Pike Place Market
Renovation & Levy Report

2010 - 2011
Multi infrastructure repair and upgrade program to preserve and improve the historic Pike Place Market

Funded by a six (6) year, $73 million Seattle property tax levy approved by voters in the fall of 2008

Construction began in 2009 with a completion date of 2012 consisting of three (3) major phases:

- **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)

Ongoing communication with our tenants, residents and the public is essential to the projects success.
Overall Project Priorities

1. Upgrade electrical systems to meet code requirements for safety and to allow for future flexibility.

2. Upgrade building structures to provide “Life Safety” performance in earthquakes.

3. Upgrade the heating and cooling systems of the buildings to save energy and improve the comfort of the buildings.

4. Provide new, attractive public restrooms, located to be accessible to the main public areas of the Market.

5. Provide new elevators to improve the accessibility of the Market’s public retail areas.

6. Complete deferred major maintenance projects.

7. Reconfigure spaces with little activity to enhance their vitality.
# Levy Financing

- **Phase I** $28 million  April 2009 - June 2010
- **Phase II** $23 million  June 2010 - July 2011
- **Phase III** $17 million  September 2011 - March 2012

# Current Status

- Approximately $49.4 million spent to date of the $68.6 million of levy funds.
- As of June 30, 2011 the overall levy funded renovation project is 73% complete and is within budget and on schedule.
- The PDA submits monthly draws to the City and the City subsequently transfers the funds to the PDA for payment of construction costs.
PHASE I RENOVATION
April 2009 – June 2010
• Improved Entry from Western Avenue
• New Elevator
• New Electrical Vault and Service Upgrades
• Replace Plumbing Lines
• Expand Loading Dock
• Flooring Repair
• New Mechanical Central Plant
PHASE II RENOVATION
June 2010 – June 2011
PHASE II – Overview of Completed Projects  
Corner Market – Sanitary Market – Triangle Building – 1st & Pine

- Major repairs completed include plumbing, windows, doors, stairs, fire suppression systems and flooring in all buildings.
- Major seismic and structural upgrades were performed in the Corner, Sanitary & Triangle Buildings.
- Mechanical and Electrical systems were upgraded.
- Upgraded or new HVAC systems were installed.
- Significant Tenant Impacts were as follows:
  1. Temporary and permanent tenant relocation
  2. Some businesses temporarily closed
  3. Pike Place level vacated
  4. Sanitary apartment residents were temporarily vacated.
- Planning and Communication were very critical to our success.
Left Bank Books – Brace Frame & Store Front Reconstruction
Jack’s Fish – Trenching, Plumbing & Flooring
Copa Cabana – Brace Frames
Pike Place Bar & Grill – Seismic Work
Sanitary Market – New Elevator
Sanitary Market – New Roof
Market Tenants – Open for Business
PHASE III RENOVATION
September 2011* – March 2012

* Isolated work will be done in the Stewart House courtyard and the Economy Building basement beginning July/August 2011.
Major repairs will include plumbing, windows, doors, stairs, structural canopies, facades and roof work for all buildings.

All buildings will also receive seismic upgrades and structural improvements, which include the re-cladding of the Stewart House.

A new public restroom will be constructed in the Soames/Dunn Building.

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.

Disruption to tenants will not be as extensive as Phase II.

Stewart House will require temporary relocation of residents over a 3-4 week period. The Market has retained sufficient vacant units in the Livingston Baker Building and Sanitary Market to support their relocation while ensuring they continue to reside within the Market.
First & Pine:
Connect to Central Plant

Sanitary Market:
Structural Upgrades
New Electrical Vault
New Public Restrooms
Connect to Central Plant

Triangle Building:
Structural Improvements
Electrical Upgrades
Connect to Central Plant

Stewart House:
Electrical Upgrades

Soames - Dunn:
Upgrade Electrical Service
Improved Mechanical Systems
New Public Restrooms
Reconfigured Public Space

North Arcade:
New Electrical Service

Corner Market:
Structural Upgrades
New Elevator
Electrical Upgrades
Connect to Central Plant

Fairley & Leland Buildings:
New Electrical Service
Expand Loading Dock
Connect to Central Plant

Economy Market:
Structural Upgrades
New Elevator
New Retail Space
Connect to Central Plant

Hillclimb:
New Mechanical Central Plant
New Electrical Vault
New Electrical Room
New Elevator
Improved Entry from Western

Project Overview of Phase I – III
Communication & Public Outreach

- A comprehensive website with up to date reports - [www.pikeplacemarket.org/renovation](http://www.pikeplacemarket.org/renovation)
- Community Meetings – Held on a regular monthly basis.
- Monthly Renovation Newsletter - Distributed to tenants.
- Email Alerts and Updates – Sent to our distribution list.
- Info Kiosk(s) – Updated on a bi-weekly schedule.
- Social Media Outreach - Facebook and Twitter.
- Tenant Meetings – Held for individuals and groups specific to area and project location.
Pike Place Market PDA would like to extend our thanks to the City and residents of Seattle for their continued support throughout the levy renovation process.

We look forward to seeing you at the Market during the next Phase of renovation and beyond!