



CITY OF  
**MUKILTEO**

*Planning and Community  
Development Department*

**Historic Preservation  
Commission  
Agenda**

**Mukilteo City Hall  
Council Chambers  
November 1, 2022**

The Historic Preservation Commission special meeting will be held in the City Council Chambers, 11930 Cyrus Way. For those who wish to participate remotely, live streaming of the meeting is available via Zoom.

Zoom: <https://us02web.zoom.us/j/87481430583>

Meeting ID: 874 8143 0583 | By Phone: (253) 215-8782

**CALL TO ORDER - 6:30 p.m.**

**ROLL CALL**

**AGENDA ORDER**

**APPROVAL OF MINUTES**

- June 23, 2022

**PUBLIC COMMENT**

**MEETING ITEMS**

1. Hawthorne Hall
2. Cancel or Reschedule November 24 Meeting – Due to Holiday

**COMMISSION REPORTS**

**ADJOURNMENT**

The meeting packet is available [online](#). For accessibility information and for accommodation requests, please contact the ADA Coordinator at 425-263-8003 (or TRS 800-833-6384 or dial 711), or visit [the website](#).

# **APPROVAL OF MINUTES**

**June 23, 2022**

**CITY OF MUKILTEO, WASHINGTON**  
**Historical Preservation Commission Minutes**

**June 23, 2022**

**6:30 PM**

**Virtual Meeting Via Zoom**

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**CALL TO ORDER**

Called the meeting to order at 6:37 PM.

**ROLL CALL**

**Commissioners:**

Chair Carlson, Vice-Chair Northfield, Commissioners Allen, Archipley, Kirk, and Ripley.

Absent: Commissioner Fisher (excused).

**City Staff:**

Community Development Director Osaki and Permit Services Assistant Martinis.

**AGENDA ORDER**

No changes.

**APPROVAL OF MINUTES**

MOTION: To approve the minutes of May 26, 2022

MADE BY: Vice-Chair Northfield

SECONDED: Chair Carlson

ACTION: PASSED UNANIMOUSLY 6-0

**PUBLIC COMMENTS**

None.

**MEETING ITEMS**

- **May 26, 2022 Follow Up**
  - Prior Historic Commission By Laws and Rules of Procedure

Director Osaki presented a PowerPoint regarding the Mukilteo Historic Commission powers, duties, and procedures by explaining the duties of the Historic Preservation Commission. These duties are located in the Mukilteo Municipal Code 2.52.040 (MMC).

Commission asked questions, and Director Osaki responded with further explanations.

**REPORTS AND COMMUNICATIONS**

The Hawthorne Hall building recently was vandalized with graffiti, and the Public Works Department cleaned it up.

**1. Staff Announcements/Information**

None.

**ADJOURNMENT**

MOTION: To adjourn the meeting at 7:35 PM

MADE BY: Vice Chairperson Northfield

SECONDED: Commissioner Allen

ACTION: PASSED UNANIMOUSLY 6-0

**NEXT MEETING**

To be determined.

These minutes are excerpts from the Historic Preservation Commission meeting. An audio recording of the meeting was made.

Prepared by:

DRAFT

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Cheryl Martinis, Permit Services Assistant

MUKILTEO HISTORIC PRESERVATION COMMISSION AGENDA REPORT	
<b>SUBJECT TITLE:</b> Hawthorne Hall	<b>Meeting Date:</b> November 1, 2022
<b>Department Directors:</b> Steve Powers, City Administrator	<b>EXHIBITS:</b> 1. February 28, 2022 Meeting Materials 2. April 28, 2022 Agenda Bill
<b>Contact Staff:</b> Steve Powers, City Administrator	

### **SUMMARY**

Staff presented an overview of this topic at the Historic Preservation Commission's meetings of February 28 and April 28, 2022. Given the passage of time since that briefing, staff thought providing the Commission an additional opportunity to discuss Hawthorne Hall and ask questions was warranted.

For the Historic Preservation Commission's convenience, the meeting materials from the February 28<sup>th</sup> and April 28<sup>th</sup> meetings are attached as an exhibit to this agenda bill.

### **RECOMMENDED ACTION**

Historic Preservation Commission to ask questions, if any.

### **ALTERNATIVES**

None.



<b>MUKILTEO HISTORIC PRESERVATION COMMISSION AGENDA REPORT</b>	
<b>SUBJECT TITLE:</b> Hawthorne Hall	<b>FOR AGENDA OF:</b> February 28, 2022
<b>Department Director(s):</b> David Osaki, Community Development Director	<b>EXHIBITS:</b> 1. Mukilteo City Council February 8, 2021 Council Packet - Hawthorne Hall
<b>Contact Staff:</b> David Osaki, Community Development Director	

### **RECOMMENDATION**

Mukilteo Historic Commission to discuss Hawthorne Hall. This includes, for those commission members who are interested, discussing a future site visit.

### **BACKGROUND**

As was discussed at the Commission's January 13, 2022 meeting, one of the properties on the Mukilteo Register of Historic Places is City owned property commonly referred to as Hawthorne Hall.

Located at 1134 2<sup>nd</sup> Street, Hawthorne Hall is an approximately 7,500 square foot building on an approximately 0.36 acre parcel. The property is located at the end of a dead-end street (2<sup>nd</sup> Street) in a single family zoned area. The Hawthorne Hall property is also zoned single family residential ("RD 7.5 Single Family Residential").

The Hawthorne Hall property was leased by the City to the Mukilteo Boys and Girls Club of Snohomish County (BGCSC) from the mid-1960's to about 2019. With the opening of its new facility at 10600 47th Place West (in Mukilteo), the BGCSC vacated Hawthorne Hall. It has remained vacant since.

The City Council has been discussing the future use of Hawthorne Hall. The most recent City Council discussion of the future use of Hawthorne Hall was February 8, 2021. **Exhibit 1** is the City Council February 8, 2021 Agenda Bill (i.e. staff report) and associated exhibits.

Discussion about Hawthorne Hall's future use has centered on the following four (4) options.

#### **Option 1.**

Sell the property. Sale of the property could take different forms. The City could:

- Sell "as-is". Sell the property "as is" to a buyer either for reuse of the building or for building demolition and redevelopment.
- Prepare the building/property for sale. This would be appropriate if there was a buyer who wishes to retain the existing building.

- Demolish the building and sell the land.

**Option 2**

Lease the property to an interested organization.

**Option 3**

City use for governmental/community purposes.

**Option 4**

A combination of Option 2 and Option 3 above.

These four (4) options are discussed in more detail in the attached February 8, 2021 City Council Agenda Bill materials.

Among additional items included in the attached February 8, 2021 City Council Agenda Bill materials are:

- Hawthorne Hall building/property characteristics, including historical and recent Snohomish County Assessor information.
- A September 2020 Structural Condition Assessment Report (“Assessment Report”) prepared by OTAK, Inc., with cost estimates for improvements.
- A historic property inventory form (for Hawthorne Hall)
- The results of Hawthorne Hall Online Public Survey - An open online survey was made available to the public on November 17, 2020 and closed on January 25, 2021. The survey was shared through the City’s website and the City’s Facebook page. A total of 189 survey responses were received.
- Summary of staff outreach to various organizations and agencies.
- Zoning discussion. The property is currently zoned “RD 7.5 Single Family Residential”, which requires minimum lot size of at least 7,500 square feet.

No City Council decision has been made about Hawthorne Hall.

The February 28, 2022 Historic Preservation Commission meeting will include a discussion of Hawthorne Hall. At the February 28, 2022 Commission, staff will outline what the Commission’s role might take depending on possible options that are pursued.

In addition, we will discuss visiting a site, which could occur as a whole Commission, or in smaller groups.

**ALTERNATIVES**

None.

## Exhibit 1

MUKILTEO CITY COUNCIL AGENDA BILL21-08	
<b>SUBJECT TITLE:</b> Hawthorne Hall Discussion	<b>Meeting Date:</b> February 8, 2021
<b>Staff Lead:</b> David Osaki, Community Development Director	<b>Exhibits:</b> <ol style="list-style-type: none"><li>1. PowerPoint</li><li>2. Summary - Building/Property Characteristics</li><li>3. Hawthorne Hall Historic Property Inventory Form</li><li>4. Mukilteo Comprehensive Plan - “Historical Identity and Character”</li><li>5. September 18, 2021 OTAK Hawthorne Hall Structural Condition Assessment Report w/ Attach. C (Hazardous Materials Report) and Attach. E (Cost Estimates)</li><li>6. Staff Summary - Hawthorne Hall Structural Condition Assessment Report</li><li>7. Hawthorne Hall Public Outreach - Survey Results</li><li>8. City of Tacoma - Sept. 2015 Request for Interest (Reuse of Old City Hall)</li></ol>
<b>Department Director:</b> David Osaki, Community Development Director	
<b>Estimated Time:</b> 90 Minutes	
<b>Previous Review:</b> <a href="#">January 17, 2017</a> , <a href="#">February 21, 2017</a> , <a href="#">July 10, 2017</a> memo, <a href="#">September 4, 2018</a> , <a href="#">April 22, 2019</a> , <a href="#">September 3, 2019</a> , <a href="#">November 25, 2019</a> , <a href="#">October 12, 2020</a>	

**RECOMMENDATION:** Discussion and direction on Hawthorne Hall, including future use of the property/building.

**SUMMARY:**

Future use of Hawthorne Hall has been discussed for several years with the construction of a new Boys and Girls Club facility at 10600 47th Place West and the expectation that the Boys and Girls Clubs of Snohomish County would eventually vacate Hawthorne Hall, which occurred in late 2019.

The primary options for the Hawthorne Hall's future use that have been discussed include:

1. Selling the property;
2. Leasing the property to an interested organization.
3. City use for governmental/community purposes.
4. A combination of 2 and 3 above.

Below you will find a brief assessment of the potential use alternatives, as well as:

- A. Current Structural Assessment
- B. Zoning
- C. Potential Revenue and Expenses
- D. Historic Preservation
- E. Public Outreach

**BACKGROUND:**

Hawthorne Hall is a City owned building/property, approximately 7,500 square foot in size on an approximately 0.36 acre parcel (based on Snohomish County Assessor information). It is located at 1134

2<sup>nd</sup> Street at the end of a dead-end street in a single family zoned area. The property was leased to the Mukilteo Boys and Girls Club from the mid-1960's to 2019 (at a rate of \$1.00 per year). With the opening of its new facility at 10600 47th Place West (in Mukilteo), the Boys and Girls Clubs of Snohomish County (BGCSC) vacated Hawthorne Hall.

Most recently, a Structural Condition Assessment Report was completed on the building. That report was presented to the City Council on October 12, 2020.

**Exhibit 2** provides additional Hawthorne Hall building/property characteristics, including historical and current Snohomish County Assessor information. It includes a discussion of why the assessed valuation declined from 2019 to 2020. **Exhibit 2** also includes background information on current zoning (RD-7500) as well as the building's designation on the Mukilteo Register of Historic Places (see also **Exhibits 3 and 4** for additional historical background).

#### **ALTERNATIVES FOR THE PROPERTY**

Discussion to date has generally focused on four (4) alternatives for the future use of the property. An online public outreach survey discussed later in this Agenda Bill sought input on these four alternatives which include:

##### **ALTERNATIVE 1. Sell the Property**

Sale of the property could take several forms. The City could:

- A. Sell "as-is".** Sell the property "as is" to a buyer either for reuse of the building or for building demolition and redevelopment.
- B. Prepare the building/property for sale.** This would be appropriate if there was a buyer who wishes to retain the existing building.
- C. Demolish the building and sell the land.**

An appraisal has not been done on the property. Two vacant properties (each zoned RD 7500, the same as Hawthorne Hall) on 2<sup>nd</sup> Street, both within 1/4 mile of Hawthorne Hall, sold in 2018. One 7,500 square foot property sold for \$370,000; a 0.26 acre vacant property sold for \$500,000.

Fees and tasks would affect sale proceeds and include, for example, appraisal, realtor fees, closing costs etc. Demolition costs may also be required. The net return to the City would be less than the actual sales price.

##### **ALTERNATIVE 2: Reuse the Building for City Functions**

Two distinct City uses of Hawthorne Hall have been identified. One would be to support Police Department activities, the other for Recreation and Cultural Services Department activities.

##### **Mukilteo Police Department**

Use of the Hawthorne Hall by the Mukilteo Police Department would not be as a full-service police station, but might include public outreach, crime prevention training, police volunteers, storage, etc.

Police Department use of the building would be incidental, and not involve occupying the building for any regular extended periods of time. *There would not be a reliable or significant revenue generating source from the Police Department's use of the building.*

#### **Recreation and Cultural Services Department**

The Recreation and Cultural Services Department has indicated that use of Hawthorne Hall needs to consider the following:

- As the City recovers activity at the Rosehill Community Center due to COVID, the earliest the Recreation and Cultural Services Department would be prepared to make use of Hawthorne Hall would be 2022.
- Indoor youth activities and adult exercise is possible but envisioned only at a level for a few hours a day.
- Hawthorne Hall has not been evaluated in the current Recreation and Cultural Services Department business plan.
- Any outside organization that uses Hawthorne Hall should not compete with City sponsored programs.

As neither the Police Department nor the Recreation and Cultural Services Department anticipate extensive building use, capacity for joint use of the building by both Departments is possible. The limited use also means cost recovery will not occur.

#### **ALTERNATIVE 3: Lease the Building**

The City could lease the building. For instance, during the past several years the Blue Royals Volleyball Academy has inquired about leasing of the building (the Blue Royals Volleyball Academy has also mentioned the possibility of purchase).

#### **ALTERNATIVE 4: Joint City Use and Lease of the Building**

This alternative is a combination of Alternative 2 and Alternative 3 above, allowing for joint use of Hawthorne Hall by both the City (Alternative 2) and one or more tenants (Alternative 3).

### **OTHER ISSUES**

#### **A. OTAK STRUCTURAL CONDITION ASSESSMENT REPORT (September 2020)**

To assist in evaluating options for Hawthorne Hall, Otak Inc. was hired to conduct an assessment of Hawthorne Hall's structural condition. The September 2020 Structural Condition Assessment Report ("Assessment Report") concludes that the building is generally in "fair condition overall" (**See Exhibit 5** for the Assessment Report, including Attachment C (Hazardous Materials Report) and Attachment E Cost Estimates to the Report).

A staff summary of the Assessment Report is included in **Exhibit 6**.

In summary, the Assessment identified costs for the following structural improvements needed to bring the building up to meet construction codes.

Construction Cost Component	Total
Foundations	\$95,120
Floor Framing	38,587
Wall Framing	111,494
Roof Framing	45,469
Lateral System/Seismic	285,995
Seismic Checklist	10,552
<b>TOTAL</b>	<b>\$587,217</b>

Assumptions that went into the above costs are included in the Assessment Report including, but not limited to, the start date (August 2021) and competitive bidding. The cost estimates also are for direct costs only and exclude many items including architect/engineering fees, consultant fees, sales tax, hazardous materials testing and removal, and other normally associated development costs.

In addition, the consultant recommended not occupying the building until a truss bearing issue is addressed. A cost of \$6,000 (direct costs only) was identified to remedy that issue.

#### **Hazardous Materials**

The Otak Structural Conditions Assessment Report also includes a hazardous materials report (**See Exhibit 5, Appendix C**). That report found a very limited amount of asbestos in the building, and lead paint in the main hall (gym) and several exterior siding paint coatings.

The hazardous materials report's purpose was to determine what type of methods the consultant could perform for the structural assessment (i.e. the presence or absence of hazardous materials would determine whether or not investigative openings could be cut into a wall).

Cost estimates were not developed for hazardous materials environmental remediation/removal since the Assessment focused on structural issues.

#### **B. ZONING - USES**

Prior information to the City Council has indicated that future use of the Hawthorne Hall property must comply with zoning and building regulations.

The property is zoned RD 7.5 Single Family Residential. The prior use of the property (Boys and Girls Clubs) was established in the mid-1960's and pre-dated currently adopted zoning regulations.

Current zoning regulations for future use of the property apply. Examples of certain potential Hawthorne Hall property/building land uses and how they are addressed in the RD-7500 Zoning District include:

MUKILTEO ZONING CODE RD-7500 ZONING DISTRICT	
USE	NOTES
Single Family Residences	<b>Permitted Use.</b> Division of land, if pursued, must meet 7,500 square foot minimum lot size and other bulk/dimension requirements.
Clubs, charitable, nonprofit or social organization	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Government Offices	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Places of worship	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Community center buildings and grounds	<b>Not permitted in RD 7500.</b> Permitted in the Public/Semi-Public Use zoning District. A comprehensive plan/zoning amendment would be required.
Government garage, shops, fire stations, police stations and storage buildings	<b>Not permitted in RD-7500,</b> although staff would look at seeing if use of a building associated with police, fire etc., that are basically office functions, would fit into the Government Office use category and be allowed subject to a conditional use permit.
Office, General	<b>Not permitted in RD-7500.</b> Permitted in all commercial and industrial zones.

### C. REVENUE/COSTS

#### Revenue (City Use of the Building Only)

As noted above, revenue from Police Department and Recreation and Cultural Services Department use of the Hawthorne Hall would be low.

As mentioned earlier, a business plan for public use of Hawthorne Hall for event rental or other activities that would generate revenue has not been developed.

#### EXPENSES (City Use of the Building Only)

Expenses for City use of Hawthorne Hall include:

ITEM	EXPENSES
<ul style="list-style-type: none"> <li>Recreation and Cultural Arts Department Staffing</li> </ul>	<ul style="list-style-type: none"> <li>\$25,000 or more - 1/4 to 1/2 FTE (<i>depending on level of use</i>)</li> </ul>
<ul style="list-style-type: none"> <li>Operations/Maintenance (<i>once the building is operational</i>)</li> </ul>	<ul style="list-style-type: none"> <li>\$30,000 Annually - Facilities Maintenance O&amp;M</li> <li>\$30,000 Annually - ½ time FTE Custodian</li> <li>\$ 8,000 Annually - Building and Fixture Repair and Maintenance</li> </ul>
<ul style="list-style-type: none"> <li>Utilities</li> </ul>	<ul style="list-style-type: none"> <li>\$6,300 Annually (<i>2020 utility costs, building was vacant</i>)</li> </ul>

• Insurance	• \$1,500 Annually ( <i>building vacant, no contents</i> )
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Costs not included in the above are items like furnishings (*e.g. desks*), technology infrastructure (*e.g. phone, computers, copy machine*), recreational equipment and similar items.

#### **Tenant Improvement Costs**

International Building Code (IBC) and International Fire Code (IFC) has requirements for change of use of a building.

The IBC identifies building requirements/upgrades necessary for different uses that might occupy a building. Accessibility (e.g. for disabilities), fire (e.g. sprinklers), energy (e.g. insulation) improvements are *sometimes* required with the change of use of a building depending on the proposed use and the extent to which the new use modifies the building interior in relation to the prior use.

These requirements are identified at the time a new use is proposed and evaluated based on the extent of the proposed alterations.

### **D. HISTORIC PRESERVATION**

#### **Mukilteo Register of Historic Places/MMC Chapter 2.52 “Historic Preservation”**

The Mukilteo City Council placed Hawthorne Hall on the Mukilteo Register of Historic Places in 1993. This designation is acknowledged in the City of Mukilteo Comprehensive Plan. (**See Exhibit 3** for Hawthorne Hall Historic Property Inventory Form and **Exhibit 4** for the City of Mukilteo Comprehensive Plan Land Use Element excerpt on “Historical Identity and Character.”)

Removing, remodeling, changing the use and demolishing buildings on the local historic register are addressed in Mukilteo Municipal Code (MMC) Chapter 2.52, Historic Preservation. The MMC assigns duties to evaluate impacts and changes to a property on the historic register, including demolition, to the City’s Historic Commission (seven members, two of which must be professionals who have experience in identifying, evaluating, and protecting historic resources).

The City’s Historic Commission has not been active for many years. At its [September 3, 2019](#) meeting, the City Council passed a motion to reinstate the Historic Preservation Commission. Staff has been prepared to do this but has postponed active recruitment due in part to COVID-19 and also awaiting completion of the structural assessment.

### **E. PUBLIC OUTREACH**

#### **Hawthorne Hall Online Public Survey**

An open online survey was made available to the public on November 17, 2020 and closed on January 25, 2021. The survey was shared through the City’s website and the City’s Facebook page. A total of 189 survey responses were received.



Four questions were asked related to the following:

1. General location of respondent residence
2. Employment/Retired status
3. Preference for what should happen to Hawthorne Hall *in general*
4. Preference for what should happen to Hawthorne Hall, *if City revenues were limited*

**Exhibit 7** identifies the questions in full, the results with graphics, and written responses and includes all comments to the “Other” category. In summary:

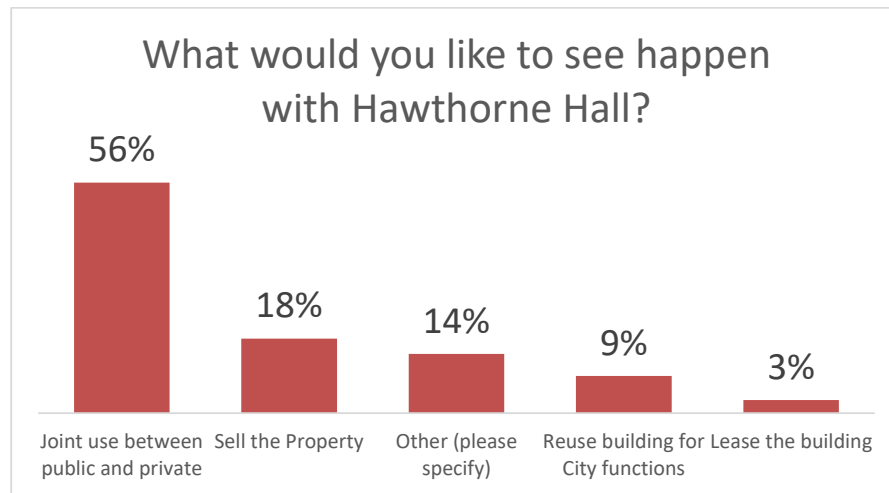
**1. Respondent Location**

- Old Town 36.5%
- Harbour Pointe 31.2%
- Mid-Town 24.0%
- Outside City 7.4%

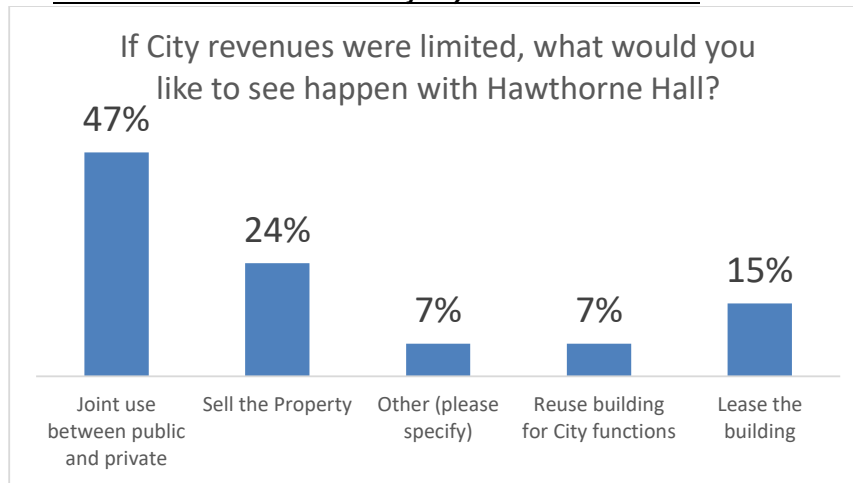
**2. Respondent Employment Status**

- Employed 79.9%
- Retired 12.7%
- Other 7.4% (*e.g. certain respondents identified themselves as Homemaker, Stay home parent*)

**3. General Preference for Hawthorne Hall**



#### 4. Preference for Hawthorne Hall if City revenues are limited



In addition to the public survey, staff reached out to various organizations including, as examples, the Mukilteo Historical Society, Mukilteo Senior Association, Jericho Bridge Church, YMCA, Boys and Girls Clubs, Washington State Department of Archeology and Historic Preservation (DAHP) and others including a Historical Society for another City. The Parks and Arts Commission (PAC) and Planning Commission were also briefed, not to make a recommendation, but to provide comments and ideas.

The purpose of the outreach was not necessarily to determine an organization's interest in use of Hawthorne Hall, but to obtain ideas for future building use. Not all agencies responded.

Highlights of this outreach included:

##### Mukilteo Historical Society

The Mukilteo Historical Society mentioned the following.

- Recognizes that the future of the building rests with the City.
- Hawthorne Hall's location and lack of visibility would not lend itself to certain uses that might benefit from pass-by traffic to get visitors to the property. A challenge for Hawthorne Hall as a museum site, for instance, is its location and lack of visibility to pass by traffic. In contrast, Lighthouse Park has ample parking, more visibility and surrounding land uses that attract more people to that (Lighthouse Park) location.
- While the property has off-street parking spaces, the number is insufficient for certain uses.
- See if Hawthorne Hall can fill a need or void that Rosehill cannot provide. This might include weddings at a different scale, size and expense than those at Rosehill.
- Use the building for event space (that may or may not include certain historical themes) such as:
  - Seasonal Events (e.g. Decorate and sell holiday trees)
  - Holiday party rentals

- Fundraisers
- The National Trust for Historic Preservation website may have additional ideas.

#### **Mukilteo Senior Association**

- Indicated that the property has insufficient parking for their use.

#### **Mukilteo Chamber of Commerce**

- The existing Chamber of Commerce site works better than Hawthorne Hall, in part because of Hawthorne Hall's limited visibility.

#### **Washington State Department of Archeology and Historic Preservation**

- Asked if the City was planning to put out a request for proposals to potential developers/business owners and identified examples (**See Exhibit 8** for an example - City of Tacoma "Request for Interest.")
- Acknowledged the site is "boxed in" and asked if moving the building is an option, although moving the building would not be a cheap option.
- Mentioned holding a community meeting to ask residents and/or holding a community design charrette with a local architect that would be interested in donating his/her time.
- Was distributing information about Hawthorne Hall to its professional network to see if there were additional ideas from others. (*The City did not receive additional comments back from DAHP.*)

#### **Jericho Bridge Church**

In 2017, the Jericho Bridge Church submitted a letter (**See Exhibit 9**) regarding Hawthorne Hall which included a range of ideas. Their Jericho Bridge Church Board met again in January 2021 and indicated that it did not have new information to offer outside of the letter.

#### **Additional Comments:**

Additional ideas received about use of the property for the public (in addition to the on-line survey comments) include:

- Allow non-profits in our community to have communal office space
- An art studio or a daycare/art studio mixed
- Use as a dance hall, reflective of its prior use. (e.g. dance hall for teens). It would keep the history alive and also meet the unmet need for teens in our community (which is listed as a need in the PROSA).
- Pickleball
- Remote office space (maybe combined with a daycare idea so that parents who are working and have kids at home could have a way to have them attend class while the parent gets work done)
- Create an AirBnB for City revenue
- Renovate the basketball court. The YMCA and the Boys and Girls Club are not very accessible to the kids in Old Town

- Allow non-profit groups such as the historical society, domestic violence, master gardeners, food bank, Kiwanis, rotary, chamber, Mukilteo yacht club, quilting club, or maybe any group that doesn't have a physical location pay a small monthly fee in order to use the facility to host small gatherings.
- Pop up kitchens - different groups can use the kitchen and serve food in the basketball area. Some professional chefs open their pop-ups to build their culinary reputation. Others open a pop-up restaurant to test out a restaurant concept, using it as an avenue to entice both the public and investors.
- Sell the property. City resources are already spread thin. Consider using proceeds to improve existing community assets.
- Interim housing for Mukilteo youth in need of housing until referred to local social services.



**Hawthorne Hall  
Mukilteo City Council  
AB20-08  
February 8, 2021**



# Hawthorne Hall

## 1134 2<sup>nd</sup> Street

- Built in Early 1920's by Volunteers (*Funding, Labor, & Materials*)
- City owned since the 1950's
- Used by Boy and Girls Clubs since mid-1960's to 2019 (*\$1.00 per year*)
- Mukilteo Register of Historic Places (1993)





# General Property Characteristics

## Existing Zoning

- RD 7.5 Single Family Residential
- Surrounding properties all zoned RD 7.5 Single Family Residential  
(including south across 2<sup>nd</sup> Street)

## Lot Size

- Approximately 0.36 acres (*County Assessor Information*) ~15,600 square feet)

## Building Square Footage

- Approximately 7,492 Square Feet (*County Assessor Information*)
- Main Floor 6,000 square feet

## Parking

- 12 marked parking spaces (includes one disabled parking space)



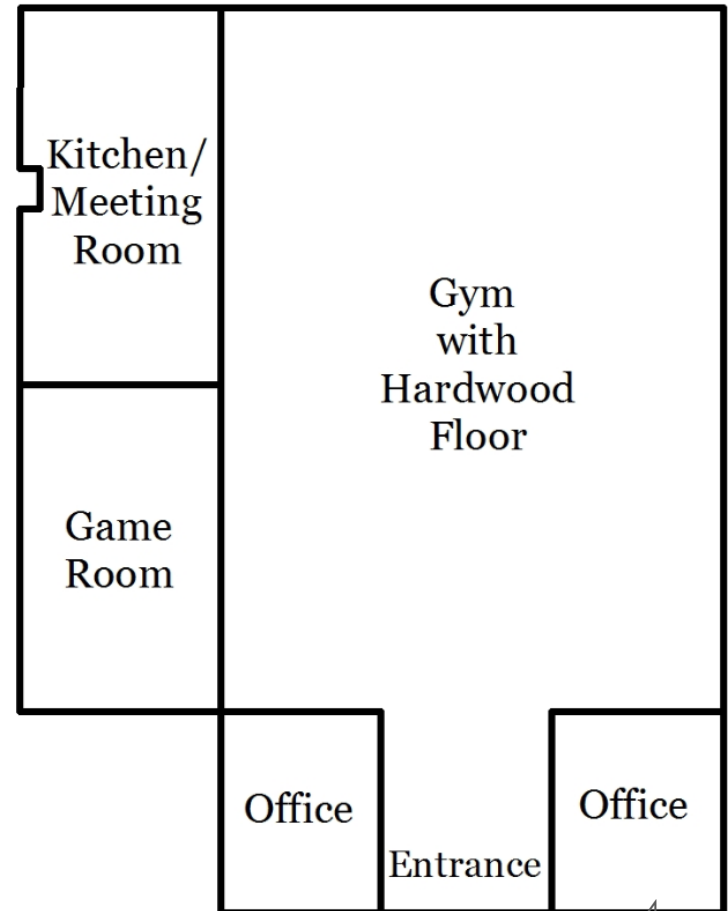
# Conceptual Floor Building Layout

## Main (1<sup>st</sup>) Floor

- 3/4 size basketball court
- 1st floor also has restrooms & equipment storage closets  
*(not shown, but in location of offices)*

## Upper Floor

- Storage







## **Mukilteo Register of Historic Places (1993)**

- Municipal Code assigns evaluation of impacts and changes to Mukilteo Historic Register properties, including demolition, to the City's Historic Commission
- September 3, 2019 - Council passed motion to reinstate Historic Commission
- Recruitment delayed with COVID and completion of structural assessment



# Prior Discussions on Future Use

## ALTERNATIVE 1: Sell the Property

- “As-is”
- Prepare the building/property for sale
- Demolish the building/sell the land

## ALTERNATIVE 2: Exclusive City Use

### Police Department\*

- Public outreach, crime prevention training, police volunteers, storage, and other training

### Recreation and Cultural Services Department \*

- Youth/adult gym space, indoor youth activities and adult exercise

*\*Neither the Police Department nor Recreation and Cultural Services Department would occupy the building for regular extended periods of time.*



## Prior Discussions on Future Use (Cont)

### **ALTERNATIVE 3: Lease the Building**

(e.g. Blue Royals Volleyball Academy expressed interest in building lease, maybe purchase)

### **ALTERNATIVE 4: Combine Alternative 2 and Alternative 3**

Joint use of the facility by both a non-City organization and the City.



## Recreation and Cultural Services Department

### Hawthorne Hall Use would need to consider:

- Rosehill's 2021 focus is on recovering activity in Rosehill. The earliest use of Hawthorne Hall would be 2022.
- Indoor youth activities and adult exercise is possible, but envisioned only at a level of a few hours a day.
- Hawthorne Hall is not in the current Recreation and Cultural Services Department business plan.
- Any outside organization that uses Hawthorne Hall should not compete with City sponsored programs.



# **OTAK Hawthorne Hall Structural Condition Assessment Report**

**(September 2020)**



## Structural Condition Assessment Report

### Direct Construction Cost Estimates

Building Component	Total
Foundations	\$95,120
Floor Framing	38,587
Wall Framing	111,494
Roof Framing	45,469
Lateral System/Seismic	285,995
Seismic Checklist	10,552
<b>TOTAL</b>	<b>\$587,217</b>



## Structural Condition Assessment Report

### Construction Cost Estimates

- Estimates are direct construction costs *(Did not include architect/engineering fees, consultant fees, sales tax, and/or any other similar development costs)*
- Recommends no indoor uses until wall truss addressed *(about \$6,000 in direct construction costs)*
- Very limited amount of asbestos. Lead paint in the main hall/exterior. *(No cost estimates for hazardous materials environmental remediation/removal)*



# Zoning - Land Uses

MUKILTEO ZONING CODE RD-7500 ZONING DISTRICT	
USE	NOTES
Single Family Residences	<b>Permitted Use.</b> Division of land, if pursued, must meet 7,500 square foot minimum lot size and other bulk/dimension requirements.
Clubs, charitable, nonprofit or social organization	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Government Offices	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Places of worship	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Community center buildings and grounds	<b>Not permitted in RD 7500.</b> Permitted in the Public/Semi-Public Use zoning District. A comprehensive plan map/rezone would be required.
Government garage, shops, fire stations, police stations and storage buildings	<b>Not permitted in RD-7500,</b> although staff would look at seeing if use of a building associated with police, fire etc., that are basically office functions, would fit into the Government Office use category and be allowed subject to a conditional use permit.
Office, General	<b>Not permitted in RD-7500.</b> Permitted in all commercial and industrial zones.





# Operating Expenses

ITEM	EXPENSE
<ul style="list-style-type: none"><li>• Recreation and Cultural Arts Staffing (<i>limited recreational use</i>)</li></ul>	<ul style="list-style-type: none"><li>• \$25,000 or more - 1/4 to 1/2 FTE (<i>depending on level of use</i>)</li></ul>
<ul style="list-style-type: none"><li>• Utilities</li></ul>	<ul style="list-style-type: none"><li>• \$ 6,300 Annually (<i>2020 utility costs, building vacant</i>)</li></ul>
<ul style="list-style-type: none"><li>• Insurance</li></ul>	<ul style="list-style-type: none"><li>• \$ 1,500 Annually (<i>building vacant, no contents</i>)</li></ul>
<ul style="list-style-type: none"><li>• Operation/Maintenance (<i>once the building is operational</i>)</li></ul>	<ul style="list-style-type: none"><li>• \$30,000 Annually - Facilities Maintenance O&amp;M</li><li>• \$30,000 Annually - ½ time FTE Custodian</li><li>• \$ 8,000 Annually - Building &amp; Fixture Repair and Maintenance</li></ul>

*Furnishings (e.g. desks), technology infrastructure (e.g. phone, computers, copy machine), recreational equipment and similar items not included.*



# Public Outreach



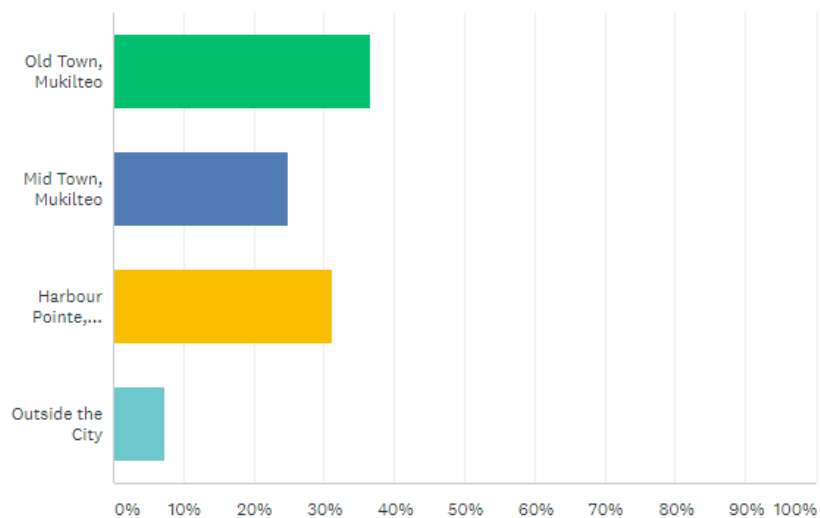
# On Line Public Survey

- Survey Open Mid-November 2020 to January 25, 2021
- 189 Responses
- Four (4) Questions
  1. General Location of where respondent lives (four choices)
  2. Employed/Retired
  3. Preference for future use (five choices, including Other)
  4. Preference for future use, if City revenues were limited (same five choices as above, including Other)
- Respondents were able to add brief comments (*see Exhibit 7 for comments to the survey questions*)



## Which best describes where you live?

Answered: 189 Skipped: 0

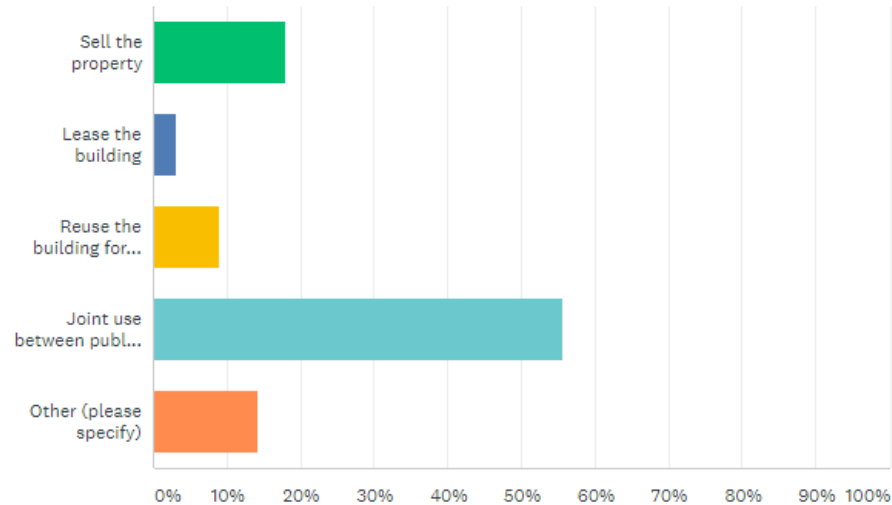


ANSWER CHOICES	RESPONSES	
Old Town, Mukilteo	36.51%	69
Mid Town, Mukilteo	24.87%	47
Harbour Pointe, Mukilteo	31.22%	59
Outside the City	7.41%	14
TOTAL		189



## What would you like to see happen with Hawthorne Hall?

Answered: 189 Skipped: 0

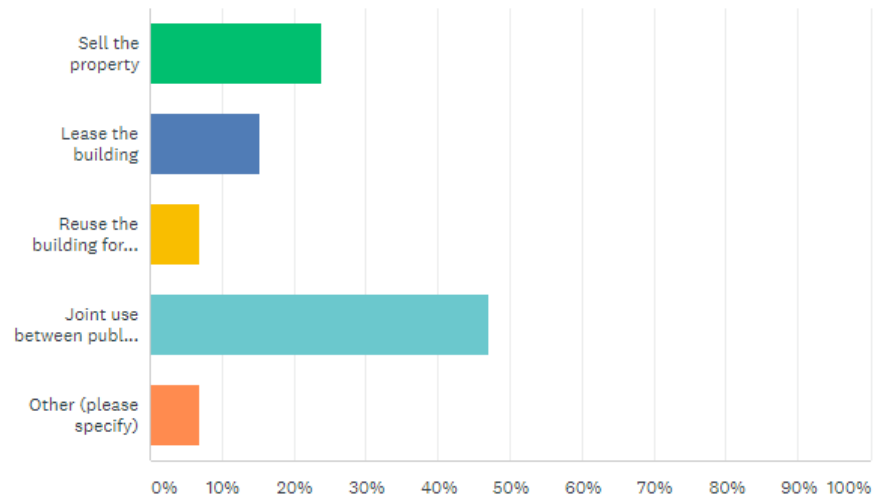


ANSWER CHOICES	RESPONSES	
▼ Sell the property	17.99%	34
▼ Lease the building	3.17%	6
▼ Reuse the building for City functions	8.99%	17
▼ Joint use between public and private (allow public to rent space, also use for City functions)	55.56%	105
▼ Other (please specify)	Responses 14.29%	27
TOTAL	189	



## If City revenues were limited, what would you like to see happen with Hawthorne Hall?

Answered: 189 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Sell the property	23.81%	45
▼ Lease the building	15.34%	29
▼ Reuse the building for City functions	6.88%	13
▼ Joint use between public and private (allow public to rent space, also use for City functions)	47.09%	89
▼ Other (please specify)	6.88%	13
TOTAL		189



# Public Outreach

- Organizations such as Mukilteo Historical Society, Mukilteo Senior Association, Jericho Bridge Church, YMCA, Boys and Girls Clubs, another historical society.
  - Obtain ideas for future use, including other possible organizations that may have interest
- Parks and Arts Commission (PAC) and Planning Commission briefed



# Mukilteo Historical Society

- Location poses challenges for a Museum
  - Lack of visibility, no pass by traffic, difficult to find
  - Lighthouse Park offers parking, more visibility and surrounding uses (e.g. waterfront, commercial businesses) to attract casual visitors
- Hawthorne Hall might fill a need or void that Rosehill cannot provide.  
(e.g. weddings at a different scale, size and expense)
- Event space *(that may or may not include certain historical themes)*
  - Decorate and sell holiday trees
  - Holiday party rentals
  - Fundraisers





## **Washington State Department of Archeology and Historic Preservation (DAHP)**

- Was the City planning to issue a request for proposals to potential developers/business owners?
- Acknowledged the property is “boxed in”. Is moving the building an option, (although not moving the building would not be inexpensive)?
- Mentioned holding a community meeting and/or holding a community design charrette with a local architect that would be interested in donating time.
- Distributed information about Hawthorne Hall to its professional network to solicit ideas. The City did not receive additional comments from DAHP.



# QUESTIONS

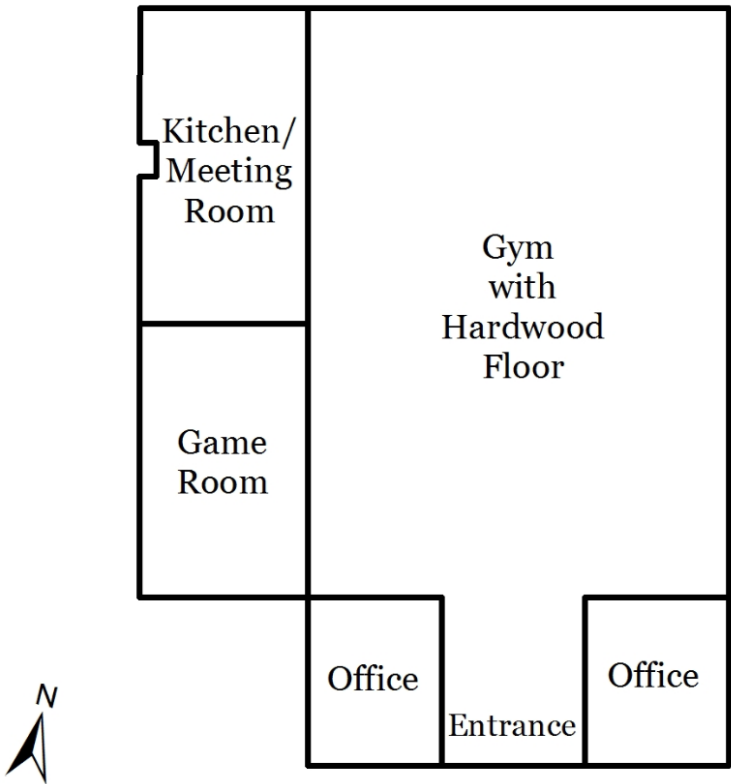
EXHIBIT 2

GENERAL PROPERTY/BUILDING/ASSESSOR INFORMATION

Basic information about the Hawthorne Hall property is as follows:

<b>Lot Size:</b>	Approximately 0.36 acres (Snohomish County Assessor Information.)
<b>Building Square Footage</b>	Approximately 7,492 Square Feet (Snohomish County Assessor Information). The main floor is just less than 6,000 square feet and includes office space, ¾ size basketball court, a small recreation craft space and a small meeting room/ kitchenette area. An upper mezzanine is used for storage.

The conceptual first floor layout is as follows (restrooms, storage areas are located generally in areas where the offices are labeled and not shown):



**Parking Spaces:** 12 marked parking spaces (which includes one disabled parking space)

**Comprehensive Plan Designation:** Single Family - High Density Residential

**Zoning District:** RD 7.5 Single Family Residential

**Surrounding Zoning:** Properties to the North, East, South (across 2<sup>nd</sup> Street) and west are all zoned RD 7.5 Single Family Residential. The properties are all developed with single family residences.

**Snohomish County Assessor Data**

The City Council previously asked about the decline in County assessed values for Hawthorne Hall in 2020 from earlier years

Hawthorne Hall assessed valuation data (1134 2<sup>nd</sup> Street, Snohomish County Assessor's Parcel No. 28040400102500) for 2021 (2021 pending information is now available), 2020, 2019, 2018 and 2017 is as follows:

Item	Pending 2021 Tax Year Assessment	2020 Tax Year Assessment	2019 Tax Year Assessment	2018 Tax Year Assessment	2017 Tax Year Assessment
Market Value - Improvements	\$251,700	\$276,500	\$838,100	\$644,200	\$741,700
Market Value - Land	\$513,200	\$513,200	\$361,900	\$476,800	\$326,300
<b>Total</b>	<b>\$764,900</b>	<b>\$789,700</b>	<b>\$1,200,000</b>	<b>\$1,121,000</b>	<b>\$1,068,000</b>

Staff contacted the Snohomish County Assessor's Office and was provided with the following information for why the decline in 2020 compared to prior years likely exists. In brief, it appears to be attributable to staff changes and the methodology different staff opted to use.

The County Assessor's office indicated that a staff member who had been doing the assessment for Hawthorne Hall in earlier years retired and a new staff person took over assessment responsibilities.

The new staff person used a different methodology on the building ("Improvement"). The land value has increased or stayed the same during this time frame. That new staff person has also since retired and did not leave any notes explaining why he used a different methodology or the assumptions he used that reflect his analysis.

Finally, the County Assessor's Office indicated that the 2022 Tax Year valuation work will begin around February/March 2021. The County Assessor's Office indicated that it will give consideration to going back to the earlier model (or some variation of it) at that time and have made note to contact the City when that 2022 Tax Year process begins.

### **Mukilteo Register of Historic Places**

The City of Mukilteo maintains a Mukilteo Register of Historic Places. (There are also sites/facilities in Mukilteo on the Washington Historic Register as well as on the National Register of Historic Places).

Local, state and federal historic sites are identified in the Mukilteo Comprehensive Plan in the discussion under “Historical Identify and Character” (City of Mukilteo Comprehensive Plan Land Use Element, Pgs. 31-32.)

The five (5) sites on the Mukilteo Register of Historic Places, including Hawthorne Hall (identified as Boys and Girls Club), are:

- Boys and Girls Club: 1134 - 2nd Street
- McNab-Hogland House: 917 Webster Street
- Epps House: 821- 4th Street
- Siemens House: 1013 - 4th Street
- Nelson House: 8216 - 45th Place West

The City of Mukilteo Land Use Policies related to “Historical Identify and Character” are:

*“LU10: Mukilteo’s historical identity shall be preserved, enhanced, and celebrated.”*

*“The City shall facilitate the inventorying of historically significant buildings, structures, sites and objects, and assist owners of historic property to obtain city, state and/or national historic designations (LU10a).”*

*“Public art and the naming of parks, streets and public places after historical figures and events shall be encouraged (LU10b).”*

The City’s Historic Identity and Character policies are implemented in part by Mukilteo Municipal Code (MMC) Chapter 2.52 entitled “Historic Preservation”. MMC Chapter 2.52 establishes the Mukilteo Historic Commission and processes to review changes to buildings on the Mukilteo Register of Historic Places.

# EXHIBIT 3

## HISTORIC PROPERTY INVENTORY FORM

### IDENTIFICATION SECTION

Field Site No. 31-06 OAHF No. \_\_\_\_\_ Date Recorded 05/12/93  
 Site Name Historic Royal Neighbors/Hawthorne Hall  
 Common Mukilteo Boys and Girls Club  
 Field Recorder Anne VanDyne/Robin Abrahams  
 Owner's Name City of Mukilteo  
 Address 4480 Chennault Beach Road  
 City/State/Zip Code Mukilteo, WA 98275

### Status

- ☐ Survey/Inventory  
☐ National Register  
☐ State Register  
☐ Determined Eligible  
☐ Determined Not Eligible  
☐ Other (HABS, HAER, NHL)  
☐ Local Designation

### PHOTOGRAPHY

Photography Neg. No. 5742-11, 12, & 13  
 (Roll No. & Frame No.)  
 View of South Elevation  
 Date 05/12/93

Classification ☐ District ☐ Site ☒ Building ☐ Structure ☐ Object  
 District Status ☐ NR ☐ SR ☐ LR ☐ INV  
 Contributing ☐ Non-Contributing ☐  
 District/Thematic Nomination Name \_\_\_\_\_

### DESCRIPTION SECTION

#### Materials & Features/Structural Types

Building Type Social  
 Plan T-Shape  
 Structural System Timber Frame  
 No. of Stories 2

#### Cladding (Exterior Wall Surfaces)

- ☐ Log  
☒ Horizontal Wood Siding  
☐ Rustic/Drop  
☐ Clapboard  
☐ Wood Shingle  
☐ Board and Batten  
☐ Vertical Board  
☐ Asbestos/Asphalt  
☐ Brick  
☐ Stone  
☐ Stucco  
☐ Terra Cotta  
☐ Concrete/Concrete Block  
☐ Vinyl/Aluminum Siding  
☐ Metal (specify) \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

#### Roof Type

- ☐ Gable ☐ Hip  
☐ Flat ☐ Pyramidal  
☐ Monitor ☒ Other (specify)  
☐ Gambrel Hipped Gable  
☒ Shed (Dormer)

#### Roof Material

- ☐ Wood Shingle  
☐ Wood Shake  
☒ Composition  
☐ Slate  
☐ Tar/Built-Up  
☐ Tile  
☐ Metal (specify) \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_  
☐ Not visible

#### Foundation

- ☐ Log ☐ Concrete  
☒ Post & Pier ☐ Block  
☐ Stone ☒ Poured (Addition)  
☐ Brick ☐ Other (specify) \_\_\_\_\_  
☐ Not visible

#### Integrity (Include detailed description in Description of Physical Appearance)

	Intact	Slight	Moderate	Extensive
Changes to plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes to original cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Changes to interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Painted sometime after 1957

DCD 10/86 -1209- 3

State of Washington, Department of Community Development  
 Office of Archaeology and Historic Preservation  
 111 West 21st Avenue, KL-11  
 Olympia, WA 98504 (206) 753-4011

### LOCATION SECTION

Address 1134 2nd Street  
 City/Town/County/Zip Code Mukilteo, Snohomish County, WA 98275  
 Twp. 4 Range 28 Section 4 1/4 Section \_\_\_\_\_ 3/4 Section \_\_\_\_\_  
 Tax No./Parcel No. 042804-1-025-0009 Acreage Less than one  
 Quadrangle or map name Mukilteo Quadrangle  
 UTM References Zone 10 Easting 552690 Northing 5310780  
 Plat/Block/Lot Lot 1-025 Portion of S4, T28, 4  
 Supplemental Map(s) Kroll



### High Styles/Forms (check one or more of the following)

- |   |   |
|---|---|
| <input type="checkbox"/> Greek Revival            | <input type="checkbox"/> Spanish Colonial Revival/Mediterranean |
| <input type="checkbox"/> Gothic Revival           | <input type="checkbox"/> Tudor Revival                          |
| <input type="checkbox"/> Italianate               | <input type="checkbox"/> Craftsman/Arts & Crafts                |
| <input type="checkbox"/> Second Empire            | <input type="checkbox"/> Bungalow                               |
| <input type="checkbox"/> Romanesque Revival       | <input type="checkbox"/> Prairie Style                          |
| <input type="checkbox"/> Stick Style              | <input type="checkbox"/> Art Deco/Art Moderne                   |
| <input type="checkbox"/> Queen Anne               | <input checked="" type="checkbox"/> Rustic Style                |
| <input type="checkbox"/> Shingle Style            | <input type="checkbox"/> International Style                    |
| <input type="checkbox"/> Colonial Revival         | <input type="checkbox"/> Northwest Style                        |
| <input type="checkbox"/> Beaux Arts/Neoclassical  | <input checked="" type="checkbox"/> Commercial Vernacular       |
| <input type="checkbox"/> Chicago/Commercial Style | <input type="checkbox"/> Residential Vernacular (see below)     |
| <input type="checkbox"/> American Foursquare      | <input type="checkbox"/> Other (specify) _____                  |
| <input type="checkbox"/> Mission Revival          |   |

### Vernacular House Types

- ☐ Gable front  
☒ Gable front and wing  
☐ Side gable  
☐ Cross gable  
☐ Pyramidal/Hipped  
☐ Other (specify) \_\_\_\_\_

## NARRATIVE SECTION

### Study Unit Themes (check one or more of the following)

- ☐ Agriculture
- ☒ Architecture/Landscape Architecture
- ☐ Arts
- ☐ Commerce
- ☐ Communications
- ☐ Community Planning/Development

- ☐ Conservation
- ☒ Education
- ☒ Entertainment/Recreation
- ☐ Ethnic Heritage (specify) \_\_\_\_\_
- ☐ Health/Medicine
- ☒ Manufacturing/Industry
- ☐ Military

- ☐ Politics/Government/Law
- ☐ Religion
- ☐ Science & Engineering
- ☒ Social Movements/Organizations
- ☐ Transportation
- ☐ Other (specify) \_\_\_\_\_
- ☐ Study Unit Sub-Theme(s) (specify) \_\_\_\_\_

### Statement of Significance

Date of Construction 1925 Architect/Engineer/Builder Men in the Mukilteo community built structure.

- ☐ In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
- ☐ In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

31-06

The building was erected in 1920 and is presently referred to as the Boy's Club or the Royal Neighbor's Hall. It stands as a monument to the volunteers of the town who donated their labor, cash, and materials. The Crown Lumber Company donated the site and construction was supplied by the men who worked at the mill and the members of the Lodge.

It became the meeting place for all the town's social and civic functions, including the town council. In 1927, after the first Rosehill School burned down, this building became the temporary quarters for the 5th, 6th, 7th, and 8th grades. It was a dance hall and the location of many youth activities.

The lumber in the siding is No. 3 Douglas Fir, which has gained the attention of lumber experts, because of its lasting qualities in weathering for 30 years without paint or preservative.

### Description of Physical Appearance

The whole building has a rustic quality with a simplicity of form, structure and detail. It is remarkable for its wide 50' clear span and arched interior ceiling. Heavy timbers and wide Douglas Fir horizontal siding are consistent with the grand scale of the building. The building is oriented to the community rather than the Puget Sound, the building was constructed in a true community effort to create the only real community gathering space in Mukilteo. And the building retains its original inviting, accessible quality.

Changes to the building, though seemingly small and "maintenance-type", have had a major aesthetic impact on the landmark potential of this exceptional building. Wood frame multi-lite windows have been replaced with aluminum, rustic naturally weathered siding gives way to painted siding and the original hipped gable entry porch is replaced with a steel tube and canvas awning. An egress stair has been unsympathetically located on a side facade.

The eaves and fascia, still unpainted, show off the beauty of this long unpainted rustic structure.

### Major Bibliographic References

Mukilteo Historical Society; Mukilteo Memories, Irv Luiten, 1977; Everett Herald, "Royal Neighbors of Mukilteo Donate Their Hall to Town", 09/18/57; Everett Herald, "Hawthorne Hall, Mukilteo's Community Center", 1951.



**HISTORIC PROPERTY INVENTORY FORM**

(Continuation Sheet)

Field Site No. 31-06 OAH No.          Date Recorded 5/12/93  
Site Name Historic Royal Neighbors/Hawthorne Hall  
Common Mukilteo Boys and Girls Club

State of Washington, Department of Community Development  
Office of Archeology and Historic Preservation  
111 West 21st Avenue, KL-11  
Olympia, WA 98504 (206) 753-4011





## EXHIBIT 4

Flourishing  
Natural  
Environment

Healthy Built  
Environment

Vibrant Economy

Authentic Public  
Participation

Arts & Cultural  
Awareness

Healthy Community

Innovation

Charming • Safe •  
Beautiful



CITY OF  
**MUKILTEO**

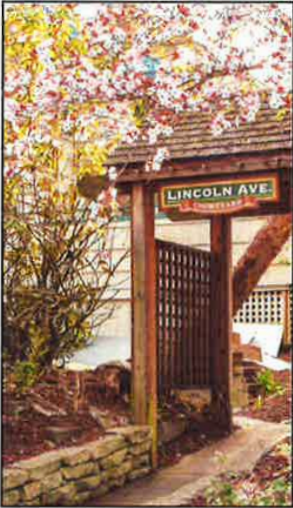
*Comprehensive Plan 2035*



## HISTORICAL IDENTITY & CHARACTER

As an incorporated municipal body, the City of Mukilteo is a relatively young city having been incorporated in 1947. Still, it has a rich history that predates the formal incorporation of the city. Native American tribes called Mukilteo home centuries before 1792 when Captain George Vancouver first landed at what he called Rose Point, near where Mukilteo Light House is located. The first white settlers, J.D. Fowler and Morris Frost, came to Mukilteo in 1860. This history plays a significant role in establishing Mukilteo's character and helps make it the livable community that it is today.

**LU10: MUKILTEO'S HISTORICAL IDENTITY SHALL BE PRESERVED, ENHANCED, AND CELEBRATED.**



### Mukilteo Register of Historic Places

McNab-Hogland House: 917 Webster Street  
 Epps House: 821 - 4th Street  
 Boys and Girls Club: 1134 - 2nd Street  
 Siemens House: 1013 - 4th Street  
 Nelson House: 8216 - 45th Place West

### Washington Heritage Register

Point Elliott Treaty Site: Mukilteo Lighthouse Park, 609 Front Street  
 Mukilteo Pioneer Cemetery: 513 Webster Street  
 Fowler Pear Tree: 802 Mukilteo Lane  
 Point Elliott Treaty Monument: 304 Lincoln

### National Register of Historic Places

Mukilteo Light Station: 608 Front Street  
 Point Elliott Treaty Monument: 304 Lincoln

One way to protect Mukilteo's historical identity is by having historically significant structures and sites designated as such through local, state, and/or federal registries. **The City shall facilitate the inventorying of historically significant buildings, structures, sites and objects, and assist owners of historic property to obtain city, state and/or national historic designations (LU10a).** There are alternative and simpler ways to enhance Mukilteo's historic identity beyond obtaining official historic designations. **Public art and the naming of parks, streets and public places after historical figures and events shall be encouraged (LU10b).**



Mukilteo's historical heart is its north end where the Native Americans gathered and where the city founders first established the community that would become Mukilteo. The area is called both "Old Town" and "Downtown" Mukilteo.

**LU11: DEVELOPMENT AND REDEVELOPMENT IN THE DOWNTOWN BUSINESS DISTRICT SHALL BE GUIDED SO AS TO CREATE A UNIQUE IDENTITY FOR THE AREA THAT IS PEDESTRIAN-CENTRIC AS PROVIDED FOR IN THE DOWNTOWN BUSINESS DISTRICT SUBAREA PLAN.**

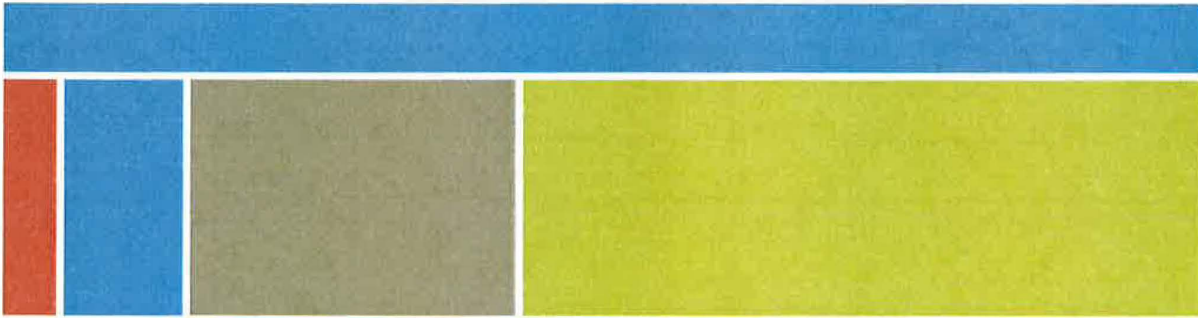
The subarea plan identified issues that affect the vitality of Old Town in both its commercial and residential areas. **Measures should be implemented that would protect residential areas adjacent to and near the Downtown Business District from negative impacts associated with commercial activity (LU11a).**

**Existing nonconforming single-family residential uses currently located in the Downtown Business District should be encouraged to be redeveloped into mixed use and commercial uses that reflect the area's history as a fishing village, port-of-entry and trading post (LU11b).**

**The city should develop programs in collaboration with downtown property and business owners to identify historical attributes that may be incorporated into new building designs or redesigns (LU11c).**



## EXHIBIT 5



**Hawthorne Hall**

**1134 2<sup>nd</sup> Street, Mukilteo, WA**

## **Structural Condition Assessment Report**

Submitted to:  
City of Mukilteo  
11930 Cyrus Way  
Mukilteo, WA 98275

September 18, 2020

Prepared By:  
Otak, Inc.  
808 3<sup>rd</sup> Avenue, Suite 800  
Portland, OR 97204

Project No. 032959.A00

## PROJECT DEVELOPMENT TEAM

**Structural  
Engineer/Team Lead:**

Otak, Inc.  
11241 Willows Rd, #200  
Redmond, WA 98052

Project Manager: Cristina Haworth  
425.739.7959  
[cristina.haworth@otak.com](mailto:cristina.haworth@otak.com)

Structural Engineer: Gregory Mines, PE  
360.737.9613  
[gregory.mines@otak.com](mailto:gregory.mines@otak.com)

## TABLE OF CONTENTS

<b>Executive Summary .....</b>	<b>1</b>
<b>1. Background.....</b>	<b>2</b>
<b>2. Condition Assessment.....</b>	<b>2</b>
<b>3. Structural Analysis .....</b>	<b>4</b>
<b>4. Seismic Analysis (Tier-1 per ASCE 41) and Wind Analysis (ASCE 7) .....</b>	<b>6</b>
<b>5. Non-Compliance Items – Checklists (Life Safety).....</b>	<b>7</b>
<b>6. Recommendations.....</b>	<b>7</b>

### **Appendices**

- Appendix A—Hawthorne Hall Images
- Appendix B—Checklists
- Appendix C—Hazardous Materials Report
- Appendix D—Previous Reports
- Appendix E—Cost Estimates

## Executive Summary

Otak, Inc. was retained by the City of Mukilteo to perform field investigations and prepare a structural assessment report for Hawthorne Hall, located at 1134 2<sup>nd</sup> Street, Mukilteo, Washington. This report characterizes the condition of the structural framing in Hawthorne Hall and outlines the repairs and retrofits required to bring the building up to an acceptable level of performance per current building codes. This report is intended to assist the City in making decisions about the future use of Hawthorne Hall by documenting deficiencies and providing rehabilitation costs. The request was prompted when the Boys and Girls Clubs of Snohomish County ("BGCSC"), a long term Hawthorne Hall tenant, indicated that it would vacate the building in 2019 due to the completion of its new Mukilteo Boys and Girls Club facility at 10600 47th Place West.

Based on field investigations by Otak, the building has been determined to be in fair condition overall. The foundations and stair framing were determined to be in good condition and adequate for current code required loads. The floor and wall framing are in good condition as well with some deficiencies under current code required loads. The roof framing is in good condition in the main hall but exhibits visible sagging in the west wing and areas of decay along the exposed portions of the southwest side of the building. The roof framing in the main hall and west wing is not adequate for current codes required loads.

Recommendations for repairs and retrofits to the building include bracing and strengthening of deficient structural members, installing a bearing wall or beam to alleviate sag in the roof, and additional anchors and stronger connections between members to improve the lateral resistance of the building to wind and seismic loads.

In preparing this report a hazardous materials assessment was performed by a separate consultant. A very limited amount of asbestos was found, and presence of lead paint was detected in the main hall. Costs for mitigation of hazardous materials were not included in the structural cost estimate.



## 1. Background

Hawthorne Hall was built in the mid-1920s as a community space for meetings and social events. The original building consisted of a main hall and a two-story wing to the west. A small addition on the northwest corner of the building was added later, likely between 1980 and 1993 based on the type of construction and reference documents.

A field investigation to establish the condition of the structural framing and to document the construction of the structure was performed by Otak on June 16, 2020. Additionally, previous inspection reports, historical photos, and other documents were reviewed for background on the structure; no plans or drawings were available for the site. Limited areas of the interior wall finishes were removed to investigate the sizing and condition of the wall studs, sheathing, nailing and connectors. There was existing access to both the attic area and the crawl space. Testing was limited to localized probing of wood members to detect decay and striking Concrete Masonry Units (CMU) in the chimney areas with a hammer to determine if it was un-grouted. No destructive testing was performed and no testing of timber to determine wood species was performed. A preliminary analysis of the existing framing was conducted to determine the structural adequacy for gravity loads and tier-1 screening (ASCE 41) for lateral loads based on the provided sketches, field observations, and several assumptions.

## 2. Condition Assessment

The main hall is a one story, wood-framed building with a suspended wooden floor over a crawl space. The west wing is a two-story building with a suspended wood floor at the ground level and a wood framed upper floor. The roof framing in all areas consists of trusses/rafters sheathed in 1x skip sheathing, overlain with plywood, and topped with asphalt shingles. The exterior siding is horizontal wood siding. Windows on the north side of main hall have been covered with plywood; the rest of the windows appear to date to the original construction. The building generally consists of hard ceilings. The floor in the main hall is a wood gymnasium floor; tile and carpet are used throughout the rest of the building. The wood framing members do not appear to have been treated for termites, but most appear in very good condition. There is loose fill insulation placed above the ceiling in the attic and in the wall cavities. The walls are completely wood framed with some areas showing minor amounts of mildew on the wall surface. The flooring finishes and doors exhibit signs of wear. Overall, the building is in fair condition.

This section focuses on physical condition of elements, checking for decay, cracking, or other signs of deterioration. Structural adequacy for code mandated loads is covered in the analysis section below.

### 2.1. Foundations

#### *Key Findings:*

*-Foundation is in good condition.*

The exterior foundations of Hawthorne Hall are concrete cast in place footings. A 2x4 wood framed cripple wall (Figure-4 in Appendix A) frames the perimeter of the crawlspace below the first floor; at the addition a concrete stem wall frames the exterior of the crawlspace. The interior foundations (Figure-1) are 6x6 posts supported on intermittent, isolated, concrete pad footings that are spaced at 8' on center (O.C.) in both directions, at the north end of the main hall they are spaced at 2' to 4' O.C. All posts are supported laterally with 2x6 kickers (Figure-3) from all four directions.

No cracking was observed on the visible portions of the exterior of the foundations. Additionally, no significant cracking was observed on the foundations visible from within the crawlspace. Cracking in foundations can be a sign of distress due to settlement or other displacement. The overall foundation system appears stable, level and in good repair.



## **2.2. Floor Framing**

### *Key Findings:*

*-Floor framing is in good condition with no decay detected.*

The lower level flooring in the main hall, west wing, and addition is framed with 2x8 floor joists at 16 inches O.C. spanning 8 feet in the north-south direction between 6x8 floor beams. Joists are two-span joists and the lap splices for adjacent joists are staggered. The 6x8 beams have a typical span of 8 feet; in select locations around the perimeter they span up to 10 feet. This floor framing is sheathed with 1x decking.

Upper level flooring in the west wing is framed with 2x12 floor joists at 24 inches O.C. spanning 20 feet in the east-west direction and sheathed with 1x decking. Mezzanine flooring is also framed with 2x12 floor joists at 24 inches O.C. spanning 20 feet in the north-south direction and sheathed with 1x decking. Refer to Figures – 5, 6, 9.

No signs of decay were found in floor framing.

## **2.3. Wall Framing**

### *Key Findings:*

*-Wall framing is in good condition.*

*-Walls not bolted/anchored to foundation.*

Typical wall framing for both interior and exterior walls is 2x6 framing at 16 inches O.C. (Figure-7). All the walls have 1x6 sheathing on the outside and 1x2 sheathing on the inside; both span horizontally and are attached to the wall studs with a staggered nailing pattern. In select locations, interior sheathing was removed to observe the framing and the sill plates. Generally, the framing appeared to be in good condition. In localized areas of the second floor of the west wing, some signs of minor water intrusion were observed with no signs of decay in the wood. The framing was not observed to be bolted to the foundation and appeared to have no hold-downs for the shear walls. All the windows on the north wall of the main hall had been removed and closed with plywood permanently.

Typically, doors fit squarely in their door frames, indicating that any settlement has been minimal. The brick masonry veneer surrounding the chimneys was examined and found to be in fair condition; it did not exhibit signs of cracking in the brick or mortar and appeared to remain adhered to the building.

## **2.4. Roof Framing**

### *Key Findings:*

*-Trusses in good condition with decay limited to exterior portions.*

*-Visible sagging in some areas of roof.*

*-Deficient support for roof at sagging portion.*

The building has four types of roof framing trusses in total, two types in the main gym area (Trusses A and B), one in the second story area of the southwest side of the building (Truss C), and one in the addition on the northwest side (Truss D).

Truss Type A is a scissor truss that spans 50 feet in the east-west direction and is spaced at 24 inches O.C. over the main hall. These trusses have 2x6 top and bottom chords and 1x10 web members at approximately 5 feet O.C.. The top chord gable slopes at a rate of 8:12 and bottom chord gable slopes at a rate of 3:12. These trusses bear on the exterior walls and support a curved ceiling framed with 1x decking spanning over the bottom chords. Refer to Figures – 11, 12.

Truss Type B is a queen post raised truss that spans 50 feet in the east-west direction and is spaced at 24

inches O.C. over the northmost 15 feet of the main hall. These trusses have 2x6 top and bottom chords and (3) 1x10 web members. The top chord slopes at a rate of 8:12; the bottom chord is flat and is 4 feet higher than the wall top plates. 2x4 ceiling joists span in the north-south direction and attach to the bottom chord of the last Truss A and the north exterior wall. 2x6 ceiling rafters frame from the end bearing points to the 1/3 point on the bottom chord, refer to Figures -13, 14.

Truss Type C is a modified queen post raised truss that spans 37 feet in the north-south direction over the original west wing. These trusses have 2x6 top and bottom chords and (7) 1x10 web members sloped at 45 degrees. The top chord slopes at a rate of approximately 8:12. These trusses bear at the exterior walls at the north and south ends of the west wing, as well as an intermediate bearing point 13 feet in from each exterior wall. This intermediate bearing point coincides with the end of the bottom chord of the truss. Most areas of these top chord tails on north side were cut off (except at the stair area) and replaced with 2x6 roof rafters sloped at 3:12. The transition between Truss Type A and Truss Type C consists of 2x6 over framing rafters and (10) 2x6 vertical supports. Refer to Figure - 15.

Truss Type D is a mono truss that spans 20 feet in the east-west direction adjacent to the northwest corner of the original hall. These trusses have 2x4 top and bottom chords and (4) 2x4 web members. The top chord slopes at a rate of 6:12 and the bottom chord is level. These trusses are hung from the side of the original hall and the tops are connected to trusses A and B with 2x6 over framing members sloped at 6:12.

All ceiling and roof framing in the gym area is in good condition. There is visible sagging of the roof framing in the west wing. The intermediate bearing point of Truss Type C on the south side of the trusses is not properly supported below; the trusses bear on a wall on the second story but there is no corresponding wall at the ground story. This break in load path corresponds to the most visible area of sagging.

The roof is sheathed in 1/2-inch plywood and 1x decking which has been added after the original construction. There is a jerkinhead roof (Figure-15) at each end of the building; the jerkinhead roof features 2x6 framing in good condition. In several locations, the rafter tails have decayed and were sistered with new rafter tails (Figure-16) especially on the southwest side. All other roof and ceiling framing appeared to be in good condition with no signs of decay or distress.

Mechanical equipment and light fixtures are framed from the roof or ceiling at several locations. Some appear to be braced to the walls while others are not.

## **2.5. Stair Framing**

The building has stairs at one location connecting lower and upper levels. The stairwell is 12 feet long and 3 feet wide. The stairs are framed with (3) 2x12 stringers with clear depth of 6 inches, rise of 6.5 inches, and run of 11 inches. Framing is in good condition with no decay detected.

## **3. Structural Analysis**

A preliminary structural analysis was performed to determine the general adequacy of the structure for current code requirements.

Roof loads were based on 25 pounds per square foot (psf) roof dead loads and 25 psf roof live loads. Floor loads were assumed to be 40 psf for the west wing upper level and mezzanine floor framing, and 100 psf for the lower level floor framing including the main hall, the west wing, and the addition.

This section uses demand to capacity ratios to quantify structural sufficiency. This compares the current code demands to the capacity of individual elements. Ratios 1.0 or less are considered sufficient for current codes; ratios

higher than 1.0 are deficient. It should be noted that under the Existing Building Code, there is some allowance for buildings to be occupied when the ratio is higher than 1.0; this analysis is beyond the scope of this report.

### **3.1. Foundation**

#### *Key Findings:*

*-Foundations were found to be adequate.*

The foundation was found to be adequate for bearing using an assumed soil pressure of 1500 psf. The lack of foundation cracking, skew in doors, etc. indicates that the foundations are adequate and have not settled.

### **3.2. Floor Framing**

#### *Key Findings:*

*-First floor framing is deficient for current codes.*

*-Second floor framing is deficient for current codes.*

The ground floor joists were found to be adequate for the specified loads. Typical 6x8 floor beams were found to be adequate for the specified loads, however beams with 10 foot spans were found to be deficient. Beams with 10 foot spans had a demand to capacity ratio of about 1.5, meaning the loads on the beam were 1.5 times the capacity of the same beam. Second story floor joists were also found to be deficient with a demand to capacity ratio of about 1.3.

### **3.3. Wall Framing**

#### *Key Findings*

*-Wall framing is deficient for current codes.*

The proximity to the water and the position on the slope of a hill create a high wind condition for the structure. The existing wall framing was found to be deficient for the wind loads, with a demand to capacity ratio of about 1.5.

### **3.4. Roof Framing**

#### *Key Findings*

*-All roof trusses require some level of retrofit.*

*-Roof trusses on west wing have poor support, causing the visible sag in the roof.*

The trusses in the main hall (Truss Type A and B) were found to have a demand to capacity ratio of about 1.5. The critical members are the 1x web members. Additionally, the top chord of Truss B was found to have a demand to capacity ratio of 1.3.

The trusses at the west wing (Truss Type C) were found to be deficient with a demand to capacity ratio of about 1.6. The rafters at the north end of this segment were found to be deficient with a demand to capacity ratio of about 1.5. The lack of support for the south intermediate bearing wall on the second floor (as discussed above) creates the sag in the roof as well as strength deficiencies.

The trusses at the addition (Truss Type D) were found to be sufficient for the given loads, with a demand to capacity ratio of about 0.9.

No trusses exhibited attachment for wind uplift.

### **3.5. Stair Framing**

The stair framing was found to be adequate with a demand to capacity ratio of about 0.9.

#### 4. Seismic Analysis (Tier-1 per ASCE 41) and Wind Analysis (ASCE 7)

*Key Findings:*

- Shear walls are deficient for current wind and seismic loads.
- Some additional deficiencies exist for seismic detailing, such as no bolting of framing to foundation, unbraced mechanical equipment, and unbraced chimneys.

The seismic analysis of the building is based on Tier-1 screening and Tier-1 checklists from ASCE 41: Seismic Evaluation and Retrofit of Existing Buildings. A Tier-1 evaluation is used to quickly identify potential structural deficiencies in existing buildings which can then be further evaluated with a more detailed Tier-2 or Tier-3 analysis. The design earthquake spectral response acceleration for short periods (SDS) for this building is 0.981g, which corresponds to a high level of seismicity. This is expected due to the proximity to the Cascadia Subduction Zone, located off the west coast of North America, which extends from Vancouver B.C. to northern California. The seismic soil site class was estimated to be Class C (very dense soil and soft rock) based on visual inspection of foundation soils and assumed soil values. Seismic loading of the building was based on these parameters and the requirements of the ASCE 41 Tier-1 screening and Tier-1 checklists.

Wind loadings are based on ASCE 7: Minimum Design Loads for Buildings and Other Structures. An ultimate design wind speed of 115 miles per hour is specified for this site per ASCE 7. Included in the wind analysis were factors considering topography and site conditions.

The results of our analysis show that in both directions the lateral load demands from wind are greater than the seismic loads. Per ACSE 41, the lateral capacity of horizontal/straight sheathing is 100lbs/ft with demand to capacity ratio around 6.0 for shear walls, and the lateral capacity of plywood sheathing is 1000lbs/ft with demand to capacity ratio around 0.89 for roof diaphragm.

The lateral resisting system for the building consists of a plywood roof diaphragm (Figure-10) over the entire roof which is sheathed with ½ plywood and all the exterior walls which are sheathed with 1x6 decking (Figure-7). The forces are then transmitted down through the exterior shear walls by anchorage of the sill plates to the concrete foundations. Our analysis indicates that both in the longitudinal and transverse directions, the demands on the end shear walls and anchorages have demand to capacity ratios higher than 1.0 and therefore we recommend upgrades.

## 5. Non-Compliance Items – Checklists (Life Safety)

These checklists are part of the Tier 1 screening process and serve to quickly identify potential deficiencies. They do not serve as a detailed analysis but help in quantifying work to be done and determine pricing of repairs. A full Tier 1 checklist from ASCE 41 is included in Appendix B.

### 5.1. Basic Configuration Checklist

- Load Path – The structure does not contain a well-defined load path to transfer loads from roof to the foundation.
- Liquefaction – Washington Department of Natural Resources lists the site as having low liquefaction risk.
- Slope Failure – The building is on a slope; there are no mapped landslides on the Washington Department of Natural Resources LIDAR maps, but a hazard could still exist for slope instability.

### 5.2. Structural Checklist for Type W2

- Shear Stress Check – The shear stress in the shear walls, calculated using Section 4.4.3.3 is greater than 100lbs/ft
- Walls Connected Through Floors – The shear walls are connected through floors with continuous sheathing but with no hold-downs.
- Wood Posts Connections – No positive connections of wood posts to the foundation.
- Wood Sills – Woods sill are nailed without proper anchorage to the foundation.
- Girder-Column Connection – No positive connection between girders/columns.

### 5.3. Non-Structural Checklist for Type W2

- Flexible Couplings – No flexible couplings on fire suppression or gas piping.
- Emergency Lighting – Not properly anchored/braced.
- Masonry Chimneys – No proper anchorage for masonry chimneys at each floor level.
- Suspended Equipment – Equipment suspended does not have adequate lateral bracing to accommodate free swing without causing any damage.
- Electrical Equipment – Not laterally braced to the structure.
- Fluid/Gas Piping – Does not have flexible couplings.

## 6. Recommendations

Based on the condition of the structure as detailed in this report, the following modifications are recommended to bring the building up to an acceptable level of performance per current building codes. Costs for these modifications are included in Appendix E. Several of the recommended modifications require additional demolition and repair; for example, adding plywood sheathing to the roof requires the roof to be removed and replaced. When estimating overall costs for the project, other repair costs not considered structural, such as the cost of a new roof, may already be included in the cost of the structural repairs.

### 6.1. Foundations

- Add posts and concrete pedestals to the perimeter of the building at 8 feet O.C.. This will reduce the 10 foot spans of the 6x8 beams and provide adequate capacity for the 100 psf live load.
- Add sill anchors to the cripple wall at 24 inches O.C. to provide lateral connectivity to the foundation
- Add hold-downs to the foundation, with ties between the cripple wall and the shear walls above.
- Add positive anchorage between posts in crawlspace and foundation by bolting framing to foundation.
- Add positive connection/brackets between all beams and posts in crawlspace.

## **6.2. Floor Framing**

### **6.2.1. Level 1**

- Add positive anchorage of floor joists to the floor beams with clips or similar.

### **6.2.2. Level 2**

- Add 2x12 joists at 48 inches O.C. to second floor and mezzanine to provide 40 psf live load capacity.

## **6.3. Wall Framing**

- All the walls taller than 12 feet – place additional studs at 24 inches O.C. to provide adequate out of plane strength.
- Add bearing wall or roof beam to south end of west wing to provide load path for roof truss bearing.

## **6.4. Roof Framing**

- Truss Types A and B – brace all 1x web members to limit the span length to 5 feet.
- Truss Type B – sister a 2x6 rafter next to the top chords (8 trusses).
- Truss Type C – add 2x6 rafters at 24 inches O.C. at truss tails on south side and at roof rafters at dormer on north side.
- Add clips for uplift anchorage at all trusses.
- At several locations – replace or sister damaged rafter tails at the eaves (approximately 70 percent of rafter tails)

## **6.5. Stairs**

- (none)

## **6.6. Lateral System/Seismic**

- Add straps at joints and openings on the roof diaphragm.
- Add blocking and light gauge clips along perimeter of roof to attach roof diaphragm to shear walls.
- Add plywood sheathing (15/32 inch minimum) with rigid nailing pattern (4 inch minimum) at all exterior walls to increase lateral capacity.
- Add hold-downs at the end of each shear wall.
- Anchor hold-downs to foundation with posts and straps at cripple wall.
- Provide seismic anchorage of shear walls to sill plates and sill plates to the foundations meeting seismic requirements of latest building codes.
- Strap chimney to building and reduce chimney heights above roof.

## **6.7. Seismic Checklist Items**

- Add seismic bracing to all suspended Mechanical, Electrical, and Plumbing (MEP) equipment.
- Add flexible connections to all MEP lines.

The Existing Building Code permits buildings to be occupied under certain conditions when they do not meet current code requirement. The purpose of this investigation was to document what would be required to meet current code and not suitability for occupancy. It should be noted that the biggest deficiency encountered was the roof support condition in the west wing where the roof is sagging. Given the deficiencies for current code that were determined during this analysis, it is recommended that prior to occupancy, either the building should be investigated for suitability for occupancy or appropriate retrofits should be designed and installed.



## APPENDIX C HAZARDOUS MATERIALS REPORT



Rose Environmental

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March 26, 2020

Ms. Cristina Haworth  
Senior Planner  
Otak, Inc.  
808 SW Third Avenue  
Portland, OR 97204  
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**Subject: Asbestos and Lead Paint Survey, Hawthorne Hall, 1134 2<sup>nd</sup> Street,  
Mukilteo**

Dear Cristina:

On March 10, 2020, Rose Environmental conducted an inspection for suspect asbestos-containing materials and lead in paint coatings at the Hawthorne Hall community building located at 1134 2<sup>nd</sup> Street in Mukilteo, Washington. The purpose of the inspection was to determine the presence or absence of these regulated building materials prior to anticipated demolition activities.

### ASBESTOS SAMPLING – METHODS & RESULTS

Mr. Ryan Anderson, Industrial Hygienist with Rose, is an EPA Asbestos Hazard Emergency Response Act (AHERA)-accredited Building Inspector (Certificate Number 175827, expiration date November 27, 2020). Rose Environmental collected samples of suspect asbestos-containing materials; the samples were collected full depth to the surface of the underlying substrate.

#### *Asbestos Laboratory Analysis*

The bulk samples collected were submitted under strict chain of custody procedures to EMSL Laboratories, a qualified independent laboratory for analysis. EMSL Laboratories is a member of the National Voluntary Laboratory Accreditation Program.

The asbestos samples were analyzed using polarized light microscopy (PLM) with dispersion staining in accordance with US EPA method 600/R-93/116 as specified in 40 CFR Chapter I (7-1-93 edition) Part 763, Subpart F, Appendix A, pages 499-504. Polarizing light microscopy quantifies asbestos concentrations at between 100% and 1% detection levels. Levels below 1% can only be stated as "trace."

## RESULTS

Sample ID	Material Description	Location	Asbestos Content	Estimated Quantity
<i>Asbestos Containing Materials</i>				
310-2	Black sink undercoating	Entry	3% chrysotile	~ 4 SF
<i>Non-Asbestos Containing Materials</i>				
310-1	Turquoise 1x1' VCT + yellow mastic	Entry	NAD	NA
310-3	Black VCB + yellow mastic		NAD	NA
310-4	GWB + joint compound		NAD	NA
310-5	White ceiling texture		NAD	NA
310-6	White/Tan patterned VCT + mastic	Girls Bathroom	NAD	NA
310-7	Tan VCB + yellow mastic		NAD	NA
310-8	White/Tan patterned VCT + black mastic	Janitors Closet	NAD	NA
310-9	Brown VCB + yellow mastic		NAD	NA
310-10	Blue patterned 1x1' VCT + mastic	Boys Bathroom	NAD	NA
310-11	Tan VSF + mastic		NAD	NA
310-12	Grey VCB + yellow mastic	Game Room	NAD	NA
310-13	GWB + joint compound		NAD	NA
310-14	Tan patterned 1x1' VCT + mastic	Kitchen	NAD	NA
310-15	Light Tan VCB + yellow mastic		NAD	NA
310-16	Blue/Grey VCB + yellow mastic	Floor 2	NAD	NA
310-17	GWB + joint compound	Floor 2 – south wall patch	NAD	NA
310-18	GWB + joint compound	Floor 2 – ceiling patch	NAD	NA
310-19	Grey chimney grout	Floor 2	NAD	NA
310-20	Black VCB + yellow mastic	Floor 2 – west room	NAD	NA
310-21	Tan speckled VSF + mastic		NAD	NA
310-22	GWB + joint compound		NAD	NA
310-23	GWB + joint compound	Kitchen – east wall	NAD	NA
310-24	GWB + joint compound	Kitchen – north wall	NAD	NA



310-25	Black shingles + tar	Roof	NAD	NA
310-26	GWB + joint compound	Floor 2 - Stairway	NAD	NA

Note: 1x1' = 1 foot by 1 foot      GWB = gypsum wallboard      VCB = vinyl cove base  
VSF = vinyl sheet flooring      VCT = vinyl composition tile      NAD = No asbestos detected  
NA = Not Applicable

In summary, the survey and laboratory results revealed that approximately 4 square feet of black sink undercoating in a sink vanity in the Entry Area contained 3% chrysotile asbestos.

### **Lead Paint Methods & Results**

Rose Environmental collected full-depth paint samples (to substrate) on representative surfaces at various wood, concrete, and steel support locations. Bulk samples collected were submitted under strict chain of custody procedures to EMSL Laboratories, Inc., accredited by the American Industrial Hygiene Association (AIHA) Environmental Lead Accreditation Program.

<b><i>Lead Sampling Results</i></b>			
<b>Sample ID</b>	<b>Description</b>	<b>Wherehouse Location</b>	<b>Lead Content (%)</b>
<b>310-L1</b>	<b>Tan paint</b>	<b>Main Exterior – top layer</b>	<b>0.013</b>
310-L2	Green paint	Exterior Trim	<0.0080
310-L3	Green paint	Exterior Railing	<0.025
<b>310-L4</b>	<b>White paint</b>	<b>Main Exterior – bottom layer</b>	<b>0.67</b>
310-L5	Green/Brown paint	Front Door Exterior	<0.0080
310-L6	White paint	Entry	<0.011
310-L7	Light Green paint	Entry	<0.0080
310-L8	Tan paint	Entry	<0.014
310-L9	Light Grey paint	Janitor Closet	<0.011
310-L10	White paint	Gym	<0.022
<b>310-L11</b>	<b>Tan paint</b>	<b>Gym</b>	<b>0.065</b>
<b>310-L12</b>	<b>Blue paint</b>	<b>Gym trim</b>	<b>0.025</b>
310-L13	Light Blue paint	Game Room	<0.036
310-L14	Light Green paint	Kitchen	<0.017
310-L15	Brown paint	Stairway	<0.028
310-L16	White paint	Floor 2	<0.011
310-L17	Black paint	Floor 2 West Room	<0.14
310-L18	Turquoise paint	Gym	<0.046

In summary, the results revealed that lead was detected in four paint coatings:

- Exterior tan and white paint layers
- Tan paint and blue trim in the Gym

All other paint samples did not detect lead above the limit of detection.

### **Conclusions**

In summary, the results of Rose Environmental's inspection confirmed asbestos content greater than one percent (>1%) in the black sink undercoating in the Entry area vanity.

Asbestos-containing materials are required to be removed and disposed of in accordance with Washington State Regulations prior to any demolition, renovation, or remodeling that would disturb these materials. Washington State Department of Labor and Industries and PSCAA require that the abatement be performed using Certified Asbestos Workers under the direct on-site supervision of a Certified Asbestos Supervisor.

Lead was detectable in several exterior siding and interior Gym paint coatings (see above). Disturbance of materials coated with lead-containing paint must be conducted in accordance with worker protection requirements in WAC 296-155, *Lead in Construction*. In addition, waste streams should be evaluated for lead content by EPA Toxicity Characteristic Leachate Procedure (TCLP) prior to disposal to ensure RCRA classifications are considered. Rose Environmental's paint survey is not intended to identify or mitigate lead dust hazards to residents (as required by EPA's Lead Renovation, Repair, and Painting [RRP] Program).

### *Limitations of Survey*

Asbestos inspections are non-comprehensive by nature and our assessment is limited to only those locations inspected and sampled. This survey was not designed to identify all potential concerns or eliminate all risk associated with abatement. No warranty, express or implied, is made. Rose Environmental LLC is not responsible for materials which require destructive means to access, or materials which are hidden from sight, those materials hidden behind walls, or materials which cannot be found with reasonable diligence. Rose Environmental LLC performed this inspection in accordance with the generally accepted standards of care that exist in the industrial hygiene profession in Washington State at the time of this study.

Respectfully,



Ryan Anderson  
Industrial Hygienist  
Rose Environmental LLC

Reviewed by,



Martin Rose, CIH  
Principal/Senior Consultant  
Rose Environmental LLC

**EMSL Analytical, Inc**

464 McCormick Street, San Leandro, CA 94577

Phone/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com>[sanleandrolab@emsl.com](mailto:sanleandrolab@emsl.com)

EMSL Order: 092005519

CustomerID: RSEE42

CustomerPO:

ProjectID:


Attn: **Martin Rose**  
**Rose Environmental LLC**  
**6715 Greenwood Ave N**  
**Seattle, WA 98103**

Phone: (206) 679-0699  
Fax:  
Received: 03/14/20 9:00 AM  
Collected: 3/14/2020

Project: 10672 OTAK

**Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

Client Sample Description	Lab ID	Collected	Analyzed	Weight	Lead Concentration
310-L1	092005519-0001	3/14/2020	3/17/2020	0.277 g	0.013 % wt
	Site: TAN PAINT MAIN EXTERIOR				
310-L2	092005519-0002	3/14/2020	3/17/2020	0.2525 g	<0.0080 % wt
	Site: GREEN PAINT EXTERIOR TRIM				
310-L3	092005519-0003	3/14/2020	3/17/2020	0.081 g	<0.025 % wt
	Site: GREEN PAINT EXTERIOR RAILING				
310-L4	092005519-0004	3/14/2020	3/17/2020	0.108 g	0.67 % wt
	Site: WHITE PAINT MAIN EXTERIOR FIRST COAT				
310-L5	092005519-0005	3/14/2020	3/17/2020	0.2534 g	<0.0080 % wt
	Site: GREEN/BROWN PAINT FRONT DOOR EXTERIOR				
310-L6	092005519-0006	3/14/2020	3/17/2020	0.1768 g	<0.011 % wt
	Site: WHITE PAINT ENTRY				
310-L7	092005519-0007	3/14/2020	3/17/2020	0.2588 g	<0.0080 % wt
	Site: LIGHT GREEN PAINT ENTRY				
310-L8	092005519-0008	3/14/2020	3/17/2020	0.146 g	<0.014 % wt
	Site: TAN PAINT ENTRY				
310-L9	092005519-0009	3/14/2020	3/17/2020	0.1835 g	<0.011 % wt
	Site: LIGHT GRAY JANITORS CLOSET				
310-L10	092005519-0010	3/14/2020	3/17/2020	0.0916 g	<0.022 % wt
	Site: WHITE PAINT GYM MAIN				
310-L11	092005519-0011	3/14/2020	3/17/2020	0.0724 g	0.065 % wt
	Site: TAN PAINT GYM CEILING				
310-L12	092005519-0012	3/14/2020	3/17/2020	0.1591 g	0.025 % wt
	Site: BLUE PAINT GYM TRIM				
310-L13	092005519-0013	3/14/2020	3/17/2020	0.0556 g	<0.036 % wt
	Site: LIGHT BLUE PAINT GAME ROOM				
310-L14	092005519-0014	3/14/2020	3/17/2020	0.1179 g	<0.017 % wt
	Site: LIGHT GREEN PAINT KITCHEN				
310-L15	092005519-0015	3/14/2020	3/17/2020	0.0714 g	<0.028 % wt
	Site: BROWN PAINT STAIRWAY				

  
Julian Neagu, Lead Laboratory Manager  
or other approved signatory

\*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the results, it will be noted on the report. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA A2LA Accredited Environmental Testing Cert #2845.09

Initial report from 03/17/2020 16:38:30

Test Report ChmSnglePrm/nQC-7.32.3 Printed: 3/17/2020 4:38:30 PM

Page 1 of 2

**EMSL Analytical, Inc**

464 McCormick Street, San Leandro, CA 94577

Phone/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com>[sanleandrolab@emsl.com](mailto:sanleandrolab@emsl.com)

EMSL Order: 092005519

CustomerID: RSEE42

CustomerPO:

ProjectID:

Attn: **Martin Rose**  
**Rose Environmental LLC**  
**6715 Greenwood Ave N**  
**Seattle, WA 98103**

Phone: (206) 679-0699  
Fax:  
Received: 03/14/20 9:00 AM  
Collected: 3/14/2020

Project: 10672 OTAK

**Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
310-L16	092005519-0016	3/14/2020	3/17/2020	0.188 g	<0.011 % wt
Site: WHITE PAINT FLOOR 2 MAIN					
310-L17	092005519-0017	3/14/2020	3/17/2020	0.014 g	<0.14 % wt
Site: BLACK PAINT FLOOR 2 WEST ROOM					
310-L18	092005519-0018	3/14/2020	3/17/2020	0.0435 g	<0.046 % wt
Site: TURQOISE PAINT GYM TRIM					

Julian Neagu, Lead Laboratory Manager  
or other approved signatory

\*Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008 % wt based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. When the information supplied by the customer can affect the validity of the results, it will be noted on the report. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA A2LA Accredited Environmental Testing Cert #2845.09

Initial report from 03/17/2020 16:38:30





# Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

PHONE: ( )  
FAX: ( )

392005519

Company: <u>Rose Environmental</u>		EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street:		Third Party Billing requires written authorization from third party	
City:	State/Province:	Zip/Postal Code:	Country:
Report To (Name): <u>MARTIN RYAN</u>		Telephone #:	
Email Address:		Fax #:	Purchase Order:
Project Name/Number: <u>10672-OTAIL</u>		Please Provide Results: <input type="checkbox"/> Fax <input type="checkbox"/> Email	
U.S. State Samples Taken:		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide			
Matrix	Method	Instrument	Reporting Limit
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm (mg/kg)	SW846-7000B	Flame Atomic Absorption	0.01%
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter
	NIOSH 7300M/NIOSH 7303	ICP-OES	0.5 µg/filter
Wipe* <input type="checkbox"/> ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/>	SW846-7000B	Flame Atomic Absorption	10 µg/wipe
*If no box checked, non-ASTM Wipe assumed	SW846-6010B or C	ICP-OES	1.0 µg/wipe
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)
	SW846-1311/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)
SPLP	SW846-1312/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)
	SW846-1312/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)
TTLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)
	22 CCR App. II, SW846-6010B or C	ICP-OES	2 mg/kg (ppm)
STLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)
	22 CCR App. II, SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)
	SW846-6010B or C	ICP-OES	2 mg/kg (ppm)
Wastewater Unpreserved <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)
Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)
	EPA 200.7	ICP-OES	0.020 mg/L (ppm)
Drinking Water Unpreserved <input type="checkbox"/>	EPA 200.8	ICP-MS	0.001 mg/L (ppm)
Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)
	EPA 200.5	ICP-OES	0.003 mg/L (ppm)
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter
Other:			
Name of Sampler: <u>Ryan Anderson</u>		Signature of Sampler: <u>[Signature]</u>	
Sample #	Location	Volume/Area	Date/Time Sampled
	<u>- on pg. 2 -</u>		<u>3/10/20</u>
Client Sample #s		Total # of Samples: <u>18</u>	
Relinquished (Client): <u>[Signature]</u>	Date: <u>3/12/20</u>	Time: <u>3:30</u>	
Received (Lab): <u>Claudia Nister</u>	Date: <u>3/12/20</u>	Time: <u>3:38 PM WJ</u>	
Comments:			

Received by: [Signature] FX  
3/14/20 9AM

EMSL ANALYTICAL, INC.  
LABORATORY PRODUCTS TRAINING

## LEAD (Pb) CHAIN OF CUSTODY

EMSL ORDER ID (Lab Use Only):

PHONE: ( )

FAX: ( )

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

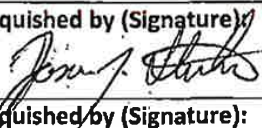
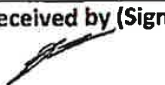
Sample #	Location	Volume/Area	Date/Time Sampled
310-L1	Tan paint	Main Entrance	
-L2	Green paint	Exterior Trim	
-L3	Green paint	Exterior Railing	
-L4	White paint	Main Entrance - First Coat	
-L5	<del>Green</del> Brown paint	Front Door Exterior	
-L6	White paint	Entry	
-L7	Light green paint	↓	
-L8	Tan paint		
-L9	<del>Light grey</del> <del>Light brown</del> paint	Janitor's Closet	
-L10	White paint	Gym - main	
-L11	Tan paint	Gym - ceiling	
-L12	Blue paint	Gym - trim	
-L13	Light Blue paint	Game Room	
-L14	Light Green Paint	Kitchen	
-L15	Brown paint	Stairway	
-L16	White paint	Floor 2 - main	
-L17	Black paint	Floor 2 - West room	
-L18	Torquatoe paint	Gym - Trim	
Comments/Special Instructions:			

Page 2 of 2 pagesReceived by: Mc FX  
3/14/20  
9 AM



## EMSL Analytical, Inc.

### Sample Transfer Form

Receiving Lab:	EMSL- Seattle	Phone Number:	206-269-6310
		Fax Number:	
Relinquished to:	EMSL- San Leandro	Phone Number:	
		Fax Number:	
Does new lab hold equivalent or additional accreditation? *			<input type="checkbox"/> Yes <input type="checkbox"/> No
EMSL Customer ID # (If known):	RSEE42		
Client Name:	Rose Environmental		
Client Project:	10672-OTAK		
Tests to be Performed:	Lead Paint Chips SW846-7000B FAA		
Date Received:	3/12/20		
Date Relinquished:	3/12/20		
Date Due:	72 hour		
Special Instructions: (e.g. Work Order #, required qualifications, project specific procedures/modifications)			
Relinquished by (Signature): 	Date: 3/13/20	Received by (Signature): 	Date: 3/14/20 9 AM
Relinquished by (Signature):	Date:	Received by (Signature):	Date:
<b>Customer Agreement:</b> Please sign form and send to the receiving laboratory. By signing below, you agree to permit the above named receiving lab to transfer samples to a separate EMSL lab with equivalent qualifications* for analysis. The final report will be issued from the analyzing laboratory. Ensure any requirements are listed in special instructions.			
Name (please print):  Verbal OK	Signature:	Agent of:	Date:  3/13/20
If this is a recurring project or sample type that may require samples to be relinquished on a regular basis, a Standing Agreement form must be completed.			

\* Receiving and analyzing labs shall be aware of required qualifications of project prior to transfer of samples.

Note: If customer has been notified and approved this transfer verbally or by e-mail, the receiving lab must sign for the customer above. EMSL employee filling out form on behalf of customer shall print name of person to whom they spoke, date agreement was received, and then sign under Signature.

**EMSL Analytical, Inc.**

5900 4th Avenue S, Suite 100, 1st Floor Seattle, WA 98108

Tel/Fax: (206) 269-6310 / (206) 900-8789

<http://www.emsl.com/seattlelab@emsl.com>**EMSL Order:** 512000726**Customer ID:** RSEE42**Customer PO:****Project ID:**

**Attention:** Martin Rose  
 Rose Environmental LLC  
 6715 Greenwood Ave N  
 Seattle, WA 98103

**Phone:** (206) 679-0699**Fax:****Received Date:** 03/12/2020 3:38 PM**Analysis Date:** 03/17/2020**Collected Date:** 03/10/2020**Project:** 10672 -OTAK

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized  
 Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
310-1-Vinyl Floor Tile 512000726-0001	tuquoise 1x1 VCT + yellow mastic (upper) / grey 1x1 VCT + yellow mastic (lower) -Entry	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-1-Mastic 512000726-0001A	tuquoise 1x1 VCT + yellow mastic (upper) / grey 1x1 VCT + yellow mastic (lower) -Entry	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-1-Leveler 512000726-0001B	tuquoise 1x1 VCT + yellow mastic (upper) / grey 1x1 VCT + yellow mastic (lower) -Entry	Gray Non-Fibrous Homogeneous		8% Quartz 92% Non-fibrous (Other)	None Detected
310-1-Mastic 512000726-0001C	tuquoise 1x1 VCT + yellow mastic (upper) / grey 1x1 VCT + yellow mastic (lower) -Entry	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-1-Leveler 512000726-0001D	tuquoise 1x1 VCT + yellow mastic (upper) / grey 1x1 VCT + yellow mastic (lower) -Entry	White Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
310-2 512000726-0002	black sink undercoating -Entry	Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
310-3-Cove Base 512000726-0003	black VCB + mastic -Entry	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-3-Mastic 512000726-0003A	black VCB + mastic -Entry	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-3-Texture 512000726-0003B	black VCB + mastic -Entry	White Non-Fibrous Homogeneous		60% Ca Carbonate 40% Non-fibrous (Other)	None Detected
310-4-Gypsum Wallboard 512000726-0004	GWB + joint compound -Entry	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (Other)	None Detected
310-4-Joint Compound 512000726-0004A	GWB + joint compound -Entry	White Non-Fibrous Homogeneous		60% Ca Carbonate 40% Non-fibrous (Other)	None Detected
310-5 512000726-0005	white ceiling texture -Entry	White Non-Fibrous Homogeneous		55% Ca Carbonate 45% Non-fibrous (Other)	None Detected

Initial report from: 03/17/2020 17:09:52



**EMSL Analytical, Inc.**

5900 4th Avenue S, Suite 100, 1st Floor Seattle, WA 98108

Tel/Fax: (206) 269-6310 / (206) 900-8789

<http://www.emsl.com/seattlelab@emsl.com>**EMSL Order:** 512000726**Customer ID:** RSEE42**Customer PO:****Project ID:****Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
310-6-Vinyl Sheet Flooring	white/tan patterned VCT+ mastic - girls bathroom	Gray Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
512000726-0006					
310-6-Mastic	white/tan patterned VCT+ mastic - girls bathroom	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0006A					
310-7-Cove Base	Tan VCB + yellow mastic - girls bathroom	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0007					
310-7-Mastic	Tan VCB + yellow mastic - girls bathroom	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0007A					
310-8-Vinyl Floor Tile	white/tan patterned VCT+ black mastic - janitors closet	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0008					
310-8-Mastic	white/tan patterned VCT+ black mastic - janitors closet	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
512000726-0008A					
310-9-Cove Base	brown VCB + yellow mastic - janitors closet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0009					
310-9-Mastic	brown VCB + yellow mastic - janitors closet	Gray Non-Fibrous Homogeneous	2% Fibrous (Other)	98% Non-fibrous (Other)	None Detected
512000726-0009A					
310-10-Vinyl Floor Tile	blue/white patterned 1x1 VCT + mastic- boys bathroom	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0010					
310-10-Mastic	blue/white patterned 1x1 VCT + mastic- boys bathroom	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0010A					
310-10-Vinyl Sheet Flooring	blue/white patterned 1x1 VCT + mastic- boys bathroom	Gray Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
512000726-0010B					
310-10-Mastic	blue/white patterned 1x1 VCT + mastic- boys bathroom	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0010C					
310-11-Flooring	tan vinyl flooring- boys bathroom	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0011					
310-11-Mastic	tan vinyl flooring- boys bathroom	Gray Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
512000726-0011A					
310-12-Cove Base	gray VCB + yellow mastic - game room	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0012					
310-12-Mastic	gray VCB + yellow mastic - game room	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
512000726-0012A					
310-13-Gypsum Wallboard	GWB + joint compound - game room stairway	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (Other)	None Detected
512000726-0013					
310-13-Joint Compound	GWB + joint compound - game room stairway	White Non-Fibrous Homogeneous		55% Ca Carbonate 45% Non-fibrous (Other)	None Detected
512000726-0013A					

Initial report from: 03/17/2020 17:09:52

**EMSL Analytical, Inc.**

5900 4th Avenue S, Suite 100, 1st Floor Seattle, WA 98108

Tel/Fax: (206) 269-6310 / (206) 900-8789

<http://www.emsl.com/seattlelab@emsl.com>**EMSL Order:** 512000726**Customer ID:** RSEE42**Customer PO:****Project ID:****Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
310-13-Tape 512000726-0013B	GWB + joint compound - game room stairway	White Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-14-Floor Tile 512000726-0014	Tan/brown patterned 1x1 VCT + mastic - kitchen	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-14-Mastic 512000726-0014A	Tan/brown patterned 1x1 VCT + mastic - kitchen	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-14-Mastic 2 512000726-0014B	Tan/brown patterned 1x1 VCT + mastic - kitchen	Black Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
310-15-Cove Base 512000726-0015	light tan VCB + yellow mastic - kitchen	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-15-Mastic 512000726-0015A	light tan VCB + yellow mastic - kitchen	Yellow/Beige Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
Result includes a small amount of inseparable attached material					
310-16-Cove Base 512000726-0016	blue/gray VCB + mastic - floor 2 east	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-16-Mastic 512000726-0016A	blue/gray VCB + mastic - floor 2 east	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-17-Gypsum Wallboard 512000726-0017	GWB + joint compound - floor 2 south patch	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	65% Gypsum 13% Non-fibrous (Other)	None Detected
310-17-Joint Compound 512000726-0017A	GWB + joint compound - floor 2 south patch	White/Yellow Fibrous Homogeneous	10% Glass	50% Ca Carbonate 40% Non-fibrous (Other)	None Detected
Result includes a small amount of inseparable attached material					
310-18-Gypsum Wallboard 512000726-0018	GWB + joint compound - floor 2 ceiling patch	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	65% Gypsum 13% Non-fibrous (Other)	None Detected
310-18-Joint Compound 512000726-0018A	GWB + joint compound - floor 2 ceiling patch	White Fibrous Homogeneous	10% Glass	45% Ca Carbonate 45% Non-fibrous (Other)	None Detected
310-19 512000726-0019	gray chimney grout - chimney	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
310-20-Cove Base 512000726-0020	Black VCB + mastic - floor 2 west room	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
310-20-Mastic 512000726-0020A	Black VCB + mastic - floor 2 west room	Brown Non-Fibrous Homogeneous	2% Wollastonite	98% Non-fibrous (Other)	None Detected
310-21-Vinyl Sheet Flooring 512000726-0021	tan/brown speckled VSF + mastic- floor 2 west room	Gray Fibrous Heterogeneous	20% Cellulose 2% Glass	78% Non-fibrous (Other)	None Detected
310-21-Mastic 512000726-0021A	tan/brown speckled VSF + mastic- floor 2 west room	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 03/17/2020 17:09:52

**EMSL Analytical, Inc.**

5900 4th Avenue S, Suite 100, 1st Floor Seattle, WA 98108

Tel/Fax: (206) 269-6310 / (206) 900-8789

<http://www.emsl.com/seattlab@emsl.com>

EMSL Order: 512000726

Customer ID: RSEE42

Customer PO:

Project ID:

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
310-22-Gypsum Wallboard 512000726-0022	GWB + joint compound- floor 2 west room	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	65% Gypsum 13% Non-fibrous (Other)	None Detected
310-22-Joint Compound 512000726-0022A	GWB + joint compound- floor 2 west room	White/Black Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (Other)	None Detected
310-23-Gypsum Wallboard 512000726-0023	GWB + joint compound- kitchen east	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (Other)	None Detected
310-23-Joint Compound 512000726-0023A	GWB + joint compound- kitchen east	White/Green Non-Fibrous Homogeneous		55% Ca Carbonate 45% Non-fibrous (Other)	None Detected
310-24-Gypsum Wallboard 512000726-0024	GWB + joint compound - kitchen north	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (Other)	None Detected
310-24-Joint Compound 512000726-0024A	GWB + joint compound - kitchen north	White/Green Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (Other)	None Detected
310-25-Shingle 512000726-0025	Black roof shingles + tar - roof	Black/Orange Fibrous Homogeneous	35% Glass	65% Non-fibrous (Other)	None Detected
310-25-Shingle 512000726-0025A	Black roof shingles + tar - roof	Gray/Black Fibrous Homogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
310-25-Tar 512000726-0025B	Black roof shingles + tar - roof	Black Non-Fibrous Homogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
310-26-Gypsum Wallboard 512000726-0026	GWB + joint compound - upper stairway	Brown/White Fibrous Heterogeneous	20% Cellulose	65% Gypsum 15% Non-fibrous (Other)	None Detected
310-26-Joint Compound 512000726-0026A	GWB + joint compound - upper stairway	White Non-Fibrous Homogeneous		60% Ca Carbonate 40% Non-fibrous (Other)	None Detected

Analyst(s)

Jason Stuhr (58)

Rudy Baum, Interim Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Seattle, WA NVLAP Lab Code 200613, CA 2733, WA C1025

Initial report from: 03/17/2020 17:09:52



# Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (lab use only):

" 5 1 2 0 0 0 7 2 6 "

Company Name: <u>ROSE ENVIRONMENTAL</u>		EMSL Customer ID:	
Street:		City:	State or Province:
Zip/Postal Code:	Country:	Telephone #:	Fax #:
Report To (Name): <u>MARTIN + RYAN</u>		Please Provide Results via: <input type="checkbox"/> Fax <input type="checkbox"/> Email	
email Address:		Purchase Order Number:	
Client Project ID: <u>10672-OTAK</u>		EMSL Project ID (internal use only):	
State or Province Collected:		CT only <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different - If bill to is different note instructions in comment. Third party billing requires written authorization from third party			
Turnaround Time (TAT) Options Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 32 Hour* <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
<small>*32 Hour TAT available for select tests only; samples must be submitted by 11:30am. Please call ahead for large projects and/or turnaround times 6 hours or less.</small>			
<b>PLM - Bulk (reporting limit)</b> <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <u>OK</u> <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NIOSH 9002 (<1%) <input type="checkbox"/> NY ELAP Method 198.1- friable - NY <input type="checkbox"/> NY ELAP Method 198.6 NOB- non-friable - NY <input type="checkbox"/> NY ELAP Method 198.8- Vermiculite Surfacing Material <input type="checkbox"/> OSHA ID-191 Modified <input type="checkbox"/> EMSL Standard Addition Method		<b>TEM - Bulk</b> <input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1 <input type="checkbox"/> NY ELAP Method 198.4 non-friable - NY <input type="checkbox"/> Chatfield Protocol (semi-quantitative) <input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2 <input type="checkbox"/> TEM Qualitative via Filtration Prep Technique <input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique <b>Other tests (please specify)</b> <input type="checkbox"/>	
<input type="checkbox"/> Positive Stop - Clearly Identify Homogenous Areas (HA)		Date Sampled: <u>3/10/20</u>	
Sampler's Name: <u>Ryan Anderson</u>		Sampler's Signature: <u>[Signature]</u>	
Sample #	<del>HA#</del>	Sample Location	Material Description
<u>310-1</u>		<u>TORQUE 1x1 VCT + yellow MASTIC</u> <sup>upper</sup>	<u>Entry</u>
<u>- 2</u>		<u>1x1 VCT + MASTIC - lower</u>	
<u>- 3</u>		<u>Black sink Undercoating</u>	
<u>- 4</u>		<u>Black VCT + MASTIC</u>	
<u>- 5</u>		<u>GWB + Joint compound</u>	
<u>- 6</u>		<u>White ceiling Texture</u>	
Client Sample # (s):		Total # of Samples: <u>26</u>	
Relinquished by (Client): <u>[Signature]</u>		Date: <u>3/12/20</u>	Time: <u>3:30</u>
Received by (Lab): <u>Claudia Nishr</u>		Date: <u>3/12/20</u>	Time: <u>3:38 PM</u>
Comments/Special Instructions:		<u>WI</u>	

Page 1 of \_\_\_\_\_

Controlled Document - COC-01 Asbestos Bulk - R4 - 09/10/2019

EMSL Analytical, Inc.'s (DBA: LA Testing) Laboratory Terms and Conditions are incorporated into this chain of custody by reference in their entirety. Submission of samples to EMSL Analytical Inc. constitutes acceptance and acknowledgment of all terms and conditions.





# Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (lab use only):

" 5 1 2 0 0 0 7 2 6 "

Additional pages of the Chain of Custody are only necessary if  
needed for additional sample information

Sample #	HA #	Sample Location	Material Description
310 - 6		White/Tan patterned VCT + black mastic	Girls Bathroom
-7		Tan VCB + yellow mastic	↓
-8		White/Tan patterned VCT + black mastic	Janitor's Closet
-9		Brown VCB + yellow mastic	↓
-10		Blue/white patterned 1x1 VCT + mastic	Boy's Bathroom
-11		Tan <del>vinyl</del> vinyl flooring	↓
-12		Gray VCB + yellow mastic	Game Room
-13		GWB + joint compound	Game Room Stairway
-14		Tan/Brown patterned 1x1 VCT + mastic	Kitchen
-15		Light Tan/pink VCB + yellow mastic	↓
-16		Blue/gray VCB + mastic	Floor 2 - East
-17		GWB + joint compound	Floor 2 - South patch
-18		↓	Floor 2 - Ceiling Patch
-19		Grey chimney grout	Chimney
-20		Black VCB + mastic	Floor 2 - West Room
-21		Tan/Brown speckled VSE + mastic	↓
-22		GWB + joint compound	
-23		GWB + joint compound	Kitchen - East
-24		GWB + joint compound	Kitchen - North
-25		Black roof shingles + tar	Roof
-24		GWB + joint compound	Upper Stairway
*Comments/Special Instructions:			

Page \_\_\_\_ of \_\_\_\_ pages

Controlled Document - COC-01 Asbestos Bulk - R4 - 09/10/2019

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IMG\_8168



IMG\_8169



IMG\_8170



IMG\_8171



IMG\_8172



IMG\_8173



IMG\_8174



IMG\_8175



IMG\_8176



IMG\_8177



IMG\_8178



IMG\_8182



IMG\_8183



IMG\_8184



IMG\_8185



IMG\_8186



IMG\_8187



IMG\_8188



IMG\_8133



IMG\_8135



IMG\_8136



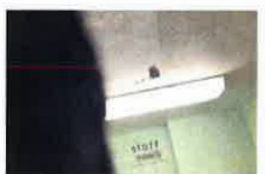
IMG\_8137



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IMG\_8154



IMG\_8155



IMG\_8156



IMG\_8157



IMG\_8159



IMG\_8160



IMG\_8161



IMG\_8162



IMG\_8163



IMG\_8164



IMG\_8165



IMG\_8166



IMG\_8167



## APPENDIX E COST ESTIMATES

<b>City of Mukilteo - Hawthorne Hall</b> Mukilteo, Wa Otak, Inc. Portland, Or. Structural Condition Assessment Estimate 1.0	<b>ACC Cost Consultants, LLC</b> Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 19-Aug-20 Document Date: 09-Jul-20 Print Date: 19-Aug-20 Print Time: 6:08 PM Constr. Start: August 2021
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### DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total
<b><u>Structrual Condition Assessment</u></b>			
Foundations			\$95,120
Floor Framing			\$38,587
Wall Framing			\$111,494
Roof Framing			\$45,469
Lateral System/Seismic			\$285,995
Seismic Checklist			\$10,552
<b>TOTAL DIRECT CONSTRUCTION COST</b>			<b>\$587,217</b>
Budget			\$0
Indicated Surplus / (Deficit)			(\$587,217)
<b><u>Escalation Model through 2023</u></b>			
Escalation through 2021		see above	@ ± 5% per year
Escalation through 2022	Add ±	\$29,687	@ ± 5% per year
Escalation through 2023	Add ±	\$60,532	@ ± 5% per year

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: August 2021. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 5% to 7% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.



<b>City of Mukilteo - Hawthorne Hall</b> Mukilteo, Wa Otak, Inc. Portland, Or. Structural Condition Assessment Estimate 1.0	<b>ACC Cost Consultants, LLC</b> Seth J. Paszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 19-Aug-20 Document Date: 09-Jul-20 Print Date: 19-Aug-20 Print Time: 6:08 PM Constr. Start: August 2021
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Structural Condition Assessment	Quantity	Unit	Cost / Unit	Cost	Sub-totals	comments
<b>Foundations</b>						
Posts and Concrete Pedestals						
concrete pedestal	15	ea	160.00	2,400		
6x6 post	60	lf	25.50	1,530		assume 4' ht. each
hardware						
post base	15	ea	59.00	885		verify required, assume abu
post cap	15	ea	50.00	750		verify required, assume pcz
fasteners & hardware	1	sum	110.00	110		
Sub-total					5,675	
Sill Anchors						
drill & epoxy sill anchors at 24" oc	195	ea	40.00	7,800		
fasteners & hardware	1	sum	270.00	270		
Sub-total					8,070	
Holddowns						
remove 1x2 decking/wall finish	392	sf	5.50	2,156		
temp dust control barriers	1	sum	500.00	500		allowance
protect floors	1	sum	250.00	250		allowance
haul & disposal	1	sum	400.00	400		
6x6 post	56	lf	25.50	1,428		assume 4' ht. each
drill & epoxy holddown, at crawlspace	14	ea	250.00	3,500		
6x6 post	196	lf	25.50	4,998		assume 14' ht. avg.
cmst strapping through floor to wall	14	ea	80.00	1,120		
fasteners & hardware	1	sum	340.00	340		
replace 1x2 decking/wall finish	392	sf	9.25	3,626		
paint interior walls	392	sf	0.95	372		
Sub-total					18,690	
Post/Foundation Connection						
drill & epoxy L bracket, assume 2 sides	216	ea	158.00	34,128		~108 posts, assume hl35
fasteners & hardware	1	sum	1,190.00	1,190		
Sub-total					35,318	
Post/Beam Connection						
install retrofit post cap hardware	108	ea	35.00	3,780		assume ac6 (pair)
fasteners & hardware	1	sum	130.00	130		
Sub-total					3,910	
<b>SUB-TOTAL Foundations</b>				71,663	<b>\$71,663</b>	
Estimating/Design Contingency			10.00%	7,166		
Index To Construction Start	August 2021		5.00%	3,941		@ ± 5% per year
General Conditions / Insurance / Bond			10.50%	8,691		
General Contractor OH & Profit			4.00%	3,658	23,457	32.73%
<b>TOTAL DIRECT CONSTRUCTION COST Foundations</b>					<b>\$95,120</b>	

<b>Floor Framing</b>						
Level 1						
add clips to floor joist	608	ea	\$12.00	\$7,290		assume h2.5a
fasteners & hardware	1	sum	260.00	260		
Sub-total					7,550	

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Structural Condition Assessment	Quantity	Unit	Cost / Unit	Cost	Sub-totals	comments
<b>Floor Framing - Continued</b>						
<b>Level 2</b>						
remove finished ceiling	1,600	sf	1.25	2,000		verify, assume gypbd
temp dust control barriers	1	sum	800.00	800		allowance
protect floors	1	sum	2,500.00	2,500		allowance
haul & disposal	1	sum	420.00	420		
add 2x12 joists @ 48" oc, upper floor	1,000	sf	3.94	3,938		
add 2x12 joists @ 48" oc, mezzanine	600	sf	3.94	2,363		
fasteners & hardware	1	sum	220.00	220		
replace finished ceiling, gypbd	1,600	sf	4.50	7,200		
paint gypboard ceilings	1,600	sf	1.30	2,080		
Sub-total					\$21,521	
<b>SUB-TOTAL Floor Framing</b>				29,071	<b>\$29,071</b>	
Estimating/Design Contingency			10.00%	2,907		
Index To Construction Start	August 2021		5.00%	1,599		@ ± 5% per year
General Conditions / Insurance / Bond			10.50%	3,526		
General Contractor OH & Profit			4.00%	1,484	9,516	32.73%
<b>TOTAL DIRECT CONSTRUCTION COST Floor Framing</b>					<b>\$38,587</b>	

<b>Wall Framing</b>						
<b>Stud Framing - gable ends only</b>						
remove 1x2 decking/wall finish	2,808	sf	\$5.50	\$15,444		
temp dust control barriers	1	sum	1,750.00	1,750		allowance
protect floors	1	sum	750.00	750		allowance
haul & disposal	1	sum	2,320.00	2,320		
add 2x6 studs @ 24" oc	2,808	sf	10.00	28,080		assume 12' ht.
fasteners & hardware	1	sum	980.00	980		
replace 1x2 decking/wall finish	2,808	sf	9.25	25,974		
paint interior walls	2,808	sf	0.95	2,668		
Sub-total					77,966	
<b>Roof Truss Bearing</b>						
remove finished ceiling	80	sf	1.25	100		verify, assume gypbd
temp dust control barriers	1	sum	250.00	250		allowance
protect floors	1	sum	200.00	200		allowance
temp shoring	20	lf	12.00	240		
haul & disposal	1	sum	120.00	120		
spread footing	2	ea	430.00	860		
6x6 post	32	lf	25.50	816		assume 12' ht.
6 3/4x24 roof beam	20	lf	114.75	2,295		assume size, verify
hardware						
post base	2	ea	59.00	118		verify required, assume abu
post cap	2	ea	200.00	400		verify required, assume eccq
fasteners & hardware	1	sum	170.00	170		
replace finished ceiling, gypbd	80	sf	4.50	360		
paint gypboard ceilings	80	sf	1.30	104		
Sub-total					\$6,033	

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Structural Condition Assessment	Quantity	Unit	Cost / Unit	Cost	Sub-totals	comments
<b>SUB-TOTAL Wall Framing</b>				83,999	<b>\$83,999</b>	
Estimating/Design Contingency			10.00%	8,400		
Index To Construction Start	August 2021		5.00%	4,620		@ ± 5% per year
General Conditions / Insurance / Bond			10.50%	10,187		
General Contractor OH & Profit			4.00%	4,288	27,495	32.73%
<b>TOTAL DIRECT CONSTRUCTION COST Wall Framing</b>					<b>\$111,494</b>	

<b>Roof Framing</b>						
Truss A & B - @ 24" oc						
1x member bracing, less than 5' span	11,700	sf	1.00	\$11,700		truss a - 195 sf/ea of truss
1x member bracing, less than 5' span	4,875	sf	1.00	\$4,875		truss b - 325 sf/ea of truss
fasteners & hardware	1	sum	580.00	580		
Sub-total					\$17,155	
Truss B						
sister 2x6 rafter to top chord	512	lf	5.63	2,880		
fasteners & hardware	1	sum	100.00	100		
Sub-total					\$2,980	
Truss C						
add 2x6 rafter @ 24" oc	412	lf	5.63	2,319		assume full length
fasteners & hardware	1	sum	80.00	80		
Sub-total					\$2,399	
Uplift Anchorage						
add uplift clips at all trusses	130	ea	12.00	1,560		assume h2.5a
fasteners & hardware	1	sum	50.00	50		
Sub-total					\$1,610	
Rafter Tail Repair						
remove damaged rafter tail	307	sf	12.50	3,833		assume 70% of rafter tails
haul & disposal	1	sum	570.00	570		
replace damaged rafter tail	307	sf	18.00	5,519		assume 70% of rafter tails
fasteners & hardware	1	sum	190.00	190		
Sub-total					\$10,112	
<b>SUB-TOTAL Roof Framing</b>				34,256	<b>\$34,256</b>	
Estimating/Design Contingency			10.00%	3,426		
Index To Construction Start	August 2021		5.00%	1,884		@ ± 5% per year
General Conditions / Insurance / Bond			10.50%	4,154		
General Contractor OH & Profit			4.00%	1,749	11,213	32.73%
<b>TOTAL DIRECT CONSTRUCTION COST Roof Framing</b>					<b>\$45,469</b>	

<b>Lateral System/Seismic</b>						
Roof Diaphragm						
remove roofing to deck, complete	8,235	sf	\$2.00	\$16,471		
temp weather protection	8,235	sf	2.00	16,471		

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Structural Condition Assessment	Quantity	Unit	Cost / Unit	Cost	Sub-totals	comments
<b>Lateral System/Seismic - Continued</b>						
<b>Roof Diaphragm - continued</b>						
haul & disposal	1	sum	2,470.00	2,470		
19/32" roof sheathing	8,235	sf	2.75	22,647		
ridge strapping	34	ea	20.00	675		assume st22
fasteners & hardware	1	sum	820.00	820		
composite asphalt shingle	8,235	sf	9.25	76,178		
slip sheet	9,059	sf	0.20	1,812		
ridge vent strip	185	lf	15.00	2,775		verify required
misc. flashing	8,235	sf	0.55	4,529		
Sub-total					\$144,848	
<b>Roof Diaphragm Blocking</b>						
roof demolition noted in Roof Diaphragm	1	sum	0.00	0		nic, verify
remove roof sheathing	648	sf	2.00	1,296		
haul & disposal	1	sum	190.00	190		
2x6 truss blocking	324	lf	4.50	1,458		
shear clips	243	ea	12.00	2,916		assume a35 @ 16" oc
replace 1/2" sheathing	648	sf	2.50	1,620		
fasteners & hardware	1	sum	210.00	210		
roofing noted in Roof Diaphragm	1	sum	0.00	0		nic, verify
Sub-total					\$7,690	
<b>Sheathing Exterior Walls</b>						
remove wall finish	6,384	sf	1.00	6,384		assume interior
temp dust control barriers	1	sum	3,250.00	3,250		allowance
protect floors	1	sum	1,500.00	1,500		allowance
haul & disposal	1	sum	960.00	960		
15/32 wall sheathing	6,384	sf	2.50	15,960		
fasteners & hardware	1	sum	560.00	560		
holddowns/strapping	1	sum	0.00	0		see holddowns in foundations
replace wall finish	6,384	sf	3.75	23,940		
paint interior walls	6,384	sf	0.95	6,065		
Sub-total					\$58,619	
<b>Seismic Anchorage</b>						
seismic anchorage	1	sum	0.00	0		see sill anchors in foundations
Sub-total					\$0	
<b>Strap Chimney</b>						
strap chimney to building	1	sum	1,500.00	1,500		2 locations
lower chimney height						
remove chimney cap	1	sum	0.00	0		verify not required
demo portion of chimney	144	sf	10.00	1,440		2 locations
haul & disposal	1	sum	220.00	220		
chimney cap	2	ea	575.00	1,150		
Sub-total					\$4,310	
<b>SUB-TOTAL Lateral System/Seismic</b>				215,467	<b>\$215,467</b>	
<b>Estimating/Design Contingency</b>						
Index To Construction Start	August 2021		10.00%	21,547		@ ± 5% per year
General Conditions / Insurance / Bond			5.00%	11,851		
General Contractor OH & Profit			10.50%	26,131		
			4.00%	11,000	70,528	32.73%
<b>TOTAL DIRECT CONSTRUCTION COST</b>						
<b>Lateral System/Seismic</b>					<b>\$285,995</b>	

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<b>Structural Condition Assessment</b>	<b>Quantity</b>	<b>Unit</b>	<b>Cost / Unit</b>	<b>Cost</b>	<b>Sub-totals</b>	<b>comments</b>	
<b>Seismic Checklist</b>							
Seismic Bracing							
plumbing							
water heater bracing	2	ea	\$250.00	\$500			
flex couplings	2	ea	675.00	1,350			
hvac							
heater bracing	1	ea	250.00	250			
flex coupling	2	ea	675.00	1,350			
electrical							
misc. bracing	1	sum	4,500.00	4,500			
Sub-total					\$7,950		
SUB-TOTAL Seismic Checklist				7,950	\$7,950		
Estimating/Design Contingency			10.00%	795			
Index To Construction Start	August 2021		5.00%	437		@ ± 5% per year	
General Conditions / Insurance / Bond			10.50%	964			
General Contractor OH & Profit			4.00%	406	2,602	32.73%	
<b>TOTAL DIRECT CONSTRUCTION COST</b>							
<b>Seismic Checklist</b>					<b>\$10,552</b>		

**EXHIBIT 6**  
**Staff Summary**  
**OTAK Hawthorne Hall Structural Conditions Assessment Report**

To assist in evaluating options for Hawthorne Hall, Otak Inc. was hired to conduct an assessment of Hawthorne Hall's structural condition. Because the Structural Condition Assessment Report ("Assessment Report") is quite technical, the consultant attended the October 12, 2020 City Council to present its findings.

The Assessment Report evaluates the building's physical condition checking for decay, cracking or other signs of deterioration. It also evaluates structural adequacy in relation to current code requirements.

In both cases (physical condition and structural adequacy) the Assessment Report offers key findings on the following building elements: Foundation, Floor Framing, Wall Framing, Roof Framing, and Stair Framing.

On a high level, the Assessment Report concludes that the building is generally in "fair condition overall". A general summary of the Assessment Report's findings, as presented in the Assessment Report's Executive Summary, is as follows:

BUILDING COMPONENT	FINDINGS
<ul style="list-style-type: none"><li>• Foundations and Stair Framing</li></ul>	<ul style="list-style-type: none"><li>• Good Condition and adequate for current code required loads</li></ul>
<ul style="list-style-type: none"><li>• Floor and Wall Framing</li></ul>	<ul style="list-style-type: none"><li>• Good condition with some deficiencies under current code required loads</li></ul>
<ul style="list-style-type: none"><li>• Roof Framing</li></ul>	<ul style="list-style-type: none"><li>• Good condition but exhibits visible sagging in the west wing and areas of decay along the exposed portions of the southwest side of the building</li><li>• Main hall and west wing not adequate for current code required loads</li></ul>

In offering its recommendations, the Assessment Report indicates that the building code allows buildings to be occupied under certain conditions when they do not meet current code requirements. The Assessment Report further adds that the purpose of the Assessment Report was to document what would be required to meet current code rather than suitability for occupancy.

**Appendix E** to the Assessment Report presents cost estimates for recommended improvements to bring the building up to an acceptable level of performance per current building codes. The cost estimates address six areas with cost estimates as follows:

Construction Cost Component	Total
Foundations	\$95,120
Floor Framing	38,587
Wall Framing	111,494
Roof Framing	45,469
Lateral System/Seismic	285,995
Seismic Checklist	10,552
<b>TOTAL</b>	<b>\$587,217</b>

The above cost estimates assume a construction start date of August 2021, as well as assume a competitively bid project with at least three qualified bidders in each of the major sub-trades and the general contractor.

An escalation model is provided for the cost estimates through the year 2023, essentially estimating a five (5) to seven (7) percent cost increase per year compounded.

These construction cost estimates are also for direct construction costs only, and do not include items such as architect/engineering fees, consultant fees, sales tax, hazardous materials testing and removal, and/or any other normally associated development costs.

#### **Hazardous Materials**

The Assessment Report includes a hazardous materials report. That report found a very limited amount of asbestos in the building, and lead paint in the main hall.

The purpose of the hazardous materials report was to determine what type of methods the consultant could perform for the structural assessment (i.e. the presence or absence of hazardous materials would determine whether or not investigative openings could be cut into a wall). Cost estimates were not developed for hazardous materials environmental remediation/removal since the Assessment Report focused on structural issues.

## EXHIBIT 7

An online survey was made available on November 17, 2020, and closed on January 25, 2021. 189 survey responses were received. The survey was shared through the City's website news update and the City's Facebook page.

Four questions were asked:

- 1) Which best describes where you live?
  - a) Old Town, Mukilteo
  - b) Mid Town, Mukilteo
  - c) Harbour Pointe, Mukilteo
  - d) Outside the City
- 2) Are you employed or retired?
  - a) Employed
  - b) Retired
  - c) Other
- 3) What would you like to see happen with Hawthorne Hall?
  - a) Sell the property
  - b) Lease the building
  - c) Reuse the building for City functions
  - d) Joint use between public and private (allow public to rent space, also use for City functions)
  - e) Other
- 4) If City revenues were limited, what would you like to see happen with Hawthorne Hall?
  - a) Sell the property
  - b) Lease the building
  - c) Reuse the building for City functions
  - d) Joint use between public and private (allow public to rent space, also use for City functions)
  - e) Other

The survey results and responses (for questions 2-4) are as follows:



Q1

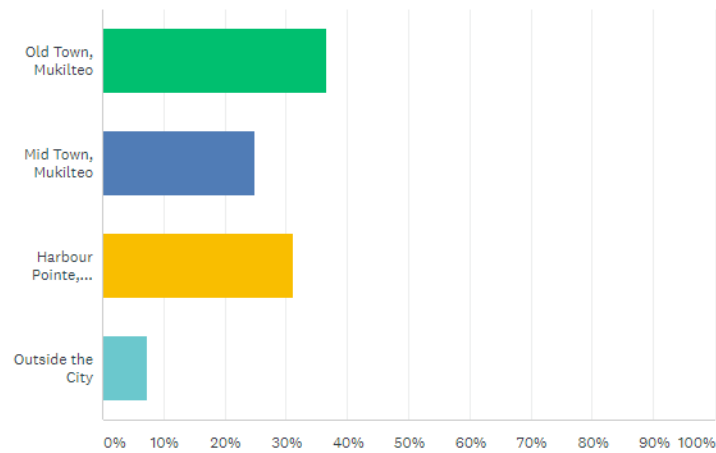


Customize

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## Which best describes where you live?

Answered: 189 Skipped: 0



ANSWER CHOICES ▼	RESPONSES ▼	
▼ Old Town, Mukilteo	36.51%	69
▼ Mid Town, Mukilteo	24.87%	47
▼ Harbour Pointe, Mukilteo	31.22%	59
▼ Outside the City	7.41%	14
TOTAL		189

Q2

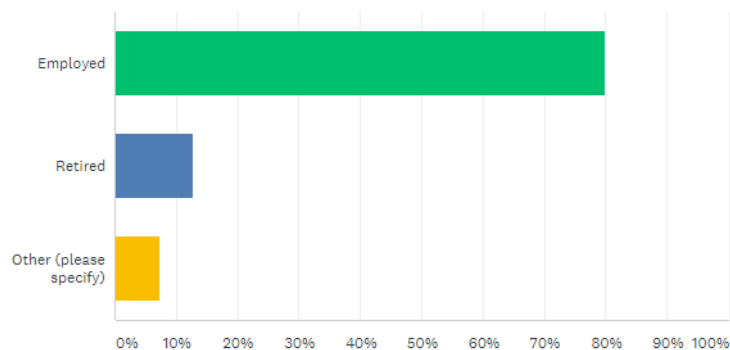


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## Are you employed or retired?

Answered: 189 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Employed	79.89% 151
▼ Retired	12.70% 24
▼ Other (please specify)	<a href="#">Responses</a> 7.41% 14
TOTAL	189

### Question 2, full answers for "Other":

Self employed	Disabled
Adult student	Stay at home mom
Artist	Homemaker
Stay at home mom	Self employed
Sahm	At Home Mom
Mom	Stay home parent
Laid off	Stay at home dad

Q3

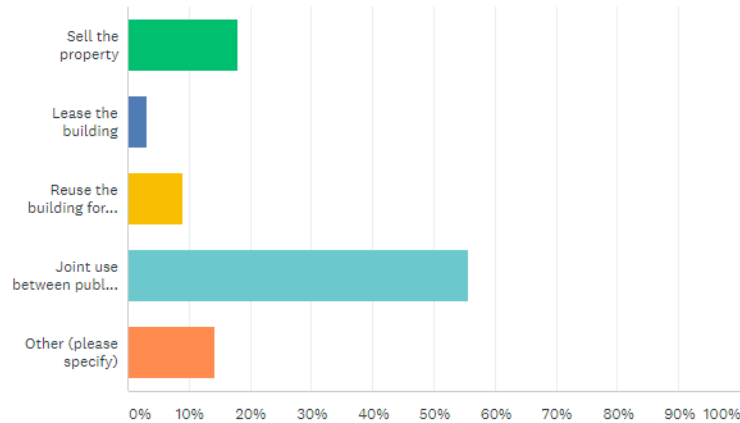


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## What would you like to see happen with Hawthorne Hall?

Answered: 189 Skipped: 0



ANSWER CHOICES ▼	RESPONSES ▼	
▼ Sell the property	17.99%	34
▼ Lease the building	3.17%	6
▼ Reuse the building for City functions	8.99%	17
▼ Joint use between public and private (allow public to rent space, also use for City functions)	55.56%	105
▼ Other (please specify)	<a href="#">Responses</a> 14.29%	27
<b>TOTAL</b>	<b>189</b>	

### Question 3, full answers for "Other":

Something for youth and families

Nonprofit and community collaboration space

An indoor skate park! A small fee can be charged to recoup costs. Youth travel all over the state for an indoor venue to do this. There can be a gathering space set up inside as well

No police use

Turn it into an art hub

Sell zoned residential only

A senior center, since it has a kitchen, and/or City functions (no private -public rental-too disruptive to the neighborhood) A MUST- a police extension office for law enforcement presence down here.

Sell or lease to Tulalip tribe for them to showcase their art, heritage and have a gift store or art shop for revenue

Senior center

Rosehill doesn't look like it's ever going to have a gym as promised so the community should be able to use the gym at Hawthorn Hall.

Senior center

Partner with a non-profit and open a community center for those in need. Either a small shelter, "soup kitchen" etc.

Vendors

Community Coworking space with coffee shop

Police staging location.

Joint between public and private, but dedicate it to be an arts center

Use as a satellite police station.

Police facility for better old town safety; especially with this new north sound transportation hub/traffic drawing good & bad incidents to old town.

I'd love to see it remain in the community for community use. I know multiple leagues that could use the gym and groups of people that would love to lease the space for open basketball games.

This could be a great space for weddings etc

Joint use, but allow Mukilteo non-profits to use/lease space for sub-value

Day care or special activities for teens and kids during covid

Joint use or lease the building



HONESTLY whatever the city feels it needs. If they need the money, sell and allow a few homes to go up. If city needs space, thinking not because of Rose Hill, but If so, then lease again. What about another Montessorri location?

Demolish. Sell land

Low income senior housing

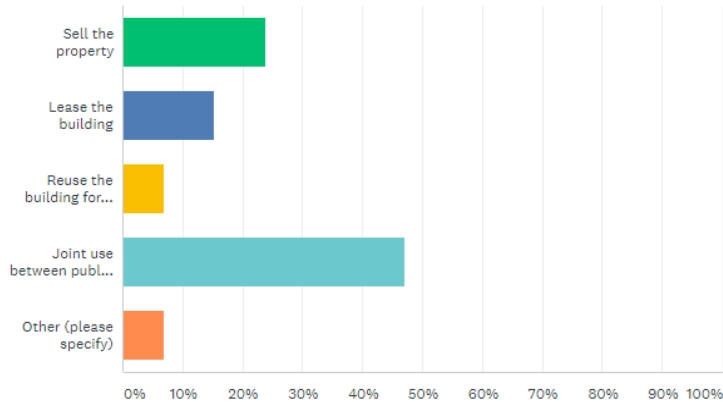
Mukilteo/ regional historical museum

Q4

 Customize  Save as ▼

If City revenues were limited, what would you like to see happen with Hawthorne Hall?

Answered: 189 Skipped: 0



ANSWER CHOICES ▼	RESPONSES ▼	
▼ Sell the property	23.81%	45
▼ Lease the building	15.34%	29
▼ Reuse the building for City functions	6.88%	13
▼ Joint use between public and private (allow public to rent space, also use for City functions)	47.09%	89
▼ Other (please specify) <a href="#">Responses</a>	6.88%	13
<b>TOTAL</b>		<b>189</b>

#### Question 4, full answers for "Other":

Nonprofit and community collaboration space

Sell but zoned for residential only

When a building is listed on the national historical society, it can qualify for grants from the Land and Community Heritage Investment program or the LCHIP and conservation. It can also qualify for commercial rehabilitations that meet the standards from the Secretary of Interior standards. This will give you a 20% tax credit.

Lease or sell to Tulalip tribe to be used as a art, cultural or heritage center. They could sell art for revenue

City functions or lease

Vendors

Police auxiliary location.

Tear it down and build something for community use/rental

Police facility for better old town safety; especially with this new north sound transportation hub/traffic drawing good & bad incidents to old town.

Whatever the council thinks is best

Joint use, but allow Mukilteo non-profits to use/lease space for sub-value

Joint use or lease the building

low income housing for seniors



# REQUEST FOR INTEREST: FOR SALE, LEASE/PURCHASE OR MASTER LEASE

**EXHIBIT 8**

ADAPTIVE REUSE OF OLD CITY HALL IN DOWNTOWN TACOMA WASHINGTON



ISSUE DATE: SEPTEMBER 8, 2015

RESPONSES DUE: OCTOBER 30, 2015

## INVITATION

Developers are invited to express their interest to the City of Tacoma, Washington in purchasing, lease/purchasing or master leasing Old City Hall (1892) located at 625 South Commerce Street in the downtown into a high quality development that contributes to the vitality of the Old City Hall Historic District. The District served as the city's early governmental, commercial and entertainment center from 1886 through the 1920s. It is perched high on a bluff overlooking beautiful Commencement Bay and exemplifies the lofty ambitions of the time. The Old City Hall Historic District is on the Tacoma, State of Washington and National Registers of Historic Places and includes some of Tacoma's most architecturally important buildings—namely, the Northern Pacific Headquarters (1888), the Beaux Arts Elks Temple (1916) and the Winthrop Hotel (1925).

Old City Hall, designed by E.A. Heatherton of San Francisco after Italian Renaissance town halls, features fine brickwork and terracotta ornamentation, tall windows, high ceilings, sweeping archways, exposed brick interiors and copper embellishments. The brick walls at the base of the structure are eight feet thick. The walls of the freestanding clock tower tilt inward as they rise to increase the sense of height. In 1905, Hugh C. Wallace, future U.S. Ambassador to France, donated the clock and chimes in memory of his daughter. Prior uses have included municipal and private sector offices, shops and restaurants.

This iconic building, which epitomizes Tacoma's civic pride and bright economic future, characterizes an important era in the city's history. As such, its restoration must honor the architecture of the late 19th century in which it was built while developing a compelling, sustainable reuse for this currently vacant property.

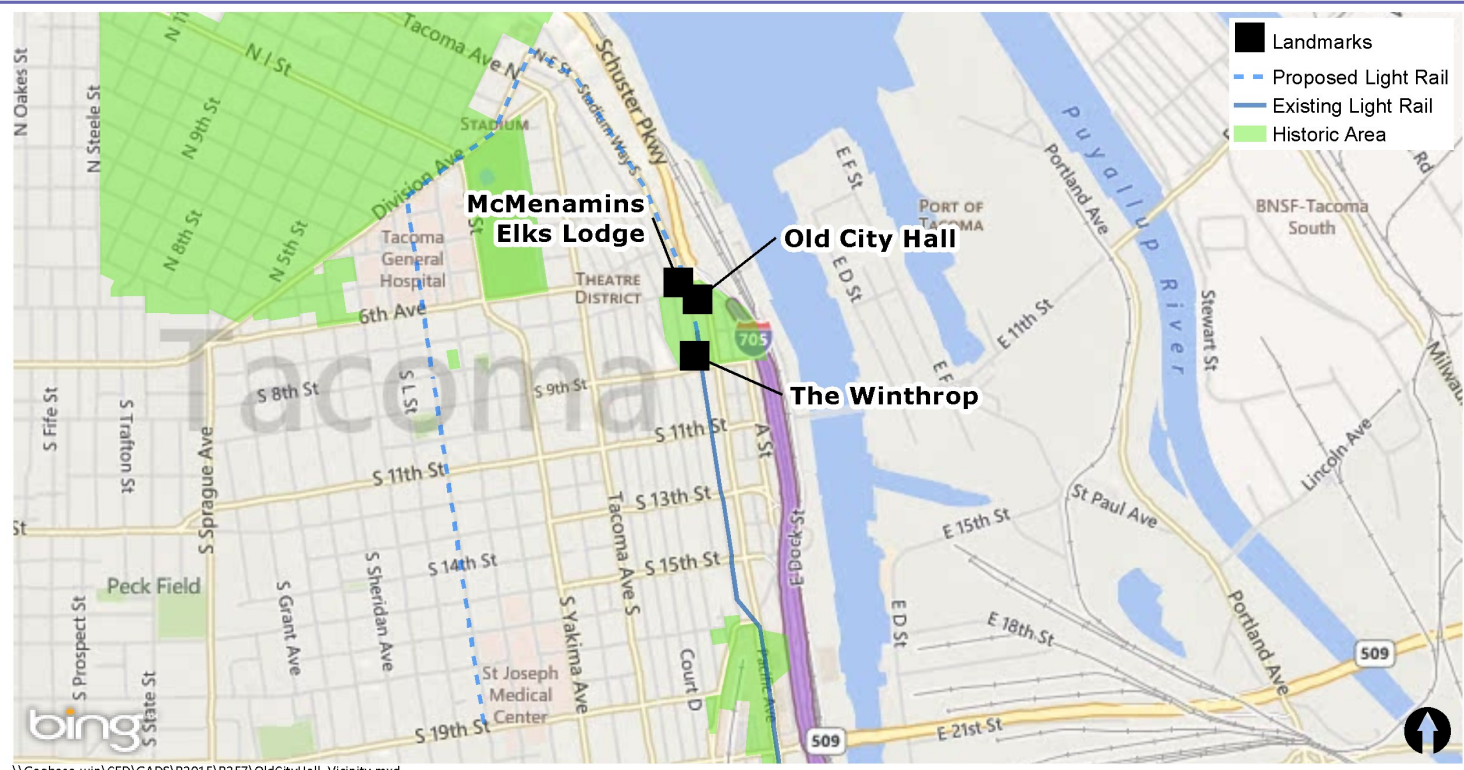


It is the City's preference to attract uses that create synergy with surrounding development, maximize tax revenues, recoup its investment, result in new jobs and draw pedestrian traffic to the area. Hotels or offices that support companies/organizations with financial strength and growth potential are strongly preferred. Street-level, pedestrian-friendly uses, such as restaurants and retail venues, are highly desirable. Market rate residential development may also be considered. Developers may utilize potential tax incentives primarily listed on Page 5 of this RFI to enable their projects.

Substantial reinvestment is underway in the Old City Hall Historic District. Most notably, Redwood Housing Partners of Burlingame, California adjacent to San Francisco has commenced a \$15 million renovation project of the former Winthrop Hotel. McMenamins of Portland, Oregon, known for their destination-style brew pubs and entertainment centers, plans to begin a \$22 million restoration of the former Elks Temple in spring 2016 and complete it within one year.



## SITE CONTEXT



McMenamins Before Retrofit



McMenamins After Retrofit



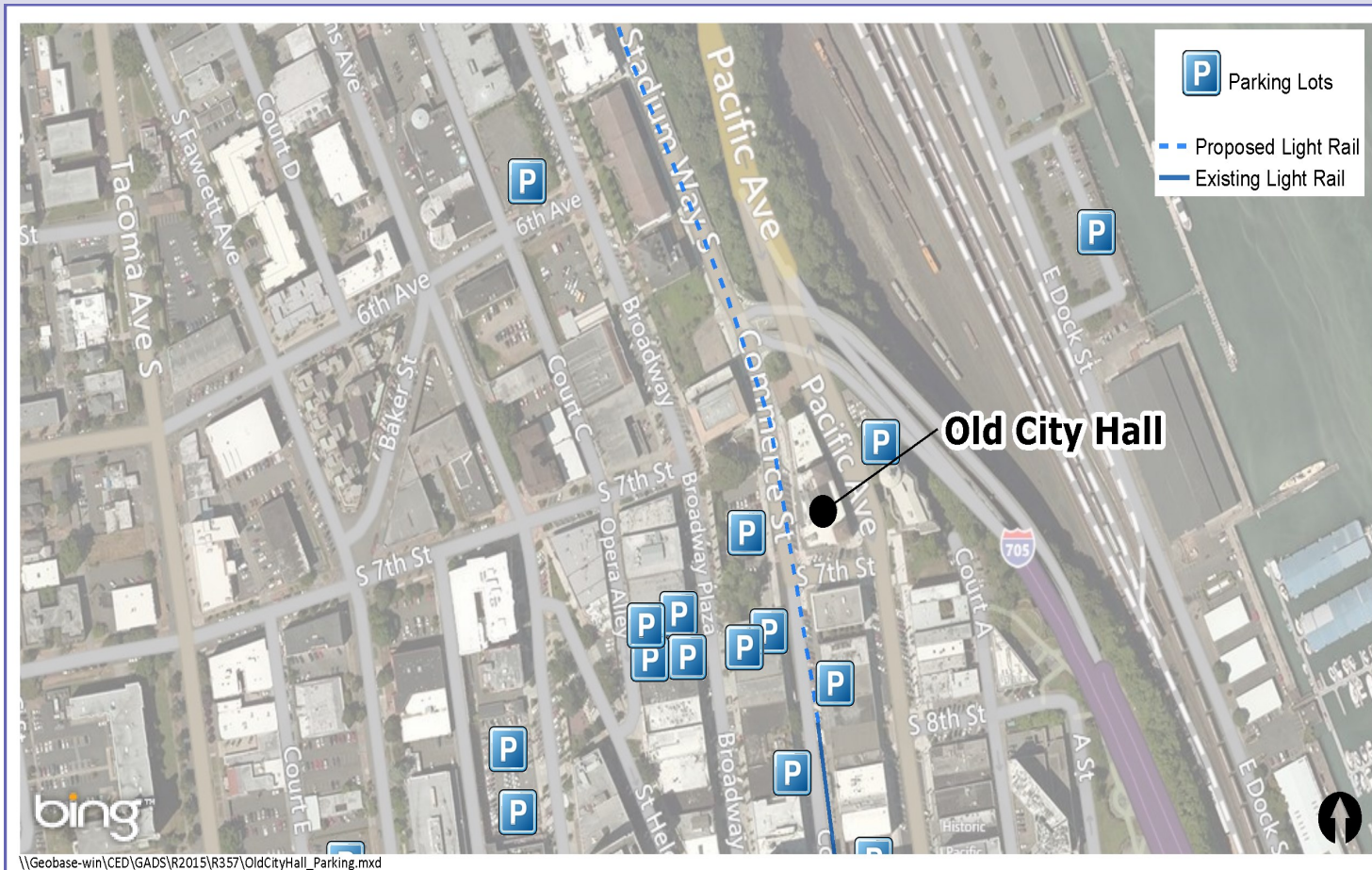
Old City Hall



Winthrop



## PARKING OPPORTUNITIES



## PROPERTY INFORMATION

OWNER	City of Tacoma; acquired June 19, 2015 for \$4,000,000.
ADDRESS	625 South Commerce Street, Tacoma, WA 98402. At terminus of Interstate-705 (see map). In Downtown Tacoma along restaurant row between South 7th to 9th Streets and adjacent to the Theater District on South 9th Street.
PARCEL NUMBER	Pierce County: 032004-2007.
BUILDING/LAND AREA	55,505 square foot, 5-story masonry building constructed in 1892 (adjusted year built 1970) on 0.39 acres (17,180 square feet) of land with 125 feet of frontage on Pacific Avenue and Commerce Street.
ZONING	DCC—Downtown Commercial Core.
HISTORIC STATUS	Within Old City Hall Historic District; on Tacoma, State of Washington and National Registers of Historic Places.
LAND USE	Downtown Mixed Use Center.
ADJACENT LAND USE	All adjacent land uses are within the Old City Hall Historic District. <i>North:</i> Offices and new McMenamins to be renovated in 2016 and targeted to open in 2017. <i>South:</i> Apartments. <i>East:</i> Offices, restaurants and Fireman's Park. <i>West:</i> Predominantly surface parking and historic Spanish Steps.
PARKING	Exempt from parking requirements depending on use. Leasable parking directly west of site.
CONCURRENCY/SEPA	Within North Downtown Subarea, which has a completed Planned Action EIS. Concurrency test required. Refer to <a href="http://www.cityoftacoma.org/cms/one.aspx?portalId=169&amp;pageId=15747">http://www.cityoftacoma.org/cms/one.aspx?portalId=169&amp;pageId=15747</a> .
UTILITIES	All utilities at site.
WALK SCORE	92 out of 100 (Walker's Paradise). Daily errands do not require a vehicle.
PUBLIC TRANSIT	Within two blocks of Link light rail currently and planned station adjacent to it in 2019. Pierce Transit (local bus service) and Sound Transit (commuter bus service to Seattle and Olympia).
POTENTIAL INCENTIVES	No impact fees. Historic Special Tax Valuation Program (10-year local property tax exemption on qual. improvements). Federal Historic Rehabilitation Tax Credit Program (20% federal income tax credit). New Markets Tax Credits. Tacoma Multi-Family Property Tax Exemption Program.

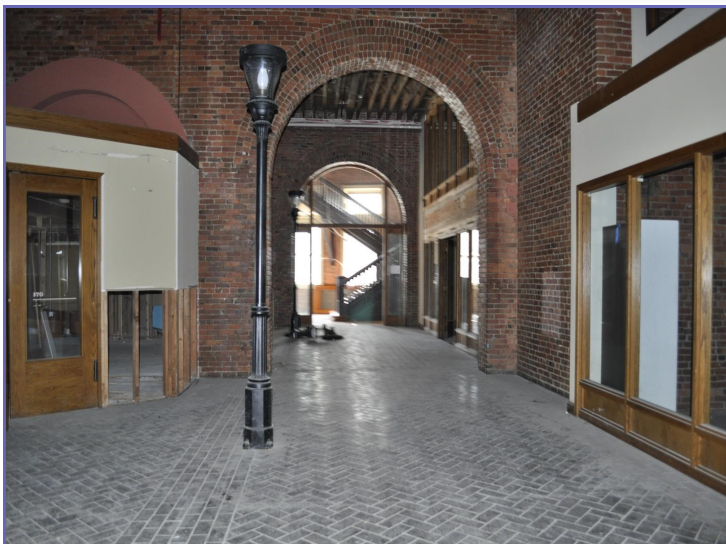
PLAN: [http://cms.cityoftacoma.org/planning/north%20downtown%20subarea/North%20Downtown%20Subarea%20Plan%20\(10-14-14\).pdf](http://cms.cityoftacoma.org/planning/north%20downtown%20subarea/North%20Downtown%20Subarea%20Plan%20(10-14-14).pdf)

## CITY INVESTMENT

The City of Tacoma purchased the property for \$4,000,000 on June 19, 2015. At present, the City is working to address building life safety issues. These include repairing a section of the roof to address a leak in the northwest corner of the structure, stabilizing metal cornices on the south side of the building and temporarily shoring up seven masonry arches. Construction is designed to protect building integrity in the short-term. The City prefers to sell the property, but will consider a lease/purchase or master lease. It seeks projects that will result in maintaining the structure's historic prominence, catalyzing surrounding development, maximizing tax revenues, recovering its investment, creating jobs, attracting new pedestrian traffic to the area and/or providing other public benefits.

## PROPERTY TOUR

In order for Developers to gain firsthand knowledge about this unique development opportunity, the City will provide a tour of the property on September 30, 2015. The first tour will occur from 11:00 a.m.— 12 noon, and the second tour, from 12:30 p.m.— 1:30 p.m. Tours will start at 625 Commerce Street. Attendees must sign an indemnity form prior to entering Old City Hall. Also, tour participants will be required to wear hard hats, which they may bring or borrow from the City. **If you are interested in the tour, please RSVP Elly Walkowiak, Business Development Manager, City of Tacoma at (253) 591-5209 or [ewalkowiak@cityoftacoma.org](mailto:ewalkowiak@cityoftacoma.org) by September 25, 2015.** Participating in the tour is voluntary. Developers may submit responses to this Request for Interest without taking the tour.



Main Lobby Area - First Floor



Main Staircase



## SUBMITTAL INFORMATION

Developers interested in the property are requested to submit a Letter of Interest describing:

1. The overall development concept for the Project, including but not limited to the type of reuse (e.g. mixed use, office, retail, hotel, residential), estimated amount of space designated for each use, number of hotel rooms and/or residential units if applicable, proposed parking plan, commitment to historic restoration, public benefits and additional information that responds to the City's preferences as stated on Pages 2 and 6 of this RFI.
2. An overview of the Development Team's qualifications and Project roles as well as other relevant experience in conducting successful historic/complex building renovations with stabilized occupancy that contributed vitality to the community.
3. The proposed capital investment and financing plan, including sources of funds. Indicate the proposed Purchase Price, Lease/Purchase Option or Master Lease Rate. Financial references will be requested if selected to proceed further.
4. The anticipated schedule of key milestones, such as securing financing, acquiring the property, procuring entitlements, beginning and completing restoration and obtaining a Certificate of Occupancy.
5. Preliminary deal terms in general that are important to the Developer (e.g. permit process assistance, tax credits).

**General Conditions:** Information provided to the City is subject to the Washington Public Records Act. It should be considered public information and available for review upon request.



Provide seven (7) hard copies by **5 p.m. Pacific Time on October 30, 2015** to:

Elly Walkowiak, Business Development Manager  
City of Tacoma  
Community & Economic Development Department  
747 Market Street, Room 900  
Tacoma, WA 98402

Questions related to this Request for Interest (RFI) shall be directed to Elly Walkowiak at [ewalkowiak@cityoftacoma.org](mailto:ewalkowiak@cityoftacoma.org) or by calling (253) 591-5209.

## EVALUATION PROCESS

The City intends to evaluate all responses to this Request for Interest (RFI) within 30 days of the submittal deadline. During the evaluation period, the City may seek additional information from the respondents. Upon completion of its evaluation, the City may invite RFI respondents to participate further in an RFQ/RFP process, enter into a Development Agreement and/or Master Lease based on submittals received and without added process, or elect not to proceed further.

## DOWNTOWN ADVANTAGE

Across the U.S., hundreds of companies are moving and returning to downtown locations documented in a June 2015 report from Smart Growth America. Old City Hall in downtown Tacoma can assist businesses by enabling them to meet six identified core values: (1) to attract and retain talented workers, (2) to build brand identity and company culture, (3) to support creative collaboration, (4) to be closer to customers and business partners, (5) to centralize operations and (6) to support triple bottom-line business outcomes. Old City Hall can meet the increasing demand for renovated unique and inspired architecture.



## ABOUT TACOMA

Tacoma, Washington is located in the Puget Sound region in a metropolitan area of over 3.4 million people. It is approximately 34 miles southwest of Seattle, 11 miles northeast of Joint Base Lewis-McChord (third largest military installation in the U.S.) and 31 miles northeast of the state capital of Olympia. Our livable, progressive international city is the state's third largest municipality with nearly 203,500 residents and serves as the center of commerce for the South Sound. Tacoma's key employment sectors include finance & insurance, information technology, education, health care, business & professional services, trade & logistics and government. Regionally, aerospace, cybersecurity and clean technology continue to grow.

Our major downtown employers include State Farm Mutual Insurance, Columbia Bank, MultiCare Health System, Franciscan Health System, DaVita and Regence Blue Shield. City, County, State and Federal government offices as well as educational service providers, such as the University of Washington Tacoma, comprise other key employers of the downtown economy.





**Jericho Bridge Church**  
[www.jerichobridge.org](http://www.jerichobridge.org)  
 Donald Saul, Pastor  
[dons@jerichobridge.org](mailto:dons@jerichobridge.org)  
 425-530-9491 (text/talk)

## ***The Potential of Hawthorne Hall***

### **Vision**

I have had a chance to talk a bit with our church board on the subject. Jericho Bridge Church (JBC) is very excited about the possibility and potential of Hawthorne Hall to be a “community hall”. As our church’s Purpose Statement says, we focus on “bridging”: between people and God, between churches, between generations, and between communities. We take on this mantle with earnest and focused effort: we constantly look for opportunities to connect. Our ministries with the Mukilteo Orchestra, Kamiak and Harbour Pointe Ultimate Frisbee, the Mukilteo Historical Society, the Interfaith Dinner, Gingerbread House event, game nights, kayak safety class, and others, are all designed intentionally to connect people to each other.

When I started the church in 2013, I knew the bullseye for our ministry was going to be in Old Town. So when I first heard about the B&G Club’s desire to move, I got quite excited about the potential of Hawthorne Hall to be a gathering place where the community – young and old together – could either drop in just to hang out, visit, or use the facility, or could take advantage of scheduled activities provided. With the move of the B&G Club to its new facility, this could give JBC the chance to help make that vision a reality. In addition to the opportunity to hold our church services and other events in Hawthorne Hall, here are some ideas on how we can ensure that the building is utilized as much as possible:

- At Patricia’s Community Discussion Meeting, I thought some of the ideas of how to use the building were quite intriguing. Chief Kang outlined how the Mukilteo Police could utilize some of the space periodically for outreach and training; I think that is a tremendous idea for bridging people within the community.
- I also have seen and communicated a real need for some kind of youth connection down in Old Town. The kids get home from school on the bus and they are basically stuck there. They either park themselves in front of “Call of Duty” or they get into more creative activities. That is one reason why I coach Ultimate Frisbee: I can at least provide the kids something to do 4 days a week for a couple of hours. Having Hawthorne Hall be a drop-in spot for youth after school would give them more options on how to constructively spend their afternoon time.
- The indoor basketball court in Hawthorne Hall is the only one in Mukilteo that is not housed in a school. This has so much potential; my imagination runs wild with ideas from small concerts to 3-on-3 basketball tournaments, to classes. I believe it would be a great mistake to tear down the building and lose this space. The court provides the best vehicle for generating revenue to offset the operational costs of the building and staff.
- As the retired President of the Mukilteo Historical Society, I of course have a desire to retain this historical landmark. Built by employees of Crown Lumber, as Patricia stated this building has been a community resource for almost 100 years. If there is any fiscally sound way of preserving one of Mukilteo’s few remaining historic buildings, I would whole-heartedly vote in favor.
- I personally connect with the city, the Recreation Department, and the Rosehill staff in a number of ways: as a Rosehill Board member, a Mukilteo Orchestra member and former director, retired President of the Historical Society, and Pastor of a church that meets at Rosehill. I know how valuable the Recreation Staff is to providing opportunities for our community. They work very hard to offer activities that touch all demographics. I would like to recommend that the City and JBC partner together to manage the property



**Jericho Bridge Church**  
www.jerichobridge.org  
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dons@jerichobridge.org  
425-530-9491 (text/talk)

and its offerings. With our unique resources we can create an environment in which everyone in our community benefits. And with the foundation and infrastructure that Rosehill already has in place, the implementation should be less daunting.

- Working together, we can really get creative with ideas for how to use the space. Organized game nights (since Phoenix Games closed in Mukilteo) and a wall of games for drop-ins - including chess, checkers, backgammon, and mahjongg – are a great way to bring people together. Install or contract-out a smaller espresso bar for refreshments. Host a variety classes in the two office spaces. There are so many opportunities.

## Logistics

- To provide for the safety and use of the facility in the manner I describe, I would anticipate 2 full-time staff people to manage and care for it. The staff would be responsible for coordinating programs and renters, and would supervise the use of the facility. The hours the facility would be open would be dependent on funding and financial viability.
- This letter is not intended to have a financial analysis, but I would like to summarize what would be required to pull-off an undertaking like this. Patricia has documented some good information on the Operational Costs of the building.
- I would assume the building is not sold, but retained by the City.
- There would be a significant effort to initially improve the building, which would include, among others, bringing the facility up to current code and installing acceptable provision for the partial use of the upper floor.
- It is an old and historic building. There will be additional costs to maintain it because of its age. And, as it is in the Mukilteo Register of Historic Places, there may be requirements on how and what things can be changed. Since the B&G Club is currently responsible for maintaining the property and facility, accurate costs should be attainable.
- Parking certainly will be an issue with any event hosted there. At Patricia's meeting, we discussed the possibility of partnering with the Joyful Korean Church and the Saint John Mission Catholic Church for the periodic use of their parking lots.

## Summary

Jericho Bridge Church would like to be closely and actively involved with the transformation of Hawthorne Hall into a community facility that serves our neighbors in Old Town and beyond. JBC does not currently have the financial means to purchase the building; if we could, we would. Setting that dream aside, then, we would love to partner with the City of Mukilteo to make this a reality, as well as co-labor with you and the Recreation Department on an ongoing basis.

Thank you!

Sincerely,

Don Saul  
Pastor, Jericho Bridge Church



<b>MUKILTEO HISTORIC PRESERVATION COMMISSION AGENDA REPORT</b>	
<b>SUBJECT TITLE:</b> Hawthorne Hall	<b>FOR AGENDA OF:</b> April 28, 2022
<b>Department Director(s):</b> David Osaki, Community Development Director	<b>EXHIBITS:</b> 1. Link to Mukilteo City Council February 8, 2021 Council Packet - Hawthorne Hall <a href="#">February 8 2021 City Council Hawthorne Hall</a>
<b>Contact Staff:</b> David Osaki, Community Development Director	

### **RECOMMENDATION**

Following Historic Commissioner's individual Hawthorne Hall site visits, Mukilteo Commission to discuss Hawthorne Hall, including additional information it would like to obtain in order to continue its discussion and evaluation.

### **BACKGROUND**

As was discussed at the Commission's January 13, 2022 and February 28, 2022 meetings, one of the properties on the Mukilteo Register of Historic Places is City owned property commonly referred to as Hawthorne Hall.

Located at 1134 2<sup>nd</sup> Street, Hawthorne Hall is an approximately 7,500 square foot building on an approximately 0.36 acre parcel. The property is located at the end of a dead-end street (2<sup>nd</sup> Street) in a single family zoned area. The Hawthorne Hall property is also zoned Single Family Residential ("RD 7.5 Single Family Residential").

The Hawthorne Hall property was leased by the City to the Mukilteo Boys and Girls Club of Snohomish County (BGCSC) from the mid-1960's to about 2019. With the opening of its new facility at 10600 47th Place West (in Mukilteo), the BGCSC vacated Hawthorne Hall. It has remained vacant since.

The City Council has been discussing the future use of Hawthorne Hall. The most recent City Council discussion of the future use of Hawthorne Hall was February 8, 2021. **Exhibit 1** is the link to the City Council February 8, 2021 Agenda Bill (i.e. staff report) and associated exhibits.

No City Council decision has been made about Hawthorne Hall.

Most Commission members made a site visit to Hawthorne Hall in March 2022. The April 28, 2022 Historic Preservation Commission meeting will include a discussion of Hawthorne Hall, including Commission thoughts and perceptions from the site visits and a discussion of additional information which the Commission would like as it continues its discussion of Hawthorne Hall.



Also, it was hoped that a representative from the Washington State Department of Archaeology and Historic Preservation (DAHP) could attend the April 28, 2022 Historic Commission meeting for training and to discuss Hawthorne Hall; however, a conflict has prevented that.

The Commission can discuss having a special meeting in May solely for the purpose of having the Washington State Department of Archaeology and Historic Preservation representative attend to conduct training and discuss issues such as Hawthorne Hall.

#### **ALTERNATIVES**

None.



**Hawthorne Hall  
Mukilteo Historic Commission**

**February 28, 2022**



# Hawthorne Hall

## 1134 2<sup>nd</sup> Street

- Built in Early 1920's by Volunteers (*Funding, Labor, & Materials*)
- City owned since the 1950's
- Used by Boy and Girls Clubs since mid-1960's to 2019 (*\$1.00 per year*)
- Mukilteo Register of Historic Places (1993)





# General Property Characteristics

## Existing Zoning

- RD 7.5 Single Family Residential
- Surrounding properties all zoned RD 7.5 Single Family Residential  
(including south across 2<sup>nd</sup> Street)

## Lot Size

- Approximately 0.36 acres (*County Assessor Information*) ~15,600 square feet)

## Building Square Footage

- Approximately 7,492 Square Feet (*County Assessor Information*)
- Main Floor 6,000 square feet

## Parking

- 12 marked parking spaces (includes one disabled parking space)



# Conceptual Floor Building Layout

## Main (1<sup>st</sup>) Floor

- 3/4 size basketball court
- 1st floor also has restrooms & equipment storage closets  
*(not shown, but in location of offices)*

## Upper Floor

- Storage





# Mukilteo Register of Historic Places (1993)

- Historic Property Inventory Form (in the Commission Agenda packet)
  - Discusses Community Significance
  - Physical Appearance/Architecture
- Municipal Code assigns evaluation of impacts and changes to Mukilteo Historic Register properties, including demolition, to the City's Historic Commission.



# Prior Discussions on Future Use

## ALTERNATIVE 1: Sell the Property

- “As-is”
- Prepare the building/property for sale
- Demolish the building/sell the land

## ALTERNATIVE 2: Exclusive City Use

### Police Department\*

- Public outreach, crime prevention training, police volunteers, storage, and other training

### Recreation and Cultural Services Department \*

- Youth/adult gym space, indoor youth activities and adult exercise

*\*Neither the Police Department nor Recreation and Cultural Services Department would occupy the building for regular extended periods of time.*





# Prior Discussions on Future Use (Cont.)

## **ALTERNATIVE 3: Lease the Building**

(e.g. Blue Royals Volleyball Academy expressed prior interest in building lease, maybe purchase)

## **ALTERNATIVE 4: Combine Alternative 2 and Alternative 3**

Joint use of the facility by both a non-City organization and the City.



# Recreation and Cultural Services Department

## Hawthorne Hall Use would need to consider:

- Rosehill's 2021 focus was on recovering activity in Rosehill.
- Indoor youth activities and adult exercise is possible, but envisioned only at a level of a few hours a day.
- Hawthorne Hall is not in the current Recreation and Cultural Services Department business plan.
- Any outside organization that uses Hawthorne Hall should not compete with City sponsored programs.



# **OTAK Hawthorne Hall Structural Condition Assessment Report**

**(September 2020)**

**Presented to City Council by Consultant  
October 12, 2020  
(Council meeting recording on-line)**



# Structural Condition Assessment Report

## Direct Construction Cost Estimates

Building Component	Total
Foundations	\$95,120
Floor Framing	38,587
Wall Framing	111,494
Roof Framing	45,469
Lateral System/Seismic	285,995
Seismic Checklist	10,552
<b>TOTAL</b>	<b>\$587,217</b>



# Structural Condition Assessment Report

## Construction Cost Estimates

- Assumes:
  - Construction start date of August 2021
  - Competitively bid project with at least three qualified bidders.
- Estimates are direct construction costs only
  - *Excludes* architect/engineering fees, consultant fees, sales tax, hazardous materials testing and removal, and/or any other similar development costs
- Recommends no indoor uses until wall truss addressed (*about \$6,000 in direct construction costs*)
- Very limited amount of asbestos. Lead paint in the main hall/exterior. (*No cost estimates for hazardous materials environmental remediation/removal. Assessment focused on structural issues.*)



# Zoning - Land Uses

## MUKILTEO ZONING CODE EXISTING RD-7500 ZONING DISTRICT

USE	NOTES
Single Family Residences	<b>Permitted Use.</b> Division of land, if pursued, must meet 7,500 square foot minimum lot size and other bulk/dimension requirements.
Clubs, charitable, nonprofit or social organization	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Government Offices	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Places of worship	<b>Conditional Use Permit.</b> (Hearing Examiner Public Hearing and Decision based on criteria in MMC 17.64.020 )
Community center buildings and grounds	<b>Not permitted in RD 7500.</b> Permitted in the Public/Semi-Public Use zoning District. A comprehensive plan map/rezone would be required.
Government garage, shops, fire stations, police stations and storage buildings	<b>Not permitted in RD-7500,</b> although staff would look at seeing if use of a building associated with police, fire etc., that are basically office functions, would fit into the Government Office use category and be allowed subject to a conditional use permit.
Office, General	<b>Not permitted in RD-7500.</b> Permitted in all commercial and industrial zones.



# Operating Expenses (2021 Estimates)

ITEM	EXPENSE
<ul style="list-style-type: none"><li>• Recreation and Cultural Arts Staffing (<i>limited recreational use</i>)</li></ul>	<ul style="list-style-type: none"><li>• \$25,000 or more - 1/4 to 1/2 FTE (<i>depending on level of use</i>)</li></ul>
<ul style="list-style-type: none"><li>• Utilities</li></ul>	<ul style="list-style-type: none"><li>• \$ 6,300 Annually (<i>2020 utility costs, building vacant</i>)</li></ul>
<ul style="list-style-type: none"><li>• Insurance</li></ul>	<ul style="list-style-type: none"><li>• \$ 1,500 Annually (<i>building vacant, no contents</i>)</li></ul>
<ul style="list-style-type: none"><li>• Operation/Maintenance (<i>once the building is operational</i>)</li></ul>	<ul style="list-style-type: none"><li>• \$30,000 Annually - Facilities Maintenance O&amp;M</li><li>• \$30,000 Annually - ½ time FTE Custodian</li><li>• \$ 8,000 Annually - Building &amp; Fixture Repair and Maintenance</li></ul>

*Furnishings (e.g. desks), technology infrastructure (e.g. phone, computers, copy machine), recreational equipment and similar items not included.*





# Public Outreach



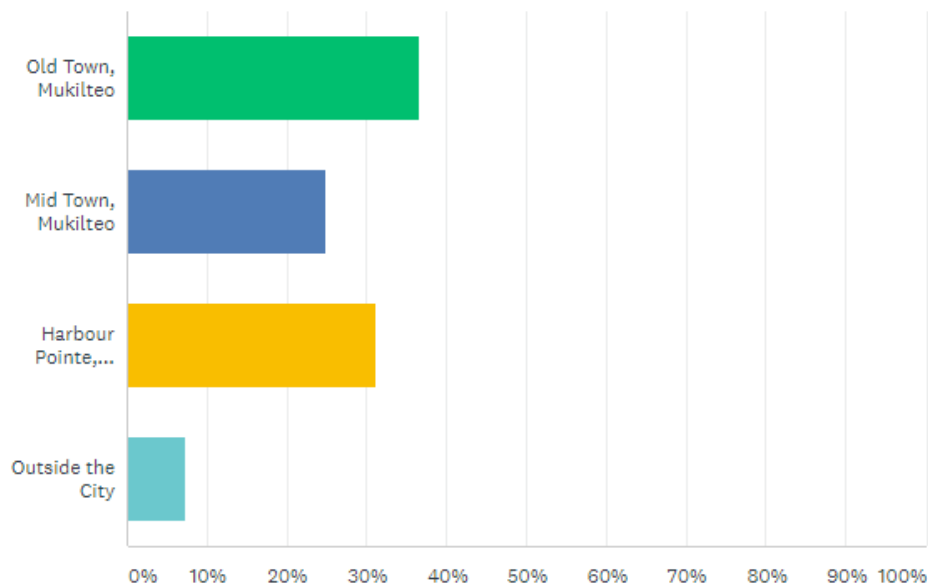
# On Line Public Survey

- Survey Open Mid-November 2020 to January 25, 2021
- 189 Responses
- Four (4) Questions
  1. General Location of where respondent lives (four choices)
  2. Employed/Retired
  3. Preference for future use (five choices, including Other)
  4. Preference for future use, if City revenues were limited (same five choices as above, including Other)
- Respondents were able to add brief comments.



## Which best describes where you live?

Answered: 189 Skipped: 0

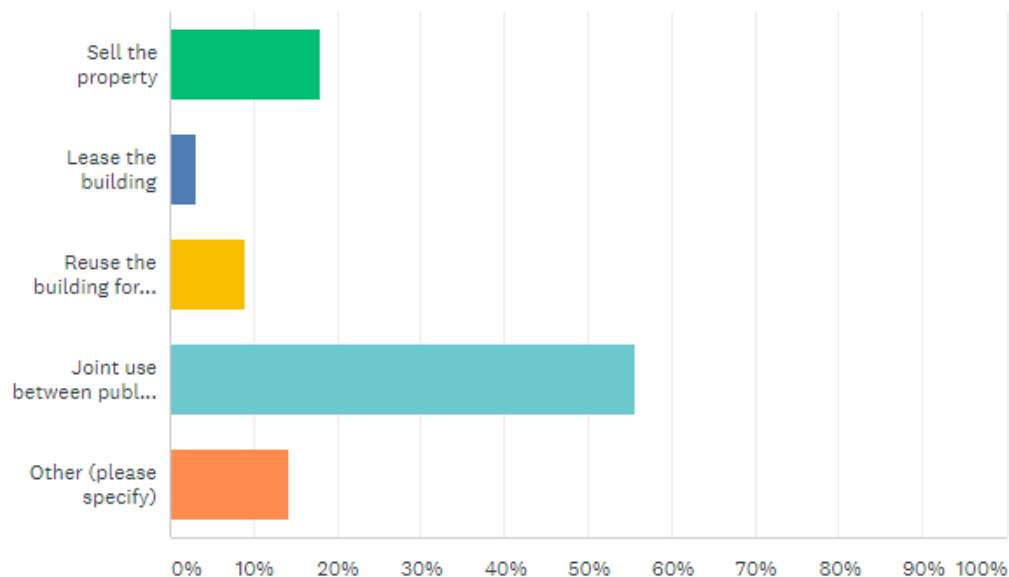


ANSWER CHOICES	RESPONSES	
▼ Old Town, Mukilteo	36.51%	69
▼ Mid Town, Mukilteo	24.87%	47
▼ Harbour Pointe, Mukilteo	31.22%	59
▼ Outside the City	7.41%	14
TOTAL		189



## What would you like to see happen with Hawthorne Hall?

Answered: 189 Skipped: 0

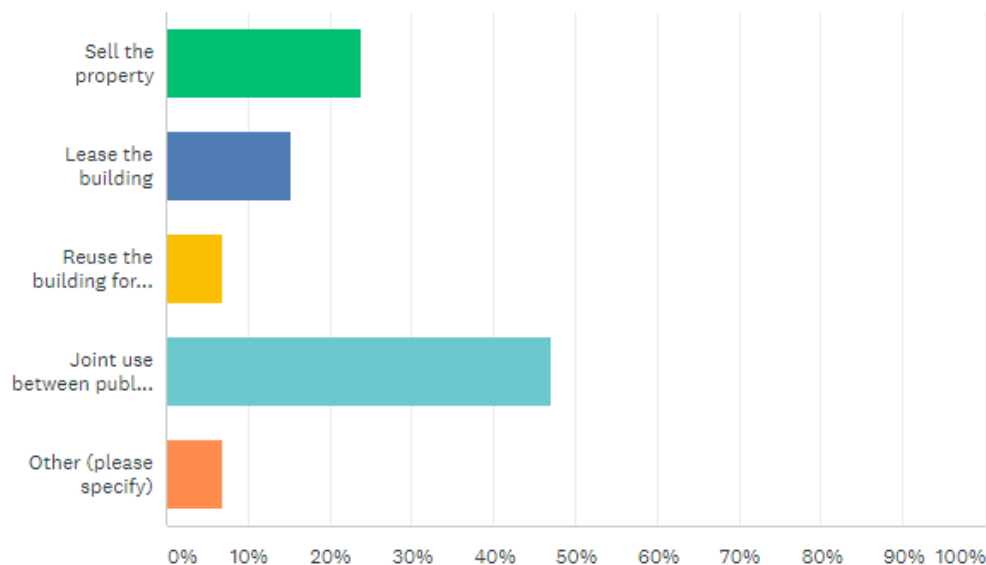


ANSWER CHOICES	RESPONSES	
▼ Sell the property	17.99%	34
▼ Lease the building	3.17%	6
▼ Reuse the building for City functions	8.99%	17
▼ Joint use between public and private (allow public to rent space, also use for City functions)	55.56%	105
▼ Other (please specify)	14.29%	27
TOTAL		189



## If City revenues were limited, what would you like to see happen with Hawthorne Hall?

Answered: 189 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Sell the property	23.81%	45
▼ Lease the building	15.34%	29
▼ Reuse the building for City functions	6.88%	13
▼ Joint use between public and private (allow public to rent space, also use for City functions)	47.09%	89
▼ Other (please specify)	Responses 6.88%	13
TOTAL		189



# Public Outreach

- Organizations such as Mukilteo Historical Society, Mukilteo Senior Association, Jericho Bridge Church, YMCA, Boys and Girls Clubs, another historical society.
  - Obtain ideas for future use, including other possible organizations that may have interest
- Parks and Arts Commission (PAC) and Planning Commission briefed.



# Mukilteo Historical Society

- Location poses challenges for a Museum
  - Lack of visibility, no pass by traffic, difficult to find
  - Lighthouse Park offers parking, more visibility and surrounding uses (e.g. waterfront, commercial businesses) to attract casual visitors
- Hawthorne Hall might fill a need or void that Rosehill cannot provide.  
(e.g. weddings at a different scale, size and expense)
- Event space *(that may or may not include certain historical themes)*
  - Decorate and sell holiday trees
  - Holiday party rentals
  - Fundraisers





## Washington State Department of Archeology and Historic Preservation (DAHP)

- Was the City planning to issue a request for proposals to potential developers/business owners?
- Acknowledged the property is “boxed in”. Is moving the building an option, (although not moving the building would not be inexpensive)?
- Mentioned holding a community meeting and/or holding a community design charrette with a local architect that would be interested in donating time.
- Distributed information about Hawthorne Hall to its professional network to solicit ideas. The City did not receive additional comments from DAHP.



# QUESTIONS