

Washington Center Siding Repair

BACKGROUND

The Washington Center for the Performing Arts was built in 1985. It is owned by the City of Olympia, and is operated by the Washington Center for the Performing Arts (WCPA), a private, not-for-profit organization. It provides a venue for over 45 local performing groups and is a stage for national productions. It attracts over 110,000 visitors into every year.

The Washington Center opened on the site of the former Olympic Theater movie house, which was previously the Liberty Theater, a 1924 vaudeville house. The Olympic was taken down to just a few exterior walls in the early 1980's and rebuilt as the Washington Center.

THE PROBLEM



Siding repairs done in 2009

The building is covered with the original 1985 EIFS (Exterior Insulated Finishing System), a synthetic, stucco-type material.

Water Damage: In May 2008, the City discovered that widespread water

intrusion was compromising the integrity of the building exterior. It revealed that the alley wall was separating from the building, posing a serious safety risk. At that time, an emergency repair was made to the alley wall to secure it; however, this was a short-term solution.

In October 2011, the City Council voted to remove all of the EIFS and replace it with new material. This project provides the City with an opportunity to create a 'new look' to the regional performing arts center.

THE DESIGN PROCESS

In December 2011, a Design Advisory Committee (DAC) was formed to solicit feedback from the community (next page).

The Design Advisory Committee will present a final design recommendation to the City Council in spring 2012.

Tell Us What You Think

A workshop is being held in February 2012 to gather input on the overall look of the building. You can also provide input online at olympiawa.gov/construction.



February 2012

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PROJECT SCHEDULE

2012

February | Public involvement meetings

May/June | Design recommendation presented to City Council

2013

February | Bid construction

Spring | Start construction

September/October | Project complete



Water damage inside the center



Damage to the exterior structure

PROJECT COST

The preliminary estimate for design and construction is \$3,400,000.

DESIGN ADVISORY COMMITTEE

- Washington Center Interim Executive Director | Kevin Boyer
- Washington Center Board of Directors | Alex Bunn, George LeMasurier and Greg Cuio
- Olympia Downtown Association | David Goularte
- Heritage Commission | Mark Rentfrow
- City of Olympia | Debbie Sullivan and Stephanie Johnson

CONSULTANT DESIGN TEAM

- Bill Sloane | MSGS Architects
- Garner Miller | MSGS Architects
- Randy Hart | OAC Services

TELL US WHAT YOU THINK

We want to hear from you, fill out our feedback form, also available online.

FOR MORE INFORMATION

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This publication was designed and printed in-house.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the employment and the delivery of services and resources.

Feedback Form | Washington Center Siding Repair

We want your input as the design for the Washington Center for Performing Arts (WCPA) moves forward. Please help us by answering the following questions. The current scope of the project is limited to replacing the siding, however additional enhancements may be incorporated depending on the budget or if additional funding sources become available.

1. What should the new face of the Washington Center look like?
2. What features should be considered to help advertise WCPA events and make it easier for patrons to find the building and its entrance?
3. What's your vision for the area in front of the Washington Center, including the sidewalks and the street?
4. What concerns do you have regarding impacts on the Downtown and Washington Center operations during construction of this project?
5. Additional comments (more room on back) ?

Tell Us What You Think

A electronic feedback form is also available online at olympiawa.gov/construction

Forms must be received by March 1, 2012.
Mail to

City of Olympia, Public Works
Attention Andrea
PO Box 1967
Olympia, Wa 98507

