



Pike Place Market Preservation and Development Authority (PDA)

CAPITAL RENOVATION COMMITTEE

Meeting Minutes

Monday, March 17th, 2008

4:30 p.m. to 5:30 p.m.

PDA Conference Room

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

Other Council Members Present: John Finke, Gloria Skouge

Staff Present: Carol Binder, Tamra Nisly, Terry Plumb

Others Present: Duncan Thieme, Sue Beller, Laila Kinnunen, Rick Zieve, Dale Wittner, Ken Johnson, Jan Oscherwitz

The meeting was called to order at 4:30 p.m. by Gerry Kumata.

I. Administration

A. Approval of Agenda.

The agenda was approved by acclamation.

B. Approval of March 10th, 2008 Minutes

The minutes were approved by acclamation.

C. Announcements and Community Comments

II. Presentation of Phase I Schedule

Terry reviewed the schedule with the committee starting with a schedule for the entire project which included an April 2009 start date for construction for Phase I through 2013 for all Phases. The first phase would start with the central plant initially and then move into the Fairley and Leland Buildings in the fall and would take into consideration the time of year so as to impact the Market during the least busy time. Terry also reviewed a schedule from now until construction start of Phase I with the GC/CM process already underway. He is moving forward with the reporting to the Market Historic Commission. He will also be taking the Hillclimb to MHC and is working closely with Karen Gordon to make sure this is approved in concept before the more detailed design is submitted. A PDA construction committee will soon be started in order to discuss impact within the Market. Patrick asked if there will be any access from Western during the Hillclimb renovation. Terry answered that the stairs will not be blocked and the new stairs will be in place before the others are removed. Burger asked how aggressive Terry felt this was and Terry said he did not think it was overly aggressive and the biggest risk would be not moving forward with design development as they currently have good clarity and good mechanical and electrical information. He added that the bidding atmosphere is getting better. Ken said the advantage to getting the GC/CM now is that it is a risk reducer and they can work along side with SRG and will allow for constant feedback to inform the design. Terry noted that the last phase is the PDA work and would include Pike Place. There is discussion of how best to proceed with the phases. Ken said while they are doing each

step they can determine what to do in each phase. It is determined that work on the Hillclimb must occur during good weather. Gerry said he thought it was a good schedule and not overly aggressive.

Terry also addressed in detail the strategy with regards to the Market Historic Commission which was based on his discussion with Karen Gordon. Her advice was to give the Commissioners as much time to review the proposals as possible. Terry added that they will come out with in each phase to get approval of the concept in terms of the location and the basic design and then later they will need to come back and show the finishes but the Commission will approve conceptually and give written verification. Karen also recommended getting the approval in phases so that the approvals do not expire. There is discussion regarding this process.

III. Hillclimb Approval

Duncan reviewed the newest Hillclimb concepts which incorporated keeping the entrance low and open and minimizing the first wall. He showed the committee a new location for the elevator that would place it in a bay further west and would eliminate a dark hole on the bottom floor. Duncan said they also tried to engage the building and the stairs by connecting them and creating wider stairs and terrace space. They were also conscious of not creating too many stairs in a row. Gerry said the entry on Western was much improved but was not sure how he felt about the placement of the elevator as if it was to the east it would create new space and that he felt it should be less prominent. Rick noted that the elevator could have a glass cab for visual and safety reasons. Terry asked the committee to consider whether the landing at the top level or the entrance at the street level was most important. There is much discussion regarding the stair design. The committee gave direction to the architects that conceptually this is the plan that they would like to pursue. Gerry proposed that the committee recommend SRG's Hillclimb Option D be further developed. David seconded.

For: Burger, Ghoddousi, Kumata

Against:

Abstain: Kerr

The motion passed.

IV. Concerns of Council Members

V. Adjournment

The meeting was adjourned at 5:45 p.m. by Gerry Kumata.

Meeting minutes submitted by:
Tamra Nisly, Executive Assistant