What is the Point of the New Central Plant?

When spring 2010 arrives, commercial tenants of the Market will see a series of changes in how they are billed for utility services. The improvements that are underway are intended to make for more efficient, and hopefully less costly, operations.

The new central electrical service will mean that tenants will no longer pay electric bills to Seattle City Light. Instead, City Light will provide service to the Market as a whole, billing at lower rates for large scale commercial use. Overall, this should reduce the cost of electricity throughout the Market from rates charged to smaller users. Each tenant will be sub-metered for their actual electricity use and billed by a meter reading service for their share of the costs. The new meter system will include online reports that will allow tenants to track patterns of electrical use and manage their equipment to operate as efficiently as possible. With electrical rates planned to increase 30% in the next few years, the economics of this system should work to keep bills as low as possible.

Each tenant using water in the course of their business will have a new sub-meter, also connected to a central computer. The PDA has sub-metered some tenants in the past to charge for the cost of water, but has found these to be inconsistent in their accuracy. Other tenants have simply received estimated bills for their cost of water. The accuracy and online reports available from the new system will make these bills much more accurate and allow for tenants to keep a close watch on expensive leaks.

Heating and cooling is changing, too. The new hydronic system installed in the Market provides a new opportunity to tenants as well. The system will be immediately placed to use for more efficient heating and cooling of ventilation air in common hallways—replacing inefficient electric heaters (that often break) and providing a cooling component for the first time. The system will also transfer the heat from refrigeration units to places where it is needed. A major component of the system gives tenants the option to connect simple fan coil units to provide additional comfort in their shop spaces. Smaller, more limited systems have been in place in some buildings but this investment makes the service available to many more businesses. The PDA will be issuing guidelines for tenants on how to select a fan coil unit and a contractor to install it for those who wish to make this investment.

Phase I: Looking Ahead to January Projects

In January, construction will become much more obvious in the lower DownUnder floors. We have postponed work inside stores until the traditional slow season. Polish Pottery’s large store on the Mezzanine level will be completely closed for the month of January. We have arranged for them to operate temporarily out of a smaller space on the west side of the Mezzanine next to the new Miniature Car Gallery. One of the doors to Cibola will also be affected for the month as the central plant water lines are placed in a second shaft that goes through their space.

During January, one week shutdowns for plumbing replacement will occur on the west side of the DownUnder, affecting Mastercraft Leather, Market Magic, Pike Place Gifts and House of Jade.

Other activities in January include replacement tile patching along the Main Arcade floor. The south public bathrooms, located under the Clock and Pike Place, will

Renovation Public Meeting on January 18 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, January 18, in a new location: the PDA Conference Room. The meeting begins 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

We are continuing to offer drop-in meetings twice monthly 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 at the PDA office.

Renovation Challenge Question

What has been the major source of false fire alarms during renovations?

- Crossed wires
- Dust
- Vibration
- Smoke
- Hobgoblins

See the back page for the answer.

For more information, visit pikeplacemarket.org/renovation

Have questions? Send them to renovation@pikeplacemarket.org
Phase II Look Ahead

The PDA renovation staff have made presentations at several community meetings and met with many tenants one-on-one to discuss construction impacts during Phase II of the Levy work, scheduled to start in June of 2010. This involves the Triangle, First and Pine, Sanitary and Corner Market Buildings. The current schedule anticipates that this work will require all residential tenants of the Sanitary Market to be moved out of the building for nine months or so, as well as closure of the Sanitary and Corner Market ground floors in the winter (planned for January – April of 2011).

Robin Amadon, a professional relocation advisor with lots of experience in Seattle, has been hired by the PDA to provide one-on-one assistance to the Sanitary Market residents, including help in finding and moving to temporary quarters. The first meetings with tenants occurred in December and we are planning for June move-outs.

Similarly, many commercial tenants will be affected by building closures of three to four months. Our experience with Phase I has been an education in how finely tuned we can schedule extensive repairs in a fully occupied building. The extent of structural work needed in three of the buildings, the fact that much of the plumbing below grade requires that large floor areas be demolished, and the ongoing coordination of plumbing and electrical shutoffs, makes operation of businesses impractical for some of this work. The PDA renovation staff and commercial staff are working with the contractor to identify which businesses can continue to operate in the construction zone. Follow-up work with each tenant will identify those that can temporarily move to other locations. We are checking the feasibility of creating additional temporary spaces for businesses during periods of most impact.

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)