

An aerial photograph of a multi-story brick building, the Stewart House, situated in an urban area. The building has a flat roof and is surrounded by other structures and streets. The text 'STEWART HOUSE' is overlaid in large, bold, black letters. Below it, 'Renovation Work Plan' and '2011-2012' are also overlaid in black text. The streets 'Post Alley', 'Stewart', and 'Pike Pl' are labeled in white text, and 'Pike Place' is labeled in red text. The image shows a mix of brick and concrete buildings, with a parking lot in the foreground.

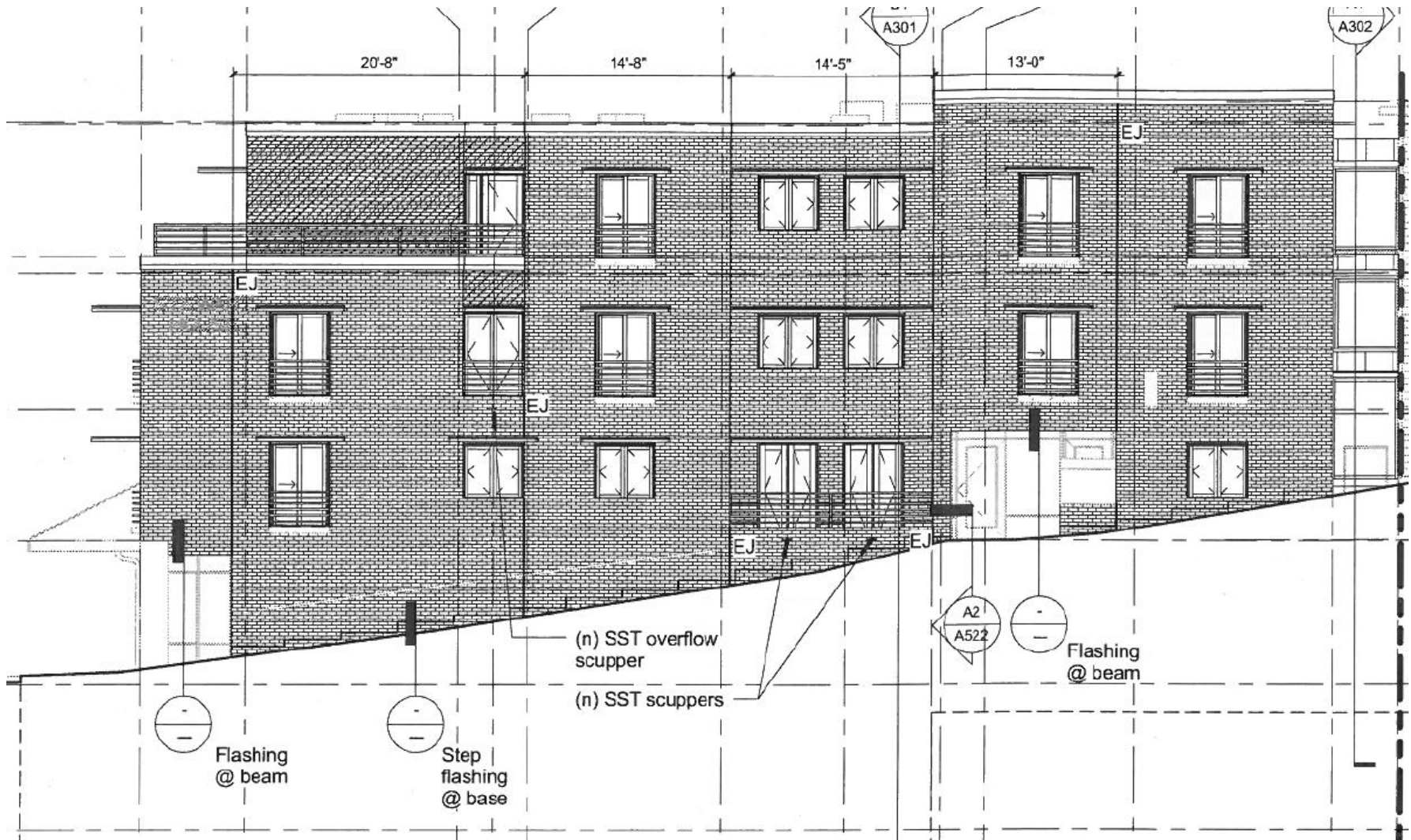
# STEWART HOUSE

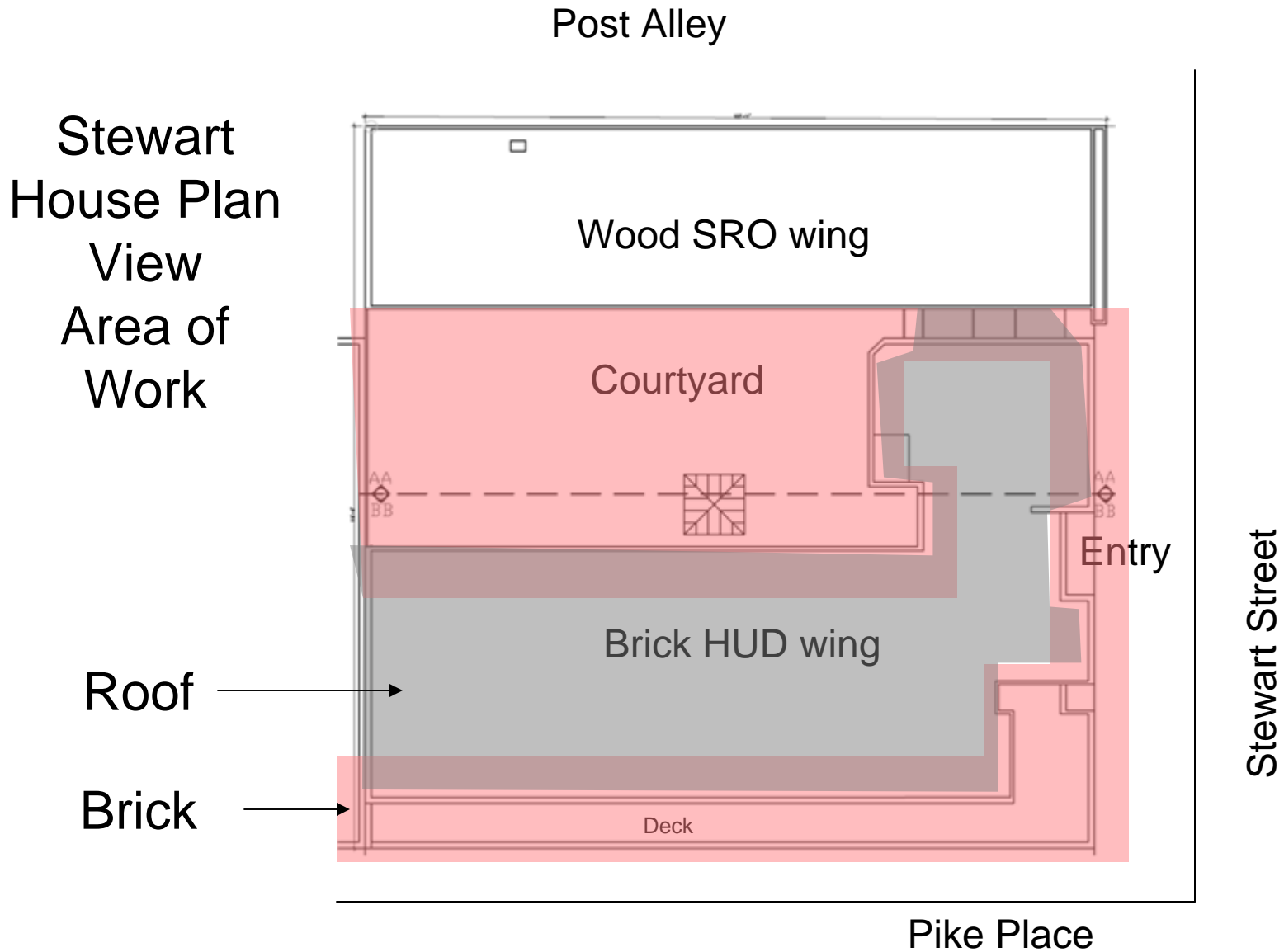
Renovation Work Plan

2011-2012

# Summary of work

- Remove and replace all brick siding
- Repair roof
- Replace all courtyard pavers and waterproofing
- Replace windows in apartments
- Repair walls, paint inside apartments
- New carpet tile floors in apartments
- Pest treatment for entire building
- New lights and paint in hallways




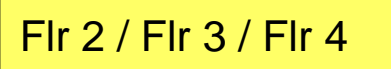








# During construction

- Courtyard will be closed most of summer
- Scaffold will be three stories high, work includes removing and replacing bricks.
- Workers can be outside apartment windows 7 am – 3 pm Monday – Friday
- Dust control may be an issue
- Contractor access inside the buildings to move out units

# Stewart House calendar 2011-12

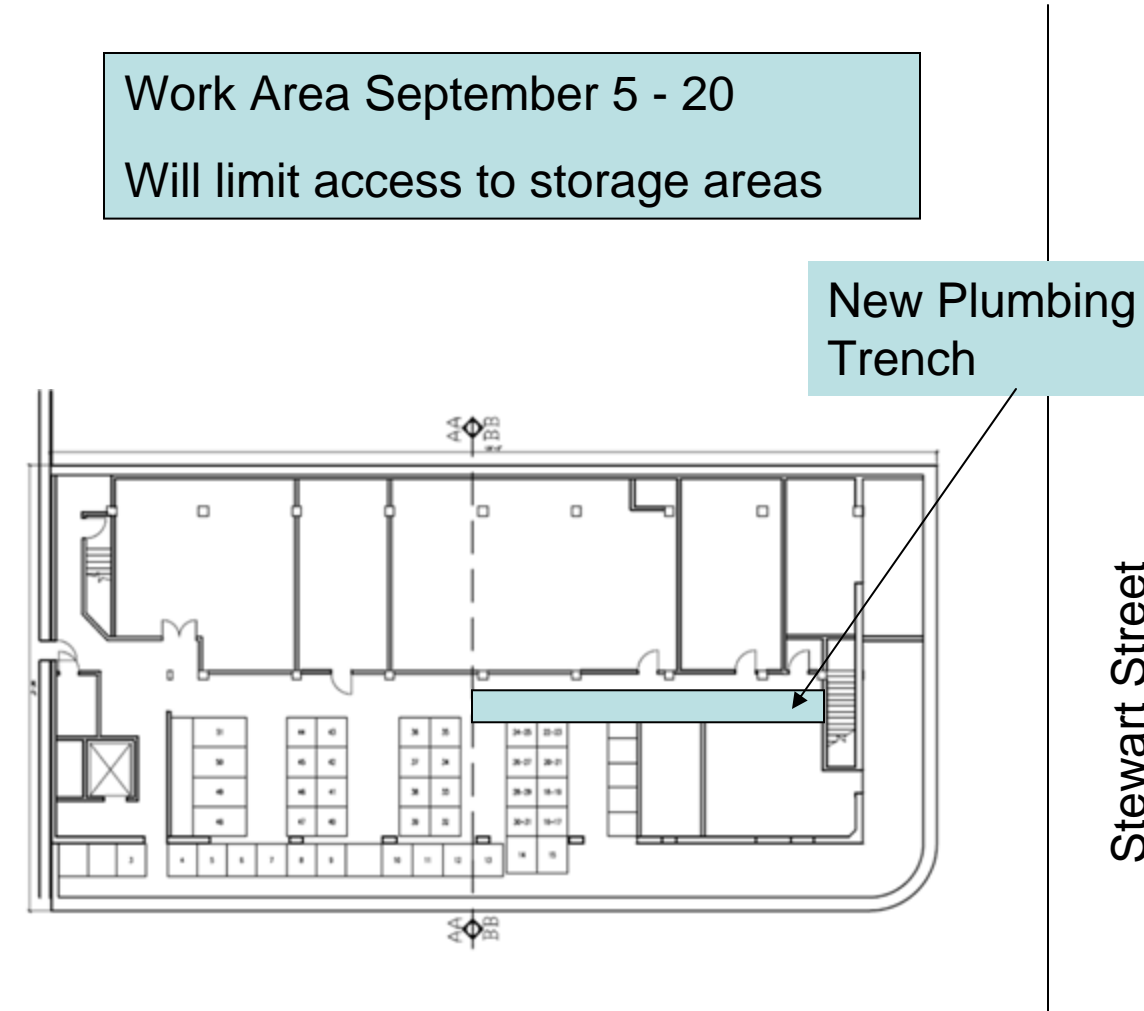
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	
<b>Basement</b>										
<b>Restaurant</b>										
<b>Courtyard Scaffold</b>										
<b>Relocate</b>										
<b>Pike Place Scaffold</b>										
<b>Relocate</b>										
<b>Stewart Scaffold</b>										
<b>Relocate</b>										
			Project summary as of June 2011							6

Post Alley

Work Area September 5 - 20  
Will limit access to storage areas

# Stewart House Plan Basement

New Plumbing  
Trench

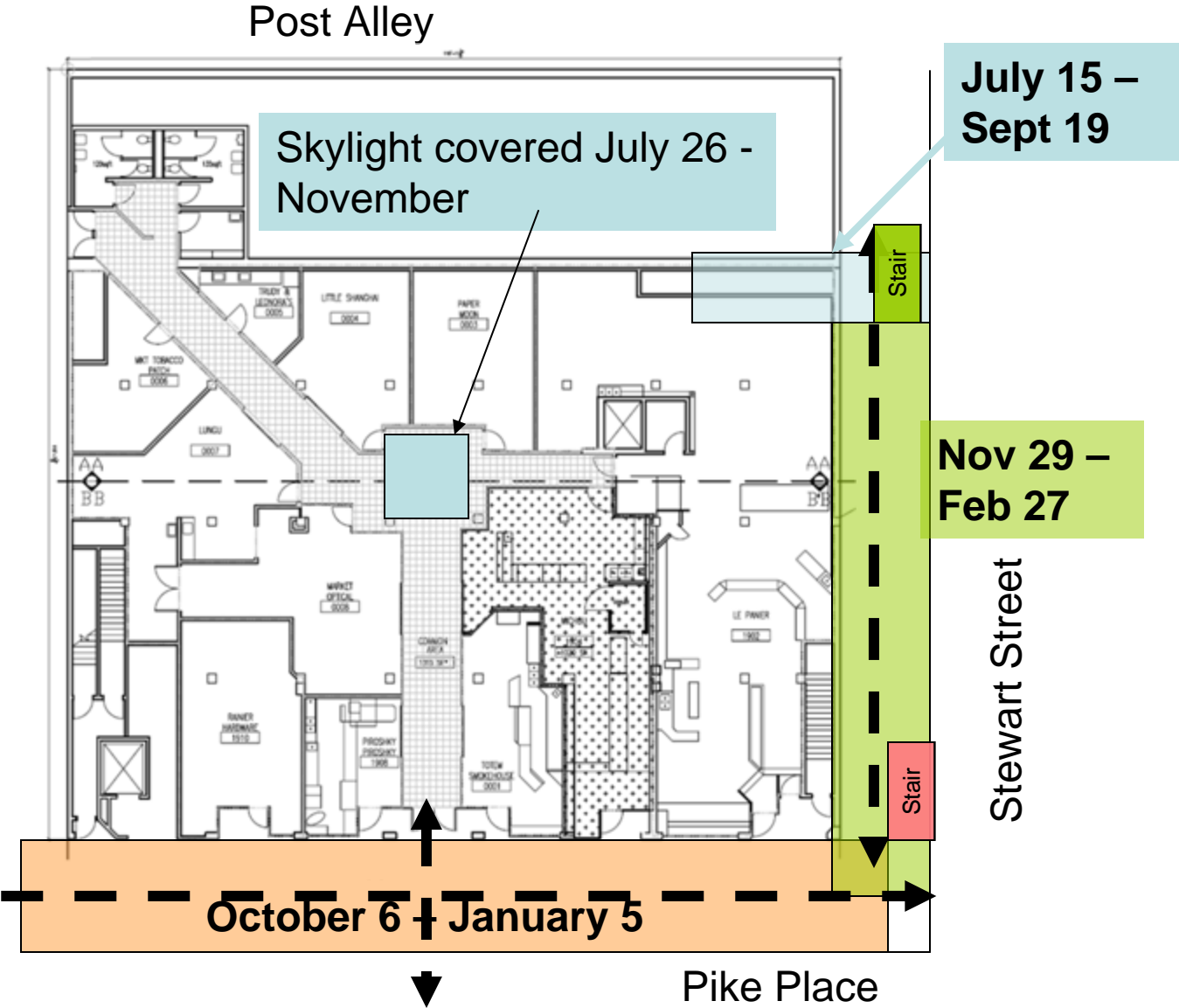


Pike Place

Stewart Street

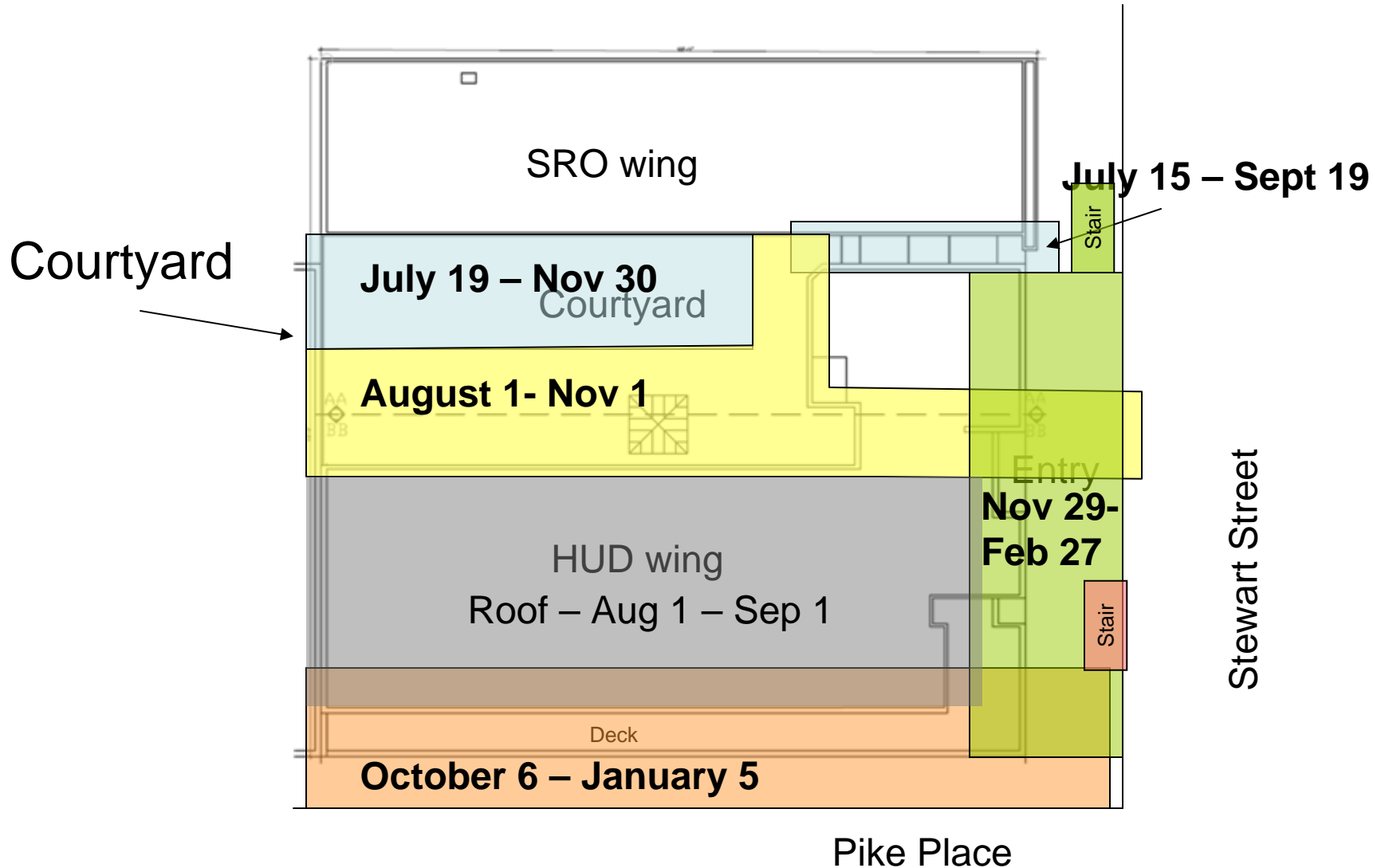
Stewart  
House Plan  
View  
Pike Place  
Level  
Scaffold

Pedestrian  
Access

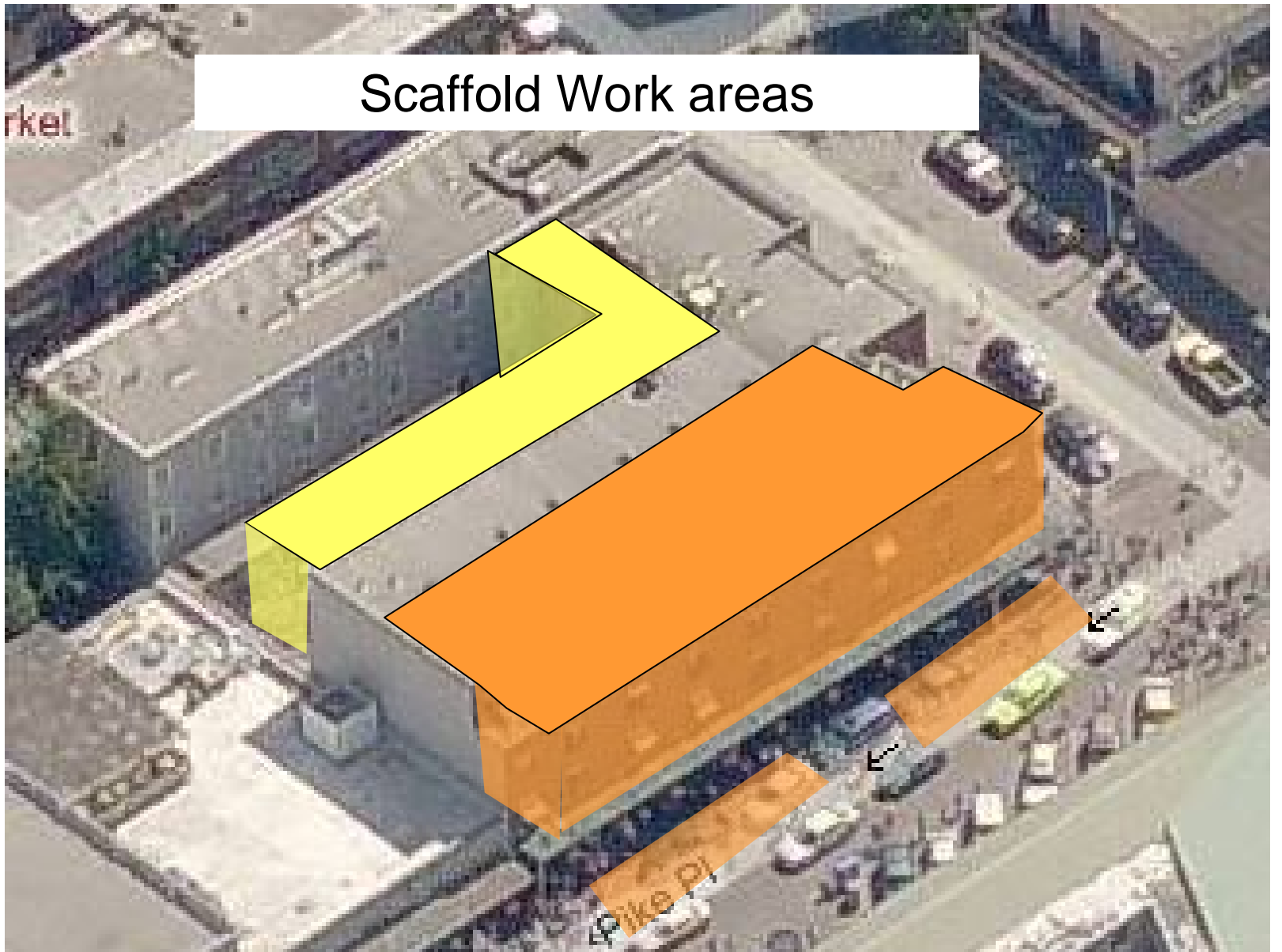


# Stewart House

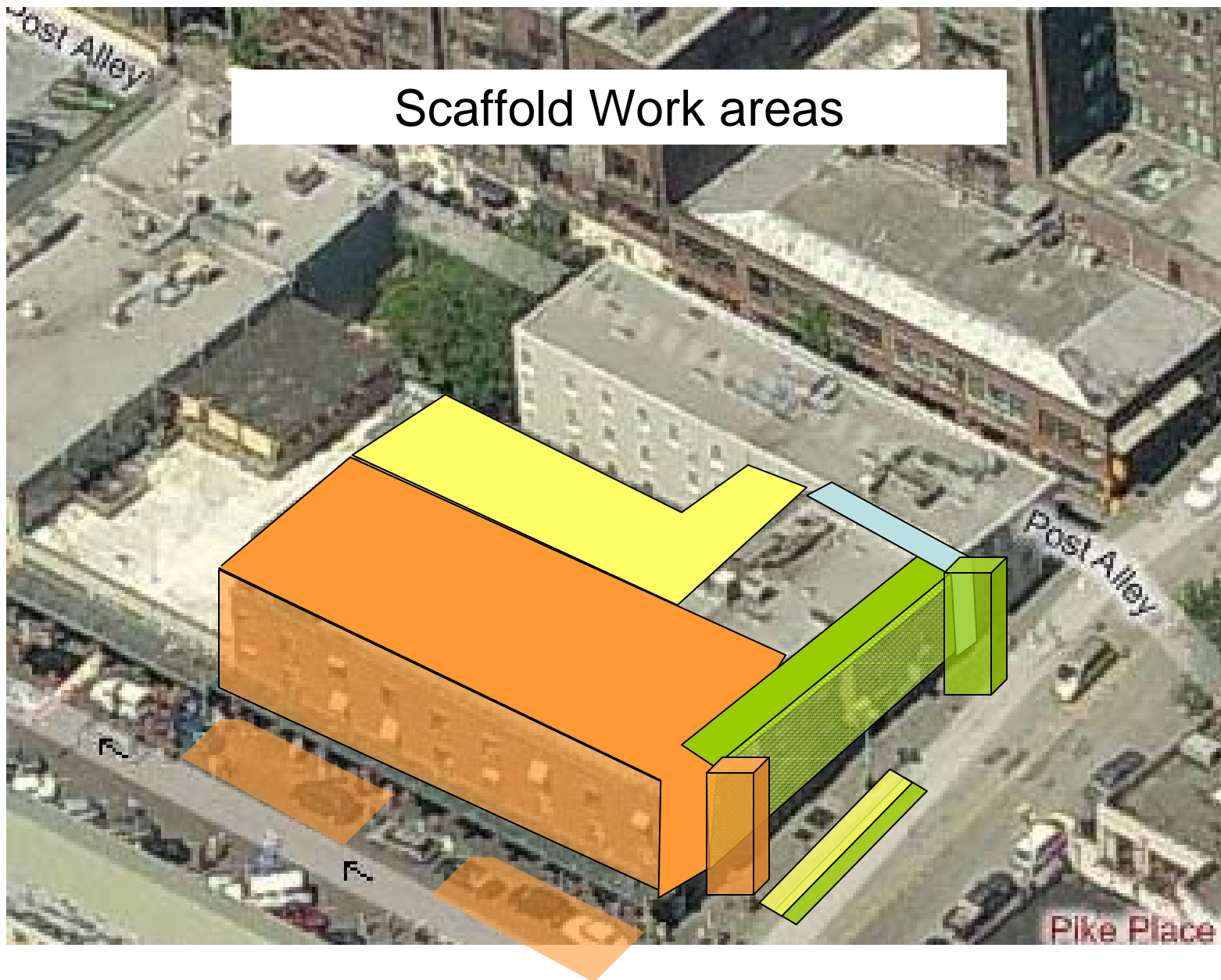
## General schedule of work areas



# Scaffold Work areas



# Scaffold Work areas



Project summary as of June 2011

# Residential moves

- One half floor moves at a time ( 6 – 8 units)
- Expect 3 weeks
  - Pack on Monday-Wednesday
  - Move on Thursday-Friday
  - Return on Wednesday
- Packing materials provided by PDA
- Moving assistance may be provided
- ALL contents of living area and bathroom must be removed
- All clothing, furnishings will be stored in private storage ( POD ) containers. Most items will be treated for bedbugs as preventive measure.
- Moving service provided by PDA
- Temporary accommodations in Livingston Baker ( furnished)

# More information for residents

- Workers will be identified by hard hats and safety vests. They will check in at front desk when on site.
- Apartments will be repainted on three walls and ceiling ( not kitchen/bath)
- Windows have to be kept shut during working hours on scaffold
- Lobby of Stewart house will be used for deliveries and material disposal
- Work on wood siding of old Stewart house will be limited to waterproofing at courtyard.

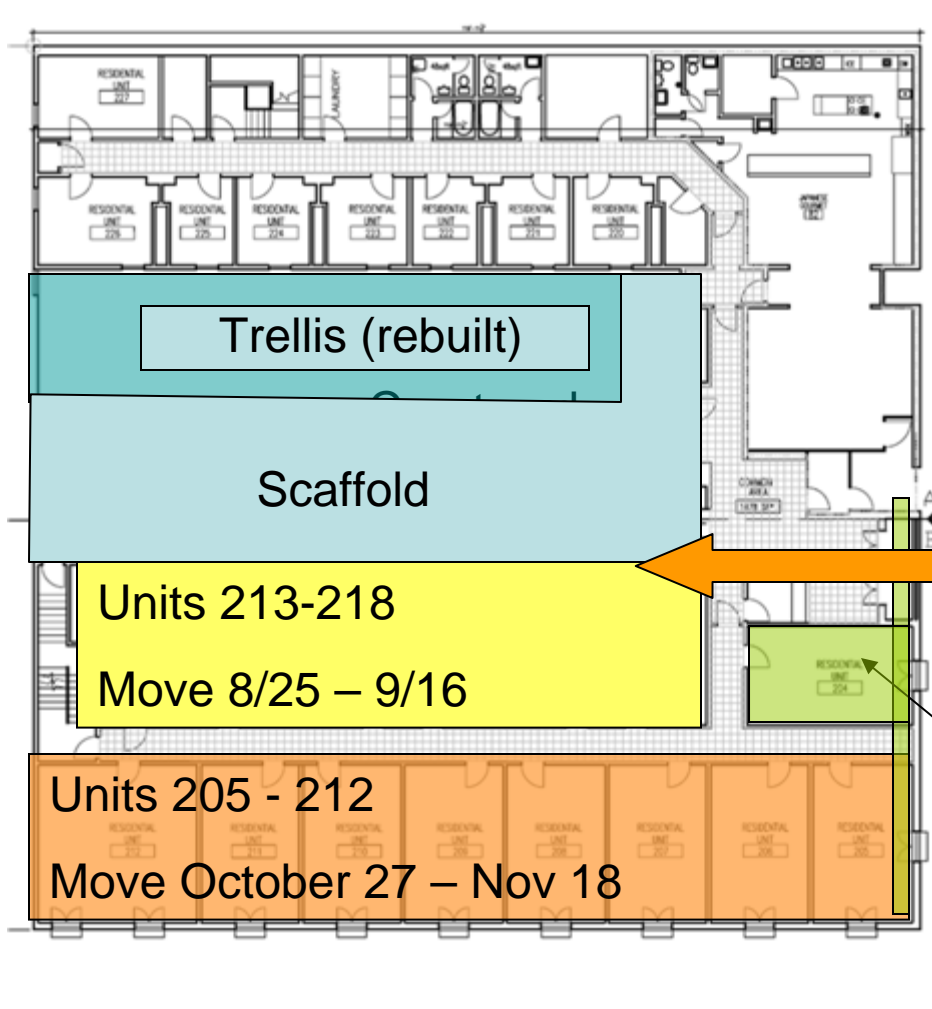
# Stewart House Plan

Courtyard  
2nd Level

COURTYARD  
CLOSED  
JULY 19 –  
NOV 30

Roof over 4<sup>th</sup>  
Floor  
Aug 1- Sep 1

Post Alley



Material Delivery  
July - December

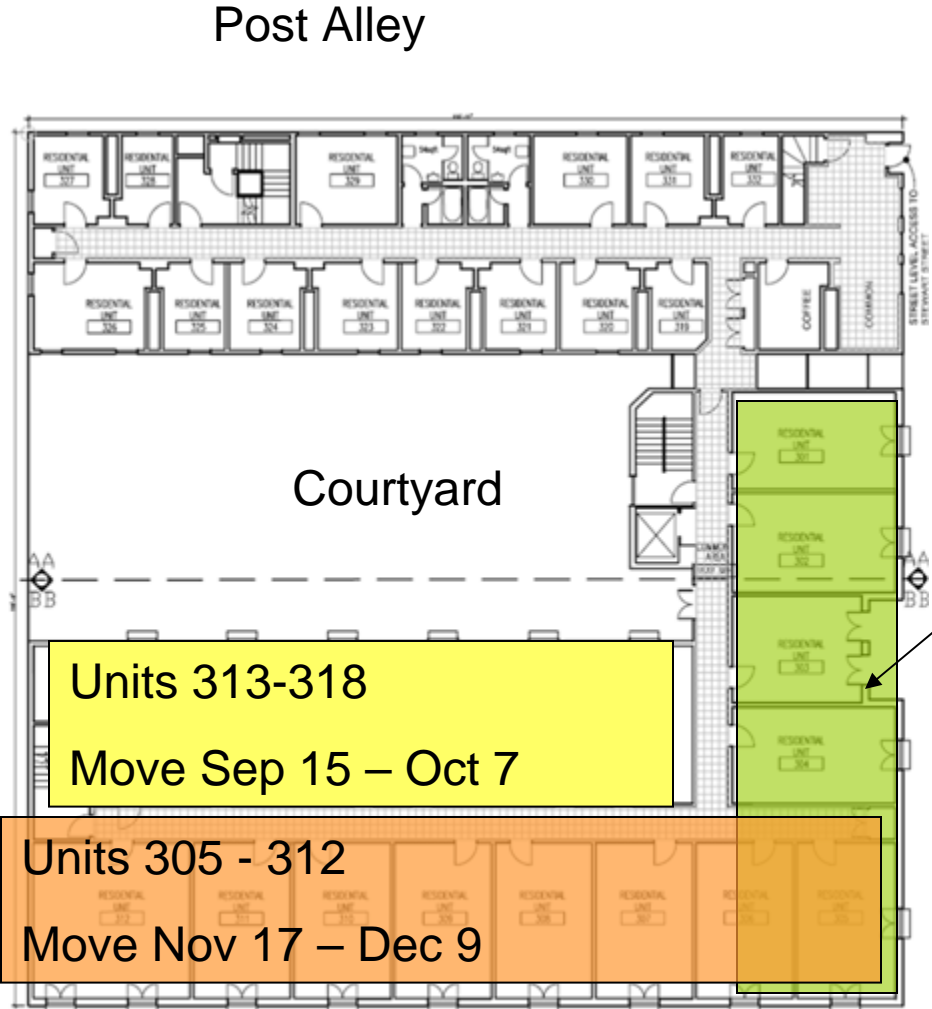
Dumpster

Stewart Street

Units 204-205-  
office  
Dec 29 – Jan 20

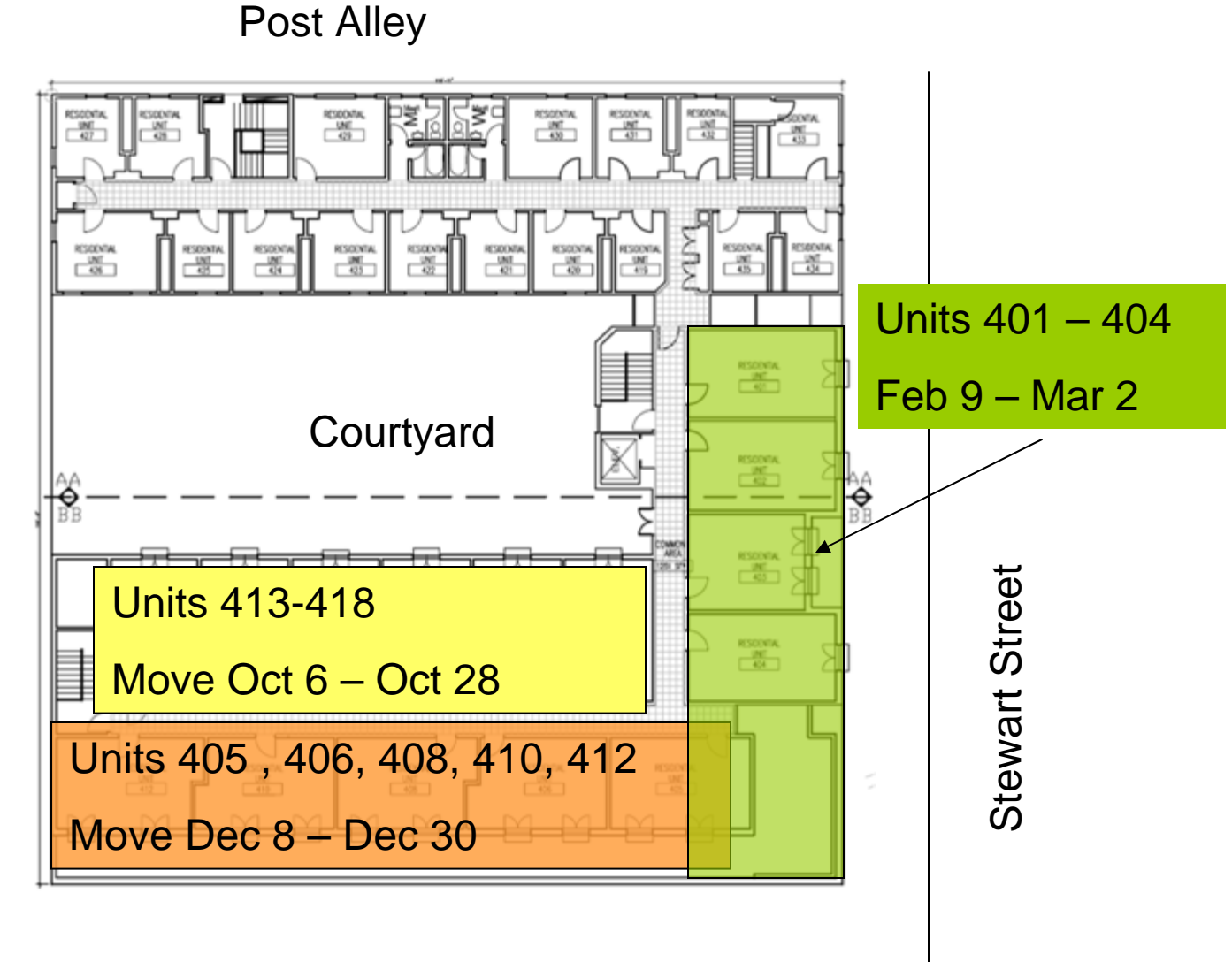
Pike Place

Stewart  
House Plan  
View  
3<sup>rd</sup> Level



Roof over 4<sup>th</sup>  
Floor  
Aug 1- Sep 1

Stewart  
House Plan  
View  
4<sup>th</sup> Level



Roof over 4<sup>th</sup>  
Floor  
Aug 1- Sep 1

Unit #	Second Floor		Third Floor			Fourth Floor		
	Out	Back		Out	Back		Out	Back
Vacant 204	29-Dec	20-Jan	301	19-Jan	10-Feb	401	9-Feb	2-Mar
205	27-Oct	18-Nov	302	19-Jan	10-Feb	402	9-Feb	2-Mar
206	27-Oct	18-Nov	303	19-Jan	10-Feb	Vacant 403	9-Feb	2-Mar
207	27-Oct	18-Nov	304	19-Jan	10-Feb	404	9-Feb	2-Mar
208	27-Oct	18-Nov	305	17-Nov	18-Dec	405	8-Dec	30-Dec
209	27-Oct	18-Nov	Vacant 306	17-Nov	18-Dec	406	8-Dec	30-Dec
210	27-Oct	18-Nov	307	17-Nov	18-Dec	408	8-Dec	30-Dec
211	27-Oct	18-Nov	308	17-Nov	18-Dec	410	8-Dec	30-Dec
212	27-Oct	18-Nov	309	17-Nov	18-Dec	412	8-Dec	30-Dec
213	25-Aug	16-Sep	310	17-Nov	18-Dec	413	6-Oct	25-Oct
214	25-Aug	16-Sep	311	17-Nov	18-Dec	Vacant 414	6-Oct	25-Oct
215	25-Aug	16-Sep	312	17-Nov	18-Dec	415	6-Oct	25-Oct
Vacant 216	25-Aug	16-Sep	313	15-Sep	7-Oct	416	6-Oct	25-Oct
217	25-Aug	16-Sep	Vacant 314	15-Sep	7-Oct	417	6-Oct	25-Oct
218	25-Aug	16-Sep	Vacant 315	15-Sep	7-Oct	418	6-Oct	25-Oct
			316	15-Sep	7-Oct			
			317	15-Sep	7-Oct			
			318	15-Sep	7-Oct			

# Questions – Construction

- Will I be able to see outside my window when scaffold is in place?
  - Yes, but there will be screens to prevent windows opening and screens on scaffold for several months. Top west floor will have shrink wrap so no views during that time.
- Will I be able to open my windows to get fresh air when scaffold is up?
  - If we can assure that no one gets onto the scaffold or sticks their head out when work is underway.

# Questions – Construction

- What will new windows be like?
  - All windows will be replaced. New windows are needed as part of weatherproofing.
  - Sliding windows will replace hinged (casement) windows on west and south sides.
  - Casement windows ( swing in) will be used on courtyard side of brick building.

# Questions – Construction

- How will you control dust in the building?
  - It is very important that the contractor control dust. We may add fans to improve ventilation. Windows will have to be closed when work is underway.
- When will it be noisy?
  - Yes – construction activity will occur from 7 am to 4 pm on most weekdays. Work on roof may be heard by top floor residents.

# Questions – Move Outs

- Move outs will be scheduled every three weeks. Will happen Wednesday or Thursday.
- The PDA will provide temporary furnished apartments in the Livingston Baker building at no cost.
- PDA will provide packing materials, boxes.
- PDA can provide some packing assistance.
- PDA will provide assistance in planning the move.

# Questions – Move Outs

- Everything must be moved from the unit ( all furniture, clothing, kitchen goods, bath items, food)
- We will help you get rid of things that you no longer need.
- All items will be bagged and treated for pests.
- All items will be moved into secured containers (PODS) , and kept locked until brought back.

# Questions – Move Outs

- When you are moved, you will not be able to return to your apartment until work is completed (about 3 weeks).
- Mail will still come to the Stewart House.
- You will pay your regular rent, but PDA will pay for all costs of relocation and moving.

# Questions – Move Outs

- What do I need to do to plan for the move?
  - Make sure you dispose of food that will spoil
  - Take all medicines you will need for 3 weeks
  - Pack your valuables yourself
  - Take clothing you will need for 3 weeks.
  - You may wish to take some other items (cooking spices, television, electronics).

# Questions – Move Outs

- What will be in the temporary apartments?
  - The PDA will provide apartments with basic furniture.
  - You will get a new mattress for your use. This will be given to you for your move back.
  - Temporary apartments will have simple kitchen supplies – if you use a blender, coffee maker, tea kettle, toaster oven - you should bring it with you.
  - You should bring you own linens.
- Housekeeping is your responsibility – units to be clean when you leave.

# Questions from businesses

- The main entry to the building on Pike Place will always remain open.
- Will sidewalks be closed? – No ( except when scaffold is being put up and taken down)
- Delivery zone will be limited to north end by freight elevator.
- Where are the dumpsters going? In parking lanes on Pike Place and Stewart
- Will there be a cover over the building? Yes
- Will inside skylight be covered? – Yes

# Questions from businesses

- What happens before Labor Day? – work is inside courtyard, some dumpsters and construction activity on Stewart.
- When does scaffold go up on Pike Place? - Mid October
- Work is schedule to provide a shopping “window” on Thanksgiving weekend and Christmas-New Years
- Will I have to close my business? – No closures are planned.
- The PDA does not provide rent compensation if your business remains open

# Other Questions

- PDA Contacts
  - Project Manager – Tyler Jamison
  - Moving coordinator – Larry Barton
  - Building staff – Eugene DeMesa
  - Resident assistance – Sandra Dunn
  - General information – John Turnbull
- PDA office – 206 682 7453
  - » or [renovation@pikeplacemarket.org](mailto:renovation@pikeplacemarket.org)