



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, September 15th, 2008
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, David Ghoddousi

Other Council Members Present:

Staff Present: James Haydu, Joe Paar, Tamra Nisly, Anita Neill

Others Present: Duncan Thieme, Dale Wittner, Ken Johnsen, Jan Oscherwitz, Lee Lockhart

The meeting was called to order at 4:31 p.m. by Bruce Lorig.

I. Administration

A. Approval of Agenda.

The agenda was approved by acclamation.

B. Approval of August 25th, 2008 Minutes

It was noted that the minutes were not passed as a quorum of the committee were not present.

C. Announcements and Community Comments

II. Hillclimb and West Façade Design Development Presentation

Duncan gave an updated report on the West Façade that included the Hillclimb and the windows. He noted that motorized awnings would be installed on a lot of the windows to bring back the historic look of the market and to utilize natural ventilation and cooling. He further noted that the overall design of the West Façade was to bring the look and feel of the upper Market to the Hillclimb area. Duncan continued to review the Hillclimb design floor by floor. Items to note were that the preschool play area moved and gained additional square footage and the elevator had been expanded to make it ADA compliant. Bruce noted that the entrance to the elevator at the arcade level was very narrow and needed to be addressed further. Ken responded that this was the design to go forward with for now and that issue can be address again at a later time.

Duncan reviewed the plan for the West Façade windows. The idea was to install insulated windows with automated awnings and windows that open up and down instead of tilt as this would enable bug screens to be installed. The windows plan would be discussed at the next MHC meeting including the issue of wood versus aluminum. Bruce inquired if any feedback had been received from MHC. Duncan responded that their feedback was that they liked the awnings and seemed tolerant of the windows opening up and down versus the tilt windows.

Duncan reviewed the major architectural design of the North and South restrooms. The concept was to give the South public restrooms the same nostalgic feel as the North restrooms. The plan was to use small octagonal tiles similar to the ones used outside the North bathroom. The tiles would be used to

create a similar, updated, entrance image and XX and XY designs on the floors. The new restrooms would have hinge doors that while open would conceal the janitor closet and when the restrooms were closed for cleaning the janitor closet would be open. Additionally, supplies would be kept in the closet for convenience of the janitor.

III. Other Items

A. Investigative Work Update

Joe gave a review of the investigative work updates. He reported that the Potholing went well. As a result of this investigative work, a lot of useful information of location of footings, utility and telephone lines were discovered. He noted points of interest that a 20x20 voided room was discovered under the preschool play area. Joe speculated that this was left behind by the prior renovations that were completed to the preschool. Joe noted that the draft report of the Potholing work was available now and the final version would be available soon.

Joe announced that the Down Under investigative work to be completed by Turner Construction would begin September 22nd and be completed around mid November. Work included in this investigative work was moisture testing of walls and ceilings in several locations in the down under and core drilling in locations in the Leland and Fairley Buildings as well as associated demolition work for gaining access and the patching and restorative work after the investigation.

B. MHC Process and Application Review

Joe reported that the preliminary packet for the MHC would include the elevator, the Hillclimb and the work to be completed on the West Façade. The packet would be submitted the end of September or beginning of October. Bruce questioned if the preliminary was enough information for MHC's final approval. Joe responded that the colors and finishes have not been selected yet and MHC requires this for before final approval.

Joe noted that while most of the design work would wait until after the Levy, there was one critical path item to bring forward in a resolution. He further noted that the resolution was for SRG to conduct Shoring and Grading Design work for the Hillclimb. He noted that the resolution would be brought forward to the Finance meeting tomorrow then to the Renovation meeting the following Monday. Finance would vote on it with the caveat that the resolution would be brought forward and voted on by the Renovations committee on the following Monday. Bruce questioned if more investigative work and spending additional funds was necessary. Ken explained that the Shoring was necessary in order to not hold back the construction phase of the renovations.

IV. Public Comment

V. Adjournment

The meeting was adjourned at 5:01 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant