

RENOVATION NEWS & UPDATES

March 2011

For tenants of the
Pike Place Market PDA

Earthquake Bracing Underway in Several Buildings

Earthquake bracing (also known as seismic bracing) continues throughout the Triangle, Sanitary Market, and Corner Market Buildings. This work is being done so the buildings won't fall down or be terribly damaged during a major earthquake. These old historic buildings had structural deficiencies that could have easily led to damage, but the new work will serve to help support the buildings in a catastrophic event. There are 15 seismic braces; all requiring additional work such as floor and wall repairs (known as "build backs" in the construction industry). Some of the bracing goes through several floors—for example, the bracing in the Corner Produce and Oriental Market spaces go up through Pike Place Bar & Grill and Matt's in the Market. The bracing is expected to be finished in May.



An example of the steel seismic bracing. This brace frame will be hidden in the wall between Mr. D's and La Buona Tavola in the Triangle Building.

New Epoxy Floors for Fish Markets Will Better Protect Building and Businesses

New epoxy floors have recently been installed at City Fish, Pike Place Fish, and Pure Food Fish, replacing tile flooring that sat upon layers of old concrete and wood. The new floors are described as "phenominal" by Chris Caster, the PDA's Senior Project Engineer. He says that the old floors had a large amount of broken tile as well as cracks in the grout, which allowed water to seep through—damaging the subfloor underneath and leaking into the spaces below (other businesses and the public restrooms). In addition to helping preserve the building, the new floors are safer (with a built-in anti-slip surface) and visually help the fish markets stand out. A new subfloor (consisting of

a waterproof membrane and new concrete and wood) were installed under the epoxy; new floor drains were also installed.

Corner Market Elevator Set to Open Mid-April

The new Corner Market elevator, set to open for public use in mid-April, will offer easier access to all three levels of the Corner Market Building without the use of stairs. Previously, the top floor of the building was impossible for wheelchair users to access and was challenging for deliveries—which were often made by carts being pulled up three flights of stairs. Soon, the restaurants, shops and offices will have smooth and quick access. The elevator, unlike traditional hydrolic elevators, features new controls and lift motors that are energy efficient.

Renovation Public Meeting March 15 in PDA Conference Room

On Tuesday, March 15, we will hold our second joint public renovation meeting of the year with the Market Constituency at 6:00 p.m. in the PDA Conference Room. Look for our next public meeting in May.

Refrigeration Equipment Goes "Green"

Twenty-four pieces of new water-cooled refrigeration equipment have been installed throughout the Market for restaurants and fish markets that need a large amount of refrigeration. The previously used equipment put out a great deal of heat, which was lost. The new equipment's heat is reclaimed and recycled: it returns to the central plant, where, during colder months, it helps heat Market buildings. While most efficient during winter, it's also a win during summer, when the heat goes to our large cooling towers and the extra heat is expelled from that location, instead of overheating the areas around it.

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

Have questions? Send them to
[renovation@
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Phase III Update

Phase III of the renovation, including major changes to the Economy Market Building, construction of new public restrooms at the north end of the Market in the Soames building, and recladding of the Stewart House brick façade, is expected to begin after Labor Day. The Market Historical Commission has completed review of the major construction and design items for this work. The PDA will be seeking bids during the next few months. Several meetings will be held later this spring to explain the schedule and extent of work and impacts on Market tenants and customers.

Phase III Investigations in Soames-Dunn and Economy Buildings

Renovation staff is touring the Soames-Dunn and the Economy Buildings with subcontractors as planning continues for Phase III. They are taking a closer look at constructability, looking at how work can be done and making necessary changes to plans. They are also finalizing the work schedule and will soon have a better idea of upcoming tenant impacts and when they might take place.

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 Renovation: We're (Mostly) Open for Business

A number of merchants have been affected by Phase II work, resulting in temporary closures and moves. These include:

Temporarily Moved to Street Market on Pike Place:

Pike Market Creamery
Quality Cheese
Choice Produce
El Mercado Latino
Mr. D's Greek Deli

Temporarily Relocated:

Can Can to Economy Market Building 2nd floor

La Buona Tavola to Main Arcade near Moon Valley; returning to Triangle Building in March

Oriental Mart to the Post Alley Market Building

Three Girl's Bakery & Lunch Counter to Economy Atrium

Quality Produce to Main Arcade across from Uli's

Rummage Hall to Soames-Dunn building and Heritage Center

Ageless Acupuncture to 3rd level DownUnder

Gary's Tex Mex to Soames-Dunn building (opening mid-January)

Left Bank Books to Economy Arcade (old Best Flowers space) in February

Open with construction in or near their business:

Chez Shea
BCRA, Inc.
Bayou on 1st
Cafe Yarmarka
Cinnamon Works

Re-opened: Pike Place Fish, Place Pigalle, Benavi's

Corner Produce

Falafel King

Healthy Bodies

Lo Priore Brothers

Made in Washington

Matt's in the Market - seismic bracing/heavy construction inside, but still open

Mee Sum Pastries

Metsker Maps

Milagros

Pike Place Bar & Grill - seismic bracing/heavy construction inside, but still open

Pike Place Chowder

Pike Place Flowers

Pike Place Naturopathic

Seattle's Best Coffee

Sisters

Soto Voce

Spore Design

Steelhead Diner

On Vacation until Spring

anticipated re-opening in May (or as noted):

Bohemia

Copacabana

Crumpet Shop

Earth, Wind & Fire

Jack's Fish

Kitchen Basics

Lamplight Books

Market Diner

Old Duffer's

Pan Africa

Shy Giant

Stilnovich Produce

Pure Food Fish – Reopens in March

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