

Downtown High-Rise Apartments - Request for Recommendation for TCO

April 18, 2017

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City Contractors, LLC

April 18, 2017 Date

Engineering Section Lieutenant
Seattle Fire Department
220 3rd Avenue South
Seattle, WA 98104-2608

Addressed to
Engineering Section
Lieutenant

Re: **Downtown High-Rise Apartments
Request for Recommendation for TCO
5701116 / 2A.6 Correspondence - Other**

Project information

Dear SFD Engineering Lieutenant,

This letter is being provided as a written request for Recommendation for Temporary Certificate of Occupancy (TCO) for the Downtown High-Rise Apartments located at 12345 Sixth Avenue, Seattle, WA. The project consists of five levels of below grade parking, 4 levels of above grade parking, three retail spaces on Level 1, leasing office and amenity space on Level 1, interior and exterior amenity space on Level 6, interior and exterior space on Level 34 and 314 residential units on Levels 2 through 33.

Reason TCO is needed

This TCO request is being made due to City Contractors LLC's contractual obligation to turn the project over to the owner on or before April 21, 2017. Based upon inspection availability, City Contractors LLC is targeting TCO on April 20, 2017. The project owner, upon issuance of TCO, intends to move furniture and equipment into the building on 4/24/2017 as they prepare for the opening and operation of the building to commence on 4/29/2017. Tenant move-ins are currently scheduled to start on 5/01/2017.

Areas included in TCO

TCO is being requested for the following areas: all garage areas on Levels P5 through L5; leasing and amenity spaces on Level 1, Level 6 and Level 34 – including interior and exterior space; retail shell spaces on Level 1; residential units on Level 2 through Level 33. There are portions of the project that will extend beyond TCO and therefore be excluded. These excluded areas are as follows:

Description of Excluded Area:	Anticipated Completion:
Guest Suite – 504	April 28, 2017
Retail Elevator (Elevator 5)	April 28, 2017
Crown Lighting	May 15, 2017

Areas excluded from TCO

Based on the items listed above and anticipated completion dates, City Contractors LLC anticipates Downtown High-Rise Apartments will be ready for final Certificate of Occupancy (CofO) within 60 days of TCO – approximately June 20, 2017.

Expected CO date

Contractor Name

Washington License #999999999999

12345 1000 St, Seattle, Washington 99999 ♦ Telephone (123) 456-7890 ♦ Fax: (123) 546-7890

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Documents requirements from Administrative Rule 9.07.07

City Contractors LLC documents with this letter that the minimum requirements for TCO, as described in SFD Administrative Rule 9.07.17, have been met on Downtown High-Rise Apartments as follows:

Item No:	Description:	Status:
1	All required fire and life safety systems	Compliant
2	Approved sprinkler coverage and FA device in vacant areas	Compliant
3	No occupancy of unsprinklered portion of building	Compliant
4	All exits, corridors and stairways shall be substantially finished	Compliant
5	Required fire separations between ongoing construction and occupied areas must be in place	Compliant
6	Amount of combustible fuel loading in areas under construction shall not exceed what would be present in finished occupancy	Compliant
7	Combustible debris shall not be accumulated within buildings – waste shall be removed at the end of each shift	Compliant
8	Any use of propane, flammable liquids, cutting and welding, etc. shall be under fire department permit	Compliant
9	FE's shall be installed and distributed throughout building with at least one FE on vacant floors	Compliant
10	Elevators shall be tested and approved by the elevator inspector – a minimum of two elevators shall be signed off	Compliant
11	Fire watch shall be provided for out-of-service FA systems, standpipes and fire sprinkler systems	Compliant

As requested in the Administrative Rule, City Contractors LLC is providing the following contact information for the general contractor and for all subcontractors associated with the applicable fire and life safety systems:

General Contractor			
Name:	Telephone:	Fax:	Mailing Address
City Contractors LLC	(123) 456-7890	(123) 456-7890	12345 1000 St Seattle, Washington 99999

Subcontractor		
Name:	System:	Telephone:
Subcontractor 1	System 1 System 2 System 3	(123) 456-7890
Subcontractor 2	System 4 System 5	(123) 456-7890
Subcontractor 3	System 6	(123) 456-7890
Subcontractor 4	System 7 System 8	(123) 456-7890

Contact information for general contractor and all subcontractors

Contractor Name
 Washington License #999999999999
 1000 St, Seattle, Washington 99999 ♦ Telephone (123) 456-7890 ♦ Fax: (123) 546-7890
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(continued)

We look forward to the successful award of TCO and ultimately the final CofO for the Downtown High-Rise Apartments. Please let us know if you have any questions. Thank you.

Yours truly,
City Contractors LLC

Jane Doe
Senior Project Manager
(END)

Signature blocks
(submitted letter needs
signatures)

John Doe
Project Superintendent

DRAFT

Contractor Name

Washington License #999999999999

12345 1000 St, Seattle, Washington 99999 ♦ Telephone (123) 456-7890 ♦ Fax: (123) 546-7890

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