

Building 18 Tour Q & A
8/14/18
10 AM

Q: What is required maintenance in the building?

A: Typically, Seattle Parks and Recreation (SPR) maintains the building exterior, roof, etc. The tenant maintains the interior spaces and this could include windows and doors. These details will be finalized during contract negotiations.

Q: What is required maintenance around the building?

A: SPR typically maintains the landscapes around a building. Although Tennis Center Sand Point wanted different landscape plants, etc. and so they are responsible for maintenance up to 10 feet around the buildings. These details will be finalized during contract negotiations.

Q: Is parking designated for Building 18?

A: No parking spaces are typically designated for buildings within the park and historic district. All parking is available for park tenants and users.

Q: Are there any plans to develop an accessible trail plan for Magnuson Park?

A: There are no plans at this time. SPR would not be opposed to developing one, but would require significant funding.

Q: Is there any required landscaping by SPR?

A: Typically, SPR follows what is required by the Seattle Department of Construction and Inspections. However, there is a vegetation management plan for the park and historic district. These do not specifically identify plant species.

Q: When did the Navy fire station close?

A: The City of Seattle took constructive possession of Naval Station Puget Sound in 1995. It is likely that fire services were taken over by the Seattle Fire Department around that time and the navy fire station was closed. The building had limited use in the late 1990s and early 2000s, but no permits or construction were undertaken during that period.

Q: Are there any special requirements for the overhead rollup garage doors? Are there any photos of the doors?

A: The five large doors are not original. A photo from the 1930s that the original doors were wooden folding accordion type. The only original door is in the far eastern bay. Other photos from the 1960s or 1970s show that the original doors were replaced during that period. Recent experience on Landmark Preservation Board (LPB) review and approval of garage doors are variable. The local Application Review Committee (ARC) meets on site and approves design projects. Although recently a project was approved by the ARC, but design details for garage doors were significantly altered by the full LPB.

Q: Are the overhead garage doors operable?

A: No, due to water damage prior to reconstruction of the roof, the doors electric motors do not function. It is not known if the doors could be operated manually.

Q: Are the utility systems up to date?

A: None of the interior building utilities are up to date except for limited electric power installed when the roof was reconstructed. This circuit panel only provides power for limited lighting and overhead fans. A new electric meter was installed in 2014-2015 and is located on the east wall. The amount of available power is not known but can be found in design documents.

It is not known where the sanitary sewer piping connects to sitewide sewer system. This pipe(s) should probably be scoped. Storm sewer systems have not been upgraded within the historic district. Roof storm water leads to downspouts and in front of the garage doors during heavy rain events this water leaks under the doors. No trench drains are in front of the doors as in other buildings on site.

Water service is likely provided by one meter located to the northeast of the building. It is likely that all interior water piping would need to be replaced due to their age.

Q: What is the condition of the shed?

A: The shed was the last portion constructed on the building. It appears that it was constructed to install weapons lockers. This shed could likely be demolished due to its poor condition. Another shed portion was demolished on the south side of the building during the roof reconstruction.

Q: Has the LPB indicated any desired design for the fire station?

A: No, the LPB relies on guidance provided in the controls and incentives for the district. Although from past projects existing windows are an important item.

Q: Are there any hazardous materials issues?

A: The navy conducted several hazardous materials surveys in the 1990s. The lead survey mostly covered only water lines in buildings, but not all buildings. Otherwise all painted surfaces are assumed to contain lead-based paints. Asbestos surveys were completed in 1993 and 1996 but these are not detailed enough for current standards or remediation. Underground storage tanks were located around Building 41 to the east of Building 18. Documents indicate that these gasoline tanks were removed in the 1980s. However, detailed information does not exist about the level of soil removal around the tanks.

Q: Are design drawings available?

A: All drawings have been uploaded to the RFP website.

Q: Could the southern portion of the roof be permitted for use?

A: Unknown. But SPR would be open to a proposal allowing its use.

Q: How will the City's Race and Social Justice Initiative be used to evaluate proposals?

A: Yes, the proposals will also be evaluated on how the proposed uses meet RSJI principles. While the City leads with race and this is the key indicator used, how a proposal provides access for differentially-abled people will also be reviewed.