



King County

Department of Assessments

Accounting Division, Levy Administration

500 Fourth Avenue, ADM-AS-0727

Seattle, WA 98104-2384

APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY RCW Chapter 84.26

FILE WITH ASSESSOR BY OCTOBER 1

(206) 263-2381 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

FILE NO.:

Property Owner: Pine Street Owner, LP	Parcel No.: King County Assessor's # 863423-0020
Mailing Address: 100 Pine Street, Suite 3000, San Francisco, CA 94111	
Legal Description: 300 PINE STREET CONDO PCT UND INT 42.50 COMMERCIAL UNIT 2	
Property Address (Location): 300 Pine Street	

Property is on: (check appropriate box) <input type="checkbox"/> National Historic Register <input type="checkbox"/> Local Register of Historic Places		
6427782 (Shell) Oct 12, 2015		
Bldg. Permit No.: 6443773 (Seismic)	Date: Oct 02, 2015	Jurisdiction (City): City of Seattle
Rehabilitation Started: 10/1/18 (continuation)	Date Completed: 8/30/2019	
Actual Cost of Rehabilitation: \$ 7,663,524.28		
Describe Rehabilitation: Finish core and shell improvements on floors 3 & 4, finish tenant improvements on floors 3 & 4. Previously completed voluntary seismic upgrade of the full building.		

AFFIRMATION

As owner(s) of the improvements described in this application, I hereby indicate by my signature I am aware of the potential liability (see reverse) involved when my improvements cease to be eligible for special valuation under provisions of the RCW Chapter 84.26.

I hereby certify the foregoing information is true and complete.

Signature of all owner(s) _____

ASSESSOR

The undersigned does hereby certify the ownership, legal description and assessed value prior to rehabilitation reflected below was verified from the records of this office as being correct. Assessed value prior to rehabilitation:

TOTAL = \$ _____ (Land \$ _____ + IMPS \$ _____)

Date: _____
Assessor/Deputy



**Bon Marche Building
FKA Macy's
300 Pine Street Unit 2 (Floors 3 to 8)
Seattle, Washington 98104**

2020 Special Tax Valuation Project Summary

Scope of Work

General Overview: The historic Bon Marche building was initially divided into two commercial condominium interests; Unit 1 being the Macy's retail operation on floor Metro (Basement) to Floor 3 ("Macy's Condo"). Unit 2 originally had ground floor lobby on the Southwest corner at the 3rd Avenue and Pine Street corner with approximately 6,500 square feet that provides access via elevator to Floors 5 through 8 and the Roof ("Office Condo"). Unit 2 was expanded to add Floors 3 and 4 where our last submittal was for the shell work on floors 3 and 4, which was mostly complete in September of 2018. The final shell and core improvements related to the substantial alteration improvements were wrapped up in late 2018 and this is our final submission for Unit 2.

The second phase triggered a Substantial Alteration on the building. Even though we had voluntarily done much of the potentially required work including seismic in previous phases, the Highrise designation as part of this process triggered quite a bit of new work to comply (detailed Highrise matrix below). Additionally, we added two (2) new elevators to accommodate the additional occupancy load to the in progress four (4) elevator office core. Below is further detail of the scope of work performed as of September 30, 2020.

Hard Cost Detail:

Seismic Upgrade (Previously Completed): As part of this project, the entire building structure is being retrofitted with seismic upgrades conforming to current building code requirements. New special reinforced concrete shear walls and steel brace frames have been added to the building to resist 100% of the seismic forces above the building's seismic base.

Ground Floor Lobby (Complete): A separate tenant lobby of approximately 6,500 Square Feet is being constructed on the ground floor at the Southwest corner of the building to serve the tenant floors via the new express passenger elevators. Bicycle parking, restrooms and shower facilities are provided as part of this lobby as well as a future coffee shop within the lobby space. The space was mostly complete as of the 2017 submittal, but we were required to do a substantial reconfiguration of the space to accommodate the Phase II addition of floors 3 and 4 and to satisfy the tenant requirements. It is now complete and occupied with Victrola operating in the lobby.

Loading Dock (Complete): The existing loading dock area is being dividing into two separate spaces, one for Macy's and the 2nd for the office use. During 2018 we did additional modification to this space to accommodate the tenant's specifications including new lighting, security and a 2nd emergency generator.

Passenger Elevators Phase I (Complete): The Office Condo is served by four (4) new express elevators (700 feet per minute) dedicated to the tenant floors 5-8 with one (1) of the elevator providing accessible access to the roof from the ground floor lobby and tenant floors. The elevators were completed and signed off in June of 2018.

Passenger Elevators Phase II (Complete): With the addition of 175,000 SF of office space on floors 3, 4 and Sub-Basement, we were required to add two (2) new elevators to the new office core. The new elevators were required to run from the Sub-Basement to the roof and we had to move/reconfigure an existing exit stair to make space for them. It was an extremely complex and difficult scope of work and was completed and inspected as of September 11, 2018.

Freight Elevator (Complete): Adjacent to the dedicated loading dock is a secured existing service elevator rated for 6,000 lb. capacity. This elevator is being modernized and upgraded for security purposes. Modernization scope for the major equipment has been completed and the replacement of the doors was completed and inspected in October of 2017.

Skybridge Lobby/Macy's Lobby (Previously Completed): Direct access is provided from the adjacent parking structure to the 6th floor office space and to the elevator lobby serving the tenant floors and lobby area.

Clerestories/Skylights/Roof Deck (Previously Completed): There will be a nearly 17,000 sq. ft. roof deck provided with modular IPE decking and a secondary roof spanning between the two new clerestory structures providing cover for a significant portion of the deck. The Board approved the project with a Certificate of Approval in April of 2016. These clerestory structures not only provide access to the roof, also allow for light into the 8th floor as it does not have any windows. Additionally, fourteen (14) skylights are being added along with restoring eight (8) existing skylights. The roof deck, clerestories and new skylight are complete.

Windows Floors 5 through 7 (Previously Completed): Exterior windows on these floors were removed and the sashes were completely refurbished and painted with new insulated LowE glazing pursuant to a Certificate of Approval.

Windows Floors 2 through 4 (Completed) Exterior windows on these floors were removed and the sashes were completely refurbished and painted with new insulated LowE glazing pursuant to a Certificate of Approval.

Exit Stairwells (Complete): All of the existing exit stairwells were upgraded to meet code including pressurization, signage and hardware. Three (3) of the stairwells (stairs 1, 7 & 9) are being completely rebuilt to code. The replacement of stairs #1, #7 and #9 are now complete.

Shell Space Upgrade Floors (5 through 8):

Demolition (Completed Previously): Demolition of existing interior partitions and non-functioning infrastructure to allow for future adaptive reuse to office. All hazardous materials were removed. Demolition of the interior partitions and finishes is complete. Asbestos containing materials have been abated and any remaining lead based paints are encapsulated.

Restrooms (Completed Previously/Modified for Tenant): Connection points were made available for plumbing, waste and vent connections for future restroom/other necessary spaces. These connections were subsequently modified to accommodate the tenant's restroom locations.

Plumbing (Completed Previously): Domestic Water is provided at each tenant floor. Waste and Vent riser(s) are provided for connection of tenant fixtures.

Condenser Loop (Completed Previously): The building is served by a chilled water condenser loop. The existing loop has availability of limited additional use for the tenant HVAC needs but is not available 24/7/365 and is not suitable for cooling of server rooms. The project has installed infrastructure to support the installation of additional future chiller(s) that can provide chilled water throughout the year.

HVAC System Floors 5 through 8 (Completed Previously): The HVAC system is connected to the building Central Chilled Water Plant for cooling and has the potential to be connected to Building Steam by the tenant. Each floor is served by two (2) newly installed dedicated Chilled-Water VAV Air Handling Units with future/unconnected Steam Heating coils, 100% air-side economizers, MERV 8 pre-filters and MERV 13 final filters. Supply air ducts are extended to the floor served for connection by tenant. Each floor is served by Variable Speed Relief Fans that are interlocked with the AHU serving that floor. Sound Traps are provided at the Mechanical Room Supply Air openings and provisions have been made for Tenant to install sound traps at Return/Relief Air openings. Pathways to atmosphere are provided for tenant odor control ventilation (i.e. restrooms and breakrooms).

Electrical (Completed Previously): New separately metered electrical service for floors 5 through 8 has been installed from the main service in the basement area. Code required lighting and signage for vacant shell space condition is being provided. The switchover to the sub-metered electrical service and billing occurred 9/16/17.

Fire Alarm/Sprinklers (Completed Previously/Modified as Part of Sub-Alt): Shell protection fire suppression will be installed. Fire Risers are available for tenant connection along with connection points to base building fire alarm systems for future tenant improvements. Shell protection fire sprinkler work has been completed and signed off by the building department for shell occupancy. As part of the Substantial Alteration, significant upgrades were needed on the shell and core system to meet code.

Shell Space Upgrade Floors (3 and 4):

Demolition (Complete): Demolition of existing interior partitions and non-functioning infrastructure to allow for future adaptive reuse to office. All hazardous materials will be removed. Demolition of the interior partitions and finishes is in process on both floors scheduled for completion in January 2018. Asbestos containing materials in process of being abated and any remaining lead based paints will be encapsulated.

Restrooms (Complete): Connection points were made available for plumbing, waste and vent connections for future restroom/other necessary spaces.

Plumbing (Complete): Domestic Water is provided at each tenant floor. Waste and Vent riser(s) are provided for connection of tenant fixtures.

Condenser Loop (Complete): The building is served by a chilled water condenser loop. The existing loop has availability of limited additional use for the tenant HVAC needs but is not available 24/7/365 and is not suitable for cooling of server rooms. The project has installed infrastructure to support the installation of additional future chiller(s) that can provide chilled water throughout the year. As part of the tenant improvement, we were requested to install a 24/7/365 fluid cooler that looped from Sub-Basement through floor 8.

HVAC System Floors 3 through 4 (Complete): The HVAC system is connected to the building Central Chilled Water Plant for cooling and has the potential to be connected to Building Steam by the tenant. Each floor is served by two (2) newly installed dedicated Chilled-Water VAV Air Handling Units with future/unconnected Steam Heating coils, 100% air-side economizers, MERV 8 pre-filters and MERV 13 final filters. Supply air ducts are extended to the floor served for connection by tenant. Each floor is served by Variable Speed Relief Fans that are interlocked with the AHU serving that floor. Sound Traps are provided at the Mechanical Room Supply Air openings and provisions have been made for Tenant to install sound traps at Return/Relief Air openings. Pathways to atmosphere are provided for tenant odor control ventilation (i.e. restrooms and breakrooms).

HVAC System Floor 2 (Complete): To separate the condo units, four (4) new dedicated Chilled-Water VAV Air Handling Units were installed in the Macy's condo on Floor 2 serving floors 3 and 4. Each floor is served by two (2) newly installed dedicated Chilled-Water VAV Air Handling Units with future/unconnected Steam Heating coils, 100% air-side economizers, MERV 8 pre-filters and MERV 13 final filters. Supply air ducts are extended to the floor served for connection by tenant. Each floor is served by Variable Speed Relief Fans that are interlocked with the AHU serving that floor. Sound Traps are provided at the Mechanical Room Supply Air openings and provisions have been made for Tenant to install sound traps at Return/Relief Air openings. Pathways to atmosphere are provided for tenant odor control ventilation (i.e. restrooms and breakrooms).

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Sub-Alt Matrix to Meet Highrise Code

- Upgrade sprinkler system throughout building
 - Upgrade standpipes on stairs 2, 3, 7
 - Add end of line bracing on floors 5 through 8
- Install emergency voice/alarm communication system
- DAS System installed throughout the building
- New fire command center
- Emergency Generator in Sub-Basement
 - New 2 hour room
 - HVAC system with fresh air ducting
- New 350KW generator at loading dock
- Upgrade all exit signs to comply
- Macy's passenger elevators 1 - 8
 - Install machine room HVAC systems
 - Install pressurization fans for elevator shafts
 - Add elevators to emergency power
 - Add emergency lighting
- Macy's fire service elevators 9-10
 - Install machine room HVAC systems
 - Install pressurization fans for elevator shafts
 - Add elevators to emergency power
 - Add emergency lighting
 - Install sump pump in elevator shaft
 - Install hoistway lighting
- Install luminous striping at Stairs 2 and 3
- Install new fire-rated stair hatch at Stair 1 Level 9
- Install emergency voice/alarm communication system at stairwell/elevator lobbies

Tenant Requested Changes

In addition to our core and shell scope of work detailed above, the tenant requested a number of substantial changes detailed further below. All of the work below is complete.

Stair 7 – As part of the addition of the 2 new elevators to the office core, exit stair 7 had to be relocated to the North. The tenant asked that this stair be rotated 90 degrees so that they could access the elevator core from both the North and South side.

Elevator G – Elevator G was added off of Olive Street that stops at 1, Sub-Basement and 6 (Lobby Level). The primary function is to access the bike lockers and shower area in the Sub-Basement.

Olive Street Entry – The entry doors were replaced per our Landmarks approval at the elevator G entry, which was an existing Macy's entry that was unused previously.

Lobby Reconfiguration – The office lobby/Victrola Coffee shop located on the 3rd and Pine corner was reconfigured to accommodate the tenant's design. The bike lockers were replaced with 'outside of security' administrative function as they were enlarged to almost 3x the size and moved down to the Sub-Basement.

Security Door Hardware Upgrade – All of the exit door hardware was electrified and replaced so it was consistent throughout the building with the tenant's system.

Sub-Basement Mechanical – The tenant requested that the air handler be replaced in the Sub-Basement.

Emergency Generator #2 – A second emergency generator was added at the loading dock to handle Elevator G and the tenant's re-use of Macy's Passenger elevators 5, 6 and 7 for internal circulation.

Stairs 2 and 3 – The tenant requested these stairs be upgraded to a higher spec since they used them for internal circulation on floors 3 through 8.

Macy's Seattle Re-Development
Unit 2 - Final Submission
300 Pine Street, Seattle, WA 98101
Rehabilitation Costs through 9/30/2020

Phased Application	Costs Claimed as of 9/30/16	Costs Claimed as of 9/30/17	Costs Claimed as of 9/30/18	Costs to Finish Final 9/30/20	Total Costs Claimed
Hard Cost					
Shell & Core	20,139,481.79	31,474,491.93	25,545,343.61	6,774,662.42	83,933,979.75
Sub-Total Shell & Core	20,139,481.79	31,474,491.93	25,545,343.61	6,774,662.42	83,933,979.75
Builder Contingency (1.5%)	9,070.00	-	-	(9,070.00)	-
B & O Tax (0.69%)	110,507.00	225,733.00	202,134.00	30,063.00	568,437.00
Builder's Risk (SCG Policy)	14,940.00	-	-	-	14,940.00
Liability Insurance (SCG Policy)	241,050.89	276,697.00	258,563.00	(20,028.89)	756,282.00
Contractor Fee (2.95%)	712,526.00	1,118,623.00	772,289.00	(123,496.00)	2,479,942.00
Sub-Total Before Sales Tax	21,227,575.68	33,095,544.93	26,778,329.61	6,652,130.53	87,753,580.75
Sales Tax	2,208,197.49	3,707,891.80	2,302,798.53	454,499.88	8,673,387.70
Total Shell & Core	23,435,773.17	36,803,436.73	29,081,128.14	7,106,630.41	96,426,968.45
Shared Condo Costs			111,726.15	-	111,726.15
Tenant Improvements			41,207,605.60	-	41,207,605.60
Contingency	-	-	-	-	-
Hard Cost Total	23,452,993.17	36,803,436.73	70,400,459.89	7,106,630.41	137,763,520.20
Soft Costs					
Architectural	1,549,511.03	436,385.60	344,999.19	4,022.43	2,334,918.25
Structural	470,176.02	87,539.37	64,455.39	2,000.00	624,170.78
MEP	114,158.90	17,403.12	27,087.99	-	158,650.01
Vertical Transportation	11,115.32	-	34,115.90	9,930.00	55,161.22
Pre-Construction Services	363,476.05	-	-	-	363,476.05
Environmental Survey/Hazmat	17,476.69	-	11,962.78	-	29,439.47
Geotechnical	7,000.00	-	-	-	7,000.00
Special Inspections	82,457.73	234,947.17	23,035.57	721.00	341,161.47
Reimbursables	500.00	7,383.75	32,013.54	960.55	40,857.84
Permits/Fees/SDCs	132,449.75	1,302.50	-	-	133,752.25
ALTA Survey	15,510.98	-	-	-	15,510.98
Condo Survey	71,869.48	-	-	-	71,869.48
Environmental Level I	16,912.64	-	-	-	16,912.64
Peer Review	50,642.50	266.50	-	-	50,909.00
Other Consultants	107,141.41	22,566.85	65,695.95	3,708.30	199,112.51
Legal/Organizational	173,203.67	-	-	-	173,203.67
Tax Credit Consultants & Fees	25,250.00	-	-	-	25,250.00
Public Relations			-	-	-
Construction Management Fees	538,401.69	323,160.26	-	32,789.86	894,351.81
Development Fees	1,070,000.00	795,000.00	1,350,000.00	450,000.00	3,665,000.00
Owner Representative	65,888.43	28,101.99	-	-	93,990.42
After Hours Security	-	-	-	-	-
Parking	200,000.00	-	-	-	200,000.00
Property Insurance	265,961.00	-	-	-	265,961.00
Marketing			-	-	-
Contingency (10%)	-	-	124.74	-	124.74
Sub-Total Soft Costs	5,349,103.29	1,954,057.11	2,608,280.89	556,893.87	10,468,335.16
Construction Financing Costs					
Interest Expense	1,799,539.00	3,133,683.88	4,606,738.67	-	9,539,961.55
Origination Cost	1,672,937.00	977,500.00	-	-	2,650,437.00
LIBOR Cap	456,723.00	21,000.00	-	-	477,723.00
Legal/Closing Costs	452,800.00	390,117.51	404,571.40	-	1,247,488.91
Total Construction Financing Costs	4,381,999.00	4,522,301.39	5,011,310.07	-	13,915,610.46
Operating/Carrying Costs					
Taxes	129,798.00	452,959.29	546,877.80	-	1,129,635.09
Insurance	171,397.00	153,467.46	106,539.00	-	431,403.46
Condo Association Expense	674,136.00	659,897.75	2,570,304.71	-	3,904,338.46
Total Operating Costs	975,331.00	1,266,324.50	3,223,721.51	-	5,465,377.01
Total Cost	34,159,426.46	44,546,119.73	81,243,772.36	7,663,524.28	167,612,842.83

Core & Shell Photos

Sub-Basement



Demo & MEP Work



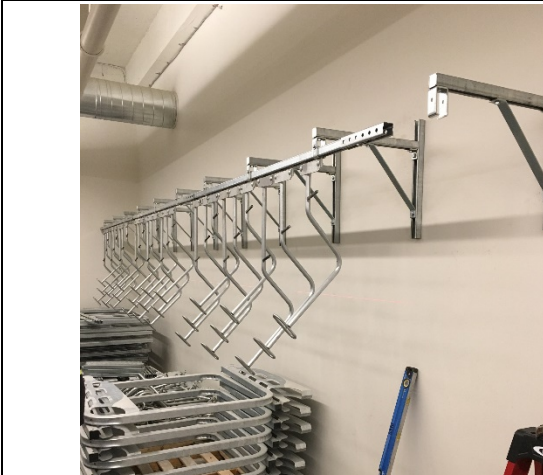
Framing/Electrical



New Electrical



Locker Room



Bike Storage Room



Property Management Office

Floors 3 & 4 Shell & Core



Demo Complete – Level 3

Demo Complete – Level 4



Upgraded All Windows on 3/4

Demo 3/4



Electrical Demo

4th Floor HVAC

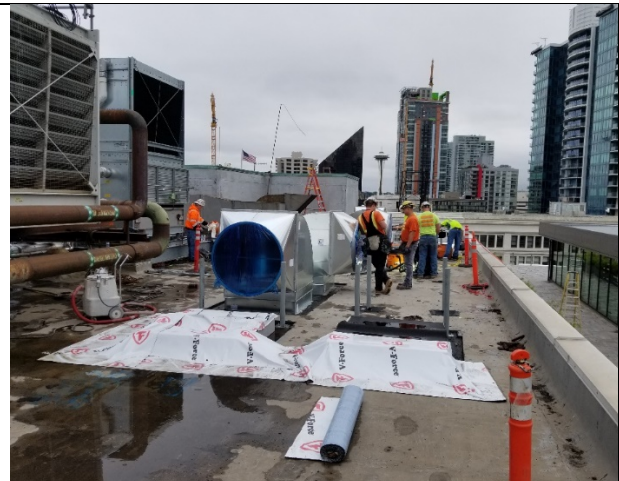
Highrise/Substantial Alteration Work



New Roof w/ Insulation Under



350KW Emergency Generator & Loading Dock



New Fans for Elevator Shafts



Ductwork for Elevator Pressurization



Stair 1 Roof Hatch



Fire Control Room

Highrise/Substantial Alteration Work (Continued)



DAS System



Elevator 9 & 10 Pressure Fan



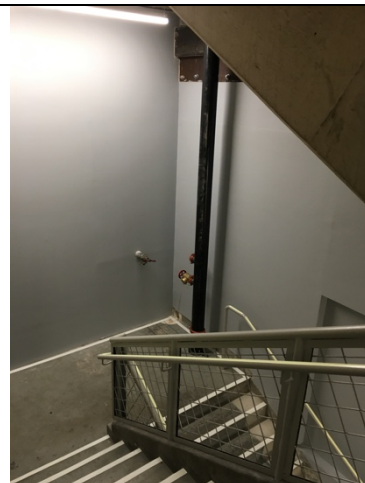
Elevator 1 to 8 Ductwork



Generator 2 Hour Room



Upgraded Elevator Machine Room



Stair 2 Standpipe & luminescent tape

Elevators A - F



Elevator Shaft & Rail Progress



Elevator Progress

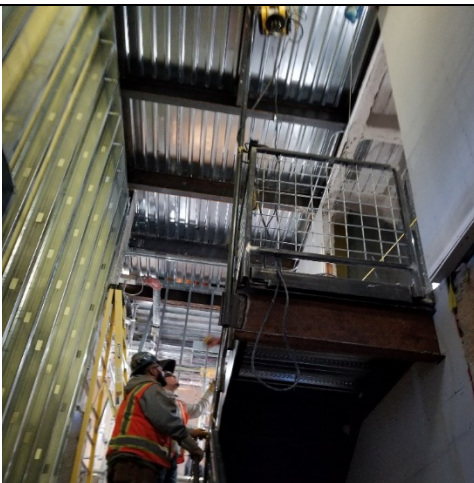


Elevator E/F



Finished Cabs on A/F

Stair 7 – Rebuilt to Make Room for Elevator E/F

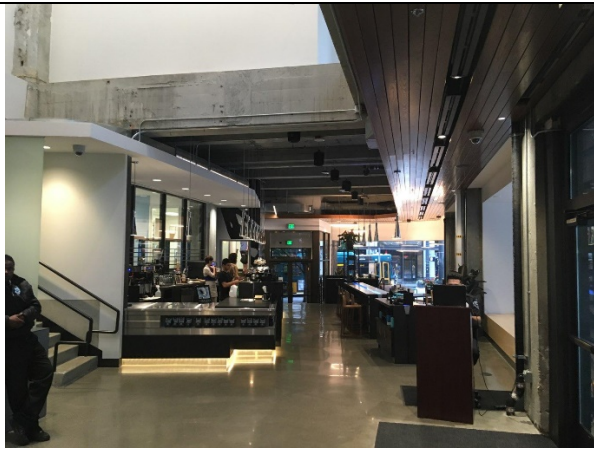


In Progress



Stair 7 Installed

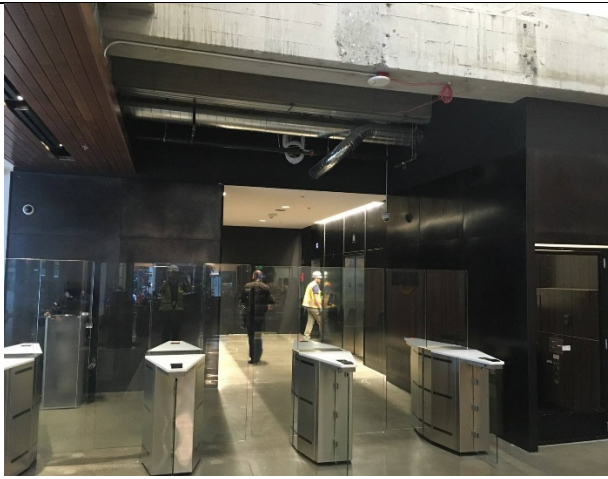
Lobby Finishes



Victrola Coffee Shop



Office Lobby in Progress



Finished Lobby



Lobby Air Curtain

Exit Stair Upgrades



Stair Separation Gates

Tenant Improvement Photos

Tenant Improvements



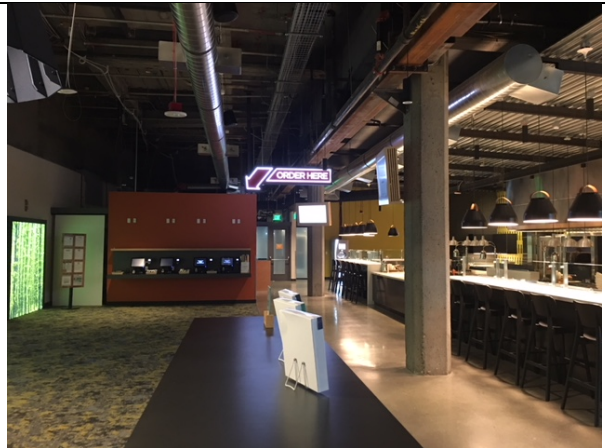
Roof Deck Fireplace



Roof Deck Improvements



Roof Deck Planters



8th Floor Cafeteria



8th Floor Kitchen



8th Floor Seating



7th Floor Elevator Lobby



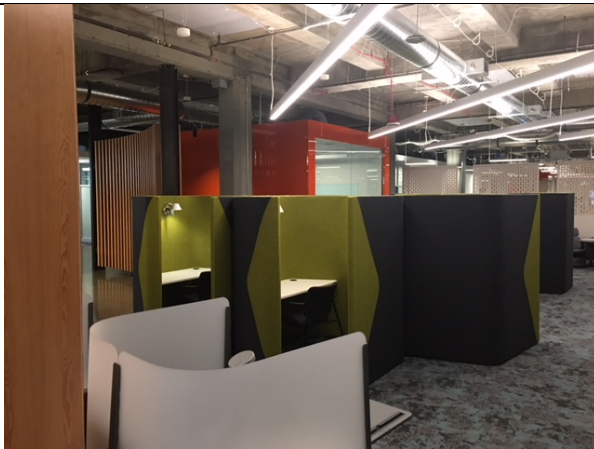
7th Floor Lounge



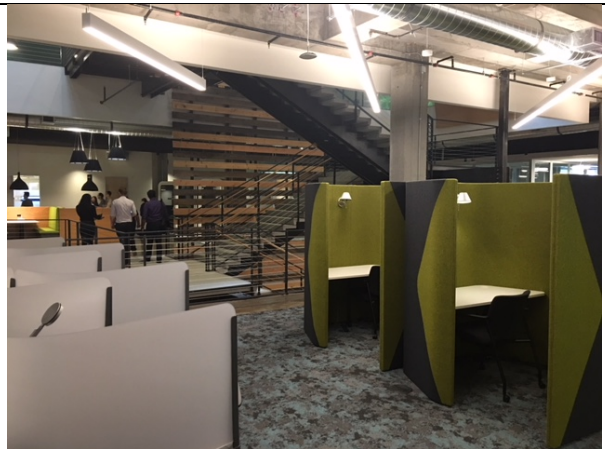
6th Floor Planter Wall



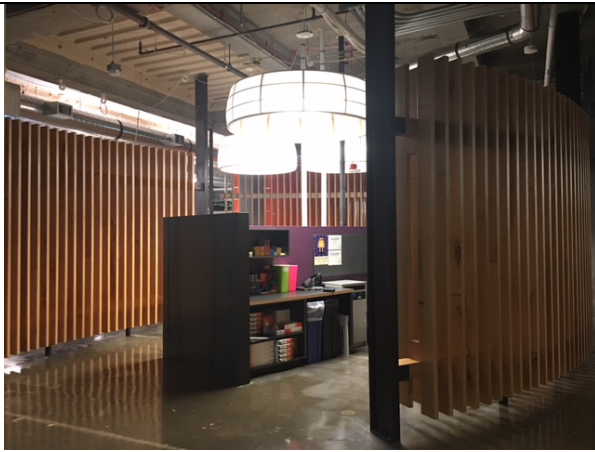
6th Floor Cafe



5th Floor Work Areas



5 Floor Stair



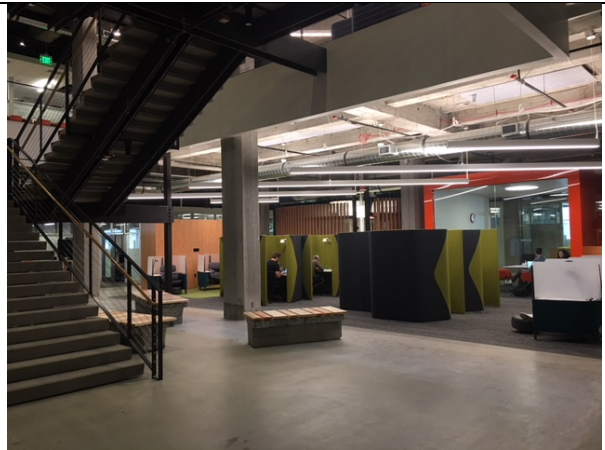
4th Floor Work Area



4th Floor Work Area



4th Floor Conference Room



3rd Floor Work Areas



3rd Floor Meeting Areas

