

# SAVE OLD CITY HALL



[www.SaveOldCityHall.com](http://www.SaveOldCityHall.com)

HELP US BRING THE SOUND OF THE BELLS...

BACK TO THE SOUND OF TACOMA

*What happens here matters...*



## The Belltower

The bells installed in the belltower have incredible historic value

- Made by the same company that made the Liberty Bell
- Provide an unforgettable audible signal of time to local residents
- A signal of the continuity of the people and Hope for Future
- A True Historical Treasure for many Tourists and Locals
- Wide Halls and Grand Staircases perfect for medium tour groups
- Tall Walls - great display area - Wall Mounted Permanent exhibits

## Clock Tower Lounges

Located in the Clock Tower on each level are Lounges that showcase incredible views of the Sound and directly down Pacific Avenue.

SAVE  
OLD CITY  
HALL

Est. 1896

## NEW Tacoma History Museum at Old City Hall

Tacoma is home to the Washington State History Museum, yet most would be surprised to find that Tacoma has no City History Museum, although Tacoma is filled with History. The development team has identified square footage of the building that is not leaseable, such as the Grand Lobby, grand stairwells, and the 12 foot wide archway halls. As these circulation areas must remain heated year round, the most viable solution is to designate these collective spaces as exhibit space for a NEW Tacoma History Museum. The Tacoma Historical Society has indicated interest in displaying many artifacts in their custody, and have further indicated interest in leasing administrative and storage space in the building to bring more artifacts on site.



# A TIME TO TAKE ACTION



TIME IS OF THE ESSENCE TO SAVE OLD CITY HALL



## Timeline



To Save Old City Hall, a strict timeline must be adhered. The dangers to the building decay increases each day of delay. Delays can also have costly effects on budgets.



## Puzzle Pieces



Many areas of importance compete for priority at Old City Hall. The balance of these pieces by the development team members is the key to success.



## Home



Old City Hall is intended to be the home of future residents and others such as the Tacoma History Museum. Ensuring the quality of work comports with industry standards is key.



## Excellence



The development team seeks excellence in the performance of this project to deliver an award winning property for generations to enjoy.

## ADAPTIVE MIXED USE



Our Adaptive Mixed Use Site Plan has four areas:

- \* Tacoma History Museum at Old City Hall
- \* Marketplace at Old City Hall - Micro Retail Market
- \* Renaissance at Old City Hall - Loft Apartments
- \* Jack's Bar and Grill - Food and Beverage Services  
-Named after the Historical Jack the Bear

## HISTORICAL VALUE



- Restoring the Belltower's ringing sound is an attraction to the Sound of Tacoma that will increase Tourism to the area.
- Preserving historical features takes center stage in our plan to minimally modify existing structures.
- Crown features such as Belltower, Jail Cells, Clocktower, Safes, Grand Lobby and Staircase make great exhibit space.
- Outfitting these spaces with permanent exhibits will create the NEW Tacoma History Museum at Old City Hall.



# RENAISSANCE Lofts AT OLD CITY HALL

  
www.SaveOldCityHall.com

FULL FEATURED LOFT RESIDENCES  
WITH UNOBSTRUCTED VIEWS  
OF DOWNTOWN TACOMA AND  
COMMENCEMENT BAY



Every  
Unit is a  
View Unit!

## Why Loft Apartment Units?

- Mezzanines provide existing loft sleeping area above living space
- Many consumers currently seek downsized efficient living spaces
- Many tenants spend less time at home, requiring less living space
- Each unit has fantastic living area views, loft sleeping area
- Price per square foot exceeds commercial office space price
- Cost effective construction to existing spaces

## Our Vision

To Provide relief to the continued demand for residential housing to the neighborhood of North Downtown Tacoma / Commencement Bay.

## What We Best at



### Housing Impact

Adding Residential units to North Downtown Tacoma will alleviate some of the current demand for housing in an area dominated by commercial buildings.



### Amenities

Renaissance will offer many great amenities to its residents that include food and beverage services, pet amenities, lounges.



### Public Benefit

Tacoma will benefit from the restored use of Old City Hall into 46 new housing units into a blossoming neighborhood.



### Proforma

The numbers that matter most to investors such as capitalization rate, benefit from the mixed use of residential income with Retail.



# Renaissance at Old City Hall



# The Marketplace at Old City Hall





# The Marketplace at Old City Hall

  
www.SaveOldCityHall.com

Two Levels of Adjustable Size MarketPlace shops  
designed to help small business retailers  
affordably grow & gain access to consumers



## Why Micro Retail?

Many Small Businesses cannot afford the costly expense of larger spaces  
- Micro Retail makes Access to Consumers Affordable.

- Marketplace Spaces are adjustable based upon tenant needs
- Adjustable Spaces Reduces need for future Tenant Improvements
- Provides local neighborhood access to new products + services
- Reduces transit/parking needs for many area and onsite residents
- Smaller spaces allow for a proforma premium price per square foot

## Our Vision

Small marketplaces ensure small business access to consumers and  
benefits local consumers that seek to shop locally from Local Merchants.

BUY LOCAL!



### Retail Impact

The New Shops will provide a variety of new products and services to locals and tourists unique to the area as a year round indoor marketplace.



### Jobs Impact

New Retailers will provide new jobs to the area from suppliers and service partners to retail staffing. New Jobs benefit when economic activity increases.



### Public Benefit

The Public will benefit from the showcasing of local business owners and the variety of services and products that will be offered.



### Technology

Outfitting the building with the latest technology, Retailers and Customers will enjoy the best conveniences and efficiencies automation can offer.



www.SaveOldCityHall.com

Save Old City Hall Federal Opportunity Fund

# How We PLAN TO GET IT DONE

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A Clear Plan to Rescue Old City Hall Tacoma



## Analysis

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The Save Old City Hall Development team has countless hours of Analysis performed over the span of many years. The team is prepared to deal with changes and important decisions with priority to historical preservation.



## Core Rescue

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Old City Hall requires significant Emergency Measures to Rescue the Core Building from demolition with the priorities to include Seismic Retrofit, Fire Protection, and major Electrical / Plumbing work.



## Collaboration

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The Save Old City Hall Development team continues to meet and communicate regularly for effective continuity of Progress, embracing input from outside.



## Security

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Old City Hall is a historical treasure. Building security including camera and alarm systems will be promptly outfitted to preserve building safety and security.

## HISTORY

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Old City Hall is struggling to exist. Forces of nature such as time, weather, and gravity continue to affect the building. Each day of delay in performing Core Rescue services taxes the ability to save the building from demolition. Tacoma cannot afford to delay the action necessary to Rescue. Items such as the roof need to be addressed as early as possible. To ensure this, our proposal does not provide for an extended period of negotiation or discussion; instead seeks to begin the core rescue process as early on as possible.

## Critical Capital Resources

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- Many Construction Projects fail due to lack of funding
- Tacoma cannot afford to select a Buyer with limited capital resources.
- Syndication / crowdfunding provides virtually unlimited capital resources by opening up investment in the Fund to Accredited Investors and Developers in the public at large.
- With ongoing access to virtually unlimited capital, Old City Hall can be assured its timely rescue and redevelopment.



# Save Old City Hall Federal Opportunity Fund

## Development Team

## PROFESSIONALS THAT CAN GET THE JOB DONE

### THE DEVELOPMENT TEAM

The Save Old City Hall Development Team consists of Industry professionals at the top of their fields:



INTREPID LAW GROUP

*Gene Grulich*  
Planning Services

**BRC** Acoustics & Audiovisual Design

### First Step

The First Step for our Team is to calendar a timeline for the project, Finalize budgets, crew scheduling, present contracts to subcontractors, and secure the Final Funds needed for the primary rescue actions to: secure the building, provide for safety related work, earthquake retrofit, Fire Suppression Retrofit, and Major Electrical and Plumbing Supply.

### Challenges

Old City Hall has incredible challenges and hurdles to overcome. The team recognizes and identifies these challenges as they arise. Our professionals understand that adjustments may be necessary for accommodations to the buildings needs. Consultations with parties such as City of Tacoma Historic Landmarks Preservation Commission are vital.

### Solutions

When the brightest minds come together and work for outcomes of the best and highest order, magic can begin to take place, where many difficult tasks begin to resolve in to positive public sentiment. Tacoma City pride is heightened as the public is kept involved in updates of the Redevelopment of Old City Hall via website, [www.SaveOldCityHall.com](http://www.SaveOldCityHall.com).

### Next Steps

The next steps are to ensure the City of Tacoma clearly understands the intent of Investors and Developers interested in Old City Hall to invest under a unified Fund to address each valuable concern and diversifying the tasks required, act as a quasi public private partnership, to Save Old City Hall.



## Meet the Development Team

Gerald Allan Hennessey is a Real Estate Developer with 12 years experience in Real Estate Investment, specializing in restoration and re-development of distressed properties. Gerald has a unique ability to identify opportunities to redevelop properties to their highest and best uses, utilizing cost effective rehabilitation techniques to get the job done. Gerald understands the complex nature of this redevelopment and is focused on keeping all team members working together as one to Save Old City Hall.

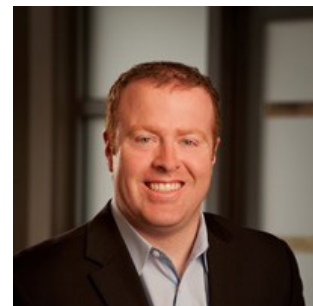


Ben Ferguson is the Principal of Ferguson Architecture. Ferguson Architecture is a full service architecture design firm located in Downtown Tacoma, and has been tasked by the Development Team with the Role of Lead Design and Production. The Team at Ferguson has performed extensive work as consultant for the City of Tacoma since well before the City of Tacoma purchased Old City Hall. Simply put, Ben's Team can offer insight into this property that no other Team can. This continuity of information combined with raw talent makes Ferguson Architecture a vital asset to the Save Old City Hall Development Team. Ben is passionate and proud of his firm's role in the development of many Tacoma Projects and his Team continues to perform on projects such as Pacific Plaza, McKinley Lofts, and other Work-Live Ordinance and Historic Preservation and Restoration / Reuse pursuits.



Historic Building Specialist Gene Grulich has a history of working with the City of Tacoma as a consultant with regard to historical preservation and has been involved in the future redevelopment and restoration of Old City Hall. Gene shares a long history of successful projects in Tacoma and truly cares about the historical value of structures. Gene fills a vital role in the careful coordination with the various State, Federal, and City departments that hold an interest in the historical landmark status of Old City Hall.

Absher Construction has a proven history of successfully bringing development projects to completion in Tacoma. This can be seen in the adaptive re-use of Albers Mill and the restoration and expansion of Pacific Plaza that granted new life to distressed structures that were detracting from the vibrancy and renaissance of Tacoma's downtown. Doug Orth has filled a vital role in the planning and predevelopment of Old City Hall. Doug's coordination of teams to ensure timely accurate completion is unmatched. Absher has a solid track record of working extensively with the City of Tacoma to meet its goals for community revival yet keep these projects commercially viable to ensure they would actually be built.



Kyle Prosser is a Real Estate Broker and Commercial Specialist with First Western Properties. Kyle brings a wealth of knowledge to the team in the development of Old City Hall and understands the pulse of the local markets to ensure competitive pricing and stabilized occupancy for his clients. Mr. Prosser has recent experience in Tacoma's Stadium District Redevelopment and has contributed to the leasing of 50,000 square feet of new tenant space and has played an integral role in the renewal of Tacoma's Stadium Thriftway.





Swenson Say Fagét is an engineering firm that has successfully renovated and seismically upgraded hundreds of structures throughout the state of Washington. Many of these buildings are on the historic register or have petitioned for historic status. Their success in this area stems from the ability to join new and existing systems together to provide a cost effective, efficient, and safer structure in Old City Hall. These consultation services will be critical in the mechanical, seismic, acoustic, heat/cold, and other building transmission and methods to successfully remediate these issues and more. The Core Rescue of Old City Hall is heavily reliant upon solutions to these issues and more. SSF has experience with the Payless Kress Building Historic Renovation, the Fort Nisqually Living History Museum, and the Ellensburg City Hall Adaptive Re-use of the Historic Washington Elementary School.



### **BRC** Acoustics & Audiovisual Design

BRC Acoustics & Audiovisual Design is a full-service acoustical consulting firm providing diverse services to public and private clients throughout the United States. With offices in Seattle, WA, Portland, OR and Charleston, SC, services include architectural and mechanical acoustics, vibration measurement and analysis, sound reinforcement system design, audiovisual and multimedia system design, noise monitoring, acoustical modeling, and noise contour mapping for environmental noise projects. The Pre-Development Consultations have proved critical in the mission to Save Old City Hall. BRC has done work with Tacoma Art Museum, Tacoma Convention and Trade Center, and Historic Restoration of the Franklin County Courthouse.

Intrepid Law Group is a Real Estate Settlement Company and Law Firm Specializing in Real Estate Law and Syndication/Capital Fundraising. Thi Huynh is a Real Estate Attorney that has represented medium to large clients in many different capacities. Mr. Huynh is tasked with the responsibility to formally structure the Save Old City Hall Federal Opportunity Fund to ensure all capital fundraising is successful and properly accounted for in compliance with local, State, and Federal Law. Thi is currently the principal for many business interests and local projects, that include a 50,000 square foot new construction, District 6 Commercial Park, in Bremerton, WA.



# Save Old City Hall Federal Opportunity Fund - SaveOldCityHall.com

## Adaptive Reuse Proposal Submittal Summary

- [ ] **Type of reuse:** Mixed Use - Residential and Retail Units, Museum
- [ ] **Estimated amount of space:** 34,311 Square Feet Residential, 17,084 Square Feet Retail 9,088 Museum/Bar
- [ ] **Number of residential units:** 46 Market Rate Residential Units
- [ ] **Anticipated NEW full time equivalent livable wage jobs:** 61 Jobs as Retail, Residence, and Museum Staff.
- [ ] **Parking plan:** Use of Existing Neighborhood Paid Parking Spaces/lots for Retail Customers. On site Residents to contract with private parking structures nearby or potentially negotiate future Parking Permit Fees with City of Tacoma for overnight Street parking nearby.
- [ ] **Commitment to historic restoration:** Our Development Team has significant working experience with the City of Tacoma and the Historic Preservation Office on Old City Hall. Our commitment to Historic Restoration is further strengthened with our designated Historic Building Specialist, Gene Grulich. Establishing the Tacoma History Museum on site will further our commitment to historic preservation / restoration.
- [ ] **Long term economic viability:** The Long Term Economic Viability of this property is strengthened by our mixed use model. Future adaptability of spaces additionally supports Long Term Viability.
- [ ] **Synergy with surrounding development:** North Downtown Tacoma is rife with opportunity and development. Building restoration has been an ongoing trend in recent years. The restoration of Old City Hall to mixed use is supported by local trends for small residential spaces that are close to shopping, reducing many needs for vehicle ownership and parking. The Federal Opportunity Zone status of the neighborhood supports the investment of capital in Old City Hall and the surrounding neighborhood.
- [ ] **Public Benefits:** Museum, New residential units, retail marketplace, new jobs/tourism.
- [ ] **Additional information supporting sustainable reuse:** Old City Hall was reportedly considered by many to be the "Pride of Tacoma". The Time has come for this building's rich history in Tacoma to be restored and become a sustainable property for generations in the future to enjoy. The Save Old City Hall Development Team maintains a central focus on the building itself; to preserve as much as possible and retain the building as currently configured. Small adjustments back to more natural flow / floor plans provides for Old City Hall to be restored to it's Landmark Status and its Highest and Best Use. Adapability of spaces for future use with minimal changes to the building remains a key focus. Many Tacoma area Residents would love to visit a Tacoma History Museum, and hear the bells in the clocktower with their ringing sound, throughout the Sound of Tacoma as a symbol of the pride of Tacoma.
- [ ] **Overview of Development Team's Qualifications and Project Roles:** Our architect, engineers, and contractors were each selected because of their direct experience with specifics of Old City Hall or their expertise with historic buildings with similar challenges. The design team includes a structural engineer with significant experience in seismic upgrades for historic icons and a preservation architect that has worked on many prominent Tacoma and national buildings on the local, state and national registers. Our Team is prepared and eager to collaborate with City staff and Tacoma Landmarks Preservation Commission to Save Old City Hall.
- [ ] **Proposed Capital Investment / Financing Plan:** Offer to purchase Old City Hall for \$4 Million Dollars. While many appraise Old City Hall to be worth closer to \$1.8 million, Save Old City Hall can ensure the City of Tacoma loses no part of its investment by agreeing to purchase for the total price Tacoma paid. City of Tacoma in return, can benefit the campaign to Save Old City Hall by financing the purchase price over 360 monthly installment payments. This Financing by the City will help offset Save Old City Hall's purchase price that most can agree is far above current as-is market value. As Consideration, Save Old City Hall intends to pay 10% of this purchase price as down payment: \$400,000.00. Absher Construction has estimated Core Building Rescue and Tenant improvements to total approximately \$10 Million Dollars. This Construction Capital will be raised through Syndication / crowdfunding through an SEC Licensed Portal, opening investment in the Fund to Accredited Investors and Institutions in the public at large. The task of offering this investment will be handled by Intrepid Law Group, on behalf of the Save Old City Hall Federal Opportunity Fund.
- [ ] **Key Milestones:** A 6 month Offering Period (as required by the Securities and Exchange Commission for the fund to secure capital), 90- day Purchase escrow Closing to follow, 8 months Core Building Rescue/construction, 6 months Tenant Improvements, **23 months total from RFP Approval to Certificate of Occupancy.**



## **[ ] Preliminary Deal Terms in General that are important to the Developer:**

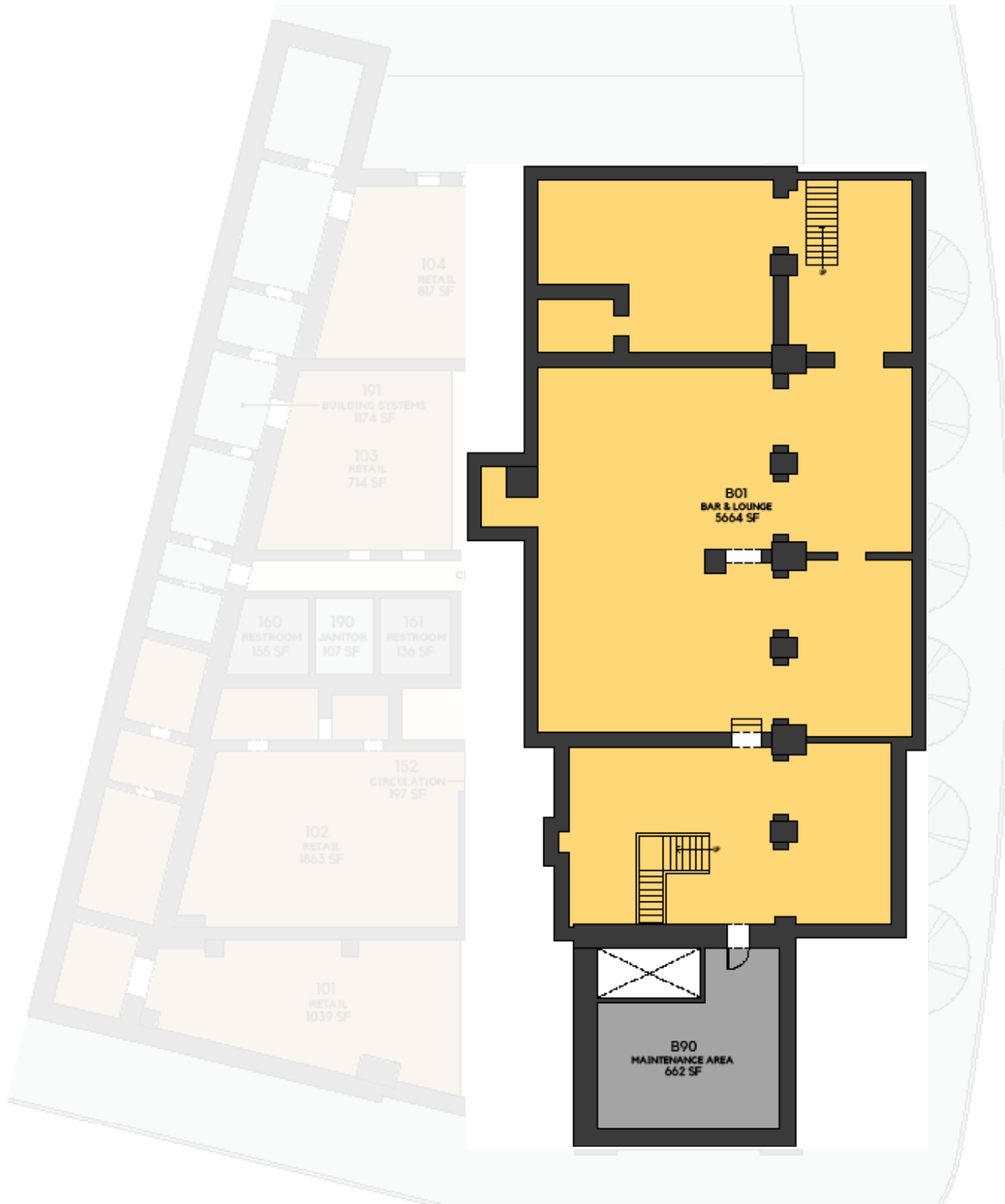
The Developer submits this proposal with an open mind with regard to final deal terms in hope that the City of Tacoma will do the same. Should the City decide it is not interested in financing the purchase at \$4 Million Dollars, the Developer offers as an alternative to purchase the property for \$2 Million Dollars Cash. Upon selection by the City of Tacoma, the Development team stands ready to take all actions necessary to raise the needed capital to close the purchase and fund the construction costs.

Old City Hall's Iconic Status will be enhanced as Home of the NEW Tacoma History Museum. While Tacoma has the Washington State History Museum Downtown, when private collectors seek to donate artifacts and regalia from Tacoma's History to the public trust, the Tacoma Historical Society (THS) is usually the first / last call that is made. THS currently holds custody of many artifacts and exhibits with no home for permanent display. In fact, THS has reported turning away many donation of artifacts due to lack of storage space/funding. The Wide Corridors, Grand Lobby and Grand Stairwell of Old City Hall, feature areas of circulation wall and floor space available to public access. It has been proposed and preliminarily accepted for THS to accept the donation of this space for the purpose of adornment of exhibits and artifacts throughout these spaces in the building to further enhance the Building's historical status and attraction. Developer will retain creative control on these exhibits to ensure they comport with the Team's vision. THS has further expressed interest in leasing space in the building as a more appropriate home (Old City Hall is part of their Logo).

46 View Luxury Loft Apartments / Penthouse Roof View Apartments are a fundamental component to the investor proforma and an asset to the neighborhood.

Commerce Street and Pacific Avenue Levels – The New MARKETPLACE at Old City Hall. Micro Retail space catering to small businesses and startups, providing access to consumers at a far lower cost. The walls dividing merchant spaces are movable allowing for customized size spaces with very little need for Tenant Improvements over time. The Sidewalks in front of the building along Pacific Avenue are exceptionally wide, making it perfect for a sidewalk café style restaurant.

The development team envisions the potential for other areas in the building to potentially be used for food and beverage services. Some of these areas include tower rooms in the clock tower that feature stunning views of Commencement Bay and Pacific Avenue. The Development team has received many unsolicited inquiries regarding lease of retail space, confirming the demand for such a destination as envisioned.



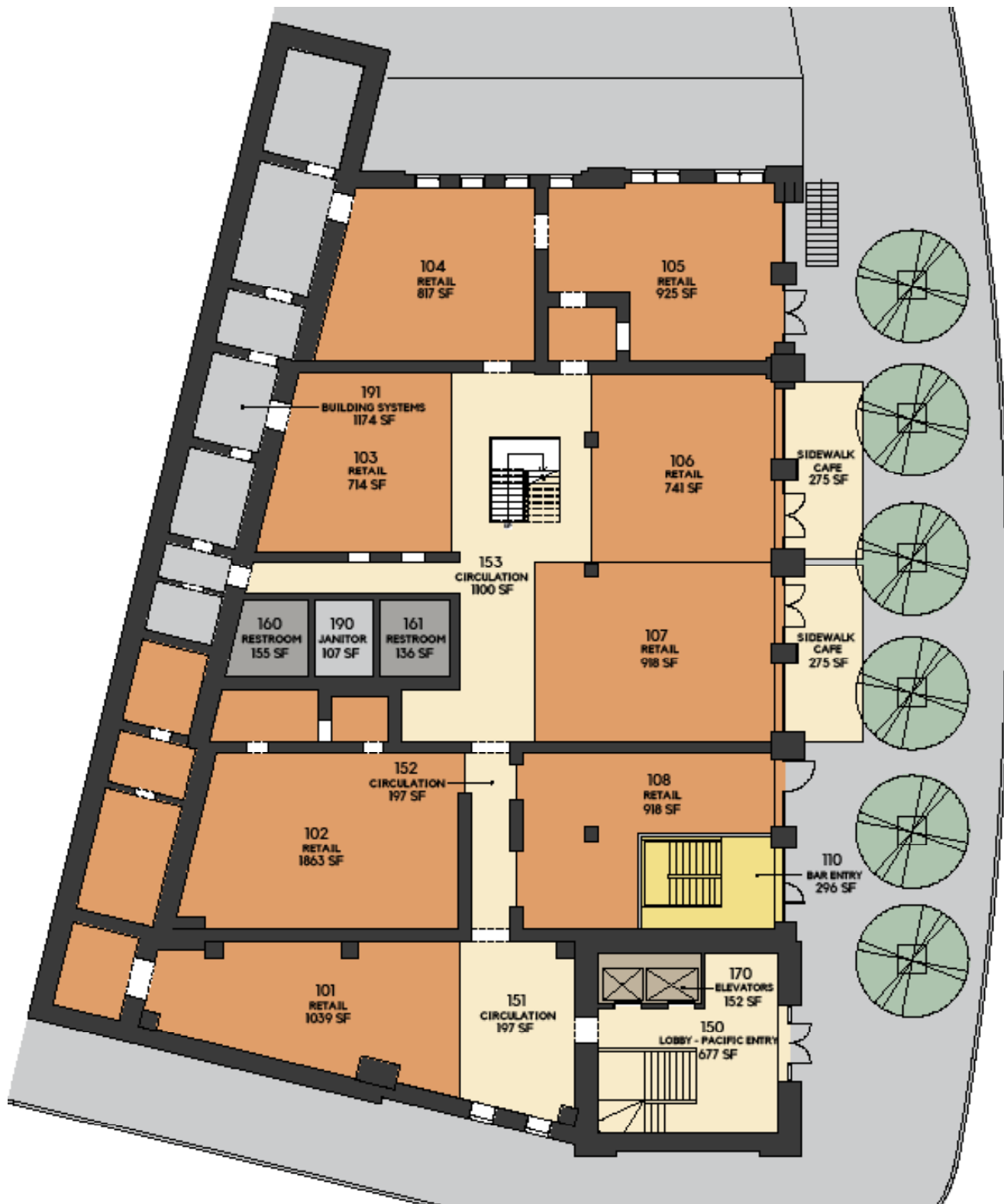
MAINTENANCE AREA

662 SF

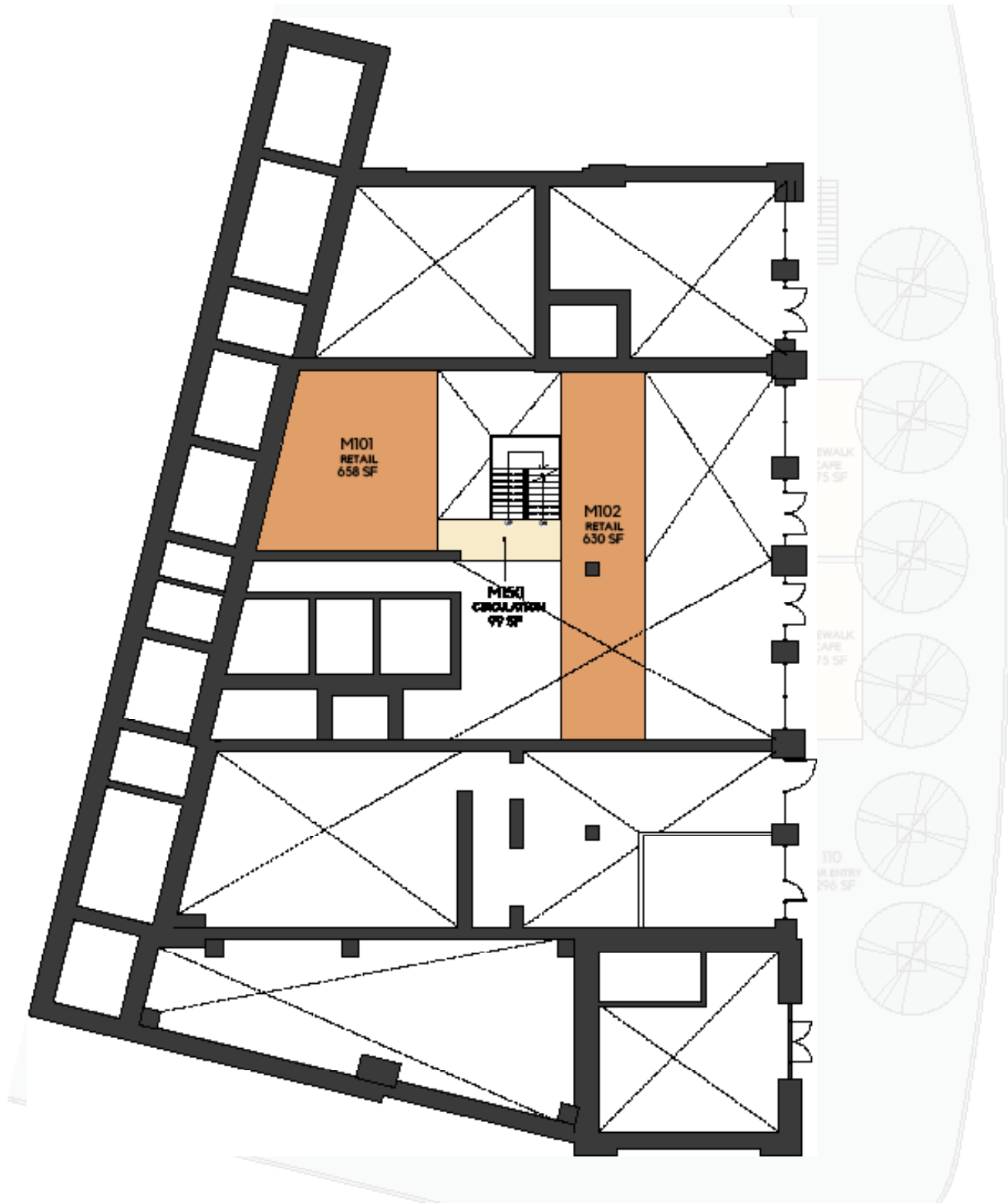
BAR & LOUNGE

5664 SF





CIRCULATION	2590 SF
BUILDING SERVICES	1572 SF
MICRO RETAIL	7739 SF
BAR ENTRY	296 SF

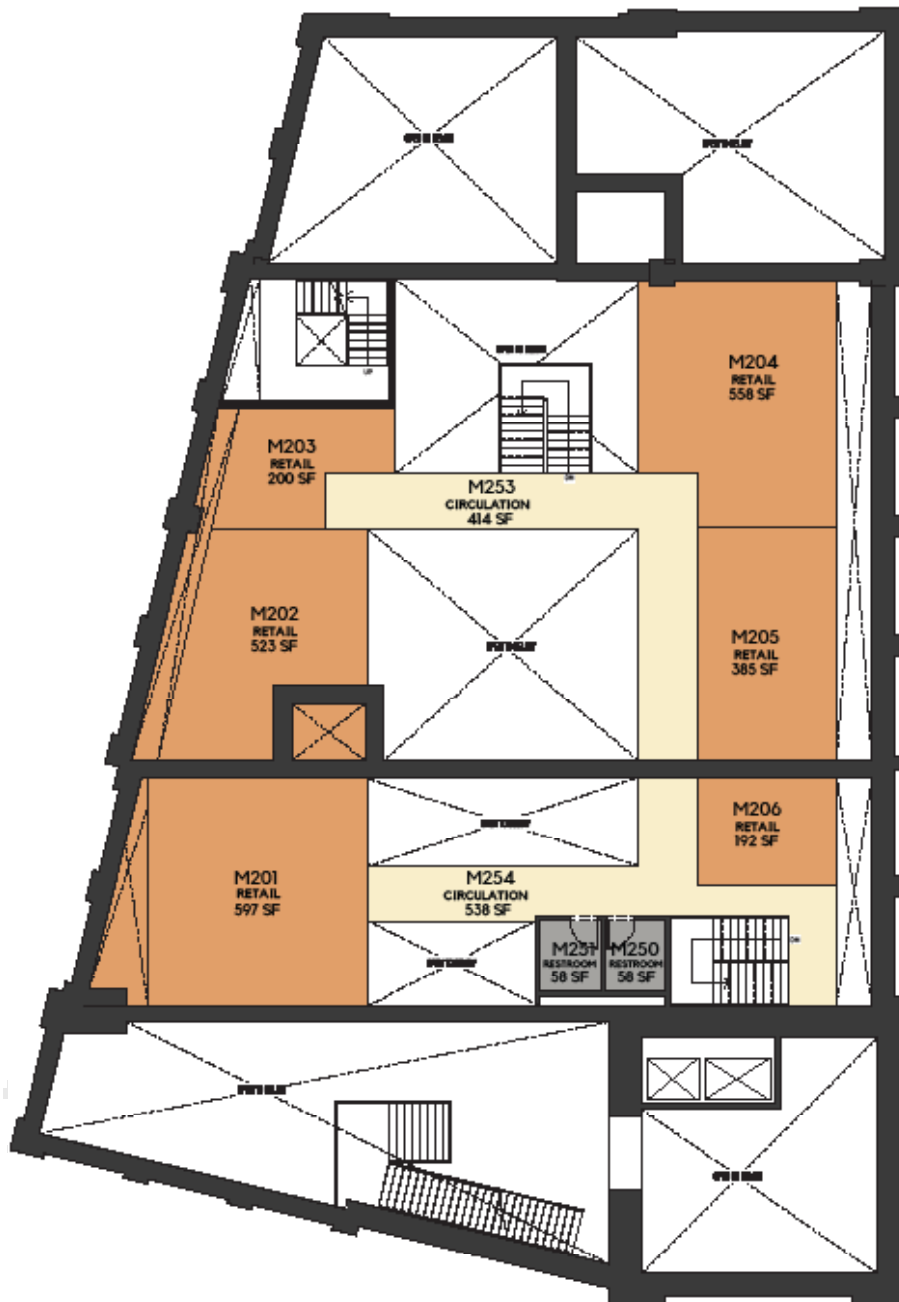


CIRCULATION	99 SF
MICRO RETAIL	1288 SF



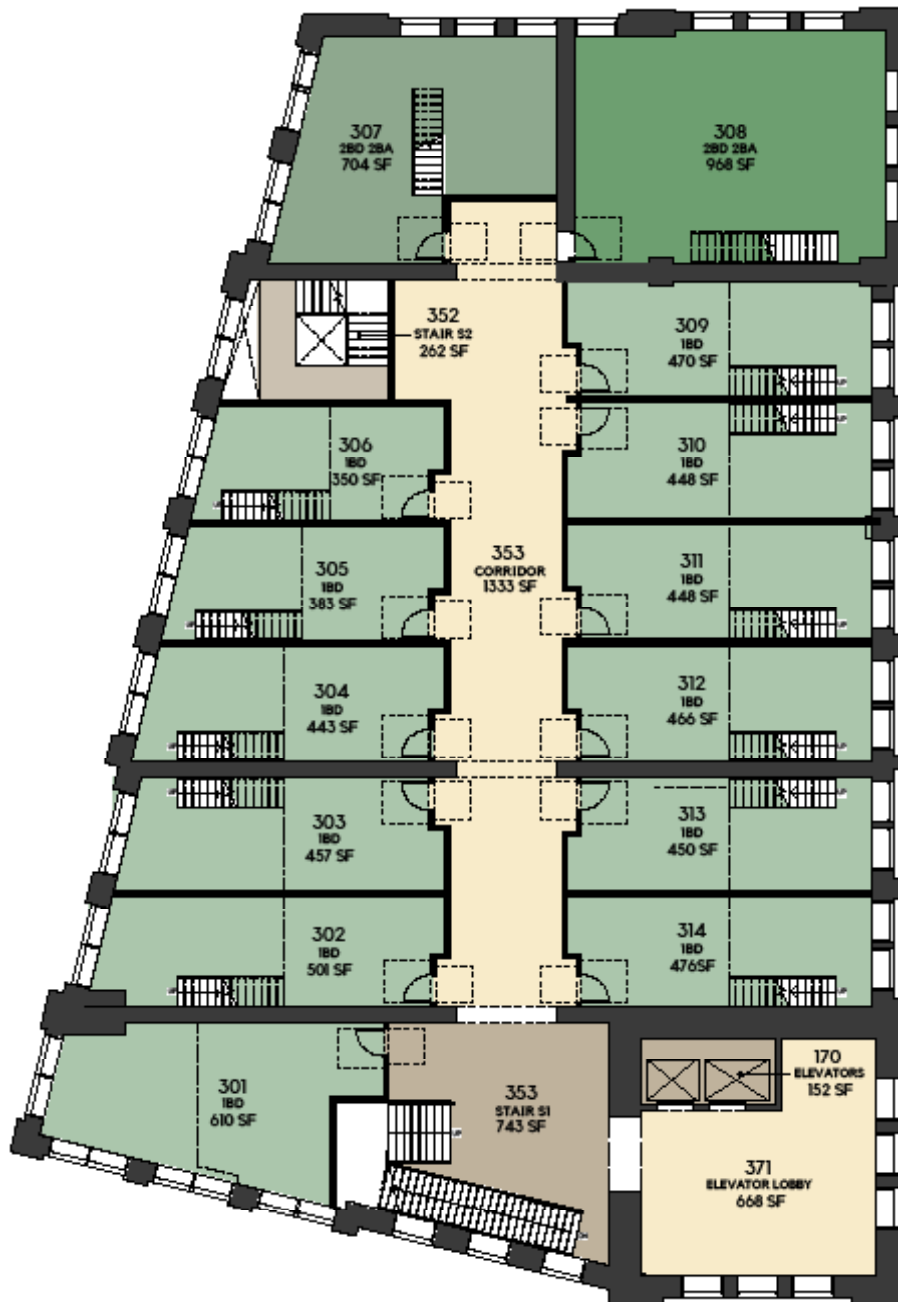


CIRCULATION	4393 SF
BUILDING SERVICES	116 SF
MICRO RETAIL	5605 SF

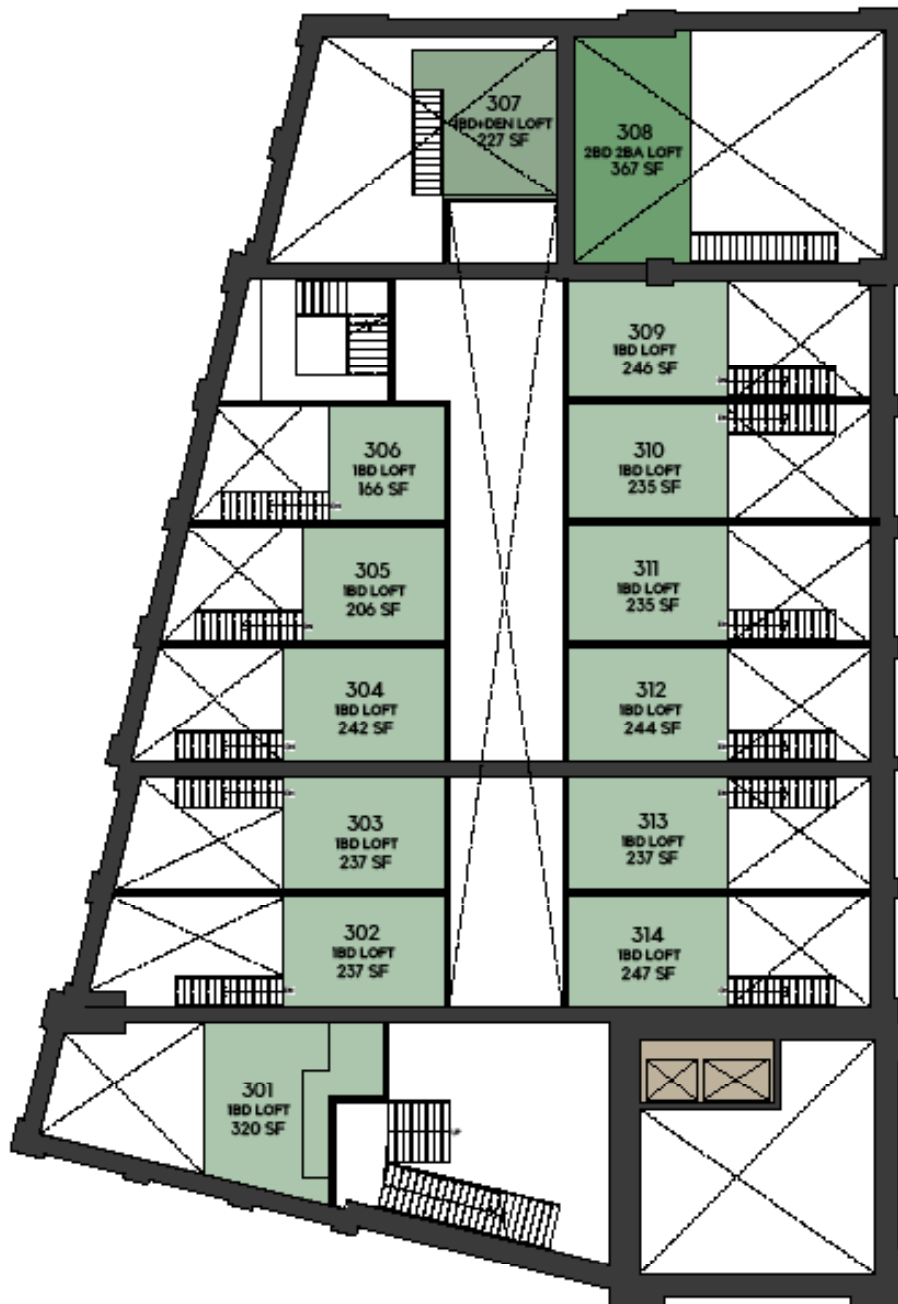


CIRCULATION	952 SF
BUILDING SERVICES	116 SF
MICRO RETAIL	2455 SF



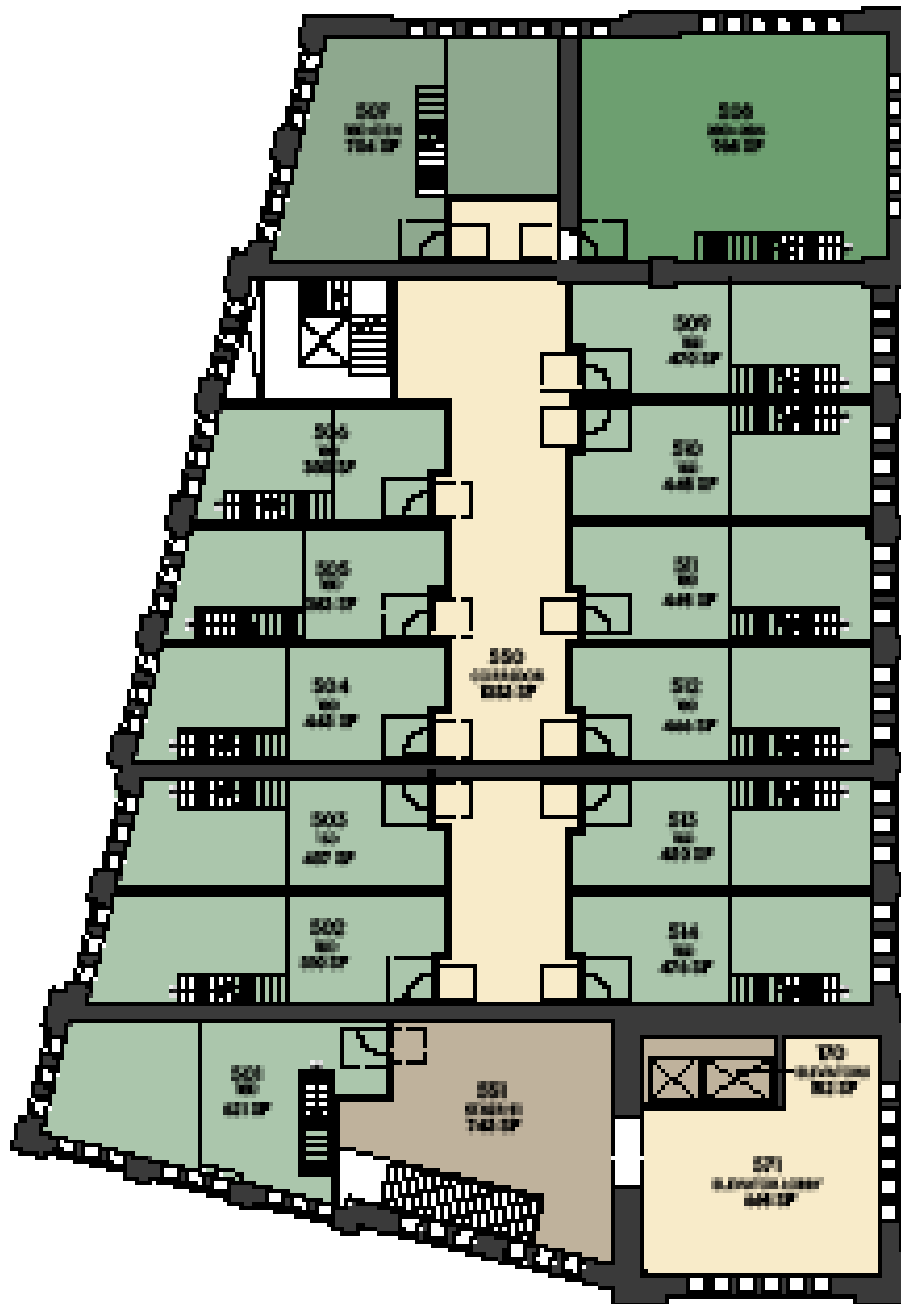


RESIDENTIAL	7174 SF
CIRCULATION	3006 SF



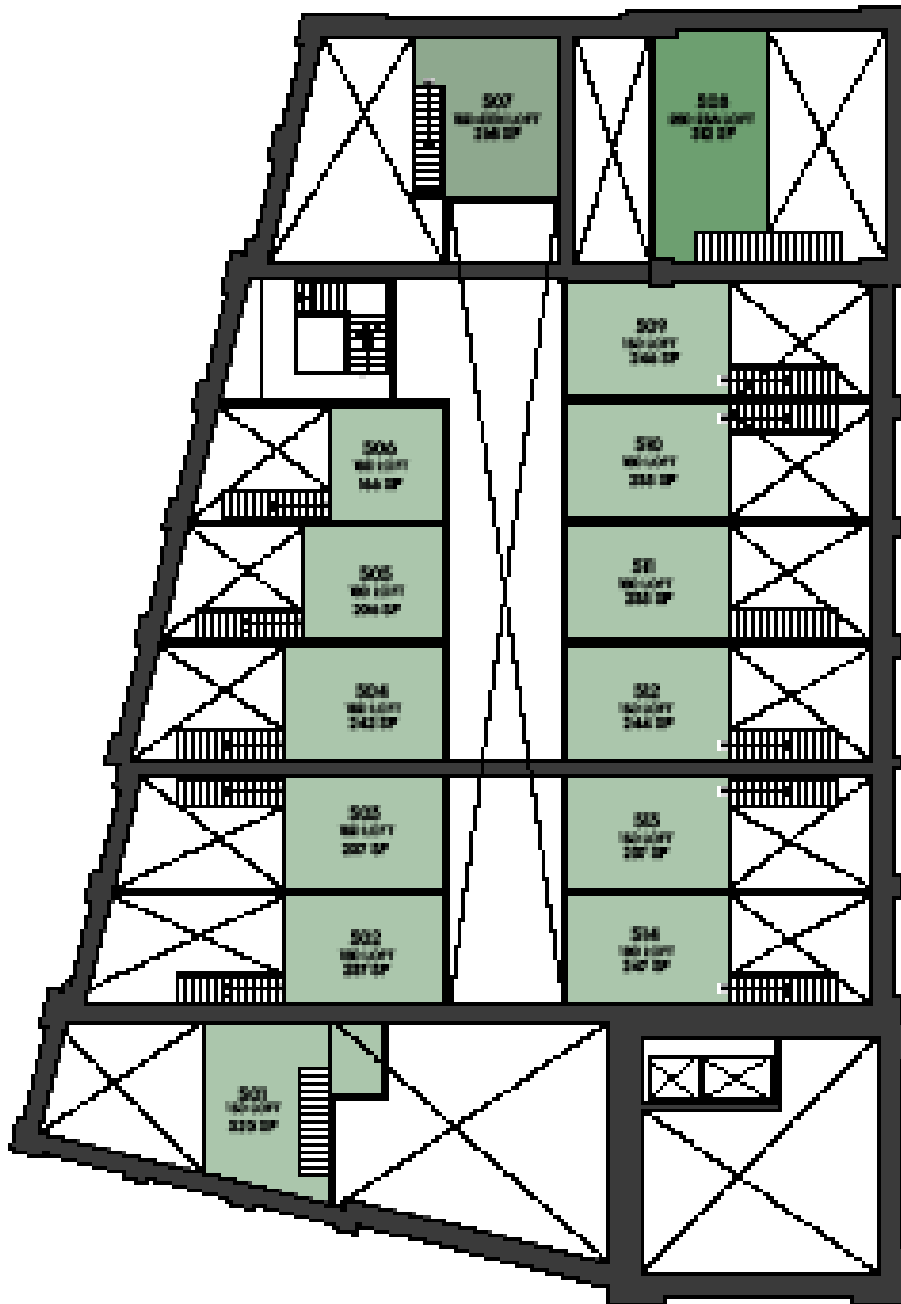
RESIDENTIAL

4393 SF



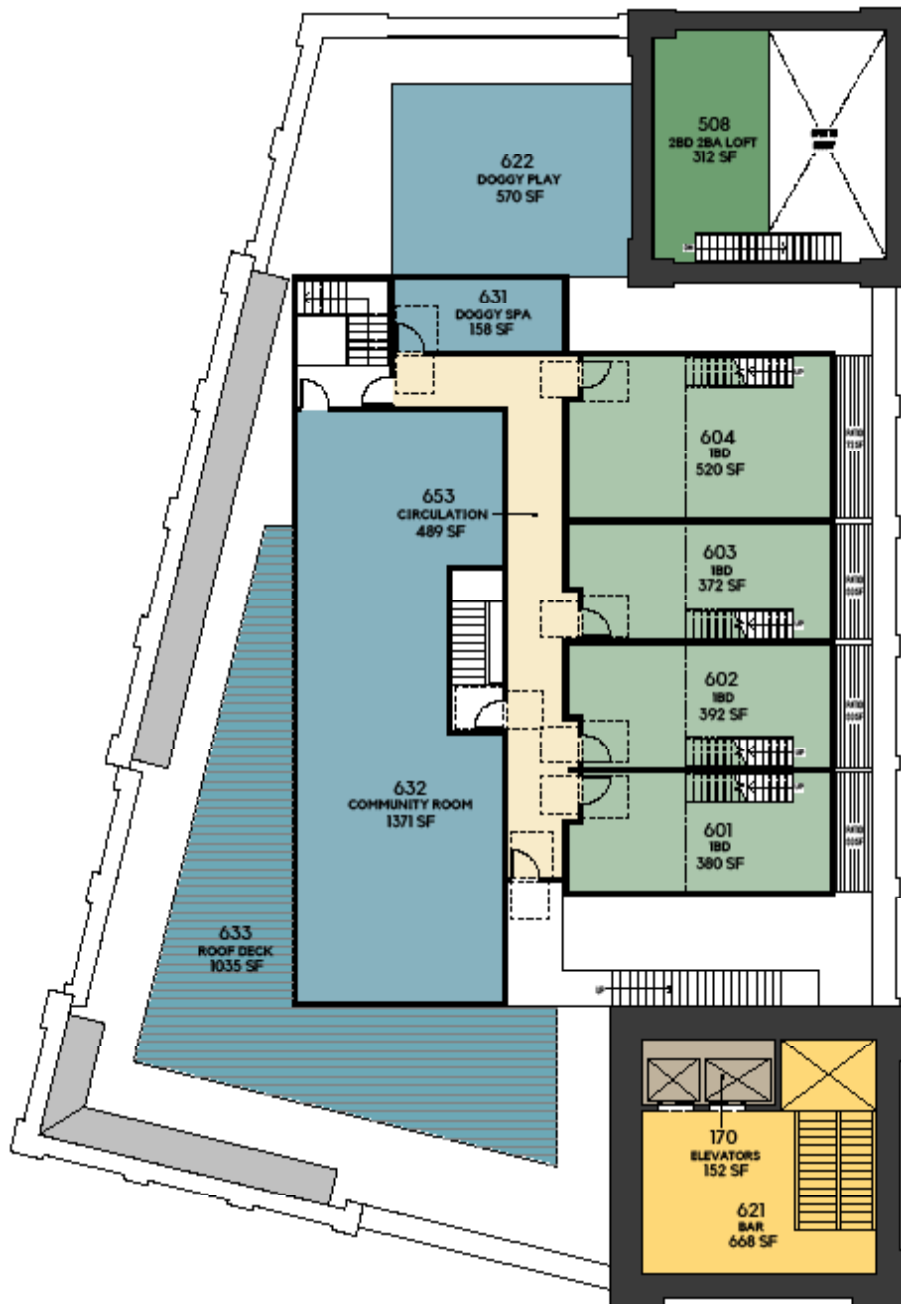
RESIDENTIAL	7194 SF
CIRCULATION	2744 SF





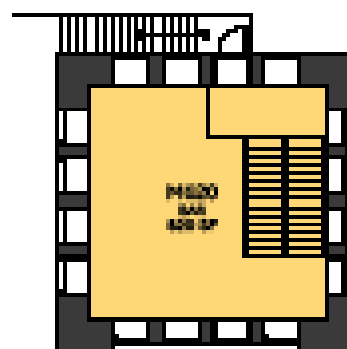
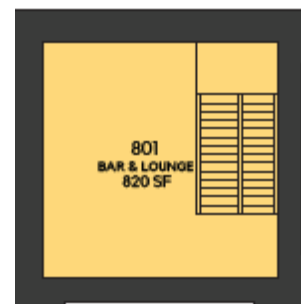
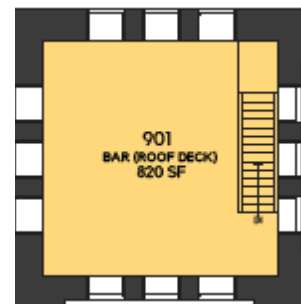
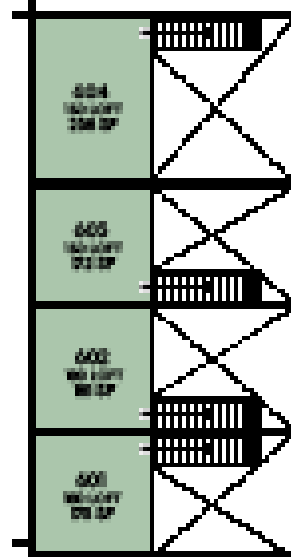
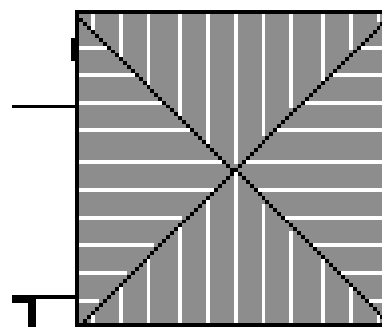
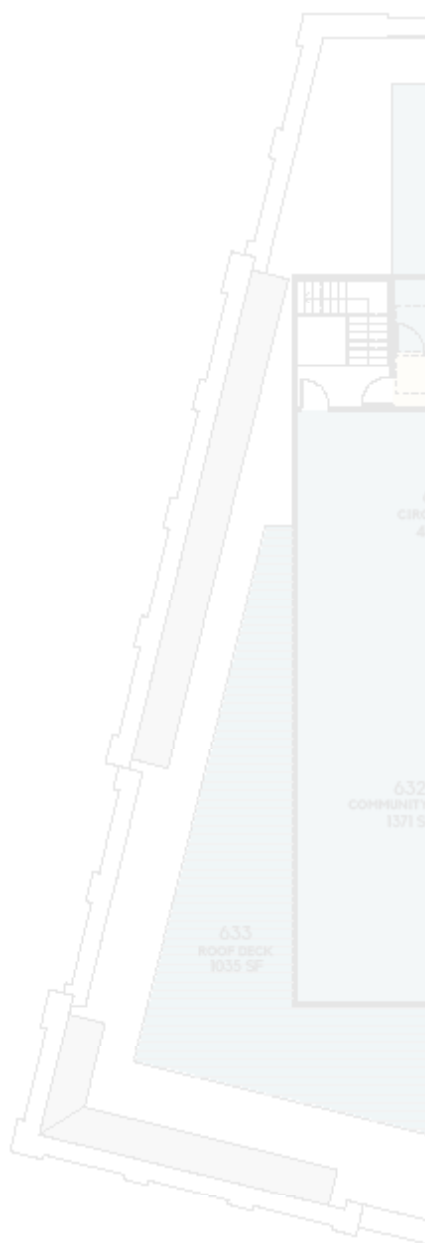
RESIDENTIAL

3432 SF



RESIDENTIAL	1664 SF
AMENITIES	3134 SF
CIRCULATION	489 SF
BAR & LOUNGE	668 SF





RESIDENTIAL	1664 SF
AMENITIES	3134 SF
CIRCULATION	489 SF
BAR & LOUNGE	3948 SF

PRO FORMA					
LEVEL	ROOM#	ROOM TYPE	AREA SF	TOTAL UNIT SF	
RESIDENTIAL					
LEVEL 3	301	1BD	610		
LEVEL 3M	301	1BD LOFT	320	930	
LEVEL 3	302	1BD	501		
LEVEL 3M	302	1BD LOFT	237	738	
LEVEL 3	303	1BD	457		
LEVEL 3M	303	1BD LOFT	237	694	
LEVEL 3M	304	1BD LOFT	242		
LEVEL 3	304	1BD	443	685	
LEVEL 3	305	1BD	383		
LEVEL 3M	305	1BD LOFT	206	589	
LEVEL 3	306	1BD	350		
LEVEL 3M	306	1BD LOFT	166	516	
LEVEL 3	307	1BD+DEN	704		
LEVEL 3M	307	1BD+DEN LOFT	227	931	
LEVEL 3	308	2BD 2BA	968		
LEVEL 3M	308	2BD 2BA LOFT	367	1335	
LEVEL 3	309	1BD	470		
LEVEL 3M	309	1BD LOFT	246	716	
LEVEL 3	310	1BD	448		
LEVEL 3M	310	1BD LOFT	235	683	
LEVEL 3	311	1BD	448		
LEVEL 3M	311	1BD LOFT	235	683	
LEVEL 3	312	1BD	466		
LEVEL 3M	312	1BD LOFT	244	710	
LEVEL 3	313	1BD	450		
LEVEL 3M	313	1BD LOFT	237	687	
LEVEL 3	314	1BD	476		
LEVEL 3M	314	1BD LOFT	247	723	
LEVEL 4	401	1BD	621		
LEVEL 4M	401	1BD LOFT	320	941	
LEVEL 4	402	1BD	510		
LEVEL 4M	402	1BD LOFT	237	747	
LEVEL 4	403	1BD	457		
LEVEL 4M	403	1BD LOFT	237	694	
LEVEL 4	404	1BD	443		
LEVEL 4M	404	1BD LOFT	242	685	
LEVEL 4	405	1BD	383		
LEVEL 4M	405	1BD LOFT	206	589	
LEVEL 4	406	1BD	342		
LEVEL 4M	406	1BD LOFT	163	505	
LEVEL 4	407	1BD+DEN	704		
LEVEL 4M	407	1BD+DEN LOFT	227	931	
LEVEL 4	408	2BD 2BA	968		
LEVEL 4M	408	2BD 2BA LOFT	373	1341	
LEVEL 4	409	1BD	470		
LEVEL 4M	409	1BD LOFT	246	716	
LEVEL 4	410	1BD	448		
LEVEL 4M	410	1BD LOFT	235	683	
LEVEL 4	411	1BD	448		

LEVEL 4M	411	1BD LOFT	235	683	
LEVEL 4	412	1BD	466		
LEVEL 4M	412	1BD LOFT	244	710	
LEVEL 4	413	1BD	450		
LEVEL 4M	413	1BD LOFT	237	687	
LEVEL 4	414	1BD	476		
LEVEL 4M	414	1BD LOFT	247	723	
LEVEL 5	501	1BD	621		
LEVEL 5M	501	1BD LOFT	320	941	
LEVEL 5	502	1BD	510		
LEVEL 5M	502	1BD LOFT	237	747	
LEVEL 5	503	1BD	457		
LEVEL 5M	503	1BD LOFT	237	694	
LEVEL 5	504	1BD	443		
LEVEL 5M	504	1BD LOFT	242	685	
LEVEL 5	505	1BD	383		
LEVEL 5M	505	1BD LOFT	206	589	
LEVEL 5	506	1BD	350		
LEVEL 5M	506	1BD LOFT	166	516	
LEVEL 5	507	1BD+DEN	704		
LEVEL 5M	507	1BD+DEN LOFT	268	972	
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LEVEL 5M	511	1BD LOFT	235	683	
LEVEL 5	512	1BD	466		
LEVEL 5M	512	1BD LOFT	244	710	
LEVEL 5	513	1BD	450		
LEVEL 5M	513	1BD LOFT	237	687	
LEVEL 5	514	1BD	476		
LEVEL 5M	514	1BD LOFT	247	723	
LEVEL 6	601	1BD	380		
LEVEL 6M	601	1BD LOFT	175	555	
LEVEL 6	602	1BD	392		
LEVEL 6M	602	1BD LOFT	181	573	
LEVEL 6	603	1BD	372		
LEVEL 6M	603	1BD LOFT	172	544	
LEVEL 6	604	1BD	520		
LEVEL 6M	604	1BD LOFT	238	758	
	46		34311	743	AVG
AMENITY					
LEVEL 6	622	DOGGY PLAY	570		
LEVEL 6	631	DOGGY SPA	158		
LEVEL 6	632	COMMUNITY ROOM	1371		
LEVEL 6	633	ROOF DECK	1035		
			3134		



CIRCULATION				
LEVEL 1 (PACIFIC)	150	LOBBY - PACIFIC ENTRY	677	
LEVEL 1 (PACIFIC)	151	CIRCULATION	464	
LEVEL 1 (PACIFIC)	152	CIRCULATION	197	
LEVEL 1 (PACIFIC)	153	CIRCULATION	1100	
LEVEL 1 (PACIFIC)	170	ELEVATORS	152	
LEVEL 2 (COMMERCE)	250	LOBBY - COMMERCE ENTRY	1066	
LEVEL 2 (COMMERCE)	253	CIRCULATION	2360	
LEVEL 2 (COMMERCE)	254	STAIR S2	258	
LEVEL 2 (COMMERCE)	255	CIRCULATION	215	
LEVEL 2 (COMMERCE)	271	ELEVATOR LOBBY	494	
LEVEL 3	350	STAIR S1	743	
LEVEL 3	352	STAIR S2	262	
LEVEL 3	353	CORRIDOR	1333	
LEVEL 3	371	ELEVATOR LOBBY	668	
LEVEL 4	450	STAIR LOBBY	743	
LEVEL 4	453	CORRIDOR	1333	
LEVEL 4	471	ELEVATOR LOBBY	668	
LEVEL 5	550	CORRIDOR	1333	
LEVEL 5	551	STAIR S1	743	
LEVEL 5	571	ELEVATOR LOBBY	668	
LEVEL 6	653	CIRCULATION	489	
LEVEL 1M	M150	CIRCULATION	99	
LEVEL 2M	M253	CIRCULATION	414	
LEVEL 2M	M254	CIRCULATION	538	
			17017	

BUILDING SERVICES				
LEVEL 1 (PACIFIC)	190	JAN	107	
LEVEL 1 (PACIFIC)	191	BUILDING SYSTEMS	1174	
LEVEL 1 (PACIFIC)	160	RESTROOM	155	
LEVEL 1 (PACIFIC)	161	RESTROOM	136	
LEVEL 2 (COMMERCE)	260	RESTROOM	58	
LEVEL 2 (COMMERCE)	261	RESTROOM	58	
LEVEL B	B90	MAINTENANCE AREA	662	
LEVEL 2M	M250	RESTROOM	58	
LEVEL 2M	M251	RESTROOM	58	
			2466	

MICRO RETAIL (MAIN FLOORS)				
LEVEL 1 (PACIFIC)	101	RETAIL	1039	
LEVEL 1 (PACIFIC)	102	RETAIL	1863	
LEVEL 1 (PACIFIC)	103	RETAIL	714	
LEVEL 1 (PACIFIC)	104	RETAIL	817	
LEVEL 1 (PACIFIC)	105	RETAIL	925	
LEVEL 1 (PACIFIC)	106	RETAIL	741	
LEVEL 1 (PACIFIC)	107	RETAIL	918	
LEVEL 1 (PACIFIC)	108	RETAIL	722	
LEVEL 2 (COMMERCE)	201	RETAIL	185	
LEVEL 2 (COMMERCE)	202	RETAIL	93	
LEVEL 2 (COMMERCE)	203	RETAIL	803	
LEVEL 2 (COMMERCE)	203	RETAIL	254	

LEVEL 2 (COMMERCE)	204	RETAIL	675	
LEVEL 2 (COMMERCE)	206	RETAIL	393	
LEVEL 2 (COMMERCE)	207	RETAIL	135	
LEVEL 2 (COMMERCE)	208	RETAIL	81	
LEVEL 2 (COMMERCE)	209	RETAIL	113	
LEVEL 2 (COMMERCE)	210	RETAIL	203	
LEVEL 2 (COMMERCE)	211	RETAIL	438	
LEVEL 2 (COMMERCE)	212	RETAIL	760	
LEVEL 2 (COMMERCE)	213	RETAIL	463	
LEVEL 2 (COMMERCE)	214	RETAIL	473	
LEVEL 2 (COMMERCE)	215	RETAIL	122	
LEVEL 2 (COMMERCE)	216	RETAIL	242	
LEVEL 2 (COMMERCE)	217	RETAIL	172	
			13344	
BARS				
LEVEL 6	621	BAR	668	
LEVEL 6M	M620	BAR	820	
LEVEL 7	720	BAR	820	
LEVEL 8	801	BAR	820	
LEVEL 9	901	BAR (ROOF DECK)	820	3948
LEVEL B	B01	BAR	5664	
LEVEL 1 (PACIFIC)	110	BAR ENTRY	296	5960
			9908	
MCRO RETAIL (MEZZANINE)				
LEVEL 1M	M101	RETAIL	658	
LEVEL 1M	M102	RETAIL	630	
LEVEL 2M	M201	RETAIL	597	
LEVEL 2M	M202	RETAIL	523	
LEVEL 2M	M203	RETAIL	200	
LEVEL 2M	M204	RETAIL	558	
LEVEL 2M	M205	RETAIL	385	
LEVEL 2M	M206	RETAIL	192	
			3743	
PROJECT TOTAL			83923	

# **Save Old City Hall Federal Opportunity Fund Development Team Supplemental**

## **History**

Old City Hall was completed in 1893, prior to electric power reaching the City of Tacoma. As an office building, it has similarities with other historic offices, which had narrow work areas organized around the perimeter of the building to take advantage of natural daylight provided by oversized windows. Each level has a wide central hallway in the darkest portion of the building with the work areas on either side. Historic office plans are highly inefficient and are considered sub-standard in the current marketplace. Contemporary commercial office spaces have large open plans that provide maximum staff density, plan flexibility, and minimize unusable circulation.

Old City Hall is an ornate and iconic building and a symbol of the ambitions of young Tacoma in the 1880s. Designed by the San Francisco architect, Edward Hatherton in 1880 and completed in 1883, the Old City Hall was the symbol of the city at that time and remains the symbol today. Its design was an elaborate use of architectural materials and integrated design features. The mixture of brick masonry with its use of arches, large and colossal; the use of decorative terra cotta, and rustic and dressed stonework contributed to the design of this major iconic landmark.

The use of Old City Hall has changed from its original use as the center of the Tacoma city government. Changes to the exterior of the building have not always been executed with the proper care. Also, the interior has suffered from attempts to infuse contemporary occupancies into a rigid floor plate without success. The introduction of modern building systems disrupted some interior features with an insensitive outcome.

## **Preservation Guidelines**

The Guidelines for the Preservation of Historic buildings was developed by the National Park Service for the preservation of historic properties throughout the United States. These guidelines are known as the "Secretary's Standards". The Secretary's Standards are regulatory for federally funded projects involving historic properties. These standards have been adopted by many state and local authorities including the State of Washington and the City of Tacoma. The Secretary's Standards set forth four approaches which establish the standards for treating historic properties. These are: PRESERVATION, REHABILITATION, RESTORATION and RECONSTRUCTION.

The image of the Old City Hall is well-established, and the exterior features of the building should be treated with a "light touch." PRESERVATION of the existing exterior features should be the dominate design concept. With the good condition of the building exterior, restoration should be the overriding concept, restoring damaged features, replicating important lost features and returning the facades to their original form and function. This critical work will preserve one of the most significant historic buildings in Tacoma.

The interior of Old City Hall has undergone several significant and major changes but retains most of its historic features. The massive brick and stone interior arches



establish the unique structural order of the interior of the building. The main staircase is an iconic feature of the building and contributes to the organization of the interior space. Although the existing interior retains the basic design of the space, many original features and finishes have been removed or altered. This condition offers an opportunity for major interior changes that will accommodate new, future uses without negative impacts to the character of the building.

### **Design Approach**

We have selected the Design-Assist method of delivery for this project. Design-Assist provides separate contracts for the architect and contractor and gives each partner maximum responsibility to make decisions and move the project forward swiftly. Each partner assists the other to ensure they have timely information to support their own work. We believe the Design-Assist method is optimal for initiating and constructing this project in the most efficient and effective manner.

### **Rehabilitation Approach**

Our development team recommends the REHABILITATION approach for the interior of Old City Hall. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Rehabilitation is the primary focus for the interior development and will be following the principles of “repair rather than replace” where possible. Changes to existing features should respect the special qualities of the Old City Hall while meeting the needs of future uses. New design features will be clearly distinguished, and reversible, and provide the opportunity to celebrate and honor the past while being present in the future.

Old City Hall has been neglected for decades and will require extensive rehabilitation to become usable again. Ornate copper cornices and broken terra cotta details are falling off the building, brick arches need reconstruction and are temporarily shored to prevent collapse. The interior systems are no longer functioning including the fire sprinkler, electrical, and mechanical systems. The building needs a major seismic upgrade including a steel structure inside the clock tower.

Our vision for the property will bring the building into prominence once again, with a concept to implement this vision to maximize potential revenues. The contractor has provided rehabilitation and modernization estimates that are within the limitations of the pro-forma. Our development concept is viable. Our team intimately understands the unique characteristics of this project.

### **Current Market Conditions**

The market in Tacoma is hot and this is the time to make this project a reality. Apartment rates are at record highs and consumer confidence is high. Entrepreneurs are starting new businesses and bringing new products and services to market.

Save Old City Hall has a retail broker on our team who has shaped the types of uses

we have included, verified the viability of our use configuration, and they set our lease rate assumptions with full confidence they can fill the building with quality tenants. Our design concept and uses are relatively low-cost improvements with a minimal number of new walls, relying heavily on existing structure and open spaces. This approach is necessary because the extreme amount of required repair work.

Our Development team has the talent and ability to fund this project. Our team's design experts specialize in multifamily, retail, restaurants, preservation and adaptive reuse and have a design solution in hand. Our contractor is the largest in the South Sound and has successfully brought two projects through the City of Tacoma RFP process. This is the team that will solve this challenging project and we are ready to go. All we need is City Approval for the Fund to purchase this landmark building.

## **The Future for Old City Hall**

Old City Hall has been the talk of the town lately, as many Tacomans would like to know what the fate of the building is to be. Our team's proposed uses will give Old City Hall the best opportunity to be successfully redeveloped. Each use is targeted to maximize vitality of the project while utilizing every leasable portion of the building, and maximizing potential rental revenue.

Our design and construction partners have a deep understanding of Old City Hall, and have been working with the City of Tacoma since before its' purchase. Our architect and preservation specialist have consulted multiple times to the City of Tacoma, studying Old City Hall and other historic properties. Our team's collective knowledge of Old City Hall and other adaptive reuse experience has given us the insight to craft a solid plan that works.

***The project as envisioned will meet the three stated goals of the RFP: Create synergy with surrounding development; Enable vibrancy; and Re-establish the building's preeminence in community life.***

Our development team consists of local residents and businesses that have deep affection for the City of Tacoma and an appreciation for Old City Hall. Our commitment to the redevelopment and adaptive reuse of this landmark structure is contingent upon celebrating and augmenting the history and charm of this building. We believe the building itself is the feature that will ensure The Marketplace, Renaissance Loft Apartments, food and beverage services, and the Tacoma History Museum are all financially successful.

## **Mixed Use Plan**

Our plan proposes four uses for Old City Hall: The Marketplace located on Commerce Street / Pacific Avenue levels, Food and Beverage services for the basement and clock tower levels, and Renaissance Lofts at Old City Hall for the upper 3 floors and roof of the building. The final use is a public benefit that utilizes public spaces throughout Old City Hall: The New Tacoma History Museum.

## **The Marketplace at Old City Hall**

The Commerce Street and Pacific Avenue levels of Old City Hall are extremely important for Tacoma. These floors will directly engage with the public and will shape their impression of the building. The Old City Hall is more than another old building in Tacoma. It was the seat of municipal government during the late 1800's boom times and is one of the major icons that represent our city. It is for this reason that the City of Tacoma purchased the building to rescue it from neglect. We are aware of the responsibility that will be inherited by our Development Team, and we embrace the opportunity to restore this building to vitality and prominence. After exploring multiple options for how to reconfigure these lower floors, we propose a Micro-Retail Marketplace. This retail variant is a hot trend nationwide and is an ideal fit for Tacoma's culture. The Marketplace at Old City Hall will draw additional consumers to the neighborhood, many of which will eat or drink nearby. The residents in the upstairs apartments will purchase goods and services and be regulars at neighborhood establishments.

The Marketplace at Old City Hall is envisioned as a public space where 25-40 small scale retailers, most likely Tacoma residents, can mutually benefit from low-rent and high visibility. Retail spaces range from 100 square feet to 450 square feet and can be easily subdivided or combined to meet the specific needs of each vendor. Micro-retail is ideal for niche businesses that would not thrive in strip malls, conventional shopping malls, or traditional storefronts. Common micro-retail tenants include: cafes and coffee shops, specialty food retailers, butchers, florists, vegetable and fruit stands, apparel, art, housewares, hand-crafted goods and other lifestyle centered products. Tacoma is a city that is rich in creative class professionals, artists and makers. We are a city with low barriers for entry and we embrace entrepreneurs and startups. Our grassroots businesses often work from their home and sell products solely online because there is no affordable brick-and mortar option in their hometown. The Marketplace at Old City Hall provides a much-needed space for our neighbors and friends to sell products and additionally will keep more Tacoma dollars in Tacoma. We are confident that our region has a sufficient supply of entrepreneurs to fill the 17,000 square feet of available retail space, and that there is a high consumer demand for authentic, locally made, and personalized products.

An ideal complement to the neighborhood at the north end of Pacific Avenue, similar to projects in other cities that have become shopping destinations that draw tourist dollars while also providing residents with goods and services within walking distance. The Marketplace will be an asset for McMenamin's guests, local restaurants and bars, will provide services to downtown and St. Helens residents, and will provide additional reasons for downtown workers to visit the north end of Pacific Avenue. Examples of micro-retail exist in many major cities around the country. Seattle has the Melrose Market in the Pike-Pine neighborhood of Capitol Hill. Wenatchee has the Pybus Public Market. New York has the Chelsea Market, and San Francisco the Ferry building Marketplace. Each provides small retail spaces for local business people and combine their wares to create a destination marketplace.



## **Food and Beverage Services**

In addition to the micro-retail marketplace, we have also identified locations for two bar / Lounges. The basement under the Pacific Avenue level has sandstone walls reminiscent of a crypt and would make a unique restaurant or bar. The clock tower is also a difficult location for other commercial uses but will make a memorable place to get cocktails. To make room for this, we propose relocating the antiquated clock mechanism into the public portions of the building as an artifact/exhibit and controlling the clock and bells with modern technology. This upgrade will bring the bells back to Tacoma once again and make Old City Hall a daily part of Tacoma life.

## **The Tacoma History Museum**

A use plan that will add to the ambiance of the building and infuse Old City Hall with meaning. We have created an alliance with the Tacoma Historical Society and have offered them a permanent home at Old City Hall. We will collaborate with them to curate their Tacoma artifacts into the common areas of the building to form the Tacoma History Museum, telling the story of our hometown. This information simultaneously informs where we have come from and influences where we are going. It will proudly celebrate Tacoma and tell our story to visitors. This will create stability for The Tacoma Historical Society and will enable them to focus on raising money to grow programs rather than survive.

## **Renaissance Lofts at Old City Hall**

We believe the highest and best use for the non-street levels (floors 3-5) is housing. The 19-foot floor to floor heights, brick walls, and exposed rough sawn lumber structure are in high demand as modern loft style apartments. The building structural system has ideal structural bays for apartment conversion. Our concept proposes to remove all non-historic interior walls and to shorten the mezzanines that were added in the 1970's, resulting in tall volumes near the windows that make impressive living rooms. The main floor will include: the entry, an open kitchen, a restroom, a laundry closet and the high-volume living room. A new stair in each unit will lead to the open mezzanine above where the bedrooms will be located.

Old City Hall can accommodate 14 loft-style units on each existing floor with unit sizes ranging from 516 to 930 square feet. Four additional penthouse units can be built on the roof, replacing the greenhouse structure. In total the building can support 46 units. The roof will also be the location for resident amenity options that include a community room, community kitchen, a rooftop patio, a pet spa, and a pet play area.

## **Sustainable Reuse**

The primary focus of our development team has been on capturing maximum revenue to ensure the project is viable and sustainable, so this important building can be revitalized. If selected, the developer team agrees to explore the practicality of including affordable units into the project.

Our concept for the redevelopment of Old City Hall will create new jobs, will create new businesses, and will amplify the income of Tacoma residents. The basement and

clock tower bars will create manager, bartender and server positions while the apartments will create manager, leasing agent, maintenance and operations positions, all living wage jobs.

The biggest potential for economic impact is Marketplace @ Old City Hall. At launch we expect 25-40 micro-retail businesses that will either be startups or expansions of existing local businesses. Initial staffing is likely to be the proprietors of the venture. As the businesses become stable and thrive, staff could replace owners freeing the owners to expand their businesses further. The potential economic benefit of The Marketplace eclipses the short-term boost of living wage positions. Old City Hall is the lynchpin that knits multiple niche portions of downtown together. The new uses for the project should complement and reinforce what is working and will hopefully be a catalyst to those that struggle.

## **Synergy**

Synergy with the local business community in Tacoma is vital. Thousands of people work in Tacoma daily. Events like the Thursday Market are proven motivation to get those feet on the street, enjoying community and supporting boot strap businesses. The Marketplace at Old City Hall will provide year-round opportunities for employees and residents to come downtown and purchase local products. Our shared vision for Old City Hall is the kind of development that thrives in Seattle and other major cities every day. Tacoma deserves similar levels of amenities and services and projects like this will help Tacoma continue to attract King County residents to our city.

The public benefit for this development proposal is broad and complex, providing historical, cultural, community, and economic benefit to the city and its residents.

The Marketplace at Old City Hall creates a branded market that will return the structure to preeminence in the community life of Tacomans. The Museum, MarketPlace and bar/Lounges give access to this impressive building back to the public, so they can enjoy their past. The Tacoma History Museum and Tacoma artifacts that will be located throughout the building provide long-term stability to a community-focused non-profit, help preserve artifacts, and celebrate the past of our city.

Old City Hall will become a community space where people will meet friends, build relationships, start businesses, and create wealth. It will add vitality to the downtown and reinforce existing businesses, while creating highly desirable apartments with incredible views that will bring more residents downtown. Cities need residents living downtown to have thriving communities. Residents with disposable income bring 24-hour life and vitality to neighborhoods. Most of Tacoma's downtown residents live on the fringes. This project will inject 46 units into the downtown core, proving to other property owners and developers that redeveloping historic properties is desirable and profitable.

Our development team is prepared and motivated to begin work as soon as possible.

Our partners have capacity and available expertise to hit the ground running. The conceptual plans, area summary, and leasing strategy is firm. With approval and a contract, we will begin formal design with a goal of an aggressive schedule and a grand opening as soon as possible. The market is ready for this product now and it is important for us to deliver it as soon as is practical.

It is our hope that the City of Tacoma can see the vision the Save Old City Hall Development Team has for this building and that we have properly explained how we have matched the inherent attributes of the building to current market driven uses that are in high demand and capture top of the market rates. Each newly added wall or architectural feature is the least necessary to create a dynamic space. It is this unique combination of market rents and low cost of improvement that will allow our team to rescue this building.

We encourage the selection team to study the floor plans and renderings that we have included in this proposal, so you can share the excitement we have for the project.

**Chelsea Market:** Manhattan 1998  
 A block long and a block wide in the meatpacking district.  
 More than 35 vendors  
 Food Hall, shopping mall, office building  
 6 million visitors annually  
 Reclaimed National Biscuit Company Building (Nabisco)



**Ferry Building:** San Francisco 2003  
 Landmark building and Clock Tower  
 Vibrant gathering of local farmers, artisan producers, and independently owned and operated food businesses  
 Reclaimed Ferry terminal - integral to the City's history

**Pybus Public Market:** Wenatchee 2013  
 Reclaimed warehouses and annex building  
 Community gathering spot  
 Public market and cooking classes



**Melrose Market:** Capitol Hill Seattle 2010  
 Award winning restaurants, retail  
 Catering and event space  
 Reclaimed historic automotive buildings



# Company Overview



**ABSHER**



# Who We Are What We Do



Founded in 1940, Absher Construction Company is a third-generation, family-owned business, headquartered in Western Washington for over 78 years. Now the largest general contractor in Pierce County, Absher has evolved through the decades, growing from our humble beginning as a one-man home remodeling company to our position today as a national leader in the construction industry.

With projects ranging from Hawaii to Rhode Island, and a subsidiary firm in Paducah, KY, Absher balances its legacy with a commitment that is inherent in its core purpose, to create and build community through teamwork, leadership and experience. Our staff delivers premier preconstruction, construction, construction management and design-build services across multiple market sectors. Absher's primary markets include:

- Hospitality
- Multi-Family Housing
- Community & Recreation
- Federal Contracting
- Education
- Healthcare

A full-service firm, we provide a complete range of professional services in estimating, value engineering, scheduling, virtual design and construction/virtual reality, green building, constructibility, information technologies, and commissioning, as well as the carpentry and concrete trades, which we self-perform.

Among Absher's staff of construction professionals are Society of Associated Value Engineers (SAVE)-certified Associate Value Specialists, Design-Build Institute of America (DBIA)-certified professionals, licensed engineers, LEED Accredited Professionals and LEED Green Associates, and Virtual Construction specialists.

Every Absher project is multi-faceted—with goals as varied and individual as the clients, community members, developers, government agencies, architects, subcontractors, end users and—stakeholders who are passionately invested in them. Success on our projects is determined by many factors—team synergy; safety and quality; as well as budget and schedule performance. Ultimately, however, Absher's success lies in building trust and developing long-term relationships with our clients.

# ABSHER

# MEP Design-Assist

The Absher team has a great deal of experience in early selection of sub-contractors. In the past ten years, we have brought our mechanical and/or electrical subcontractors on board to assist with the design phase on 80 of our 100 major projects.

On the Old Tacoma City Hall project these subcontractors will:

- Provide cost/benefit analysis for various systems under evaluation;
- Provide real-time information on equipment and products review progress drawings;
- Provide review comments on both drawings and specifications; and
- Participate in design reviews prior to the final submittals.

The cost of mechanical and electrical equipment is a large factor of the systems' cost. Also, the quality of a system is directly related to the quality and compatibility of its components; therefore, the commitment of these subcontractors to provide quality equipment is imperative.



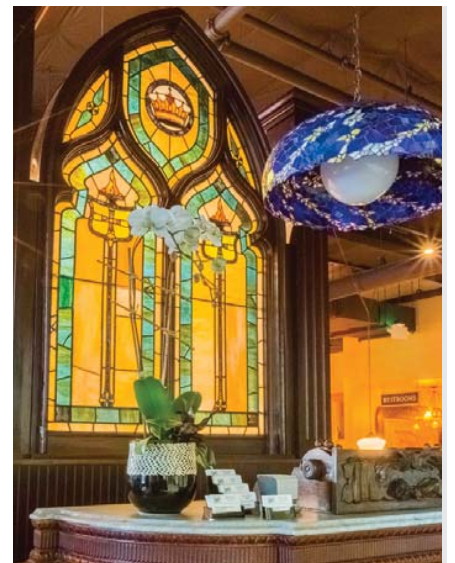
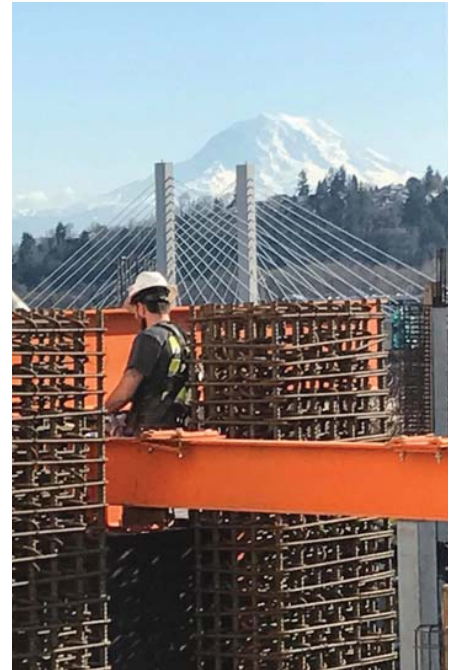
# ABSHER



# Tacoma Experience

Pierce County's largest general contractor, Absher has constructed notable projects all across Tacoma, including many projects that were instrumental in the transformation of downtown into the thriving economic and cultural hub that it is today. Past projects include:

- Wilson High School
- Pacific Plaza
- The Old Spaghetti Factory
- Pierce County Readiness Center
- University of Washington Tacoma's Science and Keystone Building
- Alber's Mill Lofts
- Pacific Lutheran University—multiple projects
- MultiCare—multiple projects
- A Street Parking Garage
- Tacoma General Hospital—multiple projects
- Tacoma Dome Station Phase II
- Pierce County Detention and Corrections Center
- Tacoma Housing Authority
- Hillside Terrace Revitalization—multiple projects
- Point Defiance Zoo's Kids' Zone
- Annie Wright School
- Jason Lee Middle School
- Tacoma/Pierce County Humane Society
- Lincoln High School
- Allenmore Hospital—multiple projects
- News Tribune Modernization and Expansion
- Union Station Renovation
- Bank of the West
- Foss High School
- Port of Tacoma Administration Building



# ABSHER

# Tacoma Experience

If you stand in the midst of the I-5 Casino project Absher is currently constructing for the Puyallup Tribe of Indians, you can see five separate cranes working across the Puyallup and Tacoma skylines.

Projects currently under construction just in this region include:

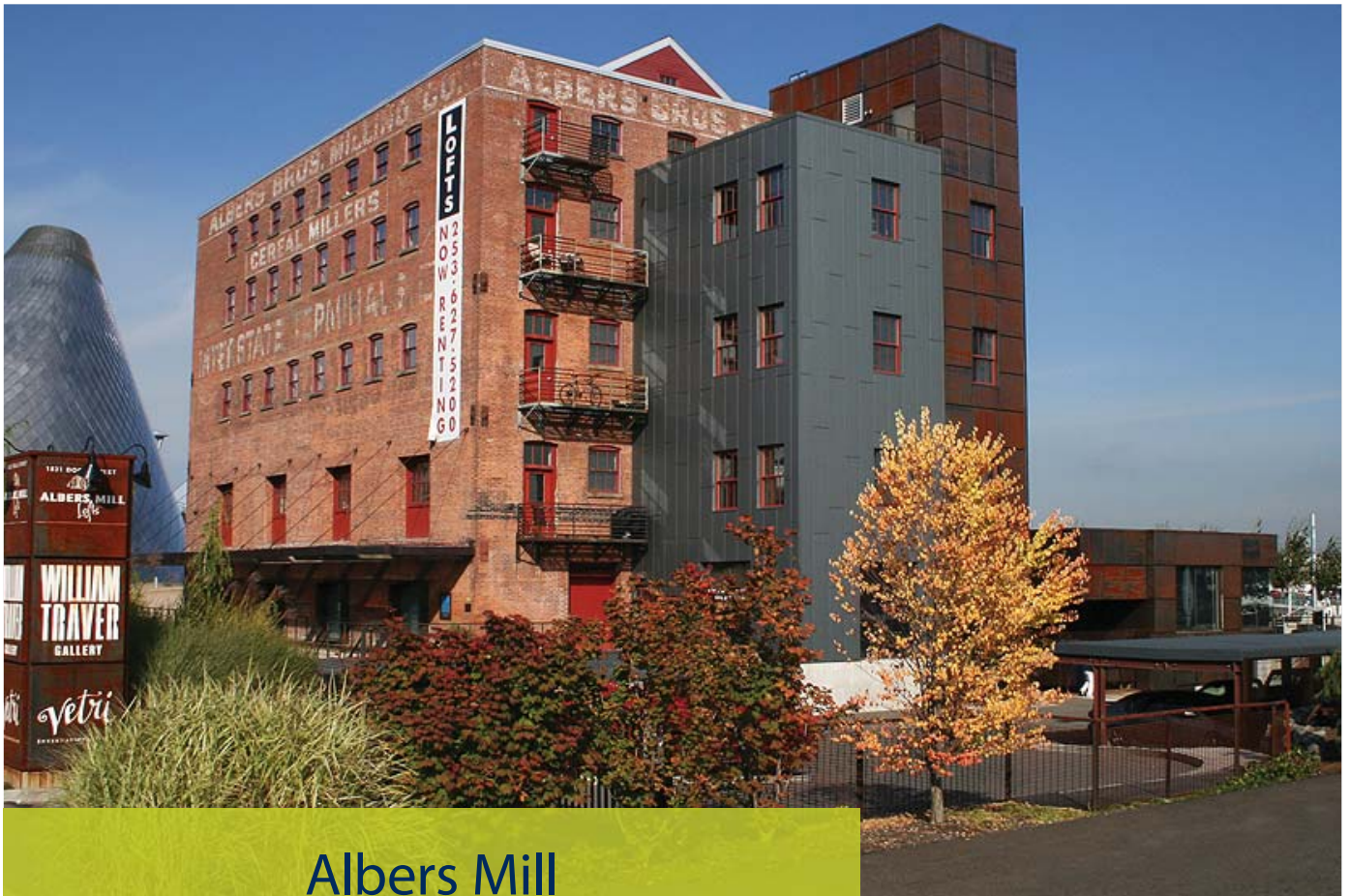
- Tacoma Convention Center Marriott Hotel
- Tacoma Town Center
- I-5 Casino, Puyallup Tribe of Indians
- Annie Wright Boys Upper School and Pool

The following pages highlight some of our current and past Tacoma-area projects in further detail.



**ABSHER**





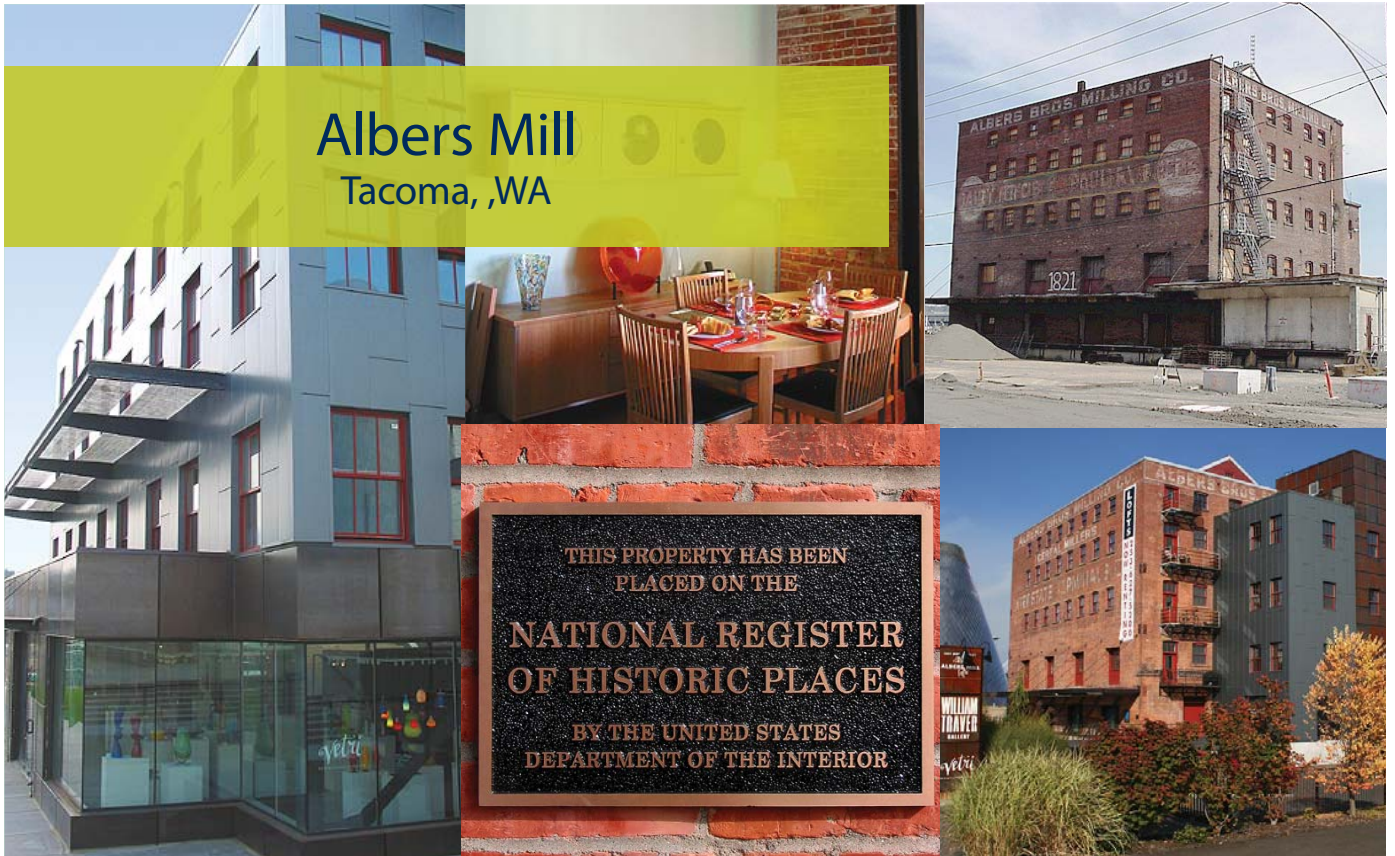
Albers Mill  
Tacoma, ,WA





# Albers Mill

Tacoma, WA



Absher's design/build team was selected to work with Heritage Properties on intensive design, estimating, budgeting and value-engineering issues for the Albers Mill project.

After years of standing unoccupied, the five-story, century-old grainery and warehouse stood essentially unchanged from its original form. Absher rehabilitated the building and also constructed a modern addition on the east side, facing the waterfront.

The new Albers Mill now houses 32 unique upper-end apartments and an art gallery. The apartments feature open floor plans with hardwood or polished concrete floors, exposed beams, brick walls, large windows, and high ceilings that accentuate the historic aspects of the structure, and each unit possesses a unique design.

The aggressive construction schedule included complete gutting and restoration, seismic reinforcement and refinishing to the existing Mill structure as well as new additions. The building has been placed on the National Historic Registers.



47,000 SF



32 Units



National Register  
of Historic Places

# ABSHER



# Chambers Bay Resort

University Place, WA



**ABSHER**

# Chambers Bay Resort

University Place, WA



Chambers Bay will feature 150 units of resort lodging in a combination of hotel rooms, suites and golf villas. The layout has been designed as a natural extension of the site's breathtaking topography, taking advantage of the views to the west, south and north. 68% of the guest rooms will have views of the stunning Chambers Bay golf course. Resort facilities will also include:

- a Tom Douglas restaurant
- lobby bar
- 5,200 SF ballroom
- 1,600 SF pre-function lobby
- spa and fitness center
- 2,500 SF Pro Shop and Clubhouse.

Outdoor amenities will include:

- a 3,300 SF dining patio
- 5,000 SF event lawn
- outdoor spa area with adjacent
- Zen garden
- multiple fire-pit lounging areas
- roof deck with fireplace.

The project will involve demolition of existing facilities and renovation of an existing Environmental Services Building.

- Adjoins the Chambers Bay Golf Course and Chambers Creek
- Public-Private Partnership
- Currently in preconstruction



70,500 SF



\$55 Million



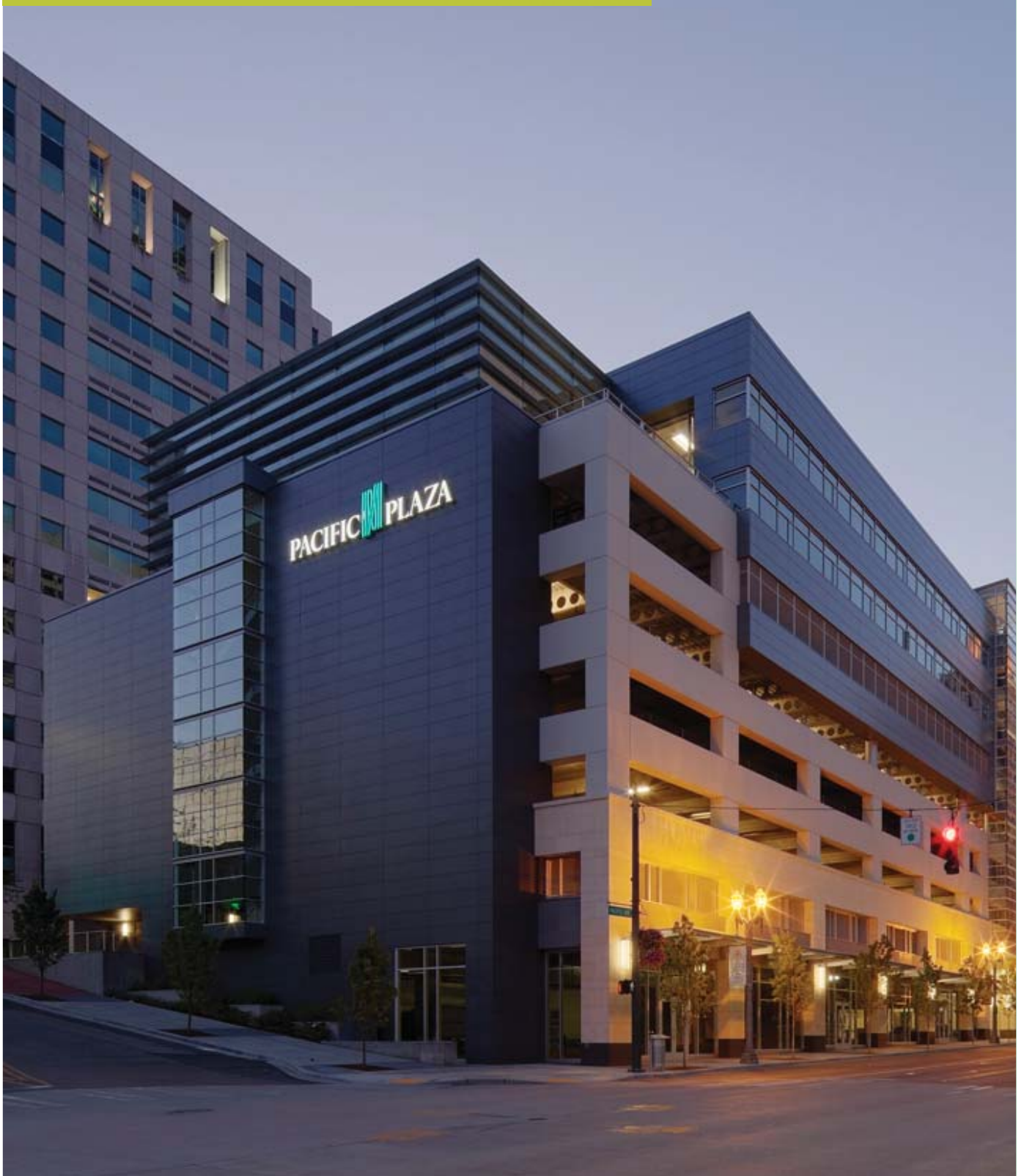
150-Unit Resort

## ABSHER



# Pacific Plaza

Tacoma, WA





# Pacific Plaza

Tacoma, WA



Mobilization commenced on July 24, 2007 on Pacific Plaza, a public/private development between the City of Tacoma and Pacific Plaza LLC. The project consisted of structural renovation of an existing city-owned parking structure at 13th Street and Pacific Avenue in downtown Tacoma.

In addition to structural renovation, the project included adding one more floor of parking and two additional floors of Class-A office space on top of the existing structure. The new floors were constructed of structural steel and utilize castellated beam technology. Absher was also contracted for tenant improvements for PCS Structural Solutions, BLRB Architects, the Department of Justice, Grantmakers and the Office of the Attorney General.

- Parking Structure
- Class-A Offices
- Ground-Level Retail space
- 483 New/Renovated Parking Stalls
- 256,892 Total SF
- \$40,000,000



256,892 SF



\$40 Million



LEED Platinum

# ABSHER



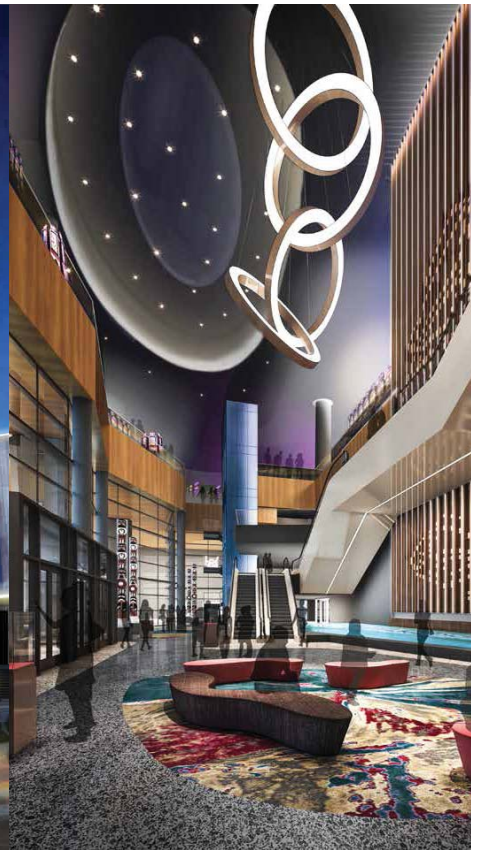


Puyallup Tribe of Indians  
I5 Casino  
Tacoma, WA





# Puyallup Tribe of Indians I5 Casino Tacoma, WA



The new I-5 Casino for the Puyallup Tribe of Indians will include the new 102,000 square foot casino with front of house gaming area, slot machines, high-limit gaming space, and several restaurants, including a 24-hour café food court, buffet, and sports bar/entertainment lounge. The project also includes a 31,000 square foot events center with administrative, IT and facility support departments, and a 563-stall parking garage.

The new facility will be located just east of the current Emerald Queen Casino in a portion of an existing parking lot.

Site work commenced May 2017, and the project is scheduled to complete in September 2019. As the project progresses, the Tribe is evaluating potential expansion of the scope to include a hotel and additional casino and parking facilities.



504,000 SF



\$206 Million



563-Stall Parking Lot



Structural Concrete

# ABSHER

# Tacoma Convention Center Marriott Hotel

Tacoma, WA





# Tacoma Convention Center Marriott Hotel

Tacoma, WA



Absher's team was selected by the City of Tacoma to move forward in design, development and negotiation of a \$120M, 22-story hotel and mixed-use facility. The project is located on a city-owned site adjoining the Greater Tacoma Trade and Convention Center. Preliminary plans make this the tallest building in Tacoma. The hotel features:

- 303 rooms
- restaurant
- ballrooms
- meeting rooms
- swimming pool and spa

At the street level, 10,000 SF of retail space is also provided, as well as 534 parking stalls in five below-grade levels. The structural system consists of structural steel and concrete, while

the exterior will feature a mixture of metal panel, storefront, curtainwall, concrete, CMU and brick veneer.

The city partnered with our team to develop this property in support of the Convention Center; the availability of this additional four-star hotel space allows the Convention Center to host larger events.

The development also incorporates public parking, further enhancing the Central Business District in downtown. Absher worked with the owner and architect through a year-long preconstruction and design process to negotiate details and terms that satisfied the goals and needs of the City and each team member.



Preconstruction  
Services



\$120 Million



303 Rooms



Structural  
Concrete



EB-5 Financing

# ABSHER



# Tacoma Town Center

Tacoma, WA



# Tacoma Town Center

Tacoma, WA



The \$125M Tacoma Town Center is an urban infill project that will convert two city blocks into a mixed-use complex consisting of housing, retail, and office space. The site is located in Tacoma's Brewery District, near the University of Washington Tacoma campus.

The project will create 600 residential units, 200,000 SF of retail space, and 50,000 SF of offices to replace the mostly empty existing structures. In total, the project will consist of five residential buildings, each with ground-floor retail/restaurant space, as well as a large retail facility. Underground parking will also be included.

The project encompasses two city blocks. Where Fawcett Avenue splits the two blocks, a new retail plaza with pedestrian and bicycle promenade will be constructed to enhance pedestrian traffic flow.

Phase 1A of the project consists of two concrete podium residential buildings with five stories of conventional wood-framing above two and three levels of underground parking. Phase 1B entails construction of an additional residential building and a 180,000 SF retail building. The retail facility will consist of enclosed retail spaces with parking below. Another two residential buildings will be constructed in Phase 2. The project was developed under the EB-5 foreign investor program.



314,601 SF



\$125 Million



600 residential units



EB-5 Financing



5 floors wood framing / 3 concrete

**ABSHER**





## The Old Spaghetti Factory

Tacoma, WA





# The Old Spaghetti Factory

Tacoma, WA



Absher constructed a tenant improvement for the Old Spaghetti Factory in preparation for its move into Pacific Plaza, which Absher built in 2009. The space was converted to the beloved restaurant from its former use as a grocery store. Construction included HVAC and electrical upgrades, as well as installation of a grease interceptor under the Pacific Avenue sidewalk to accommodate a commercial kitchen.

Other aspects included installation of new partitions, a bar, acoustical ceiling and flooring, and replacement of the existing entrance concrete with a new landing and ramp for ADA access. New replica doors were installed to give the look and feel of an older building. Absher also provided new ingress/egress access at the back of the facility to meet fire safety code. Absher moved the iconic trolley seating/table feature from the OSF's former location on Jefferson to the new Pacific Avenue location. Absher re-installed numerous unique chandeliers and lighting fixtures that are an OSF signature.

- Restaurant Facility
- \$1.4 Million
- 9,676 SF



9,676 SF



\$1.43 Million



Restaurant Facility

# ABSHER

# Resume



## Doug Orth | Director of Preconstruction

Doug has worked in the construction industry for 40 years and brings a great deal of insight into wood-frame construction and infrastructure, as well as fundamental issues, such as Section-3-employment and apprenticeship employment and development. Doug is an organized and highly professional leader with an eye for detail and outstanding interpersonal skills. He brings a respectful, positive and team-oriented approach to his work, and is one of Absher's most respected and knowledgeable construction professionals.

### Education/Certifications

Attended Maranatha Bible College, Idaho; 1975.

Graduated from Bates Vocational-Technical Institute Carpenter Apprenticeship program in 1979

### Industry Involvement

Council Chair—Washington State Building Code Council

Member—City of Tacoma Permit Advisory Task Force

Member—Economic Development Advisory Group (EDAG) for City of Tacoma

### References

Mr. Matthew Chan, Norca Development; 206.321.0868

Mr. Mike Gruber, Security Properties; 206.628.8018

Mr. Omar Lee, Great Wall Development; 425.251.1600

## Select Project Experience

### Puyallup Tribe I-5 Casino Expansion

\$165M | 504,000 SF | Gaming Floor | 24-hour Food Court; Buffet | Entertainment Lounge | Event Center | Parking Garage | Puyallup

### Great Wolf Lodge Resort

\$97M | 442,000 SF | Water park | Conference center | Phased | Fast-tracked | 383 suites | Grand Mound

### Aloft and Element Hotels—Esterra Park

\$49M | 270,000 SF | 281 units | 7 stories | Below-grade parking | Redmond

### Hotel Interurban/Airmark Apartments

\$80M | EB-5 | 500,000 SF | EB-5 | 19 stories | 185 hotel units | 370 residential units | Parking garage | Tukwila

### Four Points by Sheraton

\$40.7M | EB-5 | 266,605 SF | Parking garage | Phased | 225 units | Des Moines, WA

### Wesley Homes—Bradley Park Senior Housing

\$64.7M | 370,000 SF | Continuum of care | Lodge, town center, apartments, and cottages | Health clinic | Underground parking | Design-build mechanical and electrical | Puyallup

### Pacific Plaza Renovation

\$24.6M | 256,892 SF | Design-Build | Parking Garage Mixed-Use | Occupied | LEED Platinum | Tacoma

### Annie Wright School Expansion/Modernization Phase II

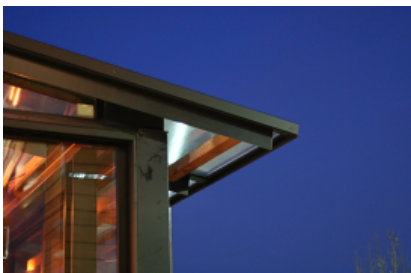
\$6.5M | 24,400 SF | Negotiated | Educational | Phased | Occupied | Tacoma

### University of Washington Tacoma— Science and Keystone Buildings

\$17.5M | 61,500 SF | Occupied campus | Tacoma







## OUR STORY

We are an emerging firm with deep industry roots who have planted our feet proudly in the South Sound. A collection of architects, interior designers, writers, makers, and inventors, our inherent curiosity and observant nature drives everything we do. We care deeply about design, craft, and the value of our work to others.

Our commitment is to be an active partner in shaping Tacoma to become a more vital and livable city. We will seek opportunities to broaden our perspectives and dissolve paradigms. We will engage with industry and community partners to identify challenges and overcome them.

We are here to prove that it's possible to thrive in this profession and still do DAMN. GOOD. DESIGN.

## OUR WORK

In our three years of business we have been fortunate to work with discerning local and national clients on public and private projects. We are adept at projects ranging from \$60,000 to \$60 million and can find meaning in projects of all scale. We are passionate about infusing urban environments with vitality, infilling holes in the city fabric, and transforming obsolete buildings into thriving places.

We provide services covering all aspects of the architectural design and construction process and specialty services, including comprehensive interior design (furniture and furnishings, lighting, and space planning analysis), as-built documentation and feasibility studies, branding and graphic design, new construction, renovation, and historic renovations.

We enjoy solving development obstacles and a wide variety of project types. To date our project typologies include: adaptive reuse, commercial buildings and interiors, municipal and county government offices, retail, restaurants, bars and breweries, custom residential, and multi-family apartments.

## OUR CLIENTS

Our company was founded around three core values – Seek, Engage, Thrive. These three values drive every decision we make as a team. We value the same attributes in our clients: an uninhibited curiosity, a willingness to share in the collaboration process, and a desire to find balance between design and practicality while enhancing our client's story.

## OUR COLLABORATORS

The success of Ferguson Architecture is a result of mutually beneficial partnerships between our team and our industry partners. We hold our consultants and contractors to the same high standard that we hold ourselves. We agree to resolve client and project needs before addressing our own. Our success is contingent on the success of our clients. Our team approach has resulted in strong alliances with some of the top engineers, designers, and builders in Western Washington. We will bring these relationships and processes to Old City Hall and are certain it will ensure this project is a success.

## OUR PROJECTS

We invite you to explore some recent, relevant projects on the following pages and to visit our website at [www.fergusonarch.com](http://www.fergusonarch.com). We are proud of the work that has been accomplished in our first three years of practice and are hopeful for the opportunity to add the revitalization of Old City Hall to our growing resume.

## Old City Hall Temporary Stabilization

Client: City of Tacoma

Project Size: N/A

Project Value: \$0.3 M

Program Elements: Repair significant roof leak, temporary stabilization of seven (7) flat arches on the 3rd floor exterior, temporary securing of copper cornices



Old City Hall was the home of the municipal government until 1959 when the County-City Building was completed and City Hall moved to Tacoma Avenue. Old City Hall remained vacant and was in danger of demolition before undergoing a major renovation in 1974 to transition it into a shopping mall. The mall was unsuccessful, and was converted into a commercial office building in 1980. A developer purchased the property in 2005 and began transitioning the property into high-end condominiums. The project stalled in 2008 due to the recession, and the building has remained vacant and since fallen into disrepair.

In 2013, the structure was reclassified as a "dangerous building" by the City of Tacoma due to roof leaks, and the potential for the exterior building elements (bricks, terracotta, and metalwork) to fall and injure the public. The City purchased the building in 2015 and hired Ferguson Architecture to stabilize dangerous features while they seek new development partners.

Old City Hall is the centerpiece and namesake of the Old City Hall Historic District, and is on the National Register of Historic Places (1977), the Washington Heritage Register, and the Tacoma Register of Historic Places (1978).

Ferguson Architecture worked alongside prominent historic preservation architect Gene Grulich to identify the causes of roof leaks, failing arches, and falling copper cornices. Our team implemented a process of deconstructive testing, envelope forensics, and investigation of failed metalwork to determine the reasons for failure. Our findings can be read in the Appendix - Old City Hall Repairs and Winterization Report.



# multifamily residential

FERGUSON  
ARCHITECTURE

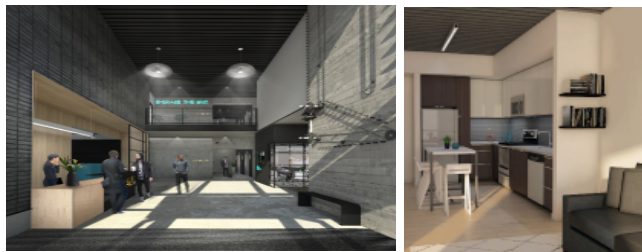
## 415 St Helens Apartments

Client: Commencement Bay Development, LLC

Project Size: 350,000 sf

Project Value: \$62.0 M

Program Elements: 247 apartments, penthouses, roof deck and resident lounge, doggy spa, outdoor pet area, 282 structured stalls



The 415 St Helens Apartments is set to become the premier apartment community in Tacoma. It is located in the heart of the St Helens neighborhood between the Central Business and Stadium Districts. The highrise building provides expansive uninterrupted views from Mt Rainier to the Olympics, downtown Tacoma, Old City Hall, and Commencement Bay. The design incorporates premium materials such as black brick masonry, elegant steel plate canopies, and exposed interior concrete. The juxtaposition of raw and refined materials reflects the industrial past of Tacoma and the technology driven future.

The building features loft apartments, urban one-bedroom studios, one bedroom, one bedroom with den, and two bedroom two bath units. Resident amenities include a fitness center, courtyard and rooftop patios, a rooftop amenity room, doggy spa and run, and a package delivery kiosk so residents never have to wait for their Amazon package. Resident parking is available in four levels of secure on-site structured parking.

415 St Helens provides a sophisticated urban lifestyle for residents with discerning tastes.

The consultant team for 415 St Helens includes SSF Structural Engineers, and BRC Acoustics. The project is being delivered through a Design-Assist delivery method. Mechanical, Electrical, Plumbing, and Fire Protection are design-build and under the contractor's contract.



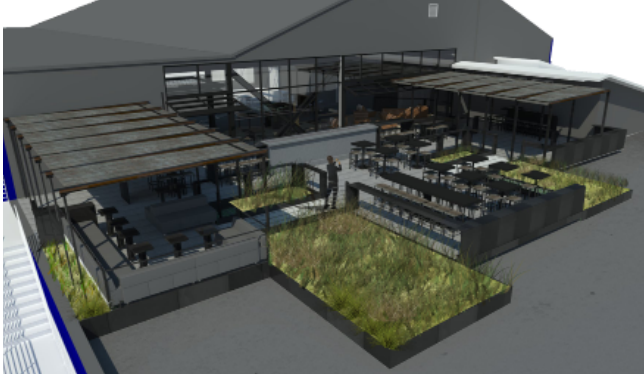
## 7 Seas Brewery Rooftop Patio

Client: 7 Seas Brewing

Project Size: 3,200 sf

Project Value: \$0.5 M

Program Elements: Interior and exterior seating areas, fire pits, exterior canopies, green roof planters, structural upgrades



Ferguson Architecture was selected to design the new roof patio for the Tacoma location of 7 Seas Brewing. Client objectives included a quality environment for patrons and their families to enjoy craft brew and the Tacoma skyline.

Ferguson Architecture's solution centered around three separate seating areas: a standing bar, traditional bar seating, and a casual lounge area separated by narrow green roofs. Pergola roofs provide shelter from the elements and will feature radiant heaters for year-round use.

Large windows with oversized operable doors will replace corrugated metal siding of the original warehouse and bring daylight into the existing taproom. On the outside of this window wall, community tables incorporate fire for a memorable experience. Inside the window wall a new raised platform elevates the interior seating experience and provides views of the taproom.

Structural design provided by SSF Structural Engineers.

## Chaat'N'Roll Restaurant (2018)

Client: Chaat Group LLC

Project Size: 2,500 sf

Project Value: \$150,000

Program Elements: reconfigured front of house including: new bar and bar seating, community table, display kitchen featuring a tandoori oven, a new waiting area.



Chaat'N'Roll is an established restaurant in downtown Redmond that is upgrading their concept to include Chaat Style northern Indian street food. They seek to expand their customer reach beyond their current (robust) Indian American clientele.

Ferguson Architecture reorganized the front of house area to create a clear distinction between restaurant and bar, and designed a large wood volume in the center of the restaurant to create a new identity for the restaurant, and make unique places for patrons to sit.

A tandoori oven and a community table are the major design features of the dining room and provide views of chefs making naan and other authentic foods.

The budget is very tight for this project and it was important to utilize simple materials in a detailed and elegant way. The renovation will be complete by the end of 2018 and is sure to attract additional customers to enjoy the small bites and cocktails.

## restaurant

FERGUSON  
ARCHITECTURE

### Moctezuma's Mexican Restaurant & Tequila Bar Kitsap Mall (2016)

Client: Bernie Garcia

Project Size: 8,000 sf

Project Value: \$2.5M

Program Elements: Complete exterior and interior renovation for a new full service restaurant, new all-season exterior patio

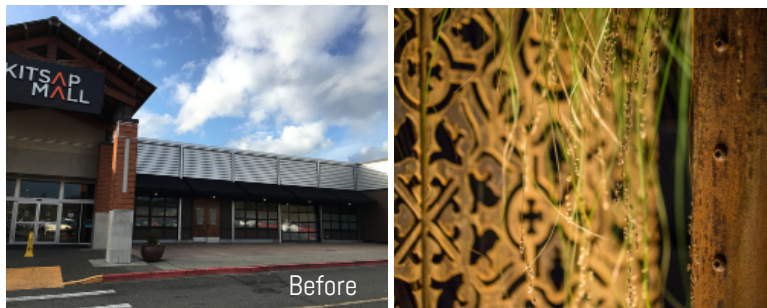
Moctezuma's Restaurants selected Ferguson Architecture for their fourth location based on the success of their Southcenter restaurant in Tukwila. Southcenter smashed their previous sales record due to the prominent location and sophisticated design.

Ferguson Architecture transformed the interior and exterior to erase any semblance of the failed former restaurant. Exterior improvements included a new 49 seat exterior patio that utilized three-panel sliding-stacking doors as windows so diners can be warm in the winter and be outside in the summer.

The signature entry screen and canopy is built from corten rusted steel plates that were fabricated to abstract traditional mexican tiles, and create a no-maintenance feature that distinguishes the restaurant from competitors.

The interior was divided into four smaller dining rooms, each with a subtly unique theme of wood and fire. Smaller dining rooms create intimate dining areas and feature custom designed lighting fabricated and imported from Mexico.

Simple materials such as 2x4 framing lumber and exposed fasteners were utilized to obtain high-end details that were elegant and affordable.



## Pacific Plaza (2009) \*

Client: Pacific Plaza Development / City of Tacoma

Project Size: 258,000 sf

Project Value: \$35M

Program Elements: LEED Platinum, 33,000 sf retail, 89,000 sf class-A commercial office, 580 structured parking stalls, 34,000 sf green roof



credit: BLRB Architects



credit: BLRB Architects



credit: BLRB Architects

Pacific Plaza is a LEED Platinum adaptive reuse of a 1970's era parking garage into a class-A commercial mixed-use office building. This mutually beneficial public-private partnership enabled the City of Tacoma to increase public parking inventory while the development team was able to avoid the expense of structured parking. The result was a successful project that opened in the midst of the recession. Commercial space was fully committed four months after substantial completion despite top of market lease rates.

Ben Ferguson was the co-designer / project manager and also led the sustainability effort that resulted in the first LEED Platinum core and shell building in the State of Washington. Green features include a 34,000 square foot green roof, a 190,000 gallon underground cistern that stores rainwater, and a gray water system that supplies non-potable rain water to the toilets and green roof irrigation system.

The building has excellent energy savings statistics as well, resulting in triple net expenses in the low \$7. Overall the building uses 35% less energy than a comparable class-A building. This impressive feat is due to a combination of: a state of the art mechanical system, efficient lighting with an average power density under 0.9 watts per square foot, high performance glazing with solar controls, and an envelope utilizing an air and water barrier that virtually eliminates infiltration.

Ben continued working on the project post-construction as well. He was a leader in the design and construction of several tenant spaces including offices for a private business, offices for a State agency, and a full-service grocery store.

The building was developed and constructed by Absher Construction. Ben and the Absher team built a relationship that remains strong today. Ben continued his relationship with Absher helping them win the RFP for the Tacoma Convention Center Hotel. They hope to continue their shared success on Old City Hall.





## BEN FERGUSON, AIA, NCARB, LEED AP MANAGING PRINCIPAL, FERGUSON ARCHITECTURE

Ben has been integrally involved in projects totaling more than \$400 million during his twenty year career. He is adept at many roles within the profession including design, detailing, drawing production, systems coordination, and construction administration. Ben thrives on finding innovative design solutions to challenging project constraints, and is passionate about sustainable design. Ben's success is due to his commitment to intrinsically understanding client values and project needs.

Ben opened Ferguson Architecture 3-1/2 years ago because he believed he could help Tacoma transition into a more vital city. Ben seeks the perspective of his industry partners and together they consistently elevate their projects while satisfying financial objectives. Ferguson Architecture has grown to eleven architects and interior designers and is currently engaged with some of the best restaurants, breweries, developers, property managers and contractors in the South Sound.

### LICENSURE & REGISTRATION Washington #10173

### EDUCATION

Bachelor of Architecture  
University of Arizona

### PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

American Institute of Architects  
National Council of Architectural  
Registration Boards (NCARB)  
United States Green Building Council  
(USGBC)  
Grand Cinema, Board of Directors  
Tacoma-Pierce County Chamber of  
Commerce, Board of Directors  
Tacoma Permit Advisory Task Force  
Co-Vice Chair

### REFERENCES

MR. JIM DUGAN  
Division Manager, Parametrix  
Mobile 253.278.8105

MR. MIKE RUNION  
Co-Owner, 7 Seas Brewing  
Mobile 253.686.3703

MR. BERNIE GARCIA  
Owner, Moctezuma's Restaurant  
Mobile 253.677.9286

Ben has significant experience in new construction, renovations, tenant improvements, historic preservation, and adaptive reuse of obsolete structures. Ben was the Project Manager for Pacific Plaza, a public-private partnership with the City of Tacoma, where he worked closely with Absher Construction and Doug Orth. Ben has contracted with the City to: streamline building and zoning codes, innovate with the Work-Live ordinance, find a viable strategy for the McKinley Lofts, and was the architect of record for the temporary stabilization efforts at Old City Hall.

### REPRESENTATIVE EXPERIENCE

#### Multi-Family Residential

415 St Helens Apartments, Multifamily Residential (249 units) Tacoma (2018)  
Tamasha Apartments, Multifamily Modernization (31 units) Bellevue (2018)  
6Wood Flats, Multifamily Podium Revitalization (4 units and amenities) Lacey (2018)  
Vue25 Apartments, Work-Live Podium Revitalization (8 units) Tacoma (2018)

#### Retail, Restaurant and Brewery

7 Seas Brewing - Rooftop Deck (2018)  
E-Nine Taproom and Brewery - Adaptive Reuse, Tacoma (2018)  
Viva Tacoma Restaurant - Proctor Relocation (2018)  
Chaat N'Roll Restaurant - Complete Renovation (2018)  
KidVenture Virtual Reality Fun Center - VR Games and Escape Rooms - Renton Landing (2018)  
Anker - Micro-retail installation - Southcenter Mall (2017)  
Moctezuma's Mexican Restaurant and Tequila Bar, Silverdale (2016)  
Moctezuma's Mexican Restaurant and Tequila Bar, Tukwila\* (2014)

#### Commercial

1102 Broadway Building Remodel and Tenant Improvements, Tacoma (2015-2018)  
Pacific Plaza Mixed-Use, Class-A and Retail, LEED Platinum, Tacoma\* (2009)

#### Civic

Parking Services Relocation and Tenant Improvements - City of Tacoma (2017)  
Old City Hall - Temporary Stabilization - City of Tacoma (2016)  
Municipal Building - Envelope Assessment / Preservation - City of Tacoma (2014)  
Municipal Building - Patio and Green Roof - City of Tacoma\* (2014)  
Greater Tacoma Convention & Trade Center - City of Tacoma\*\* (2004)



\*completed while at BLRB Architects

\*\*completed while at Merritt+Pardini Architects

August Gene Grulich has over 30 years experience bringing concepts and ideas from the drawing board to the street. Whether it is an urban plan to revitalize a neighborhood or beloved building that has fallen into disrepair, Gene Grulich works with the client, contractors, state and local agencies, and business interests to resolve problems to produce satisfying results. As the principal of GA + PS, he is intricately involved in all phases of each commission. His skill as the client's advocate and ability to build highly effective strategies has led to many long-term client relationships throughout the northwest. Gene Grulich has extensive experience in the documentation, planning, design and construction of private and civic projects throughout Washington State and elsewhere. Because of this myriad experience Gene Grulich is often called upon to lecture, give workshops and professional papers at national, regional and local conferences and universities.



August Gene Grulich, A.I.A.



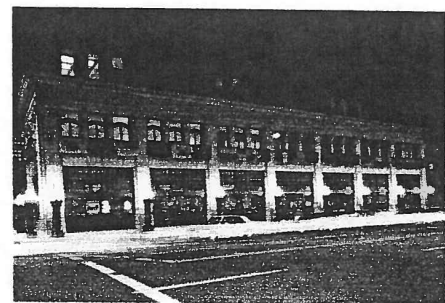
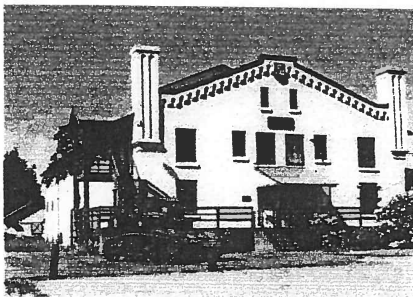
## Firm Profile

August Gene Grulich founded Grulich Architecture + Planning Services [GA + PS] in 1979. To ensure responsive interaction with the firm's clients Gene Grulich leads every project and oversees every design phase. High quality design and a client-focused approach are evidence in the firm's portfolio of work. GA + PS is an award-winning, full-service architectural and planning firm with expertise in historic preservation and adaptive re-use of older buildings. With offices in Tacoma, Washington, GA + PS serves a wide range of clients around Washington State.

GA + PS utilizes a classical, research-based approach to architecture coupled with contemporary methods of design and a thorough knowledge of contemporary design innovations. The results are fresh, functional, well-detailed and fully articulated designs. The GA + PS has a proven track record demonstrating the ability to transform complex design issues into suitable creative solutions that improve the built environment and adhere to budgetary constraints.

Historic Preservation and adaptive re-use are primary focuses of GA + PS. This stems from a belief that these older structures stand not only as buildings but as testaments to a community's culture and history and serves new generations as showplaces for learning about the struggles and successes of our collective past.

GA + PS has received 15 national, regional and local awards, including 11 Washington Trust for Historic Preservation Awards. Historic research, master-planning and urban design studies represent a significant portion of our work. Other design specialties include religious structures, retail and office buildings and governmental structures among others. GA + PS provides design services to public and private clients and consulting services, including interior design, to architects, engineers and other construction professionals.





## August Gene Grulich A.I.A., Principal

Grulich's education in architecture and urban planning is combined with more than twenty years of diversified experience in the design and construction of buildings and building complexes. As principal of the firm, he is intricately involved in all phases of each commission. The projects completed by his firm represent the widest range of architectural commissions. Grulich has focused his practice on the rehabilitation of older buildings with an emphasis on the preservation of historic resources. Grulich's experience includes regional recognition with several awards and presentation of lectures, workshops and professional papers at national, regional and local conferences. Grulich's experience meets the Federal requirements of Professional Qualifications 36 CFR, Part 61 and 36 CFR, Part 67, Part IV, Historic Architect and the US Army Corps of Engineers requirements 420-40, Appendix C, Section C-2 for historical Architect. His diverse experiences include professional archaeology in Greece and Yugoslavia, world travel and photography.

**Education:**

- \* Bachelor of Architecture, 1968, University of Texas at Austin.
- \* Master of Architecture, 1970, University of Oregon.
- \* Advanced Studies, 1997, Harvard University GSD.

**Registration:**

- \* Architect, State of Washington, Certificate # 2320.
- \* Architect, State of Oregon, Certificate # 1657.
- \* National Council of Architectural Registration Board, Certificate #15,513.

**Affiliations:**

- \* Washington Trust for Historic Preservation, former regional Vice-President.
- \* Tacoma Landmarks Preservation Commission, former member and past-chairman.
- \* Southwest Washington Chapter, American Institute of Architects, member and past director.
- \* The National Trust for Historic Preservation, member.

**Scholarships and Grants:**

- \* Research Fellowship, University of Texas at Austin.
- \* Research Grant, Ford Foundation.
- \* Research Grant, Smithsonian Institute.
- \* Research Grant, The American School of Classical Studies, Athens.
- \* Research Grant, Washington State Office of Archaeology and Historic Preservation.

**Honors and Awards:**

- \* YWCA Tacoma/Pierce County, Volunteer of the Year 1980
- \* National Architectural Photography Contest 1985
- \* Historic Preservation, Award of Merit, Town of Steilacoom 1999
- \* Excellence in Preservation Practice, City of Tacoma 2001

**Papers and Lectures:**

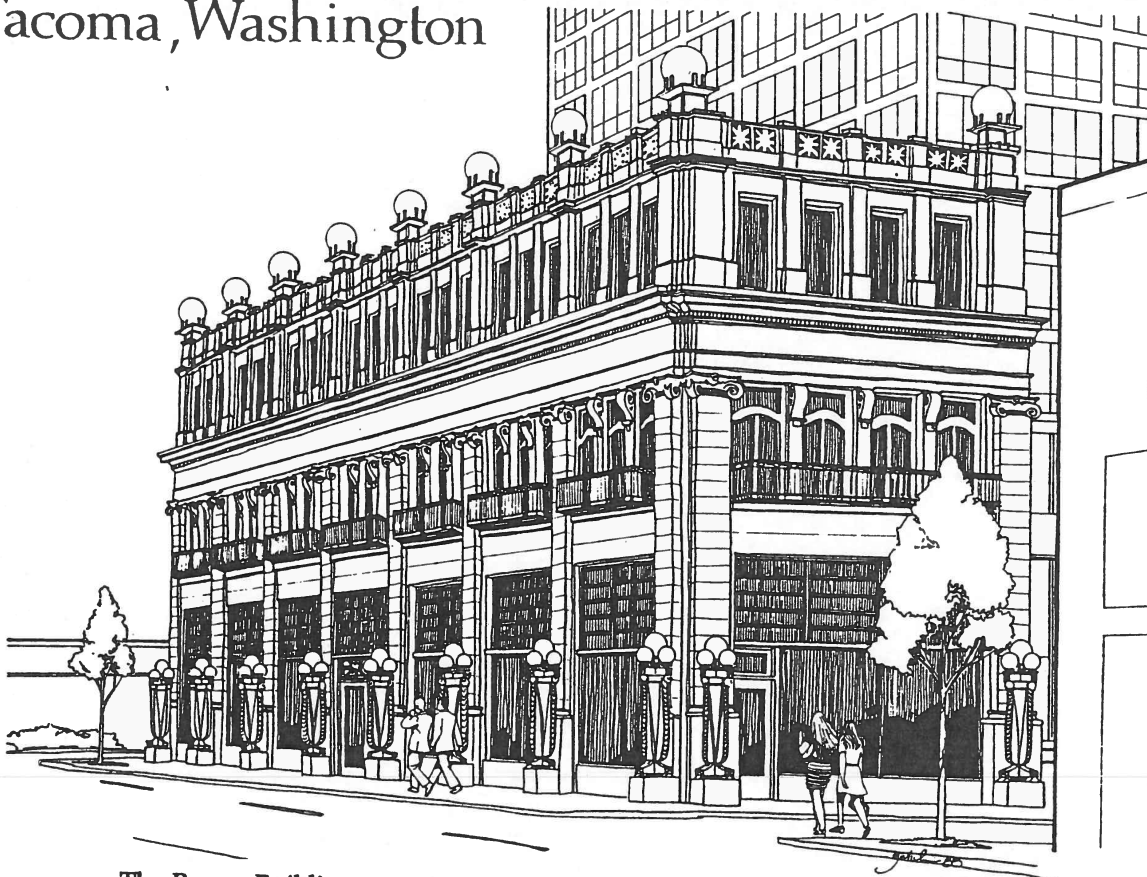
- \* State of Architecture Conference, 1984  
American Institute of Architects, Seattle Washington
- \* Preservation Conference, 1985  
National Trust for Historic Preservation, Seattle, Washington
- \* Public History Conference, 1992  
National Council of Public History, Columbia, South Carolina
- \* Historic Structures Reports, Central Washington University 2001

# The Pacific Rim Restaurant

NATIONAL LANDMARK

Tacoma, Washington

1908



The Bowes Building, a unique classical jewel-box structure located in downtown Tacoma at A Street and South 9th, was built in 1908 for developer Edward Bowes. Bowes was an early real estate developer in the Tacoma area, but his major claim to fame was as "Major Bowes" and his "Original Amateur Hour," an extremely popular early national radio program.

The building was designed for Bowes by Frederick Heath of Heath and Twitchell, prominent early Tacoma architects. The jewel-box like classical style of the Bowes Building contains 12,000 sq. ft., is constructed of reinforced concrete, and is clad in Vermont marble. Its ornate exterior exhibits classical detailing with engaged Roman pilasters crowned with classical Ionic capitals.

Over the years many significant changes have occurred to the building; it has served as a bank, office building and radio station. In 1987, The William Sparkmen Associates purchased the building and established goals for the restoration to its original elegant exterior. Many of the original exterior features had been lost; therefore, the restoration

had to rely on historic photographs and original drawings. The restoration included replacement of the exterior windows and doors based on the original design as shown in historic photographs and elements uncovered during restoration. Marble revetment lost in earlier renovations was replaced with authentically matched Vermont marble. Lost decorative light standards which once had graced the perimeter of the building were replicated from original drawings and historic photographs.

Gulich Architecture & Planning Services was retained for architectural and engineering services for the restoration of the Bowes Building, providing design services for the restoration of the exterior and for the major alterations to the interior spaces for its use as the Pacific Rim Restaurant. This highly successful adaptive re-use of the Bowes Building returns this once elegant structure to its rightful position as a jewel to the fabric, and a position of prominence in the Central Business Area of Tacoma.

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		<b>20. EXAMPLE PROJECT KEY NUMBER</b>		
<b>21. TITLE AND LOCATION (City and State)</b> Garfield High School Restoration (Seattle, WA)	<b>22. YEAR COMPLETED</b> <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2004</td> <td>CONSTRUCTION (If applicable) 2009</td> </tr> </table>		PROFESSIONAL SERVICES 2004	CONSTRUCTION (If applicable) 2009
PROFESSIONAL SERVICES 2004	CONSTRUCTION (If applicable) 2009			
<b>23. PROJECT OWNER'S INFORMATION</b>				
<b>a. PROJECT OWNER</b> Seattle Public Schools	<b>b. POINT OF CONTACT</b> Donald Gillmore	<b>c. POINT OF CONTACT TELEPHONE NUMBER</b> dgillmore@seattleschools.org		
<b>24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT</b> <i>(Include scope, size, and cost)</i>				

## GARFIELD HIGH SCHOOL RESTORATION & RENOVATION



Garfield High School, designed by F. A. Naramore of Seattle, was constructed in 1923 and is listed on the Seattle Register of Historic Places. Grulich Architecture + Planning Services was retained as part of a design team to modernize the building exterior and reconfigure the interior spaces. The exterior of the main building is a brick with terra cotta detailing. The terra cotta had experienced significant deterioration with some lost elements while vandalism, earthquakes or the intensive use of the building over the past seventy years had damaged others.

GA + PS provided the exterior restoration design with an in-depth survey of existing conditions with detailed examination of the terra cotta and the development of restoration techniques. Grulich Architecture + Planning Services developed the plans for the restoration effort using contemporary techniques including: structural anchoring, Dutchman repair, consolidant patching and special coating applications for repairs to the exterior. Additional work includes fabrication and installation of replacement features.

GA + PS has been instrumental in recording the conditions of the building and providing plans to the design team to address restoration issues. GA + PS provided the expertise necessary to protect the exterior features of the building while allowing the structure to be modified to provide for the needs of modern education. This \$45 million project is currently in the design phase.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME GRULICH ARCHITECTURE + PLANNING SERVICES (GA+PS)	(2) FIRM LOCATION <i>(City and State)</i> 49 BROADWAY, SUITE 200 TACOMA, WASHINGTON
b.	(1) FIRM NAME BLRB Architects	(2) FIRM LOCATION <i>(City and State)</i> 1145 Broadway, Ste 1200, Tacoma, WA.
		(3) ROLE ARCHITECTS
		(3) ROLE Design Team Lead Architects



# GRULICH ARCHITECTURE + PLANNING SERVICES

## GA + PS AWARDS

<b>National Architectural Photography Contest</b> National American Institute of Architects	2 Merit Awards	1985
<b>Fort Nisqually Granary Restoration</b> Tacoma, Washington Washington Trust for Historic Preservation	Honor Award	1986
<b>Historic Survey of Puget Sound Naval Shipyard</b> Bremerton, Washington Washington Trust for Historic Preservation	Award of Outstanding Merit	1986
<b>Rehabilitation of the J.F. Yuncker House</b> Tacoma, Washington Washington Trust for Historic Preservation	Merit Award	1986
<b>Bowes Building Restoration</b> Tacoma, Washington Washington Trust for Historic Preservation Associated General Contractors	Award of Outstanding Merit  Excellence in Construction	1989  1989
<b>"Trackside"</b> Preserving Railroad Warehouse Districts Washington Trust for Historic Preservation	Award of Outstanding Merit	1989
<b>The Pacific Rim Restaurant</b> Tacoma, Washington B.O.M.A. Society of Pierce County Downtown Tacoma Association American Institute of Architects SW Washington Chapter	Outstanding Rehabilitation Award  Gilly Award Merit Award	1990  1990 1990
<b>Restoration of the Bastions at Fort Nisqually</b> Tacoma, Washington Washington Trust for Historic Preservation	Merit Award	1991
<b>Restoration of the Blue Mouse Theatre</b> Tacoma, Washington Washington Trust for Historic Preservation	Merit Award	1994
<b>Restoration of the Jackson Courthouse</b> Lewis County, Washington Washington Trust for Historic Preservation	Merit Award	1995
<b>Restoration of the Colbert House Museum</b> Ilwaco, Washington Washington Trust for Historic Preservation	Merit Award	1997
<b>Historic Structure Report of Colbert House Museum</b> Ilwaco, Washington Washington Trust for Historic Preservation	Merit Award	1997



SSF thrives  
on partnering  
with passionate  
people to support  
challenging  
projects. At the  
end of the day  
we want to have  
fun and work  
together again!

#### Firm Profile

The partnership of Swenson Say Fagét (SSF) was founded in 1995. We have a staff of 54, including 27 licensed engineers, 20 shareholders, and CAD and administrative support teams. With offices in Tacoma and Seattle, SSF has long-standing relationships with a wide client base of architects, designers, contractors, developers and building owners.

SSF's approach combines experienced staff, appropriate technology, and a collaborative work environment. Quality is assured through open communication and team building. Our engineers, CAD operators and project managers remain with a project through construction, allowing a one-on-one relationship with each client.

Swenson Say Fagét has successfully renovated and seismically upgraded hundreds of structures throughout the state. Many of these building are on the historic register or have been petitioned for historic status. Our success in this area stems from the ability to marry new and existing systems together to provide a cost effective, efficient and safer structure.

#### Historic Renovation Process

The process for evaluating and renovating existing buildings is different from traditional structural design. Existing building codes direct design professionals to analyze and strengthen existing buildings. Varying strengthening strategies can be employed depending upon the goals of the building owner and the requirements of the local planning department. We understand that existing buildings cannot meet the standards of current buildings designed under current codes, but that does not mean that significant improvements cannot be made to protect the life-safety of building occupants and control building damage during an earthquake. Our knowledge of traditional historic building practices and the desire to utilize the innate strengths in these buildings steers our renovation work. Our goal in working with existing buildings is a "leave no trace" philosophy where both the architectural fabric and life-safety performance can co-exist without competing with each other.

As structural engineers we diagnose systemic problems from the exterior appearance and secondary visual effects that present themselves. Next we evaluate the symptoms and explore further with investigation. We use valuable insights gained from similar experiences encountered in the past and provide effective solutions by carefully considering the existing conditions. The end result is a building with improved overall structural performance, and little or no compromise of function or historic fabric.



SEATTLE  
TACOMA

2124 Third Ave, Suite 100, Seattle, WA 98121  
934 Broadway, Suite 100, Tacoma, WA 98402

○ 206.443.6200  
○ 253.284.9470

⊕ [ssfengineers.com](http://ssfengineers.com)

## RELEVANT EXPERIENCE



Ellensburg City Hall Adaptive Re-use of Washington Elementary School



Whatcom Museum of History and Art adaptive reuse of the old Bellingham City Hall



WA State Legislative Building



King Street Station Renovation

### Adaptive Reuse

Ellensburg City Hall Adaptive Re-use of the Historic Washington Elementary School  
First United Methodist Adaptive Re-use of the Bekins Building, Tacoma  
Georgetown Brewery Historic Adaptive Reuse for Fran's Chocolates, Seattle  
Phinney Neighborhood Association Historic Adaptive Re-use, Seattle  
Penrose Hotel Historic Adapt Re-use to high end hotel, Walla Walla  
Whatcom Museum of History and Art Adaptive Re-use of former City Hall, Bellingham  
Yesler Terrace Steam Plant Adaptive Reuse for Epstein Opportunity Center for Seattle Housing Authority, Seattle

### South Sound Renovations

2116 Commerce Parking Garage Seismic Evaluation / Renovation  
Fort Nisqually Living History Museum, Tacoma  
Harbor View Manor Apartment Renovation, Tacoma  
Mandarin Building Historic Renovation, Tacoma  
Payless Kress Building Historic Renovation, Tacoma  
TRC / Schoenfeld Building, Tacoma  
Wilsonian YMCA Historic Renovation, Tacoma  
Cherberg Building Seismic Upgrade and Historic Renovation, Olympia  
Irv Newhouse Building Historic Renovation, Olympia  
Olympia Brewery Seismic Upgrades, Olympia  
WA State Legislative Building Seismic Retrofit and Historic Renovation, Olympia

### Historic Renovations

1001 Westlake - American Meter Building, Seattle  
115-119 S Jackson (Schoenfeld Furniture), Seattle  
419 Occidental South (FX McRorys), Seattle  
Bellingham City Hall and Federal Building Seismic Upgrades and Renovations  
Columbia County Courthouse Historic Renovation, Dayton  
Fort Worden Building 305 Renovation  
Franklin County Courthouse Historic Renovation, Pasco  
Garfield County Courthouse Historic Renovation, Pomeroy  
Golden Gardens Bathhouse Historic Renovation, Seattle  
Grand Central Block, Seattle  
Greenlake Carnegie Library Renovation, Seattle  
J&M Hotel, Seattle  
King Street Station, Seattle  
Longview Library Historic Renovation, Longview  
Metropole Building, Seattle  
Pacific County Courthouse Historic Renovation, South Bend  
Pike Place Market, Seattle  
Port Angeles Carnegie Library Renovation  
Port Townsend City Hall and Library Historic Renovations  
University Branch Carnegie Library Renovation, Seattle  
Over 140 school/church renovation projects with the Seattle Catholic Archdiocese



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## RYAN REICHMAN PE, SE | PRINCIPAL



### > Education

B. S.C.E.

Illinois Institute of Technology | 1999

### > Registration

Washington, SE, PE

California

### Experience

Ryan is the Principal-in-charge of SSF's Tacoma office. His responsibilities include engineering for all structural types, and project management through construction completion. Over the past 19 years he has worked on a wide variety of projects with public entities and private developers throughout the Puget Sound, including several multi-family projects in the South Sound. He works closely with the entire project team to determine the most sound and cost-effective structural system to meet the project goals.

### Tacoma Renovation Experience

2116 Commerce Renovation  
 1007 Pacific Avenue Office Building  
 Seismic Retrofit  
 2105 S "C" Street Office Building  
 Seismic Retrofit  
 2502 S Jefferson Office Building  
 Renovation  
 621 Tacoma Avenue Renovation  
 Artifex Tenant Improvement  
 Centennial II Building Review  
 First Congregational Church Addition,  
 Tacoma  
 First United Methodist Renovation, Tacoma  
 Humane Society of Tacoma Renovation  
 and Addition  
 Pacific Seafoods Warehouse Renovation  
 Payless Kress Office Building  
 Renovation  
 Rainier Connect Renovation  
 Tacoma Woolworths Renovation

### Multi-Family / Mixed Use

Over 20 micro-unit apartment projects  
 304 Puyallup Ave Apartments, Tacoma  
 Arete Apartments, Kirkland  
 Boylston Flats, Seattle  
 Commerce Street Mixed-use, Tacoma  
 Everett College Student Housing  
 Greenlofts Lake City, Seattle  
 Killebrew Apartments, Seattle  
 Madison Park Condos, Seattle  
 Market Street Art Lofts, Tacoma  
 Meridian Avenue Apartments, Seattle  
 Minnie Flats, Seattle  
 MLK Mixed-use, Tacoma

Novo Apartments 61st and Roosevelt  
 Way NE, Seattle  
 South Lake Union Apartments, Seattle  
 Stadium Apartments, Tacoma  
 St Helen's Apartments, Tacoma  
 The Commencement, Ruston  
 The LUKE Mixed-Use, Redmond  
 The Retreat Shoring, Redmond  
 Vision 5 Mixed-use, Redmond  
 Union Crossing II Apartments, Tacoma  
 Yakima Lofts Renovation, Yakima  
 YMSA Mixed Use, Seattle

### Community / Institutional

First Presbyterian Church Renovation,  
 Bellevue  
 Hilltop Regional Health Clinic and Parking  
 Garage, Tacoma  
 Kandle Park Pool, Tacoma  
 Lao Community Resource Center, Seattle  
 Madrona Library Renovation, Seattle  
 Martin Luther King Day Home, Seattle  
 Neighborhood House, Seattle  
 Port Angeles Carnegie Library Renovation  
 Southwest Community Center, Seattle  
 St. George School Renovation, Seattle  
 Sunset Bible Church, University Place  
 Tanbara Medical Clinic, Tacoma  
 Wallingford Boys and Girls Club  
 Renovation, Seattle  
 Whatcom Museum of History and Industry  
 Historic Renovation  
 Youth Development Center, Federal Way



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## **FIRM PROFILE**

**BRC Acoustics & Audiovisual Design** is a full-service acoustical consulting firm providing diverse services to public and private clients throughout the United States. With offices in Seattle, WA, Portland, OR and Charleston, SC, services include architectural and mechanical acoustics, vibration measurement and analysis, sound reinforcement system design, audiovisual and multimedia system design, noise monitoring, acoustical modeling, and noise contour mapping for environmental noise projects.

BRC assigns teams selected from our staff to analyze individual projects and to develop tailored solutions using the latest technology and information. Technical expertise and proven qualifications, and years of practical experience enable our team to provide designs and specifications for projects of any scope.

We use state-of-the-art computer modeling programs in conjunction with noise and vibration measurement equipment to optimize the architectural and mechanical function of building interiors, to perform noise impact predictions, and in the design of multimedia audiovisual systems.

BRC Acoustics & Audiovisual Design is an active member of the National Council of Acoustical Consultants, Acoustical Society of America, and the Institute of Noise Control Engineering.

### **Architectural and HVAC Acoustics**

Analysis and design for all factors affecting the interior acoustics of buildings, including: sound isolation, control of reverberation and reflections, and HVAC noise control. Typical projects are office buildings, schools, hospitals, ships, open-plan offices, and multi-family residences.

### **Acoustic Isolation Measurements**

Measurements of sound and vibration isolation in buildings in order to verify specified partition sound ratings, meet building code requirements, and to ensure an appropriate acoustical environment for building occupants.

### **Environmental Noise Control**

Noise impact assessments and noise control recommendations for environmental documents  
Typical projects: highways, airports, developments, and industrial sites.

### **Industrial Noise Control**

Noise control design and mitigation for most industries and utilities.

### **Sound Reinforcement/Multimedia, Audiovisual**

System design and performance specifications for sound reinforcement, ambience enhancement, masking (white noise), industrial paging, audiovisual and multimedia systems.

### **Open Plan Space Design**

Design recommendations for materials and space planning to ensure effective control of intrusive noise between workstations in open-plan offices and teaching facilities.

### **Performing Arts, Meeting Facilities**

Specialized acoustic design for concert halls, theaters, auditoriums, convention centers and arenas.

### **Vibration Isolation**

Measurements and design for vibration isolation of machinery, sensitive instruments, and micro-electronics equipment.

## Project Examples – Tacoma

### Tacoma Art Museum

The Tacoma Art Museum is a premiere regional museum with a permanent collection that includes works of such notable artists as Renoir, Degas, Mary Cassatt, Fay Jones, Andrew Wyeth, and Dale Chihuly. BRC provided architectural acoustics design and mechanical system noise control for the large-volume lobby space, galleries, and event space. Exterior design was provided to control vehicle traffic and train noise from nearby arterials, freeway, and train tracks. A similar scope of services was provided as the museum expanded to include the Haub Wing and the Benaroya Gallery.

### Greater Tacoma Convention & Trade Center

One of the largest meeting & convention facilities in Washington State and the Northwest region. BRC designed the acoustics for ballrooms, meetings rooms, lobby and pre-function spaces.

- Project Size: 277,000 square-foot facility
- 119,000 square feet of event space
- 50,000 square feet of exhibition space
- Total Construction Cost: \$61 Million

### Pierce County Jail Sound Isolation – Tacoma, WA

Working for Pierce County Facilities Management, BRC developed recommendations for improving sound isolation in the lawyer/detainee area, and between Jury Room 304 & Judge's Chamber 304, including restroom sound isolation. Solutions for sound isolation included sound masking systems and modifications to common HVAC ducting serving multiple areas. Services included acoustical design and recommendations, sound masking demonstrations, and commissioning.



**Daniel C. Bruck, Ph.D.****President, LEED AP BD+C****Architectural and Environmental Acoustics****Education**

- Ph.D. Acoustics, University of Washington
- MA Acoustics, University of Washington
- BA Music Performance, Berklee College of Music, Boston

**Experience**

1989-Present: Consulting in Architectural and Environmental Acoustics at BRC Acoustics & Audiovisual Design. Acoustical design, noise/vibration control, and sound isolation for schools, auditoriums, industrial facilities, recording studios, and performing arts facilities. Environmental noise analysis and mitigation. Expert witness testimony.

1992-1999: Faculty - Cornish College of the Arts, Seattle, WA. Undergraduate courses in Physics of Sound and Space, and Physics of Color and Light. Topics include sound production, wave propagation, concert hall acoustics, sound intensity and measurement, and psychoacoustics.

1987-1988: Engineer for KING Broadcasting Company, Seattle, WA. Camera operator for live and videotaped broadcasts. Also involved in audio engineering, studio acoustics and studio lighting for television productions.

1986-1987: Acoustical Engineering Assistant at JGL Acoustics, Inc., Bellevue, WA. Assisted in a wide range of acoustical services. Activities included field recording for acoustical measurements, data analysis for assessing environmental impact of noise sources, and spectral analysis of audio sources.

**Affiliations**

- Acoustical Society of America
- U. S. Green Building Council: Indoor Environment Technical Advisory Group (immediate past chair), EQ TAG Subcommittee on Acoustics (immediate past-chair)

**Selected Projects**

Arizona Memorial Visitors Center – Pearl Harbor, HI  
Bay Area Discovery Museum – Marin County, CA  
Bellevue Art Museum – Bellevue, WA  
Bellevue City Hall – Bellevue, WA  
Bellevue Square Expansion – Bellevue, WA  
Bill & Melinda Gates Foundation – Seattle, WA  
Boeing 420-21 Wing Line Office Add. – Renton, WA  
Boeing West Tower Office Complex – Renton, WA

**Foss High School – Tacoma, WA**

Fred Hutchinson Cancer Research Center – Seattle, WA

Future of Flight Aviation Center/Boeing Tour

**Greater Tacoma Convention & Trade Center – Tacoma, WA**

Hands-On Children's Museum – Olympia, WA  
Hayden Ferry Lakeside Condominiums – Phoenix, AZ  
Hyatt Regency Expansion – Bellevue, WA  
Island Gateway Art Museum – Bainbridge Island, WA  
Kirkland City Hall – Kirkland, WA  
Kirkland Public Safety Building – Kirkland, WA  
Kitsap County Administration Building – Port Orchard, WA

Living Computers Museum & Labs – Seattle, WA  
Lynnwood Convention Center – Lynnwood, WA  
Mukilteo City Hall – Mukilteo, WA

**Multicare Medical Center Addition – Tacoma, WA****Museum of Glass – Tacoma, WA**

Northgate Library & Community Center – Seattle, WA

Ocean Shores Convention Center – Ocean Shores, WA  
Olive 8 Mixed-Use – Seattle, WA

Peace Arch Land Point of Entry – Blaine, WA

Ocean Shores Convention Center – Ocean Shores, WA

**Pierce County Jail Sound Isolation – Tacoma, WA**

Safari Drive Condominiums – Scottsdale, AZ  
San Ysidro Land Port of Entry – San Diego, CA  
South Puget Sound Community College – Olympia, WA

**St. Joseph Medical Center – Tacoma, WA**

Stadium Place Mixed-Use – Seattle, WA

**Tacoma Art Museum – Tacoma, WA**

The Evergreen State College Campus Activities Building – Olympia, WA

**Thea Foss Waterway – Tacoma, WA**

United States Courthouse – Seattle, WA

## Anita Joh

### Senior Acoustical Consultant

### Architectural, Mechanical, and Environmental Acoustics

#### Education

- Master of Design Science, Audio & Acoustics and Sustainable Design, University of Sydney, Australia
- Graduate Diploma, Design Science, Audio & Acoustics, University of Sydney, Australia

#### Experience

Anita is a Senior Acoustical Consultant at BRC Acoustics and Audiovisual Design. She has worked on a wide range of projects to enhance desirable acoustics and reduce unwanted noise. Her project experience includes large-scale mixed-use developments, retail, multifamily, commercial, schools, auditoriums, and environmental noise studies & mitigation.

2014-Present: Consultant in Environmental, Mechanical, and Architectural Acoustics at BRC Acoustics & Audiovisual Design. Acoustical design, noise & vibration control, and sound isolation for commercial, retail and multifamily developments.

2011 - 2014: Consultant in Environmental, Mechanical, and Architectural Acoustics at SLR Consulting Canada (previously HFP Acoustical Consultants Corp.).

2010 - 2011: Consultant in Environmental, Mechanical, and Architectural Acoustics at SLR Consulting Australia.

2008 - 2010: Consultant in Environmental, Mechanical, and Architectural Acoustics at Benbow Environmental.

#### Affiliations

- Institute of Noise Control Engineering (INCE-USA)
- National Council of Acoustical Consultants (NCAC)
- AIA Seattle Committee on the Environment (Past Committee Member, Event Organizer)
- Australian Acoustical Society

#### Selected Projects

9<sup>th</sup> & Thomas Mixed-Use – Seattle, WA  
Bainbridge Landing – Bainbridge Island, WA  
Bay Area Discovery Museum – Marin County, CA  
C. E. Williams Middle School – Charleston, SC  
Chehalis Elementary School – Chehalis, WA  
Even-Staybridge Hotel – Seattle  
Fort Mill Welcome Center, York County, SC  
Gilbert Thomes Fine Minerals – Bainbridge Island, WA  
Hardeeville Welcome Center – Jasper County, SC  
Kirkland City Hall Renovation – Kirkland, WA  
Lincoln Square Expansion – Bellevue, WA  
Marine Corps Base Hawaii (Bachelor Enlisted Quarters) – Kaneohe Bay, Oahu, HI

#### Marketplace at Lake Meridian – Tacoma, WA

Noelani Elementary School Library Building, Oahu, HI  
Panorama Retirement Community – Lacey, WA  
Polyclinic MRI Vibration Analysis – Seattle, WA  
Puget Sound Energy Service Center – Puyallup, WA  
Reynolds High School – Troutdale, OR  
South Carolina Aquarium Offices – Charleston, SC  
South Lake Union Hotel – Seattle, WA  
**Stadium Apartments – Tacoma, WA**  
Stadium Place – Seattle, WA  
Suncadia Resort – Cle Elum, WA  
Thompson Hotel (1900 First Avenue) – Seattle, WA  
Trident Technical College (Education & Briefing, Café), SC  
West Albany High School – Albany, OR  
Unico Properties Commercial Building Acquisition – Seattle  
**University of Puget Sound Admissions Building & Welcome Center – Tacoma, WA**

#### Publications, Presentations & Other

2017 AIA Continuing Education – Architectural Acoustics in Residential Design

2015, 2017 AIA Continuing Education – Acoustics in Green Design

Seattle Noise Regulation – Application to Mechanical Equipment, ASHRAE Puget Sound Chapter Meeting



# OLD CITY HALL

## *REPAIRS AND WINTERIZATION REPORT*



City of Tacoma  
WASHINGTON

**FERGUSON**  
ARCHITECTURE





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## APPENDICES

- A. ADDITIONAL CORNICE REPAIR DETAILS
- B. OLD CITY HALL REPAIRS AND WINTERIZATION REPORT
  - ROOF LEAK INVESTIGATION AND FINDINGS
  - WEATHERHOLT AND ASSOCIATES, INC.

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## PREPARED BY:

BEN FERGUSON, AIA,	Principal	Ferguson Architecture
AUGUST GENE GRULICH, AIA	Principal	Grulich Architecture + Planning Services
WILLIAM CYPHER	Principal	Wetherholt and Associates

## ADDITIONAL CONSULTANTS:

James Collins, S.E.	Principal	PCS Structural Solutions
Gary Beckner, S.E.	Associate	PCS Structural Solutions

## PROJECT BACKGROUND



PHOTO CREDIT: UW SPECIAL COLLECTIONS

Site Area: 0.39 acres (17,180 square feet)

Building Area: Approximately 63,000 square feet (interior gross area)

Stories: Five full floors with mezzanines, partial basement, roof greenhouse, and tower

The Old City Hall, or OCH, is located at 625 Commerce Street in the north end of Downtown Tacoma. It was designed by San Francisco Architect E.A. Heatherton for the Chamber of Commerce and was built by Traves & Company, completed in 1892. The design was inspired by Italian Renaissance town halls, and features fine brickwork and terracotta ornamentation. It is considered an outstanding example of the Italianate style in America. Upon completion of the building in 1893 the Chamber of Commerce and City of Tacoma swapped properties and the landmark structure became City Hall.

Old City Hall was the home of the municipal government until 1959 when the County-City Building was completed and City Hall moved to Tacoma Avenue. Old City Hall remained vacant and was in danger of demolition before undergoing a major renovation in 1974 to transition it into a shopping mall. The mall was unsuccessful, and was converted into a commercial office building in 1980. A developer purchased the property in 2005 and began transitioning the property into high-end condominiums. The project stalled in 2008 due to the recession, and the building has remained vacant since and fallen into disrepair.




In 2013, the structure was reclassified as a “dangerous building” by the City of Tacoma due to roof leaks, and the potential for the exterior building elements (bricks, terracotta, and metalwork) to fall and injure the public. The City purchased the building in 2015 and seeks to stabilize the building while they obtain new development partners.

Old City Hall is the centerpiece and namesake of the Old City Hall Historic District, and is on the National Register of Historic Places (1977), the Washington Heritage Register, and the Tacoma Register of Historic Places (1978).

## CONTRACT SCOPE

The team of Ferguson Architecture and Grulich Architecture + Planning Services was selected to design repairs for code deficiencies that pose immediate life safety risk to the public, as well as the recommendation of repairs and improvements that will minimize further deterioration, with the intent of preserving external building features. The intent of this work is to minimize future risk to the structure and public safety.




Three areas have been identified for immediate attention:

1.  A roof leak(s) in the building's northwest corner,
2.  The deformation/settlement of multiple brick arches
3.  The structural collapse of metal cornices.

This report describes the investigation, findings, and options for repair for each of the above items.



### SCOPE AREAS

- 1  ROOF LEAK LOCATION
- 2  BRICK ARCH LOCATIONS
- 3  METAL CORNICE LOCATION (ALL SIDES)



## INVESTIGATION AND FINDINGS

The design team investigated Old City Hall to identify the causes of deterioration and identify remedies. Our work including review of existing drawings, reports and studies that have previously been completed, and a site investigation of each scope area. The Ferguson Architecture team investigated the leak, cornices and brick arches to clarify the contributing factors and identify potential solutions. The Ferguson Architecture team identified design strategies for each repair item, and presented them in this report.

Rough order estimates are provided in this report for each repair item. All costs include labor, materials, and equipment needed to complete each body of work, along with a multiplier of 20% to account for contractor's general conditions, overhead, and profit and an additional 10% contingency.

### ROOF LEAK

#### Investigation

The design team and their consultant, Bill Cypher from Wetherholt and Associates, Inc. performed a site inspection to identify the location and cause of the leak.

#### Findings

The leak location was identified at the top of the northwest stairwell. The small roof above the stairwell is a low-slope configuration with deteriorated composition shingles. Wetherholt Associates and their subcontractor performed selective demolition of interior gypsum wallboard on the wall and ceiling to verify the location of the leak and to identify the condition of the framing and sheathing components. See Appendix B for the full report.

#### Options for Repair

Option 1: Repair siding and roof \$23,400 - \$27,000  
Remove siding, composition shingle roof and underlayment, and deteriorated sheathing and wood framing components. Replace framing and sheathing, install weather resistive barrier, reinstall existing aluminum siding. Install an asphalt base sheet granular surface cap sheet over cold adhesive roof with associated flashing.

#### Basis of Estimate

Roof repair costs were developed by identifying assembly material quantities and assigning values based on recent square foot costs from projects of similar size and complexity.



## INVESTIGATION AND FINDINGS

### BRICK ARCH DEFORMATION/SETTLEMENT



TYPICAL FLAT ARCH CONDITION  
12 TOTAL LOCATIONS - WEST ELEVATION SHOWN

#### Investigation

The City of Tacoma hired PCS Structural Solutions to perform an Exterior Façade Hazardous Condition Assessment in early 2015. Their scope included a physical inspection of the exterior of Old City Hall using a boom lift. The report identified general deterioration and loss of mortar in the masonry brick veneer and around terra cotta masonry. They found a severe loss of mortar associated with the flat arched openings for the 2nd floor windows on the entire west elevation above Commerce Street as well as the west half of the south elevation on South 7th Street; these arches require immediate attention.

The Ferguson Architecture team inspected the masonry arches from the sidewalk, held meetings with the engineers from PCS Structural Solutions who completed the Exterior Façade Hazardous Condition Assessment in February 2015, and researched the PCS team's photos and notes from their exterior investigations.

#### Findings

The arches are approximately eight feet wide, and are constructed of two parallel arches three wythes deep each. The outer arch is aligned with the outside face of the building, and the inner arch is inset and frames the transom of the arched windows. The three-centered arches have an elongated center section that relies on the mortar for its continuity of support. With this erosion of the mortar, these arches have lost the structural support necessary to remain as a structural unit for the span of the windows. Loose bricks were found in five of the 12 arch locations. According to PCS, these arches represent a significant danger of falling and endangering passersby on the sidewalks below. The flattened arch configuration of the existing arches makes the introduction of the steel lintel necessary.

#### Options for Repair

Option 1: Temporary wood support (\$1,400 per arch) \$16,800 - \$20,160  
Build wood arch buck to support inner arch. This is a temporary solution that will support the flattened arches and provide support until a permanent solution can be implemented. A 2x4 wood frame will be built above the transom bar in front of the curved transom windows and anchored to the adjacent masonry pilasters. Once the arches are supported, the mortar joints will be cut out and the joints will be tuck pointed. The wood support system would be prominent resulting in a high degree of negative visual impact.

Option 2: Exposed permanent steel lintel (\$4,750 per arch) \$57,000 - 68,400  
Install surface mounted steel lintels within each of the arched openings. This repair option would have a minor visual impact to the building. A flat bar or angle lintel would be installed within the arched opening and anchored into the arch and adjacent pilasters. Once the arches are supported, the mortar joints will be cut out and the joints will be tuck pointed.

Option 3: Hidden permanent steel lintel (\$20,000 per arch) \$240,000 - \$288,000  
Deconstruct the bricks forming the interior arch, and the install a steel lintel in the wall cavity. The arches would be reconstructed, and supported by the added lintel. This repair would restore the façade to its original appearance. Once the arches are supported, the mortar joints will be cut out and the joints will be tuck pointed.



ENLARGED DETAIL OF DEFORMATION / SETTLEMENT  
GROUT HAS FAILED AND BRICKS HAVE SEPARATED  
INSIDE ARCH IS SUPPORTED BY THE WINDOW FRAME



## INVESTIGATION AND FINDINGS

### BRICK ARCH DEFORMATION/SETTLEMENT (CONTINUED)

#### Options for Repair

Option 4: Anchor and tuck point outside arches

\$24,210 - \$27,750

Elective option: install helix anchors in mortar joints of the outside flattened arch to secure arch to masonry units above. Once secure, cut out mortar joints and tuck point joints.

#### Basis of Estimate

Repair costs were developed through discussions with masonry restoration experts at Cascade Masonry.

### METAL CORNICE REPAIRS

#### Investigation

Design team members studied the cornice assembly in place from the roof, and from an interior access location on the north elevation adjacent to the north tower. Failed portions of cornice that have been removed were also inspected on the ground so the design team could better understand the characteristics and deficiencies in the cornice design.

#### Findings

There are copper metal cornices on all sides of the building, and also around the perimeter of both towers. The cornices, with brackets, corbels, and dentils are fabricated of copper sheet metal. The copper appears to be less than the 16 oz. material common in typical fabrications. The light gage of the copper contributes to its lack of stiffness and vulnerability to failure.

The metal is formed into a series of shapes with a loose interpretation of a classical entablature. The metal is formed into classic volutes, torus, and scotia forms. The cornice assembly includes: the main cornice, which is built from five separate sections of copper, crimped into a continuous panel, wherein the crimped connections appear adequate. There are three types of decorative elements that are attached to the cornice: corbels (modillion) which are the numerous small decorative brackets below the cornice fascia, brackets, which are the primary decorative feature, and dentils, which are the numerous small rectangular features at the bottom of the cornice assembly.

The south and east sections of the clock tower cornice were reconstructed and replaced in the 1980's as part of a past renovation. The design team had the opportunity to speak with the metalworker who built the replica brackets. These replacements were reinforced with steel and anchored to the masonry, and they appear to be stable and in no need of replacement. The north and west cornices are original and nearly half of them have fallen from the building. Future failures should land on the roof and pose minimal risk to pedestrians.



TYPICAL CORNICE ASSEMBLY SHOWN  
FASCIA  
CORBELS  
ENTABLATURE  
BRACKETS  
SQUARE DENTILS



REMOVED AND DAMAGED SEGMENT OF CORNICE  
FRAGMENTS OF CORBEL ON TOP  
OPENING IN MIDDLE IS BRACKET ATTACHMENT  
INTACT AND MISSING DENTILS AT BOTTOM





SPOT SOLDER FAILURES AT OUTSIDE CORNER  
SIDE COPPER HAS SEPARATED FROM FACE AND  
IS IN DANGER OF FAILURE

### Brackets

The major failing is in the brackets. These features project from the entablature and are subject to high winds, which cause flexing and can result in some failures. The brackets contain many highly decorative sections joined together with joints, butt joints, and spot solders. The repair of the sheet metal brackets will be complex, with numerous joints having several different forms. The options for preservation are limited. A current and ongoing bracket failure was observed on the southwest corner of the building, near the intersection of South 7th Street and Commerce. The side component has become detached from the face and is stuck on an adjacent bracket.

The attachment method for the brackets is deficient and contributes towards structural failure. The brackets are large (55-inches tall) and are not adequately attached to the building. There is minimal physical attachment at the interface with the cornice entablature. The bracket attachment to the masonry is also deficient. The bracket was attached to a steel channel that is held in place by wire loops that were placed into the grout joints. These wire loops have deteriorated and many no longer exist.

There are 80 brackets remaining on the main roof area with 7 missing brackets (not including the back side of the north tower). The clock tower has 6 brackets per side. The east, south, and west brackets are all in place, and there are three missing brackets on the north side.

### Decorative Attachments

The decorative attachments (corbel, bracket, dentils) are attached to the cornice with copper tabs that penetrate the cornice and are folded back. Each decorative attachment has three main components, two copper sides and a copper face. The sides and face are fastened on the outside corners by small spot soldered connections. The spacing between the soldered fastenings is too great to adequately hold the pieces together. There is no material overlap between the side and face components. The solder joints have become brittle over the past 122 years, and many have failed. Solder failures have resulted in long gaps between copper elements, and as the gaps widen they are more likely to be affected by wind which could further widen the gaps, causing the sheet metal to distort and fail.

Several components of the existing copper cornices have failed. The failures range from natural causes such as high winds, heavy rains and possibly from seismic movement to the nesting of pigeons and other birds. Both the PCS report and our site observations have noted several areas where the cornice has been deformed. The primary deteriorations and failures are in its projecting features. These include the brackets, corbels and dentils.

There are multiple locations where the weak outside corners of decorative elements have failed, resulting in portions of copper failing. The front face of the corbels seem particularly prone to failure, as are the sides and faces of the brackets. The dentils are more stable and only a few failures were observed. The failure of elements results in copper portions dislodging and falling to the sidewalk below. There are approximately 320 corbels and 500 dentils around the perimeter of the main roofline.



FAILED CORBEL AT TOP RIGHT  
TWO FAILED BRACKET LOCATIONS IN MIDDLE  
LOOSE DENTIL AT THE BOTTOM

### Options for Repair

Repairs of the cornices require skilled and careful construction in order to maintain the classic forms, and provide structural integrity and adequate enclosures to prevent the access of rain, high winds, and the nesting of birds. Bird access is a significant issue. Every access point observed revealed evidence of bird entry, with nesting, remains of dead birds, and droppings. Many areas are likely to be filled with material, which adds weight to the cornice and results in the possibility of failure.

Option 1: Temporary netting \$24,000 - \$28,000  
Attach 2x2 wood nailer to roof above cornice and to the masonry below. Anchor safety netting to wood to secure cornices in place. Netting will keep broken cornice decorative attachments from falling to street below. Securing netting will be difficult or impossible in wall sections with significant terracotta decorations. This option will have a high degree of negative visual impact.

Option 2: Remove and repair brackets \$85,000 - \$102,000  
Remove the brackets, and repair in a shop by skilled fabricators. Remove brick debris in support pockets, install new support channels. Remove bird debris from interior of cornice through bracket openings. Secure loose south cornice to masonry. Reinstall repaired brackets. Install cover plates over missing bracket locations. See Appendix A for additional information.

Option 3: Repair corbels and dentils in-place \$40,000 - \$50,000  
Repairs of corbels and dentils are recommended to be completed in place. They are small and well connected to the entablature making removal difficult. Reinforced fasteners can be installed in predetermined locations on all corbels and dentils. Cover plates will be designed to patch openings for failed corbel and dentils.

### Basis of Estimate

Repair costs were developed through discussions with Metalworkers from Scott & From Company, Inc. and masonry restoration experts at Cascade Masonry.

### ADDITIONAL CORNICE REPAIR DETAILS



STEEL STRUCTURE AT TOP OF CORNICE SUPPORTS  
WOOD DECKING WITH ROOFING ABOVE



VIEW INSIDE CORNICE CAVITY  
STEEL BRACING FROM TOP OF CORNICE TO  
STRUCTURAL TIE TO MASONRY WALL

In order to repair the cornices, it is recommended that the brackets be detached from the cornices and removed. We recommend repairing the brackets in a shop by skilled fabricators. The cornices could be repaired in a sheet metal shop and returned to the building and reattached to the cornices. While some of the brackets are in serviceable condition, others may require significant repair and some may be beyond repair. Reinforced fasteners can be placed in either the exterior surfaces or within the interior of the brackets at an off-site shop. The fasteners will extend the life of the brackets.

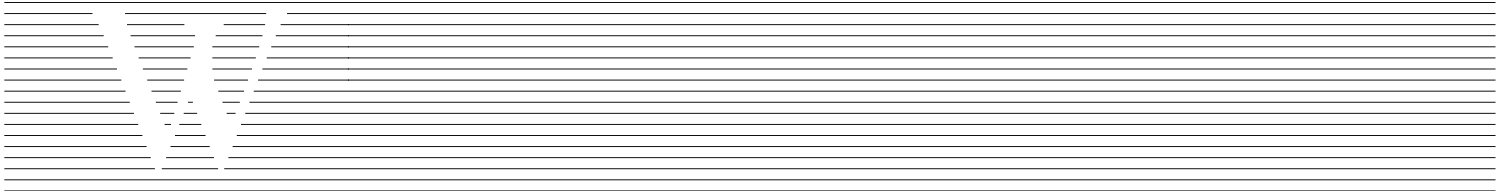
After the removal of some or all the brackets, a detailed survey is necessary to determine what repairs currently concealed in the fascia cavity are necessary to stabilize the cornice and the brackets. Tie backs to the masonry walls and reinforcement of the fascia steel framing cannot be determined before observations are made. With the survey completed, we will better understand the varied conditions of the cornice and its anchorage to the masonry. We anticipate two conditions to be addressed; first, the quantity and quality of the fascia framing anchorage to the masonry, and second, the adequateness of the anchorage of the fascia to the framing.

The anchorage of the fascia framing appears adequate as there are no notable signs of deformation of the fascia. Assuming the anchorage to be adequate, we would look for any fatigue at connections indicative of future failures that can be easily remedied. In terms of the repairs to the anchorage of the fascia to the framing, we would use the openings in the spaces where the brackets have been removed to reinforce existing anchors or to add additional anchors. Once the brackets have been removed, and before reinstallation, we will survey the conditions to be rectified, and fabricate a number of connections. We will work with the sheet metal repair contractor to develop connections that will address all the conditions encountered in the survey of the fascia. We foresee these repairs to be minor.

Bracket removal would also provide access points allowing for the removal of debris deposits inside the cornices. The brackets were originally shop fabricated and as such are identical to each other. This allows for the brackets to be reinstalled with the best brackets placed in prime locations and lesser brackets placed elsewhere. The replacement of missing brackets and brackets considered beyond repair has yet to be addressed. Cover plates will be designed to close gaps from missing brackets.



ROOF LEAK INVESTIGATION AND FINDINGS  
WETHERHOLT AND ASSOCIATES, INC.



W E T H E R H O L T   A N D   A S S O C I A T E S ,   I N C .

**NOTES AND PHOTOGRAPHS**  
**SITE VISIT – September 11<sup>th</sup> and 23<sup>rd</sup>, 2015**

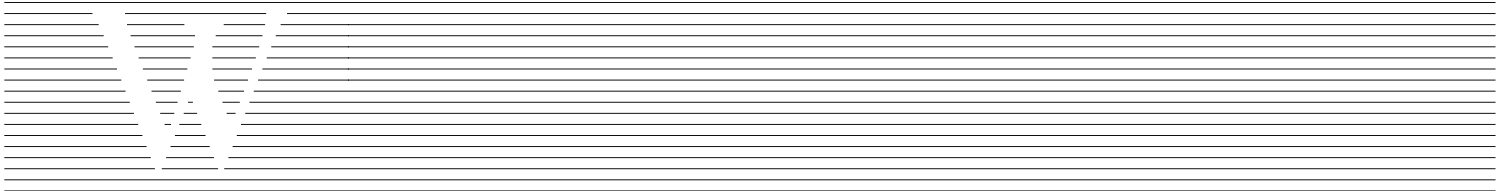
**Old City Hall Repairs and Winterization**  
**625 Commerce Street**  
**Tacoma, Washington**

for

Ferguson Architecture  
PO Box 1463  
Tacoma, Washington 98401

Attn: Ben Ferguson

September 29, 2015  
*1509-09A1*



W E T H E R H O L T   A N D   A S S O C I A T E S ,   I N C .

September 29, 2015

Ferguson Architecture  
PO Box 1463  
Tacoma, Washington 98401

Phone #: 253-248-6060

Attn: Ben Ferguson

Email: bferguson@fergusonarch.com

Ref: Leak Investigation  
Old City Hall Repairs and Winterization  
Tacoma, Washington

Greetings,

As requested, this writer visited the Old Tacoma City Hall on September 11<sup>th</sup> and 23<sup>rd</sup>, 2015, to investigate reported moisture intrusion.

**Observations**

The purpose of the September 11<sup>th</sup> site visit was to observe the interior moisture intrusion conditions occurring in the northwest stairwell landing directly below a shed roof located on the main low slope roof area and determine the extent of investigation required to isolate and define the source and extent of deterioration from the moisture intrusion.

The sheet rock on the west wall and ceiling directly below the shed roof was partially displaced and portions were extensively discolored from continued moisture accumulations. The area of sheet rock deterioration on the west wall and ceiling is approximately 8 feet in width and extends from the base of the wall to the ceiling and up the ceiling approximately 4 feet.

The exterior wall directly outside the interior deterioration is clad with aluminum lap siding. The roof assembly directly above the interior ceiling deterioration is composition shingles on a low slope (approximately 1 inch +/-) per foot slope.

The aluminum siding on the west exterior wall appears to be in fair condition. The composition shingles are extremely deteriorated with portions of shingle tabs missing or displaced and the granular surfacing worn away exposing the underlying reinforcement scrim and asphalt.



Based on our September 11<sup>th</sup> observations, we determined the best course of action, to isolate the source of the moisture intrusion and identify the extent of potential deterioration, was to remove portions of the interior sheet rock and insulation along the west wall and ceiling.

We returned to the site on September 23<sup>rd</sup> with personnel from Clements General Construction to assist us with removal of sections of the sheet rock and batt insulation.

An area of sheet rock and insulation approximately 8 feet wide, starting approximately 4 feet from the south end of the west wall and ceiling was removed, extend from the landing floor, up the wall, and up the ceiling another 4 feet.

Sections of the wood studs and headers on the west wall were completely deteriorated and crumbled to the touch.

The plywood sheathing on the exterior side of the wall framing was also extensively deteriorated within the area of exposure.

The underside of the plywood sheathing under the shingle roof appeared to be in fair condition with no specifically notable deterioration.

### **Conclusions/Recommendations:**

It is this writer's opinion that the source of moisture intrusion and the subsequent framing and sheathing deterioration is originating from the deteriorated composition shingle roof.

It appears that the underlying felt between the shingles and the plywood substrate shed the water downslope to the wall/eave transition where the majority of the moisture intrusion occurred.

It appears, from our observations of the area exposed for observation that the majority of the deterioration within the west wall assembly occurs within the 8 or 10 feet width of the wall.

We suggest the following scope of work to mitigate the existing moisture intrusion conditions:

1. Removal of the existing aluminum siding and plywood sheathing along the exterior west wall.
2. Removal of the existing composition shingle roof and underlayment.
3. Removal and replacement of the deteriorated wood framing and sheathing components.
4. Installation of a weather resistive Barrier on the exterior of the west wall.
5. Reinstallation of the existing aluminum siding.
6. Installation of an asphalt base sheet granular surface cap sheet set in cold adhesive over the roof area.
7. Incorporation of appropriate sheet metal flashing components at eave, rake, and upslope transition areas.

An estimated Rough Order of Magnitude for the above suggested scope of repairs is \$15,000 to \$18,000.

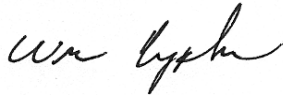
*Site Visit- September 11<sup>th</sup> and 23rd, 2015  
Old City Hall Repairs and Winterization  
Ferguson Architecture*

*Page 3  
September 29, 2015  
20-150909A1*

Enclosed are photographs and notes taken during our site visit for your review with this report.

We trust the above discussion has been of assistance. If you have any questions, or if we may be of further service, please do not hesitate to call.

Respectfully,

A handwritten signature in black ink, appearing to read "Wm Cypher".

William Cypher, RRC, FRCI  
Senior Field Engineer  
Principal



Beginning September 11, 2015 site visit.

Photograph 1: Interior ceiling and wall below shed roof in northwest corner of roof.







Photograph 2: Composition shingles on shed roof.



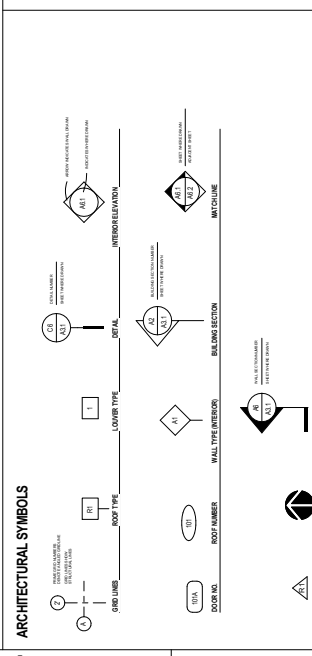
Photograph 3: Looking south along eave of shed roof.



		<p>Beginning site visit September 23, 2015.</p> <p>Photograph 4: Interior west wall below shed roof with sheet rock and insulation partially removed.</p> <p>Note extensive deterioration of the wood studs, plates, and the exterior plywood sheathing in this location.</p>
		<p>Photograph 5: Same location along the west wall.</p>

		<p>Photograph 6: Sheet Rock and insulation being removed from the ceiling directly above the deteriorated wall area.</p>
		<p>Photograph 7: Underside of the plywood roof sheathing at roof to wall transition.</p>

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1	2	3	4	5

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SHEET INDEX	
GENERAL	
01.0	PROJECT INFORMATION
ARCHITECTURAL	
A01	GENERAL NOTES AND REFERENCES
A02	ROOF LEVEL CORNER PLAN RELEVATIONS
A03	CORNER DETAILS
A04	PERFORMANCE TEST REPORT RELEVATIONS

<b>PROJECT DATA</b>		<b>PROJECT LOCATION</b>	
400 COMMERCIAL STREET		NACOMA WILMINGTON	
CITY OF NACOMA		NACOMANALLOTURES	
WATERWORKS		NACOMANALLOTURES	
CONTRACT NO.		NACOMANALLOTURES	

<b>PROJECT DESCRIPTION</b>	
<p>DESIGN AND CONSTRUCTION OF THE NACOMA WILMINGTON WATERWORKS AND PUMP STATION</p> <p>CONSTRUCTION OF THE NACOMA WILMINGTON WATERWORKS AND PUMP STATION</p>	

<b>CODE INFORMATION</b>	
<b>APPLICABLE CODES</b>	
<p>DESIGN AND CONSTRUCTION OF THE NACOMA WILMINGTON WATERWORKS AND PUMP STATION</p> <p>DESIGN AND CONSTRUCTION OF THE NACOMA WILMINGTON WATERWORKS AND PUMP STATION</p>	
<b>APPLICABLE STANDARDS</b>	
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<b>APPLICABLE SPECIFICATIONS</b>	
<p>DESIGN AND CONSTRUCTION OF THE NACOMA WILMINGTON WATERWORKS AND PUMP STATION</p> <p>DESIGN AND CONSTRUCTION OF THE NACOMA WILMINGTON WATERWORKS AND PUMP STATION</p>	

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PROJECT DESCRIPTION	CODE INFORMATION
<p>CONSTRUCTION OF NEW 300,000 GALLON WASTEWATER TREATMENT PLANT AND 100,000 GALLON WASTEWATER TREATMENT PLANT. THE PROJECT WILL BE FINANCED BY A \$10,000,000 BOND ISSUE.</p>	<p>200 INTERESTING, IN A BIG CODE MANAGEMENT STATE AGREEMENTS</p>
	<p><b>ASSIGNED CODE</b></p>
	<p><b>BUSINESS ALIEN</b></p>
	<p>CONSTRUCTION TYPE</p>
	<p>NUMBER OF STORIES</p>
	<p>SPRINKLED</p>

CODE INFORMATION	
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EXCERPTED HEADLINE	
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NUMBER OF STORIES	6
APPROXIMATE D	100

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**FLOOR AREA & HEIGHT:**

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OCCUPANCY TYPE:	B
NUMBER OF STORIES:	6
SPIRAL RIBED?	NO
NO. OF PLACING SLABS AT TOP OF FOOTING:	NO

FLOOR AREA & HEIGHT	
CONSTRUCTION TYPE	IB
OCCUPANCY TYPE	B
NUMBER OF STORIES	6
SPIRAL RIB?	NO

**PROJECT TEAM**

OWNER/CLIENT  
CITY OF TACOMA  
747 MARKET STREET  
TACOMA, WA 98402

ARCHITECT  
GRIFFIN + O'NEILL  
1001 1ST AVENUE  
SEATTLE, WA 98101

GENERAL BUILDING CONTRACTOR  
1801 F PACIFIC AVENUE, 10TH FLOOR (NOT FULLY OCCUPIED)

**PROJECT TEAM**

COMMERCIAL

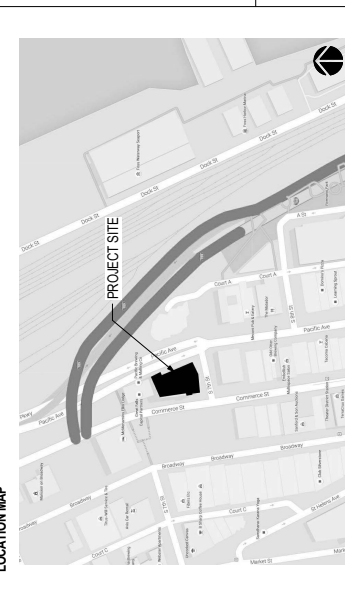
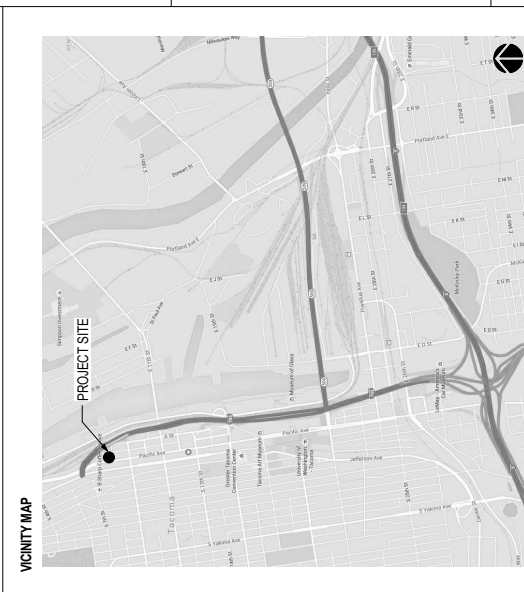
CITY OF TACOMA  
747 MARKET STREET  
TACOMA, WA 98402

**STRUCTURA**  
CONSTRUCTION SOLUTIONS  
250 PACIFIC AVENUE, STE 101  
TACOMA, WA 98402  
PHONE (253) 838-3270  
FAX (253) 838-3271  
WWW.STRUCTURA.COM

**STRUCTURA**  
 POSTRUCTURAL SOLUTIONS  
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 TROY, MI 48063  
 PHONE: (248) 363-2797  
 CONTACT: GARY BECHNER  
 00012@structura.com

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CONTACT: GENE GRULICH/HA  
ggrulich@gmail.com

**ENVELOPE CONSULTANT**  
NETHERRAL ASSOCIATES  
200 PARKMONT LANE SW  
CLIFTON, VA 08022  
PHONE (301) 745-1000  
CONTACT: BILL CORNBERG, SENIOR FIELD ENGINEER





1. WIRE CONNECTIONS FOR INDICATION OF POST PLANAL 1-PHASE CONNECTIONS INDICATED ON A REFERENCE
2. EXPOSED LAYERS
3. SAMPLES FOR CHEMICAL ANALYSIS: TEST 1: HEADED RODS ARE INTENDED TO GATHER THE INNER BORE SUBSTRATE
4. SAMPLING FOR CHEMICAL ANALYSIS: TEST 2: HEADED RODS ARE INTENDED TO GATHER THE OUTER BORE SUBSTRATE
5. SAMPLING FOR CHEMICAL ANALYSIS: TEST 3: HEADED RODS ARE INTENDED TO GATHER THE INNER BORE SUBSTRATE
6. SAMPLING FOR CHEMICAL ANALYSIS: TEST 4: HEADED RODS ARE INTENDED TO GATHER THE OUTER BORE SUBSTRATE
7. SAMPLING FOR CHEMICAL ANALYSIS: TEST 5: HEADED RODS ARE INTENDED TO GATHER THE INNER BORE SUBSTRATE
8. SAMPLING FOR CHEMICAL ANALYSIS: TEST 6: HEADED RODS ARE INTENDED TO GATHER THE OUTER BORE SUBSTRATE
9. SAMPLING FOR CHEMICAL ANALYSIS: TEST 7: HEADED RODS ARE INTENDED TO GATHER THE INNER BORE SUBSTRATE
10. SAMPLING FOR CHEMICAL ANALYSIS: TEST 8: HEADED RODS ARE INTENDED TO GATHER THE OUTER BORE SUBSTRATE



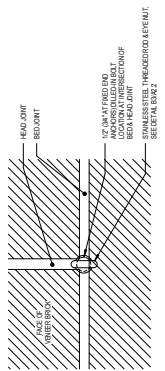
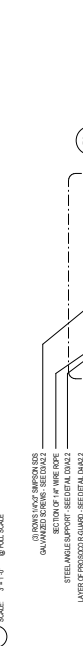
**OLD CITY HALL TEMPORARY  
STABILIZATION  
625 COMMERCE STREET  
TACOMA, WA 98402**

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1. EXPOSE CONNECTIONS OF FIBER OPTIC CABLES TO PAIN-A-1. FIBRE CONNECTIONS INDICATED ON A/N1 REFERENCE
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**A2.2**

**A4** VERTICAL JOINT AT TERRA COTTA PANELS  
NOT TO SCALE

**A3** **BRICK JOINT DETAIL**  
SCALE: 6" = 1'-0"    ② FULL SCALE

**A1** LOWER CORNICE SECTION  
SCALE: 3/4" = 1'-0" @ FULL SCALE

NOT DATE &

**OLD CITY HALL TEMPORARY  
STABILIZATION  
625 COMMERCE STREET  
TACOMA, WA 98402**

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10173  
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BEN DAVID FERGUSON  
STATE OF WASHINGTON

THE UNIVERSITY OF THE SOUTH ALABAMA  
SCHOOL OF ARCHITECTURE  
ARCHITECTURAL ASSOCIATION OF ALABAMA

**PCS**  
Structural Solutions

REVISIONS: \_\_\_\_\_

PROJECT NO: **006-02-15**

PRINCIPAL-IN-CHARGE: BEN  
PROJECT MANAGER: BEN  
DRAWN BY: JAMIE

PROJECT STATUS: PERMIT SET

SHEET NO.



PLOT DATE & TIME: 2/2/2016 4:09:04 PM