



The Colonial/Grand Pacific Hotel

1115 – 1123 First Avenue | Seattle WA 98101

Special Tax Valuation for Rehabilitated Historic Properties Application

July 31, 2023

Prepared for and at the request of The Colonial/Grand Pacific Owners
Association.



The Colonial/Grand Pacific Owners Association has recently undertaken two (2) significant remediation projects to make the historic Colonial/Grand Pacific Hotel safer and more sustainable. In addition, the Association is in the initial planning phase of a third project. These projects include roof replacement of both buildings, seismic upgrades to fortify the structure, and contemplation of a future façade remediation.

Pursuant to the Special Valuation of Property Act, the Association now seeks consideration from the Seattle Landmarks Preservation Board for a special property valuation.

For ease of explanation, the work has been divided into four primary phases, some of which run concurrent with others. Below is a summary of the work occurring at each phase, as well as the pertinent parties involved, and a summary of the expenditures.

Pre-Construction Planning, Scope Development, and Project Oversight (June 2019 to May 2023)

The projects began with planning and pre-construction scope development to identify key areas of rehabilitation. The Colonial/Grand Pacific Owners Association engaged several consultants to assist with the projects, including:

- OAC Services, Inc. (Architects),
- KPFF Consulting Engineers (Structural Engineers),
- Hart Crowser, Inc. (Geotechnical Engineers),
- Rose Environmental, LLC (Industrial Hygienists), and
- Sage Community Law, PLLC, (Legal)

Together, the project team worked to develop plans and specifications to direct the projects, including those construction documents ultimately submitted to the Landmarks Preservation Board and City of Seattle as part of the permitting approval process. As the projects transitioned into construction phase, many of the project team remained onboard to provide critical course-of-construction oversight necessary for the success of the projects.

Roof Replacement Project Construction Phase (March 2021 to December 2021):

The roof replacement project decommissioned and removed unused rooftop mechanical equipment and ductwork, and replaced insulation and roofing material down to the structural deck at both roofs, the mechanical penthouse, and lightwell unit decks. Windows, doors, and skylights at the lightwell and above were replaced with new fire-rated assemblies. Affected wall surfaces at the penthouse and lightwell were refinished in tandem, with elastomeric coatings added to concrete walls and fiber-cement rainscreen replacing stucco.

Permits (6758838-CN) were acquired by Patrick Guilfooy on behalf of the Association and reimbursed accordingly. Work was performed under contract by Tatley-Grund, Inc., and accepted by the City of Seattle on December 13, 2021. The project formally concluded in September 2022.

Seismic Upgrade Construction Phase (March 2022 to May 2023):

The seismic upgrade project undertook voluntary structural improvements to improve seismic stability of the building. Three (3) buckling-restrained braces were added along the east building elevation, transmitting from ground to the 1st Avenue storefronts, to support the existing residential soft story.



Permits (6775198-CN) were acquired by Douglas Stroud on behalf of the Association, and reimbursed accordingly. Work was performed under contract by Abbott Construction, Inc., with additional oversight provided by Otto Rosenau & Associates, as required by the City of Seattle. The work was accepted by the City of Seattle on January 25, 2023, and formally concluded in May of 2023.

The seismic retrofit was extremely invasive to commercial spaces at the Colonial/Grand Pacific Hotel, with significant space intrusion to accommodate installation of the buckling-restrained braces. To facilitate the work, the Association entered into an access agreement with Colonial Grand, LLC, (the commercial owner, unaffiliated with the Colonial/Grand Pacific Owners Association) to occupy and utilize the commercial spaces as necessary for performance of the work.

Façade Remediation Pre-Construction Planning and Scope Development (June 2021 to Present)

The façade remediation is still in its planning infancy but contemplates replacement of windows at the exterior elevations and remediation of Juliet balconies, with the assistance of SHKS Architects, P.S., Inc.

This Application

The project team has taken great care to preserve the distinctive appearance of the Colonial/Grand Pacific Hotel through the course of remediation. Refer to **Photos 1** and **2**, which demonstrate the pre- and post-project frontage is largely unaffected. Additional pre-, mid- and post-construction photographs are provided for greater context in the following pages.

A detailed account ledger is provided as **Attachment A** to this application, as well as a summary by vendor. While work has been underway since June 2019, these costs listed below are for the 24 months prior to this application only.

The Colonial/Grand Pacific Owners Association represents 10 commercial owners and 37 residential owners. Their allocation of interest in the project is attached as **Attachment B** to this application.



PHOTO 1

Pre-Construction Building Overview



PHOTO 2

Post-Construction Building Overview



PHOTO 3

Pre-Construction Roof, West Elevation, Facing SW



PHOTO 4

Post-Construction Roof, West Elevation, Facing NW

New roof surface shown.



PHOTO 5

*Pre-Construction Roof
Mechanical System*



PHOTO 6

*Post-Construction Consolidated
Mechanical Unit*



PHOTO 7
Mid-Construction Roof



PHOTO 8
Post-Construction Roof



PHOTO 9

Pre-Construction Lightwell

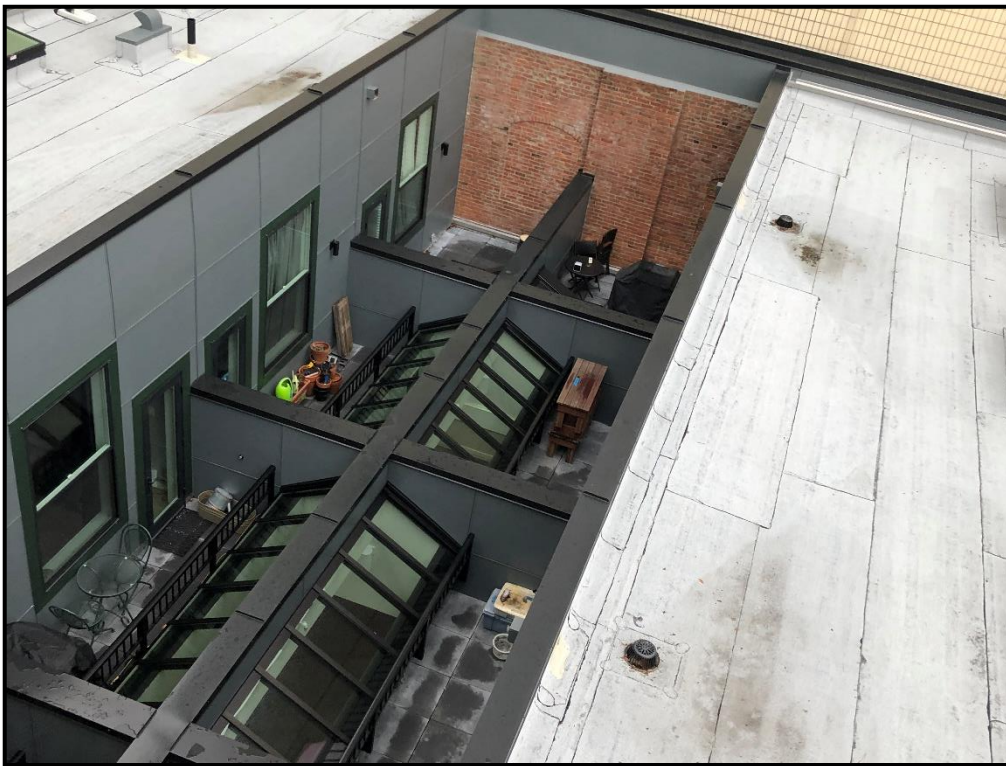


PHOTO 10

Post-Construction Lightwell

Replacement doors, windows, and skylights shown.



PHOTO 12

Pre-Construction, 1st Avenue Storefront

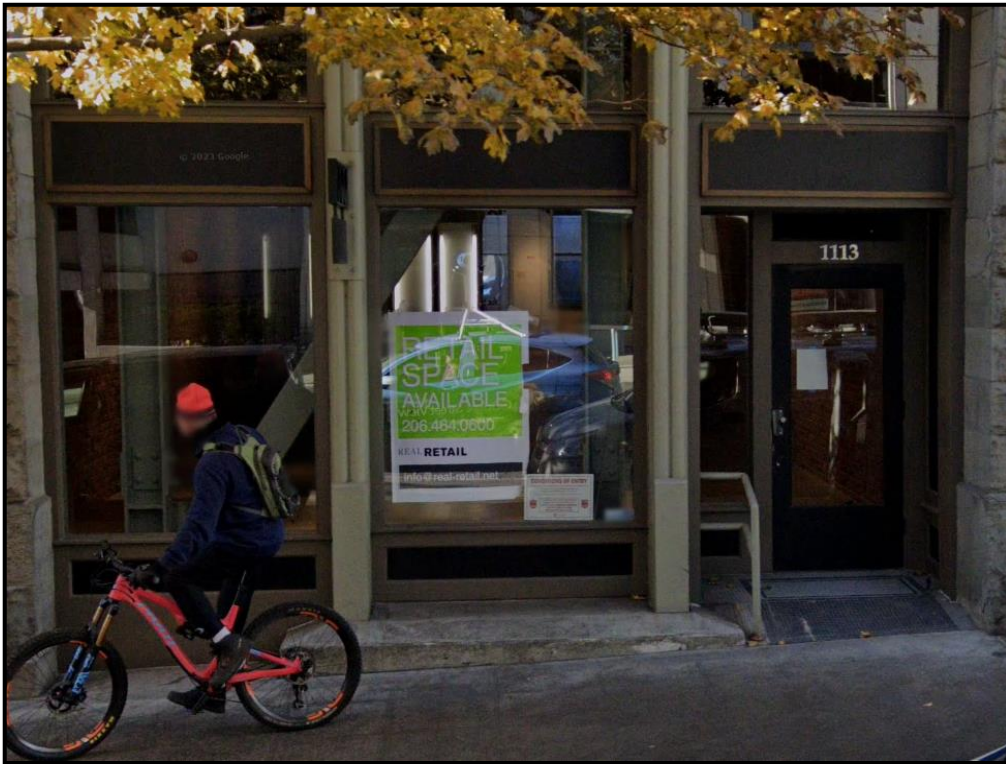


PHOTO 13

Post-Construction, 1st Avenue Storefront

Buckling-restrained brace visible through storefront window.



PHOTO 14

*Pre-Construction, 1st Avenue
Storefront*

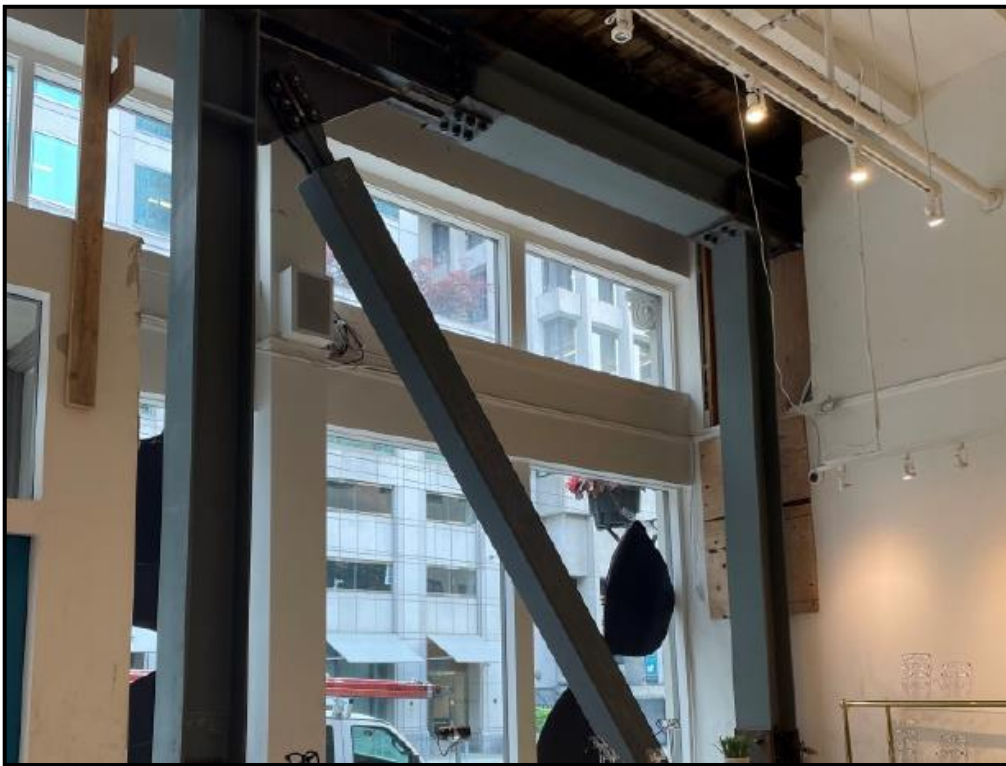


PHOTO 15

*Post-Construction, 1st Avenue
Storefront*

Buckling-restrained brace as
viewed from inside storefront.

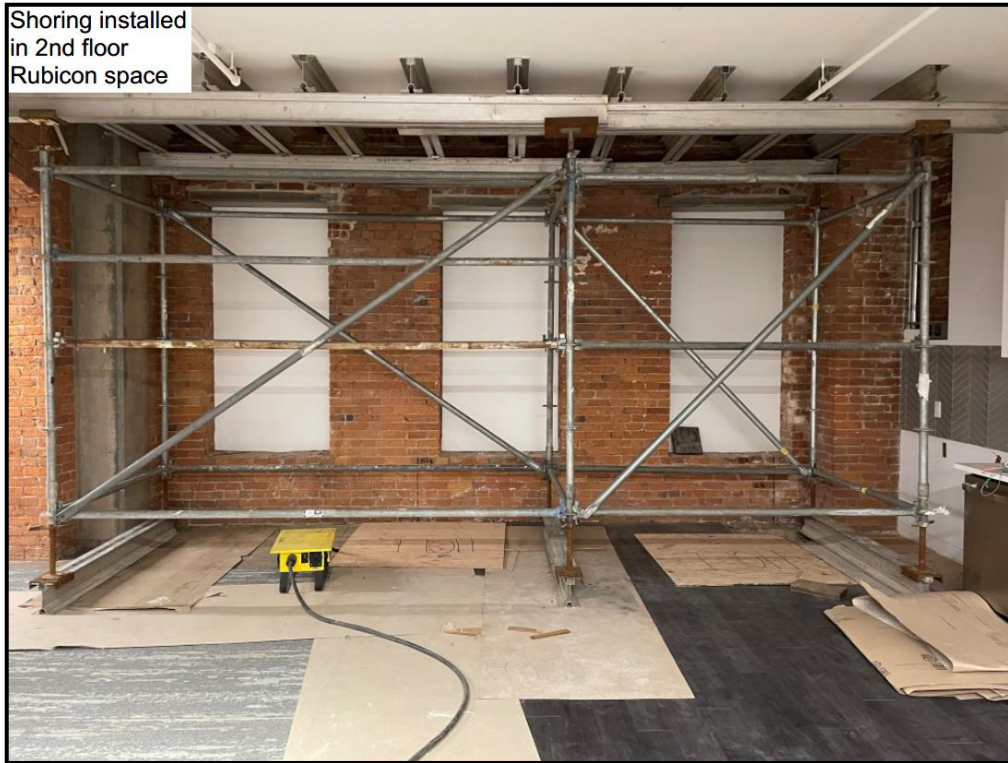


PHOTO 16

Pre-Construction, 2nd Floor East Elevation

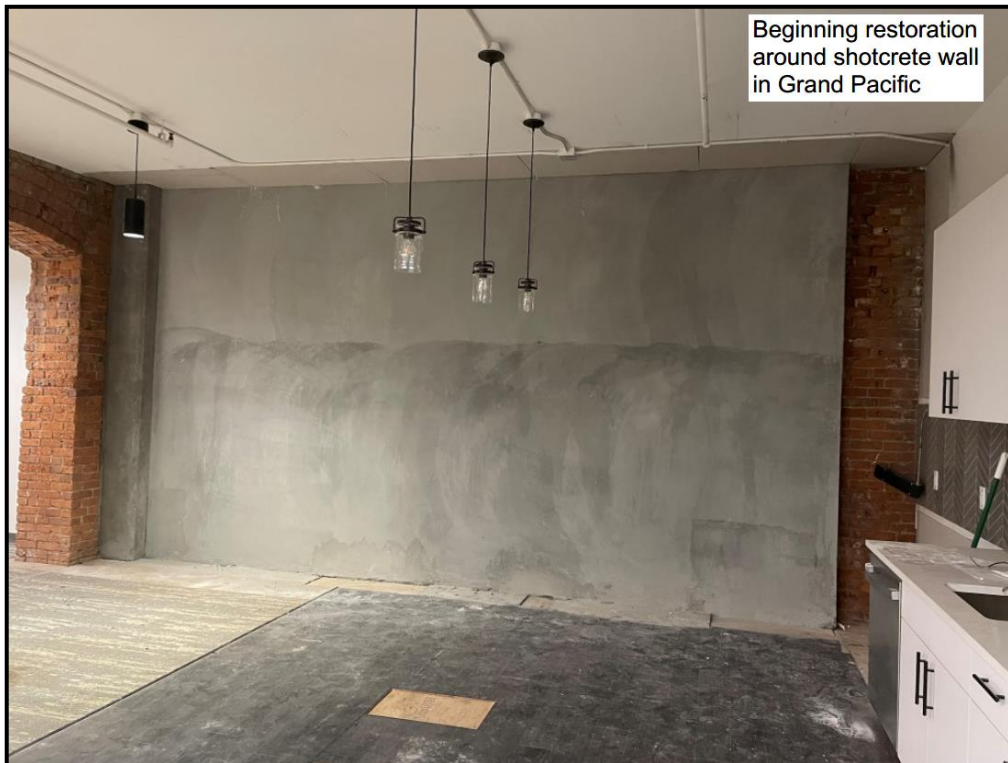


PHOTO 17

Post-Construction, 2nd Floor East Elevation

Shotcrete wall with rebar reinforcement finished.



PHOTO 18

Pre-Construction, 1st Floor East Elevation

Construction materials staged in preparation.



PHOTO 19

Post-Construction, 1st Floor East Elevation

Steel columns installed.