Progress on Hillclimb: Construction Milestones as Crews Dig to Western

Excavation of Pike Street hillside for the new electrical vault and hillclimb stairs reached the halfway mark by the first of July—approximately 15 feet down with 25 to go to reach the level of Western Avenue. Crews worked double shifts for the last two weeks of July to keep the schedule on track—as engineers were often called in to make adjustments to work once old foundations were uncovered.

As the shovels continued to move dirt out of the way, the work first exposed the bottom of the 30 foot columns supporting Flower Row and Place Pigalle, then exposed the footings they sat on and then just air with intrepid excavators working underneath. So what’s the hold up? The architects and engineers had planned on this in advance and had designed piling welded to steel bracing that bolts on the columns.

Underpinning of the Leland Building below the wood “cattle ramp” into the DownUnder was completed with much aggravation to crews working in cramped quarters—excavating building footings poured over a hundred years ago. Much of this work was done at night to minimize impacts on business and the detour routes.

By early June, the largest diesel machines were moved off site. This turned out to be a mixed blessing as work then involved more jackhammer noise and more dust.

Throughout, Turner Construction and excavation contractor DBM continued a 100% safe job site with no accidents or time lost to injury—despite the difficult and congested conditions.

Renovation Public Meeting on August 25

Please join us at the Pike Market Senior Center on Tuesday, August 25 beginning at 6:00 p.m. for our monthly update about Phase I Renovation Work. We’ll also talk about Phase II plans. Learn about upcoming scheduled activities and ask your questions about the renovation project.

Renovation Objectives at the Pike Place Market

There are three objectives for this renovation:

Repair the buildings and the infrastructure
- Electrical
- Heating, cooling, and ventilation
- Plumbing
- Major building repairs

Increase accommodations for easier accessibility with new restrooms and elevators

Improve public safety (make buildings safer in case of fires or earthquakes)

For more information, visit pikeplacemarket.org/renovation

Have questions? Send them to renovation@pikeplacemarket.org
Renovation Updates

Finishes for Fairley, Leland, and Hillclimb Approved

In July, the Market Historical Commission approved the final finish package of paint colors, fences, and lighting for renovation of the Fairley, Leland and Hillclimb structures. The major remaining issue in the Phase I renovation concerns replacement (or repair) of the windows on the west face of the Market structures. The PDA continues to provide the Historical Commission with information supporting replacement of the windows in the interest of energy conservation, better functionality, and lower cost of construction and maintenance.

Easement Allows for Cooling Plant Equipment at Garage

The Seattle City Council also gave final approval for an easement allowing the new condenser units for the central cooling plant that will serve the Market buildings to be located at the northwest corner of the Market Parking Garage. This proposal resulted in a very long discussion and debate about the impact the equipment would have on residents of the Heritage House and potential improvements to the area when the Alaskan Viaduct is removed. James Haydu of the PDA and Duncan Thieme, project architect with SRG, led a tour of concerned residents and City Council staff to a similar mechanical facility in operation at Thornton Place at Northgate. As a consequence, the proposed equipment will be sited lower on the hillside, will be attractively screened, and will be modified with additional soundproofing.

August Activities: Further Excavation and Livingston Baker Improvements

By the end of August, we expect that excavation of the hillside will be completed. Then the next phase, installing concrete and actual building, begins.

Two significant tenant moves are scheduled to start in August as we prepare for major work on the Leland building. The PDA will relocate the production facilities of Pike Place Bakery to a new offsite location. Rotary Grocery will see a shuffle of their displays and their cashier counters, while construction of a new storefront and entrance will make room for the lobby of the new elevator that will link the Main Arcade to Western Avenue.

Most construction through August will be limited to the lower floors of the Fairley and Leland Buildings. Some disruptions will start in mid-August as new sewers are installed under the sidewalk along Western Avenue and connections made through the floors of a few spaces on that level. Turner will hold back most work in the commercial and occupied areas of the building until after Labor Day. We expect the construction schedule in September to move to an early morning start of 4:00 a.m. to noon, to minimize disruptions on Market activities.

Levy-funded renovation work will also start across the street. This will involve replacing aged and leaking plumbing waste lines on five floors of the First and Pine

July Highlights: New Crosswalk on Western and Sewer Line

A new temporary crosswalk has at last been installed on Western, providing dramatically better and safer access to Ross Manor apartments, Liberty Malt, and the Spanish Table. The City would not issue a permit for a temporary crosswalk in April, when the Hillclimb work started and the crosswalk was closed. It quickly became apparent that pedestrians would continue to cross the street—despite signs, fences and traffic cops. SDOT responded favorably to requests of seniors living in Ross Manor to provide the temporary crossing in the interests of safety and better access. The crosswalk will be an active detour through February of 2010.

A big milestone at the beginning of July involved installation of a bypass for a major city sewer line in the middle of the Hillclimb site. Construction of the new electrical vault requires that the sewer pipe (which runs at about 1,000 gallons a minute) be lowered by 20 feet. The bypass uses similar sized pipes, now resting on the hillside along the side of the LaSalle Building.

Final pricing of the Phase I renovation work was concluded in July, with final bids received from subcontractors coming in as expected within the $20.8 million budget.

During the last half of July, work began on the demolition of the elevator and building the new elevator shaft.

Looking Ahead to Phase II

As construction gets underway in earnest on the Phase I portion of the Levy-funded repairs, the Renovation Team is now looking at the detailed planning for Phase II—which will involve structural upgrades to the Corner, Sanitary, and Triangle buildings (new electrical systems, roof repairs, and connection to the central heating and cooling plant) and in the Corner Market, the addition of an elevator.

A summary of proposed changes will be the topic of a community meeting on August 25 at 6:00 p.m. in the Pike Market Senior Center. We expect to hold follow-up meetings with building tenants later in the fall as design plans are further detailed. Roof repairs to the Sanitary Market Building will have a major impact on residents of that building in summer of 2010.

Need more info?

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