

RENOVATION NEWS & UPDATES

November 2009

For tenants of the
Pike Place Market PDA

Renovation Work Continues on Both Sides of Western Avenue

The footings and foundation for the new electrical transformer room on Western Avenue have been poured and the first walls will be visible in November. As construction comes up out of the ground, interested observers will see the first flight of the new stairs to Western alongside the La-Salle Building. A sample of the completed construction has been built and is located on Western Avenue by the entrance to the parking garage (south of Lazonga Tattoo). The mock up shows how the final stairway design will feature a historical approach to concrete work, with impressions of exposed board grain in the finished surface.

On the other side of the street, construction continues inside the Market Garage under the Downtown Food Bank. The work involves excavating a room for pumps and

boilers that will serve the new central heating and cooling system for the Market's buildings. During November, the first run of pipe for this system will start appearing on the outside of the garage elevator tower and along the roof of the Skybridge, where future connections will lead to roof equipment and interior spaces on all the lower floors.

Construction of a concrete pad for the water chillers, the other important element in the central system, has been delayed from a scheduled start in October. The delay is related to a design change made to reduce the visual impact of the chiller units on the north side of the garage. As a consequence of the change, the concrete pad will be located lower in the hill and farther west.

Phase II Planning Underway: Work will Impact Many Tenants

While we have only just started to work inside tenant spaces in the Leland and Fairley buildings (which is part of Phase I of renovation work), plans are already coming together for Phase II of the levy renovation work, scheduled to start in the fall of 2010. In October, the Market Historical Commission was briefed on the extent of major repairs planned for the Triangle, Sanitary, First and Pine, and Corner Market Buildings.

As we prepare for Phase II, we've held several building meetings and many one-on-one follow-up meetings with tenants to discuss specific impacts to their spaces. Work in Phase II will be very extensive and three of the buildings will be getting long needed seismic bracing. Construction will

be very visible and impact many tenants, and require a great deal of coordination in order to keep as many businesses open and operating as possible. For these reasons, we are working a year in advance on the planning for the work.

Construction of the seismic bracing will affect many shops on Pike Place and continue through upper floors on Triangle, Sanitary, and the Corner Market. During the work, a good number of storage rooms in each building's basement will be closed.

Other Phase II work includes a new elevator for the Corner Market and a large set of public restrooms in the Sanitary Market at the current location of the Rummage Hall.

Renovation Public Meeting Scheduled for November 17

Please join us for our next public meeting about the renovation on Tuesday, November 17, at the Pike Market Senior Center beginning at 6:00 p.m. We'll discuss work taking place the rest of the year, give updates on Phase I and Phase II renovation work, and answer your questions. See you then.

Drop-In Information Meetings Continue on First and Third Thursdays

Members of the Renovation team hold twice a month drop-in meetings for Leland and Fairley tenants interested in knowing more about the details of construction and when work is scheduled to affect their space. 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 in the former Outback Opal space. Attendance has been lackluster at best. Use these meetings as an opportunity to get your renovation related questions answered.

Need more info?

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

206.682.7453

pikeplacemarket.org/renovation



Renovation Updates

What's Up DownUnder?

New plumbing lines, fire alarms, and electrical upgrades were completed by early October, allowing three tenants to move back into their spaces on Western Avenue. Work on Level 3 of the Fairley Building started in mid-October and several businesses have temporarily closed to allow room for construction crews to replace plumbing, ventilation and electrical service lines in their shop spaces. Much of the construction work is happening at night and work is scheduled in 10 hour shifts to reduce the down time on businesses. We have had tremendous cooperation from store owners who have been moving their inventory, packing up boxes, and relocating display cases to empty spaces on their floor. At the end of October, the first phase of work on the floor will be completed and three additional shops will close for three weeks while new plumbing is installed in their ceiling spaces.

In an effort to get as much work done as quickly as possible, some electrical work has been started on Levels 4 and 5, involving the connection of new ground wires to electrical panels in shop spaces. Some panels have taken a bit of effort to uncover as merchandise, shelving, and general knick knacks have taken over corners of shop spaces like kudzu (which is an extremely fast-growing vine that climbs and covers anything it contacts). Clearing away years of accumulated shelving and merchandise has become an interesting and challenging aspect of renovation work.

Planning Now to Minimize Holiday Disruptions

The PDA is working closely with Turner Construction to minimize impacts on the Market's retail businesses during the holiday shopping season. The renovation of the north public restrooms (by Pike Place Chinese Cuisine) has been delayed from this year until March and April of 2010. A large amount of construction work on Level 4 will be schedule during off hours, although the work will not be invisible during shopping times. We are working with affected tenants to relocate what has to move to temporary

storage before the holiday shopping season begins whenever possible.

Leland Elevator

By mid-November, we expect demolition of the west wall of the Leland Elevator shaft to be completed. This work was necessary to allow for a new larger public elevator to Western Avenue. The Main Arcade level elevator lobby is now evident at the entrance to Rotary Grocery. Temporary construction walls around the construction area have taken out some of the space of that store, as well as Golden Age Collectables and the hallway at the end of Flower Row by Soundview Café. These walls will be in place for several months. For the curious construction observers, the best viewpoint of this work is from the balcony at Place Pigalle. From there, you can see the roof of the Leland building and the temporary wall built on the west side of the elevator.

Fairley Roof Work

Taking advantage of good early fall weather, work on the Fairley roof was underway in October and a temporary roof surface installed before the first of the fall rains. Work will continue on the roof through the winter as old mechanical fans and equipment are removed, new insulation installed above the Athenian and Lowell's restaurants, and other equipment rooms built. One of the new rooms on the roof will house a new emergency generator (the building currently has none).

Looking Ahead to Changes for Level 3 DownUnder

A year from now, the Pike Market Preschool and Childcare is expected to move from the temporary classrooms on Level 3 to new quarters on Level 2. The move will open up about 60% of floor 3. The PDA Council has several committees considering how best to re-lease the space and discussing different strategies that could be used in revitalizing this floor. Proposals under consideration range from continued retail to converting spaces to artists studios; redesigning larger spaces to work for restaurants or specialty businesses; or creating space for offices and replacement storage.

Garbage Diversion: September Chute Closure went Smoothly

Once every couple of years, the Market gets a candid reminder of how much garbage is generated here every day. That happened again for two and half weeks in September when the main garbage compactor was shut down for sewer line repairs on Western Avenue. Two large dumpsters on Pike Place were filled every day and PDA facilities crew counted down to the hour when the compactor would be back in operation. Fortunately, this time we could plan the shut down for a slower time of the year. Thanks to all tenants who bagged their garbage during this time.

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)