

# RENOVATION NEWS & UPDATES

December 2009

For tenants of the  
Pike Place Market PDA

## Making Progress DownUnder; Less Disruptions for the Holiday Season

Mechanical, electrical and fire sprinkler upgrades and new ventilation work was completed in Level 3 DownUnder in November. Several shops closed for construction have reopened and one, Cintli, has temporarily relocated across the hallway for the holiday season. Those interested can walk down to this floor and look to the ceiling to see what the new systems will look like.

A long expected clean out and vacuuming of the building ventilation ductwork (the first in 30 years) came off without a hitch in November.

Electrical contractors (Cochran Electric) are working well ahead of schedule, and by December will have completed new wiring and upgrades to most of the tenant electrical panels, including those on the Main Arcade. Both the electrical contractor and mechanical contractor (MacDonald Miller) continue to work a robust night shift from 10:00 p.m. to 8:00 a.m. We have been very successful in working with tenants to complete as much work as possible before the holiday shopping season.

December construction work will require the temporary closure of one business on the

Main Arcade (Swanberg Gifts) and will be evident in level 4 DownUnder where a construction barrier will be in place at House of Jade.

During December, we are trying to keep most of the construction work outside of retail spaces and focus on work inside the large shafts located near businesses. The shafts will hold new ventilation ducts and provide the route for new large water pipes to continue from the roof to heat pumps on level 2. From the mechanical room on this level, hot and cold water will run in a four-pipe loop system (where two pipes are hot and two are cold, and thy water flows in both directions) through the Market to provide better temperature control in hallways and tenant spaces.

We are also working with many tenants in anticipation of significant construction inside their shops in January and February. These are traditionally slow months for Market businesses and the best time for temporary shutdowns. We hope to work around the 2010 Olympics schedule to keep some businesses open during the last two weeks of February.

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## Phase II Planning Continues: Major Impacts to East Side of Street in 2010

While Phase I construction on the west side of Pike Place has reached the halfway mark, the PDA is starting to plan in detail construction for Phase II.

Phase II, taking place on the east side of Pike Place, involves structural upgrades and many other improvements to the Triangle, Sanitary and Corner Market buildings. At this writing, we are expecting that construction will have a significant impact of the Pike Place level of these buildings and may

require longer business closures than needed in Phase I.

The primary cause of the extra disruption is related to replacement of below grade plumbing, construction of new earthquake reinforcements and the new elevator for the Corner Market Building. Each of these require demolition, excavation, and concrete pours. In some places, new reinforcing

See **Phase II**, back page

## Renovation Public Meeting Scheduled for January 18

Please join us for our next public meeting about the renovation on Monday, January 18, at the PDA Conference Room beginning at 6:00 p.m. We'll give updates on Phase I and Phase II renovation work and answer your questions. See you then.

## Drop-In Meetings Continue First and Third Thursdays at PDA Office

Members of the Renovation staff are in the Market throughout the day and are happy to talk to tenants in the Leland and Fairley about the renovation and how they are affected. For those who have additional questions, we are continuing to offer drop-in meetings with Renovation Director John Turnbull. 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. Meeting place is now the PDA office, so stop in and ask for John.

## No Crane, No Name

As previously mentioned, we will not be using a crane on the west side of Pike Place for additional Phase I work. So no crane and no winner of our "Name that Crane" contest.

For more information, visit  
[pikeplacemarket.org/  
renovation](http://pikeplacemarket.org/renovation)

Have questions? Send them to  
[renovation@  
pikeplacemarket.org](mailto:renovation@pikeplacemarket.org)



**Phase II, from front page**

structure—floor bracing and welding—will be installed.

We plan to begin work on Phase II in the summer of 2010 with replacement and repair of the Sanitary Market roof deck. The PDA has hired a relocation consultant to work with residents who will have to move while the work is underway.

We will have much more information about construction phasing and what areas of each building will be affected next month. Please attend the public meeting in the PDA Conference Room on January 18 at 6:00 p.m. to hear more.

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## Construction Report for Phase I

### Hillclimb Walls Going Up

Finally, the large excavation on the Hillclimb has stopped and new concrete walls are rising from the ground. The contractors call this “seeing gray” and it marks a key milestone in the construction schedule. The



*The concrete forms on the Hillclimb.*

most prominent wall faces Western Avenue and will be a backdrop for the new stairway to the Market. Since it is so visible, the architects designed a special concrete form that replicates the look of old style forms, showing the woodgrain of boards on the finished concrete. Other walls that will be buried in the dirt or hidden from view were built with standard forms.

The Hillclimb is now starting to resemble the pictures of the final project that are displayed on the construction fence on Western Avenue. The lid for the electrical vault will be built over the new wall and create a new outdoor deck intended for the Market Preschool. The taller concrete cylinder in the middle of the hillside will be enclosed with a second wall and topped with a stair landing. Concrete work will continue through the winter and the hillside stairs should be open to the public in April of 2010.

### Leland Elevator Shaft Making Progress

We have completed all of the demolition work for the Leland elevator and poured the concrete base for the new landing on Western Avenue. Through December, we will be building a new west wall for a larger elevator shaft. This work is concealed by construction barricades on several floors, including in Golden Age Collectables, outside of Soundview Café, and in the Rotary Grocery. The elevator is scheduled to open sometime in May.

### Central Plant: New Pipes in Place and Concrete Pad Preparation Underway

In November, we started to run the new large waterpipes that will connect the central heating and cooling plant below the Foodbank to the main Market building. We also installed the brackets and pipes on the top of the Skybridge to the garage and down the outside of the elevator shaft to the new mechanical room in the garage. Work on the concrete pad for the large water chillers began in mid-November with shoring and excavation outside of the garage. This will take about two months to complete and re-

quire a temporary closure of the stairway to the waterfront from the Desimone.

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### Fairley Window Update

Because of concerns from the Historical Commission, we've decided not to pursue replacement of the exterior Fairley windows at this time.

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*If you've looked at the Hillclimb construction from above, you may have noticed this healthy tomato plant and wondered why it's there. It wasn't planted by the PDA or the construction crew—it's actually a plant that come up voluntarily through the concrete and has been growing all summer.*

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