

RENOVATION NEWS & UPDATES

May 2010

For tenants of the
Pike Place Market PDA

Phase I Milestones Reached

Each week, we see another milestone reached as contractors complete work in the Leland Fairley renovation. The speed of work has increased with contractors again working double shifts (day and night) to complete work on time. The project to date has had its share of surprises and complications but we remain within budget and schedule. Highlights of April work:

- ✓ Gas connections made to new central plant in the Market garage
- ✓ Sidewalk poured on Western Avenue
- ✓ Loading dock and dumpster area completed
- ✓ North public restrooms opened DownUnder (and, more importantly, sani-cans removed from Pike Place after an eight week stretch)
- ✓ Tile repair work completed on the Main Arcade
- ✓ New electrical service put into place and electric service transferred from old meters to new service
- ✓ Last concrete poured on the Hillclimb (and yes, one flight of stairs has been replaced twice because of installation problems)
- ✓ New plaza topping slab poured for preschool play-area on Hillclimb
- ✓ Fairley roof replacement completed
- ✓ Ventilation ducts installed in south shaft and the west door for Cibola reopened to customers
- ✓ New heating and cooling units installed in lower floor hallways
- ✓ Vacant tenant spaces opened up for new tenants DownUnder
- ✓ Final testing of fire alarms and new strobes on all levels of Leland and Fairley buildings

Coming Soon: Goals for June 18 Completion

As work proceeds towards scheduled completion of Phase I by June 18, sidewalk and balcony superintendents of the construction project will see:

- ✓ Stair handrails, lighting and landscaping installed in May
- ✓ Completion of new elevator and start of final testing in Leland Building
- ✓ Elevator will be open and running from Western Avenue to the Main Arcade level of Pike Place – opening outside Rotary Grocery
- ✓ Completion of most storefronts at new retail spaces on Western Avenue
- ✓ Contractor construction offices move to Sanitary Market for Phase II construction

Renovation Public Meeting May 17 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, May 17, beginning at 6:00 p.m. in the PDA Conference Room. 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)

Finalizing the Hillclimb, on back page

Finalizing the Hillclimb

Follow-up construction expected during the summer will focus on final embellishments:

- ✓ Replicate historic light fixture at top of Hillclimb
- ✓ Decorative tiling in elevator lobby on Western Avenue
- ✓ Finishes for elevator lobby outside Rotary Grocery
- ✓ Installation of public artwork lighting by Dan Webb on the Hillclimb (due to be completed by the Market's 103rd birthday on August 17)
- ✓ Floor repairs at City Fish, Pike Place Fish and Pure Food Fish will be scheduled for slower seasons in winter

Report on First Year of Renovation Work

In April, PDA Executive Director Carol Binder presented the first annual report on the Levy project to the Seattle City Council. Carol was accompanied by Capital Renovation Chair Bruce Lorig, Project Manager Joe Paar, and Construction Management Advisor Ken Johnson. Her report can be seen on the Market's website at pikeplacemarket.org/renovation, look for the "Renovation and Levy Report" near the top of the page.

Council Earmarks Tax Credit Proceeds for Extra Projects

A year ago, the PDA completed a financing transaction using New Market Tax Credits to generate an additional \$2.9 million that could be used to pay for Market improvements in conjunction with the levy funded renovation. With levy funding already committed to major building systems and repairs in common, these funds can be used to expand these systems so that more tenants can benefit from them.

In April, the PDA Capital Renovation Committee agreed to reserve some of these funds for upgrading equipment in tenant coolers to maximize the efficiency of the new heating and cooling systems of the central plant, providing some funding to assist with costs of providing additional heating and cooling for tenant shops, and installation of additional power capacity on the North Arcade for daystall tenants. About \$1 million remains in the fund to be allocated.

Potential uses are upgrades of tenant spaces for new tenants in the DownUnder, new store spaces on Western Avenue, and amenities for the new Hillclimb area.

Phase II Planning Update

Budget for Phase II in Good Shape

The preliminary pricing for Phase II construction looks to be on line with the budget for this work, approximately \$15 million in total. Final bids will be reviewed in early May and a final contract price for the work forwarded to the PDA Council for approval at its May meeting. Work will begin in June with replacement of the roof deck and courtyard for the Sanitary Market apartments.

Apartment Relocation Completed in May

The Sanitary Market apartments will be empty by June and construction contractors will start moving on-site by mid May. We'd like to thank all of the tenants who have had to relocate from their homes, as we understand that moving from one's home is difficult. Several residents will continue to stay in PDA apartments while their building is under renovation for the next year. We have been fortunate to have Robin Amadon

work with us on relocation. She did a marvelous job, providing professional quality work and extraordinary personal service to every household.

Business Relocation Planning Underway

The PDA has started relocation of businesses for Phase II activity. First on the list are those in the First and Pine Building/Post Alley Market. Pike Place Chowder will move their prep kitchen to the space occupied by Dog Alley. Dog Alley will relocate to the Fairley building DownUnder to a larger shop space. The rummage halls in Post Alley and Sanitary Market will temporarily relocate to Western Avenue, to the Market Heritage Center, at the end of summer.

Other Business Changes

- Pike Place Barber to relocate to the St. Regis building at 2nd and Stewart in late summer
- New Mark Tailor to close for a year in July
- Chez Shea remodel for new entrance planned for July
- Matt's in the Market remodel for new entrance planned for August

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

Have questions? Send them to
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