

RENOVATION NEWS & UPDATES

October 2009

For tenants of the
Pike Place Market PDA

Renovation Work Moves Inside and Across Western Avenue

With the unofficial end of summer at the end of the Labor Day weekend, Turner Construction moved inside the Market buildings to start renovation work in earnest. As the weeks progress, renovation work will be more and more evident in the Market. In addition, crews will continue to work outside on the Hillclimb vault and the Public Market Parking Garage (where the boiler room and pads for chiller units that will provide hot and cold water will be located).

In preparation for the partial demolition of the Leland Elevator shaft, temporary construction walls were built in Rotary Grocery, Golden Age Collectables, the hallway to the mezzanine level at the lower end of Flower Row, and the roof of the Leland apartments. These walls will separate the Market's public spaces, customers and shops from the noise and dust as the current elevator's west wall is demolished and a larger shaft built for the new elevator. Construction will extend for several months.

Work has also begun on the roof of the Fairley Building, starting with the removal of a catwalk and some abandoned mechanical equipment formerly used to cool tenant spaces. Work will proceed with raising existing equipment to allow room for a layer of insulation. We will also lay foundations for new cooling and ventilation equipment and construct a rooftop room to house a new emergency generator. We are working with tenants who are using large cooling equipment to connect to the



This new sewer manhole, located on the Market Hillclimb off Western Avenue, is 10 feet across and 43 feet tall. It houses sewer lines from the Market as well as the sewer main from First Ave. John Turnbull noticed that in this picture, the manhole resembles the world's largest soda can!

central cooling loop that will be built as part of renovation.

Across Western Avenue, work has begun on construction of the new boiler room and pads for the chiller units that will provide hot and cold water throughout the Market. The boiler room will be built under the Downtown Food Bank on level 4 of the garage. Some of the parking spaces in

See **Renovation Work**, back page

Next Renovation Public Meeting Planned for November 17

We will not be holding a public renovation meeting in October. 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 have started 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 Work, from front page

the Public Market Parking Garage (at 1531 Western Ave.) are next to the construction zone and will be out of commission for a few months. Construction will also take up about 10 spaces of the Desimone lot as the area is needed for staging equipment and materials to build a new outside landing for the water chiller units. This landing will be at the northwest corner of the garage. Earth moving is expected to begin on October 1, with much of the excavation happening with equipment that will be brought in under the Viaduct (and working on the western slope). For approximately two months, the stairway leading from the Desimone lot to the waterfront will be closed. Detour routes will be available to pedestrians on the southwest corner of the Garage and by use of the Lenora Street stairs, located north of the Market.

By mid September, all excavation was completed for the new Hillclimb electrical vault on Western Avenue, with the sewer line reconnected to a new high rise manhole. Turner was able to start foundations for the vault and to pour concrete. This work will continue through the rest of the year as the Hillclimb takes on its new form. A demonstration piece of the concrete work is located on the south entrance to the Public Market Parking Garage.

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)

Renovation Updates

Sewer Work Means Garbage Chute Closed for About Three Weeks

As the first part of the lowest sections of sewer lines were uncovered on Western Avenue, it was pretty apparent that the cast iron pipes had corroded so much that they were barely functioning. New lines are being replaced in stainless steel.

Part of the sewer construction requires that the Western Avenue sidewalk is torn up, meaning garbage from the Fairley chute cannot be taken out over the sidewalk—so it became necessary to close the Market's central dump chute at the end of September. Starting Sunday evening, September 20, and for about three weeks thereafter, all garbage will be collected in dumpsters on Pike Place. All garbage must be bagged and taken to the dumpsters during this time. Numerous Tenant Alerts were distributed about this change and e-mail reminders were sent to commercial and daystall tenants.

A second closure of the dump chute is expected to occur in February when new compactor equipment is installed.

Work on DownUnder Floor 3 Taking Place in Tenant Spaces

Construction begins in October on the Fairley level 3 retail floor. The Daystall DownUnder location (formerly Old Friends) is the first to close on October 5. Work in this space will involve removal of much of the floor to lay electrical conduits for the new electrical service served from the new Hillclimb transformers. Two tenant spaces, Holy Cow Records and Antique Touch, will be the most affected by construction. Antique Touch will close for several weeks but we expect that Holy Cow will remain open in their current space. Vacant spaces on the floor will be used for temporary storage.

PDA Seeking New Window Approval at MHC

After many months of discussion, reports, and questions and answers, the PDA will make a final presentation to the Market Historical Commission to request

their approval for the replacement of the Market's west side windows with new units incorporating metal cladding for better maintenance, double pane sash for better heat control, and new hardware for better function.

To date, the Commission has been reluctant to accept any proposal other than maintenance of the existing wood sash and repair on a case-by-case basis. A vote to approve or deny the application is expected at the regular commission meeting of October 14 which begins at 4:30 p.m. in the PDA Conference Room. Public comment is accepted by the Commission at the beginning of their deliberations. We welcome tenant support at this meeting, especially from Leland and Fairley tenants. Please attend and voice your support for this important change. Contact John Turnbull at 774-5319 or john@pikeplacemarket.org for more information.

Planning Continues for Phase II Work in Corner, Sanitary and Triangle Buildings

Our designers are working on more detailed drawings for the Phase II work in the Corner, Sanitary and Triangle buildings. These buildings need more seismic upgrades because of their masonry structure and we are continuing to figure out the best way to do this. We believe we have come up with a better location for the elevator in the Corner Market and a better location for the electrical vault. The work in these buildings, however, will be substantial. We are currently meeting with tenants in these building to update them on what we know at this time, and will continue to do so as plans progress and more details are developed.

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