



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE
Meeting Minutes

Monday, August 11th, 2008
4:30 p.m. to 6:00 p.m.
PDA Conference Room

Committee Members Present: Bruce Lorig, Gerry Kumata, Patrick Kerr, David Ghoddousi

Other Council Members Present:

Staff Present: Anita Neill, David Ott, Joe Paar, James Haydu, Carol Binder, Tamra Nisly

Others Present: Duncan Thieme, Dale Wittner, Lee Lockhart, Jan Oscherwitz, Ellen von Wandruszka

The meeting was called to order at 4:35 p.m. by Bruce Lorig.

I. Administration

- A. Approval of Agenda.
The agenda was approved by acclamation.
- B. Approval of July 21st, 2008 Minutes
The minutes were approved by acclamation.
- C. Announcements and Community Comments

II. Administrative / Project Changes

- A. Staffing
Carol announced that Terry resigned as Director of Capital Renovations for the PDA. It was decided not to fill the position with a Director but we would be hiring a Construction Coordinator. This person would work closely with Turner Construction on a day to day basis and Joe would be the lead at the Market end. Bruce L. inquired as to when this person would start; Carol responded that she was not sure at this time.

Carol reported that there would be three SRG contract amendments brought to this months Finance and Asset Management meeting. The first amendment would be for the electronic transmission consultant hired for consultation of the Vault. The second amendment was for an increase in the budget by 25k for structural of the Leland building. Carol noted that part of the added expense was due to the expansion of the elevator. The third amendment was a reduction by 15k from the initial cost estimate of design development by Turner Construction. Carol reported that design development was to be completed by September 12th for phase one of the renovations. On October 15th Turner would have the first cost estimate of the phase one renovations. Investigative work would be continuing with potholing on the Hillclimb. Work would be completed from August 28th through September 5th. Alerts were distributed to commercial tenants today and would be distributed to residents tomorrow. A proposal from SRG for the construction drawings was being

drawn up for the next phase of the renovations. There was some questions and discussion about the next step in presenting the plan to MHC.

B. Meetings

Carol would like to see a regularly set schedule for the Capital Renovation meetings. There has been some issue of giving proper notice to the public of these meetings due to changes in the schedule.

III. Update on Projects

A. Mechanical and Central Plant Update

There was no change on the proposed location of the Central Plant. The plan was still to locate the Boilers on the 4th floor of the garage and the fluid coolers on the easement on the north end of the garage. There was no change in plans to use natural gas as the fuel source for the boilers.

B. Elevator Update / Design Construction

Duncan and company were working on any structural issues and tenant impacts with the Leland elevator design. He noted that the structural impacts were not as bad as originally thought. Bruce L. inquired if part of the project included taking down the sky bridge. Carol responded that the bridge would require significant repairs or should be brought down. Bruce L. noted that it would be nice to keep the sky bring because it would help improve circulation to the Market but may not be necessary with the renovation of the Leland elevator. There was further discussion on what should be done with the current elevator, whether it should be fixed and restored or taken down. Carol noted that this should be a discussion another time with the PDA council, the City, building owner and tenants.

C. Leland / Fairly Windows and West Façade

Duncan reviewed the strategy for replacing the windows on the west façade of the Leland / Fairly building. He noted that the wood windows at the street level were in need of refurbishing while the windows at higher levels were in need of replacement. The goal was to replace the windows with something that was durable, weather tight and operable. Duncan noted that historically, before the renovations of the late 70's, there was a greater variety of windows including large picture windows and awnings and he would like to see that brought back. Duncan reviewed drawings of the proposed rendering. There was some discussion on the pros and cons of the wood windows versus the aluminum clad windows. Duncan noted that the aluminum clad would be more durable and a better choice as has been approved on many historic buildings in Seattle.

Duncan noted that the façade would additionally be changed by the removal of a store front and expanding the loading dock in order to add an elevator lobby.

Bruce L inquired as to what the strategy would be to get MHC to approve replacements of the windows. Duncan replied that the MHC would be briefed with what was reviewed today at the MHC meeting on the 20th.

Patrick questioned what the difference was on the warranty of the wood windows versus the aluminum clad windows. Duncan responded that the wood windows had a 10-15 year warranty and the aluminum clad had a 20 year warranty. He also noted that the wood windows would need painting every three years which would be costly.

IV. Questions / Concerns of Committee Members

Patrick questions as to how much money had been spent to date. Carol responded that this figure was given on the monthly budget report but she did not have it at hand. There was a discussion on whether staff would be billed to the operating budget or budgeted by project. Carol responded that currently staff was under the operating budget but sometime after the levy vote in November it would be charged to the project. Carol noted that everyone would get the figures next week when the monthly progress report went out in the Council packet.

V. Public Comment

VI. Adjournment

The meeting was adjourned at 5:37 p.m. by Bruce Lorig.

Meeting minutes submitted by:
Anita Neill, Executive Assistant