

# RENOVATION NEWS & UPDATES

August 2011

For tenants of the  
Pike Place Market PDA

## PDA Report to City: Renovation Work Within Budget, On Schedule

On July 11, PDA Executive Director Ben Franz-Knight presented the Market Renovation and Levy Annual Report to the Mayor and Seattle City Council. Ben reviewed highlights and accomplishments of the past year.

For Phase I in the Leland and Fairley Buildings, Hillclimb, and Public Market Parking Garage, we completed an improved entry from Western Avenue, new elevator, new electrical vault and service upgrades, replaced plumbing lines, expanded loading dock, flooring repair, and new mechanical central plant.

Phase II renovation of the Corner Market, Sanitary Market, Triangle Building, and 1st and Pine Building included major repairs (plumbing, windows, doors, stairs, fire suppression systems and flooring) in all buildings; major seismic and structural upgrades in the Corner, Sanitary and Triangle Buildings; mechanical and electrical upgrades, and new or upgraded HVAC systems. We added a new elevator in the Corner Market Building and new restrooms in the Sanitary Market Building. This phase of renovation created significant tenant impacts that resulted in temporary tenant relocations, some temporary business closures, and apartment residents temporarily relocated.

Phase III of the renovation will include

work in the Stewart House, Soames-Dunn, and Economy Buildings. Plans include major repairs, seismic upgrades, and structural improvements for all buildings (including exterior work on the Stewart House); a new public restroom in the Soames-Dunn Building; and a new elevator and HVAC system in the Economy Building.

We have spent approximately \$49.4 million of the \$68.6 million of levy funds allocated to the renovation. The project is 73% complete and is within budget and on schedule.

The renovation has meant new jobs, employing an estimated 250 workers annually in a variety of trades and industries.

The report concluded with this acknowledgement to the Market community: "Market tenants, residents, merchants, farmers and artists have contributed countless hours of patience, cooperation, understanding and hard work weathering tremendous disruptions and relocations while demonstrating the resilience and heart that has made the Pike Place Market the heart of Seattle for over 100 years."

To see the complete Market Renovation and Levy Annual Report and view a Power Point presentation, please visit our website at [pikeplacemarket.org/renovation](http://pikeplacemarket.org/renovation).

## Phase III Major Work Begins after Labor Day

Phase III renovation planning is ongoing for the Economy Building, Soames-Dunn Building, and Stewart House. The Stewart House renovation work includes replacement of exterior bricks, windows, and courtyard pavers, as well as roofing repair and miscellaneous repairs throughout the building.

The public spaces and occupied commercial spaces in the Market will be free from construction activity through August to allow the Market to function at full capacity

during the peak summer months.

Renovation work in the Stewart House courtyard started in the middle of July. Work in the Economy Building basement begins in early August while second floor work will commence in mid-August.

Phase III work will commence in earnest after Labor Day. Starting on September 6, Phase III work will ramp up to full force through the end of February 2012.

## Phase III Public Meeting on July 28 and August 25

Upcoming public meetings about Phase III will be held July 28 and August 25. These meetings are in the PDA Conference Room from 6:00 - 7:00 p.m.

## Renovation Public Meeting on September 20 in PDA Conference Room

Join us on Tuesday, September 20, for the next joint public renovation meeting with the Market Constituency. It begins at 6:00 p.m. in the PDA Conference Room. These meetings are held every other month.

## Phase II Businesses Mostly Open

Phase II Renovation is largely complete in the Corner, Sanitary, Triangle, and 1st and Pine buildings. All basement storage has been restored, cooler hook-ups are nearing completion, the new restrooms in the Sanitary Market Building are open, and the new elevator in the Corner Market Building is up and running.

The majority of tenants have returned to their original spaces. Many tenants took the opportunity to make improvements to their space including Three Girls Bakery, which has new counters and seating.

Gary's Tex Mex, the Market Diner, and Jack's Fish Spot are the last remaining tenants to complete their own tenant improvement work. All were expected to open for business in early July.

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

