

Pike Place Market
Renovation & Levy Report

2010 - 2011

History & Background

- Multi infrastructure repair and upgrade program to preserve and improve the historic Pike Place Market
- Funded by a six (6) year, \$73 million Seattle property tax levy approved by voters in the fall of 2008
- Construction began in 2009 with a completion date of 2012 consisting of three (3) major phases:
 - Phase I - Leland, Fairly Buildings, Hillclimb and Public Market Garage
April 2009 – June 2010
 - Phase II - Corner, Sanitary, Triangle and 1st and Pine Buildings
June 2010 – June 2011
 - Phase III - Stewart House, Soames Dunn and Economy Buildings
September 2011 - March 2012 (isolated work beginning in July)
- Ongoing communication with our tenants, residents and the public is essential to the projects success.

Overall Project Priorities

1. Upgrade electrical systems to meet code requirements for safety and to allow for future flexibility.
2. Upgrade building structures to provide “Life Safety” performance in earthquakes.
3. Upgrade the heating and cooling systems of the buildings to save energy and improve the comfort of the buildings.
4. Provide new, attractive public restrooms, located to be accessible to the main public areas of the Market.
5. Provide new elevators to improve the accessibility of the Market’s public retail areas.
6. Complete deferred major maintenance projects.
7. Reconfigure spaces with little activity to enhance their vitality.

Levy Financing

- Phase I \$28 million April 2009 - June 2010
- Phase II \$23 million June 2010 - July 2011
- Phase III \$17 million September 2011 - March 2012

Current Status

- Approximately \$49.4 million spent to date of the \$68.6 million of levy funds.
- As of June 30, 2011 the overall levy funded renovation project is 73% complete and is within budget and on schedule.
- The PDA submits monthly draws to the City and the City subsequently transfers the funds to the PDA for payment of construction costs.

PHASE I RENOVATION
April 2009 – June 2010



Phase I – Overview of Completed Projects
Leland & Fairley Buildings – Hillclimb – Public Market Garage

- Improved Entry from Western Avenue
- New Elevator
- New Electrical Vault and Service Upgrades
- Replace Plumbing Lines
- Expand Loading Dock
- Flooring Repair
- New Mechanical Central Plant

PHASE II RENOVATION
June 2010 – June 2011



PHASE II – Overview of Completed Projects

Corner Market – Sanitary Market – Triangle Building – 1st & Pine

- Major repairs completed include plumbing, windows, doors, stairs, fire suppression systems and flooring in all buildings.
- Major seismic and structural upgrades were performed in the Corner, Sanitary & Triangle Buildings
- Mechanical and Electrical systems were upgraded.
- Upgraded or new HVAC systems were installed.
- Significant Tenant Impacts were as follows:
 1. Temporary and permanent tenant relocation
 2. Some businesses temporarily closed
 3. Pike Place level vacated
 4. Sanitary apartment residents were temporarily vacated.
- Planning and Communication were very critical to our success.

Corner Market – Trenching & Conduit Installation



Left Bank Books – Brace Frame & Store Front Reconstruction



Jack's Fish – Trenching, Plumbing & Flooring



Copa Cabana – Brace Frames



Pike Place Bar & Grill – Seismic Work



Tenant Relocation – Cedar River Group



Sanitary Market – New Elevator



New Restrooms – Sanitary Market



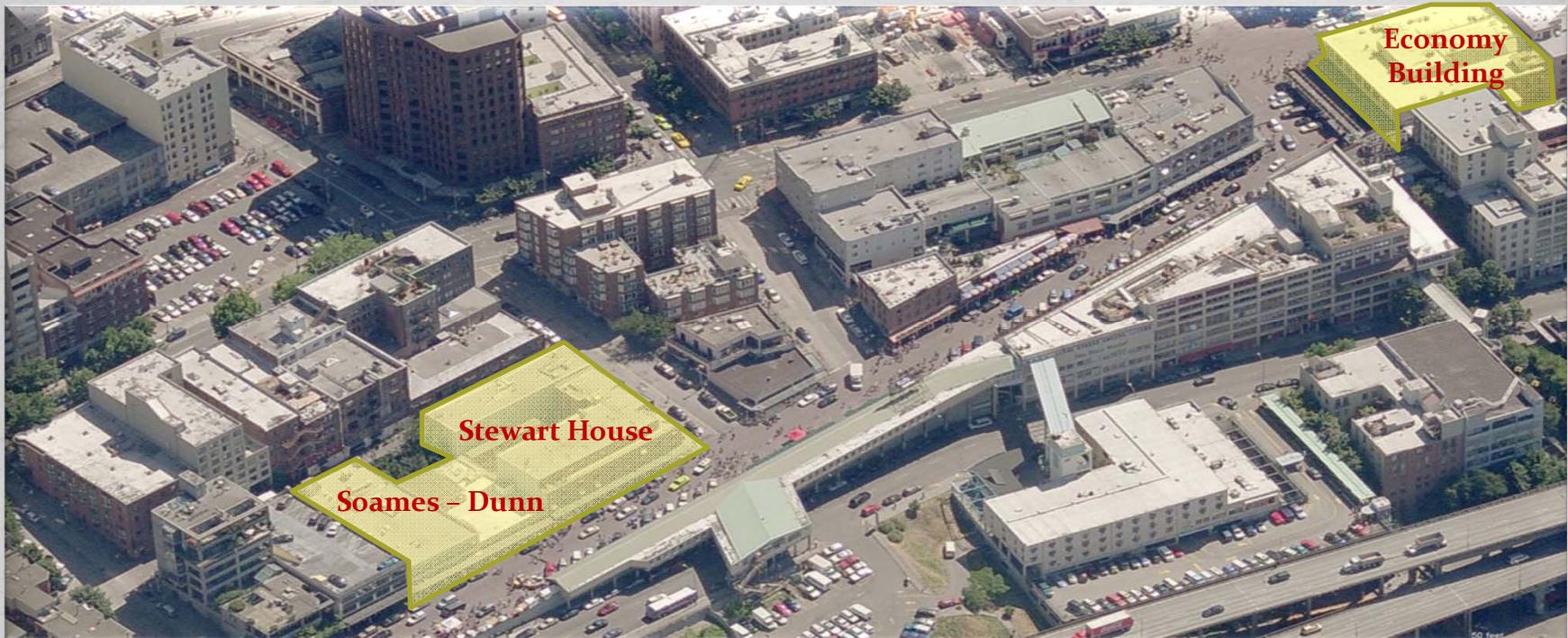
Sanitary Market – New Roof



Market Tenants – Open for Business



PHASE III RENOVATION September 2011* – March 2012



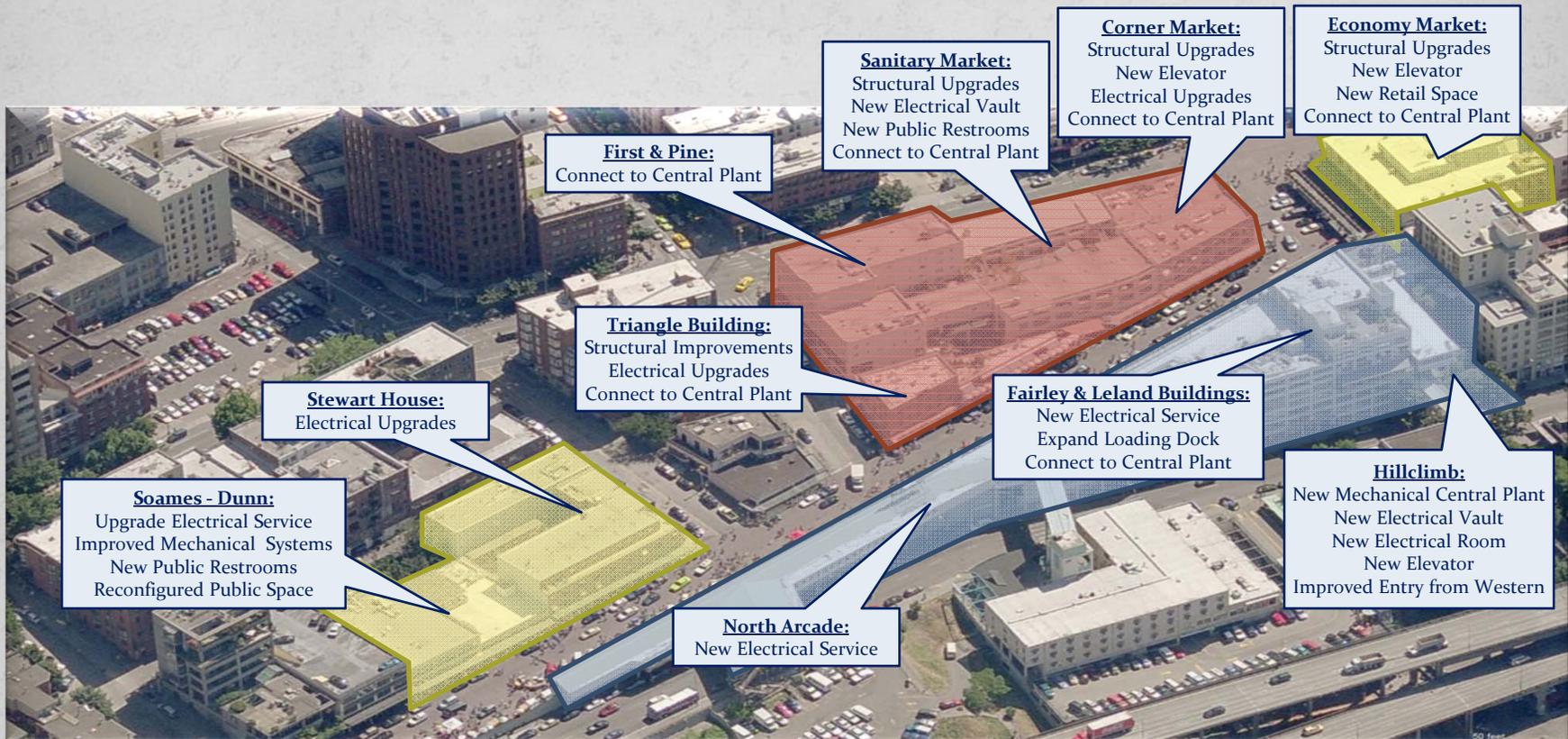
* Isolated work will be done in the Stewart House courtyard and the Economy Building basement beginning July/August 2011.

PHASE III – IV

Stewart House - Soames/Dunn - Economy Building

- Major repairs will include plumbing, windows, doors, stairs, structural canopies, facades and roof work for all buildings.
- All buildings will also receive seismic upgrades and structural improvements, which include the re-cladding of the Stewart House.
- A new public restroom will be constructed in the Soames/Dunn Building.
- A new elevator will be installed in the Economy Building connecting to Post Alley to all levels.
- The Economy Building will also have upgraded HVAC systems installed.
- Disruption to tenants will not be as extensive as Phase II.
- Stewart House will require temporary relocation of residents over a 3-4 week period. The Market has retained sufficient vacant units in the Livingston Baker Building and Sanitary Market to support their relocation while ensuring they continue to reside within the Market.

Project Overview of Phase I – III



Communication & Public Outreach

- A comprehensive website with up to date reports - www.pikeplacemarket.org/renovation
- Community Meetings – Held on a regular monthly basis.
- Monthly Renovation Newsletter - Distributed to tenants.
- Email Alerts and Updates – Sent to our distribution list.
- Info Kiosk(s) – Updated on a bi-weekly schedule.
- Social Media Outreach - Facebook and Twitter.
- Tenant Meetings – Held for individuals and groups specific to area and project location.

Pike Place Market PDA would like to extend our thanks to the City and residents of Seattle for their continued support throughout the levy renovation process.

We look forward to seeing you at the Market during the next Phase of renovation and beyond!