

RENOVATION NEWS & UPDATES

July 2009

For tenants of the
Pike Place Market PDA

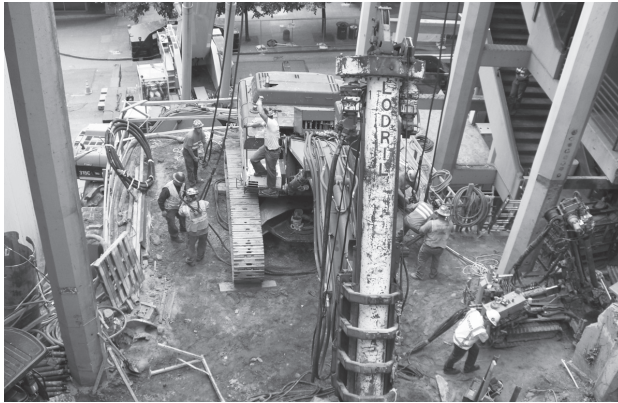
Hillclimb Excavation Underway with Heavy Equipment, Lots of Drilling

This time of year, the view from the deck of Place Pigalle is generally a relaxed summer outlook to Puget Sound. This summer started differently as the balcony became a favorite observation platform throughout the month of June to watch some extremely complicated excavation on the Hillclimb.

Our excavation contractor, DBM, may have made its own record for assembling the most equipment possible on a steep hillside to start the excavation of this open area. When the work is completed, the hillside will be removed to a depth of 45 feet, to the grade of Western Avenue.

To prepare the site, DBM first had to build up a large shelf of dirt to create a temporary platform for a large auger drilling rig, which is a 40 ton piece of equipment. It's also known as a Lodril, which is the brand name of the equipment. Lifted to the site by a even larger mobile crane at the end of May, this machine shared a construction site

closed in by tall concrete columns, historic building, large underground sewer lines and overhead walkways. With every square foot of the site occupied by excavators, drills, compressors, generators, backhoes and cranes, construction workers threaded their way between machines that in turn were driven back and forth to make way for each other. Call it "TWISTER" done with heavy equipment.



This large piece of equipment, a large drill with the brand name of Lodril, has been boring large holes (as tall as a 6-story building) for installation of large steel pilings that will secure the Hillclimb area and the sewer main that runs through it.

By the end of May, the contractor had successfully placed the first 15 of the 24 major pilings to support

the hillside, drilled long tie backs underneath the century old Market buildings to stabilize the hill, and started to dig into the hill. The clearance around the equipment was often no more than inches—to either side or on top. Remarkably skilled workers handled the job with polish.

There were no major discoveries or urban archeology findings. But there have been enough challenges to the crews who predictably find that foundations buried for 100 years aren't always where we thought they were.

By the start of June, the largest rig had been lifted off the site in early morning hours and a new set of smaller equipment



A crane that can lift 550 tons—only two this large exist on the West Coast!—was brought in to lift the Lodril (seen in the upper left) into place.

See **Hillclimb**, back page

Renovation Public Meeting on July 21

Please join us at the Senior Center on Tuesday, July 21 beginning at 6:00 p.m. for our monthly update about Phase I Renovation Work. Learn about upcoming scheduled activities and ask your questions about the renovation project.

New Observation Spots for Sidewalk Viewing

There has been a lot of interest in our renovation work and many merchants and visitors have been interested in what's happening. In late June, we added additional construction observation windows in the plywood barriers surrounding the Hillclimb excavation, providing viewing spots. Come by and take a look!

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)

Hillclimb, from front page

was brought in to do an even more delicate job—placing piling and tiebacks under the Leland Building, with much work occurring inside the building and under the floor of occupied shops.

As work crews moved into the Leland Building, a new set of compact drilling rigs were brought in to drill supports under the wood ramp in to DownUnder. Initial plans were to complete this work in five days. More time was needed as the drillers encountered obstacles—they discovered large voids behind foundations and engineers had to redesign the structural supports. Unfortunately, extra construction delayed the reopening of the primary detour between the Market buildings and waterfront. The contractor scheduled double shifts to get the work done as quickly as possible and expected to be complete with this work by the end of June.

As work moved inside, construction detours were added to already existing detours, temporarily closing down direct pedestrian access between the Market and waterfront during late afternoons. Detours were “back to normal” on weekends in mid June.

Renovation Updates

Tenant Relocation News

The last of the Fairley studio tenants moved out in June. The Pike Place Bakery has leased a new location outside of the Market for their production bakery and the PDA is assisting them with managing the relocation project, including design, permitting and construction at the new site. Their retail store will continue in the Main Arcade.

Introducing our Tenant Improvement Coordinator

Daphne Tomchak has been hired to assist the capital renovation work group with coordination of levy construction work in commercial tenant spaces. As Tenant Improvement Coordinator, Daphne will be working

For more information, visit
pikeplacemarket.org/renovation

Have questions? Send them to
renovation@pikeplacemarket.org

with individual business owners to help them prepare for the construction, schedule the work, and figure out what modifications they may need to make to the space work as a result. Daphne’s addition to the staff will complement the work that Chris Caster continues to do as PDA field coordinator with Turner’s work site activities.

Renovation Work Affects Us All: Let Us Know if You Have Questions or Comments

As work on the renovation gears up into full swing, there have been inevitable minor problems and inconveniences.

Many of the requests for information that we have been busy responding to are related to reducing noise and fumes from generators, reducing noise at prime business hours, checking on frequent fire alarms, creating and posting better signage for detours and dealing with traffic congestion on Western Avenue.

We are doing our best to anticipate problems in advance but still need to address concerns as they arise. Please contact us with any general questions or concerns. Email your questions to renovation@pikeplacemarket.org. We are sorry about any inconveniences from the renovation work and will continue to do our best to mitigate problems.

Information Board Now Featured DownUnder

We have marked out a section of the construction fence on Level 4 (outside of Yazdi and House of Silver and Gold). Regular construction updates and other project information will be posted there on a regular basis.

Looking Ahead: Next Round of Work

Work will continue to focus on the Hillclimb excavation, and we expect to see a good part of the hillside opened up by the end of June.

Extensive work inside the Market buildings will be focused around underpinning the Leland elevator and excavating the new longer shaft to the future lobby on Western Avenue.

Construction Times: What’s Allowed?

We’ve had a few questions about when construction can take place. Construction times allowed by the Seattle Noise Ordinance are Monday - Friday 7:00 a.m. - 10:00 p.m.; weekends and holidays 9:00 a.m. - 10:00 p.m. Jackhammer work can begin at 8:00 a.m. When there’s work we need to do at night, we will apply for a noise variance and follow its guidelines.

Need more info?

Call the PDA office if you have questions or need more information.
206.682.7453
pikeplacemarket.org/renovation

