Seattle Parks & Recreation

Seattle Parks and Recreation

LETTER OF INTEREST (LOI)

The Bullitt House
1125 Harvard Ave. E, Seattle

LETTER OF INTEREST (LOI) IS DUE BY OCTOBER 31, 2025, BY 3:00PM

PLEASE SUBMIT LETTER OF INTEREST (LOI) ELECTRONICALLY IN PDF FORMAT TO:

Kathleen Gantz, Contract Administration & Support Office Manager
Email: Kathleen.Gantz@seattle.gov

Women and minority business owners are encouraged to submit Letters of Interest.

Table of Contents

1. INTRODUCTION AND OVERVIEW

The City of Seattle Parks and Recreation Department (SPR) seeks a Contractor to occupy the facility, make all necessary building and tenant improvements, subject to review and approval by Seattle Parks and Recreation and the Seattle Landmarks Preservation Board, and operate the facility, including a significance presence in the evenings, for a potential term of ten-years with option to extend the lease for an additional two, ten-year extensions.

History of property
The 1.6-acre parcel at 1125 Harvard Ave E, Seattle, WA 98102, on Capitol Hill was purchased by Stimson Bullitt in 1935. Stimson, an attorney and real estate developer and the son of A. Scott Bullitt and media pioneer, Dorothy Stimson Bullitt, and his second wife, Kay had the modern A-framed home designed and constructed, completed in 1955. In 1972 Stimson and Kay generously donated the property to Seattle Parks and Recreation with transfer of ownership to occur in the future. Ownership was transferred to the City after Kay's death in 2021.

Description of Facility
The H-shaped residence at 1125 Harvard Avenue E includes three distinct sections, an A-frame wing, central entry, and bedroom wing. The post-and-beam A-frame wing is located to the west with north and south facing gables. Large glulam beams anchor the frame to the ground. This wing includes a full single story plus a half-story loft over the south end. The A-frame is topped by a steep roof clad in corrugated cement asbestos sheets, although original plans called for standing-seam copper roofing. The A-frame roof includes panels of clear plexiglass at the ridgeline, letting natural light into the interior. East of the A-frame is the residence's central entry, which is a relatively narrow corridor with a staircase to the basement. It is a single story and topped by a flat, built-up roof with deep eaves. To the east of the central entry is the building's bedroom wing with a double-loaded corridor. It is a single story and topped by a flat built-up roof with wide eaves. Two long rectangular skylights are in parallel formation, letting filtered natural light into the eastern wing, particularly over corridors and shared spaces, including bathroom and utility room. Flood lights are installed near doors on the building's exterior. Internal systems evident throughout include an intercom system and baseboard heaters. The residence sits on a partial daylight basement and a foundation of poured, board-formed concrete.

There is a paved driveway, accessed from Harvard Avenue, with off-street parking for three to four cars.

The above information is provided for general informational purposes and should not be relied upon by prospective bidders for business planning or any other purpose. SPR is not making any representations about the condition of the Bullitt House or surrounding property through this description. Prospective bidders are encouraged to visit the property and conduct due diligence before submitting a LOI.

SPR will offer Site Open Houses on the following days and times:

Tuesday, October 7, 2025, from 3:00PM-4:30PM
Friday, October 10, 2025, from 9:00AM-10:30AM

2. LETTER OF INTEREST REQUIREMENTS

2A. Use & Needs of the Facility

The site is zoned Neighborhood Residential 3 (NR3) which is primarily a residential zone, but certain home offices and parks and recreation/community center type uses are allowed. Pursuant to SMC 23.44.026 - Use of landmark structures or sites, and because the building has been designated a City Landmark, there is additional flexibility regarding uses beyond what is allowed outright under the Seattle Municipal Code. The building and the site have been designated as a City Landmark.

Seattle Parks and Recreation seeks a contractor with sufficient financing to make needed capital improvements in order to occupy the space. Seattle Parks and Recreation cannot contribute to any upgrades, initial or ongoing. Additional upgrades will be expected throughout the contract term and the contractor must be able to provide the funding for those improvements and upgrades. Once the initial improvements are completed then the contractor will occupy and operate a space where community can connect, convene, and restore wellness through fellowship, education and inspiration along with providing the additional Capital Improvements needed to preserve the Bullitt facility and bring the space to a safe and functional environment for community use.

The grounds of the property will be developed into a park in the next Seattle Park District cycle. Contractors may have access to the grounds for activities when available but will require scheduling through SPR processes and procedures.

2B. Term

The expected term for this contract will be an initial period of ten (10) years with two (2) ten (10)-year extensions at the discretion of the Superintendent.

2D. Use Fee

A Use Fee is the standard payment for operating in a public facility. The assessed Use Fee for this facility will be between eight and nine thousand dollars ($8,000-$9,000) per month. Use Fee will be determined based on a new appraisal prior to contract negotiations. In addition to the Use Fee, there may be taxes including the Leasehold Tax which is currently 12.84%. The Use fee may be lowered or offset when the user provides measurable Public Benefit (programming, access, equity outcomes) or invests in capital improvements (upgrades that extend the facility's life and reduce public cost). Public Benefit is clearly defined in Appendix A attached. To provide meaningful Public Benefit is to advance wellness, equity, and community vitality. Public Benefit may be embodied in the creation of an accessible space for individuals and families who may not otherwise have access to restorative environments and by offering programs that foster emotional and social well-being.

Public Benefit may include access to fellowship to reduce isolation, building supportive networks, and strengthening community ties. Through education, Public Benefit may include provision of tools and knowledge that empower participants to make healthier life choices, enhance resilience, and expand opportunities for personal and collective growth. Through inspiration, Public Benefit may include provision to encourage creativity, cultural expression, and hope.

By dedicating this asset to these purposes, the facility may ensure equitable access to wellness opportunities that are often available only to more resourced communities. The result is a healthier, more connected, and more inspired public, with long-term benefits that include reduced health disparities, greater community cohesion, and increased civic pride in shared public spaces.

Public Benefit offset to the Use Fee will be pending contract negotiations and City of Seattle Council approval.

2E. Utilities
The selected contractor will pay the utilities associated with the operation of the building. The building utilities will be separated from the site services.

2C. Basis for Selection:
Seattle Parks and Recreation will review and evaluate the submitted Letters of Interest based on the written response to the required information presented in Section 4.

If multiple Letters of Interest are received for a location a Request for Proposal (RFP) may be required.

3. Capital Development Requirements

The Bullitt House facility will require renovation improvements prior to the Contractor occupying the space and funding for these initial improvements must be held by the potential contractor upon signing the contract. It is the expectations of SPR that the contractor will make all the necessary improvements subject to Seattle Department of Construction and Inspections (SDCI), Department of Neighborhoods (DON) Landmarks Preservation Program, and SPR review and approval. The cost of these improvements must be born solely by the contractor. The contractor selected will have timelines for renovation improvements that will bring the facility to a standard of care and operation that protects the Historical Landmark status of this home and creates a vibrant space for the Seattle community.

Attached in Appendix C is a Facility Condition Assessment conducted by a City of Seattle consultant, OAI Architecture Planning and Services. This report outlines the Capital Improvement needs of the facility and should be used to answer the questions outlined below for the Letter of Inquiry as well as assessing if the organization has sufficient funds and ability to contract for this facility. All costs for Capital Improvement will be the sole responsibility of the selected contractor.

4. LOI Packet Contents

Parties interested in contracting to provide financial SPR in the operation of SPR's Bullitt House Facility should submit electronic PDF Letters of Interest (LOI) to Kathleen.Gantz@seattle.gov by **October 31, 2025, by 3:00PM.**

The LOI packet should include:

1. Short introduction to your organization (up to one paragraph). Be sure to include your mission, vision, and values and the community you serve.

2. Description of type of operations or programming you would bring to the Bullitt House facility. How are your programs supportive of the Seattle Community and aligned with SPR's Mission, Vision, and Values? If the community your organization serves does not reside in this part of Seattle, how will you ensure barriers, such as transportation, are mitigated?

3. Plan and proof of financing to cover the cost of required Capital Improvements, initial improvements and expected improvements. What experience does your organization have in facilitating capital projects and improvements to a governmental facility, to a Historical Landmark?

4. Other relevant information that supports your organization's experience in providing services and programs (optional).

The LOI document must meet the following requirements

- No more than 5 pages
- Arial font, Size 11
- one-inch margins
- single spaced

Attachments:

1. Appendix A: Public Benefit
2. Appendix B: Insurance Requirements
3. Appendix C: Osborne Report

5. APPENDIX A: PUBLIC BENEFITS DESCRIPTION

Public Benefits
Public benefits are measurable efforts to serve underrepresented groups and achieve geographic equity consistent with the City of Seattle's Race and Social Justice Initiative (RSJI).

Priority access to these benefits should be provided to community members with limited access to services. Please refer to the City's Race and Social Justice Initiative for more information: www.seattle.gov/rsji

The following categories are generally considered a Public Benefit. Any other type of program or service must be approved in advance by the Superintendent.

1. **Scholarships** – Scholarships for low-income families and underserved populations. Number of scholarships, estimated value of such scholarships provided on an annual basis, should be described in detail.

2. **Community Events & Programs** – Opportunities for families and the community to participate in events at the facility and park grounds for free. Open to both preschool participants and the broader community.

3. **Volunteer Service Events** – Provision of volunteer events for the benefit of students and the general public. # of hours, # of people, # of events, including estimated value of volunteer hours should be described.

4. **Capital Improvements** – Includes improvements made without charge to the City that are beyond the required maintenance and repair activities. Description of types of improvements and proposed value should be described.

6. APPENDIX B: Insurance Requirements

(note: coverage and limits will be assessed on a case-by-case basis)

1.1 Minimum Insurance to be Secured and Maintained. Prior to the Commencement Date, Lessee shall secure and shall thereafter maintain (or cause its Subtenant(s) to secure and maintain) in full force and effect, at no expense to City, and throughout the entire Lease Term, minimum insurance as specified below:

1.1.1 Commercial General Liability Insurance including:

Premises/Operations Liability
Products/Completed Operations Liability
Personal/Advertising Liability
Contractual Liability
Stop Gap/Employers Contingent Liability
Independent Contractors Liability
Liquor Liability/Host Liquor Liability (if liquor is being sold or served)
Fire Damage Legal Liability
Sexual Misconduct and Molestation Liability (If service provided involves working with at risk (elderly or minor) community)
Such policy(ies) must be endorsed as provided in Subsection 1.3. hereof and provide the following minimum limits:
$1,000,000 each Occurrence Combined Single Limit Bodily Injury and Property Damage
$1,000,000 each Offense Personal and Advertising Injury
$ 100,000 each Occurrence Fire Legal Liability
$1,000,000 each Accident/ Disease - Each Employee Stop Gap

Such minimum limits may be satisfied by a single primary limit or by a combination of separate primary and umbrella or excess liability policies, provided that coverage under the latter shall be at least as broad as that afforded under the primary policy and satisfy all other requirements applicable to liability insurance including but not limited to additional insured status for the City of Seattle.

1.1.2. Business Automobile Liability including coverage for owned, non-owned, leased or hired vehicles with a minimum limit of $1,000,000 each Occurrence Combined Single Limit Bodily Injury and Property Damage.

Such minimum limits may be satisfied by a single primary limit or by a combination of separate primary and umbrella or excess liability policies, provided that coverage under the latter shall be at least as broad as that afforded under the primary policy and satisfy all other requirements applicable to liability insurance including but not limited to additional insured status for the City of Seattle.

1.1.? (Note - Additional insurance as necessary per tenants operations.)

1.1.3. Workers' Compensation securing Lessee's liability for industrial injury to its employees in accordance with the provisions of Title 51 of the Revised Code of Washington; provided, that if Lessee is qualified as a self-insurer in accordance with Chapter 51.14 of the Revised Code of Washington, Lessee shall certify that qualification by a letter that is signed by a corporate officer of Lessee and delivered to City that sets forth the limits of any policy of excess insurance covering its employees.

1.1.4 Property Insurance under which the Premises, the existing building (note: if tenant is leasing the whole structure/building The City may require they carry insurance on the structure), furniture, fixtures, equipment and inventory and all alterations, additions and improvements that Lessee makes to

the building and Premises, are insured throughout the Lease Term in an amount equal to the replacement cost value thereof, against the following hazards: (i) loss from the perils of fire and other risks of direct physical loss, not less broad than provided by the insurance industry standard “Causes of Loss - Special Form (ISO form CP 1030 or equivalent); (ii) loss or damage from water leakage or sprinkler systems now or hereafter installed in or on the Premises; (iii) loss or damage by explosion of steam boilers, pressure vessels, oil or gasoline storage tanks or similar apparatus now or hereafter installed on the Premises; (iv) loss from business interruption or extra expense, with sufficient coverage to provide for the continued payment of fixed costs during any interruption of Lessee’s business; (v) earth movement (including earthquake), for full replacement cost value of the property/improvements/content. City shall be named as a loss payee as respects property insurance covering alterations, additions, and improvements under such policy.

1.2 General Requirements Regarding Lessee’s Insurance.

1.2.1 The insurance required by Subsections 1.1.1 and 1.1.?, applicable insurance shall be endorsed to include the City of Seattle and its officers, elected officials, employees, agents and volunteers as additional insureds. The applicable insurance required by Subsections 1.1.1 and 1.1.? shall be primary as respects City; shall provide that any other insurance maintained by City shall be excess and not contributing insurance with Lessee’s insurance; and shall provide that such coverage shall not be reduced or canceled without forty-five (45) days'' prior written notice to City, except ten (10) days prior written notice to City with respect to non-payment of premium, at its address as specified in Subsection 1.9 hereof.

1.2.2 All insurance policies required hereunder shall be subject to reasonable approval by City''s Risk Manager as to company, form, and coverage. All policies shall be issued by a company rated A–: V or higher in the then-current A. M. Best’s Key Rating Guide and licensed to do business in the State of Washington or issued as a surplus line by a Washington surplus lines broker.

1.2.3 Any deductible or self-insured retention in excess of $20,000 must be disclosed to, and shall be subject to reasonable approval by, City’s Risk Manager. The cost of any claim payments falling within the deductible shall be the responsibility of Lessee.

1.2.4 Coverage and/or limits may be reasonably altered or increased as necessary to reflect type of or exposure to risk. City shall have the right to periodically review the appropriateness of such coverage and limits in view of inflation and/or changing industry conditions and to require an increase in such coverage or limits upon ninety (90) days'' prior written notice.

1.3 Evidence of Insurance. Before occupying the Premises, the following documents must be delivered to the City at its address as specified in or pursuant to Subsection 1.9., as evidence of the insurance coverage secured and maintained by Lessee.

1.3.1 On or before the Commencement Date, and thereafter, not later than five (5) days prior to the expiration or renewal date of each such policy:

A copy of the policy’s declarations pages, showing the insuring company, policy effective dates, limits of liability and the Schedule of Forms and Endorsements specifying all endorsements listed on the policy including any company-specific or manuscript endorsements.

A copy of the endorsement naming the City of Seattle and its officers, elected officials, employees, agents and volunteers as additional insureds (whether on ISO Form CG 20 26 or an equivalent additional insured or blanket additional insured policy wording), showing the policy number, and the

original signature and printed name of the representative of the insurance company authorized to sign such endorsement;

A copy of an endorsement stating that the coverages provided by such policy to City or any other named insured shall not be terminated, reduced or otherwise materially changed without providing at least forty-five (45) days prior written notice to City, except ten (10) days prior written notice to City with respect to non-payment of premium, at its address as specified in or provided pursuant to Subsection 1.9; and

For the Commercial General liability and Business Automobile insurance to be secured and maintained pursuant to Subsection 1.1.1 and 1.1.2 hereof, a copy of the "Separation of Insureds" or "Severability of Interests" clause in such policy.

1.3.2 Pending receipt of the documentation specified in this Section 1, Lessee may provide a copy of a current complete binder. An ACORD certificate of insurance will not be accepted in lieu thereof.

1.4 No Limitation of Liability. Insurance coverage and limits of liability as specified herein are minimum coverage and limit of liability requirements only; they shall not be construed to limit the liability of Lessee or any insurer for any claim required to be covered hereunder. Moreover, the City shall be an additional insured, where additional insured status is required, for the full available limits of liability maintained by the tenant, whether those limits are primary, excess, contingent or otherwise. Tenant expressly understands and agrees that this provision shall override any limitation of liability or similar provision in any agreement.

1.5 Reconstruction Following Loss. Lessee shall proceed with reasonable diligence as soon as sufficient funds are available therefor, to prepare plans and specifications for, and thereafter to carry out, all work necessary to repair and restore the alterations, additions and improvements that Lessee made to the Premises that is at least equivalent to, or more suitable than, the alterations, additions and improvements that were damaged or destroyed, subject in all cases to any restrictions based on the building's status as a landmark or historical building.

1.6 Waiver of Subrogation. City and City's insurer(s) shall waive subrogation for damage to or destruction of the Building, Premises and City's furniture, fixtures, equipment and inventory in favor of Lessee except with respect to losses of City's aforesaid property of up to $100,000 that are attributable to Lessee's negligence and to which Lessee's Fire Legal Liability insurance responds; however, in the event of a loss to City's aforesaid property attributable to Lessee's negligence, Lessee agrees to reimburse City for the amount of its property insurance deductible up to $20,000. Lessee and Lessee's insurer(s) shall waive subrogation for damage to or destruction of Lessee's alterations, additions and improvements, furniture, fixtures, equipment and inventory in favor of City; however, in the event of a loss to Lessee's aforesaid property attributable to City's negligence, City agrees to reimburse Lessee for the amount of its property insurance deductible up to $100,000.

1.7 Assumption of Risk. The placement and storage of its personal property in the Premises shall be the responsibility, and at the sole risk, of Lessee.

1.8 City Use of Premises; Third-Party Users. To the extent City uses, or permits any Third-Party Users to use, the Premises as contemplated in this Lease, Lessee may condition such use on receipt of evidence that such user maintains reasonably adequate commercial general liability insurance, listing Lessee as an additional insured on such policies. City waives, as between City and Lessee, any Claims arising from or related to Third-Party Users' use of and activities within the Premises.

1.9 (Note: this may not be the case if the City chooses to have the tenant carry the property (structure/building) insurance) City Insurance. City shall, at its sole cost and expense, maintain property insurance under which the Premises, the existing building, furniture, fixtures, equipment and inventory and all alterations, additions and improvements that Lessee makes to the building and Premises, are insured throughout the Lease Term in an amount equal to the replacement cost value thereof, against the following hazards: (i) loss from the perils of fire and other risks of direct physical loss, not less broad than provided by the insurance industry standard “Causes of Loss - Special Form (ISO form CP 1030 or equivalent); (ii) loss or damage from water leakage or sprinkler systems now or hereafter installed in or on the Premises; (iii) loss or damage by explosion of steam boilers, pressure vessels, oil or gasoline storage tanks or similar apparatus now or hereafter installed on the Premises; (iv) [intentionally omitted]; (v) earth movement (including earthquake), for full replacement cost value of the property/improvements/content.

April 19, 2022

Susanne Rockwell
Seattle Parks and Recreation
300 Elliott Ave W
Seattle, WA 98119

RE: Bullitt Estate - Facility Condition Final Report

Introduction

OAI was asked to conduct a facility condition assessment of the Kay Bullitt Estate located on the north end of Capitol Hill at 1125 Harvard Avenue East. The original two-story residence was constructed in 1955-1956 with the family and dining room located in a prominent A-Frame structure. The residence was expanded in 1986 adding a living quarters wing.

The goal of this study is to provide Seattle Parks and Recreation an outline of jurisdictional and life safety issues anticipated for Seattle Parks and Recreation stewardship of the Bullitt Estate residence and grounds. To that end this report focuses on jurisdictional contingencies for the residence structure and life-safety issues associated with the estate grounds.

Included in this report are our assessment findings and recommendations along with reports prepared by our consultant team, which includes.

- PSM Engineers – Structural Engineer
- CASE Engineering – Electrical Engineer

Structure Change of Use/Occupancy:

It is not feasible to fully evaluate the costs associated with Seattle Parks and Recreation assuming beneficial occupancy of this building structure without knowing the anticipated occupancy for the structure. The established occupancy for the structure is a single-family residence, with the Seattle Residential Code as the governing code reference. If the structure is to continue as a single-family residence, there would be limited jurisdictional upgrades required.

However, if the structure is converted to public use, the governing code reference would switch to the Seattle Building Code and would necessitate a jurisdictional “change of use” that would trigger complete code upgrades for the structure including:

- Seismic evaluation and likely upgrades
- Non-residential energy code compliance
- Accessibility upgrades

Note that even if the structure were to remain as a single-family residence, the structure would lose its current occupancy status if unoccupied for over two years. If the structure were to lose occupancy status, code upgrades would likely be required to regain legal occupancy.

Land Use Considerations:

If the structure were opened to the public, it would most likely be used for tours, exhibits and other assembly related activities. Given the small size of the structure, the building would likely need to be re-classified as a Group "B" – Business occupancy in lieu of a Group "A" – Assembly occupancy. A review of the zoning for this property is outlined below:

Zoning:	SF-5000	(single-family with lot size of 5000 square feet)
Historic District:	Yes	
Historic Landmark:	No	

Permissible and Prohibited Uses:

Seattle Municipal Code 23.44 Residential, Single Family (this chapter establishes the uses for single-family zones SF 5000, SF 7200, and SF 9600)

Subchapter I – Principal uses permitted outright

Parks and open space

Subchapter II – Conditional Uses

Institutions – Community centers, Libraries
Institutions prohibited in single-family zones - **Museums**

The other consideration is public use of the site would likely increase vehicular day trips which would likely necessitate additional on-site parking.

Historical Considerations:

Although the current structure is not currently landmarked, the original structure is over 50 years old and thus is subject to review by Washington State Department of Archaeology and Historic Preservation as well as by the City of Seattle Landmarks Commission. Either agency has authority to determine if the structure has either architectural or cultural significance and if the structures would be eligible for "landmark" status. Landmark Status would dictate the types and extent of repairs mandated by the "change-in-use" requirements noted above. For instance, the existing windows do not meet the energy code: but if the exterior of the building is landmarked; it would be unlikely that the windows could be replaced; or if replaced, they would have to match the existing windows. This would be true for most if not all the building components. Without knowing landmark status, it is challenging at best to determine the costs for code compliance upgrades.

Regulated Materials:

The original structure dates to 1955 when asbestos containing materials were commonly used in building materials. The existing siding used to clad the A-Frame structure appears to be transite siding – a product that typically is high in asbestos fiber content. It's likely that there are many products used in the construction that have regulated concentrations of hazardous materials. Our recommendation is for SPR to obtain a good faith survey of the structure to determine the risks associated with regulated materials and to determine repair and/or replacement costs of building elements.

For your review, the following items have been attached with this report:

EXHIBIT A – ASSESSMENT REPORT

- A1 Existing Doors and Glazing Assessment
- A2 Existing Roof Assessment
- A3 Accessibility Assessment
- A4 Site Safety and Retaining Walls
- A5 Structural Assessment – Retaining Walls (Prepared by PSM Engineers)
- A6 Electrical Assessment Report (Prepared by CASE Engineering)

EXHIBIT B – COST ESTIMATE

Cost Estimate Summary

- B1 Low Slope Roof Replacement – Detailed Breakdown
- B2 LULA Elevator – Detailed Breakdown
- B3 Retaining Wall Guardrails – Detailed Breakdown
- B4 Masonry Repointing – Detailed Breakdown
- B5 Masonry Seismic Restraints - Detailed Breakdown
- B6 North Retaining Wall Replacement - Detailed Breakdown
- B7 Electrical Upgrades - Detailed Breakdown

As always, we appreciate the opportunity and encourage you to contact me with any questions or inquiries regarding any of the items in this report.

Sincerely,

Jerry Osborn, *AIA, LEED AP®, Principal in Charge*

Bullitt Estate Safety Assessment

Following are our assessment findings from the Bullitt Estate. Most of our work was focused on review of the existing retaining walls that form the perimeter of the site along the South, West and North as the retaining walls are quite high, historically significant and represent the highest risk to Seattle Parks and Recreation. The assessment team also reviewed the existing building envelope, accessibility compliance, and electrical infrastructure.

Architectural Assessment

Item A1.1 - Exterior Doors and Glazing:

Observations:

Primary entry doors are custom wood stile and rail and do not meet current energy code or accessibility requirements. Sloped sliding glass doors are difficult to open and show signs of water intrusion. In addition to being a prominent feature, these doors will be difficult to replicate in kind and are unlikely to meet accessibility and egress requirements.

Exterior glazing generally consists of single-pane glass with wood stops. Skylight assemblies consist of pre-formed non-insulated plastic glazing, including the ridge of the "A-Frame" roof where glazing is tied into existing asbestos containing "Transite" siding. Water intrusion has been reported and damage is observed at several locations including window sills and interior finishes.

Recommendations:

The current door and glazing assemblies do not meet City of Seattle Energy Code requirements for non-residential buildings and would need to be upgraded if the structure were converted for public use. Upgrades would require substantial modification to the existing openings and would likely require additional structural work. Replacement is further complicated by the existence of regulated materials and potential landmark considerations. Since the extent of work related to these upgrades cannot accurately be determined at this time, OAI has not prepared a cost estimate for this item.

Existing Wood Entry Doors

Existing Single-Pane Glazing

Existing Sloped Sliding Glass Door

Item A1.2 – Roof Assemblies

Observations:

A primary portion of the structure is of "A-Frame" construction, with exterior cladding as the primary waterproofing component. The roof assembly at this location consists of corrugated "transite" cladding installed over exposed roof decking and includes little to no thermal insulation. Pre-formed plastic glazing panels create a skylight along the ridge and are integrally installed into the "transite" cladding. Interior leaks have been observed along the ridge line, and exterior gutters are in need of repair or replacement.

Other portions of the structure consist of low-slope, built-up membrane roofing which has reached the end of its service life. The current roof assembly does not meet current energy codes and would need to be upgraded to comply with thermal insulation requirements. It is unknown if the existing roof structure would support the weight of the additional insulation required by code, assumed to be at least an additional 2lbs/sqft. Three runs of existing plastic glazed skylights are a prominent feature that provides natural light to the interior, but will require significant modifications to meet energy code requirements.

Recommendations:

- **A-Frame Roof:** The existing "transite" cladding of the A-Frame contains asbestos and any work at this location will require full abatement as a regulated material. Replacement roof cladding may need to be replaced with an aesthetically similar material due to landmark considerations, which is complicated by limited material options. The addition of thermal insulation to meet energy code will place added loads on the structure and may require additional structural upgrades. Existing skylights will need to be replaced with insulated glazing to meet energy code, and gutters cannot be replaced without impacting asbestos containing "transite" cladding. Because of these complications, OAI does not believe it's feasible to replace this roof portion without making other substantial upgrades to the structure.

- **Low-Slope Roof**: Low-slope membrane roofing can be replaced but will require upgrades to meet current energy code including additional thermal insulation and insulated skylight glazing. Further structural evaluation of the added roof loads may be required and is not included in the cost estimate. Refer to **Exhibit B1** for replacement cost estimate.


Existing "A-Frame" Roof Portion


Existing Plastic-Glazed Ridge Skylight


Existing A-Frame Roof Gutter


Existing Low-Slope Roof Drainage


Low-Slope Plastic Skylight Glazing

Item A3 – Accessibility:

As previously described in the Executive Summary, a change of use or occupancy will likely trigger accessibility upgrades to the facility. It may be possible, through negotiations with SDCI to limit these upgrades to 20% of the construction value, but most likely the City and the client agency would desire a facility that is fully accessible.

Primary Exterior Access:

The residence has two levels, with the main entry door on the upper level. Access to the main entry level is relatively flat and it is assumed that an accessible route of travel can be achieved with minimal grading and paving improvements.

Assembly Room and Kitchen Accessibility:

The main assembly area and accessory rooms including the kitchen and storage rooms are located on the lower floor. There is no accessible route of travel to the lower floor. An accessible route of travel could be developed through adding vehicular parking at the lower level or by adding mechanical means of accessibility within the building. Mechanical options include installation of a "wheelchair lift" or LULA Elevator (Limited-Use, Limited Access). The LULA elevator is preferred as use of the device is much less conspicuous than wheelchair lifts. Estimated LULA elevator costs are included in **Exhibit B2**.

Sleeping Room Accessibility:

Sleeping rooms on the lower floor are inaccessible from the upper main floor due to a two-step riser along the path of travel. Additionally, the hallway along this path is too narrow and doesn't meet the minimum width for accessible travel.

Toilet Room and Kitchen Accessibility:

There is no accessible path of travel to the existing toilet room and kitchen areas. Additionally, the existing toilet does not have sufficient fixtures for public use and lacks clearances required for accessibility compliance. It has not been determined if the kitchen would be retained during any upgrades or change of use.

Stairs and Guardrails:

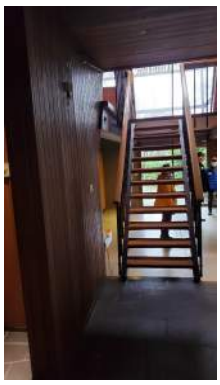
Existing stairs and guardrails do not meet current life-safety codes and would need to be upgraded for public use.

- Stair handrails do not meet the minimum 42" height and do not extend 12" past the top and bottom risers 12". Risers cannot be open and require tactile strips along the treads.
- Guardrail openings exceed the maximum spacing of no more than 4" and do not meet the required height of 42".

Accessible Exterior Approach

Lower Level Assembly Area

Non-Accessible Paths of Travel



Existing Main Stairs and Railings

Item A4 – Site Retaining Walls:

Site retaining walls extend along the South, West and North end of the property. The typical construction is varying thickness of concrete with a brick masonry veneer. Retaining wall heights vary, but all observed locations outside of the site were above the 42" threshold for guardrail height requirements.

Retaining Wall Guardrails at New Public Space:

New areas for public access are proposed at a level above most retaining walls, including the Cass Turnbull Garden which is currently under construction. The change in elevation between the existing sidewalk and public access areas creates the need for new fencing or ornamental guardrails to prevent fall hazards to the general public.

Note that new guardrails would be visible from the street as well as the Bullitt estate. Guardrail assembly requirements include a minimum height of 42" with openings such that 4" sphere would not be able to pass through. There are several guardrail options including ornamental cast iron, cable systems, and standard pipe rail systems.

An alternative would be to install perimeter fencing set back from the retaining wall to reduce visibility from street, however it would still be visible from the estate and would reduce the amount of usable space for the public.

Given the visibility of the retaining wall from the street and from the Bullitt estate, we would recommend either ornate fencing or a cable guardrail system. The lower section of the gate structure seen in the photo below is representative of an appropriate ornamental rail. While cable systems are less visible and more cost effective, they do require periodic maintenance such as adjusting the cable tensions. The estimated cost for retaining wall guardrails is included in **Exhibit B3**.

Retaining Walls – Architectural Assessment:

Masonry Re-Pointing: The mortar bed at all exposed masonry locations has considerably deteriorated and should be repaired. OAI recommends the repointing of all exterior masonry including masonry walls along the South retaining wall, masonry pilasters along the West retaining wall, and masonry walls at the West site entry stair. The estimated cost for masonry repointing is included in **Exhibit B4**.


Wall from SW Corner of Bullitt Estate


Proposed Public Space at Retaining Wall


Example of cable guardrail system


Wrought Iron Gate


Masonry at S. Wall


Mortar Bed Erosion at Masonry

South Retaining Wall – Paving and Groundcover:

The predominant ground cover along East Prospect Street is ivy and there is evidence of the ivy attaching itself to the retaining wall. It was also observed that the sidewalk along E Prospect (Photo A-4.8) is significantly compromised from tree roots and substandard products such as asphalt paving in lieu of concrete paving. Our recommendations for the South wall include:

- Replace asphaltic paving with new concrete sidewalks in accordance with SDOT requirements.
- Clear and grub landscape bed to remove ivy root systems and replant with appropriated ground cover.

West Retaining Wall:

The west retaining wall is a concrete structure lined with masonry pilasters spaced at approximately 24'-0" on center. As noted in the attached structural report, structural reinforcing steel appears to be exposed through the concrete at some locations. Significant amounts of organic growth and water migration are also observed on this wall. The extent of water migration and steel reinforcement exposure cannot be fully determined until after the plant growth is removed via pressure washing or other means.


South Retaining Wall at E. Prospect


West Site Access Stair


Organic Growth at West Wall


Organic Growth at North Wall

Item A5 – Structural Assessment (*See attached report prepared by PSM Engineers*)

Retaining Walls – Structural Assessment:

The summary of structural issues associated with the retaining walls is found in the "Retaining Wall Conditions Report" submitted PSM Consulting Engineers. A summary the primary structural recommendations includes:

- Mechanically attachment of concrete wall caps
- Repair observed wall cracking with epoxy injections
- Coat exposed rebar along north elevations

Note that there do not appear to be any record drawings of the estate retaining walls. The information provided is from site investigation and core drilling the retaining wall along the south wall to determine concrete depth. Additionally, footings along the West elevation were exposed to determine the depth of the footings. The South and West retaining walls appear to be structurally sound other than items noted above.

Refer to **Exhibit B5** and **Exhibit B6** for estimated costs related to the structural report.

Item A6 – Electrical Assessment (*See attached report prepared by CASE Engineering*)

Electrical Infrastructure:

Refer to the attached Electrical Assessment Report prepared by CASE Engineering for existing electrical infrastructure observations and recommendations. Refer to **Exhibit B7** for estimated electrical costs.

PSM
CONSULTING ENGINEERS

April 19, 2022

Jerry Osborn
OAI PS Architecture & Planning

Subject: Bullitt Estate
1125 Harvard Ave E, Seattle, WA 98102
Retaining Wall Condition Report

Dear Jerry:

We visited the site on December 22, 2021 to review the structural condition of the retaining walls that run along the south, east and north sides of the property. We reviewed the existing drawings that were available and performed a visual inspection only, we utilized no destructive testing.

The south retaining wall is constructed of 16” thick concrete walls at the base, the mason drilled an exploratory hole in the wall approximately 3’-0” above the ground and the wall was 16” thick. The wall construction is visible from the top and the upper portion of the wall is constructed of an 8” concrete walls and 4” brick veneer. The south wall has no pilasters along the length of the wall. The top of the wall has 7”x18” concrete caps.

We were informed by the maintenance staff that the southwest corner was formerly the entrance to the riding stable and was infilled with concrete and backfilled. The exact date of this work is unknown but judging from the weathering of the infill it was a long time ago.

The west wall is constructed of concrete with concrete pilasters. The pilasters are spaced far apart and appear to be cosmetic; they are covered in brick veneer. The maintenance staff dug a hole at the front of the wall so the foundation could be visually verified. Only the toe of the footing was visible; the top of the footing is 8” below grade, 20” deep and protrudes 18” out from the face of the wall. It was not feasible to excavate the back side of the footing during the site visit. The top of the wall has 7”x18” concrete caps.

2200 6TH AVENUE, #601 SEATTLE WASHINGTON 98121 USA
WWW.PSM-ENGINEERS.COM
PHONE 206-622-4580
FAX 206-622-0422

The majority of the north wall was not accessible during out first visit and therefore we re-visited the site on March 4, 2022 to review the structural condition of the retaining wall that runs along the north sides of the property. We reviewed the existing drawings that were available and performed a visual inspection only, we utilized no destructive testing.

As noted previous reported, the west end of the north wall is in good condition but has some visible, rusting rebar and the top of the wall has 7”x18” concrete caps. We accessed the neighbor’s property and reviewed the remainder of the north wall during this site visit.

The area of the north wall that is south of the neighbor’s pool is constructed of brick and retains no soil, the soil is the approximately the same height on both sides of the wall. 40’-0” of the property line directly south of the neighbor’s house is retaining approximately 4’-0” of soil with geo-cloth pinned back to the soil wall. The geo-cloth is hidden by a white fence that runs along the driveway. A failing, 14’-0” long brick wall and pilaster retaining 2’-6” of soil are directly east of the white fence and geo-cloth retaining wall. The rest of the north property line to the east is at street level and no soil is retained.

We were able to see the west end of the north wall which had some visible, rusting rebar. The top of the wall has 7”x18” concrete caps.

Observations & Recommendations:

1. A large vertical crack is present at approximately the midpoint of the south wall. Out of plane differential displacement has occurred and evidence of previous repairs is present. The hazard is continued differential movement and failure of the retaining wall at the crack.

   Recommendation: Inject epoxy into the cracks to create a seal and mitigate the water infiltration. Monitor the crack and if the crack continues to spread construct a concrete buttress at the vertical crack to arrest the horizontal wall movement.

2. The concrete wall caps are not positively connected to the wall, they are held in place by gravity only. The lack of positive connection creates a falling hazard.

Recommendation: Positively connect all caps to the top of the wall.

3. The south wall has several vertical cracks. The cracks are narrow and do not appear to have any differential movement. The hazard is water infiltration that corrodes the rebar.

Recommendation: Inject epoxy into the cracks to create a seal and mitigate the water infiltration.

4. The west end of the north wall has several pieces of exposed rebar; the rebar is rusting due to exposure to the elements. The hazard is continued deterioration of the rebar in the wall.

Recommendation: Remove rust, coat with anti-rusting agent and add cover with concrete patch.

5. The area of soil that is retained by the geo-cloth is not a permanent solution and is prone to failure over the long term. The hazard is the collapse of the geo-cloth retaining system into the neighboring property.

Recommendation: Three large trees are approximately 3'-0" from the retained soil edge. The proximity of the trees precludes the use of a stepped retaining wall and the proximity to the property line precludes the use of a cantilevered concrete retaining wall with a conventional footing. We recommend consulting a Geotechnical Engineer for the most economical options which may include a driven pile retaining wall system.

6. The failing brick wall retaining 2'-6" of soil is prone to failure. The hazard is the collapse of the retaining system into the neighboring property.

Recommendation: The proximity to the property line precludes the use of a cantilevered concrete retaining wall with a conventional footing. We recommend using a stepped retaining system or continuing the adjacent retaining wall system recommended by the Geotechnical Engineer.

7. The concrete wall caps are not positively connected to the wall, they are held in place by gravity only. The lack of positive connection creates a falling hazard.

   Recommendation: Positively connect all caps to the top of the wall.

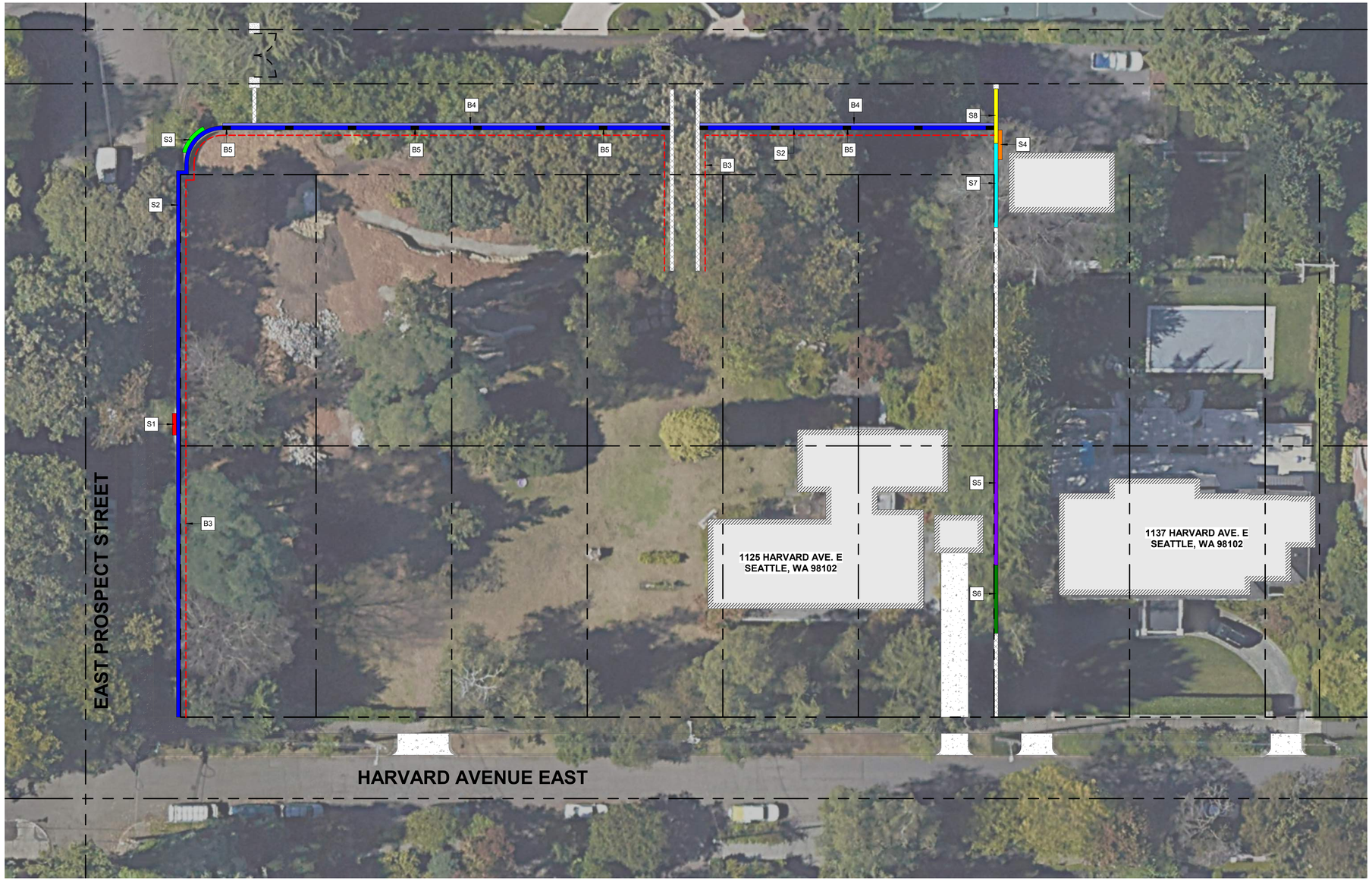
8. The design team received a picture indicating the brick veneer on the northwest corner was separating from the concrete wall. Upon inspection it appears that the gap was filled with grout but no evidence of added positive connection between the brick and the concrete wall. The unrestrained brick creates a falling hazard.

   Recommendation: Add masonry veneer anchors to positively connect the brick veneer to the concrete retaining wall.

Please feel free to call us with any questions or comments regarding the contents of this document. Thank you.

Sincerely,

Peter Brown, P.E.
PSM Engineers



1 / A1.0 REFERENCE SITE PLAN

1" = 20'-0"

NORTH

- S1 SOUTH WALL - LARGE VERTICL CRACK. REF STRUCTURAL REPORT
- S2 SOUTH WALL - CONCRETE CAPS NOT SECURED. REF STRUCTURAL REPORT
- S3 SOUTH WALL - SEVERAL VERTICL CRACKS. REF STRUCTURAL REPORT
- S4 NORTH WALL - EXPOSED REBAR. REF STRUCTURAL REPORT
- S5 NORTH WALL - GEO-CLOTH RETAINING SOIL. REF STRUCTURAL REPORT
- S6 NORTH WALL - FAILING BRICK WALL. REF STRUCTURAL REPORT
- S7 NORTH WALL - CONCRETE CAPS NOT SECURED. REF STRUCTURAL REPORT
- S8 NORTH WALL - BRICK VENEER SEPERATING. REF STRUCTURAL REPORT
- B3 SOUTH & WEST WALL - (N) GUARDRAIL . REF ARCH REPORT
- B4 WEST WALL - MASONRY REPOINTING. REF ARCH REPORT
- B5 WEST WALL - MASONRY PILASTERS LOCATIONS APPROX. REF ARCH REPORT

>>>>CAUTION - CALL 811<<<<
UTILITY NOTIFICATION CENTER
BEFORE YOU DIG!
WWW.CALL811.COM

Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.

RECORD DRAWING

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THE INFORMATION AND IS NOT RESPONSIBLE FOR ITS ACCURACY NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

NO.	REVISION - AS BUILT	DATE
3		
2		
1		

REVIEWED: _____ PARK ENGINEER _____ DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

6273 REGISTERED ARCHITECT
JERRY D. OSBORN
STATE OF WASHINGTON

OAI PS Architecture & Planning
1011 SW Klickitat Way, Ste #208 | Seattle, WA 98134
p. (206) 631-8442 | http://www.oaips.com

Seattle Parks & Recreation

BULLITT ESTATE
FACILITY CONDITION REPORT

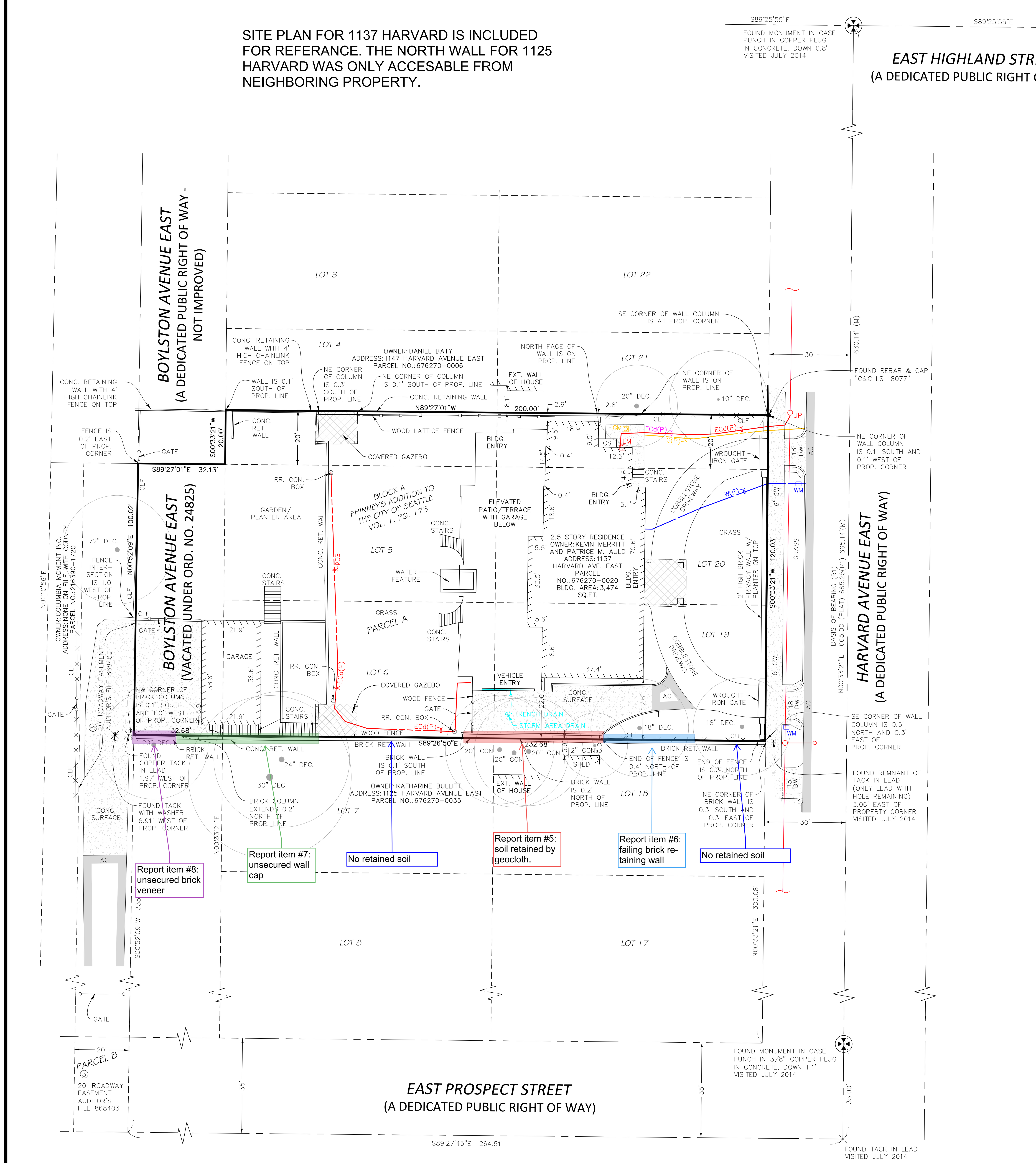
1125 HARVARD AVE. E
SEATTLE, WA 98102

REFERENCE SITE PLAN

DESIGNED	-	DATE	09/06/2022
DRAWN	CY	SHEET	OF
CHECKED	JJM		
ORDINANCE NO.			A1.0
CONTRACT NO.			
SCALE	As indicated (U.N.O.)		

IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.

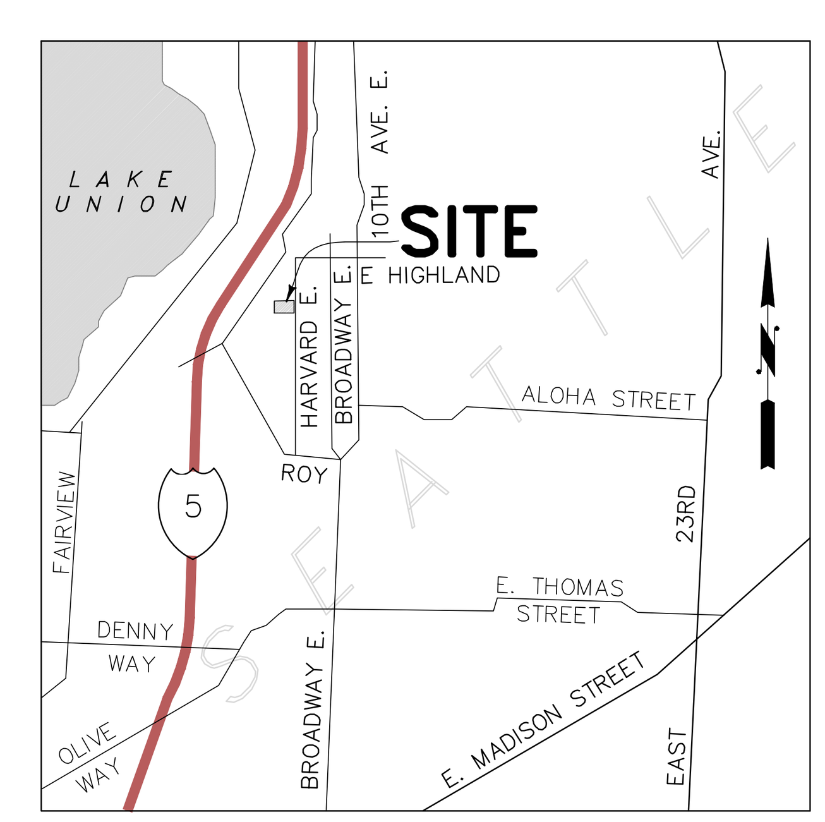
SITE PLAN FOR 1137 HARVARD IS INCLUDED FOR REFERANCE. THE NORTH WALL FOR 1125 HARVARD WAS ONLY ACCESABLE FROM NEIGHBORING PROPERTY.



LEGEND

AC	ASPHALTIC CONCRETE
	BUILDING LINE
CLF	CHAINLINK FENCE
	CHAINLINK FENCE
CC	CONCRETE CURB
CS	CONCRETE STAIRS
12" CON.	CONIFEROUS TREE (SIZE NOTED)
CW	CONCRETE SIDEWALK
12" DEC.	DECIDUOUS TREE (SIZE NOTED)
DW	DRIVEWAY
ECd	ELECTRICAL CONDUIT (UNDERGROUND)
EM	ELECTRICAL METER
G	GAS MAIN OR LINE
GM	GAS METER
	GATE POST
	IRRIGATION CONTROL BOX
	LIGHT POLE
	METER
	MONUMENT IN CASE
(P)	PAINTED UTILITY LOCATION
(R)	RECORD LOCATION
RET.	RETAINING
	STORM AREA DRAIN
	TACK IN LEAD
	TACK WITH WASHER
UP	UTILITY POLE
TCd	TELEPHONE CONDUIT (UNDERGROUND)
W	WATER MAIN OR LINE
WM	WATER METER
	WOOD LATTICE FENCE
	CONCRETE SURFACE
	ASPHALT SURFACE
	CANOPY

REFERENCES
R1. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8510319009, RECORDS OF KING COUNTY, WASHINGTON.



VICINITY MAP
(NOT TO SCALE)

SITE NOTES

SITE ADDRESS:
1137 HARVARD AVE E
SEATTLE, WA 98102

TAX ACCOUNT NO.:
676270-0020-06

ZONING:
SF 5000

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684-8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995 COMMUNITY PANEL NO. 53033C0340F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM:
BASED ON RECORD OF SURVEY RECORDED UNDER RECORDING NO. 8510319009.

AREA:
SITE AS SHOWN CONTAINS 27,245 SQUARE FEET OR 0.6255 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
THE SITE IS RESIDENTIAL IN NATURE, NO PARKING SPACES HAVE BEEN DESIGNATED.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 684-3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 684-3000

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

LEGAL DESCRIPTION:

PARCEL A

THE SOUTH 20 FEET OF LOT 4, ALL OF LOTS 5, 6, 19 AND 20, AND THE SOUTH 20 FEET OF LOT 21, BLOCK A, PHINNEY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 175, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED BOYLSTON AVENUE ADJOINING SAID LOTS 5 AND 6.

PARCEL B

AN EASEMENT FOR ROADWAY PURPOSES AS ESTABLISHED UNDER RECORDING NO. 868403.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-675717-WA1, AMENDED SECOND REPORT, DATED OCTOBER 02, 2014. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

3. EASEMENT FOR PRIVATE ROADWAY RECORDED UNDER AUDITOR'S FILE 868403.
4. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED OCTOBER 31, 1985 UNDER RECORDING NO. 8510319009 OF SURVEYS, IN KING COUNTY, WASHINGTON.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DRAINAGE CONTROL PLAN" RECORDED OCTOBER 5, 2000 AS RECORDING NO. 20001005001199 OF OFFICIAL RECORDS.

TAYLOR R. SCHULTE, STATE OF WASHINGTON, 44646 REGISTERED PROFESSIONAL LAND SURVEYOR
10/08/14

BUSH, ROED & HITCHINGS, INC. CORPORATE SEAL 1969 WASHINGTON

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, Washington 98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135
WEBSITE: BRHINC.COM

NO	DATE	REVISION
1	10/08/14	REVISED PER ATTORNEY COMMENTS

ALTA / ACSM LAND TITLE SURVEY
1137 HARVARD AVENUE EAST
DAVIS, WRIGHT, TREMAINE, LLP
CITY OF SEATTLE, KING COUNTY, WASHINGTON

drawn by	checked by
TRS/IGM	TRS
scale 1" = 20'	date 07/16/14

job no. 2014131-00
sheet 1 of 1

CASE ENGINEERING
Consulting Electrical Engineers

March 10, 2022

Jerry Osborn
OAI, PS
1011 SW Klickitat Way, Suite 208
Seattle, WA 98134

Project: Kay Bullitt Estate

Subject: Electrical Conditions Assessment Report

The following observations were made at the site located at 1125 Harvard Ave East in Seattle, Washington on Wednesday, December 22, 2021:

Electrical Service/Distribution

1. The electrical service for the building originates from a Seattle City Light pole-mounted transformer located east of the property on Harvard Ave East, approximately in line with the South side of the house. The service conductors are routed down the pole and underground to the C/T cabinet in the basement level electrical room.

2. The service is rated 400A at 120/240 Volts, 1-phase, 3-wire.

3. There are two main service disconnects tapped from a 400A bussed gutter. The first service disconnect is a 400A fused disconnect switch feeding the two adjacent panels – Panel "Heat A" and Panel "Ltg A", and the second service disconnect is a 100A fused disconnect feeding the East Wing Panel "B".

4. There is an approximate #1/0 CU conductor between the neutral bus bar and the bus gutter cabinet serving as the bonding jumper. There is no apparent grounding electrode system beyond this cabinet.

5. Panel "Ltg A" is a 30-circuit, 120/240V, 1-phase, 3-wire panel with approximately #250 kCMIL CU tap conductors rated 255 amps. The panel does not contain a single main circuit breaker. The panel nameplate was not found and the amperage rating is unknown.

6. Panel "Heat A" is a 30-circuit, 240V, 1-phase, 2-wire (no neutral) panel with approximately #250 kCMIL CU tap conductors rated 255 amps. The panel does not contain a single main circuit breaker. The panel nameplate was not found and the amperage rating is unknown.

7. There is no neutral in the feeder to Panel "Heat A" since all of the circuits feed 240V baseboard heaters. All of the circuit breakers in this panel should be 2-pole since there is no neutral, but the heaters on circuits 12 and 14 are fed from (2) individual 20A-1P circuit breakers.

8. The electrical gear is generally in poor to fair condition and is towards the end of its useful life. Replacement of circuit breakers might be problematic.

Branch Circuit Wiring

1. The original branch circuit wiring was Type NM (Non-metallic sheathed cable) and appears to have been installed per industry standard and code-compliant at the time. Additional circuits have been installed since the original construction, where the routing of the conductors may not have been code-compliant.

2. There are several branch circuit conductors in Panel "Ltg A" that are spliced without the proper terminations, using only electrical tape.

3. The receptacles installed in the original construction are not grounded.

4. There is a low voltage lighting control system installed throughout the house that appears to be functional. There are several switch covers missing and should be replaced to conceal the line voltage wiring.

5. The existing lighting fixtures use a combination of incandescent and fluorescent lamps. Consideration should be made to replacing the lamps with energy-efficient LED lamps.

6. Besides the building-mounted lighting fixtures, there does not appear to be any site lighting on the property.

Electrical Issues

1. The insulation on the neutral conductor from the C/T cabinet to the bussed gutter is split and the copper conductor is exposed. This conductor should be replaced.

2. There is no apparent grounding electrode system at the bonding jumper. A code-compliant grounding electrode system should be installed and connected to all available grounding electrodes including the incoming water line and ground rods.

3. Panels "Heat A" and "Ltg A" do not contain a single main overcurrent protective device. The conductors feeding the panels are approximately #250 kCMIL CU which are rated 250 amps. The NEC requires the panel to be protected by an overcurrent protective device having a rating not greater than that of the panelboard (NEC 408.36). The panels should be replaced with panels containing a main circuit breaker or locate enclosed circuit breakers or fused disconnect switches ahead of the panels.

4. The heaters on circuits 12 and 14 in Panel "Heat A" are both fed by (2) individual 20A-1P circuit breakers. The NEC requires all poles of the circuit to be interrupted during a fault condition. These single pole breakers need to have a multi-pole circuit breaker handle installed or the breakers should be replaced with 2-pole breakers.

5. There are several junction box covers that are missing and should be replaced to conceal the line voltage conductors.

6. The splices in Panel “Ltg A” using only electrical tape should be replaced with proper wire nut terminations.

7. One of the bedroom baseboard heaters has been removed from the wall with the wiring exposed and laying on the floor. This needs to be blanked off or reinstalled correctly.

8. One of the electric wall heaters has burn marks and should be tested.

9. If the site is to be used after dusk, exterior lighting should be incorporated using IES recommended footcandle levels. The existing electrical service has adequate capacity to accommodate this.

Immediate Action Items

The items below are issues that should be corrected for any continued use of the facility.

1. Replace neutral conductor between C/T’s and bussed gutter (due to insulation damage).
   ROM Cost = $250

2. Provide grounding electrode system (Bond to cold water utility line and provide ground rods).
   ROM Cost - $425

3. Provide wire nuts on splices in Panel “Ltg A”.
   ROM Cost - $100

Long Term Recommendations

The items below are issues that are recommended if the general public is allowed access to the building.

1. Provide fused disconnect switches ahead of Panels “Heat A” and “Ltg A” to protect tap conductors.
   ROM Cost = $3,500

2. Provide (2) 20A-2P circuit breakers in Panel “Heat A” for baseboard heater circuits.
   ROM Cost = $185

3. Replace covers on junction boxes to conceal wiring.
   ROM Cost = $165

4. Remove or reinstall baseboard heater in bedroom.
   ROM Cost = $110

5. Test electric wall heater with burn marks.
   ROM Cost = $85

6. Install outdoor lighting.
   ROM Cost = $8,500

End of Report

BULLITT ESTATE FACILITY CONDITION REPORT

SUMMARY OF WORK COST ESTIMATE

ADMINISTRATIVE COSTS SUMMARY	
Sales Tax	10.10%
Permitting	1.00%
Construction Contingency	10.00%
Basic Design Services Allowance	12.00%
Specialty Design Services Estimated (haz-mat)	6.00%
Project Management	15.00%
Sub-Totals	**54.10%**

	COST SUMMARY	Construction	Project
B1	Low-Slope Roof Area Replacement	$151,113	$232,865
B2	Limited Use; Limited Access Elevator (LULA)	$121,798	$187,690
B3	Retaining Wall Guard Rails	$395,134	$608,901
B4	Retaining Wall Masonry Repointing	$138,271	$213,076
B5	Retaining Wall Seismic Restraints	$157,416	$242,578
B6	New Retaining Wall Section Along N Elev	$96,788	$149,150
B7	Electrical Repairs/Augment Site Lighting	$74,707	$115,124
	TOTAL COST OF IMPROVEMENTS	**$1,135,227**	**$1,749,385**

Date: 4/19/2022
Scope Item: Low Sloped Roof Replacement
Location: Bullitt Estate
Area: 2,254
Est Type: Schematic

Scope for Work

1. Replace low slope roof areas with new roof meeting energy code
2. New perminter blocking as required for added insulation
3. New perimeter flashings
4. Replace plastic glazing with insulated skylights
5. Roof fall protection

CSI No.	Section	Quantity		Unit Cost	Sub-Total	Total
02 07 00	**Selective Demolition**					**$6,096**
	Tear-off existing roof membrane	2,254	sf	2.00	$4,508	
	Remove perimeter flashings	247	ls	4.00	$988	
	Demo plastic glazing	300	sf	2.00	$600	
02 08 00	**Regulated Materials Removal**					**$3,000**
	Allowance for roof asbestos	1	ls	3,000.00	$3,000	
05 50 00	**Metal Fabrications**					**$0**
	Not used					
06 10 00	**Miscellaneous Carpentry**					**$8,944**
	Perimeter blocking	247	lf	16.00	$3,952	
	Raise curbs at glazing	312	sf	16.00	$4,992	
07 53 00	**Membrane Roofing**					**$30,346**
	Vapor barrier	2,254	sf	1.25	$2,818	
	insulation	2,254	sf	6.00	$13,524	
	Coverboard	2,254	sf	3.00	$6,762	
	Roof membrane	2,254	sf	3.00	$6,762	
	Walk pads	20	lf	24.00	$480	
07 62 00	**Sheet Metal Flashings**					**$23,910**
	Reglet flashings	32	lf	32.00	$1,024	
	Gutters	247	lf	34.00	$8,398	
	Flashings at skylights	312	lf	24.00	$7,488	
	Flashings at roof drains	7	ea	600.00	$4,200	
	Mechanical curb flashings	1	allow	1,500.00	$1,500	
	Flashings at electrical	1	allow	500.00	$500	
	Vent thru roof (VTR) flashings (allow)	4	ea	200.00	$800	

07 92 00	**Joint Sealants**					**$900**
	Misc Joint sealants	200	lf	4.50	$900	
08 60 00	**Skylights**					**$24,000**
	Insulated skylights	300	sf	80.00	$24,000	
	Plastic glazing at A-Frame - work undetermined	69	lf			
09 90 00	**Misc Painting**					**$0**
	No work	0	ea	400.00	$0	
11 01 00	**Fall Protection Anchors**					**$15,600**
	CB-18 anchors	12	ea	1,100.00	$13,200	
	SS life	120	lf	20.00	$2,400	
	Roof Replacement Sub-total					**$106,700**
	GENERAL CONDITIONS		25.00%			$26,675
	SUBTOTAL					**$133,374**
	Sub-total					
	GC O&P @		10.00%			$13,337
	Subtotal					**$146,712**
	Bond and Insurance		3.00%			$4,401
	TOTAL ESTIMATED CONSTRUCTION COST					**$151,113**
	Total Overhead Percentage			**29%**		
	Cost per SF			67.04		

Date: 4/19/2022
Scope Item: LULA Elevator
Location: Bullitt Estate
Area: NA
Est Type: Schematic

Scope for Work
1. LULA Elevator

Based on Long Services estimate from 2000

CSI No.	Section	Quantity	Unit Cost	Sub-Total	Total
14 00 00	**Vertical Transportation**				**$86,000**
	LULA Elevator	1 ls	70,000.00	$70,000	
	Abate window putty	1 ls	16,000.00	$16,000	
	Sub-Total				**$86,000**
	GENERAL CONDITIONS	25.00%			$21,500
	SUBTOTAL				**$107,500**
	Sub-total				
	GC O&P @	10.00%			$10,750
	Subtotal				**$118,250**
	Bond and Insurance	3.00%			$3,548
	TOTAL ESTIMATED CONSTRUCTION COST				**$121,798**
	Total Overhead Percentage		**29%**		

Date: 4/19/2022
Scope Item: Retaining Wall: Guard Rails
Location: Bullitt Estate
Sq Footage Varies
Est Type: Schematic

Scope for Work
Furnish and install guard rails assemblies at tops of retaining walls; 42" high with max opening less than 4". Decorative railings along south and west. Retain existing vinyl coated chain-link fencing along north elevation

CSI No.	Section	Quantity		Unit Cost	Sub-Total	Total
05 70 00	**Ornamental Railing Option**					**$279,000**
	South wall	218	lf	450.00	$98,100	
	West wall	300	lf	450.00	$135,000	
	West entry stairs	102	lf	450.00	$45,900	
	North wall (existing fabric coated fencing to remain)	218	lf	0.00	$0	
	Subtotal					**$279,000**
	GENERAL CONDITIONS	25.00%				$69,750
	SUBTOTAL					**$348,750**
	Sub-total					
	GC O&P @	10.00%				$34,875
	Subtotal					**$383,625**
	Bond and Insurance	3.00%				$11,509
	TOTAL ESTIMATED CONSTRUCTION COST					**$395,134**
	Total Overhead Percentage			**29%**		

Date: 4/19/2022
Scope Item: Brick Masonry Repointing
Location: Bullitt Estate
Area: 3,536
Est Type: Schematic

Scope for Work
1. Repoint brick masonry at retaining walls

CSI No.	Section	Quantity	Unit Cost	Sub-Total	Total
04 30 00	**Masonry Repair**				**$97,632**
	South elevation retaining wall	1,512 sf	36.00	$54,432	
	West elevation pilasters	1,200 sf	36.00	$43,200	
	North elevation walls	824 sf	36.00	$29,664	
	Masonry				**$97,632**
	GENERAL CONDITIONS	25.00%			$24,408
	SUBTOTAL				**$122,040**
	Sub-total				
	GC O&P @	10.00%			$12,204
	Subtotal				**$134,244**
	Bond and Insurance	3.00%			$4,027
	TOTAL ESTIMATED CONSTRUCTION COST				**$138,271**
	Total Overhead Percentage		**29%**		
	Cost per SF		$39.10		

Date: 4/19/2022
Scope Item: Masonry Element Seismic Attachments
Location: Bullitt Estate
Area: Varies
Est Type: Schematic

Scope for Work
1. Mechanically attach stone retaining wall caps
2. Secure brick veneer at north end of west retaining walls

CSI No.	Section	Quantity		Unit Cost	Sub-Total	Total
03 40 00	**Epoxy injections**					**$1,950**
	Epoxy injection at crack on south retaining wall	30	lf	65.00	$1,950	
04 30 00	**Attach Masonry Caps**					**$106,200**
	South retaining wall anchors at 32" oc	87	ea	300.00	$26,160	
	West retaining wall anchors	120	ea	300.00	$36,000	
	West entry monumental stairs	44	ea	300.00	$13,200	
	North retaining wall anchors	21	ls	300.00	$6,240	
	Helifix anchors at north elevation	90	ea	240.00	$21,600	
09 90 10	**Painting**					**$3,000**
	Pressure washing	1	ls	1,500.00	$1,500	
	Misc rust inhibitive coatins at exposed reinformcint s	1	allow	1,500.00	$1,500	
	Retaining Wall Seismic Attachments					**$111,150**
	GENERAL CONDITIONS	25.00%				$27,788
	SUBTOTAL					**$138,938**
	Sub-total					
	GC O&P @	10.00%				$13,894
	Subtotal					**$152,831**
	Bond and Insurance	3.00%				$4,585
	TOTAL ESTIMATED CONSTRUCTION COST					**$157,416**
	Total Overhead Percentage			**29%**		

Date: 4/19/2022
Scope Item: New Retaining Wall along North Property Line
Location: Bullitt Estate
Footage 1,980
Est Type: Schematic

Scope for Work
1. Replace fabric supported retaining wall w/ masonry retaining wall similar to rest of Bullitt property

CSI No.	Section	Quantity		Unit Cost	Sub-Total	Total
03 30 00	**Footings**					**$32,845**
	Excavation	54	cy	50.00	$2,700	
	Forms	54	lf	24.00	$1,296	
	Concrete	28	cy	175.00	$4,813	
	Reinforcing steel	54	lf	20.00	$1,080	
	Footing drain	60	lf	40.00	$2,400	
	Concrete wall					**$20,556**
	Forms	324	sf	24.00	$7,776	
	Concrete wall	36	cy	175.00	$6,300	
	Reinforcing steel	324	sf	20.00	$6,480	
04 20 00	**Brick Masonry**					**$12,312**
	Brick veneer Masonry	324	sf	28.00	$9,072	
	Stone cap	54	sf	60.00	$3,240	
	Subtotal New Retaining Wall Section					**$65,713**
	GENERAL CONDITIONS		30.00%			$19,714
	SUBTOTAL					**$85,426**
	Sub-total					
	GC O&P @		10.00%			$8,543
	Subtotal					**$93,969**
	Bond and Insurance		3.00%			$2,819
	TOTAL ESTIMATED CONSTRUCTION COST					**$96,788**
	Total Overhead Percentage			**32%**		
	Cost per SF			48.88		

Date: 4/19/2022
Scope Item: Electrical Repairs
Location: Bullitt Estate
Area: NA
Est Type: Schematic

Scope for Work
1. Misc electrical repairs as noted in the engineers report

CSI No.	Section	Quantity	Unit Cost	Sub-Total	Total
26 00 00	**Power**				**$52,750**
	Replace neutrals	1 ls	250.00	$250	
	Grounding electrodes	1 ls	425.00	$425	
	Wire nut splice	1 ls	100.00	$100	
	Fused disconnect switches	1 ls	3,500.00	$3,500	
	Circuit breakers	2 ea	100.00	$200	
	Junction box covers	1 ls	165.00	$165	
	Reinstall bedroom baseboard heater	1 ls	110.00	$110	
	New pole mounted luminaires	3 ea	16,000.00	$48,000	
	Elec Sub-total				**$52,750**
	GENERAL CONDITIONS	25.00%			$13,188
	SUBTOTAL				**$65,938**
	Sub-total				
	GC O&P @	10.00%			$6,594
	Subtotal				**$72,531**
	Bond and Insurance	3.00%			$2,176
	TOTAL ESTIMATED CONSTRUCTION COST				**$74,707**
	Total Overhead Percentage		**29%**		