

RENOVATION NEWS & UPDATES

April 2010

For tenants of the
Pike Place Market PDA

Hillclimb Stairs Nearly Complete

The final flight of stairs on the new Hillclimb sprouted in March, along with the season's early daffodils. The new public stairway was expected to be pretty well finished by the end of the month—at least in concrete. Sidewalks on Western Avenue that have been closed off for almost a year were also expected to be replaced by the end of March.

In April, the new plazas at levels 2, 3 and 4 will be finished and new handrails and lights go in place, with an expected opening in May—13 months after the start of work.

The newly improved Leland elevator will take a bit longer to complete. The inaugural run from Western Avenue to the Main Arcade will not occur until June.

New electrical service to the Fairley and Leland Buildings (which includes DownUnder, the Main Arcade, and the Leland Apartments) will be started in April. The last preparation work in March required shutting power off to the Leland Apartments for a few days as we made a splice between old and new services. At the beginning of April, new power service will start with building common areas, ventilation and hallway lighting.

Over the course of the month, commercial tenants will have their City Light meters disconnected as they are transferred to the new central power system.

Spring weather also brought a flurry of activity on the Fairley roof. Temporary roofing put down last fall has been replaced with a new permanent roof (and insulation over the restaurants) and there is a new electrical generator and fuel tank on the roof. Over three nights in March, large cranes were set up on Pike Place to move new ventilation equipment in place and to remove old rusted equipment serving the main buildings and several restaurants. The new equipment will be connected to the PDA's new central plant heating and cooling lines.

The Athenian Inn will likely be the first PDA tenant to make use of programs from the City of Seattle which provides low interest financing and rebates from City Light for new energy efficient equipment. Among other first pieces of tenant equipment connected to the central plant is the new air conditioning unit at Polish Pottery, which reopened in March after 10 weeks of renovation.

Final Punch List for DownUnder Work

When construction is completed, architects and contractors do a "final punch" to identify all of the small items that need to be patched and repaired. It's a good milestone and one that we have finally reached in most of the lower floors of the Main Market buildings.

With more than 90% of the inside work done and painted, the PDA and Turner Construction will be clearing out the last work areas during the month of April.

Polish Pottery returned to its former home in March while Cibola's second entrance is due to reopen by the end of April. Pike Place

Bakery, closed for two months while its baking operation was relocated to Renton, had the lights back on and cases filled with pastries and doughnuts by mid-March.

Several storefronts taken over for construction staging (the former Bead Zone, Old Friends, Laughing Elephant and three shops on Western) will be made ready for new tenants in May. Tenants relocating from other places in the Market, especially in advance of Phase II work across the street, are likely to be among those moving into these now vacant spots on Western Avenue.

Renovation Public Meeting April 19 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, April 19, 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)

Phase II Planning Continues

The PDA and Turner Construction continue to work on the fine tuning of work and schedule for Phase II of levy-financed renovations, involving the Triangle, First and Pine, Sanitary and Corner Market Buildings. With renovation of the Sanitary Market Apartments slated to begin in June, the relocation of 20 apartment households is well underway with almost all having confirmed plans to move—some staying in the Market at the Livingston Baker and Lasalle, some moving to nearby neighborhoods, and a few moving out of the city. The next phase involves working closely with businesses who will need to relocate temporarily or permanently because of work in the buildings.

Turner Construction has provided updated cost estimates for the Phase II work that are within the expected budget. Acceptable pricing from the electrical and mechanical contractors will allow us to continue work with the same team that has worked successfully on many of the challenges in Phase I. The Market Historical Commission has approved the nearly completed plans for the renovation work. They have been especially concerned about business relocations, wanting to confirm that

neighborhood services stay in the area. The PDA has proposed relocating the Rummage Hall(s) to the Heritage Center on Western Avenue. Pike Place Chowder is slated to move its kitchen to the space now occupied by Dog Alley. Dog Alley is considering a relocation to the Fairley building across the street. Work on that series of moves will begin in the summer.

Another round of work with tenants will involve temporary construction barriers to allow Pike Place Bar and Grill, Matt's in the Market and Chez Shea to continue in operation through the majority of construction in the Corner Market building.

The Market Historical Commission will be reviewing a separate proposal by the PDA to provide temporary selling spaces for highstalls and other businesses on the west side of Pike Place next winter. Temporary relocations for businesses in Phase II will be significantly more in number and more costly than in Phase I.

At the beginning of next year, we expect to return to complete the final work on Phase I areas involving the replacement of floor tiles around City Fish and Pike Place Fish.

South Public Restrooms Re-Open

The shortage of restrooms in the Market—our own inconvenient truth—was made more evident in February when both public facilities were closed for renovation. On March 6, we turned the corner and re-opened the South Publics after a completed soup to nuts redo (the old floors and ceiling remain). After a small celebration, the Market said goodbye to the Royal restroom trailer on Pike Place. Ten sanicans are expected to stay on the street through mid April as substitutes for the North Publics until they reopen.

Next: Phase III Planning To Begin

While Phase II work schedules are coming together, the architects at SRG are re-opening the files for the remaining levy funded renovations in Phase III.

These will include a new elevator in the Economy Market, additional public restrooms in the Soames Dunn building, and replacement of the exterior brick and surface decks on the newer portions of the Stewart House. This last project will deal with a

chronic problem of leaks in that building since the 1980's.

Because of our success to-date in controlling costs and keeping to budget, we now expect to be able to add this work to the scope of levy funded renovations with work occurring in mid 2011 through 2012.

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

Have questions? Send them to
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