

RENOVATION NEWS & UPDATES

January 2010

For tenants of the
Pike Place Market PDA

What is the Point of the New Central Plant?

When spring 2010 arrives, commercial tenants of the Market will see a series of changes in how they are billed for utility services. The improvements that are underway are intended to make for more efficient, and hopefully less costly, operations.

The new central electrical service will mean that tenants will no longer pay electric bills to Seattle City Light. Instead, City Light will provide service to the Market as a whole, billing at lower rates for large scale commercial use. Overall, this should reduce the cost of electricity throughout the Market from rates charged to smaller users. Each tenant will be sub-metered for their actual electricity use and billed by a meter reading service for their share of the costs. The new meter system will include online reports that will allow tenants to track patterns of electrical use and manage their equipment to operate as efficiently as possible. With electrical rates planned to increase 30% in the next few years, the economics of this system should work to keep bills as low as possible.

Each tenant using water in the course of their business will have a new sub-meter, also connected to a central computer. The PDA has sub-metered some tenants in the

past to charge for the cost of water, but has found these to be inconsistent in their accuracy. Other tenants have simply received estimated bills for their cost of water. The accuracy and online reports available from the new system will make these bills much more accurate and allow for tenants to keep a close watch on expensive leaks.

Heating and cooling is changing, too. The new hydronic system installed in the Market provides a new opportunity to tenants as well. The system will be immediately placed to use for more efficient heating and cooling of ventilation air in common hallways—replacing inefficient electric heaters (that often break) and providing a cooling component for the first time. The system will also transfer the heat from refrigeration units to places where it is needed. A major component of the system gives tenants the option to connect simple fan coil units to provide additional comfort in their shop spaces. Smaller, more limited systems have been in place in some buildings but this investment makes the service available to many more businesses. The PDA will be issuing guidelines for tenants on how to select a fan coil unit and a contractor to install it for those who wish to make this investment.

Phase I: Looking Ahead to January Projects

In January, construction will become much more obvious in the lower DownUnder floors. We have postponed work inside stores until the traditional slow season. Polish Pottery's large store on the Mezzanine level will be completely closed for the month of January. We have arranged for them to operate temporarily out of a smaller space on the west side of the Mezzanine next to the new Miniature Car Gallery. One of the doors to Cibola will also be affected for the month as the central plant water

lines are placed in a second shaft that goes through their space.

During January, one week shutdowns for plumbing replacement will occur on the west side of the DownUnder, affecting Mastercraft Leather, Market Magic, Pike Place Gifts and House of Jade.

Other activities in January include replacement tile patching along the Main Arcade floor. The south public bathrooms, located under the Clock and Pike Place, will

See **January Projects**, *back page*

Renovation Public Meeting on January 18 in PDA Conference Room

Please join us for our next public meeting about the renovation on Monday, January 18, in a new location: the PDA Conference Room. The meeting begins at 6:00 p.m. 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 Renovation Director John Turnbull. 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 Challenge Question

What has been the major source of false fire alarms during renovations?

- Crossed wires
- Dust
- Vibration
- Smoke
- Hobgoblins

See the back page for the answer.

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

Have questions? Send them to
[renovation@
pikeplacemarket.org](mailto:renovation@pikeplacemarket.org)



January Projects, from front page

be closed for approximately six weeks starting in early January.

Overall, the work is progressing along the general master schedule with a target completion in June. The elevator and selected building systems are expected to be made operational in the spring.

Construction Report for Phase I

Another major milestone was reached on the Hillclimb construction work in December with the pouring of a concrete lid over the new electrical transformer vault. This will be a platform for the future childcare playground attached to the second floor of the Market above Western Avenue. City Light is expected to start work installing transformers in the vault by the end of January.

An equally large milestone was the extension of the Leland Elevator shaft down to Western Avenue. Removal of the floors is completed for widening of the elevator shaft as well. Thickening of some existing walls and building new concrete walls are now under construction. This project has been very technically challenging work and is a testament to the high-level skills of the design team and many contractors involved.

The first set of the new outdoor stairway leading from Western Avenue also appeared during December. A sample of the new stairs and railings is located at the Western Avenue entrance to the Public Market Parking Garage. This mock-up was a practice run to make sure the final work will be of the highest quality.

Construction also started on the new chiller unit pad outside the garage on the hillside of the Desimone Lot. There is a small excavation to make a platform large enough for up to four chiller units that will be part of the Market's new central heating and cooling plant. Two units will be installed initially. Other work is inside the garage, where a new boiler room completes the system. In early December, the main pipes connecting the central plant to the Main Market were installed and run to the Market across the pedestrian skybridge. These are LARGE pipes and will be a permanent feature on the outside of the garage elevator tower.

Phase II Look Ahead

The PDA renovation staff have made presentations at several community meetings and met with many tenants one-on-one to discuss construction impacts during Phase II of the Levy work, scheduled to start in June of 2010. This involves the Triangle, First and Pine, Sanitary and Corner Market Buildings. The current schedule anticipates that this work will require all residential tenants of the Sanitary Market to be moved out of the building for nine months or so, as well as closure of the Sanitary and Corner Market ground floors in the winter (planned for January – April of 2011).

Robin Amadon, a professional relocation advisor with lots of experience in Seattle, has been hired by the PDA to provide one-on-one assistance to the Sanitary Market residents, including help in finding and moving to temporary quarters. The first meetings with tenants occurred in December and we are planning for June move-outs.

During the month of December, these pipes were extended across the roof of the Main Arcade and extended four stories down inside the building to a mechanical room that will house heat pumps and other equipment. The work was scheduled at night to minimize disruption of business during the holiday season. Swanbergs had to be closed for the month of December but no other tenants were significantly affected.

Less obvious has been the work inside other hidden spaces of the Market. During the day shift, the shaft for the Leland Elevator was underway through the month of December as a new wall was installed for the larger elevator. On top of the Main Arcade, contractors started building a new utility room for a new emergency generator. Underneath the Main Arcade in the maintenance and utility tunnel, plumbing and electrical contractors were busy on the midnight elf shift installing new plumbing lines and electrical service and removing old ventilation ductwork. The work caused a bit of inconvenience to several tenants who had to pack up shops and shut down plumbing at the end of each day to make room for work crews, but there were no major glitches and everyone worked well together.

Similarly, many commercial tenants will be affected by building closures of three to four months. Our experience with Phase I has been an education in how finely tuned we can schedule extensive repairs in a fully occupied building. The extent of structural work needed in three of the buildings, the fact that much of the plumbing below grade requires that large floor areas be demolished, and the ongoing coordination of plumbing and electrical shutoffs, makes operation of businesses impractical for some of this work. The PDA renovation staff and commercial staff are working with the contractor to identify which businesses can continue to operate in the construction zone. Follow-up work with each tenant will identify those that can temporarily move to other locations. We are checking the feasibility of creating additional temporary spaces for businesses during periods of most impact.

Renovation Challenge Answer: (see the Question on the front page before reading the answer below)

Hobgoblins is the correct answer! The other options (crossed wires, dust, vibration and smoke) are all reasons that fire alarms have gone off, but most of the time there is no explanation. So we chalk it up to hobgoblins.

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)