

RENOVATION NEWS & UPDATES

July 2010

For tenants of the
Pike Place Market PDA

Phase I - Wraps Up

By the first day of summer (the solstice was June 21), the newly rebuilt market hill-climb reopened – finally. Market regulars and Seattleites found the new entrance from Western Ave. freshly painted, featuring plants at new outdoor terraces on several levels and a brand new public elevator to the main arcade and Pike Place. This also means that new storefronts along Western Ave. are now ready to rent providing more opportunity within the Market. There are many finishing touches that we hope to have completed by the time of the official opening in August to coincide with the Market's 103rd birthday. We hope to have new lighting (artistically inspired), additional public seating, a replica/historically-derived decorative light atop the ventilation shaft behind the clock and sign, finished elevator lobbies on (Western Ave. and at Rotary Grocery)

and possibly a second bronze sculpture on Western Ave. Now if we could get the pigeons to move away....

Phase I construction lasted 14 months from start to finish, with a near perfect safety record for such a complex job. Congratulations to Turner Construction, SRG architects and the PDA Capital Projects staff for meeting budget and schedule goals on a remodel project that tested the limits of contractors. PDA maintenance, security and facilities staff found new challenges every day and did a great job in responding to more than the usual problems of running the Market. Undoubtedly, the greatest sighs of relief come from the 60+ business tenants, mainly in the DownUnder floors, who managed to keep their shops open despite the most significant disruption.

Future Work In Leland Fairley Buildings

While we are closing the books on Phase I, several significant projects will continue in the buildings on the west side of Pike Place through the coming year.

-A new roof and replacement deck are to be installed on the Leland building this summer. Problems with the decade old waterproofing were discovered during the course of renovation.

-Additional electrical power will be provided to market daystalls on the north arcade and Desimone Bridge. This will help to address the ongoing problem of circuit overloads and power outages due to too many display lights and other equipment drawing from the same circuit. This work will also include adding new power stations along the length of the west side of Pike Place to provide power for festivals and other special events on the street.

-Proceeds from New Market Tax Credits generated by the renovation work will pro-

vide the funding for upgrading compressors to work with the energy efficient hydronic system built as part of Phase I.

-Floor repairs at the three fish markets will be major construction projects unto themselves. From experience we know that the heavy use of water around fish markets make these floor areas slippery and prone to leaks and heavy loads from deliveries (jack palates) have exceeded the breaking point of the tile floors, causing the need for constant and costly repair. After a year of test patches, we concluded that no possible replacement tile we could find would work in these areas - so the new plan is to replace the tiles with an epoxy floor. Work will take about a month in each business area and require the businesses to shut down while floors are torn up, the surfaces prepared for epoxy and the new coatings given time to cure. We will be staggering the work in order to maintain at least two fish markets remain open at all times.

Future Work In Leland Fairley Buildings,
on back page

Renovation Public Meeting July 19 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, July 19, beginning at 6:00 p.m. in the PDA Conference Room. We'll give updates on 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)

Tenant Relocation Calendar

All 21 apartments in the Sanitary Market were vacated of residents by the end of May and contractors started work in the building. In June, serious demolition started including taking out walls in apartments to make way for construction access. Looking ahead, the PDA is working with many of the business tenants to clear the way for construction as Phase II work (seismic, electrical, ventilation and plumbing) starts in the Sanitary, Pine, Corner and Triangle Market Buildings.

Key Dates

July-August

- New entry vestibule built for Chez Shea
- Dog Alley relocates from existing location in First and Pine
- Pike Place Barber moves to St. Regis at 2nd and Stewart
- New Mark Tailor closes shop for a year off, to return in mid 2011
- Construction starts on new kitchen for Pike Place Chowder in First and Pine
- Renovation of spaces in Fairley level 4

- (Old Bead Zone) for Dog Alley/Merry Tales permanent move
- Temporary renovation in Fairley level 3 for temporary relocation of Ageless Acupuncture
- Temporary construction walls prepared for work in Milagros, Metzger Maps
- Tenants prepare for storage moves from Sanitary and Triangle basements

September

- Storage basement and laundry room in Sanitary Market is closed
- Rummage Hall locations are closed, temporary rummage hall opens in Heritage Center on Western Ave.
- Tenant restrooms in Sanitary Market closed
- North Door to Sanitary cooler closed
- Construction barriers in place in Milagros
- Pike Place Chowder kitchen opens in new location
- Utility trench construction across Pike Place to Triangle Building and across alley under Mercado Latino

- Market Diner partially closed for construction of new access hatch
- Openings cut into walls between Sanitary and Corner Market on upper floors
- House of Woks closed for construction of elevator

October – November

- Triangle basement storage closed for construction
- Daystall lockers moved to First and Pine Building
- Mr. D's closed
- City Fish closed for construction
- New entrance lobby built for Matt's in the Market

December

- Tenants prepare for last month of business in Sanitary and Corner Market at Pike Place
- Temporary retail setups planned for Pike Place
- New public restrooms open in Sanitary Market

Work On Pike Place

The first major evidence that Phase II work began in June was directly in the middle of Pike Place. On June 18th, we started to dismantle the Market recycling station behind Market Grill. For a decade, this part of the street had been the home for recycled cardboard, glass, plastic and compostables. In June, the collection point for all recyclables moved to Western Avenue in the new expanded service dock.

No extra elbow or parking room was provided in place of the recycling station as a new scaffold was built on the east side of the street rising three stories in front of the Sanitary Market, Three Girls Bakery and Jack's Fish, taking up three parking spaces. This new tower will be in place for a year, yes – one year handling deliveries and sending down debris from construction on the upper floors of the Corner and Sanitary Market.

Future Work In Leland Failey Buildings, *from front page*

-Upgrades are planned for 20 walk-in coolers which will be used by restaurants and food retailers. Additional work includes retrofitting several cooler floors to correct water leak problems that have affected the structure of the buildings over the years.

-Currently we plan on following this calendar for business closure:

- Mid October–November, 2010 City Fish
- January 2011 Pike Place Fish
- February 2011 Pure Food Fish
- Jack's Fish Spot 1st Quarter of 2011

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

Have questions? Send them to
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