

RENOVATION NEWS & UPDATES

September 2009

For tenants of the
Pike Place Market PDA

Hillclimb Work Moves from Excavation to Building

We expect the Hillclimb excavation, shoring, and sewer relocation will be completed around the second week of September. Turner Construction and Donald B. Murphy Contractors (DBM) will finish excavation of the 40 foot hole in the Pike Street hillside as well as the installation of a new sewer manhole and sewer lines to Western Avenue. Then, the next phase of work will get underway: laying in concrete and building the forms for what will be the new electrical vault, the new Hillclimb stairway to the Market, and the new elevator extension down to Western Avenue. This work will continue through the rest of the year and into winter of 2010.

During the Hillclimb excavation, we did not find baskets, bones or bottles. What we did find was a 400 year old tree—possibly

used for construction in the late 1800's and buried 100 years ago. There were other decades old surprises including some massive pieces of buildings, pieces of concrete debris, and oddly shaped concrete footings under Flower Row.

Throughout the Hillclimb work, we quickly answered questions from the field and managed close coordination with structural engineer Greg Coons and his team from the firm Swenson Say Faget together with DBM engineers, Turner representatives, and architects (including Laila Kinunen from the architectural firm of SRG). Daily site walks with this team occurred to minimize the down time. Surveyors were also on site daily to monitor for any building movement.

Work Zone on Western Avenue moves North

By late August, Turner Construction was scheduled to begin demolition of the sidewalk running along the east side of Western Avenue in preparation for a new sewer line that is a key part of renovation work.

The sidewalk will be cut, exposing the existing sewer lines serving the Market buildings. To keep the Market as operational as much as possible, a new sewer line will be installed in a trench alongside the old lines. When it is time to connect the lines, the new ones will be used and the old lines, while still in place, will no longer be used.

Connections will be made from the newly installed line to the existing inside vertical stacks (which are the sewer lines that go up and down inside the building and serve restaurants, fish markets, farm tables and bathrooms). This work will take place during late evening and early morning hours

through the month of September. Several tenants on Western Avenue will be leaving their spaces for the month because of demolition and restricted access, including a residential tenant, Mobeta Shoes, and Black Creek Botanicals. Existing detour routes will remain in effect.

Demolition Begins Inside Fairley

About 5,000 square feet of the Fairley building on level 2 has been cleared out for construction. Formerly home to five working artist studio spaces and storage for Market businesses, the future of the floor will be as a new electrical and mechanical room with an expanded Pike Market Child Care and Preschool. For the next few months, construction offices will be located in the space while Western Avenue sidewalks are closed.

Renovation Public Meeting Planned for September 23

Please join us at the Pike Market Senior Center on Wednesday, September 23 beginning at 6:00 p.m. for our monthly renovation meeting. We'll discuss the Phase I schedule and Phase II plans (in Phase II, work will take place in the Triangle, Sanitary, and Corner Market Buildings). You will have the opportunity to ask questions about the renovation project. Seattle City Councilmember Sally Clark will be attending this meeting.

New Drop-In Information Meetings on First and Third Thursdays

Some members of the renovation team (Chris Caster, Daphne Tomchak and John Turnbull) have started twice a month drop-in meetings for Leland and Fairley tenants interested in knowing more about the details of construction and when work is scheduled to affect their space. Meetings are informal and will be the first and third Thursdays of the month: 5:00 - 6:00 p.m. on the first Thursday, 9:30 - 10:30 a.m. on the third Thursday.

Need more info?

Call the PDA office
if you have questions or
need more information.
206.682.7453
pikeplacemarket.org/renovation



Renovation Updates

Fairley Roof Work Beginning

Work on the Fairley roof is scheduled to start in September. The roof areas over occupied spaces will be insulated, a room for emergency power generation will be built, and preparations will be underway for replacement of the large north and south air handler units. The new air handlers will improve air quality inside the Leland and Fairley buildings. Warmer air will fill spaces during the winter and cooler air in the summer. We are coordinating with restaurants and other tenants about equipment that's currently on the roof—as the first stage will be to remove and toss broken down equipment, catwalks and other structures that will be in the way of the new roof and rooftop equipment.

Leland Elevator Work

Demolition of the west wall of the Leland elevator will start in September, from the roof of the Leland through Golden Age Collectables. Construction barrier walls in Golden Age and Rotary Grocery will go up in early September.

30 Day Notification Schedule

Surprises are the worst thing in a construction project. The PDA's goal is to provide any tenant affected by renovation with at least 30 days advance notice before construction occurs in or near their space. We have met with dozens of tenants who occupy spaces that are most likely to be disrupted. During the coming months, we will continue to have meetings with affected tenants to review the plans and forecast how to minimize disruptive impacts from construction. If you have questions or need further information, please contact John Turnbull at 774-5319 or johnt@pikeplacemarket.org.

Phase II Planning Continues

The design team headed by SRG architects is now revising, confirming and proposing plans for Phase II work in the Corner, Sanitary and Triangle Buildings. This work is scheduled to begin in the fall of 2010 with some pieces performed sooner.

Unlike Phase I, Phase II includes a large amount of structural improvements (such

Construction Starting by Garage and Food Bank for Heating and Cooling Equipment

While work is well underway for the new electrical transformer room to be built on the Pike Street Hillclimb, a similar excavation project is planned to start in September alongside the north side of the Market Garage for another important part of renovation—the central heating and cooling plant. A pad for up to four large water chillers will be built on this hillside. Cut into the slope will be a pit about 16 feet deep, designed to hide the coolers. Work will be similar to the excavation done this summer in the core

of the Market—sinking pilings, building retaining walls, and removing dirt to provide a low level pad to place the equipment. It is likely that construction will block access to the stairway leading to the waterfront from the Desimone parking lot. Excavation is expected to take about six weeks. The contractor will coordinate work to have minimal impact on deliveries to the Food Bank (which uses the driveway on that hillside) access to the parking lot, and to residents of the Heritage House.

What is a MEP Zone?

MEP is a construction trade abbreviation for mechanical, electrical and plumbing—in short, the equipment, wiring, and plumbing that make buildings work for people. MEP upgrades are a primary objective of the Market renovation and this work starts in earnest in September with sewer repairs on Western. By October, MEP work (replacing plumbing, changing out building air ventilation systems, and updating electrical systems) will be evident inside the retail store areas of the Market, first on Level 3 of the Fairley.

As work proceeds through the Market, construction is phased by zones so that the bulk of construction (plumbing, ventilation, electrical distribution, heating and cooling systems) will be focused on a small group of shops and walkways at one time and then move on to the next area. Work in each

zone will take three to four weeks. During this time, some shops may have to close for work but we expect hallways and public spaces to be open, especially in afternoons. The planned schedule for work inside buildings has crews starting at 4:00 a.m. and cleaning up the site each day by noon, allowing for afternoon business during the winter months. Overall, there are 12 zones from Western to the North Arcade, with additional work areas coordinated on the Hillclimb, Leland elevator, garage/central plant, public restrooms and main Market roof.

To find what zone your business is in and when work is generally scheduled in that area, check the renovation web site at pikeplacemarket.org/renovation and click on Construction Schedules. Work in the MEP zones will run from October through May of next year.

as seismic upgrades) to make the buildings safer in the event of an earthquake. There will also be a new elevator installed in the Corner Market Building, with the location under review for best function and the least tenant impact. Engineers and architects are taking a hard second look at whether there are alternatives that would allow us to avoid digging underneath the Sanitary Market Building to put in a new electrical transformer, as they first considered early in the design phase. Like Phase I, MEP (mechanical, electrical and plumbing) upgrades will take place.

We will be scheduling building meetings

after Labor Day to provide an overview of current planning efforts. Information will also be shared at the monthly community meeting on September 23 at 6:00 p.m. at the Pike Market Senior Center.

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