

RENOVATION NEWS & UPDATES

January 2009

For tenants of the
Pike Place Market PDA

Renovation Field Work Begins

Since the holidays, you may have noticed that a group of people have started walking through the Market, meeting in small huddles and mumbling over sheets of paper. A new tour of our beloved Market? No. These are engineers and architects as well as construction managers involved in the upcoming renovation work.

As you all know by now, the long-planned and talked about renovation of the Pike Place Market begins in April (yes, less than three months away). These folks are in the midst of a busy schedule of site visits—at least two a week—where they are inspecting the Market inch by inch to figure out how the new mechanical systems will be built during Phase I of the project, all with an eye on how to make it the least impactful for as many tenants as possible—with the essential goal of getting the work done.

What the PDA Renovation team and our contractor and engineers are in the midst of is called pre-construction observation. It's when the designers and contractors walk a would-be construction site to figure out how best to do the job. In the Market, with its jumble of add-ons and retrofits, and layers of old and new plumbing and wiring, pre-construction tours are essential. The information gathered is used to update and improve our current renovation plans. The ultimate goal is to have as few surprises as possible once the major work and construction begins later this spring. You'll continue to see these walkthroughs through March.

When Does Construction Start? Really Soon! Learn More at Upcoming Public Meeting

On Wednesday, February 11, the PDA will conduct a public meeting to share with our Market community and the general public more information about how and when the Market Renovation work actually begins.

At the public meeting, we will focus on Phase I of the renovation work, involving the updating and replacement of current mechanical, electrical, plumbing, and heating systems of the Market complex, which will begin in April and continue for approximately one year. Phase I work also includes the addition of an elevator in the Leland Building, aimed at improving access into the Market from the west.

This public meeting (on February 11 beginning at 6:00 p.m. at the Pike Market Senior Center) will be the official kick-off meeting for ongoing public information on the phasing, schedule and work involved in Phase I.

James Haydu, PDA Director of Communications, and John Turnbull, PDA Director of Asset Management, look forward to this opportunity to discuss the first details about how this work will begin and how the PDA can provide effective information to tenants, residents, and shoppers. Again, the mantra is “no surprises.”

Phase I Renovation Work Public Meeting

Please join us at the Senior Center on February 11 beginning at 6:00 p.m. for an update about Phase I Renovation Work.

Market Renovation Going Green

The Pike Place Market's renovation project is now a member of the U.S. Green Building Council (USGBC) and we are working toward Leadership in Energy & Environmental Design (LEED) Certification. USGBC is the commonly recognized authority on sustainability and will be the framework used to confirm that the renovation is environmentally sound. The USGBC is comprised of architects and design staff, all of whom are LEED accredited professionals.

Some of the ways that the Market's project will achieve LEED certification:

- We will be installing double pane windows, which will increase energy sustainability; in addition, natural ventilation will be increased due to the ability of the windows to pivot open;
- a central HVAC system will be installed which will distribute heating and cooling throughout the Market much more efficiently;
- we will be working to recycle all construction debris;
- the wooden steps on the Hillclimb will be reused to create benches elsewhere in the Market.

Becoming LEED certified will be no easy task for the Market, as renovating

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LEED Certification,
from front page

historic buildings and making them environmentally sustainable and energy efficient is not as simple as when designers and architects are creating new buildings from the ground up. That said, the PDA is committed to incorporating every viable element in this project to help ensure LEED certification. A sustainable Market is in the best interest of all stakeholders. In coming months, we will update you on our progress.

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)

Need more info?

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



Market Survivor Challenge: Testing Tiles

In mid-January, an odd structure showed up under the clock and sign just in front of Pike Place Fish. Speculation about its purpose ranged from those who thought it a greenhouse to those who proclaimed it a tarp to a non-existent covered wagon. Reality is—it was a construction zone, where the PDA and Turner Construction (the contractor for the renovation project) are testing three alternative floor materials to use when repairing the Main Arcade in the future. Some of the aging tiles are cracked and crumbling and will need to be replaced and repaired.

Obviously, the Market's Main Arcade gets a lot of foot traffic including jack palates loaded with inventory for delivery to our shops and merchants. The support that shores up the flooring is old and has sustained decades of heavy wear and tear.

The Market tiles were installed in the 1980's to put a longer lasting surface on the Arcade (the one previously in place

had so many leaks it couldn't even be washed!). Time has shown that the current tiles aren't up to the task at the key entrances by Pike Place Fish and City Fish.

In order to determine what type of flooring will hold up best and longest, we are testing three alternatives. These include a different type of large tile and smaller tiles with a different type of epoxy (which is how the tiles are affixed to the sub-floor). Why are we testing under the clock? Simply put, that is where the damage is greatest. The test-flooring will remain in place for a year and we'll gauge how well it holds up to the sometimes huge crowds that congregate in front of Pike Place Fish. It should be noted that we will replace the names on tiles that were taken up for this testing process. Names will be replaced on flooring in the Market.

Look at Market's Website For All Things Renovation

On February 11, an updated and comprehensive web page devoted to the upcoming renovation project will be ready for our community and public to utilize.

"More and more, we will be directing folks to www.pikeplacemarket.org/renovation for the latest renovation news and updates," said James Haydu, Director of Communications for the PDA. "By February 11, we will have updated construction calendars, relevant graphics, and timelines for all stakeholders to see."

While there has been a webpage de-

voted to renovation work for most of 2008, Haydu notes that the webpage will grow in volume of information now that there is less than 90 days until the start of construction.

There is also a function on the site where the public can post questions about renovation and answers are posted as soon as possible.

"We're shovel-ready for the most part and we will have a lot of information to share, and I hope people will use the website as a venue to glean that information," concluded Haydu.

For more information, visit pikeplacemarket.org/renovation