

**Building 47 Theater Request for Proposal (RFP) Site Tour
April 4, 2019
Tour Q&A Notes**

START OF TOUR: 10:05 A.M.

Introductions by Brian Judd (Manager, Warren G. Magnuson Park)

Q: Does the hallway (south side of lobby) provide egress from the gym?

A: Yes, and proposers will need to review egress needs/requirements with an architect and the Seattle Department of Construction and Inspections (SDCI).

Q: Can we take photos of the building?

A: Yes.

Q: Are the mezzanine restrooms functioning?

A: No.

Q: Is the fan room active?

A: There is a plenum, a space under the balcony which may still be in use.

Q: Does the RFP cover everything on the building, from the ground to the roof?

A: Yes, the RFP covers all levels of the theater, green room and pool room.

Q: What is the occupancy of the main theater? I noticed an "occupancy" sign listing a total of 455.

A: The occupancy of the main theater was established at more than 500 because of the number of seats on the main floor. The balcony contains additional seating. However, an exterior fire escape was removed in 2002 during the previous renovation. As a result, the balcony has no current certificate of occupancy, thus no current authorized use. Therefore, current occupancy is set at 455.

Q: What remains in the building if the current tenant moves?

A: The current tenant may remove elements which they provided and/or constructed during their tenancy.

Q: Are there current drawings which show the improvements made by the current tenant?

A: Seattle Parks and Recreation (SPR) does not have such drawings as most improvements were minor and did not require building permits.

Q: Does SPR make decisions on alterations to historic features?

A: No, determinations are made by the Landmarks Preservation Board (LPB). For more information, please visit this web site: <https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks>.

Q: Have the exterior walls been maintained?

A: Yes, a maintenance schedule exists within SPR's work order and asset management system.

Q: Could a proposer operate the building "as-is"?

A: Likely not. Any proposed use will need to comply with all current City of Seattle codes. SPR is seeking a proposer who will make a significant investment in the building to fully activate and operate all available spaces outlined in the RFP (theater, mezzanine, green room, pool storage room, etc.). Proposers are advised to submit a plan outlining full rehabilitation of available spaces.

Q: Is the building compliant with the building code?

A: Improvements made in 2002 were compliant with applicable codes. New substantial alterations will trigger a review and compliance with all new City of Seattle codes.

Q: Can the windows in the green room be replaced?

A: This would depend on LPB review and approval. Although several other buildings within Magnuson Park have replaced windows after review and approval.

Q: What has been done to remedy water leak issues at the northeast corner of the green room?

A: There have been occasional instances of water intrusion from outside the building into the green room. SPR is aware of the issue and has added this concern to its overall Asset Management Plan. There is no current timeline to establish a permanent fix.

Q: What restrooms can the performers use?

A: Restrooms located to the south of the lobby and are also used by the Magnuson Community Center. Proposers are welcome to include additional restrooms within their submitted plans.

Q: Is there occupancy for the pool room?

A: No, as no renovation work has been permitted or completed since SPR took possession of the building. The pool room was unused, and the pool was filled with water for several years before and after the building was transferred to SPR. Visible peeling paint is the result of high humidity within the pool room during this period.

Q: Is there demand for a pool?

A: SPR staff get inquiries at least 2 times each year about potential renovation and use. In the mid-2000s, SPR commissioned a study of pools within Seattle and the potential for new pools. It was concluded that due to the high operating and maintenance cost of indoor pools, SPR would not seek additional pool sites.

Q: Are the glass block walls within the pool room weathertight?

A: This is unknown.

Q: What is the main access point to the pool room?

A: The main direct outdoor access point is located at the southwest corner of the pool room. From the lobby outside this door a hallway leads to the south to unused locker rooms, and to the east a hallway lead to the outside. Two other access points exist to the pool room from the gymnasium. If proposers are considering use of the pool room, it is recommended that a design professional explores other egress options.

Q: Can one currently enter the pool room?

A: Yes. However due to the presence of lead paint, one must clean shoe bottoms before entering the gymnasium. The current tenant currently uses this system.

Q: Will sign-in sheets be posted?

A: Yes, the sign-in sheets will be posted on the Building 47 Theater RFP website.

Q: Is the length of this RFP process usual?

A: Yes. The RFP for Building 18 was within a similar timeframe.

END OF TOUR 10:41 AM