

RENOVATION NEWS & UPDATES

March 2010

For tenants of the
Pike Place Market PDA

Work Continues on Hillclimb Plazas, Central Plant, Tiles and Elevator

Renovation work continued at an intensified pace through February.

Hillclimb Plazas in Place

Work on the new Hillclimb stairway reached the third level landing above the new transformer vault where City Light went to work installing its equipment. Final designs have been worked out for the new daycare play area on top of the vault, which will be built later this year. Meanwhile, the new larger outdoor plazas at levels 2 and 3 below Flower Row were put in place.

Fabrication of artist Dan Webb's new art work, which we reported last month will be part of the lighting for the new stairs on the Hillclimb, is underway.

Central Plant Nearly Complete

The main work for the Central Plant (hidden in the Public Market Parking Garage) is nearly complete. This is the home for the new high efficiency heating and cooling system that will serve most of the Market when

renovation is complete. New boilers were installed in a basement space of the garage and two large water chiller units were put in place on the hill outside the garage. As part of this work, the Downtown Foodbank has installed a new freezer and cooler to put an end to a long history of water leaks into what is now the Market's main mechanical room.

Most of the work that required displacement of tenants has been completed in the Leland and Fairley buildings. The new overhead piping and ductwork is visible through DownUnder. The work on Level 3 is pretty much complete. At the south end of that floor, we have installed one of the new fan coil units that will be connected to the hydronic (water) loops from the central plant. The fan units will provide heated and cooled air and much better ventilation to the lower floors of the Market buildings. Work inside the former Old Friends space on Level 3,

See **Phase I**, back page

Public Restrooms Receiving Makeover

The South Public restrooms, closed for an intensive renovation which started in January, continued to be a major work zone. Additional demolition was required to remove portions of earlier renovations which were discovered to be structurally damaged by rot. Repairs are now expected to be completed in March, later than originally expected.

Originally, the plan was to leave the North Public restrooms open until the South set was completed. However, with the extra work on the South Publics there is a possibility that one set of facilities would be closed through the month of April, after the start of heavy traffic and cruise ship season.

In light of the added work required for

the South Public restrooms, we changed the construction sequence on repairs. More crews were added to the South Public job, working second shifts and over weekends to speed up the project, which is scheduled to open in early March.

Meanwhile, the North Public restrooms were closed earlier than first scheduled to get that work done as soon as possible as well. Closing both sets of restrooms left Market customers uncomfortably lacking the usual public toilets for the month of February. The PDA provided a new set of temporary toilets on Pike Place—similar to those used on movie sets and special events—and converted the Economy Atrium tenant restrooms to public use as well.

Renovation Public Meeting March 15 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, March 15, in 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 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)

Phase I, from front page

which was torn up for a major run of electrical conduit, is slated to be completed by mid March. We will then be seeking a tenant for that location.

Tile and Floor Repair Update

Tile repair work on the floor of the Main and North Arcades continued through the month, with mini construction zones sprouting up on Monday nights and disappearing on Fridays for weekend business. Tiles with inscribed names were put back in the floor, after necessary substructure repairs—replacing those that had been demolished. The PDA has completed a full inventory of all MIA tile names and will make sure any removed during repair work are replaced when repairs are completed.

Replacement of some deteriorated floor drains (along with replacement of the damaged floor around and structure beneath them) continues at the same time as tile replacement. This work is scheduled to run through March. Any work around drains in restaurants will be carefully coordinated inside restaurants. Plans were finalized for new grease interceptors, which were ordered in mid-February. Plumbing improvements with installation of the new grease interceptors should start in mid-March.

Elevator Expected to be Completed in June

The shaft and walls for the new elevator serving the Main Arcade was completed while work on the interior of the shaft has begun. Completion of the elevator work is slated for June.



Early Morning Delivery

A crane lifts one of two large water chiller units, preparing to place it in position next to the Public Market Parking Garage.

Moves Taking Place for Residents and Businesses Affected by Phase II

A good part of February was spent on the detailed planning for the sequencing of construction for Phase II renovations, to start in June. Final design plans for Phase II work incorporate the advice of many tenants and the lessons from Phase I construction.

Sanitary Market residents have started moving to new quarters in anticipation of their apartments being closed in June 2010 for rebuilding of the courtyard deck. This is a pretty intensive project involving one-on-one preparation and planning with each of the 21 households. The PDA provides moving assistance in compliance with the City of Seattle Tenant Relocation Act. All tenants have the opportunity to apply to come back to the Sanitary Market when construction is completed—estimated for May of 2011

Many businesses in Phase 2—Triangle, First & Pine, Sanitary and Corner Market Buildings—are facing a difficult time as we plan work that will require them to close or relocate their businesses during the coming year. Major construction will begin in September. The ground floors of the Corner and Sanitary Markets will be closed for three months beginning next January.

PDA renovation staff are working closely with each tenant to determine the best way

to address their business needs. Those who need to stay open are offered relocation spaces if they are available. One proposal under consideration is to convert the west side of Pike Place to temporary selling spaces for displaced high stalls and food related businesses, using specially designed shipping containers with electricity and plumbing. Other relocation opportunities have been identified in the Economy Market, Fairley Building, Western Avenue, and other vacant spaces managed by the PDA. Some business owners have indicated a preference to close for the interruption; others may move outside of the Market and establish new business locations.

At the request of the Market Historical Commission, the PDA is especially focused on finding a location for the Market Rummage Hall to continue. All business relocations in the Market will be subject to review by the Historical Commission. The PDA has asked the Commission to adopt procedures to make moves and temporary relocations possible, and as easy as can be expected.

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

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

