -	\$ -	\$ -	\$ 1,216,575
Sub-TOTAL	\$ 5,031,928	\$ 1,216,575	\$ -	\$ -	\$ -	\$ 1,216,575
PROJECT TOTAL COSTS	\$68,600,000	\$68,600,000	\$63,649,216	\$49,786,698	\$ -	\$68,600,000
			73%			OK



PIKE PLACE MARKET RENOVATION PHASE I SUMMARY

Budget Report

Life to Date Costs as of June 24, 2011 (reconciled w/acctg thru May, 2011)

	Budget (March 20, 2009)	Current Budget	Committed to Date	Paid to Date	Projected Changes	Projected Total
1. A/E Services						
Architectural Planning, Conceptual Design, & CD's	\$ 643,337	\$ 603,181	\$ 603,181	\$ 603,181	\$ -	\$ 603,181
Architect Design (IDs, Permit Docs, & CD's)	\$ 1,839,126	\$ 2,009,190	\$ 2,009,190	\$ 2,009,190	\$ -	\$ 2,009,190
Architects Construction Administration	\$ 514,555	\$ 533,880	\$ 533,880	\$ 533,880	\$ -	\$ 533,880
Sub-TOTAL	\$ 2,997,018	\$ 3,146,252	\$ 3,146,252	\$ 3,146,252	\$ -	\$ 3,146,252
2. Miscellaneous and Other Design Expenses						
Site Survey	\$ 100,000	\$ 83,442	\$ 83,442	\$ 83,442	\$ -	\$ 83,442
Geo/Technical Engineering	\$ 10,000	\$ 9,942	\$ 9,942	\$ 9,942	\$ -	\$ 9,942
Miscellaneous & Other Design Expense	\$ 250,000	\$ 109,179	\$ 109,179	\$ 109,179	\$ -	\$ 109,179
Sub-TOTAL	\$ 360,000	\$ 202,563	\$ 202,563	\$ 202,563	\$ -	\$ 202,563
3. Permits & Fees						
Building Permit	\$ 225,000	\$ 107,303	\$ 107,303	\$ 107,303	\$ -	\$ 107,303
Utility Fees	\$ 450,000	\$ 363,528	\$ 363,528	\$ 363,528	\$ -	\$ 363,528
Miscellaneous Fees	\$ 50,000	\$ 3,401	\$ 3,401	\$ 3,401	\$ -	\$ 3,401
Sub-TOTAL	\$ 725,000	\$ 474,232	\$ 474,232	\$ 474,232	\$ -	\$ 474,232
4. Construction						
Pre-Construction/Relocation TIs Before Ground	\$ 600,000	\$ 589,752	\$ 589,752	\$ 589,752	\$ -	\$ 589,752
Construction Cost Phase 1A & B	\$ 19,360,135	\$ 20,315,970	\$ 20,315,970	\$ 20,315,970	\$ -	\$ 20,315,970
Fairley Windows moved PH3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WSST	\$ 1,896,213	\$ 1,984,987	\$ 1,984,987	\$ 1,984,987	\$ -	\$ 1,984,987
Hold for Cooler Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hold Fish Ice Solution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-TOTAL	\$ 21,856,348	\$ 22,890,709	\$ 22,890,709	\$ 22,890,709	\$ -	\$ 22,890,709
5. Construction Support Expenses						
Builders Risk Insur & Increase in GL Premium	\$ 85,000	\$ 93,040	\$ 93,040	\$ 93,040	\$ -	\$ 93,040
Investigation w/Pre-Con for Phase I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HazMat	\$ 200,000	\$ 54,098	\$ 54,098	\$ 54,098	\$ -	\$ 54,098
Tenant Impacts & Communication	\$ 700,000	\$ 497,469	\$ 497,469	\$ 497,469	\$ -	\$ 497,469
Inspections	\$ 130,000	\$ 232,952	\$ 232,952	\$ 232,952	\$ -	\$ 232,952
Commissioning	\$ 65,000	\$ 94,920	\$ 94,920	\$ 94,920	\$ -	\$ 94,920
Art Program	\$ 105,000	\$ 102,500	\$ 102,500	\$ 102,500	\$ -	\$ 102,500
LEED	\$ 20,000	\$ 2,100	\$ 2,100	\$ 2,100	\$ -	\$ 2,100
Sub-TOTAL	\$ 1,305,000	\$ 1,077,080	\$ 1,077,080	\$ 1,077,080	\$ -	\$ 1,077,080
6. Project Management						
Consultant Project Management	\$ 279,000	\$ 274,042	\$ 274,042	\$ 274,042	\$ -	\$ 274,042
In-House Project Management	\$ 568,000	\$ 702,032	\$ 702,032	\$ 702,032	\$ -	\$ 702,032
Legal	\$ 200,000	\$ 125,079	\$ 125,079	\$ 125,079	\$ -	\$ 125,079
Sub-TOTAL	\$ 1,047,000	\$ 1,101,153	\$ 1,101,153	\$ 1,101,153	\$ -	\$ 1,101,153
7. Owner's Contingency						
Contingency	\$ 1,063,928	\$ -	\$ -	\$ -	\$ 0	\$ 0
Sub-TOTAL	\$ 1,063,928	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECT TOTAL COSTS	\$ 29,354,294	\$ 28,891,989	\$ 28,891,989	\$ 28,891,989	\$ 0	\$ 28,891,989
					100%	OK



PIKE PLACE MARKET RENOVATION PHASE II SUMMARY

Budget Report

Life to Date Costs as of June 24, 2011 (reconciled w/acctg thru May, 2011)

	Budget (March 20, 2009)	Current Budget	Committed to Date	Paid to Date	Projected Changes	Projected Total
1. I/F Services						
Architectural Planning, Conceptual Design, Architect Design (DDs, Permit Docs, & CD)	\$ 603,181	\$ 603,181	\$ 603,181	\$ 603,181	\$ -	\$ 603,181
Architects Construction Administration	\$ 831,423	\$ 908,570	\$ 908,570	\$ 899,022	\$ -	\$ 908,570
	\$ 246,043	\$ 246,043	\$ 246,043	\$ 221,057	\$ -	\$ 246,043
Sub-TOTAL	\$ 1,680,647	\$ 1,757,794	\$ 1,757,794	\$ 1,723,260	\$ -	\$ 1,757,794
2. Miscellaneous and Other Design Expenses						
Site Survey	\$ 5,000	\$ 981	\$ 981	\$ 981	\$ -	\$ 981
Geo Technical Engineering	\$ -	\$ 61,225	\$ 61,225	\$ 52,095	\$ -	\$ 61,225
Miscellaneous & Other Design Expenses	\$ 100,000	\$ 56,224	\$ 28,134	\$ 25,716	\$ -	\$ 56,224
Sub-TOTAL	\$ 105,000	\$ 118,429	\$ 90,340	\$ 78,792	\$ -	\$ 118,429
3. Permits & Fees						
Building Permit	\$ 150,000	\$ 132,078	\$ 132,078	\$ 132,078	\$ -	\$ 132,078
Utility Fees	\$ 250,000	\$ 350,195	\$ 350,195	\$ 350,195	\$ -	\$ 350,195
Miscellaneous Fees	\$ 25,000	\$ 4,628	\$ 4,628	\$ 3,574	\$ -	\$ 4,628
Sub-TOTAL	\$ 425,000	\$ 486,901	\$ 486,901	\$ 485,847	\$ -	\$ 486,901
4. Construction						
Pre-Construction Services	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -
Cooler Box Repairs	\$ -	\$ 18,166	\$ 18,166	\$ -	\$ -	\$ 18,166
Phase II MACC & 1st and Pine Repipe	\$ 15,000,000	\$ 15,611,468	\$ 15,611,468	\$ 14,715,096	\$ -	\$ 15,611,468
Total Construction Cost	\$ 15,000,000	\$ 15,629,634	\$ 15,629,634	\$ 14,715,096	\$ -	\$ 15,629,634
WSST	\$ 1,430,225	\$ 1,483,089	\$ 1,483,089	\$ 1,397,934	\$ -	\$ 1,483,089
Sub-TOTAL	\$ 16,485,225	\$ 17,112,723	\$ 17,112,723	\$ 16,113,030	\$ -	\$ 17,112,723
5. Construction Support Expenses						
Builders Risk Insur & Increase in GL Premis Investigation	\$ 80,000	\$ 80,000	\$ 80,000	\$ 20,978	\$ -	\$ 80,000
HazMat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Impacts & Communication	\$ 80,000	\$ 94,222	\$ 94,222	\$ 90,181	\$ -	\$ 94,222
Inspections	\$ 500,000	\$ 690,682	\$ 686,807	\$ 604,853	\$ -	\$ 690,682
Commissioning	\$ 100,000	\$ 120,180	\$ 120,180	\$ 86,328	\$ -	\$ 120,180
Art Program	\$ 30,000	\$ 116,180	\$ 96,180	\$ 45,390	\$ -	\$ 116,180
LEED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-TOTAL	\$ 790,000	\$ 1,101,264	\$ 1,077,389	\$ 847,730	\$ -	\$ 1,101,264
6. Project Management						
Consultant Project Management	\$ 180,000	\$ 90,958	\$ 90,958	\$ 87,775	\$ -	\$ 90,958
In-House Project Management	\$ 336,000	\$ 336,000	\$ 336,000	\$ 269,703	\$ -	\$ 336,000
Legal	\$ 50,000	\$ 16,828	\$ 16,828	\$ 16,828	\$ -	\$ 16,828
Sub-TOTAL	\$ 566,000	\$ 451,958	\$ 443,786	\$ 374,306	\$ -	\$ 451,958
7. Owner's Contingency						
Contingency	\$ 1,968,000	\$ 387,050	\$ -	\$ -	\$ -	\$ 387,050
Sub-TOTAL	\$ 1,968,000	\$ 387,050	\$ -	\$ -	\$ -	\$ 387,050
PROJECT TOTAL COSTS	\$ 22,019,872	\$ 21,416,120	\$ 20,968,933	\$ 19,622,965	\$ -	\$ 21,416,120
				89%		OK



PIKE PLACE MARKET RENOVATION PHASE III-IV SUMMARY

Budget Report

Life to Date Costs as of June 24, 2011 (reconciled w/accg thru May, 2011)

	Budget (March 20, 2009)	Current Budget	Committed to Date	Paid to Date	Projected Changes	Projected Total
1. A/E Services						
Architectural Planning, Conceptual Design, & SDs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Architect Design (DDs, Permit Docs, & CDs)	\$ 839,122	\$ 1,417,122	\$ 1,290,108	\$ 1,148,093	\$ -	\$ 1,417,122
Architects Construction Administration	\$ 263,635	\$ 263,635	\$ 263,635	\$ 263,664	\$ -	\$ 263,635
Sub-TOTAL	\$ 1,102,757	\$ 1,680,757	\$ 1,553,743	\$ 1,174,456	\$ -	\$ 1,680,757
2. Miscellaneous and Other Design Expenses						
Site Survey	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Geo-Technical Engineering	\$ -	\$ 30,000	\$ 13,950	\$ 3,384	\$ -	\$ 30,000
Miscellaneous & Other Design Expenses	\$ 100,000	\$ 100,000	\$ 366	\$ 366	\$ -	\$ 100,000
Sub-TOTAL	\$ 105,000	\$ 135,000	\$ 14,316	\$ 3,749	\$ -	\$ 135,000
3. Permits & Fees						
Building Permit	\$ 175,000	\$ 100,000	\$ 89,059	\$ 89,059	\$ -	\$ 100,000
Utility Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Fees	\$ 25,000	\$ 25,000	\$ 1,073	\$ 1,073	\$ -	\$ 25,000
Sub-TOTAL	\$ 200,000	\$ 125,000	\$ 90,132	\$ 90,132	\$ -	\$ 125,000
4. Construction						
Pre-Construction Services	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -
Hold for Fairley / Leland Windows	\$ 1,459,865	\$ 2,459,865	\$ -	\$ -	\$ -	\$ 2,459,865
Phase III-IV Scope	\$ 10,000,000	\$ 10,715,170	\$ 10,665,848	\$ -	\$ -	\$ 10,715,170
Total Construction Cost	\$ 10,000,000	\$ 13,175,035	\$ 10,665,848	\$ -	\$ -	\$ 13,175,035
WSST	\$ 1,107,212	\$ 1,270,575	\$ 1,013,256	\$ -	\$ -	\$ 1,270,575
Sub-TOTAL	\$ 12,762,077	\$ 14,445,610	\$ 11,679,104	\$ -	\$ -	\$ 14,445,610
5. Construction Support Expenses						
Builders Risk Insur & Increase in GL Premium	\$ 20,000	\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000
Investigation	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
HazMat	\$ 20,000	\$ 20,000	\$ 10,000	\$ -	\$ -	\$ 20,000
Tenant Impacts & Communication	\$ 500,000	\$ 500,000	\$ 25,000	\$ 40	\$ -	\$ 500,000
Inspections	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Commissioning	\$ 20,000	\$ 20,000	\$ 20,000	\$ 2,299	\$ -	\$ 20,000
Art Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LEED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-TOTAL	\$ 610,000	\$ 655,000	\$ 55,000	\$ 2,339	\$ -	\$ 655,000
6. Project Management						
Consultant Project Management	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ 60,000
In-House Project Management	\$ 336,000	\$ 336,000	\$ 336,000	\$ 1,068	\$ -	\$ 336,000
Legal	\$ 50,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Sub-TOTAL	\$ 446,000	\$ 421,000	\$ 396,000	\$ 1,068	\$ -	\$ 421,000
7. Owner's Contingency						
Contingency	\$ 2,000,000	\$ 829,525	\$ -	\$ -	\$ -	\$ 829,525
Sub-TOTAL	\$ 2,000,000	\$ 829,525	\$ -	\$ -	\$ -	\$ 829,525
PROJECT TOTAL COSTS	17,225,834	18,291,892	13,788,295	1,271,745	\$ -	18,291,892
					7%	OK

Pike Place Market Renovation Phase 2
Project # 1693100

85 Pike Street, Seattle, WA
 98101

Telephone:

Fax:

Field Work Force
 [Detailed, Grouped by Company]

May 05, 2011

<u>Trade</u>	<u>Classification</u>	<u>Minority</u> <u>Male</u>	<u>Minority</u> <u>Female</u>	<u>Non-Minority</u> <u>Male</u>	<u>Non-Minority</u> <u>Female</u>
Ascendent, LLC					
Laborer	Apprentice	0	0	522	2
Laborer	Foreman	16	0	746	382
Laborer	Journeyman	726	0	2,628	80
Laborer	Superintendent	0	0	8	112
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		742	0	3,904	576
Subtotal for Ascendent, LLC					6,401
Cochran, Inc.					
Electrician	Apprentice	0	0	336	0
Electrician	Foreman	0	0	320	0
Electrician	General Foreman	0	0	152	0
Electrician	Journeyman	0	0	984	184
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	1,792	184
Subtotal for Cochran, Inc.					13,464
Contech Services, Inc.					
Laborer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Contech Services, Inc.					122
Corona Steel, Inc.					
Iron Worker	Apprentice	128	0	665	0
Iron Worker	Journeyman	198	0	1,788	0
Iron Worker	Superintendent	0	0	6	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		326	0	2,458	0
Subtotal for Corona Steel, Inc.					2,725
Cosco Fire Protection, Inc.					
Laborer	Journeyman	0	0	152	0
Sprinkler Fitter	Apprentice	88	0	0	0
Sprinkler Fitter	Journeyman	0	0	336	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		88	0	488	0
Subtotal for Cosco Fire Protection, Inc.					1,168
Division 9, Inc.					
Mason	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Division 9, Inc.					23

<u>Trade</u>	<u>Classification</u>	<u>Minority Male</u>	<u>Minority Female</u>	<u>Non-Minority Male</u>	<u>Non-Minority Female</u>
Division Seven Waterproofing, Inc.					
Waterproofer	Foreman	0	0	0	0
Waterproofer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Division Seven Waterproofing, Inc.					9
Donald B. Murphy Contractors, Inc.					
Driller	Foreman	0	0	0	0
Driller	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Donald B. Murphy Contractors, Inc.					600
Grund & Company, Inc.					
Painter	Foreman	0	0	57	0
Painter	Journeyman	16	0	1,810	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		16	0	1,867	0
Subtotal for Grund & Company, Inc.					2,271
KONE Corporation					
Elevator Constructor	Apprentice	0	0	0	0
Elevator Constructor	Foreman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for KONE Corporation					570
Lease Crutcher Lewis Builds					
Carpenter	Journeyman	536	0	6,047	0
Carpenter	Superintendent	0	0	24	24
Cement Finisher	Journeyman	648	0	84	0
Equipment Operator	Journeyman	0	0	312	0
Iron Worker	Journeyman	0	0	240	0
Laborer	Administrator	0	0	0	0
Laborer	Journeyman	64	0	2,428	208
Laborer	Project Manager	0	8	8	8
Operating Engineer	Engineer	0	0	32	0
Operating Engineer	Journeyman	0	0	236	0
Operating Engineer	Project Manager	0	0	336	460
Operating Engineer	Superintendent	0	0	755	8
Welder	Administrator	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		1,248	8	10,502	708
Subtotal for Lease Crutcher Lewis Builds					13,616
MacDonald Miller Facility Solutions					
Pipe Fitter	Foreman	0	0	394	0
Pipe Fitter	Journeyman	0	0	803	0
Plumber	Apprentice	0	0	224	0
Plumber	Foreman	0	0	284	0
Plumber	Journeyman	0	0	1,008	0

<u>Trade</u>	<u>Classification</u>	<u>Minority Male</u>	<u>Minority Female</u>	<u>Non-Minority Male</u>	<u>Non-Minority Female</u>
Plumber	Superintendent	0	0	0	0
Sheetmetal Worker	Foreman	0	0	246	0
Sheetmetal Worker	Journeyman	0	0	72	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	3,030	0
Subtotal for MacDonald Miller Facility Solutions					12,697
MidMountain Contractors, Inc					
Laborer	Apprentice	0	0	0	0
Laborer	Foreman	0	0	0	0
Laborer	Journeyman	0	0	40	0
Laborer	Worker	0	0	0	0
Operating Engineer	Foreman	0	0	40	0
Operating Engineer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	80	0
Subtotal for MidMountain Contractors, Inc					512
Morris Janitorial Services					
Laborer	Foreman	55	0	0	0
Laborer	Journeyman	132	0	0	31
		187	0	0	31
Subtotal for Morris Janitorial Services					218
Nordon Tile					
Laborer	Foreman	0	0	0	0
Laborer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Nordon Tile					142
Northshore Sheet Metal, Inc.					
Sheetmetal Worker	Foreman	0	0	0	0
Sheetmetal Worker	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Northshore Sheet Metal, Inc.					110
Pacific Construction Systems, Inc					
Boardman	Apprentice	125	0	616	0
Boardman	Foreman	0	0	32	0
Boardman	Journeyman	91	0	2,544	0
Carpenter	Apprentice	0	0	8	0
Carpenter	Journeyman	0	0	136	0
Laborer	Journeyman	7	0	272	0
Lather	Journeyman	24	0	236	0
Taper	Foreman	0	0	32	0
Taper	Journeyman	0	0	1,263	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		247	0	5,139	0
Subtotal for Pacific Construction Systems, Inc					5,339
PCI Democon					

<u>Trade</u>	<u>Classification</u>	<u>Minority Male</u>	<u>Minority Female</u>	<u>Non-Minority Male</u>	<u>Non-Minority Female</u>
Laborer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for PCI Democon					40
SGS Glass Co., Inc.					
Glazier	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for SGS Glass Co., Inc.					7
Snyder Roofing of Washington LLC					
Equipment Operator	Journeyman	0	0	0	0
Laborer	Journeyman	0	0	0	0
Roofer	Foreman	0	0	35	0
Roofer	Journeyman	0	0	198	0
Roofer	Project Manager	0	0	0	0
Waterproofer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	233	0
Subtotal for Snyder Roofing of Washington LLC					2,433
Sterling Construction					
Mason	Foreman	0	0	120	0
Mason	Journeyman	2	0	210	0
		2	0	330	0
Subtotal for Sterling Construction					332
Stonhard, Division of StonCor Group, Inc.					
Mason	Foreman	0	0	0	0
Mason	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Stonhard, Division of StonCor Group, Inc.					358
Turner Carpentry & Concrete					
Carpenter	Journeyman	0	0	0	0
Laborer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Turner Carpentry & Concrete					50
Turner Construction Company					
Carpenter	Apprentice	0	0	112	0
Carpenter	Foreman	0	0	0	0
Carpenter	Journeyman	784	0	2,835	0
Laborer	Foreman	0	0	504	0
Laborer	Journeyman	512	0	1,063	1,016
Taper	Journeyman	0	0	16	0

<u>Trade</u>	<u>Classification</u>	<u>Minority Male</u>	<u>Minority Female</u>	<u>Non-Minority Male</u>	<u>Non-Minority Female</u>
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		1,296	0	4,530	1,016
Subtotal for Turner Construction Company					8,894
Unlimited Tile Co., Inc.					
Laborer	Apprentice	8	0	94	0
Laborer	Foreman	8	0	13	0
Laborer	Journeyman	5	0	191	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		21	0	297	0
Subtotal for Unlimited Tile Co., Inc.					1,284
Ventilation Power Cleaning, Inc.					
Equipment Operator	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Ventilation Power Cleaning, Inc.					7
Western Partitions, Inc.					
Boardman	Journeyman	0	0	0	0
Laborer	Journeyman	0	0	0	0
Sum of Manpower Quantity does not match Minority totals. Please review your Minority Classification values. 100% of Manpower Qty must be distributed to Minority columns.		0	0	0	0
Subtotal for Western Partitions, Inc.					432
Totals for period 1/1/2010 to 5/5/2011		4,173	8	34,649	2,515
		6%	0%	47%	3%
					73,822