

RENOVATION NEWS & UPDATES

June 2010

For tenants of the
Pike Place Market PDA

Phase I Wraps Up with Hillclimb & Elevator Final Touches

June 18th marks the date for substantial completion of the first phase of Levy Renovations, which was an investment of roughly \$28 million into the future of the Market. May was the “almost done” month as projects throughout the Market neared completion. The standard question about the Hillclimb used to be “What will happen there?” Now it is “When will it open?”

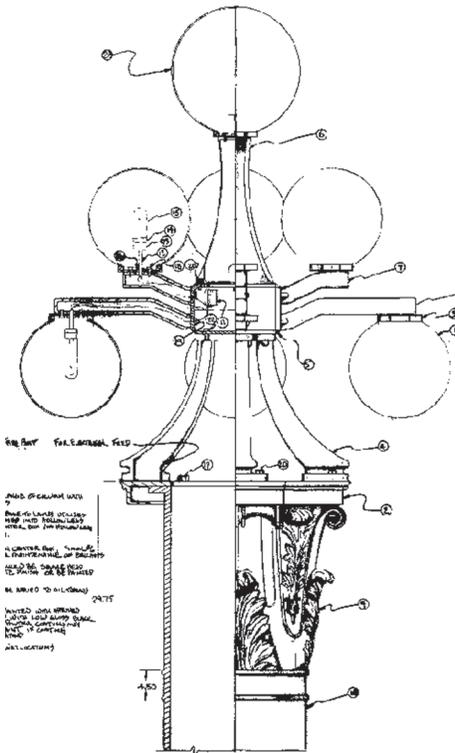
After a long year of interruptive construction noises, the clanging of scaffolds being dismantled, the hammering of temporary walls being dismantled, and the loud sirens of fire alarms conducting a final test instead of another false alert were all welcomed.

Hillclimb Stairs to Feature Replicated Light Fixture

The new Hillclimb is attracting lots of attention and interesting ideas for how these new sunny plazas can be used. Public seating, setup for checker and chess tournaments, art displays, weekend events, and new performance spaces are being discussed. Flower Row and surrounding building walls will be repainted. Towering above the Hillclimb will be a replica of the original light fixture that marked the entry at Pike Place decades before the Public Market Center Clock and sign were added (see drawing to right and detailed drawing on page 2). This will be a new feature and landmark for shoppers entering the Market from the west.

Elevator Lobbies Receiving Unique Market Touches

In May, the Market Historical Commission approved the final design treatments for the new elevator lobbies in the Leland Building. In keeping with general guidelines for simple design approaches, the mid-level elevator landings for shopping levels 3, 4 and 5 of the DownUnder will be very simple extensions of surrounding hallways. The Commission had a longer discussion and deliberation about the proposals for the two main entrances—one on Western and



This is a hand-drawn depiction of the light fixture we are creating based on the original fixture at the Market's entrance.

the other on the Pike Place level.

These presented some unusual design challenges to SRG architects. The new public elevator entrance on Western is set back from the sidewalk, in a location that had to be excavated into the hillside. The challenge was to make the elevator entry identifiable to the public, but not in a way that would overshadow the dramatic stairway that we expect to be the primary way people get up to Pike Place. The design proposal makes references to the history of Western Avenue, the origins of Seattle, and connections to the waterfront. Next to the new concrete walls poured in against rough board forms traditionally used a century ago, the elevator lobby will be marked by a clear fir ceiling and a simply stenciled sign. The vestibule

Phase I Wraps Up, on back page

Renovation Public Meeting June 22 in PDA Conference Room

Please join us for our next public meeting about the renovation on Tuesday, June 22, beginning at 6:00 p.m. in the PDA Conference Room. This is a joint meeting with the Constituency monthly meeting, so note the new day. 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 John Turnbull, Director of Asset Management and Development. 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 Wraps Up, from front page

will be clad in recycled glass tiles, reminiscent of beach glass, laid in a pattern that was inspired by the faded geometry of Salish baskets once sold by native Americans on the waterfront.

Upstairs, the new entrance to the Market at Pike Place appears in what was a storeroom for the Rotary Grocery. Left untouched, the high blank walls of this area lack any charm or identity (people arriving on the elevator cannot easily see the Market Arcade at the end of a narrow corridor, while those on the Arcade in front of Pike Place Bakery cannot see the elevator across from the grocery store). SRG proposed a more finished treatment, incorporating design elements of the Arcade. Green walls and decorative light fixtures will serve to mark the lobby as a new public space. Neon signs at both main entrances should help people find these newest additions to the Market.

Additional Phase I Updates

The sidewalk on Western has been replaced and opened on May 14. Installation of landscaping and an irrigation system is now taking place. Railings, lighting and art are also being installed. Work on the elevator lobby on Western continues. The new Hillclimb stairs are expected to open in mid June for general use with some light construction (such as painting and art and lighting installation) still taking place in the area, possibly requiring temporary closures. Look for an official opening and ribbon-cutting on August 17, the Market's 103rd birthday.

The central heating plant went online May 17. Programming, testing, staff training, and a few last pipe and electrical connections are still taking place. Work is on schedule for the entire system to be working and ready for connections to tenant-owned equipment by June 18.

New Utility Systems in Operation

A large hidden element of levy improvements is the updating of the utility systems used to operate the Market. In May, new

electrical service feeds went into operation for Fairley and Leland buildings. Centrally controlled heating and cooling became operational. The first contracts for new heating and cooling systems for tenant spaces have been worked out and this piece of work will continue through the next year or so.

Phase II Work Starts in June

Large Scaffolding Coming to Pike Place

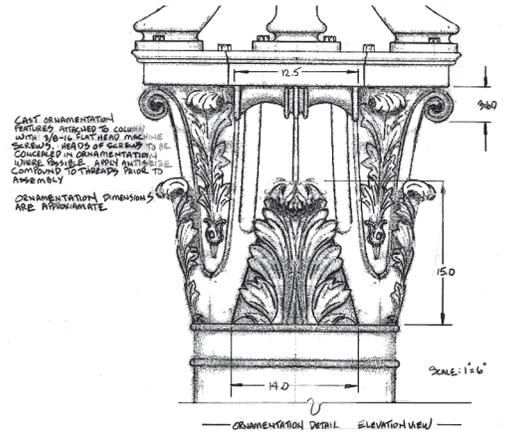
Phase II work begins in June with demolition of the Sanitary Market residential courtyard, located over Metsker Maps. You can't see the courtyard from the street—but you will see the scaffolding. We will set up a three-story high scaffolding that will take up parking spaces on the east side of Pike Place by the Sanitary Market and will be in place for over a year. Even larger than the scaffolding that's been on the west side of the street, this scaffolding will be the main construction delivery point for the upper floors of the Sanitary and Corner Market Buildings as we work on the courtyard, elevator, and other upcoming building projects.

Chez Shea Construction

In June, we also expect Chez Shea to start a remodeling project to make a new entrance to their restaurant. This is planned in anticipation of elevator construction in September, which will take out their existing restaurant lobby.

Bids on Budget for Phase II

At the end of May, the PDA Council approved a maximum contract price for the Phase II work that met budget. The \$15 million price tag will fund renovations of Triangle, Sanitary, First and Pine and Corner Market Buildings. Tenant relocations and mitigations costs may be an additional \$2 million.



This is a detail drawing of the replica we are creating based on the original light fixture at the Market's entrance. Drawn by the fabricators creating the new piece.

Project Coordinators Hired

We have hired several independent project coordinators to help us manage the details involved with a number of renovation projects, including tenant coordination.

Jillian Gant has been brought on as a consultant to coordinate extensions of the new heating and cooling system. She will be responsible for coordinating the work to connect the central condenser loops to tenant owned coolers, which will allow for recapture of the heat for other uses. She will also be helping the PDA work with tenants who wish to add supplemental heating and cooling to their spaces.

Tejal Pastakia and **Carrie Holmes** are two other new consultants. Hired primarily to work on tenant relocation issues for Phase II on the east side of Pike Place, both have lots of experience with retail construction and renovation. They have already started on the first projects—relocation of Pike Place Chowder's kitchen and modifications for Chez Shea. Both of these projects need to be completed before September.

Need more info?

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

206.682.7453

pikeplacemarket.org/renovation