

Good Shepherd Center Voluntary Seismic Retrofit Project
All Tenants
Frequently Asked Questions (FAQs)

Impacts to Tenants and Tenant Spaces

Why is work happening in the South Annex, fourth and fifth floors first?

FEMA funding was secured for the project, but it needs to be specifically used on the South Annex and used in 2024. Regarding the Main Building, the highest floors on a building experience the most movement during seismic events. Therefore, our structural engineer always advises that retrofits are phased from the top down. This prioritizes safety for everyone in the building. We will continue to work our way down to the ground as more funding is secured for future phases.

How loud will it be?

The work occurring in the South Annex will largely be self-contained and should not be significantly disruptive to the other buildings on campus. For the work occurring in the Main Building in 2024, noise will include drilling, cutting, and banging sounds caused by power and hand tools. These will be most noticeable for the floors adjacent to where the work is taking place. Once the Contractor has been selected at the end of the bidding process, we will work with them to devise a work plan limiting the loudest noise levels to certain times of the day. As with any construction, there will likely be some additional noise from trucks, and supplies being delivered.

How dusty will it be?

There will be dust as a result of cutting into the ceiling and wall finishes and drilling into building framing. However, the contractor is responsible for taking reasonable measures for dust control and containment, including hanging plastic sheeting around work areas to protect the rest of the building. The contractor is also responsible for general cleanup of construction areas before leaving the spaces.

Does the building have hazardous materials that will be encountered during construction?

Historic Seattle hired the Migizi Group, an experienced hazardous materials consultant to conduct a thorough analysis of existing finishes that would be impacted during construction. Testing of existing finishes did not highlight the presence of any hazardous materials that had to be addressed by a hazardous materials abatement contractor.

Will the contractor move and protect my belongings, furnishings, and equipment before, during or after construction?

Due to liability, the contractor will not be responsible for moving belongings, furnishings, and equipment. Tenants and residents will be responsible for moving items at least six feet from the wall to allow contractor access. We also strongly recommend that valuable equipment be stored in a safe, off-site space. Items remaining outside of the six-foot construction zone will be separated from the work areas by plastic sheeting.

How long do I need to be out of my office or apartment?

While it is premature to offer an exact window of time that each tenant should expect to be out of their office space, our current estimation is up to six weeks. This is subject to change as we go through the bidding process, and we will be able to provide more definitive information once a contractor is on board. We want to be transparent throughout the process to tell you what we know now.

Will I be able to get back into my office/apartment during construction?

With 48 hours' notice, limited access can be provided to tenants and residents if items need to be retrieved from your office or residence during construction. Access can be provided by contacting Matt Murray (Good Shepherd Center Building Operations Manager) at mattm@historicseattle.org. He will coordinate access and ensure that the material can be safely retrieved.

What will my office or apartment look like after the construction?

The configuration of the space won't change as a result of this first phase of construction. All the improvements will take place within the wall and ceiling cavity.

Project Execution

Where on the property will construction equipment/materials be stored?

We will be coordinating with the general contractor on the exact location of equipment and materials during construction. We will do our best to balance the need for security of materials and contractor access with an attempt to minimize impact on tenants' use of the site.

How will parking be impacted?

Parking stalls will be reserved for contractor use during construction, though exact quantities are unknown at this time. Remaining parking stalls will continue to be available to building tenants, residents, and neighbors on a first-come, first-served basis.

When will construction normally take place?

Construction will take place on weekdays, typically from 7am to 3pm. Any work that is planned to take place outside of those hours will be communicated in advance.

Will temporary working spaces at the Good Shepherd Center be provided?

Yes, Historic Seattle will provide Rooms 202, 221, and 223 as temporary space to those tenants impacted by this project. If you plan on using one of these rooms during construction, please contact David McClain (Historic Seattle Director of Real Estate) at davidm@historicseattle.org.

Will temporary accommodation be provided for residents during construction? (residents only)

Historic Seattle will provide residents of the Good Shepherd Center a stipend to be used for temporary accommodation at a local hotel. If residents have the ability and/or desire to find alternative accommodations, it would be greatly appreciated.

How will the project team communicate construction activity and progress to tenants?

Historic Seattle will provide timely updates to all tenants and residents during the remaining design phase, into construction, and through project completion. Updates include, but will not be limited to, project status, schedule, impacts, etc. We will distribute these updates via email, on the Historic Seattle website, and on a project bulletin board located in the Good Shepherd Center second floor Main Lobby.

Will there be a way for me to communicate my concerns to the project team during construction?

Specific concerns and questions are always welcome from tenants and residents. Please direct this communication to Matt Murray, who will in turn provide timely and clear information.

Additional questions?

Please contact Matt Murray, Good Shepherd Center Building Operations Manager at mattm@historicseattle.org. Matt will serve as our on-site project manager who will be responsible for fielding questions and concerns and relaying this information to the project team.