



Lowman & Hanford Printing and Binding Building (Washington Park)
68 S Washington Street, Seattle WA 98104

King County Tax Parcel: 5247800030

2022 Special Valuation on Improvements | Supporting Documentation

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Summary

Total scope of work will occur over the following two phases due to the project duration exceeding 24-months and result in the rehabilitation of the building to provide ground floor commercial and upper floor office space.

The timeline for completion of total scope of work is January 1, 2020 through February 28, 2023.

- » Phase 1 extends from January 1, 2020 through December 31, 2021.
- » Phase 2 extends from January 1, 2022 through February 28, 2023.

The overall project scope is rehabilitation of the building and constructing a new one-story penthouse addition. Work to complete this includes the following. Refer to “Detailed Scope of Work and Photographs” on page 35 for a description of completed work for tasks shown as complete and Phase 1 completed work for tasks that span Phases 1 and 2.

1. **Design and construction documents preparation (Complete).**
2. **Permitting (Complete).**
3. **Exploratory pre-construction demolition and special testing (Complete).**
4. **Selective demolition (Complete):**
5. **Project management (Phases 1 and 2):** Including design team and contractor coordination, and project accounting.
6. **Insurance (Phases 1 and 2):** maintaining insurance including builder’s risk and earthquake, property tax payments, and dewatering the basement.
7. **Site (Phase 2):** Retain existing site. Install a hatch doorway (electrical vault access) in the south sidewalk near the east end of the building. Install new bike racks along S Washington Street along the curb of the sidewalk.
8. **Exterior walls (Phase 2):** Clean and re-point the masonry, including removal of the painted signage on the west facade (third story).
 - » Wash walls with Sure Klean 600 Detergent, warm water, not exceeding 900psi. Remove mortar to 3/4-inch depth and re-point with a premixed type O mortar. Clean off re-pointed areas using ProSoCo’s Sure Klean 600 detergent and low pressure rinse. Remove paint at broken, chipped, and gouged areas in the sandstone.
 - » Repair with Cathedral Stone’s Jahn M70 patching compound or approved equivalent.
 - » Repaint all currently painted sandstone with vapor permeable elastomeric coating (two coats).
 - » Rebuild missing stucco sections at brick headers and sills and repaint all painted stucco with the same elastomeric coating.
 - » Replace caulking at all masonry/window brick molding joints.
 - » Retain the west fire escape, removing the lower and upper access ladders and floors at each landing. Clean and repaint metal matching existing black. Remove the south fire escape ladder and landings. Patch former anchor locations as part of exterior wall re-pointing.
 - » Install exterior cylinder up light and arm mounted down light fixtures (9) at the second story above the stone pediments to provide a light wash on the pilasters. Power for each fixture to be run through the masonry wall. Install side mounted wall scones at the alley.
9. **Windows (Phase 2):** Retain and repair existing windows, sills and trim. Protect windows during construction. Remove individual sash for repairs, and rabbeting to install 1/2 inch insulated glazing units with Cardinal LowE270 glass. Clean and repaint (dark gray) all wood surfaces. East facade window, replace window with metal louvers, painted dark gray to match the roll up door color.
10. **Roof and parapet (Phases 1 and 2):**
 - » Retain south one-third of roof framing and rebuild the north two-thirds of the roof as part of

the penthouse construction. Install added plywood sheathing as needed on the existing roof framing, along with insulation and membrane roofing.

- » Remove all parapet brick down to the roof line and reconstruct the parapet and associated original cornice based on historic photographs and physical evidence on the building. Use brick veneer with structural backing, and inner metal panel finish. Match brick to existing either through use of salvaged brick from interior wall locations where being removed for structural access or with new brick. Upper cornice elements to consist of painted polymer-modified glass fiber reinforced gypsum (PGRG) supported by a steel structure anchored to the masonry walls and steel strong backing at the third floor.
- » Construct the hipped penthouse roof to have a low pitch with perimeter gutter connecting to roof drains.
- » Install steel planters on wheels, locate against the base of the penthouse. Install planters at the northwest corner adjacent building to north and southeast corner, both set behind the parapet. Install concrete pavers on a pedestal system for the roof deck to provide a level walking surface at the sloped original roof framing.

11. Seismic retrofit (Phases 1 and 2): Complete seismic retrofit of the building. All exposed steel to be painted. All anchor connections at exterior walls installed from interior as core-drilled holes with either non-shrink or epoxy grouted anchors depending on locations. Install plywood sheathing over existing flooring at the first, second and third floors; and as new sheathing at the roof, added mezzanines, penthouse, and penthouse roof to function as diaphragm.

- » Install two new steel structural columns (HSS 4 by 4 by 3/8-inch) adjacent two cast iron columns in the northwest corner of the basement floor. These will support the new stair and are independent from existing cast iron columns.
- » Shear walls: install at basement level on south facade east end; north facade east end; north facade west end; and west facade with thickness ranging from 10 to 16-inches. The south and west facade shear walls transition to braced frames at the first floor. All others continue as shear walls up to the penthouse level. Connect shear walls to masonry walls with epoxy grouted dowels. Clad interior face with painted gypsum board over metal stud furring and insulation. Construct the north elevator shaft to function as a shear wall. Install metal stud shear wall at inner face of east facade at each floor level.
- » Braced frames: install at first floor up through third floor on south and west facades extending up from basement shear walls. Consist of diagonal vertical steel with horizontal beams set just below the ceiling level and above window header heights. Frames set back from storefronts and windows and exterior walls. Steel size decreases at second and third floors.
- » Strong backing: install at basement, first, and second floors along inner face of north facade. Existing wood strong backing at second floor west facade and west end of south facade retained. At the third floor install at inner face of all facades. All columns to be HSS 6x6x1/2-inch.
- » Struts: angle iron attached based on location to underside of floor when parallel to joist and underside of joists when perpendicular, and at exterior walls. Sized at 6x6x3/8 inch with 5/8 inch thick material at second floor along outer walls. Placement runs north/south and east/west from shear walls to facades. The second and third floors have struts along the length of all outer walls. A strut runs along the outer south edge of each mezzanine level and is attached to the outer face of the columns.

12. Vertical circulation (Phase 2): Finishes on new stairwells listed below consist of concrete flooring; wood base, painted gypsum wall board walls; and ceiling open to stair carriage structure.

- » Install a new north elevator located immediately west of the original shaft location. This placement allows the elevator shaft walls will function as shear walls in conjunction with the shear wall on the north wall. Clad the shaft at each floor with painted vertical board salvaged from

the original shaft location. The elevator will extend from the basement to the penthouse.

- » Install new east stairway (Stair 2), along east facade near the former elevator and stairwell locations. The stairwell extends along the back side of the parapet, extending above the parapet height.
- » Install new northwest stairways (Stairs 1 and 3) along the north wall adjacent the elevator. Stair 1 extends from the first floor to the penthouse. The stairwell extends from the north wall to the back side of the northern most column row, retaining column visibility at each floor. Stair 3 descends from the first floor to the basement.
- » Install new material lift in the northeast corner of the building, extending from basement up to first floor. This lift connects to trash room at basement level and will be used for moving garbage and recycling within the building.
- » Reuse the north stair railing at Stair 6 at the second floor mezzanine level.

13. Entrance, Primary (Phase 2): The main double-door with rounded arch transom entrance is at the north end of the west facade. Repair the transom, replacing missing glass panes and repairing muntins. Replace existing doors with a pair of single lite aluminum doors (black finish). Clean and repaint (dark gray) all exterior and interior features.

14. Entrances, Secondary (Phase 2): There is one east facade secondary entrance that is not part of a storefront. The east facade doorway provides to the alley and has a stone header. Alterations infilled the former transom, infilled to reduce the opening size and installed a security door. Enlarge this existing east facade doorway to function as a new gas meter alcove. Install a metal gate across the opening. Replace the stone header with a steel header.

- » New exit from Stair 2, install to south of the existing doorway. Saw cut the opening in the brick wall. Recess the doorway so the door swing does not extend out into traffic along alley; install steel header; install a wood door with hollow metal frame.
- » New trash room door, install north of the existing doorway. Saw cut opening in the brick wall. Install a roll up metal door; install steel header.

15. Storefronts and entrances (Phase 2): Install new storefronts based on original design, evident in 1920s and ca. 1937 historic photographs. These consist of recessed bulkhead panels with corresponding glass display windows separated by wood mullion, with corresponding transoms separated by wood mullion.

- » Utilize horizontal sliding display windows at the two west and four south (westernmost) facade storefronts. Bulkheads to have a painted (dark gray) steel finish. Transom and bulkhead elements to be painted (dark gray) and display windows to be wood with a clear finish.
- » All of the following wood and steel elements to be painted, dark gray. All aluminum elements to have a black finish.
- » Utilize fixed wood display windows at the remaining south facade storefronts. Bulkheads to have a painted steel finish.
- » Install retractable (manual west facade and motorized south facade operation) cloth awnings at the transom bar at each storefront, black finish.
- » 68 S Washington: remove existing wall, door, and floor to widen concrete stairs westward to full width of bay; and construct a new interior vestibule with wood sidelights, single aluminum door, and concrete landing, single fixed light wood transom above doorway, with main two light wood storefront transom above.
- » South (entrance 100.1): new entrance, remove existing floor for stairway construction; construct new concrete stairs and vestibule, with single aluminum door and wood side light; install aluminum louvers at the storefront transom window locations, set within the wood mullions; bulkhead below storefront to have a painted steel finish, single fixed light wood transom direct-

Detailed Scope of Work and Photographs

The following table provides a list and detailed descriptions of completed work. Item no. corresponds with the overall work scope list at the front of the report.

Item No.	Description	Status	Level(s)
1.	Design and construction documents. This includes architecture, renderings, and engineering for civil, electrical, structural, energy code, MEP, and building envelope, masonry consultant building evaluation and repair scoping, geo technical and civil site surveys, design review by the Pioneer Square Preservation Board, including historic preservation services for Federal Historic Tax Credit application preparation and design review by the Washington State Department of Archaeology and Historic Preservation, and the National Park Service.	Complete	All
2	Permitting. Through the Seattle Department of Construction and Inspections, including municipal fees, SDOT review and special inspections, and permit consultant services.	Complete	All
3	Exploratory pre-construction demolition and special testing to confirm existing building structure conditions, special testing for hazardous materials and asbestos study, and excavation at two foundation locations to confirm existing conditions in order to guide the development of the seismic retrofit for the building.	Complete	All
4	Selective demolition to remove non-historic features including added interior partitions, buildings systems, and hazardous materials abatement to provide access for seismic retrofit work. Initial sidewalk section removal for basement electrical vault access. Basement floor slab and drilling work to retrofit the existing foundation system.	Complete	All
5	Project management, including design team and contractor coordination and project accounting.	Ongoing	N/A
6	Insurance maintaining insurance including builder's risk and earthquake, property tax payments, and dewatering the basement.	Ongoing	N/A
8	Clean and re-point the masonry, including removal of the painted signage on the west facade (third story).	Ongoing	All
10	Roof and parapet, remove existing roofing, north two-thirds of the roof framing, elevator overrun structures, insulation and associated pipes, conduit, vents, mechanical units, hatches, ladders and roof deck and framing.	Complete	Roof
	Retain south one-third of roof framing and rebuild the north two-thirds of the roof as part of the penthouse construction. Install added plywood sheathing as needed on the existing roof framing, along with insulation and membrane roofing. Remove all parapet brick down to the roof line and reconstruct the parapet and associated original cornice based on historic photographs and physical evidence on the building. Use brick veneer with structural backing, and inner metal panel finish. Match brick to existing either through use of salvaged brick from interior wall locations where being removed for structural access or with new brick. Upper cornice elements to consist of painted polymer-modified glass fiber reinforced gypsum (PGRG) supported by a steel structure anchored to the masonry walls and steel strong backing at the third floor.	Ongoing	Roof

Item No.	Description	Status	Level(s)
11	Seismic retrofit foundation work to expand existing footings with reinforced concrete footings. Drill and extend rebar through existing plinths and grout solid. Construct grade beams with added footings running north/south between existing footings. Install a structural slab at the basement with rebar tied into new foundation elements. Install micro piles through soft fill and tide flat soil layers to embed in very dense glacial soils at each footing, shear wall, and below the north elevator. Connect new foundation elements to the masonry exterior walls with steel anchors.	Complete	B
11	Shear walls: install at basement level on south facade east end; north facade east end; north facade west end; and west facade with thickness ranging from 10 to 16-inches. The south and west facade shear walls transition to braced frames at the first floor. All others continue as shear walls up to the penthouse level. Connect shear walls to masonry walls with epoxy grouted dowels. Clad interior face with painted gypsum board over metal stud furring and insulation. Construct the north elevator shaft to function as a shear wall. Install metal stud shear wall at inner face of east facade at each floor level.	Complete/ Ongoing	B-1 complete 2-3 ongoing
11	Braced frames: install at first floor up through third floor on south and west facades extending up from basement shear walls. Consist of diagonal vertical steel with horizontal beams set just below the ceiling level and above window header heights. Frames set back from storefronts and windows and exterior walls. Steel size decreases at second and third floors.	Complete/ Ongoing	B-1 complete 2-3 ongoing
11	Strong backing: install at basement, first, and second floors along inner face of north facade. Existing wood strong backing at second floor west facade and west end of south facade retained. At the third floor install at inner face of all facades. All columns to be HSS 6x6x1/2-inch.	Ongoing	B-3
12	Vertical circulation work to remove all existing vertical circulation elements.	Complete	All
12	Install a new north elevator located immediately west of the original shaft location. This placement allows the elevator shaft walls will function as shear walls in conjunction with the shear wall on the north wall. Clad the shaft at each floor with painted vertical board salvaged from the original shaft location. The elevator will extend from the basement to the penthouse.	Ongoing	All
15	Storefronts and entrances to remove existing storefronts and storefront entrances along the west and south facades.	Complete	1
16	Tenant improvement initial design documents including acoustical and universal access design/engineering.	Complete	All
18	Basement work to remove the existing concrete floor for foundation and seismic retrofit access. This includes removal of all existing partitions.	Complete	B
19	First floor work to remove all interior partitions and fixtures, and existing wood strong backs. Remove flooring sections in the southeast corner (for electric vault) replacing with concrete, and northeast corner (trash room) replacing with structural fill. Remove selective flooring for mechanical shafts and the material lift along the north portion of the floor.	Complete	1
20	Mezzanine work to remove the existing mezzanine flooring, framing, and partitions.	Complete	M

Item No.	Description	Status	Level(s)
21	Second floor work to remove all existing partitions. Remove flooring sections for the new stairwells, elevator, shear walls, and mechanical shafts. Salvage bead board for reuse in the kitchenette. Remove added beam and post elements, retain the original beam and post elements. Retain and paint existing wood strong backing along west facade.	Complete	2
22	Third floor work to retain the north and south rows of posts, the south beam and associated roof framing south of the south beam. Remove the north beam. Remove all existing partitions. Remove flooring sections for the new stairwells, elevator, shear walls, and mechanical shafts. Salvage bead board for reuse in the kitchenette. Remove existing wood strong backing, including base and top plate, along the west facade and west end of the south facade.	Complete	3
25	Install a Seattle City Light concrete electric vault in the southeast corner of the building.	Complete	B

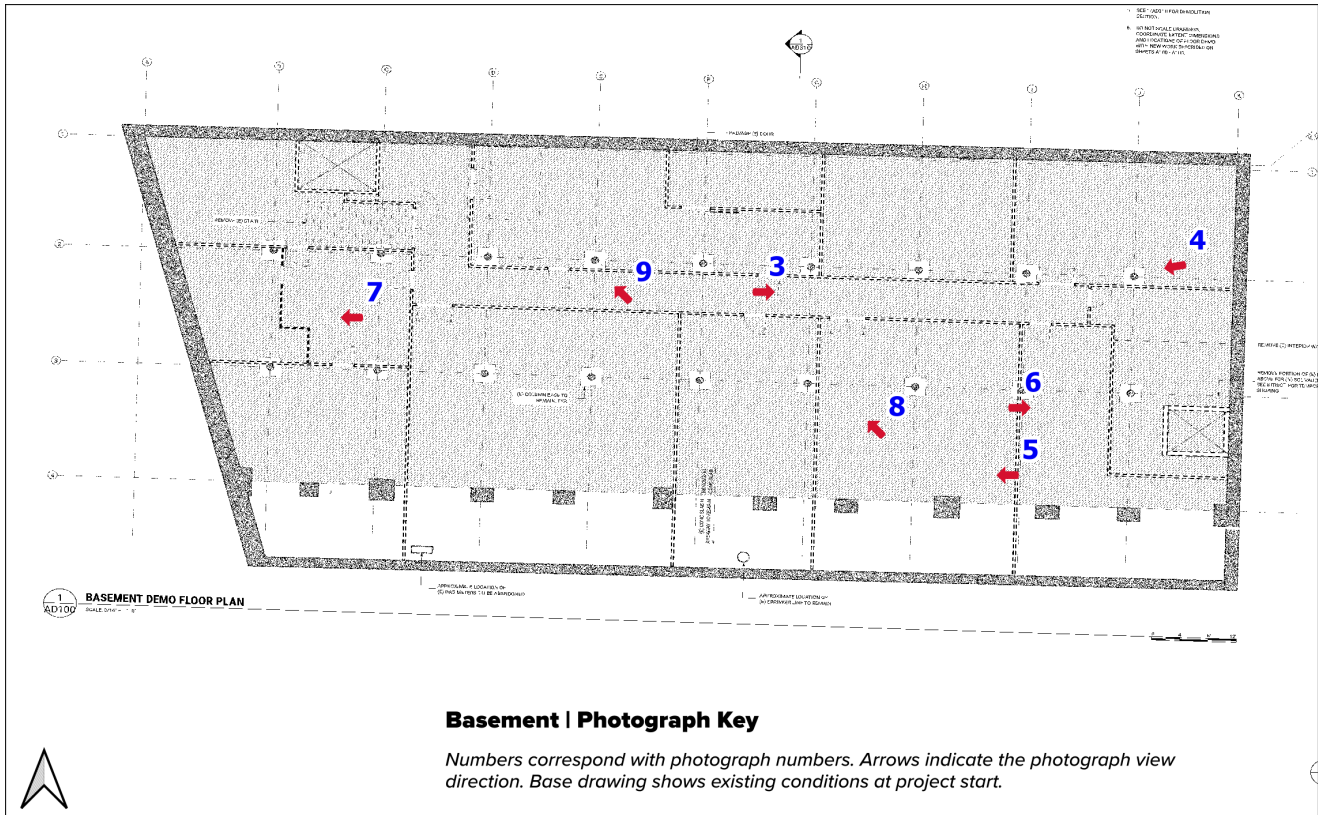
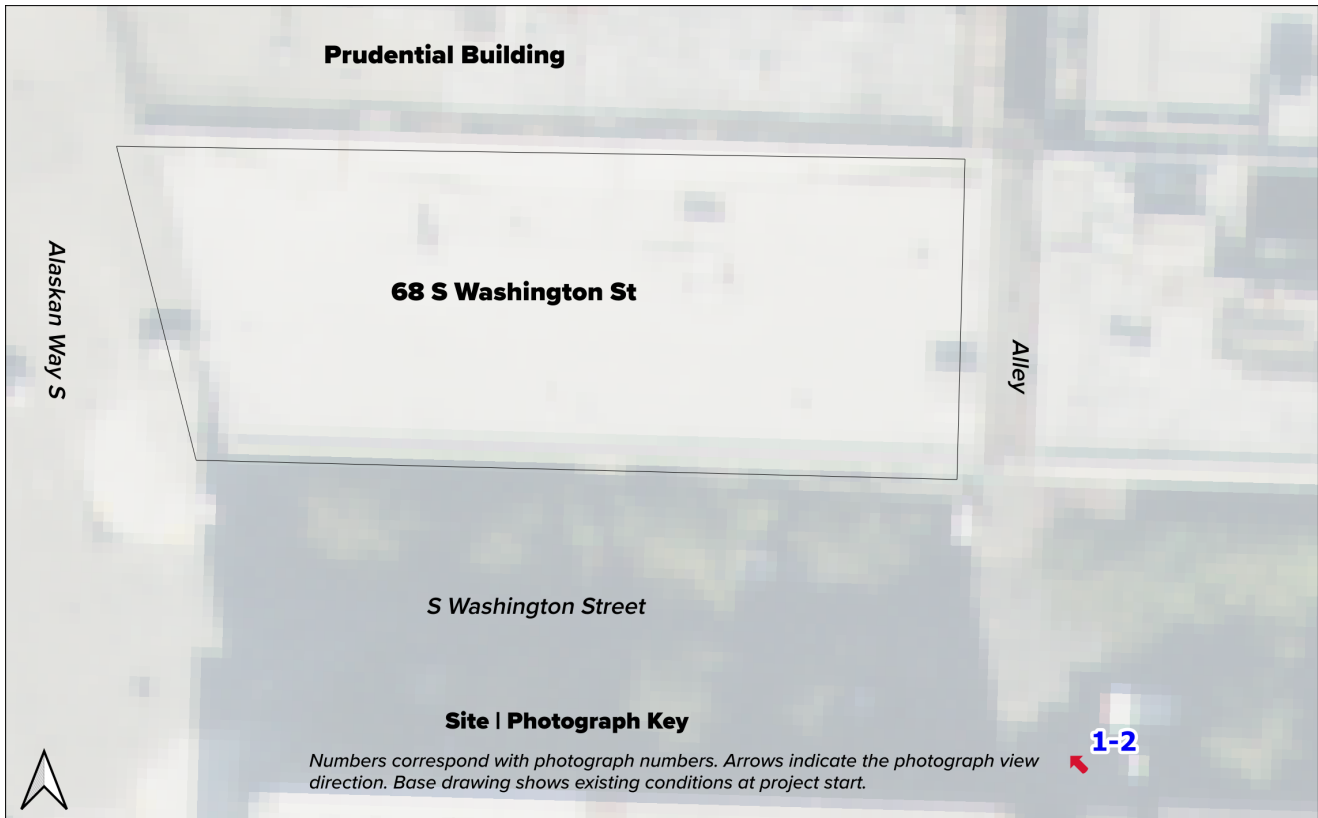


IMAGE 1. Photograph keys.

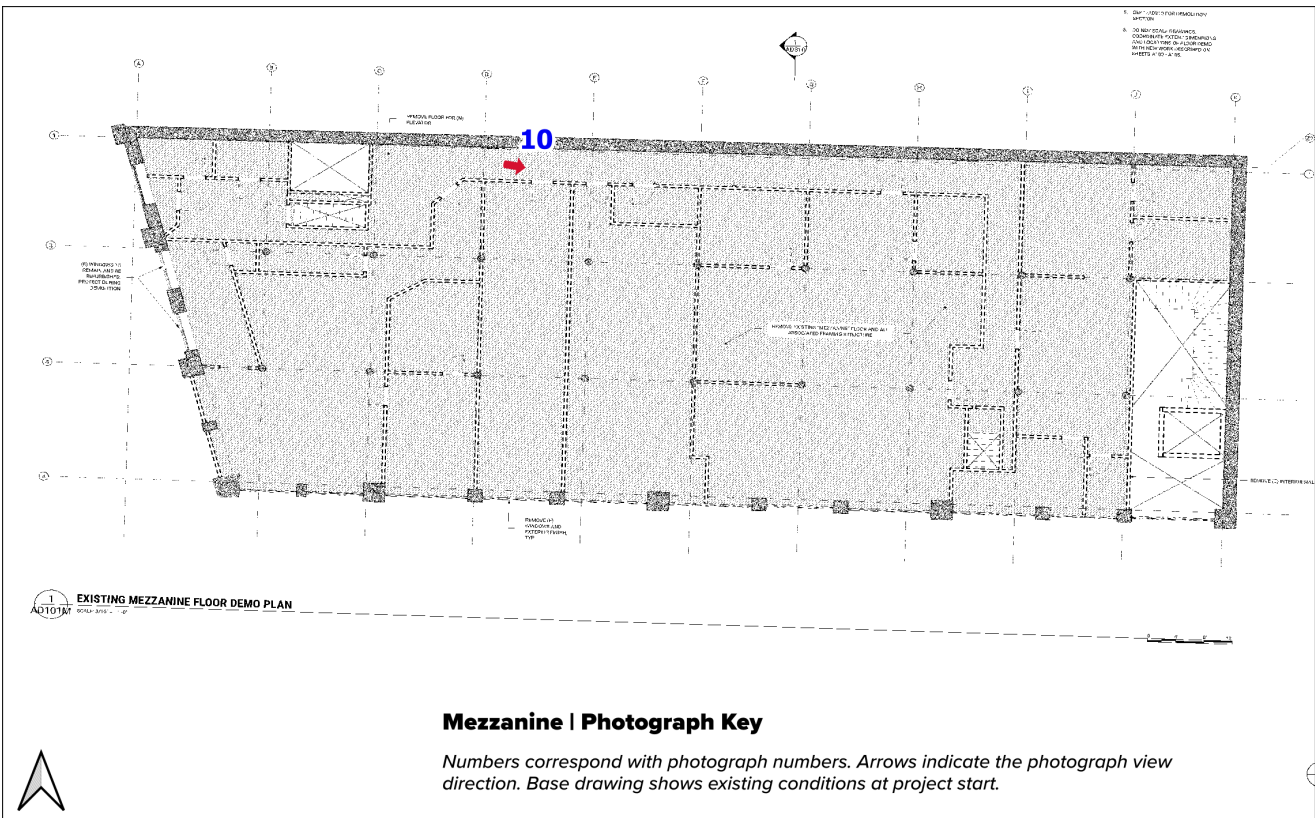
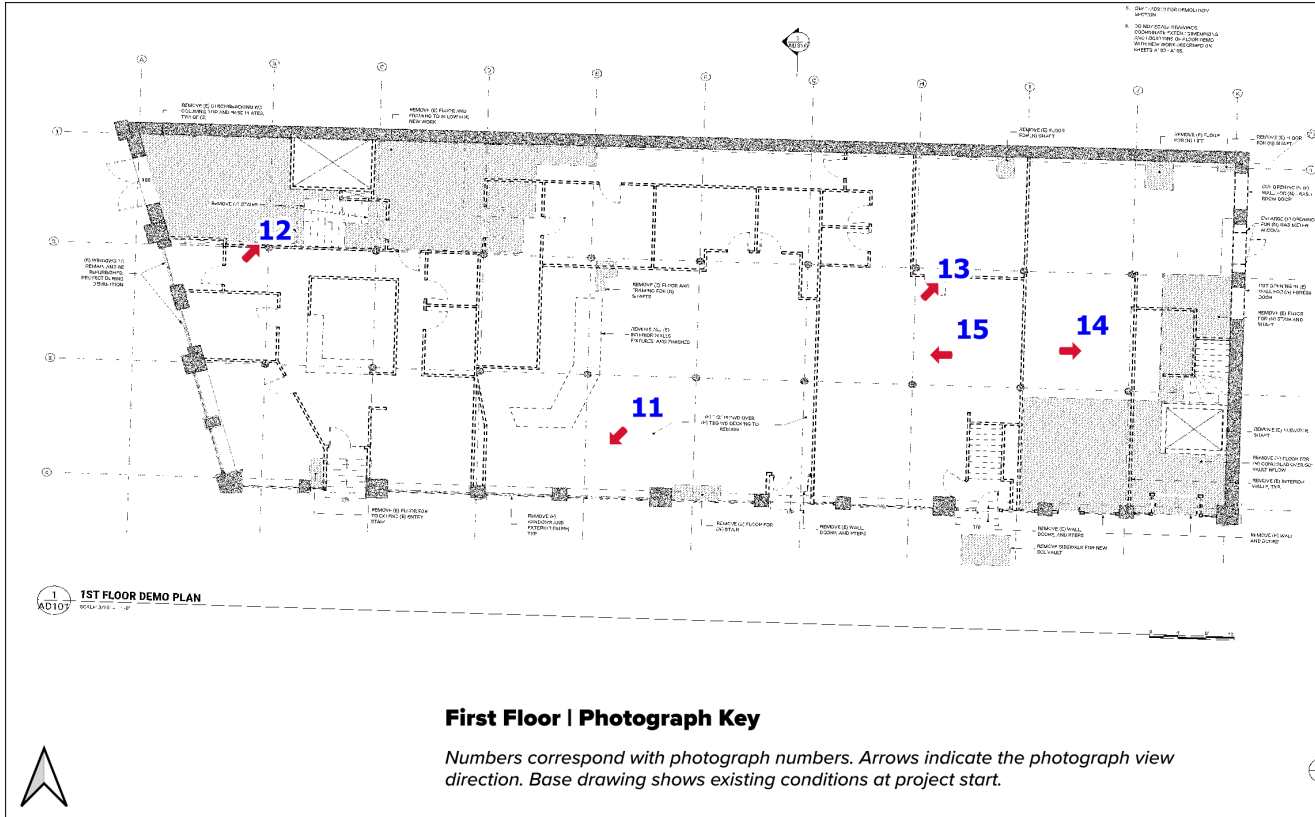


IMAGE 2. Photograph keys.

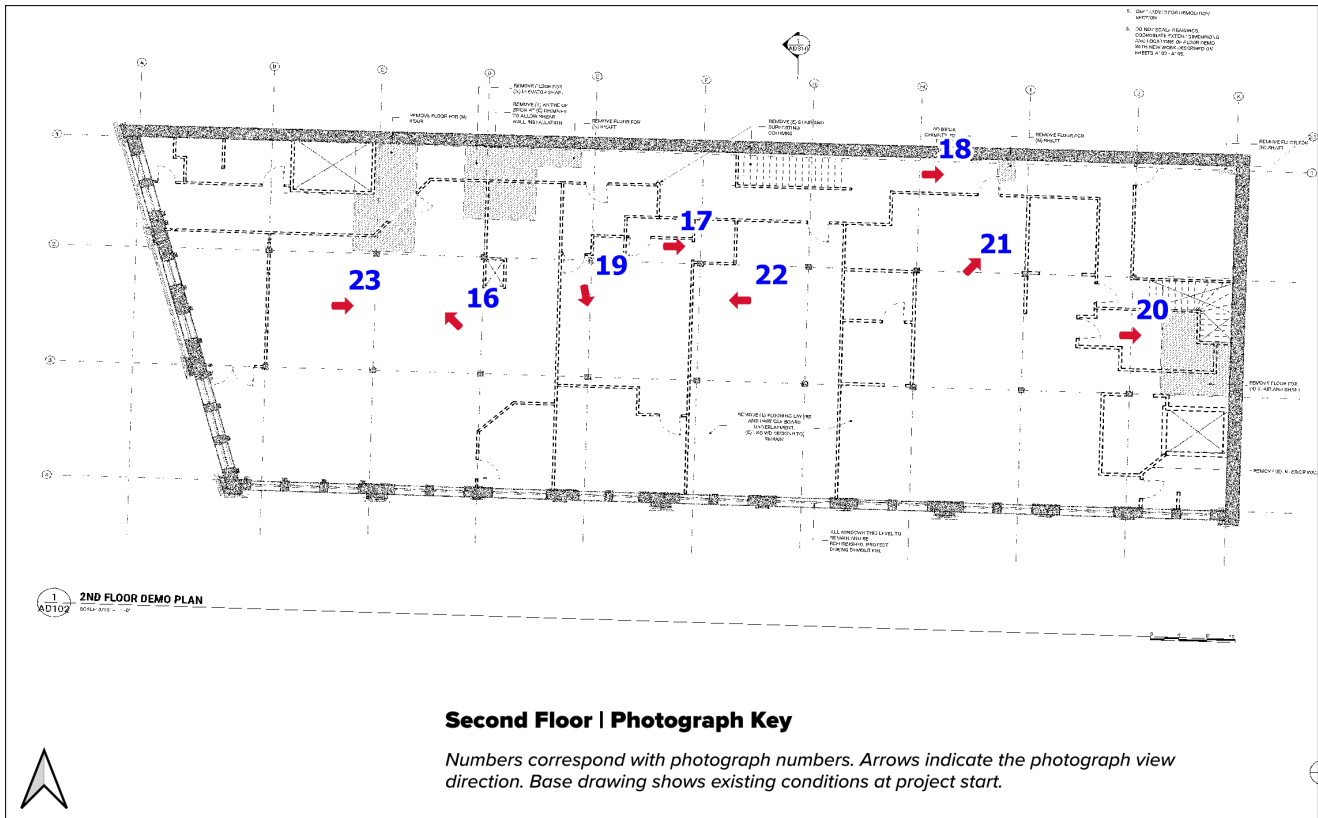


IMAGE 3. Photograph key.

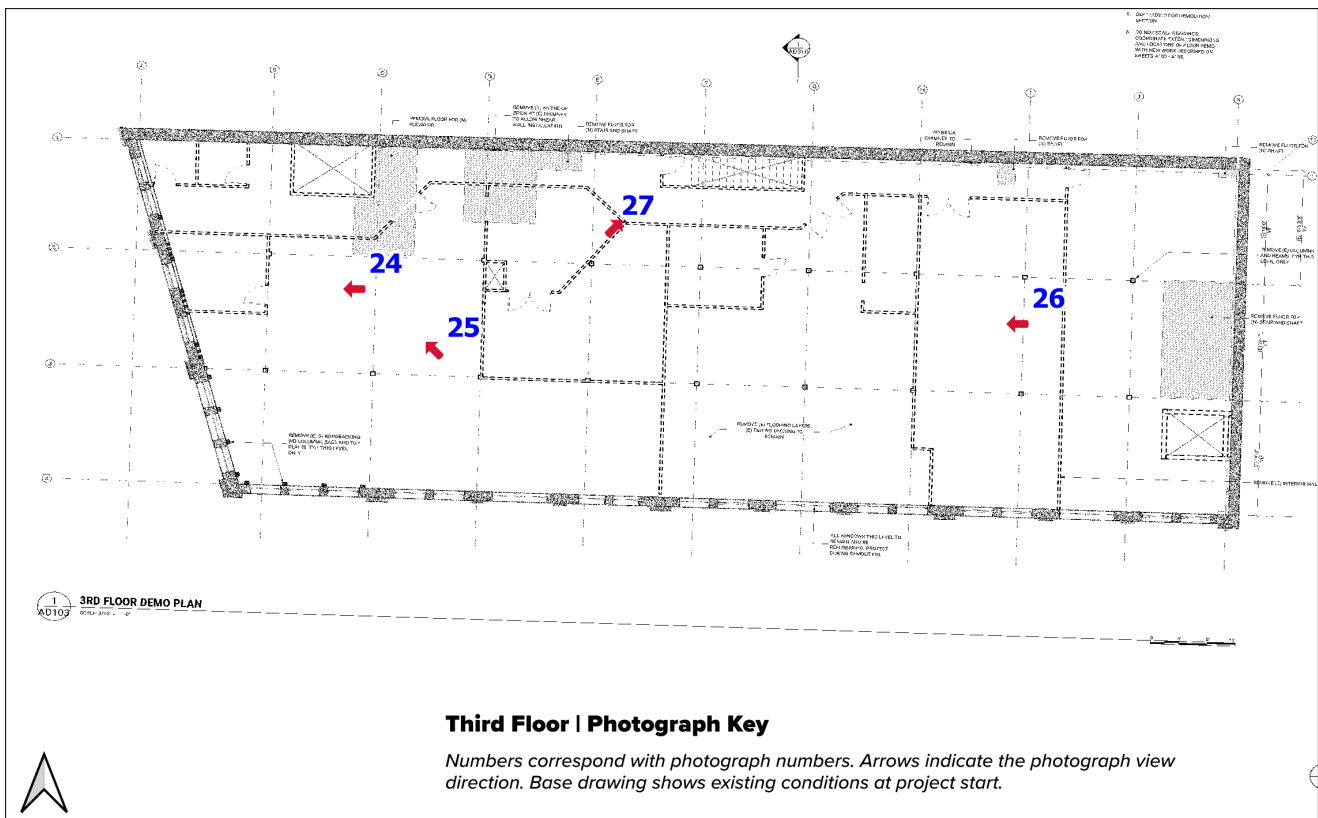


IMAGE 4. Photograph key.

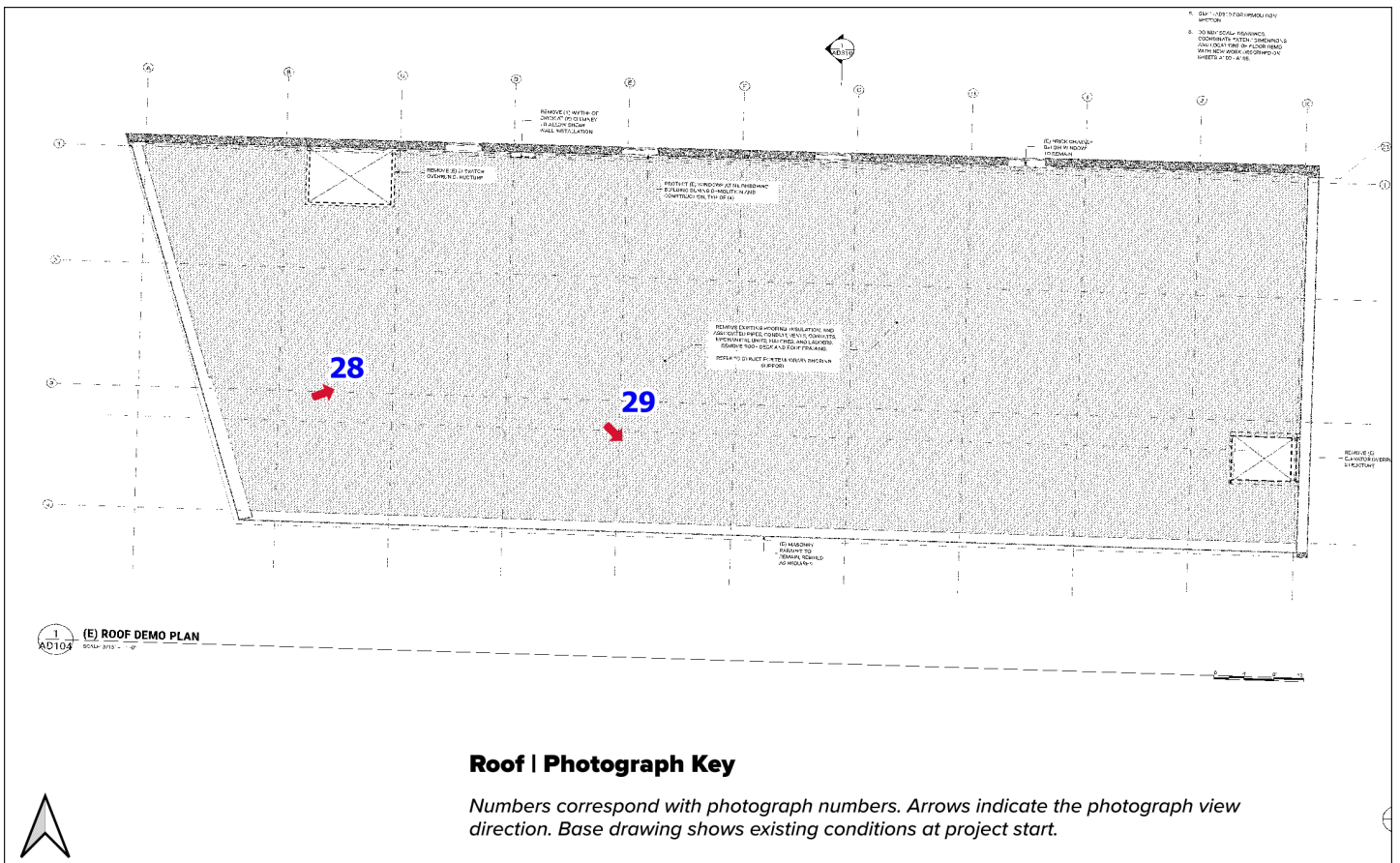


IMAGE 5. Photograph key.



PHOTO 1. Before: 2020 site, southeast corner looking northwest across S Washington Street. Alley at right.



PHOTO 2. After: 2022 site, showing construction fencing, temporary protection at the storefronts, and repointing work under way.



PHOTO 3. Before: 2020 basement, storage space, looking north, showing stone plinth below cast iron column. Source BuildingWork.

PHOTO 4. Before: 2020 basement storage space, showing column and beam. Source BuildingWork.



PHOTO 5. After: 2022 basement, Braced Frame 1, concrete portion completed.



PHOTO 6. After: 2022 basement, electrical vault complete.



PHOTO 7. After: 2022 basement, Braced Frame 2, concrete portion complete.



PHOTO 8. After: 2022 basement, selective demolition complete, interior framing in progress.



PHOTO 9. After: 2022 basement, elevator core and shear walls 3-6, concrete completed.



PHOTO 10. Before: 2020 mezzanine, looking south along the north corridor.



PHOTO 11. Before: 2021 first floor, showing typical conditions. Source BuildingWork.



PHOTO 12. After: first floor, 2022, elevator core and completed concrete work for Shear Walls 3-6.



PHOTO 13. After: first floor, 2022, completed Shear Wall 2.



PHOTO 14. After: first floor, 2022, completed Shear Wall 1.



PHOTO 15. After: first floor, 2022, looking through the space with the mezzanine removed and intumescent paint applied to steel.



PHOTO 16. Before: 2020 second floor, office space, looking north. Source BuildingWork.



PHOTO 17. Before: 2020 second floor, office kitchenette, looking east.



PHOTO 18. Before: 2020 second floor, north corridor, east end.



PHOTO 19. Before: 2020 Second floor, office space, looking south.



PHOTO 20. After: 2022 second floor, Shear Wall 1 steel placed.

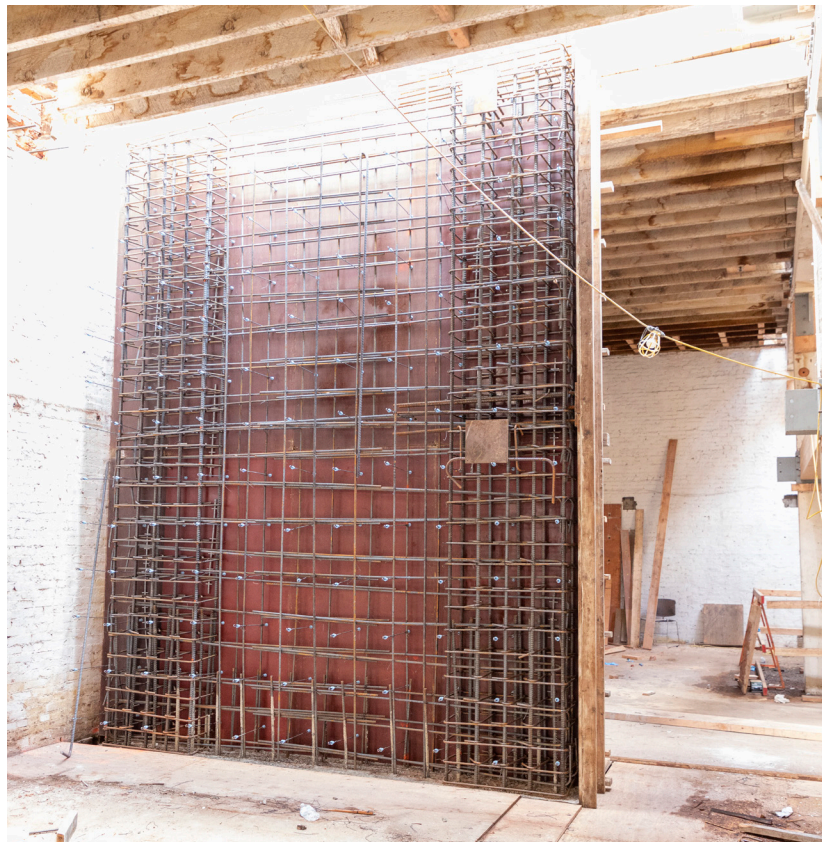


PHOTO 21. After: 2022 second floor, Shear Wall 2 steel placed.



PHOTO 22. After: 2022 second floor, elevator core and Shear Walls 3-6 steel placed..



PHOTO 23. After: 2022 second floor, steel seismic reinforcing attached to columns.



PHOTO 24. Before: 2020 third floor, office space, looking west. Source BuildingWork.



PHOTO 25. Before: 2020 third floor, office space, looking north. Source BuildingWork.



PHOTO 26. After: 2022 third floor, showing roof framing in progress.



PHOTO 27. After: 2022 third floor, showing seismic retrofit steel at columns and strong backing at brick completed.



PHOTO 28. After: 2022 roof, showing roof portion removal and roof framing in progress.



PHOTO 29. After: 2022 roof, showing metal framing completed for parapet reconstruction.