Kobe Park Building/Nippon Kan Theatre

This narrative provides an overview of some of the work to conducted to rehabilitate the Kobe Park Building (also known as the Nippon Kan Theatre). The building has multiple addresses including 633 Yesler Way, Seattle, WA 98104 and 628 So Washington Street; parcel 524780-2080. Related before and after photos are included in supporting materials.

The Kobe Park Building was originally constructed circa 1909 and was used throughout the 20th century as a theatre and hotel (also known as the Astor Hotel). A 1981 addition created a bump out along the north elevation, elevator lobbies, and a sky loft office space. The primary construction of the building is a multi-wythe masonry exterior with a heavy timber post and beam structure over a concrete foundation. There are three primary stories in addition to a mezzanine, a lofted penthouse, and a partially daylit basement created by the property slope to the southwest. The property is listed on the National Register of Historic Places.

The renovation project involved an extensive renovation to create a modern, open office concept with exposed beams and building systems, brick interior walls, and high ceilings on the upper floors of the building. The main floor, housing the historic Nippon Kan Theatre was also extensively renovated including installing new oak flooring on the former theater stage and mezzanine, refinishing the oak flooring on the main floor. Extensive plumbing repairs, refinishing the lobby, painting throughout as well as seismic retrofitting and installing a sprinkler and fire alarm system throughout the building.

The project to renovate the Kobe Park Building initiated with an extensive review of the overall site and building analysis managed by Clark/Kjos Architects. Soderstrom Architects and Suyama Petersen Deguchi architected the rehabilitation work and Pivotal Construction managed the majority of the construction.

The narrative below provides an overview of the observations of the due diligence process and the attendant work performed to address the findings.

Structural Assessment

PCS Structural Solutions was contracted to review the existing structure from a seismic standpoint. PCS recommended installing reliable wall anchors, bracing URM partition walls, and adding secondary supports.

As a result, Seattle Seismic was contracted to conduct a seismic retrofit including anchoring floor to walls, installing new tension ties to existing rosettes, new framing/blocking, new wood connectors.

Civil Engineering Site Investigation

The Civil Site Investigation performed by KPFF determined multiple areas of degradation including alligator cracking and block and longitudinal cracking primarily to the parking lot to the north of the building. To address these issues, Superior Asphalt was contracted to remove and reinstall pavement on roughly half of the parking lot.

Exterior Envelope

<u>Brick Masonry Walls</u>

Certa Building Solutions was contracted to perform a Building Envelope Condition Assessment. This assessment determined several issues related to the historic multi-wythe brick masonry including:

- Cracking at several locations telegraphing through the plaster at the interior of level one
- Soft mortar (aka fretting) at multiple interior and exterior locations
- Vertical mortar joints separating the historic masonry and contemporary brick below the storefront zone have separated, creating an unprotected opening at a critical juncture of the building envelope.
- Organic growth is present at the masonry rowlocks (window sills) project-wide and around the downspout at the west elevation.
- Efflorescence is common on the outer surface of the mortar joints and bricks near the finished grade plane.

To address these issues, Pioneer Masonry Restoration Company was contracted to conduct repairs along all four elevations of the building. The repairs included:

- Route out all failed or otherwise compromised mortar joints
- Tuck point Type N mortar. Color and tooling to match existing.
- Install Dow Silicone sealant over all terra cotta sky facing joints.
- Pressure clean the entire elevation.
- Paint lower stucco area at the West elevation ground level.
- Scrape, prep, prime and paint the exterior roof trim, as well as the top floor belly band.
- Apply BSM 40 clear water repellent to all masonry areas. Wash windows
- Embed ¼” stainless steel threaded rods in failing mortar joints

<u>Metal Wall Panels</u>

Metal panels provide coverage to the opaque exterior walls at the north elevation cantilevered addition as well as the exterior walls of the penthouse. The metal panels are prefinished sheet steel, vertically oriented, with a standard box rib style profile and exposed fasteners. The investigation uncovered failure of the finish (flaking) at the panels at many conditions across the installation at the north elevation as well as at the penthouse structure. To address these, CERTA painters was hired to prep, prime and paint all of the metal paneling throughout the exterior of the building. This work included full prime with SW Pro-Industrial Bondplex, and paint with SW Pro-Industrial DTM Eggshell via airless sprayer.

<u>Fenestration</u>

Numerous styles of windows are present at the subject property, including historic wood windows, fixed aluminum ribbon windows, fixed aluminum windows in punched openings, single-hung operable windows, and stick-framed curtain wall. The investigation enumerated list related to observations of the window systems:

- Exterior wood paint is failing (i.e., flaking).
- The interior glazing gaskets are not set tight at corners, resulting in gaps in the gasket.
- The metal frame is corroded around the joinery where the vertical mullions interface the sill at the east end of the level 3 ribbon window, indicative of past water ingress.
- Black duct tape placed over the operable window joints, presumably in an attempt to prevent air infiltration.
- Inoperable (fixed) aluminum windows with dual-pane IGUs are provided at both the north addition as well as the penthouse structure. Field-applied sealant is provided at the window perimeters. The sealant is broken down and is ineffectual after years of exposure to UV and bulk moisture.
- Perimeter exterior sealant is weathered with surface crazing and is at the end of its useful service life.

To address the aforementioned issues, extensive repair work was performed by Pivotal Construction throughout the building including replacing failed IGUs with new energy-efficient units with argon gas fill and low emissivity coating on the #2 surface.

MEP Systems

Sazan Group was contracted to assess the Mechanical, Electrical and Plumbing (MEP) conditions. As a result, Pivotal Construction was hired to address multiple issues with all of the MEP systems including installing new heat pumps, plumbing, and fire and life safety precautions including the installation of a fire sprinkler system and fire alarm system throughout the building.

Kobe Park LLC
Transactions by Account
As of December 31, 2024

Copy sequence	Type	Date	Num	Name	Memo	Clr	Split	Debit	Invoice Copy Available?/Pulled?	Project	
2	Bill	08/01/2024	July 2024	Suyama Peterson Deguchi	Construction Contract Administration		2000 · Accounts Payable	496.63	Y/Y	Architectural Services	
49	Bill	12/12/2024	24-10285	Sue Genty Interior Design Inc	Design Work		2000 · Accounts Payable	2,054.00	Y/Y	Architectural Services	
66	Bill	03/12/2025	10782	Soderstrom Architects			2000 · Accounts Payable	9,957.50	Y/Y	Architectural Services	19,143.13
67	Bill	03/12/2025	11443	Soderstrom Architects			2000 · Accounts Payable	2,715.00	Y/Y	Architectural Services	
68	Bill	03/12/2025	11329	Soderstrom Architects			2000 · Accounts Payable	3,920.00	Y/Y	Architectural Services	
38	General Journal	07/31/2024	GENJRNL	Signs of Seattle	Signs of Seattle: Invoice 9933		1310 · Leasehold Improvements	5,903.17	Y/Y	Building signs	5,903.17
50	General Journal	12/06/2023	Loan Pmt	City of Seattle	Ist Security Bank Direct Pmt to City of Seattle		1230 · Construction Draw Account	75.00	Y/Y	City Permits	75.00
3	General Journal	05/10/2024	Loan2405	Suyama Peterson Deguchi	January 2024 Invoice		-SPLIT-	10,002.37	Y/Y	Design Services	
4	General Journal	05/10/2024	Loan2405	Suyama Peterson Deguchi	February 2024 Invoice		1310 · Leasehold Improvements	12,721.37	Y/Y	Design Services	
5	General Journal	05/10/2024	Loan2405	Suyama Peterson Deguchi	March 2024 Invoice		1310 · Leasehold Improvements	2,247.55	Y/Y	Design Services	
6	General Journal	05/10/2024	Loan2405	Suyama Peterson Deguchi	April 2024 Invoice		1310 · Leasehold Improvements	5,932.68	Y/Y	Design Services	35,043.33
7	General Journal	05/10/2024	Loan2405	Suyama Peterson Deguchi	May 2024 Invoice		1310 · Leasehold Improvements	670.99	Y/Y	Design Services	
40	Bill	05/11/2024	B24163	RL Design LLC	Design Services		2000 · Accounts Payable	1,250.00	Y/Y	Design Services	
8	General Journal	06/14/2024	GENJRNL	Suyama Peterson Deguchi	Suyama Peterson Deguchi: Invoice 06/01/2024		1230 · Construction Draw Account	1,218.37	Y/Y	Design Services	
41	Bill	07/19/2024	C24173	RL Design LLC	Design Time		2000 · Accounts Payable	1,000.00	Y/Y	Design Services	
51	Bill	10/21/2024	INV-3819916	Jensen Hughes	Engineering		2000 · Accounts Payable	670.00	Y/Y	Engineering Services	670.00
17	General Journal	07/02/2024	GENJRNL	Pivotal Construction	Pivotal Construction: Invoice 23065-6		1230 · Construction Draw Account	72,016.82	Y/Y	Fire Sprinker - Pivotal	
18	General Journal	11/13/2024	LOC24-11	Pivotal Construction	Pivotal		2855 · LT - Supplemental KP Bldg Loan	55,473.18	Y/Y	Fire Sprinker - Pivotal	
18	Check	11/14/2024	EFT	Pivotal Construction	Invoice 23065-7 Partial Payment		1020 · 1st Security Checking	31,428.72	Y/Y	Fire Sprinker - Pivotal	350,378.09
9	General Journal	12/02/2024	LOC24-12	Northwest Fire Systems	Northwest Fire?		2855 · LT - Supplemental KP Bldg Loan	47,680.75	Y/Y	Fire Sprinkler	
10		01/14/2025		Northwest Fire Systems				71,392.81	Y/Y	Fire Sprinkler	
11		01/28/2025	05468C*04	Northwest Fire Systems				60,933.69	Y/Y	Fire Sprinkler	
12		03/12/2025		Northwest Fire Systems				11,452.12	Y/Y	Fire Sprinkler	
39	Bill	02/24/2024	1162	GFS Hardwood	GFS Hardwood - 50% Deposit		2000 · Accounts Payable	34,530.88	Y/Y	Flooring	
39	General Journal	05/03/2024	Disburse	GFS Hardwood	Invoice 1162-2		1230 · Construction Draw Account	41,677.35	Y/Y	Flooring	101,680.49
52	General Journal	11/13/2024	LOC24-11	Alliance Contract Flooring ACF	ACV Flooring		2855 · LT - Supplemental KP Bldg Loan	14,400.00	Y/Y	Flooring	
52	Check	11/14/2024	EFT	Alliance Contract Flooring ACF	Invoice I-914 Partical Payment		1020 · 1st Security Checking	11,072.26	Y/Y	Flooring	
13	Bill	12/29/2023	23065-1	Pivotal Construction	10% Construction Deposit		2000 · Accounts Payable	74,683.00	Y/Y	General Contractor	
15	General Journal	05/01/2024	Loan2405	Pivotal Construction	Progress Payment #4		-SPLIT-	248,073.77	Y/Y	General Contractor	
14	General Journal	05/03/2024	Disburse	Pivotal Construction	Invoice 23065-3		1230 · Construction Draw Account	312,497.28	Y/Y	General Contractor	
19	General Journal	05/10/2024	Loan2405	Pivotal Construction	Invoice		-SPLIT-	76,386.00	Y/Y	General Contractor	995,114.09
19	General Journal	06/04/2024	GENJRNL	Pivotal Construction	Reclass KP April '24 Pivotal Pmt from R&M Expense to Bldg Loan in GL 131(		6350 · Repairs & Maintenance-Bldg	661.68	Y/Y	General Contractor	
16	General Journal	06/14/2024	GENJRNL	Pivotal Construction	Pivotal Construction: Invoice 23065-5		1230 · Construction Draw Account	280,837.02	Y/Y	General Contractor	
53	Bill	08/28/2024	7153999861	Eletech Systems - Schindler Elevator Cc	Construction Crew Elevator Assistance		2000 · Accounts Payable	1,975.34	Y/Y	General Contractor - Eltec cost to help move a man-lift for GC	
47	Bill	05/22/2024	240154-1	ION Sign Group	50% Deposit		2000 · Accounts Payable	8,719.31	Y/Y	Interior Business Sign	
48	General Journal	09/26/2024	LOC24-09	ION Sign Group	Ion Sign Group: Invoice 240154-2		2855 · LT - Supplemental KP Bldg Loan	8,719.30	Y/Y	Interior Business Sign	17,438.61
55	Bill	08/21/2024	August 2024	Javier Jimenez	Nippon Kan Theater: 26 Hours * $30/Hour		2000 · Accounts Payable	780.00	Y/Y	Interior painting	
56	Bill	08/21/2024	August 2024	Javier Jimenez	SCRC Area: 68 Hours * $30/Hour		2000 · Accounts Payable	2,040.00	Y/Y	Interior painting	2,820.00
70	General Journal	06/01/2024	GENJRNL	LitFad	LitFad - Chandeliers		2045 · Payable due to RCRC, LLC	658.19	Y/Y	Light Fixtures	
57	General Journal	05/09/2024	GENJRNL	Second Use	Second Use		2045 · Payable due to RCRC, LLC	7,724.50	Y/Y	Light Fixtures - used	8,382.69
54	General Journal	09/19/2024	18011	Tanet	Disbursement		2855 · LT - Supplemental KP Bldg Loan	27,947.82	Y/Y	Low voltage - Tanet	
20	Bill	01/01/2024	17252	Tanet	Improvements		2000 · Accounts Payable	135.00	Y/Y	Low voltage - Tanet	
21	Bill	02/01/2024	17350	Tanet	Hours Billed		2000 · Accounts Payable	67.50	Y/Y	Low voltage - Tanet	
22	Bill	02/13/2024	17370	Tanet	Low Voltage Build Out		2000 · Accounts Payable	24,699.54	Y/Y	Low voltage - Tanet	
23	Bill	03/01/2024	17443	Tanet	February Activity		2000 · Accounts Payable	953.21	Y/Y	Low voltage - Tanet	56,071.51
24	General Journal	05/03/2024	Disburse	Tanet	Invoice 17537		1230 · Construction Draw Account	1,212.45	Y/Y	Low voltage - Tanet	
25	General Journal	05/10/2024	Loan2405	Tanet	Invoice 17630		1310 · Leasehold Improvements	688.22	Y/Y	Low voltage - Tanet	
26	General Journal	06/14/2024	GENJRNL	Tanet	Tanet: Invoice 17724		1230 · Construction Draw Account	367.77	Y/Y	Low voltage - Tanet	
42	General Journal	06/07/2024	GENJRNL	3 Day Blinds	3 Day Blinds		2045 · Payable due to RCRC, LLC	1,677.00	Y/Y	Motorized window shades	
42	General Journal	06/13/2024	GENJRNL	3 Day Blinds	3 Day Blinds		2045 · Payable due to RCRC, LLC	27.86	Y/Y	Motorized window shades	3,342.85
42	General Journal	07/10/2024	GENJRNL	3 Day Blinds	3 Day Blinds		2045 · Payable due to RCRC, LLC	1,637.99	Y/Y	Motorized window shades	
60	General Journal	10/16/2023	23637	Westlake Consulting	Ist Security Bank Direct Pmt to WESTLAKE CONSULTING Inv 23637		1230 · Construction Draw Account	2,500.00	Y/Y	Structural Consult	5,246.80
29	General Journal	11/07/2023	Loan Pmt	Pacific Engineering Technologies	Ist Security Bank Direct Pmt to Pacific Engineering		1310 · Leasehold Improvements	419.30	Y/Y	Structural Consult	
30	General Journal	05/01/2024	Loan2405	Pacific Engineering Technologies	Professional Services Invoice24040287		1310 · Leasehold Improvements	2,327.50	Y/Y	Structural Consult	

Kobe Park LLC
Transactions by Account
As of December 31, 2024

Copy sequence	Type	Date	Num	Name	Memo	Clr	Split	Debit	Invoice Copy Available?/Pulled?	Project	
61	General Journal	05/03/2024	Invoice I-459	Alliance Contract Flooring ACF	Invoice I-459		1230 · Construction Draw Account	49,600.21	Y/Y	Theater Flooring	49,600.21
62	Bill	12/10/2024	1395	Sound-Tech	Sound System		2000 · Accounts Payable	29,424.50	Y/Y	Theater Sound system	29,424.50
34	Bill	02/09/2024	28627	Pioneer Masonry Restoration	Pressure Cleaning, Caulking, Paint		2000 · Accounts Payable	26,891.39	Y/Y	Tuck Pointing and Sealing	
35	General Journal	05/03/2024	Disburse	Pioneer Masonry Restoration	Invoice 28658		1230 · Construction Draw Account	56,073.56	Y/Y	Tuck Pointing and Sealing	106,195.40
36	General Journal	05/10/2024	Loan2405	Pioneer Masonry Restoration	Invoice 28702		1230 · Construction Draw Account	23,230.45	Y/Y	Tuck Pointing and Sealing	
63	Bill	07/31/2024	1222	Wrap Monster LLC	Wall Mural		2000 · Accounts Payable	1,863.28	Y/Y	Wall Mural	
43	Bill	08/02/2024	87531	The Color Group Inc	Wall Mural		2000 · Accounts Payable	6,499.35	Y/Y	Wall Mural	10,734.24
44	Bill	11/08/2024	88479	The Color Group Inc	Mural		2000 · Accounts Payable	2,371.61	Y/Y	Wall Mural	
31	Bill	01/24/2024	DEPEST41595.1	People Space	Demountable Walls - 50% Deposit		2000 · Accounts Payable	147,045.94	Y/Y	Walls and Doors	
32	Bill	01/25/2024	DEPSO1057494.1	People Space	Demountable Walls		2000 · Accounts Payable	117,636.75	Y/Y	Walls and Doors	294,091.88
33	General Journal	05/03/2024	Disburse	People Space	Invoice INV87587		1230 · Construction Draw Account	29,409.19	Y/Y	Walls and Doors	
45	Bill	01/08/2024	33277	Sky Factory	Project 8'x8' EP44 - 60% Deposit		2000 · Accounts Payable	7,895.40	Y/Y	Zen Garden: Total SkyCeiling Area	
46	Bill	04/09/2024	33277-Update	Sky Factory	Project 8'x8' EP44 - Remaining Deposit		2000 · Accounts Payable	5,263.60	Y/Y	Zen Garden: Total SkyCeiling Area	13,903.09
64	General Journal	05/02/2024	GENJRNL	Pacific Stonescape	Pacific Stonescape		2045 · Payable due to RCRC, LLC	422.05	Y/Y	Zen Garden: Total SkyCeiling Area	
69	General Journal	05/03/2024	GENJRNL	Rock Mountain Products	Rock Mountain Products		2045 · Payable due to RCRC, LLC	322.04	Y/Y	Zen Garden: Total SkyCeiling Area	
								2,105,259.08			2,105,259.08

Photos prior to rehabilitation

1. North elevation brick wall

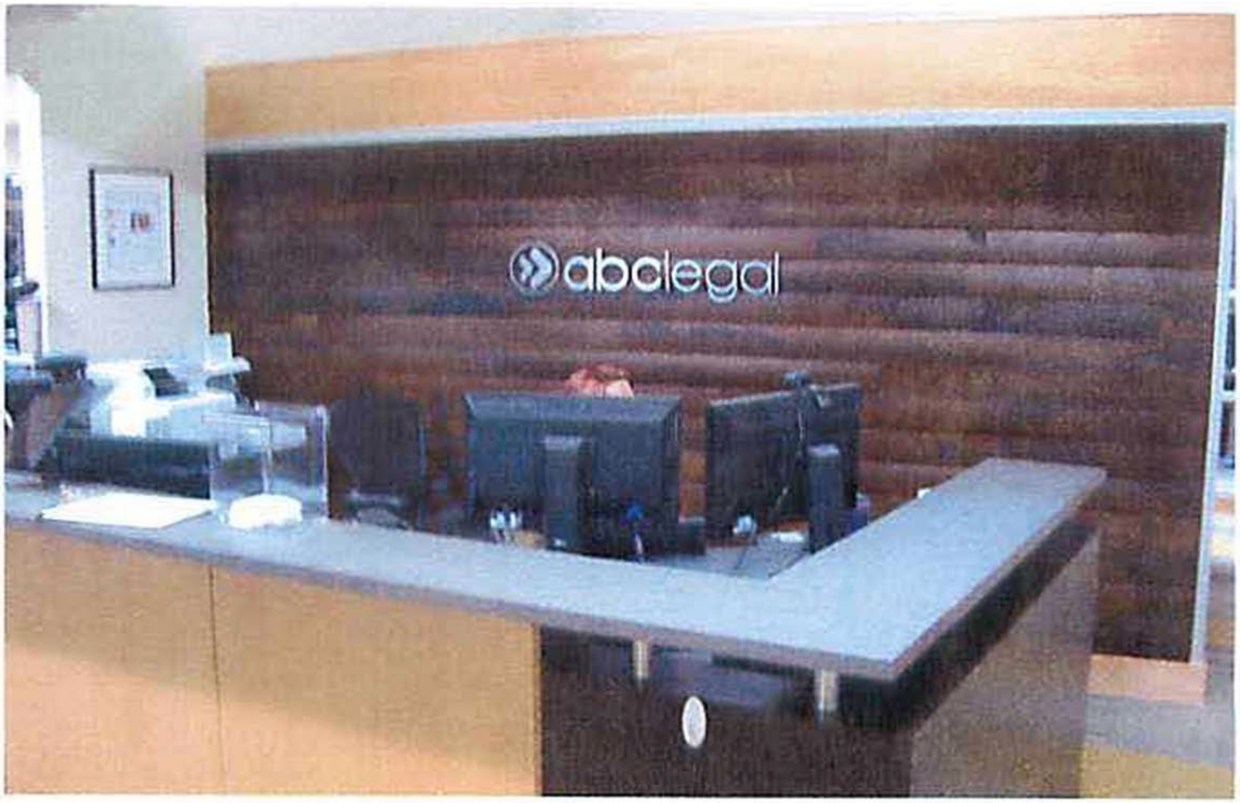
2. North foundation wall, with crack monitor.

3. Southeast building corner, looking west. Gap in masonry.

4. Example of water ingress on a third floor windowsill.

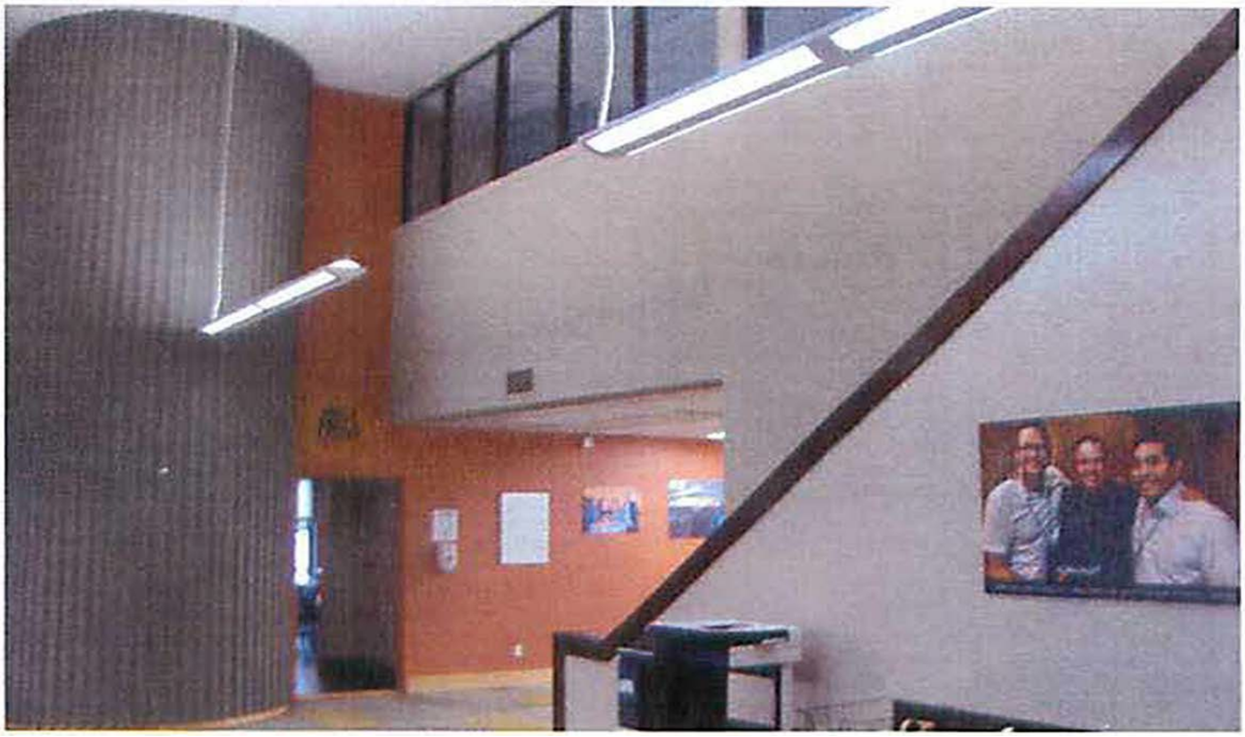
5. Example of a mortar joint gap on an interior wall.

6. Typical office area.

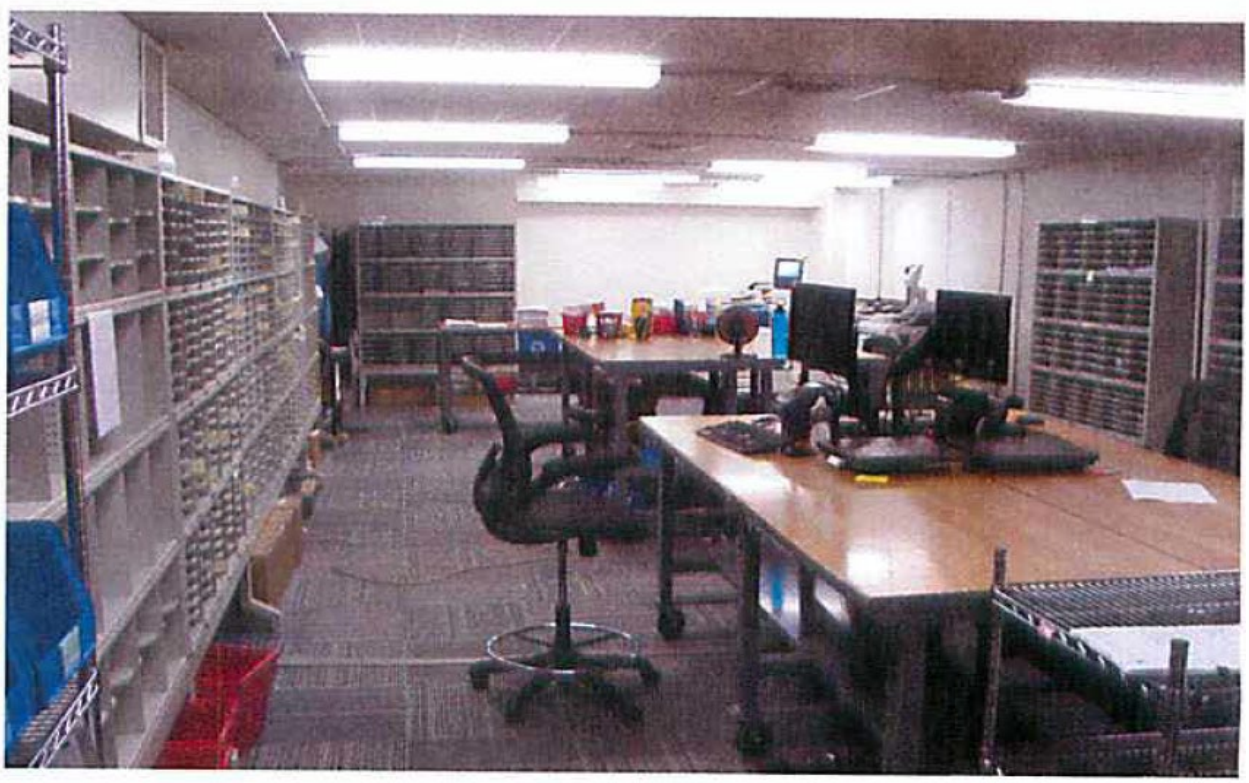


7. Typical office area

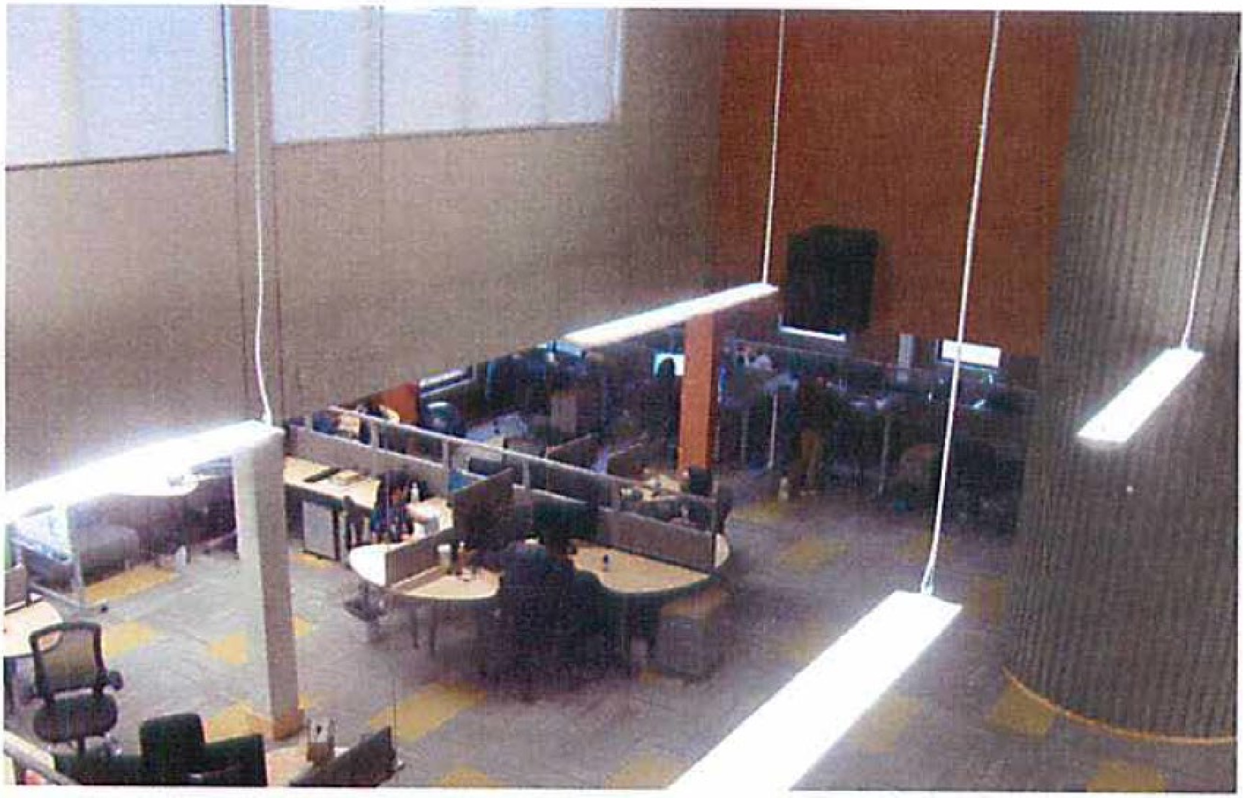
8. Stairway to upper floors.



9. Mail room



10. Typical workspace configuration.



11. Ceiling construction.

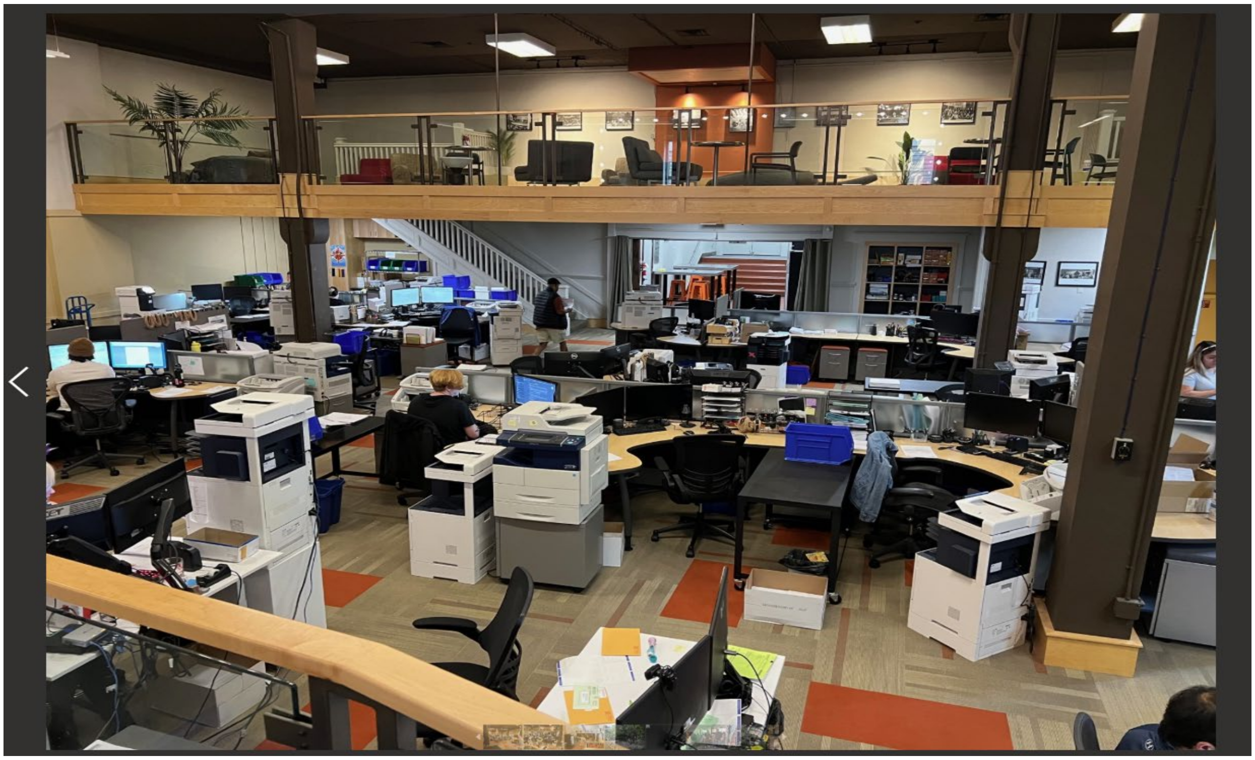
12. Main entrance to Theatre.

13. Theatre main stage.

14. Theatre balcony.

15. From theatre stage, facing mezzanine.

16. From theatre stage, facing mezzanine.

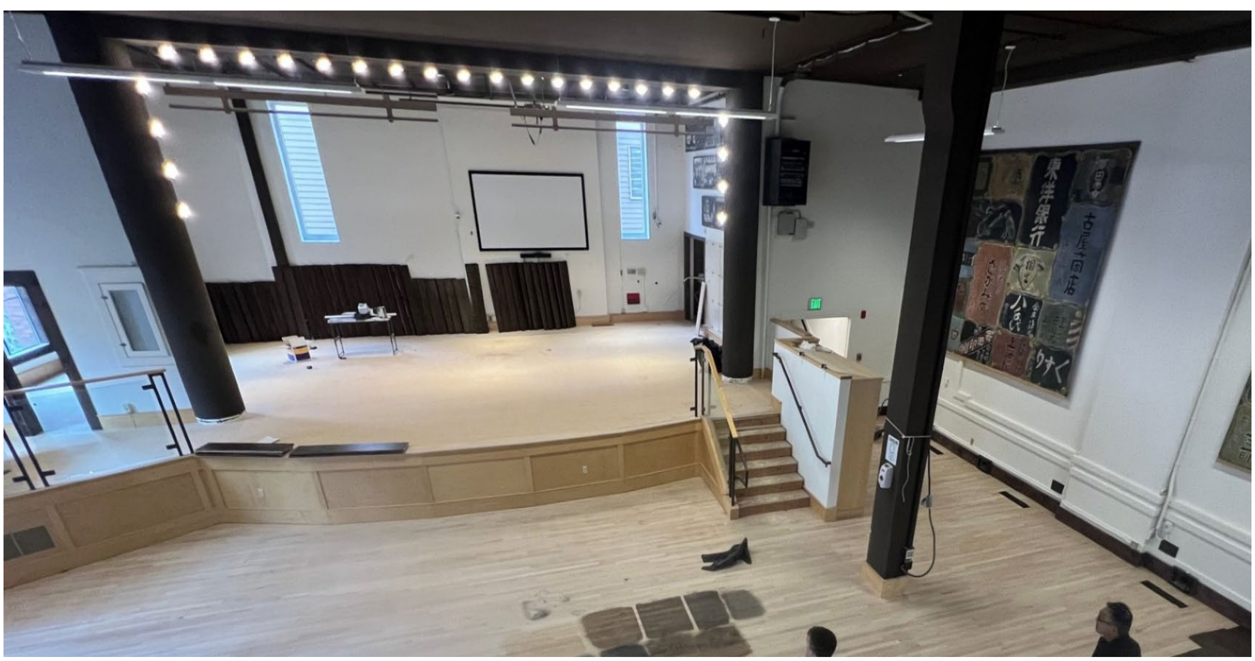


17. Exterior corner

18. Terrace Park view

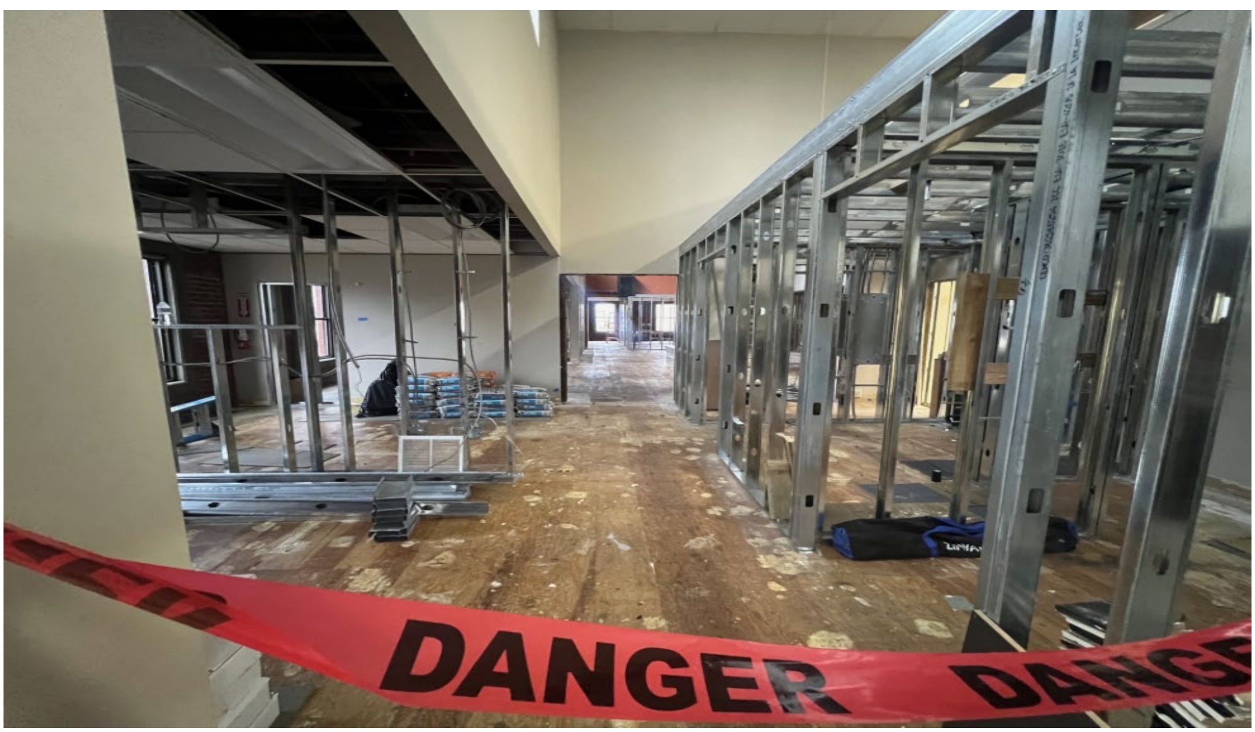
Photos during rehab.

1. Stage remodel



2. Exterior

3. Interior



4. Stage

5. Theatre Space

6. Theatre Space

7. Theatre Space

Photos post-rehabilitation.

1. Exterior brick tuckpointing and masonry repair.

2. Exterior plumbing improvements.

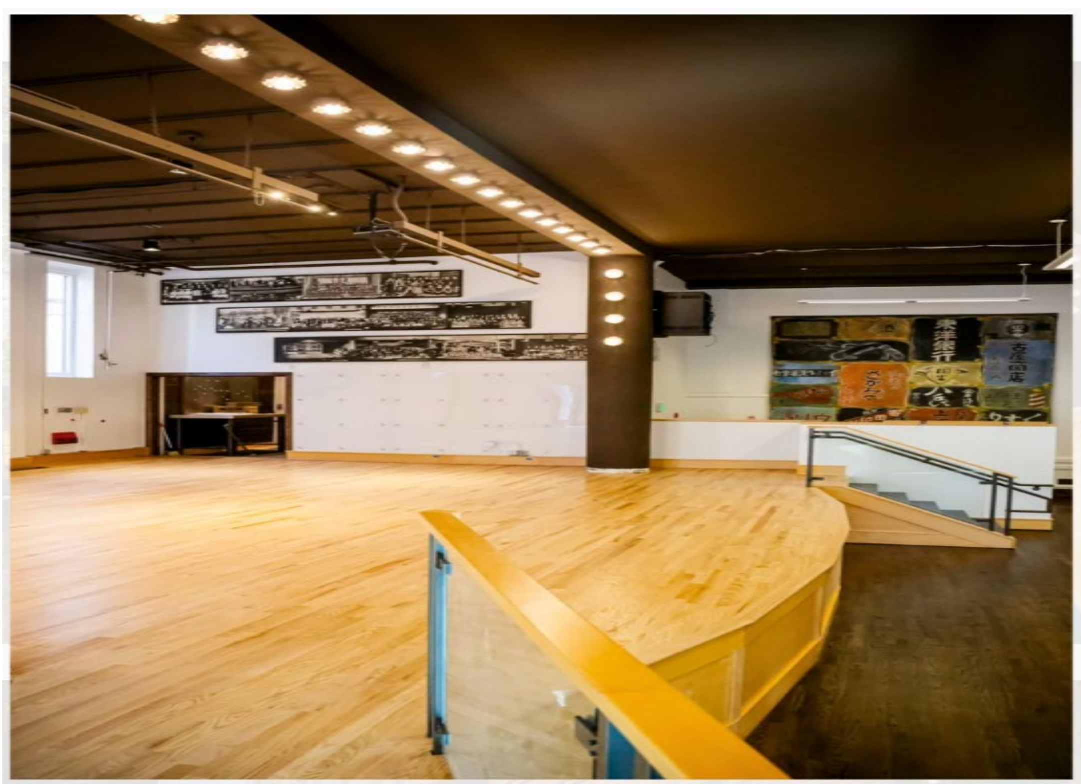
3. Parking lot wall, with tuckpointing.

4. New oak flooring.

5. Sprinkler system main water intake.

6. Sprinkler head and fire alarm.

7. Theatre space



8. Theatre space

9. Example window, post repair. Match to pre-rehab photo #4.

10. Motorized window shade example, in theatre.

11. Interior signage.

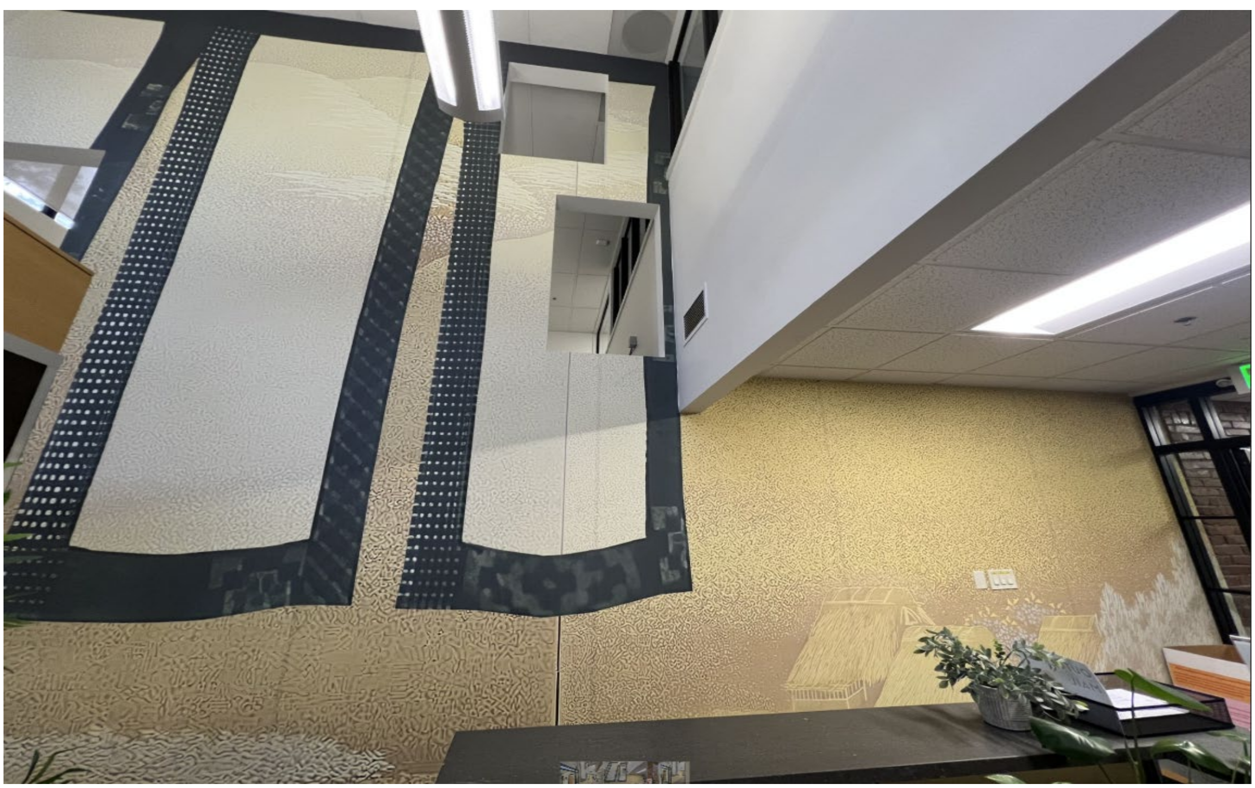
12. Mezzanine Zen garden.

13. Example of demountable wall.

14. Permanent sound system. Speakers mounted above stage.

15. Example interior wall, post mortar repair.

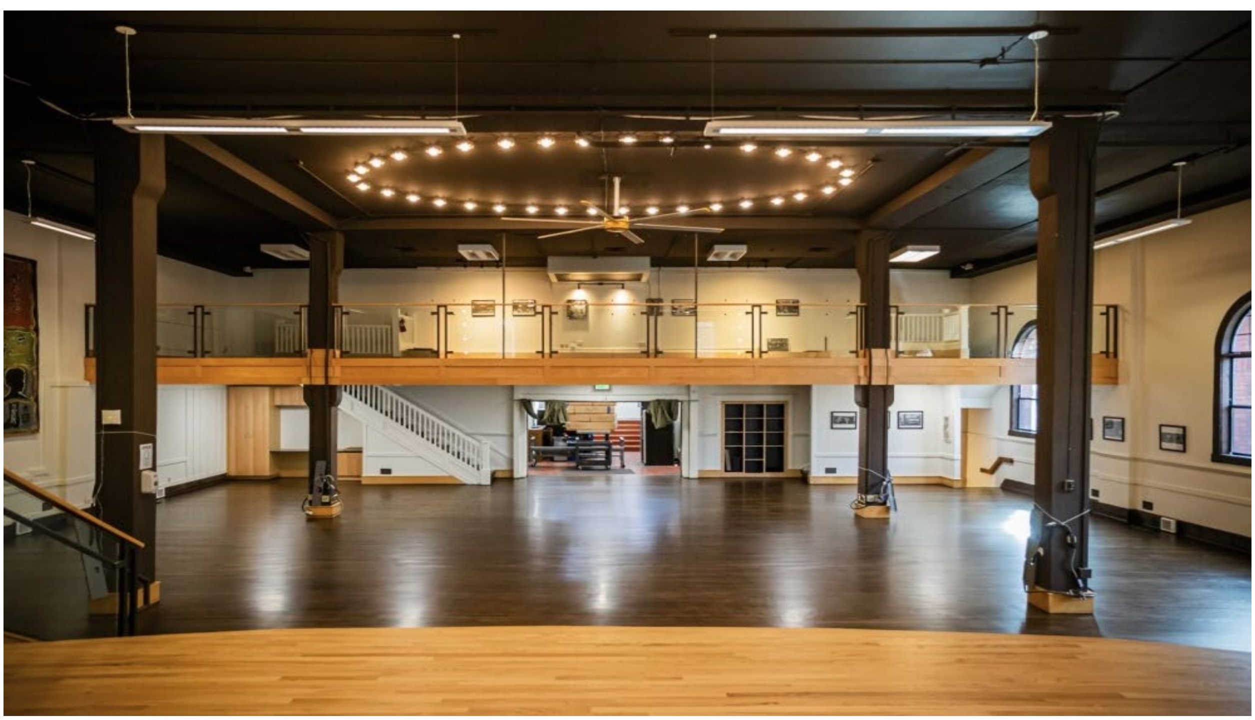
16. Third floor mural.



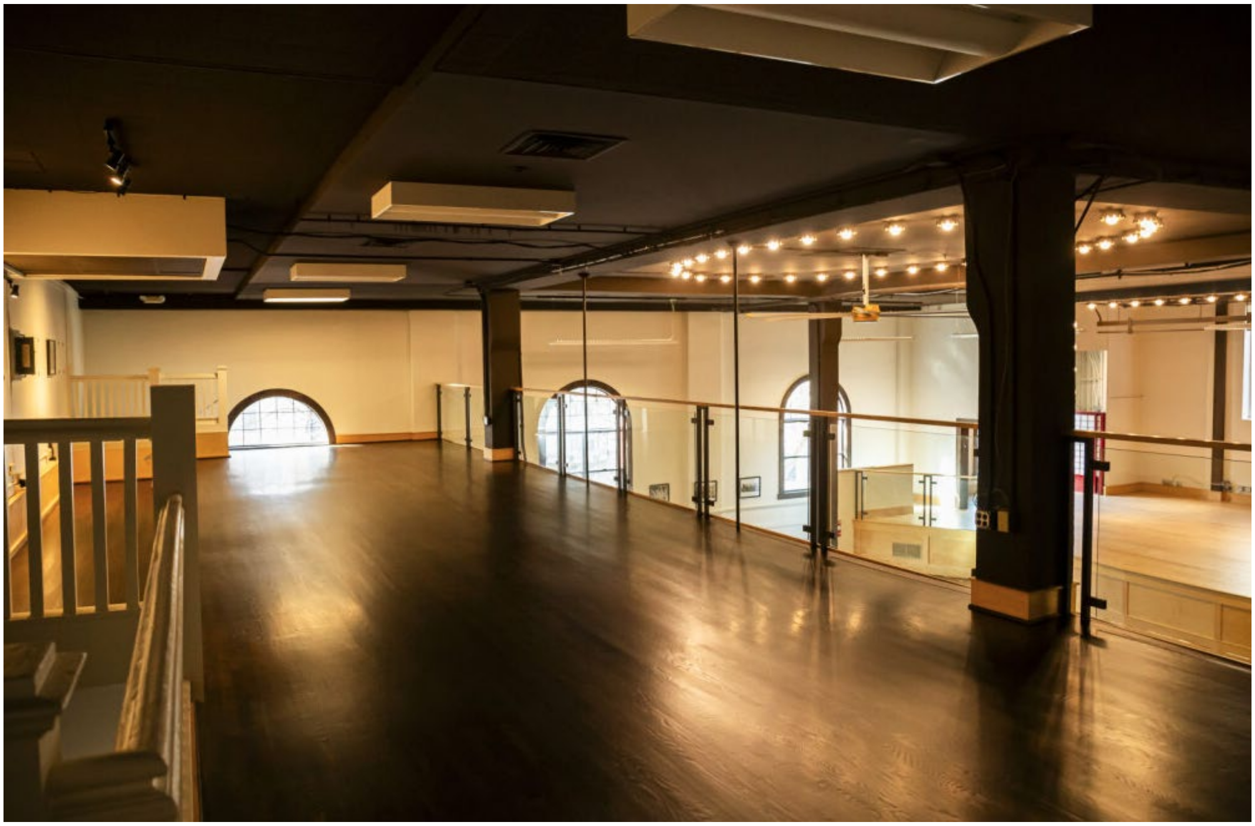
17. Third floor bathroom

18. Third floor hallway

19. View of theatre from stage



20. Theatre mezzanine



21. Exterior wall

22. Third floor exam room