

PROJECT MANUAL

PROJECT NAME AND LOCATION:

**Fire Restoration - Building A
Ballinger Commons**

Contract Number: DW2403331

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INVITATION TO BID

King County Housing Authority (KCHA) will accept bids from qualified general contractors to furnish labor, materials and necessary equipment to perform the following:

SCOPE OF WORK: Work includes, but is not limited to, fire restoration at Building A, including labor, materials, supplies, equipment, services, MEP permits, engineering, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents, and additional work described in project manual.

PROJECT MANUAL DISTRIBUTION:

Address: King County Housing Authority, **600** Andover Park, Seattle, WA 98188

Distribution: * **Documents are available for download on KCHA's website at**
<http://www.kcha.org/business/construction/open/>

PRE-BID CONFERENCE:

Date and Time: March 12, 2025 at 11:00 A.M.

Jobsite Address: Ballinger Commons, 2405 N. 202nd Pl, Shoreline, WA 98133.

In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.

For Questions: Questions pertaining to the bid are to be sent via email to MichelleJ@kcha.org no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.

Posting: Addenda notifications will be emailed to all members of the Plan Holders List and will be posted on KCHA's website.

BIDS ARE DUE:

Time: **1:00 P.M.**

Date: **April 3, 2025**

Address: King County Housing Authority
600 Andover Park West, Seattle, WA 98188

Submittal Process: * Sealed Envelope marked as **"Bid Documents: Ballinger Commons Fire Renovation"** (Mailing / Shipping Package or Wrapping must also be marked with this information).

Process: All Bids must be received and time and date stamped at KCHA no later than the above due date and time. No Bids will be accepted after that date and time. No Fax or Email Bids will be accepted.

BID GUARANTEE:

Amount: Five (5%) Percent of the Total bid must accompany Each Bid

Payable to: King County Housing Authority

PERFORMANCE AND PAYMENT BONDS: As a condition of award payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work.

KCHA is an Equal Employment Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, and small businesses to submit bids or to participate as subcontractors and suppliers on KCHA Contracts.

KCHA reserves the right to reject any or all bids or to waive any informality in the bidding. No bid shall be withdrawn for a period of 60 calendar days subsequent to the opening of the bids without the written consent of KCHA.

SPECIFICATIONS

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SECTION 01010 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Ballinger Commons Building A Fire Restoration
- B. Project Location: Ballinger Commons Apartments, 2405 N 202nd Pl, Shoreline, WA 98133
 - 1. Building A, Units 101, 201, 301, 302, 305, 306. Includes Common Breezeways, Storage Closets, Rear Decks & Patios, Roofing, Siding, and Stairs
- C. The Work consists of fire restoration at Building A as described in the Contract Documents including, but is not limited to, supervision, labor, materials, supplies, equipment, services, MEP permits, engineering, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents.
- D. Products included in the Ballinger Commons Materials List are to be used when called out. Contractor is required to provide submittals for all items listed prior to ordering or installing any listed items.
- E. All electrical items (outlets, switches, fixtures, wiring, rough-in boxes, terminations, etc.) are to be installed per current code requirements. Contractor to schedule owner walk through of each unit after rough in boxes are installed but prior to pulling any wire to insure all locations are approved.
- F. All plumbing items (supply and drain lines) are to be installed per current code requirements. Contractor to schedule owner walk through of each unit after plumbing rough in but prior to installation of insulation and/or cover with GWB and finishes.
- G. All mechanical items (fans, duct runs, controllers) are to be installed per current code requirements. Follow IMC code section 403.4.7 for exhaust in the kitchens and bathrooms. Mechanical contractor to provide proposed design/build systems that meet code requirements. Contractor to schedule owner walk through of each unit after mechanical rough in prior to cover.
- H. Contractor to submit truss package engineering from the manufacturer and receive approval from the architect and city inspector prior to ordering truss package. NTP to be issued after truss package is made available for installation.
- I. See attached 03-3-Ballinger Building A Scope and 04-Ballinger Building A Fire Restoration Plans for details.

1.2 WORK SEQUENCE

- A. The Work shall be completed in 180 calendar days from the date of Notice to Proceed.

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B. Contractor will submit written schedule outlining dates and duration of job including:

1. Construction start date
2. Schedule for work
3. Anticipated final completion date

1.3 LIQUIDATED DAMAGES

A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of \$500.

1.4 USE OF THE PREMISES

A. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.

1. Owner Occupancy: Allow for resident occupancy of site. Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
2. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to residents and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
3. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.

1.5 PERMITS

A. KCHA is responsible for acquiring the building permit prior to Notice To Proceed. The plans provided in this package were submitted to the City of Shoreline for the building permit. Any changes made as a result of the permit review that involve added scope or cost will be considered as part of the Change Order process as described in General Conditions. Contractor is responsible for obtaining and paying for all other required permits and for the coordination of all required inspections. Contractor shall be reimbursed the face value of the permit fees plus overhead and profit as indicated in the specifications.

1.6 PAYMENT PROCEDURES

- A. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.
- B. Each Application for Payment shall be consistent with previous applications and payments.
- C. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.

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- D. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.
 - 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
 - 2. When an application shows completion of an item, submit final or full waivers.
 - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

1.7 PROJECT MEETINGS

- A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner. Coordinate any long lead material orders to allow for NTP to be issued prior to schedule of Preconstruction Conference.
- B. Progress Meetings: Conduct progress meetings at weekly intervals.

1.8 SUBMITTALS

- A. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.
- B. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.
- C. Site specific safety plan shall adhere to all federal, state and local requirements.

1.9 TEMPORARY FACILITIES

- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
- B. Use of Owner's existing electric power and water service will be permitted.

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- C. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

1.10 EXECUTION REQUIREMENTS

- A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

1.11 CUTTING AND PATCHING

A. Quality Assurance

1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
2. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Owner's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

B. Performance

1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
 - a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

1.12 CLOSEOUT PROCEDURES

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
 1. Prior to acceptance of the work in all locations, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.

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- B. Prior to final acceptance and final payment
 - 1. Submit a written warranty covering labor and materials for a period of two (2) years from final completion.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

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SECTION 01524 - CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes: Administrative and procedural requirements for construction waste management activities.
- B. All materials removed are to be legally disposed of off-site.

1.2 QUALITY ASSURANCE

- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REMOVAL OF CONSTRUCTION WASTE MATERIALS

- A. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
- B. Transport CDL waste materials off Owner's property and legally dispose of them.
- C. Burning of CDL waste is not permitted.

END OF SECTION 01524

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SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes demolition, and removal and replacement.

1.2 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 PROJECT CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.
- B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
 - 1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.
- C. Owner assumes no responsibility for condition of areas to be selectively demolished.
 - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- D. Hazardous Materials
 - 1. ACM Reports provided by Vanguard Environmental Testing and NVL are included in the Bid documents. Assume the presence of hazardous materials in all noted locations unless otherwise proven through testing.
 - 2. Comply with all applicable laws regarding removal and disposal of hazardous materials.
 - 3. If materials not identified in the report are suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

PART 2 - PRODUCTS

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2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials.
 - 1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
 - 2. Use materials whose installed performance equals or surpasses that of existing materials.
 - 3. Refer to Cascadian Products List for specified finished materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

3.2 UTILITY SERVICES

- A. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
 - 2. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
 - 3. Protect existing site improvements, appurtenances, and landscaping to remain.

3.4 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.

END OF SECTION 01732

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SECTION 08531 – VINYL DOORS

PART 4 - GENERAL

4.1 SUMMARY

- A. Section Includes: Sliding Patio Doors

4.2 SUBMITTALS

- A. Product Data: Provide manufacturer's standard details and catalog data demonstrating compliance with referenced standards; include installation instructions and storage requirements.
 - 1. Quality Assurance/Control Submittals:
 - a. Qualifications: Proof of manufacturer's qualifications.
 - b. U-Factor and structural rating test data.
 - c. Manufacturer's Installation Instructions.
- B. Closeout Submittals: Submit following items:
 - 1. Temporary labels marked to identify windows that labels were applied to.
 - 2. Maintenance instructions.
 - 3. Special Warranties.

4.3 QUALITY ASSURANCE

- A. Overall Standards: Comply with AAMA/WDMA/CSA 101/I.S.2/A440-05 except as otherwise noted herein.
- B. Qualifications:
 - 1. Manufacturer Qualifications:
 - a. Certified Manufacturer by AAMA, and NFRC.
- C. Certifications for insulated glass windows:
 - 1. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
 - 2. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.
- D. Mock-up

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4.4 DELIVERY, STORAGE AND HANDLING

- A. Follow manufacturer's instructions on label applied to windows.

4.5 WARRANTY

- A. Commercial Special Warranty:
 - 1. 10 year guarantee.
 - 2. Guarantee windows against defects in materials and workmanship for ten years on glass and material including parts and labor.

PART 5 - PRODUCTS

5.1 MANUFACTURER

- A. Ply Gem Windows, 5001 D Street NW, Auburn, WA 98001 Tel. (800) 227-3699.
www.certainteed.com.

5.2 MATERIALS

- A. Door Frame and Sash Members: Impact resistant, exterior grade polyvinyl chloride extrusions complying with AAMA 303 and ASTM D 4726.
 - 1. Non-corroding, non-flaking, non-chipping, non-rotting; no electrical conductance; low thermal conductance
 - 2. Minimum External Wall Thickness: 0.070 inch nominal.
 - 3. Finish of Surfaces Exposed to View: Solid vinyl with smooth gloss finish and uniform consistent color.
- B. Insulating Unit: Complying with ASTM E 774, Class CBA.
 - 1. Thermal Performance:
 - a. Total Unit U-Value: 0.30
 - b. Visible Transmittance: 0.55
 - c. Solar Heat Gain Coefficient: 0.29
- C. Operating Hardware: Types for specified operable doors; sight-exposed hardware of UV-stabilized engineered plastic; color matched to vinyl extrusions for uniform appearance. Die cast zinc cam-type sash locks and keepers, color matched to vinyl extrusions for uniform appearance.
- D. Fasteners: Corrosion-resistant.
- E. Weatherstripping: Types for specified operable windows and operable doors.

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5.3 GENERAL PERFORMANCE REQUIREMENTS

- A. Thermal Performance: Comply with NFRC 100.
- B. Air Leakage, Water Resistance, Structural Test: Comply with AAMA/WDMA/CSA 101/I.S.2/A440-05
- C. Forced-Entry Resistance: Comply with CAWM 301 and ASTM F588

5.4 PATIO DOORS

- A. Acceptable Product: Pro Series 960 Sliding Patio Door
 - 1. Frame and Panel Construction:
 - a. Mitered and fusion-welded corners; integral 1-inch pre-punched nailing fin four sides; integral weep system; integral J channel (severable) that accepts up to 13/16 inch exterior cladding; integral glazing provision.
 - b. Standard or French style panels; reinforced stiles; interlocking meeting stiles.
 - c. Fixed Units: Frame profile matching operable units; fixed insulating glazing unit secured in integral glazing provision in panel.
 - 2. Factory Glazing:
 - a. Super spacer
 - b. Argon Fill
 - c. HP Low E
 - d. Glass thickness: Tempered DD
 - 3. Operating Hardware:
 - a. Roller Track: Extruded rigid vinyl with stainless steel cap.
 - b. Rollers: Adjustable tandem stainless steel rollers.
 - c. Stops: Anti-lift, preventing operable sash to be removed from exterior.
 - d. Locks: Single-lever actuated two-point locking; catch at locking points, meeting forced entry resistance requirements of CAWM 301; lock key-actuated from exterior; white or tan baked enamel handle.
 - e. Locks: Single-lever actuated four-point locking; catch at locking points, meeting forced entry resistance requirements of CAWM 301; lock key-actuated from exterior; white or tan baked enamel handle.
 - 4. Color: White.
 - 5. Weatherstripping: Double-row high-density polypropylene pile, with polypropylene fin, meeting AAMA 701.
 - 6. Screens: Frame color matching patio door frame and panel interior color.
 - 7. Styles and Sizes: To fit existing rough opening.
 - 8. Operable window: Match existing.

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5.5 FINISH

- A. Frame and Panel Color: White
- B. Color match screen frame to frame and panel color and Exterior color matched screen to frame and panel color.

5.6 FLASHING

- A. Self-adhesive flashing tape - 3M™ All weather Flashing Tape 8067.
- B. Sheet metal head flashing with hem to leading edge.

5.7 SEALANTS

- A. Non-expanding foam.
- B. Silicon sealant to embed head flashing.
- C. Tremco caulk and backerrod.
- D. Paintable caulk to interior.

5.8 TRIM BOARDS

- A. Trim: Fiber-Cement trim 5/4-inch material, Hardie or Allura of Plycem

5.9 PAINT

- A. Primer and exterior paint as recommended by Sherwin Williams to match existing finish in color and sheen.

PART 6 - EXECUTION

6.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate, and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight window installation.
 - 1. Verify that fasteners in framed walls are fully driven and will not interfere with door installation.

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2. Verify that sill is flat and level.

- B. Thoroughly clean all areas after removal of door including remove all caulk and sealant.
- C. Coordinate with responsible entity to correct unsatisfactory conditions.
- D. Commencement of work by installer is acceptance of substrate conditions.

6.2 DOOR INSTALLATION

- A. Flash head in accordance as indicated in these specifications and plans and in accordance with industry standards, manufacturer's recommendations.
 - 1. Adjust GWB liner as necessary including either cutting back or extending to match existing.
 - 2. Install self-adhesive flashing tape to head, sills and jambs.
 - 3. Apply sealant as indicated.
 - 4. Install head flashing as indicated on plans.
 - 5. Caulk interior lining.
 - 6. Remove and reinstall blinds if necessary.

6.3 TRIM BOARDS

- A. Install 5/4" Fiber-Cement Trim boards..
- B. Set nails and caulk ready for paint.

6.4 ADJUSTING

- A. Adjust operating sashes and ventilators, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weather tight closure. Lubricate hardware and moving parts if necessary.

6.5 CLEANING

- A. Remove temporary labels and retain for Closeout Submittals.
- B. Clean factory-glazed glass immediately after installing windows. Clean soiled surfaces and glass using a mild detergent and warm water solution with soft, clean cloths. Remove nonpermanent labels, and clean surfaces.
- C. Install insect screens on operable doors.

6.6 PAINT

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- A. Trim shall be primed and painted according to the manufacturer's instructions to match existing finish.

END OF SECTION 08531

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SECTION 15830 - FANS

PART 7 - GENERAL

7.1 SUMMARY

- A. This Section includes bath fans, ducts and switches.

7.2 SUBMITTALS

- A. Product Data
- B. Operation and maintenance data.

7.3 QUALITY ASSURANCE

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- B. UL Standard: Power ventilators shall comply with UL 705.
- C. Testing
 - 1. Test each fan and exterior termination cap using balometer flow hood.
 - 2. Provide test data to Owner showing readings for each fan inside and outside.

PART 8 - PRODUCTS

8.1 BATHROOM EXHAUST FANS

- A. Panasonic Whisperceiling Fan/Light FV-0511VQL1 80 CFM selected.

8.2 CONTROL SWITCH

- A. Panasonic FV-WCCS2-W

8.3 DUCTS

- A. Lower floors: Existing ducts for lower floors.
- B. Upper floors: 4-inch diameter insulated rigid metal vent pipe or 6-inch insulated flexible pipe with a 6" to 4" reducer at both ends.

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8.4 TERMINATION CAP

- A. Lower floors: Broan Wall Termination Cap Model 885BL
- B. Upper floors: Broan Roof Termination Cap Model 636

8.5 INSULATION

- A. Minimum R-4 (R-11 with unfaced fiberglass insulation).

8.6 ACCESSORIES

- A. Accessories as required for a complete installation.
 - 1. #8 sheet-metal screws
 - 2. Foil-backed butyl tape UL 181B – Hardcastle Foil-Grip 1402
 - 3. Mastic: Hardcast Versi-Grip 181 mastic
 - 4. Support material
 - 5. Electrical connection material including wiring, switch plates, etc

PART 9 - EXECUTION

9.1 INSTALLATION

- A. Install fans, ducts and switches in accordance with manufacturers written instructions and requirements of PSE and the AHJ.
 - 1. Connect ducts using mastic and/or tape.
 - 2. Suspend units from structure; use steel wire or metal straps.
- B. All mechanical ventilation fan exhaust ducting shall comply with the following:
 - 1. All exhaust fans shall be equipped with a back draft damper located at either the fan outlet or the vent termination.
- C. Air-tight and mechanically fastened at each joint using a minimum of two screws, and taped to the fan outlet and to the collar of termination cap.
- D. Ducts
 - 1. Connect to existing ducts at lower floors.
 - 2. Replace ducts at upper floors.
- E. Terminal Caps

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1. Replace all terminal caps installed as recommended to written industry standards.

F. Insulation

1. Ducting in unconditioned space shall be insulated.

9.2 FIELD QUALITY CONTROL

- A. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation. Remove malfunctioning units, replace with new units, and retest.
- B. Set timer and humidity controls at levels agreed with Owner in writing prior to installation.
- C. Fan testing: Test fans at interior and exterior to verify flow using recently calibrated balometer.
 1. Test results shall demonstrate flow in no less than 70 CFM.
 2. Provide report listing all units and test results for approval.
 3. Units showing less than 70 CFM shall be reinstalled until required flow is achieved.

END OF SECTION 15838



J S Held

Insured: KCHA-Ballinger Commons Scope
Property: 2405 202nd Place N Bldg. A
Shoreline, WA 98133

Estimator: Mike Ptacek
Position: Assistant Vice President

Company: J S Held

Business: 3535 Factoria Blvd Se Suite 440
Bellevue, WA 98006

Business: (425) 270-3150

E-mail: mptacek@jsheld.com

Claim Number: PRIVATE

Policy Number: N/A

Type of Loss: Fire

Date Contacted: 7/12/2024 6:00 PM

Date of Loss: 7/12/2024 8:00 AM

Date Inspected: 7/12/2024 8:00 PM

Date Received: 7/12/2024 6:00 PM

Date Entered: 7/22/2024 10:38 AM

Price List: JUL24_PW240701264

Restoration/Service/Remodel

Estimate: KCHA_BALLINGER_
SCOPE

This scope is derived using a price list based on WASE8X_JUL24 that has been modified to reflect prevailing wage requirements for covered trades. A copy of the relevant wages as published by the Washington State Department of Labor and Industries is included in the photos section of this estimate. Full prevailing wage data is available online at <https://secure.lni.wa.gov/wagelookup/>.



KCHA_BALLINGER_SCOPE

General Conditions

DESCRIPTION	QTY
1. Commercial Supervision / Project Management - per hour	0.00 HR
7. Permits & Fees (Paid Bill)	0.00 EA
8. Engineering fees (Bid Item)	0.00 EA
9. Temporary toilet (per month)	0.00 MO

NOTES:

Exterior

DESCRIPTION	QTY
Siding	
38. R&R Siding - hardboard - lap pattern - 6"	440.70 SF
39. Seal & paint wood siding	1160.80 SF
40. Mask the surface area per square foot - plastic and tape - 4 mil	1160.80 SF
Patio Railing	
41. R&R Deck guard rail - treated lumber	15.00 LF
42. Paint deck handrail - 2 coats paint	15.00 LF
Soffit, Fascia and Gutters	
43. R&R Fascia - 1" x 8" - #2 pine	32.00 LF
44. R&R Soffit - wood	64.00 SF
45. R&R Soffit - box framing - 2' overhang	32.00 LF
46. R&R Gutter / downspout - aluminum - up to 5"	67.00 LF
47. Prime & paint exterior soffit - wood	64.00 SF
48. Prime & paint exterior fascia - wood, 6" - 8" wide	32.00 LF
MEP	
49. R&R Exterior light fixture	1.00 EA



DESCRIPTION	QTY
-------------	-----

1st floor
First Floor

DESCRIPTION	QTY
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NOTES:



Door **2' 8" X 6' 8"** **Opens into KITCHEN**

DESCRIPTION	QTY
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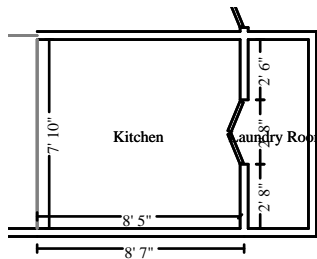
Page: 3



CONTINUED - Laundry Room

DESCRIPTION	QTY
56. Seal/prime (1 coat) then paint (1 coat) the ceiling	19.58 SF
Walls	
57. 5/8" drywall - hung, taped, floated, ready for paint	140.67 SF
58. Texture drywall - machine	140.67 SF
59. Seal/prime (1 coat) then paint (1 coat) the walls	140.67 SF
60. Seal the walls w/PVA primer - one coat	140.67 SF
Floor	
61. Vinyl plank flooring - Standard grade	19.58 SF
62. Floor preparation for resilient flooring	19.58 SF
Door	
63. R&R Bifold door - lauan/mahogany - Single	1.00 EA
64. Paint single bifold door - slab only - 1 coat (per side)	2.00 EA
M.E.P	
65. R&R 220 volt outlet	1.00 EA
66. R&R Outlet	1.00 EA
67. R&R Switch	1.00 EA
68. R&R Bathroom ventilation fan - Standard grade	1.00 EA
69. Light fixture - Standard grade	1.00 EA
70. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA
Appliances	
71. Ductwork - flexible - non-insulated - 4" round	6.00 LF
72. Appliance power cord - material only	1.00 EA
73. Dryer - Electric - Standard grade	1.00 EA
74. Washer/Washing Machine - Top-loading - Standard grade	1.00 EA

NOTES:



Kitchen

Height: 7' 8"

171.33 SF Walls
237.26 SF Walls & Ceiling
7.33 SY Flooring
24.67 LF Ceil. Perimeter

65.93 SF Ceiling
65.93 SF Floor
22.00 LF Floor Perimeter

Missing Wall
Door

7' 10" X 7' 8"
2' 8" X 6' 8"

Opens into DINING_ROOM
Opens into LAUNDRY_ROOM

DESCRIPTION

QTY

Ceiling

75. Hat channel, 16" OC	171.33 SF
76. Batt insulation - 10" - R30 - unfaced batt	65.93 SF
77. 5/8" drywall - hung, taped, floated, ready for paint	65.93 SF
78. Texture drywall - machine	65.93 SF
79. Mask the ceiling per square foot - plastic and tape - 4 mil	65.93 SF
80. Seal the ceiling w/PVA primer - one coat	65.93 SF
81. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.93 SF

Walls

82. 5/8" drywall - hung, taped, floated, ready for paint	85.67 SF
83. Texture drywall - machine	85.67 SF
84. Mask the walls per square foot - plastic and tape - 4 mil	171.33 SF
85. Seal/prime (1 coat) then paint (1 coat) the walls	171.33 SF
86. Seal the walls w/PVA primer - one coat	171.33 SF

Cabinets

87. Toe kick - pre-finished wood - 1/2"	10.50 LF
88. Cabinetry - lower (base) units - Standard grade	10.50 LF
89. Cabinetry - upper (wall) units - Standard grade	16.00 LF
90. Countertop - post formed plastic laminate - Standard grade	11.50 LF
91. Backsplash - plastic laminate	2.00 SF

Appliances

92. Appliance power cord - material only	1.00 EA
93. Range - freestanding - electric - Standard grade	1.00 EA
94. Dishwasher - Standard grade	1.00 EA
95. Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA
96. Range hood - Standard grade	1.00 EA

Floor

97. Vinyl floor covering (sheet goods)	75.82 SF
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15 % waste added for Vinyl floor covering (sheet goods).



DESCRIPTION	QTY
98. Floor preparation for resilient flooring	65.93 SF
M.E.P	
99. R&R 220 volt outlet	1.00 EA
100. R&R Ground fault interrupter (GFI) outlet	2.00 EA
101. R&R Outlet	4.00 EA
102. R&R Switch	1.00 EA
103. Material Only P-trap assembly - ABS (plastic)	1.00 EA
104. Sink faucet - Kitchen	1.00 EA
105. Kitchen Sink - single basin	1.00 EA
106. Material Only Plumbing fixture supply line	2.00 EA
107. Fluorescent light fixture	2.00 EA
108. Light bulb - Fluorescent tube - 4' soft white - mat. only	4.00 EA

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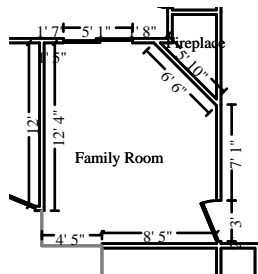
DESCRIPTION	QTY
Ceiling	



CONTINUED - Dining Room

DESCRIPTION	QTY
109. Hat channel, 16" OC	153.11 SF
110. 5/8" drywall - hung, taped, floated, ready for paint	71.49 SF
111. Texture drywall - machine	71.49 SF
112. Mask the ceiling per square foot - plastic and tape - 4 mil	71.49 SF
113. Seal the ceiling w/PVA primer - one coat	71.49 SF
114. Seal/prime (1 coat) then paint (1 coat) the ceiling	71.49 SF
Walls	
115. 5/8" drywall - hung, taped, floated, ready for paint	153.11 SF
116. Texture drywall - machine	153.11 SF
117. Mask the walls per square foot - plastic and tape - 4 mil	153.11 SF
118. Seal the walls w/PVA primer - one coat	153.11 SF
119. Seal/prime (1 coat) then paint (1 coat) the walls	153.11 SF
Floor	
120. Vinyl plank flooring - Standard grade	71.49 SF
121. Floor preparation for resilient flooring	71.49 SF
M.E.P	
122. R&R Outlet	2.00 EA
123. R&R Switch	1.00 EA
124. Hanging light fixture	1.00 EA
125. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA
126. Smoke detector	1.00 EA

NOTES:



Family Room

Height: 7' 8"

294.73 SF Walls	177.40 SF Ceiling
472.13 SF Walls & Ceiling	177.40 SF Floor
19.71 SY Flooring	37.39 LF Floor Perimeter
45.47 LF Ceil. Perimeter	

Missing Wall	2' 7" X 7' 8"	Opens into DINING_ROOM
Missing Wall	4' 5" X 7' 8"	Opens into DINING_ROOM
Door	3' X 6' 8"	Opens into Exterior
Door	5' 1" X 6' 8"	Opens into Exterior

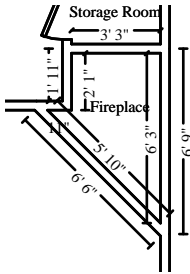
DESCRIPTION	QTY
Ceiling	
127. Hat channel, 16" OC	177.40 SF
128. 5/8" drywall - hung, taped, floated, ready for paint	177.40 SF
129. Texture drywall - machine	177.40 SF
130. Seal the ceiling w/PVA primer - one coat	177.40 SF
131. Seal/prime (1 coat) then paint (1 coat) the ceiling	177.40 SF
Walls	
132. 5/8" drywall - hung, taped, floated, ready for paint	294.73 SF
133. Texture drywall - machine	294.73 SF
134. Seal the walls w/PVA primer - one coat	294.73 SF
135. Seal/prime (1 coat) then paint (1 coat) the walls	294.73 SF
Slider door	
136. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
Floor	
137. Vinyl plank flooring - Standard grade	177.40 SF
138. Floor preparation for resilient flooring	177.40 SF
M.E.P	
139. R&R Outlet	2.00 EA
140. R&R Switch	1.00 EA
141. Baseboard electric heater - 4'	1.00 EA
142. Thermostat - electric heat	1.00 EA
Fireplace	
143. Ceramic tile - Standard grade	6.75 SF
8 inch tile top, bottom and sides	
144. Electric fireplace insert, built-in, w/ heater- 33" to 39"	1.00 EA



CONTINUED - Family Room

DESCRIPTION	QTY
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NOTES:



Fireplace	Height: 8'
146.07 SF Walls	15.29 SF Ceiling
161.36 SF Walls & Ceiling	15.29 SF Floor
1.70 SY Flooring	18.26 LF Floor Perimeter
18.26 LF Ceil. Perimeter	

DESCRIPTION	QTY
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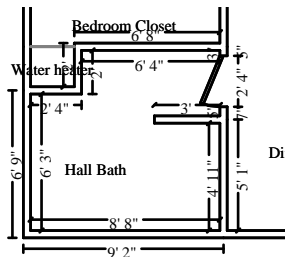
Ceiling

145. 5/8" drywall - hung & fire taped only	15.29 SF
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Walls

146. 5/8" drywall - hung & fire taped only	146.07 SF
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NOTES:



Hall Bath

Height: 7' 8"

289.83 SF Walls
355.61 SF Walls & Ceiling
7.31 SY Flooring
39.83 LF Ceil. Perimeter

65.78 SF Ceiling
65.78 SF Floor
37.50 LF Floor Perimeter

Door

2' 4" X 6' 8"

Opens into DINING_ROOM

DESCRIPTION

QTY

Ceiling

147. 5/8" drywall - hung, taped, floated, ready for paint	65.78 SF
148. Texture drywall - machine	65.78 SF
149. Seal the ceiling w/PVA primer - one coat	65.78 SF
150. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.78 SF

Walls

151. 5/8" drywall - hung, taped, floated, ready for paint	229.83 SF
152. Texture drywall - machine	229.83 SF
153. Seal/prime (1 coat) then paint (1 coat) part of the walls	229.83 SF
154. Seal part of the walls w/PVA primer - one coat	229.83 SF
155. Mask the surface area per square foot - plastic and tape - 4 mil	80.00 SF

Mask shower stall

156. Cove base molding - rubber or vinyl, 4" high	16.50 LF
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Door

157. Interior door unit - Standard grade	1.00 EA
158. Paint door slab only - 2 coats (per side)	2.00 EA
159. Paint door or window opening - 2 coats (per side)	2.00 EA
160. Door knob - interior - Standard grade	1.00 EA
161. Interior door - Detach & reset - slab only	1.00 EA

For flooring install

Floor

162. Vinyl - metal transition strip	37.50 LF
163. Vinyl plank flooring - Standard grade	65.78 SF
164. Floor preparation for resilient flooring	65.78 SF

Cabinets

165. Vanity - Standard grade	4.00 LF
166. Countertop - post formed plastic laminate	6.50 LF
167. Backsplash - plastic laminate	4.00 SF

Additional Items

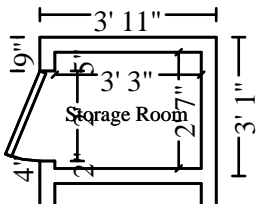
168. Shower curtain rod	1.00 EA
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CONTINUED - Hall Bath

DESCRIPTION	QTY
169. Mirror - 1/4" plate glass	7.80 SF
170. Towel bar - Standard grade	1.00 EA
171. Toilet paper holder - Standard grade	1.00 EA
M.E.P	
172. R&R Switch	2.00 EA
173. R&R Ground fault interrupter (GFI) outlet	1.00 EA
174. Material Only P-trap assembly - ABS (plastic)	1.00 EA
This is part of install for sink and faucet	
175. R&R Bathroom ventilation fan	1.00 EA
176. Sink faucet - Bathroom	1.00 EA
177. Sink - single - Standard grade	1.00 EA
178. Material Only Plumbing fixture supply line	3.00 EA
179. Toilet - Standard grade	1.00 EA
180. Toilet seat - Standard grade	1.00 EA
181. Light fixture	1.00 EA

NOTES:



Storage Room		Height: 8'
80.00 SF Walls	8.40 SF Ceiling	
88.40 SF Walls & Ceiling	8.40 SF Floor	
0.93 SY Flooring	9.67 LF Floor Perimeter	
11.67 LF Ceil. Perimeter		
Door	2' X 6' 8"	Opens into Exterior

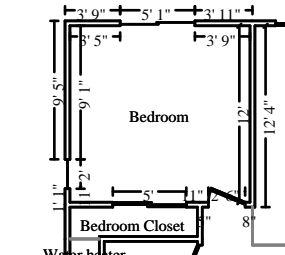
DESCRIPTION	QTY
Ceiling	



CONTINUED - Storage Room

DESCRIPTION	QTY
182. 5/8" drywall - hung & fire taped only	8.40 SF
Walls	
183. 5/8" drywall - hung & fire taped only	80.00 SF

NOTES:



Bedroom	Height: 7' 8"	
310.17 SF Walls	147.00 SF Ceiling	
457.17 SF Walls & Ceiling	147.00 SF Floor	
16.33 SY Flooring	43.50 LF Floor Perimeter	
48.50 LF Ceil. Perimeter		
Window	2' X 4'	Opens into Exterior
Window	5' 1" X 4'	Opens into Exterior
Door	5' X 6' 8"	Opens into BEDROOM_CLO2

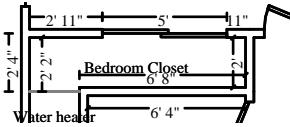
DESCRIPTION	QTY
Ceiling	
184. 5/8" drywall - hung, taped, floated, ready for paint	147.00 SF
185. Texture drywall - machine	147.00 SF
186. Seal the ceiling w/PVA primer - one coat	147.00 SF
187. Seal/prime (1 coat) then paint (1 coat) the ceiling	147.00 SF
Walls	
188. 5/8" drywall - hung, taped, floated, ready for paint	310.17 SF
189. Texture drywall - machine	310.17 SF
190. Seal/prime (1 coat) then paint (1 coat) the walls	310.17 SF
191. Seal the walls w/PVA primer - one coat	310.17 SF
Door	



CONTINUED - Bedroom

DESCRIPTION	QTY
192. Interior door unit - Standard grade	1.00 EA
193. Paint door slab only - 2 coats (per side)	2.00 EA
194. Paint door or window opening - 2 coats (per side)	2.00 EA
195. Door knob - interior - Standard grade	1.00 EA
196. Interior door - Detach & reset - slab only	1.00 EA
Window	
197. Window blind - PVC - 3.5" - 7.1 to 14 SF	1.00 EA
198. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
199. Window sill	7.00 LF
200. Paint window stool and apron - 1 coat	7.00 LF
201. Casing - 2 1/4" MDF	7.00 LF
Floor	
202. Carpet	169.05 SF
15 % waste added for Carpet.	
203. Carpet pad	147.00 SF
M.E.P	
204. R&R Outlet	4.00 EA
205. R&R Switch	1.00 EA
206. Baseboard electric heater - 4'	1.00 EA
207. Thermostat - electric heat	1.00 EA
208. Smoke detector	1.00 EA
209. Ceiling fan & light	1.00 EA

NOTES:



Bedroom Closet

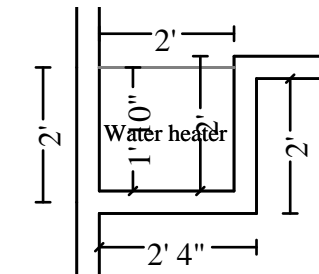
Height: 7' 8"

116.17 SF Walls	17.67 SF Ceiling
133.83 SF Walls & Ceiling	17.67 SF Floor
1.96 SY Flooring	14.50 LF Floor Perimeter
19.50 LF Ceil. Perimeter	

Missing Wall	2' X 7' 8"	Opens into WATER_HEATER
Door	5' X 6' 8"	Opens into BEDROOM

DESCRIPTION	QTY
Ceiling	
210. 5/8" drywall - hung, taped, floated, ready for paint	17.67 SF
211. Texture drywall - machine	17.67 SF
212. Seal the ceiling w/PVA primer - one coat	17.67 SF
213. Seal/prime (1 coat) then paint (1 coat) the ceiling	17.67 SF
Walls	
214. 5/8" drywall - hung, taped, floated, ready for paint	116.17 SF
215. Texture drywall - machine	116.17 SF
216. Seal/prime (1 coat) then paint (1 coat) the walls	116.17 SF
217. Seal the walls w/PVA primer - one coat	116.17 SF
Door	
218. Bypass (sliding) door set - Colonist	1.00 EA
219. Paint door slab only - 2 coats (per side)	4.00 EA
Floor	
220. Vinyl floor covering (sheet goods)	20.32 SF
15 % waste added for Vinyl floor covering (sheet goods).	
221. Floor preparation for resilient flooring	17.67 SF
Additional Items	
222. Closet shelf and rod package	9.00 LF

NOTES:



Water heater

Height: 7' 8"

44.72 SF Walls
48.39 SF Walls & Ceiling
0.41 SY Flooring
5.83 LF Ceil. Perimeter

3.67 SF Ceiling
3.67 SF Floor
5.83 LF Floor Perimeter

Missing Wall

2' X 7' 8"

Opens into BEDROOM_CLO2

DESCRIPTION

QTY

Ceiling

223. 5/8" drywall - hung, taped, floated, ready for paint	3.67 SF
224. Texture drywall - machine	3.67 SF
225. Seal the ceiling w/PVA primer - one coat	3.67 SF
226. Seal/prime (1 coat) then paint (1 coat) the ceiling	3.67 SF

Walls

227. 5/8" drywall - hung, taped, floated, ready for paint	44.72 SF
228. Texture drywall - machine	44.72 SF
229. Seal/prime (1 coat) then paint (1 coat) the walls	44.72 SF
230. Seal the walls w/PVA primer - one coat	44.72 SF

Floor

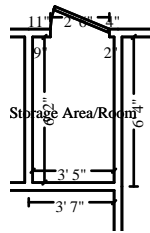
231. Vinyl floor covering (sheet goods)	4.22 SF
15 % waste added for Vinyl floor covering (sheet goods).	
232. Floor preparation for resilient flooring	3.67 SF

M.E.P

233. Water heater - 40 gallon - Electric - 6 yr	1.00 EA
234. Water heater seismic strap kit - up to 55 gallon	1.00 EA

NOTES:

Breezeway



Storage Area/Room

Height: 8'

153.84 SF Walls	21.26 SF Ceiling
175.10 SF Walls & Ceiling	21.26 SF Floor
2.36 SY Flooring	19.23 LF Floor Perimeter
19.23 LF Ceil. Perimeter	

DESCRIPTION

QTY

Walls

235. 5/8" - drywall per LF - up to 2' tall	13.00 LF
236. Seal/prime (1 coat) then paint (1 coat) the walls	153.84 SF

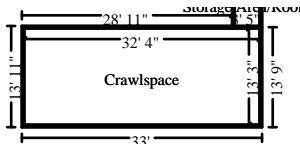
Floor

237. Floor protection - heavy paper and tape	21.26 SF
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NOTES:

Crawlspace

Height: 8'



729.84 SF Walls	428.83 SF Ceiling
1158.67 SF Walls & Ceiling	428.83 SF Floor
47.65 SY Flooring	91.23 LF Floor Perimeter
91.23 LF Ceil. Perimeter	

DESCRIPTION

QTY

Walls

238. 5/8" drywall - hung & fire taped only	80.00 SF
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NOTES:

2nd Floor

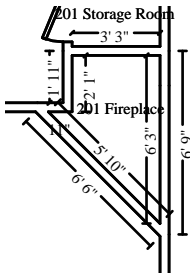


201

201

DESCRIPTION	QTY
239. Final cleaning - construction - Commercial	592.20 SF

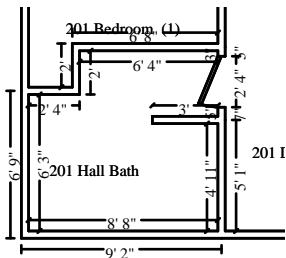
NOTES:



201 Fireplace	Height: 8'
146.07 SF Walls	15.29 SF Ceiling
161.36 SF Walls & Ceiling	15.29 SF Floor
1.70 SY Flooring	18.26 LF Floor Perimeter
18.26 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
240. 5/8" drywall - hung & fire taped only	15.29 SF
Walls	
241. 5/8" drywall - hung & fire taped only	146.07 SF

NOTES:



201 Hall Bath	Height: 7' 8"
305.39 SF Walls	65.78 SF Ceiling
371.17 SF Walls & Ceiling	65.78 SF Floor
7.31 SY Flooring	39.83 LF Floor Perimeter
39.83 LF Ceil. Perimeter	



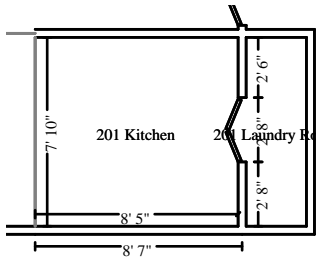
DESCRIPTION	QTY
Ceiling	
242. 5/8" drywall - hung, taped, floated, ready for paint	65.78 SF
243. Texture drywall - machine	65.78 SF
244. Seal the ceiling w/PVA primer - one coat	65.78 SF
245. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.78 SF
Walls	
246. 5/8" drywall - hung, taped, floated, ready for paint	305.39 SF
247. Texture drywall - machine	305.39 SF
248. Seal/prime (1 coat) then paint (1 coat) the walls	305.39 SF
249. Seal the walls w/PVA primer - one coat	305.39 SF
250. Cove base molding - rubber or vinyl, 4" high	18.83 LF
Door	
251. Interior door unit - Standard grade	1.00 EA
252. Paint door slab only - 2 coats (per side)	2.00 EA
253. Paint door or window opening - 2 coats (per side)	2.00 EA
254. Door knob - interior - Standard grade	1.00 EA
255. Interior door - Detach & reset - slab only	1.00 EA
Floor	
256. Vinyl plank flooring - Standard grade	65.78 SF
257. Floor preparation for resilient flooring	65.78 SF
Cabinets	
258. Vanity - Standard grade	4.00 LF
259. Countertop - post formed plastic laminate	6.50 LF
Additional Items	
260. Mirror - 1/4" plate glass	7.80 SF
261. Towel bar - Standard grade	1.00 EA
262. Toilet paper holder - Standard grade	1.00 EA
M.E.P	
263. Material Only P-trap assembly - ABS (plastic)	1.00 EA
This is part of install for sink and faucet	
264. R&R Bathroom ventilation fan	1.00 EA
265. Ductwork - flexible - non-insulated - 4" round	8.00 LF
266. Sink faucet - Bathroom	1.00 EA
267. Sink - single - Standard grade	1.00 EA
268. Plumbing fixture supply line	3.00 EA
269. Light fixture	1.00 EA



CONTINUED - 201 Hall Bath

DESCRIPTION	QTY
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NOTES:



201 Kitchen	Height: 7' 8"
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189.11 SF Walls	65.93 SF Ceiling
255.04 SF Walls & Ceiling	65.93 SF Floor
7.33 SY Flooring	24.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into DEF_201_DINI
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DESCRIPTION	QTY
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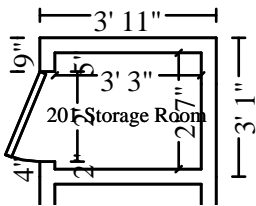
Ceiling	
270. Hat channel, 16" OC	189.11 SF
271. Batt insulation - 10" - R30 - unfaced batt	65.93 SF
272. 5/8" drywall - hung, taped, floated, ready for paint	65.93 SF
273. Texture drywall - machine	65.93 SF
274. Mask the ceiling per square foot - plastic and tape - 4 mil	65.93 SF
275. Seal the ceiling w/PVA primer - one coat	65.93 SF
276. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.93 SF
Walls	
277. 5/8" drywall - hung, taped, floated, ready for paint	94.56 SF
278. Texture drywall - machine	94.56 SF
279. Mask the walls per square foot - plastic and tape - 4 mil	189.11 SF
280. Seal/prime (1 coat) then paint (1 coat) the walls	189.11 SF
281. Seal the walls w/PVA primer - one coat	189.11 SF
Cabinets	
282. Toe kick - pre-finished wood - 1/2"	10.50 LF
283. Cabinetry - lower (base) units - Standard grade	10.50 LF



CONTINUED - 201 Kitchen

DESCRIPTION	QTY
284. Cabinetry - upper (wall) units - Standard grade	16.00 LF
285. Countertop - post formed plastic laminate - Standard grade	11.50 LF
286. Backsplash - plastic laminate	2.00 SF
Appliances	
287. Range - freestanding - electric - Standard grade	1.00 EA
288. Dishwasher - Standard grade	1.00 EA
289. Garbage disposal / disposer - Standard grade	1.00 EA
290. Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA
Floor	
291. Vinyl floor covering (sheet goods)	75.82 SF
15 % waste added for Vinyl floor covering (sheet goods).	
292. Floor preparation for resilient flooring	65.93 SF
M.E.P	
293. Material Only P-trap assembly - ABS (plastic)	1.00 EA
294. Sink faucet - Kitchen	1.00 EA
295. Kitchen Sink - single basin	1.00 EA
296. Plumbing fixture supply line	2.00 EA
297. Fluorescent light fixture	2.00 EA

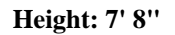
NOTES:



201 Storage Room	Height: 8'
93.33 SF Walls	8.40 SF Ceiling
101.73 SF Walls & Ceiling	8.40 SF Floor
0.93 SY Flooring	11.67 LF Floor Perimeter
11.67 LF Ceil. Perimeter	



NOTES:



Missing Wall	7' 10" X 7' 8"	Opens into DEF_201_KITC
Missing Wall	4' 5" X 7' 8"	Opens into DEF_201_FAM2
Missing Wall	2' 7" X 7' 8"	Opens into DEF_201_FAM2

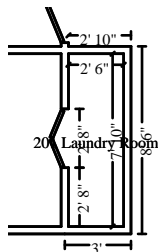
KCHA BALLINGER SCOPE



CONTINUED - 201 Dining Room

DESCRIPTION	QTY
M.E.P	
313. Hanging light fixture	1.00 EA

NOTES:



201 Laundry Room

Height: 7' 8"

158.44 SF Walls	19.58 SF Ceiling
178.03 SF Walls & Ceiling	19.58 SF Floor
2.18 SY Flooring	20.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

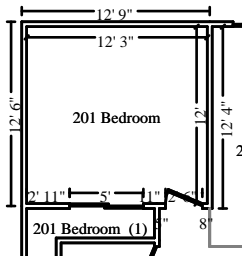
DESCRIPTION	QTY
Ceiling	
314. Hat channel, 16" OC	19.58 SF
315. 5/8" drywall - hung, taped, floated, ready for paint	19.58 SF
316. Texture drywall - machine	19.58 SF
317. Seal the ceiling w/PVA primer - one coat	19.58 SF
318. Seal/prime (1 coat) then paint (1 coat) the ceiling	19.58 SF
Walls	
319. 5/8" drywall - hung, taped, floated, ready for paint	158.44 SF
320. Texture drywall - machine	158.44 SF
321. Seal/prime (1 coat) then paint (1 coat) the walls	158.44 SF
322. Seal the walls w/PVA primer - one coat	158.44 SF
Floor	
323. Vinyl plank flooring - Standard grade	19.58 SF
324. Floor preparation for resilient flooring	19.58 SF
M.E.P	



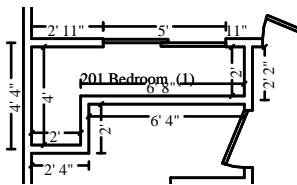
CONTINUED - 201 Laundry Room

DESCRIPTION	QTY
325. R&R Bathroom ventilation fan	1.00 EA
Door	
326. Bifold door - lauau/mahogany - Single	1.00 EA
327. Paint single bifold door - slab only - 1 coat (per side)	2.00 EA
328. Light fixture	1.00 EA
Appliances	
329. Appliance power cord - material only	1.00 EA
330. Dryer - Electric - Standard grade	1.00 EA
331. Washer/Washing Machine - Top-loading - Standard grade	1.00 EA

NOTES:



201 Bedroom	Height: 7' 8"
371.83 SF Walls	147.00 SF Ceiling
518.83 SF Walls & Ceiling	147.00 SF Floor
16.33 SY Flooring	48.50 LF Floor Perimeter
48.50 LF Ceil. Perimeter	



Subroom: 201 Bedroom (1)	Height: 7' 8"
194.22 SF Walls	21.33 SF Ceiling
215.56 SF Walls & Ceiling	21.33 SF Floor
2.37 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	



CONTINUED - 201 Bedroom

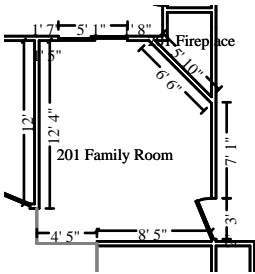
DESCRIPTION	QTY
332. 5/8" drywall - hung, taped, floated, ready for paint	168.33 SF
333. Texture drywall - machine	168.33 SF
334. Seal the ceiling w/PVA primer - one coat	168.33 SF
335. Seal/prime (1 coat) then paint (1 coat) the ceiling	168.33 SF
Walls	
336. 5/8" drywall - hung, taped, floated, ready for paint	566.06 SF
337. Texture drywall - machine	566.06 SF
338. Seal/prime (1 coat) then paint (1 coat) the walls	566.06 SF
339. Seal the walls w/PVA primer - one coat	566.06 SF
Door	
340. Interior door unit - Standard grade	1.00 EA
341. Paint door slab only - 2 coats (per side)	2.00 EA
342. Paint door or window opening - 2 coats (per side)	2.00 EA
343. Door knob - interior - Standard grade	1.00 EA
344. Interior door - Detach & reset - slab only	1.00 EA
Window	
345. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
346. Window sill	5.00 LF
347. Seal & paint window sill	5.00 LF
348. Casing - 2 1/4" MDF	15.00 LF
349. Paint casing - two coats	15.00 LF
Floor	
350. Carpet	193.58 SF
15 % waste added for Carpet.	
351. Carpet pad	168.33 SF
M.E.P	
352. Baseboard electric heater - 4'	1.00 EA
353. Thermostat - electric heat	1.00 EA
354. Smoke detector	1.00 EA
355. Ceiling fan & light	1.00 EA



CONTINUED - 201 Bedroom

DESCRIPTION	QTY
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NOTES:



201 Family Room	Height: 7' 8"
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314.73 SF Walls	177.40 SF Ceiling
492.13 SF Walls & Ceiling	177.40 SF Floor
19.71 SY Flooring	40.39 LF Floor Perimeter
45.47 LF Ceil. Perimeter	

Missing Wall	2' 7" X 7' 8"	Opens into DEF_201_DINI
Missing Wall	4' 5" X 7' 8"	Opens into DEF_201_DINI
Door	5' 1" X 6' 8"	Opens into Exterior

DESCRIPTION	QTY
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Ceiling

356. Hat channel, 16" OC	314.73 SF
357. 5/8" drywall - hung, taped, floated, ready for paint	177.40 SF
358. Texture drywall - machine	177.40 SF
359. Mask the ceiling per square foot - plastic and tape - 4 mil	177.40 SF
360. Seal the ceiling w/PVA primer - one coat	177.40 SF
361. Seal/prime (1 coat) then paint (1 coat) the ceiling	177.40 SF

Walls

362. 5/8" drywall - hung, taped, floated, ready for paint	314.73 SF
363. Texture drywall - machine	314.73 SF
364. Mask the walls per square foot - plastic and tape - 4 mil	314.73 SF
365. Seal the walls w/PVA primer - one coat	314.73 SF
366. Seal/prime (1 coat) then paint (1 coat) the walls	314.73 SF

Slider door

367. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
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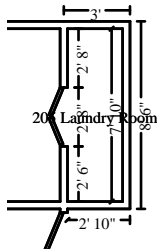


CONTINUED - 201 Family Room

DESCRIPTION	QTY
Floor	
368. Vinyl plank flooring - Standard grade	177.40 SF
369. Floor preparation for resilient flooring	177.40 SF
M.E.P	
370. Baseboard electric heater - 4'	1.00 EA
371. Thermostat - electric heat	1.00 EA
372. Light fixture - Detach & reset	1.00 EA
Fireplace	
373. Ceramic tile - Standard grade	6.75 SF
8 inch tile top, bottom and sides	
374. Electric fireplace insert, built-in, w/ heater- 33" to 39"	1.00 EA

NOTES:

205



205 Laundry Room	Height: 7' 8"
158.44 SF Walls	19.58 SF Ceiling
178.03 SF Walls & Ceiling	19.58 SF Floor
2.18 SY Flooring	20.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

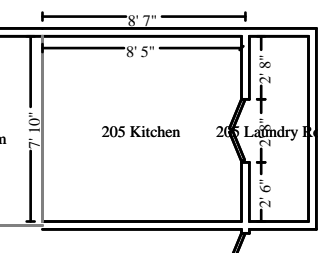
DESCRIPTION	QTY
Ceiling	
Walls	
Floor	
M.E.P	
Door	



CONTINUED - 205 Laundry Room

DESCRIPTION	QTY
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NOTES:



205 Kitchen	Height: 7' 8"
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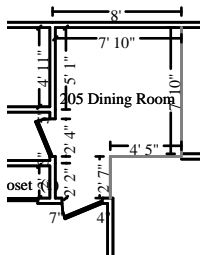
189.11 SF Walls	65.93 SF Ceiling
255.04 SF Walls & Ceiling	65.93 SF Floor
7.33 SY Flooring	24.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into DEF_205_DINI
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DESCRIPTION	QTY
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- Ceiling
- Walls
- Cabinets
- Appliances
- Floor
- M.E.P

NOTES:



205 Dining Room

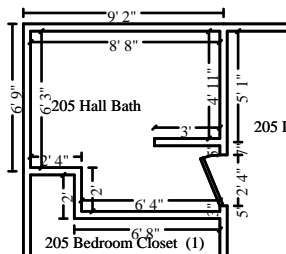
Height: 7' 8"

168.78 SF Walls	71.49 SF Ceiling
240.28 SF Walls & Ceiling	71.49 SF Floor
7.94 SY Flooring	22.00 LF Floor Perimeter
26.42 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into DEF_205_KITC
Missing Wall	4' 5" X 7' 8"	Opens into DEF_205_FAMI
Missing Wall	2' 7" X 7' 8"	Opens into DEF_205_FAMI

DESCRIPTION	QTY
Ceiling	
Walls	
Floor	
M.E.P	

NOTES:



205 Hall Bath

Height: 7' 8"

305.39 SF Walls	65.78 SF Ceiling
371.17 SF Walls & Ceiling	65.78 SF Floor
7.31 SY Flooring	39.83 LF Floor Perimeter
39.83 LF Ceil. Perimeter	

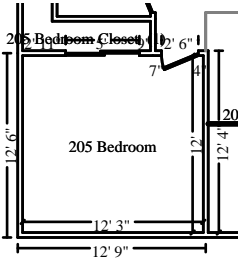
DESCRIPTION	QTY
Ceiling	
Walls	
Floor	
M.E.P	



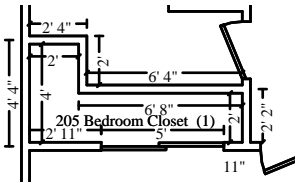
CONTINUED - 205 Hall Bath

DESCRIPTION	QTY
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NOTES:



205 Bedroom	Height: 7' 8"
371.83 SF Walls	147.00 SF Ceiling
518.83 SF Walls & Ceiling	147.00 SF Floor
16.33 SY Flooring	48.50 LF Floor Perimeter
48.50 LF Ceil. Perimeter	

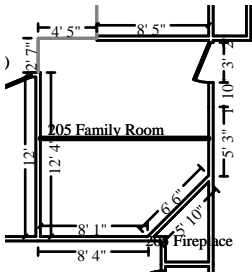


Subroom: 205 Bedroom Closet (1)	Height: 7' 8"
194.22 SF Walls	21.33 SF Ceiling
215.56 SF Walls & Ceiling	21.33 SF Floor
2.37 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

DESCRIPTION	QTY
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Ceiling
Walls
Floor
MEP

NOTES:

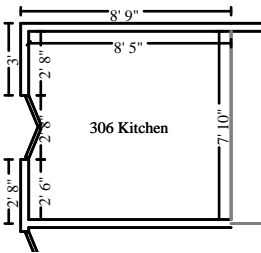


205 Family Room		Height: Peaked
366.52 SF Walls	178.45 SF Ceiling	
544.97 SF Walls & Ceiling	177.40 SF Floor	
19.71 SY Flooring	45.47 LF Floor Perimeter	
48.41 LF Ceil. Perimeter		
Missing Wall	2' 7" X 7' 8"	Opens into DEF_205_DINI
Missing Wall	4' 5" X 7' 8"	Opens into DEF_205_DINI

DESCRIPTION	QTY
Ceiling	
Walls	
Slider door	
Floor	
M.E.P	

NOTES:

3rd Floor
306



306 Kitchen		Height: 7' 8"
189.11 SF Walls	65.93 SF Ceiling	
255.04 SF Walls & Ceiling	65.93 SF Floor	
7.33 SY Flooring	24.67 LF Floor Perimeter	
24.67 LF Ceil. Perimeter		
Missing Wall	7' 10" X 7' 8"	Opens into DEF_306_DINI

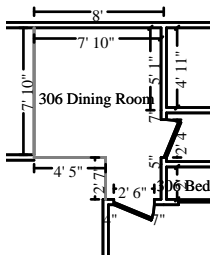
DESCRIPTION	QTY
Ceiling	
375. Mask the ceiling perimeter per square foot - plastic and tape - 4 mil	24.67 SF
376. Seal the ceiling w/PVA primer - one coat	65.93 SF
377. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.93 SF



CONTINUED - 306 Kitchen

DESCRIPTION	QTY
Floor	
378. Floor protection - plastic and tape - 10 mil	65.93 SF
MEP	
379. Detach & Reset Fluorescent light fixture	2.00 EA

NOTES:



306 Dining Room	Height: 7' 8"
168.78 SF Walls	71.49 SF Ceiling
240.28 SF Walls & Ceiling	71.49 SF Floor
7.94 SY Flooring	22.00 LF Floor Perimeter
26.42 LF Ceil. Perimeter	
Missing Wall	7' 10" X 7' 8"
Missing Wall	4' 5" X 7' 8"
Missing Wall	2' 7" X 7' 8"
	Opens into DEF_306_KITC
	Opens into DEF_306_FAMI
	Opens into DEF_306_FAMI

DESCRIPTION	QTY
Ceiling	
380. Mask the ceiling per square foot - plastic and tape - 4 mil	71.49 SF
381. Seal the ceiling w/PVA primer - one coat	71.49 SF
382. Seal/prime (1 coat) then paint (1 coat) the ceiling	71.49 SF
Floor	
383. Floor protection - plastic and tape - 10 mil	71.49 SF
MEP	
384. Detach & Reset Light fixture	1.00 EA

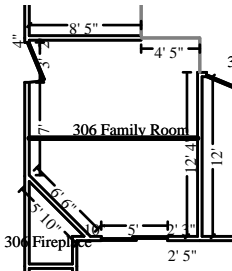


CONTINUED - 306 Dining Room

DESCRIPTION	QTY
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NOTES:

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306 Family Room	Height: Peaked
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366.52 SF Walls	178.45 SF Ceiling
544.97 SF Walls & Ceiling	177.40 SF Floor
19.71 SY Flooring	45.47 LF Floor Perimeter
48.41 LF Ceil. Perimeter	

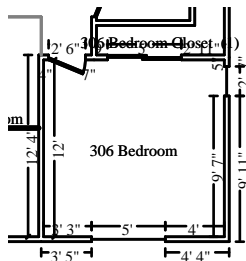
Missing Wall	4' 5" X 7' 8"	Opens into DEF_306_DINI
Missing Wall	2' 7" X 7' 8"	Opens into DEF_306_DINI

DESCRIPTION	QTY
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Ceiling	
385. 5/8" drywall - hung & fire taped only	20.00 SF
386. 5/8" drywall - hung, taped, floated, ready for paint	20.00 SF
387. Texture drywall - machine	40.00 SF
388. Mask the ceiling perimeter per square foot - plastic and tape - 4 mil	48.41 SF
389. Seal the ceiling w/PVA primer - one coat	178.45 SF
390. Seal/prime (1 coat) then paint (1 coat) the ceiling	178.45 SF
Floor	
391. Floor protection - plastic and tape - 10 mil	177.40 SF
MEP	
392. Detach & Reset Light fixture	1.00 EA

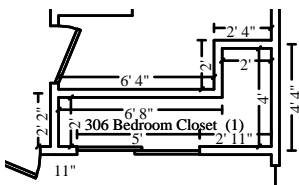
NOTES:

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306 Bedroom **Height: 7' 8"**

371.83 SF Walls	147.00 SF Ceiling
518.83 SF Walls & Ceiling	147.00 SF Floor
16.33 SY Flooring	48.50 LF Floor Perimeter
48.50 LF Ceil. Perimeter	



Subroom: 306 Bedroom Closet (1) **Height: 7' 8"**

194.22 SF Walls	21.33 SF Ceiling
215.56 SF Walls & Ceiling	21.33 SF Floor
2.37 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
393. 5/8" drywall - hung & fire taped only	20.00 SF
394. 5/8" drywall - hung, taped, floated, ready for paint	20.00 SF
395. Texture drywall - machine	40.00 SF
396. Mask the ceiling per square foot - plastic and tape - 4 mil	168.33 SF
397. Seal the ceiling w/PVA primer - one coat	168.33 SF
398. Seal/prime (1 coat) then paint (1 coat) the ceiling	168.33 SF
Floor	
399. Floor protection - plastic and tape - 10 mil	168.33 SF
MEP	
400. Detach & Reset Ceiling fan & light	1.00 EA

NOTES:

301

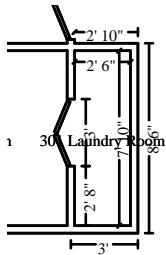
DESCRIPTION	QTY
401. Blown-in insulation - 20" depth - R50	596.21 SF
402. Wire - average residence - copper wiring	594.44 SF



CONTINUED - 301

DESCRIPTION	QTY
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NOTES:



301 Laundry Room	Height: 7' 8"
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138.44 SF Walls	19.58 SF Ceiling
158.03 SF Walls & Ceiling	19.58 SF Floor
2.18 SY Flooring	17.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into DEF_301_KIT2
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DESCRIPTION	QTY
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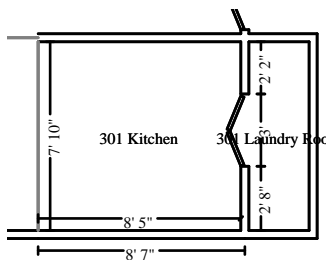
Ceiling	
403. 5/8" drywall - hung & fire taped only	19.58 SF
404. 5/8" drywall - hung, taped, floated, ready for paint	19.58 SF
405. Texture drywall - machine	19.58 SF
406. Seal the ceiling w/PVA primer - one coat	19.58 SF
407. Seal/prime (1 coat) then paint (1 coat) the ceiling	19.58 SF
Walls	
408. 5/8" drywall - hung, taped, floated, ready for paint	138.44 SF
409. Texture drywall - machine	138.44 SF
410. Seal/prime (1 coat) then paint (1 coat) the walls	138.44 SF
411. Seal the walls w/PVA primer - one coat	138.44 SF
Door	
412. Bifold door - lauau/mahogany - Single	1.00 EA
413. Paint single bifold door - slab only - 1 coat (per side)	2.00 EA
Floor	
414. Light weight, gypsum concrete - 1 1/2" thick	19.58 SF
415. Vinyl plank flooring - Standard grade	19.58 SF



CONTINUED - 301 Laundry Room

DESCRIPTION	QTY
416. Floor preparation for resilient flooring	19.58 SF
M.E.P	
417. Bathroom ventilation fan	1.00 EA
418. Light fixture - Standard grade	1.00 EA
419. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA
Appliances	
420. Ductwork - flexible - non-insulated - 4" round	8.00 LF
421. Appliance power cord - material only	1.00 EA
422. Dryer - Electric - Standard grade	1.00 EA
423. Washer/Washing Machine - Top-loading - Standard grade	1.00 EA

NOTES:



301 Kitchen

Height: 7' 8"

169.11 SF Walls	65.93 SF Ceiling
235.04 SF Walls & Ceiling	65.93 SF Floor
7.33 SY Flooring	21.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

Missing Wall

7' 10" X 7' 8"

Opens into DEF_301_DINI

Door

3' X 6' 8"

Opens into DEF_301_LAUN

DESCRIPTION	QTY
Ceiling	
424. 5/8" drywall - hung & fire taped only	65.93 SF
425. 5/8" drywall - hung, taped, floated, ready for paint	65.93 SF
426. Texture drywall - machine	65.93 SF
427. Mask the ceiling per square foot - plastic and tape - 4 mil	65.93 SF



CONTINUED - 301 Kitchen

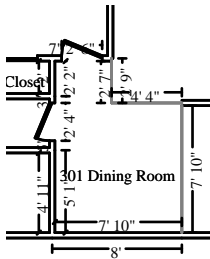
DESCRIPTION	QTY
428. Seal the ceiling w/PVA primer - one coat	65.93 SF
429. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.93 SF
Walls	
430. Batt insulation - 10" - R30 - unfaced batt	64.00 SF
431. 5/8" drywall - hung, taped, floated, ready for paint	169.11 SF
432. Texture drywall - machine	169.11 SF
433. Mask the walls per square foot - plastic and tape - 4 mil	169.11 SF
434. Seal/prime (1 coat) then paint (1 coat) the walls	169.11 SF
435. Seal the walls w/PVA primer - one coat	169.11 SF
Cabinets	
436. Cabinetry - lower (base) units - Standard grade	10.50 LF
437. Cabinetry - upper (wall) units - Standard grade	16.00 LF
438. Countertop - post formed plastic laminate - Standard grade	11.50 LF
439. Backsplash - plastic laminate	2.00 SF
Appliances	
440. Appliance power cord - material only	1.00 EA
441. Range - freestanding - electric - Standard grade	1.00 EA
442. Dishwasher - Standard grade	1.00 EA
443. Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA
444. Range hood - Standard grade	1.00 EA
Floor	
445. Light weight, gypsum concrete - 1 1/2" thick	65.93 SF
446. Vinyl floor covering (sheet goods)	75.82 SF
15 % waste added for Vinyl floor covering (sheet goods).	
447. Floor preparation for resilient flooring	65.93 SF
M.E.P	
448. Sink faucet - Kitchen	1.00 EA
449. Kitchen Sink - single basin	1.00 EA
450. Material Only Plumbing fixture supply line	2.00 EA
451. Fluorescent light fixture	2.00 EA



CONTINUED - 301 Kitchen

DESCRIPTION	QTY
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NOTES:



301 Dining Room	Height: 7' 8"
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151.48 SF Walls	71.71 SF Ceiling
223.18 SF Walls & Ceiling	71.71 SF Floor
7.97 SY Flooring	19.42 LF Floor Perimeter
26.25 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into DEF_301_KIT2
Missing Wall	4' 4" X 7' 8"	Opens into DEF_301_FAM2
Missing Wall	2' 7" X 7' 8"	Opens into DEF_301_FAM2
Door	2' 6" X 6' 8"	Opens into DEF_301_BED2

DESCRIPTION	QTY
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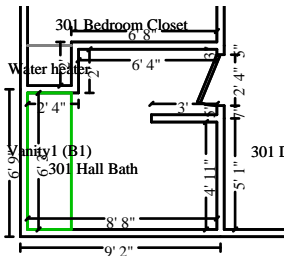
Ceiling	
452. 5/8" drywall - hung & fire taped only	71.71 SF
453. Texture drywall - machine	71.71 SF
454. 5/8" drywall - hung, taped, floated, ready for paint	71.71 SF
455. Texture drywall - machine	71.71 SF
456. Mask the ceiling per square foot - plastic and tape - 4 mil	71.71 SF
457. Seal the ceiling w/PVA primer - one coat	71.71 SF
458. Seal/prime (1 coat) then paint (1 coat) the ceiling	71.71 SF
Walls	
459. 5/8" drywall - hung, taped, floated, ready for paint	151.48 SF
460. Texture drywall - machine	151.48 SF
461. Mask the walls per square foot - plastic and tape - 4 mil	151.48 SF
462. Seal/prime (1 coat) then paint (1 coat) the walls	151.48 SF
463. Seal the walls w/PVA primer - one coat	151.48 SF



CONTINUED - 301 Dining Room

DESCRIPTION	QTY
Floor	
464. Light weight, gypsum concrete - 1 1/2" thick	71.71 SF
465. Vinyl plank flooring - Standard grade	71.71 SF
466. Floor preparation for resilient flooring	71.71 SF
M.E.P	
467. Hanging light fixture	1.00 EA

NOTES:



301 Hall Bath	Height: 7' 8"
305.39 SF Walls	65.78 SF Ceiling
371.17 SF Walls & Ceiling	65.78 SF Floor
7.31 SY Flooring	39.83 LF Floor Perimeter
39.83 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
468. 5/8" drywall - hung & fire taped only	65.78 SF
469. 5/8" drywall - hung, taped, floated, ready for paint	65.78 SF
470. Texture drywall - machine	65.78 SF
471. Seal the ceiling w/PVA primer - one coat	65.78 SF
472. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.78 SF
Walls	
473. 5/8" drywall - hung, taped, floated, ready for paint	245.39 SF
474. Texture drywall - machine	245.39 SF
475. Seal/prime (1 coat) then paint (1 coat) part of the walls	245.39 SF
476. Seal part of the walls w/PVA primer - one coat	245.39 SF



CONTINUED - 301 Hall Bath

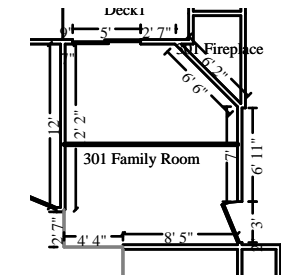
DESCRIPTION	QTY
477. Mask the surface area per square foot - plastic and tape - 4 mil	80.00 SF
Mask shower stall	
478. Cove base molding - rubber or vinyl, 4" high	18.83 LF
Door	
479. Interior door unit - Standard grade	1.00 EA
480. Paint door slab only - 2 coats (per side)	2.00 EA
481. Paint door or window opening - 2 coats (per side)	2.00 EA
482. Door knob - interior - Standard grade	1.00 EA
483. Interior door - Detach & reset - slab only	1.00 EA
For flooring install	
Floor	
484. Light weight, gypsum concrete - 1 1/2" thick	65.78 SF
485. Vinyl - metal transition strip	39.83 LF
486. Vinyl plank flooring - Standard grade	65.78 SF
487. Floor preparation for resilient flooring	65.78 SF
Cabinets	
488. Vanity - Standard grade	4.00 LF
489. Countertop - post formed plastic laminate	6.50 LF
490. Backsplash - plastic laminate	4.00 SF
Additional Items	
491. Shower curtain rod	1.00 EA
492. Mirror - 1/4" plate glass	7.80 SF
493. Towel bar - Standard grade	1.00 EA
494. Toilet paper holder - Standard grade	1.00 EA
M.E.P	
495. Material Only P-trap assembly - ABS (plastic)	1.00 EA
This is part of install for sink and faucet	
496. R&R Bathroom ventilation fan	1.00 EA
497. Sink faucet - Bathroom	1.00 EA
498. Sink - single - Standard grade	1.00 EA
499. Material Only Plumbing fixture supply line	3.00 EA
500. Toilet - Standard grade	1.00 EA
501. Toilet seat - Standard grade	1.00 EA



CONTINUED - 301 Hall Bath

DESCRIPTION	QTY
502. Light fixture	1.00 EA

NOTES:



301 Family Room	Height: Peaked
311.91 SF Walls	178.96 SF Ceiling
490.88 SF Walls & Ceiling	177.20 SF Floor
19.69 SY Flooring	37.31 LF Floor Perimeter
48.41 LF Ceil. Perimeter	
Missing Wall	2' 9" X 7' 8" Opens into DEF_301_DINI
Missing Wall	4' 4" X 7' 8" Opens into DEF_301_DINI
Door	3' X 6' 8" Opens into Exterior
Door	5' X 6' 8" Opens into DECK1

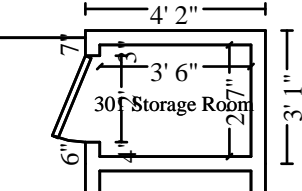
DESCRIPTION	QTY
Ceiling	
503. 5/8" drywall - hung & fire taped only	178.96 SF
504. 5/8" drywall - hung, taped, floated, ready for paint	178.96 SF
505. Texture drywall - machine	178.96 SF
506. Mask the ceiling per square foot - plastic and tape - 4 mil	178.96 SF
507. Seal the ceiling w/PVA primer - one coat	178.96 SF
508. Seal/prime (1 coat) then paint (1 coat) the ceiling	178.96 SF
Walls	
509. 5/8" drywall - hung, taped, floated, ready for paint	311.91 SF
510. Texture drywall - machine	311.91 SF
511. Mask the walls per square foot - plastic and tape - 4 mil	311.91 SF
512. Seal/prime (1 coat) then paint (1 coat) the walls	311.91 SF



CONTINUED - 301 Family Room

DESCRIPTION	QTY
513. Seal the walls w/PVA primer - one coat	311.91 SF
Slider door	
514. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
515. R&R 6-0 6-8 vinyl sliding patio door	1.00 EA
Floor	
516. Light weight, gypsum concrete - 1 1/2" thick	177.20 SF
517. Vinyl plank flooring - Standard grade	177.20 SF
518. Floor preparation for resilient flooring	177.20 SF
M.E.P	
519. Baseboard electric heater - 4'	1.00 EA
520. Thermostat - electric heat	1.00 EA
521. Light fixture	2.00 EA
Fireplace	
522. Ceramic tile - Standard grade	6.75 SF
8 inch tile top, bottom and sides	
523. Electric fireplace insert, built-in, w/ heater- 33" to 39"	1.00 EA

NOTES:

	301 Storage Room		Height: 8'
	97.33 SF Walls	9.04 SF Ceiling	
	106.38 SF Walls & Ceiling	9.04 SF Floor	
	1.00 SY Flooring	12.17 LF Floor Perimeter	
	12.17 LF Ceil. Perimeter		

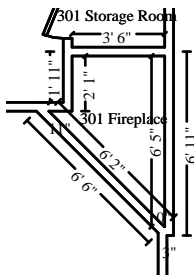
DESCRIPTION	QTY
Ceiling	



CONTINUED - 301 Storage Room

DESCRIPTION	QTY
524. 5/8" drywall - hung & fire taped only	9.04 SF
Walls	
525. 5/8" drywall - hung & fire taped only	97.33 SF
Door	
526. Exterior door - metal - insulated - flush or panel style	1.00 EA
527. Paint door slab only - 2 coats (per side)	2.00 EA

NOTES:



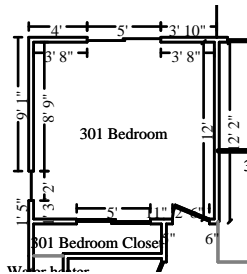
301 Fireplace

Height: 8'

152.74 SF Walls	16.87 SF Ceiling
169.61 SF Walls & Ceiling	16.87 SF Floor
1.87 SY Flooring	19.09 LF Floor Perimeter
19.09 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
528. 5/8" drywall - hung & fire taped only	16.87 SF
Walls	
529. 5/8" drywall - hung & fire taped only	152.74 SF

NOTES:



301 Bedroom

Height: 7' 8"

291.83 SF Walls	147.00 SF Ceiling
438.83 SF Walls & Ceiling	147.00 SF Floor
16.33 SY Flooring	41.00 LF Floor Perimeter
48.50 LF Ceil. Perimeter	

Window

2' X 5'

Opens into Exterior

Window

5' X 4'

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into DEF_301_DINI

Door

5' X 6' 8"

Opens into DEF_301_BED1

DESCRIPTION

QTY

Ceiling

530. 5/8" drywall - hung & fire taped only	147.00 SF
531. Texture drywall - machine	147.00 SF
532. 5/8" drywall - hung, taped, floated, ready for paint	147.00 SF
533. Texture drywall - machine	147.00 SF
534. Mask the ceiling per square foot - plastic and tape - 4 mil	147.00 SF
535. Seal the ceiling w/PVA primer - one coat	147.00 SF
536. Seal/prime (1 coat) then paint (1 coat) the ceiling	147.00 SF

Walls

537. 5/8" drywall - hung, taped, floated, ready for paint	291.83 SF
538. Texture drywall - machine	291.83 SF
539. Mask the walls per square foot - plastic and tape - 4 mil	291.83 SF
540. Seal/prime (1 coat) then paint (1 coat) the walls	291.83 SF
541. Seal the walls w/PVA primer - one coat	291.83 SF

Door

542. Interior door unit - Standard grade	1.00 EA
543. Paint door slab only - 2 coats (per side)	2.00 EA
544. Paint door or window opening - 2 coats (per side)	2.00 EA
545. Door knob - interior - Standard grade	1.00 EA
546. Interior door - Detach & reset - slab only	1.00 EA

Window

547. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
548. Window sill	5.00 LF
549. Seal & paint window sill	5.00 LF
550. Casing - 2 1/4" MDF	15.00 LF
551. Paint casing - two coats	15.00 LF

Floor



CONTINUED - 301 Bedroom

DESCRIPTION	QTY
552. Light weight, gypsum concrete - 1 1/2" thick	147.00 SF
553. Carpet	169.05 SF
15 % waste added for Carpet.	
554. Carpet pad	147.00 SF
M.E.P	
555. Baseboard electric heater - 4'	1.00 EA
556. Thermostat - electric heat	1.00 EA
557. Ceiling fan & light	1.00 EA
558. Detach & Reset Water heater - 40 gallon - Electric - 6 yr	1.00 EA
559. R&R Water heater seismic strap kit - up to 55 gallon	1.00 EA

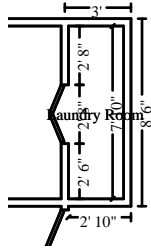
NOTES:

305

305

DESCRIPTION	QTY
560. Blown-in insulation - 20" depth - R50	615.32 SF
561. Wire - average residence - copper wiring	592.20 SF

NOTES:



Laundry Room

Height: 7' 8"

140.67 SF Walls	19.58 SF Ceiling
160.25 SF Walls & Ceiling	19.58 SF Floor
2.18 SY Flooring	18.00 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

Door

2' 8" X 6' 8"

Opens into KITCHEN

DESCRIPTION

QTY

Ceiling

562. 5/8" drywall - hung & fire taped only	19.58 SF
563. 5/8" drywall - hung, taped, floated, ready for paint	19.58 SF
564. Texture drywall - machine	19.58 SF
565. Seal the ceiling w/PVA primer - one coat	19.58 SF
566. Seal/prime (1 coat) then paint (1 coat) the ceiling	19.58 SF

Walls

567. 5/8" drywall - hung, taped, floated, ready for paint	140.67 SF
568. Texture drywall - machine	140.67 SF
569. Seal/prime (1 coat) then paint (1 coat) the walls	140.67 SF
570. Seal the walls w/PVA primer - one coat	140.67 SF

Floor

571. Vinyl plank flooring - Standard grade	19.58 SF
572. Floor preparation for resilient flooring	19.58 SF

Door

573. R&R Bifold door - lauana/mahogany - Single	1.00 EA
574. Paint single bifold door - slab only - 1 coat (per side)	2.00 EA

M.E.P

575. R&R Bathroom ventilation fan - Standard grade	1.00 EA
576. Light fixture - Standard grade	1.00 EA
577. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA

Appliances

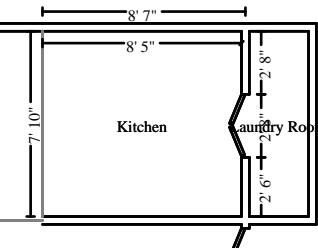
578. Ductwork - flexible - non-insulated - 4" round	6.00 LF
579. Appliance power cord - material only	1.00 EA
580. Dryer - Electric - Standard grade	1.00 EA
581. Washer/Washing Machine - Top-loading - Standard grade	1.00 EA



CONTINUED - Laundry Room

DESCRIPTION	QTY
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NOTES:



Kitchen	Height: 7' 8"
171.33 SF Walls	65.93 SF Ceiling
237.26 SF Walls & Ceiling	65.93 SF Floor
7.33 SY Flooring	22.00 LF Floor Perimeter
24.67 LF Ceil. Perimeter	
Missing Wall	7' 10" X 7' 8"
Door	2' 8" X 6' 8"
	Opens into DINING_ROOM
	Opens into LAUNDRY_ROOM

DESCRIPTION	QTY
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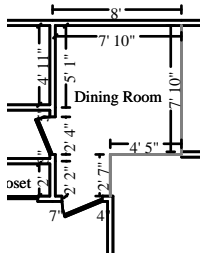
Ceiling	
582. 5/8" drywall - hung & fire taped only	65.93 SF
583. Batt insulation - 10" - R30 - unfaced batt	65.93 SF
584. 5/8" drywall - hung, taped, floated, ready for paint	65.93 SF
585. Texture drywall - machine	65.93 SF
586. Mask the ceiling per square foot - plastic and tape - 4 mil	65.93 SF
587. Seal the ceiling w/PVA primer - one coat	65.93 SF
588. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.93 SF
Walls	
589. 5/8" drywall - hung, taped, floated, ready for paint	85.67 SF
590. Texture drywall - machine	85.67 SF
591. Mask the walls per square foot - plastic and tape - 4 mil	171.33 SF
592. Seal/prime (1 coat) then paint (1 coat) the walls	171.33 SF
593. Seal the walls w/PVA primer - one coat	171.33 SF
Cabinets	
594. Toe kick - pre-finished wood - 1/2"	10.50 LF



CONTINUED - Kitchen

DESCRIPTION	QTY
595. Cabinetry - lower (base) units - Standard grade	10.50 LF
596. Cabinetry - upper (wall) units - Standard grade	16.00 LF
597. Countertop - post formed plastic laminate - Standard grade	11.50 LF
598. Backsplash - plastic laminate	2.00 SF
Appliances	
599. Appliance power cord - material only	1.00 EA
600. Range - freestanding - electric - Standard grade	1.00 EA
601. Dishwasher - Standard grade	1.00 EA
602. Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA
603. Range hood - Standard grade	1.00 EA
Floor	
604. Vinyl floor covering (sheet goods)	75.82 SF
15 % waste added for Vinyl floor covering (sheet goods).	
605. Floor preparation for resilient flooring	65.93 SF
M.E.P	
606. Material Only P-trap assembly - ABS (plastic)	1.00 EA
607. Sink faucet - Kitchen	1.00 EA
608. Kitchen Sink - single basin	1.00 EA
609. Material Only Plumbing fixture supply line	2.00 EA
610. Fluorescent light fixture	2.00 EA
611. Light bulb - Fluorescent tube - 4' soft white - mat. only	4.00 EA

NOTES:



Dining Room

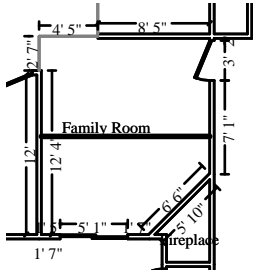
Height: 7' 8"

153.51 SF Walls	71.49 SF Ceiling
225.00 SF Walls & Ceiling	71.49 SF Floor
7.94 SY Flooring	19.67 LF Floor Perimeter
26.42 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into KITCHEN
Missing Wall	4' 5" X 7' 8"	Opens into FAMILY_ROOM
Missing Wall	2' 7" X 7' 8"	Opens into FAMILY_ROOM
Door	2' 4" X 6' 8"	Opens into HALL_BATH2

DESCRIPTION	QTY
Ceiling	
612. 5/8" drywall - hung & fire taped only	71.49 SF
613. 5/8" drywall - hung, taped, floated, ready for paint	71.49 SF
614. Texture drywall - machine	71.49 SF
615. Mask the ceiling per square foot - plastic and tape - 4 mil	71.49 SF
616. Seal the ceiling w/PVA primer - one coat	71.49 SF
617. Seal/prime (1 coat) then paint (1 coat) the ceiling	71.49 SF
Walls	
618. 5/8" drywall - hung, taped, floated, ready for paint	153.51 SF
619. Texture drywall - machine	153.51 SF
620. Mask the walls per square foot - plastic and tape - 4 mil	153.51 SF
621. Seal the walls w/PVA primer - one coat	153.51 SF
622. Seal/prime (1 coat) then paint (1 coat) the walls	153.51 SF
Floor	
623. Vinyl plank flooring - Standard grade	71.49 SF
624. Floor preparation for resilient flooring	71.49 SF
M.E.P	
625. Hanging light fixture	1.00 EA
626. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA

NOTES:



Family Room

Height: Peaked

356.11 SF Walls	200.51 SF Ceiling
556.62 SF Walls & Ceiling	177.40 SF Floor
19.71 SY Flooring	37.39 LF Floor Perimeter
51.97 LF Ceil. Perimeter	

Missing Wall	2' 7" X 7' 8"	Opens into DINING_ROOM
Missing Wall	4' 5" X 7' 8"	Opens into DINING_ROOM
Door	3' X 6' 8"	Opens into Exterior
Door	5' 1" X 6' 8"	Opens into Exterior

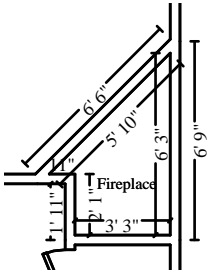
DESCRIPTION	QTY
Ceiling	
627. 5/8" drywall - hung & fire taped only	200.51 SF
628. 5/8" drywall - hung, taped, floated, ready for paint	200.51 SF
629. Texture drywall - machine	200.51 SF
630. Seal the ceiling w/PVA primer - one coat	200.51 SF
631. Seal/prime (1 coat) then paint (1 coat) the ceiling	200.51 SF
Walls	
632. 5/8" drywall - hung, taped, floated, ready for paint	356.11 SF
633. Texture drywall - machine	356.11 SF
634. Seal the walls w/PVA primer - one coat	356.11 SF
635. Seal/prime (1 coat) then paint (1 coat) the walls	356.11 SF
Slider door	
636. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
Floor	
637. Vinyl plank flooring - Standard grade	177.40 SF
638. Floor preparation for resilient flooring	177.40 SF
M.E.P	
639. Baseboard electric heater - 4'	1.00 EA
640. Thermostat - electric heat	1.00 EA
Fireplace	
641. Ceramic tile - Standard grade	6.75 SF
8 inch tile top, bottom and sides	
642. Electric fireplace insert, built-in, w/ heater- 33" to 39"	1.00 EA



CONTINUED - Family Room

DESCRIPTION	QTY
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NOTES:



Fireplace	Height: 8'
146.07 SF Walls	15.29 SF Ceiling
161.36 SF Walls & Ceiling	15.29 SF Floor
1.70 SY Flooring	18.26 LF Floor Perimeter
18.26 LF Ceil. Perimeter	

DESCRIPTION	QTY
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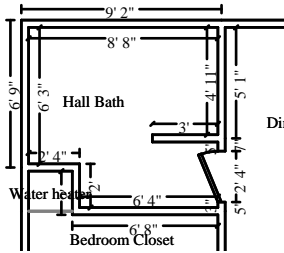
Ceiling

643. 5/8" drywall - hung & fire taped only	15.29 SF
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Walls

644. 5/8" drywall - hung & fire taped only	146.07 SF
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NOTES:



Hall Bath

Height: 7' 8"

289.83 SF Walls
355.61 SF Walls & Ceiling
7.31 SY Flooring
39.83 LF Ceil. Perimeter

65.78 SF Ceiling
65.78 SF Floor
37.50 LF Floor Perimeter

Door

2' 4" X 6' 8"

Opens into DINING_ROOM

DESCRIPTION

QTY

Ceiling

645. 5/8" drywall - hung & fire taped only	65.78 SF
646. 5/8" drywall - hung, taped, floated, ready for paint	65.78 SF
647. Texture drywall - machine	65.78 SF
648. Seal the ceiling w/PVA primer - one coat	65.78 SF
649. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.78 SF

Walls

650. 5/8" drywall - hung, taped, floated, ready for paint	229.83 SF
651. Texture drywall - machine	229.83 SF
652. Seal/prime (1 coat) then paint (1 coat) part of the walls	229.83 SF
653. Seal part of the walls w/PVA primer - one coat	229.83 SF
654. Mask the surface area per square foot - plastic and tape - 4 mil	80.00 SF

Mask shower stall

655. Cove base molding - rubber or vinyl, 4" high	16.50 LF
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Door

656. Interior door unit - Standard grade	1.00 EA
657. Paint door slab only - 2 coats (per side)	2.00 EA
658. Paint door or window opening - 2 coats (per side)	2.00 EA
659. Door knob - interior - Standard grade	1.00 EA
660. Interior door - Detach & reset - slab only	1.00 EA

For flooring install

Floor

661. Light weight, gypsum concrete - 1 1/2" thick	65.78 SF
662. Vinyl - metal transition strip	37.50 LF
663. Vinyl plank flooring - Standard grade	65.78 SF
664. Floor preparation for resilient flooring	65.78 SF

Cabinets

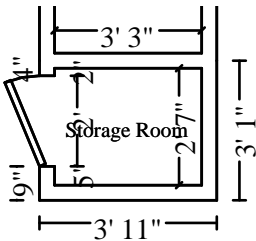
665. Vanity - Standard grade	4.00 LF
666. Countertop - post formed plastic laminate	6.50 LF
667. Backsplash - plastic laminate	4.00 SF



CONTINUED - Hall Bath

DESCRIPTION	QTY
Additional Items	
668. Shower curtain rod	1.00 EA
669. Mirror - 1/4" plate glass	7.80 SF
670. Towel bar - Standard grade	1.00 EA
671. Toilet paper holder - Standard grade	1.00 EA
M.E.P	
672. Material Only P-trap assembly - ABS (plastic)	1.00 EA
This is part of install for sink and faucet	
673. R&R Bathroom ventilation fan	1.00 EA
674. Sink faucet - Bathroom	1.00 EA
675. Sink - single - Standard grade	1.00 EA
676. Material Only Plumbing fixture supply line	3.00 EA
677. Toilet - Standard grade	1.00 EA
678. Toilet seat - Standard grade	1.00 EA
679. Light fixture	1.00 EA

NOTES:



Storage Room		Height: 8'
80.00 SF Walls	8.40 SF Ceiling	
88.40 SF Walls & Ceiling	8.40 SF Floor	
0.93 SY Flooring	9.67 LF Floor Perimeter	
11.67 LF Ceil. Perimeter		
Door	2' X 6' 8"	Opens into Exterior

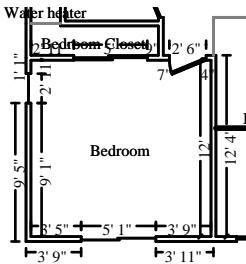
DESCRIPTION	QTY
Ceiling	



CONTINUED - Storage Room

DESCRIPTION	QTY
680. 5/8" drywall - hung & fire taped only	8.40 SF
Walls	
681. 5/8" drywall - hung & fire taped only	80.00 SF

NOTES:



Bedroom	Height: 7' 8"
310.17 SF Walls	147.00 SF Ceiling
457.17 SF Walls & Ceiling	147.00 SF Floor
16.33 SY Flooring	43.50 LF Floor Perimeter
48.50 LF Ceil. Perimeter	
Window	2' X 4'
Window	5' 1" X 4'
Door	5' X 6' 8"
	Opens into Exterior
	Opens into Exterior
	Opens into BEDROOM_CLO2

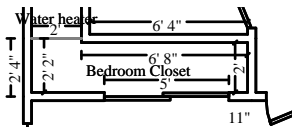
DESCRIPTION	QTY
Ceiling	
682. 5/8" drywall - hung & fire taped only	147.00 SF
683. 5/8" drywall - hung, taped, floated, ready for paint	147.00 SF
684. Texture drywall - machine	147.00 SF
685. Seal the ceiling w/PVA primer - one coat	147.00 SF
686. Seal/prime (1 coat) then paint (1 coat) the ceiling	147.00 SF
Walls	
687. 5/8" drywall - hung, taped, floated, ready for paint	310.17 SF
688. Texture drywall - machine	310.17 SF
689. Seal/prime (1 coat) then paint (1 coat) the walls	310.17 SF
690. Seal the walls w/PVA primer - one coat	310.17 SF



CONTINUED - Bedroom

DESCRIPTION	QTY
Door	
691. Interior door unit - Standard grade	1.00 EA
692. Paint door slab only - 2 coats (per side)	2.00 EA
693. Paint door or window opening - 2 coats (per side)	2.00 EA
694. Door knob - interior - Standard grade	1.00 EA
695. Interior door - Detach & reset - slab only	1.00 EA
Window	
696. Window blind - PVC - 3.5" - 7.1 to 14 SF	1.00 EA
697. Window blind - PVC - 3.5" - 14.1 to 20 SF	1.00 EA
698. Window sill	7.00 LF
699. Paint window stool and apron - 1 coat	7.00 LF
700. Casing - 2 1/4" MDF	7.00 LF
Floor	
701. Carpet	169.05 SF
15 % waste added for Carpet.	
702. Carpet pad	147.00 SF
M.E.P	
703. Baseboard electric heater - 4'	1.00 EA
704. Thermostat - electric heat	1.00 EA
705. Ceiling fan & light	1.00 EA

NOTES:



Bedroom Closet
Height: 7' 8"

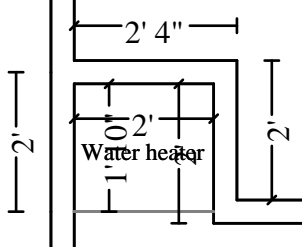
116.17 SF Walls	17.67 SF Ceiling
133.83 SF Walls & Ceiling	17.67 SF Floor
1.96 SY Flooring	14.50 LF Floor Perimeter
19.50 LF Ceil. Perimeter	

Missing Wall	2' X 7' 8"	Opens into WATER_HEATER
Door	5' X 6' 8"	Opens into BEDROOM

DESCRIPTION	QTY
Ceiling	
706. 5/8" drywall - hung, taped, floated, ready for paint	17.67 SF
707. Texture drywall - machine	17.67 SF
708. Seal the ceiling w/PVA primer - one coat	17.67 SF
709. Seal/prime (1 coat) then paint (1 coat) the ceiling	17.67 SF
Walls	
710. 5/8" drywall - hung, taped, floated, ready for paint	116.17 SF
711. Texture drywall - machine	116.17 SF
712. Seal/prime (1 coat) then paint (1 coat) the walls	116.17 SF
713. Seal the walls w/PVA primer - one coat	116.17 SF
Door	
714. Bypass (sliding) door set - Colonist	1.00 EA
715. Paint door slab only - 2 coats (per side)	4.00 EA
Floor	
716. Vinyl floor covering (sheet goods)	20.32 SF
15 % waste added for Vinyl floor covering (sheet goods).	
717. Floor preparation for resilient flooring	17.67 SF
Additional Items	
718. Closet shelf and rod package	9.00 LF

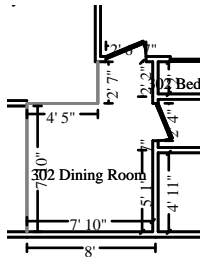
NOTES:



	Water heater		Height: 7' 8"
	44.72 SF Walls	3.67 SF Ceiling	
	48.39 SF Walls & Ceiling	3.67 SF Floor	
	0.41 SY Flooring	5.83 LF Floor Perimeter	
	5.83 LF Ceil. Perimeter		
Missing Wall	2' X 7' 8"	Opens into BEDROOM_CLO2	

DESCRIPTION	QTY
Ceiling	
719. 5/8" drywall - hung & fire taped only	3.67 SF
720. 5/8" drywall - hung, taped, floated, ready for paint	3.67 SF
721. Texture drywall - machine	3.67 SF
722. Seal the ceiling w/PVA primer - one coat	3.67 SF
723. Seal/prime (1 coat) then paint (1 coat) the ceiling	3.67 SF
Walls	
724. 5/8" drywall - hung, taped, floated, ready for paint	44.72 SF
725. Texture drywall - machine	44.72 SF
726. Seal/prime (1 coat) then paint (1 coat) the walls	44.72 SF
727. Seal the walls w/PVA primer - one coat	44.72 SF
Floor	
728. Vinyl floor covering (sheet goods)	4.22 SF
15 % waste added for Vinyl floor covering (sheet goods).	
729. Floor preparation for resilient flooring	3.67 SF
M.E.P	
730. Water heater - 40 gallon - Electric - 6 yr	1.00 EA
731. Water heater seismic strap kit - up to 55 gallon	1.00 EA

NOTES:



302 Dining Room

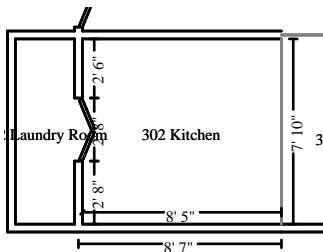
Height: 7' 8"

168.78 SF Walls	71.49 SF Ceiling
240.28 SF Walls & Ceiling	71.49 SF Floor
7.94 SY Flooring	22.00 LF Floor Perimeter
26.42 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into DEF_302_KITC
Missing Wall	4' 5" X 7' 8"	Opens into DEF_302_FAMI
Missing Wall	2' 7" X 7' 8"	Opens into DEF_302_FAMI

DESCRIPTION	QTY
Ceiling	
732. Mask the ceiling perimeter per square foot - plastic and tape - 4 mil	26.42 SF
733. Seal the ceiling w/PVA primer - one coat	71.49 SF
734. Seal/prime (1 coat) then paint (1 coat) the ceiling	71.49 SF
Floor	
735. Floor protection - plastic and tape - 10 mil	71.49 SF
MEP	
736. Detach & Reset Light fixture	1.00 EA

NOTES:



302 Kitchen

Height: 7' 8"

189.11 SF Walls	65.93 SF Ceiling
255.04 SF Walls & Ceiling	65.93 SF Floor
7.33 SY Flooring	24.67 LF Floor Perimeter
24.67 LF Ceil. Perimeter	

Missing Wall	7' 10" X 7' 8"	Opens into DEF_302_DINI
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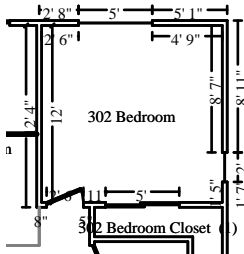
DESCRIPTION	QTY
Ceiling	
737. Mask the ceiling perimeter per square foot - plastic and tape - 4 mil	24.67 SF
738. Seal the ceiling w/PVA primer - one coat	65.93 SF



CONTINUED - 302 Kitchen

DESCRIPTION	QTY
739. Seal/prime (1 coat) then paint (1 coat) the ceiling	65.93 SF
Floor	
740. Floor protection - plastic and tape - 10 mil	65.93 SF
MEP	
741. Detach & Reset Fluorescent light fixture	2.00 EA

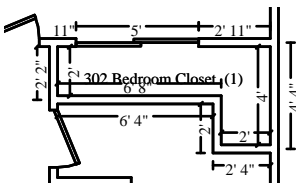
NOTES:



302 Bedroom

Height: 7' 8"

371.83 SF Walls	147.00 SF Ceiling
518.83 SF Walls & Ceiling	147.00 SF Floor
16.33 SY Flooring	48.50 LF Floor Perimeter
48.50 LF Ceil. Perimeter	



Subroom: 302 Bedroom Closet (1)

Height: 7' 8"

194.22 SF Walls	21.33 SF Ceiling
215.56 SF Walls & Ceiling	21.33 SF Floor
2.37 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

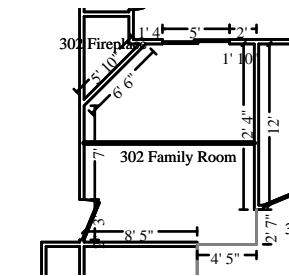
DESCRIPTION	QTY
Ceiling	
742. 5/8" drywall - hung & fire taped only	20.00 SF
743. 5/8" drywall - hung, taped, floated, ready for paint	20.00 SF
744. Tape joint for new to existing drywall - per LF	18.00 LF
745. Texture drywall - machine	40.00 SF



CONTINUED - 302 Bedroom

DESCRIPTION	QTY
746. Mask the ceiling per square foot - plastic and tape - 4 mil	168.33 SF
747. Seal the ceiling w/PVA primer - one coat	168.33 SF
748. Seal/prime (1 coat) then paint (1 coat) the ceiling	168.33 SF
Floor	
749. Floor protection - plastic and tape - 10 mil	168.33 SF
MEP	
750. Detach & Reset Ceiling fan & light	1.00 EA

NOTES:



302 Family Room	Height: Peaked
366.52 SF Walls	178.45 SF Ceiling
544.97 SF Walls & Ceiling	177.40 SF Floor
19.71 SY Flooring	45.47 LF Floor Perimeter
48.41 LF Ceil. Perimeter	
Missing Wall	2' 7" X 7' 8" Opens into DEF_302_DINI
Missing Wall	4' 5" X 7' 8" Opens into DEF_302_DINI

DESCRIPTION	QTY
Ceiling	
751. 5/8" drywall - hung & fire taped only	20.00 SF
752. 5/8" drywall - hung, taped, floated, ready for paint	20.00 SF
753. Tape joint for new to existing drywall - per LF	18.00 LF
754. Texture drywall - machine	40.00 SF
755. Mask the ceiling per square foot - plastic and tape - 4 mil	178.45 SF
756. Seal the ceiling w/PVA primer - one coat	178.45 SF
757. Seal/prime (1 coat) then paint (1 coat) the ceiling	178.45 SF



CONTINUED - 302 Family Room

DESCRIPTION	QTY
Floor	
758. Floor protection - plastic and tape - 10 mil	177.40 SF
MEP	
759. Detach & Reset Light fixture	1.00 EA

NOTES:

Attic
Main Level



Attic	Height: 8'
2949.33 SF Walls	7063.33 SF Ceiling
10012.67 SF Walls & Ceiling	7063.33 SF Floor
784.81 SY Flooring	368.67 LF Floor Perimeter
368.67 LF Ceil. Perimeter	

DESCRIPTION	QTY
760. Seal attic framing for odor control - up to 5/12	1471.10 SF

NOTES:

Roof



DESCRIPTION	QTY
22. Detach & Reset Gutter / downspout - aluminum - up to 5"	309.00 LF
23. Tear off, haul and dispose of comp. shingles - Laminated	75.36 SQ
24. Remove Additional charge for high roof (2 stories or greater)	75.36 SQ
25. Roofing felt - 15 lb.	75.36 SQ
26. Drip edge	561.00 LF
27. Asphalt starter - universal starter course	561.00 LF
28. Laminated - comp. shingle rfg. - w/out felt	83.00 SQ
29. Additional charge for high roof (2 stories or greater)	75.36 SQ
30. Hip / Ridge cap - Standard profile - composition shingles	175.00 LF
31. Valley metal	153.00 LF
32. R&R Roof vent - turtle type - Metal	54.00 EA
33. R&R Flashing - pipe jack	8.00 EA
34. R&R Exhaust cap - through roof - 6" to 8"	8.00 EA
35. R&R Chimney flashing - large (32" x 60")	4.00 EA
36. Step flashing	54.00 LF
37. R&R Aluminum sidewall/endwall flashing - mill finish	67.00 LF

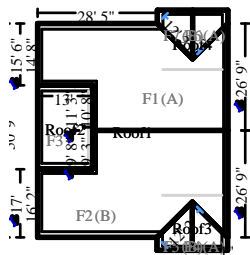
NOTES:

Roof

DESCRIPTION	QTY
1,297. R&R Truss - 4/12 slope	884.00 LF

NOTES:

Main Level



Roof1

1995.41	Surface Area	19.95	Number of Squares
189.74	Total Perimeter Length	32.17	Total Ridge Length

DESCRIPTION	QTY
1,300. R&R Sheathing - OSB - 1/2"	1995.41 SF
1,301. Framing hurricane tie	50.00 EA

NOTES:

Grand Total Areas:

20,544.79	SF Walls	12,455.37	SF Ceiling	33,000.16	SF Walls and Ceiling
12,592.27	SF Floor	1,399.14	SY Flooring	2,574.26	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	2,657.66	LF Ceil. Perimeter
12,609.93	Floor Area	13,153.27	Total Area	18,984.11	Interior Wall Area
13,363.72	Exterior Wall Area	1,465.39	Exterior Perimeter of Walls		
2,524.97	Surface Area	25.25	Number of Squares	304.58	Total Perimeter Length
55.17	Total Ridge Length	0.00	Total Hip Length		



1

1-DSC_0003.JPG

Date Taken: 7/25/2024



2

2-DSC_0003.JPG

Date Taken: 7/25/2024



3

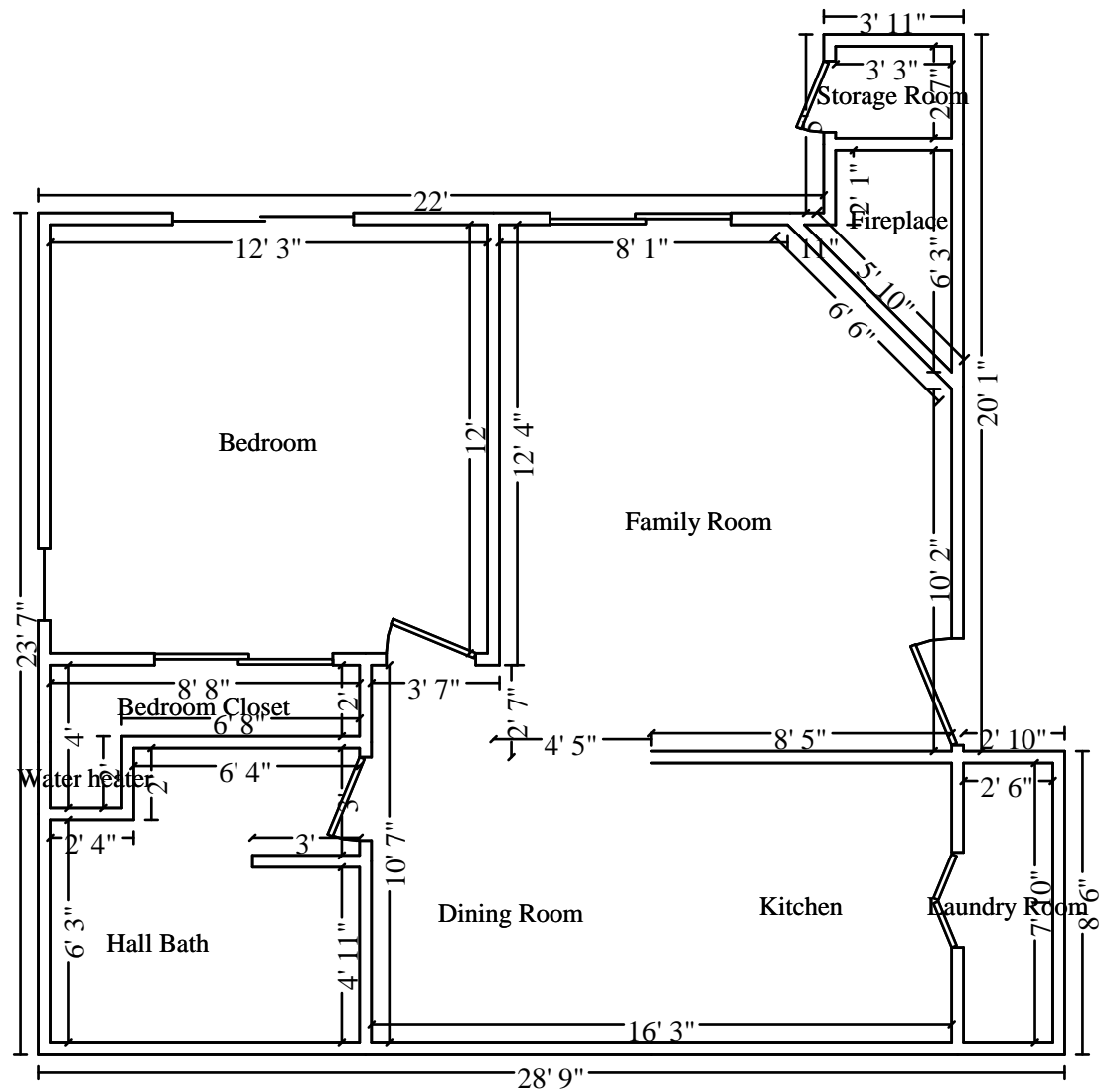
3-DSC_0123.JPG

Date Taken: 9/10/2024



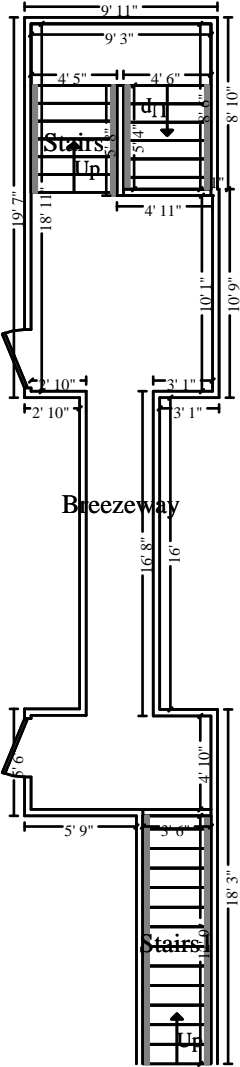
	A	B	C	D	E	F	G	H
1	County	Trade	Job Classification	Wage	Holiday	Overtime	Notes	
2								
3	King	Asbestos Abatement Workers	Journey Level	\$59.07	5D	1H		
4	King	Power Equipment Operators	Cranes: 45 tons through 99 tons, under 150' of boom(including jib with attachments)	\$83.95	7A	11H	8X	
5	King	Residential Brick Mason	Journey Level	\$69.07	7E	1N		
6	King	Residential Carpenters	Journey Level	\$36.44			1	
7	King	Residential Cement Masons	Journey Level	\$46.64			1	
8	King	Residential Drywall Applicators	Journey Level	\$74.96	15J	4C		
9	King	Residential Drywall Tapers	Journey Level	\$36.36			1	
10	King	Residential Electricians	Journey Level	\$48.80			1	
11	King	Residential Glaziers	Journey Level	\$28.93			1	
12	King	Residential Insulation Applicators	Journey Level	\$28.18			1	
13	King	Residential Laborers	Journey Level	\$29.73			1	
14	King	Residential Marble Setters	Journey Level	\$27.38			1	
15	King	Residential Painters	Journey Level	\$23.47			1	
16	King	Residential Plumbers & Pipefitters	Journey Level	\$45.40			1	
17	King	Residential Refrigeration & Air Conditioning Mechanics	Journey Level	\$96.42	7F	1E		
18	King	Residential Sheet Metal Workers	Journey Level	\$96.42	7F	1E		
19	King	Residential Soft Floor Layers	Journey Level	\$57.11	5A	3J		
20	King	Residential Sprinkler Fitters (Fire Protection)	Journey Level	\$63.61			1	
21	King	Residential Stone Masons	Journey Level	\$69.07	7E	1N		
22	King	Residential Terrazzo Workers	Journey Level	\$62.36	7E	1N		
23	King	Residential Terrazzo/Tile Finishers	Journey Level	\$24.39			1	
24	King	Residential Tile Setters	Journey Level	\$21.04			1	
25	King	Roofers	Journey Level	\$64.45	5A	3H		
26								

4 4-Screenshot 2024-09-13 154222

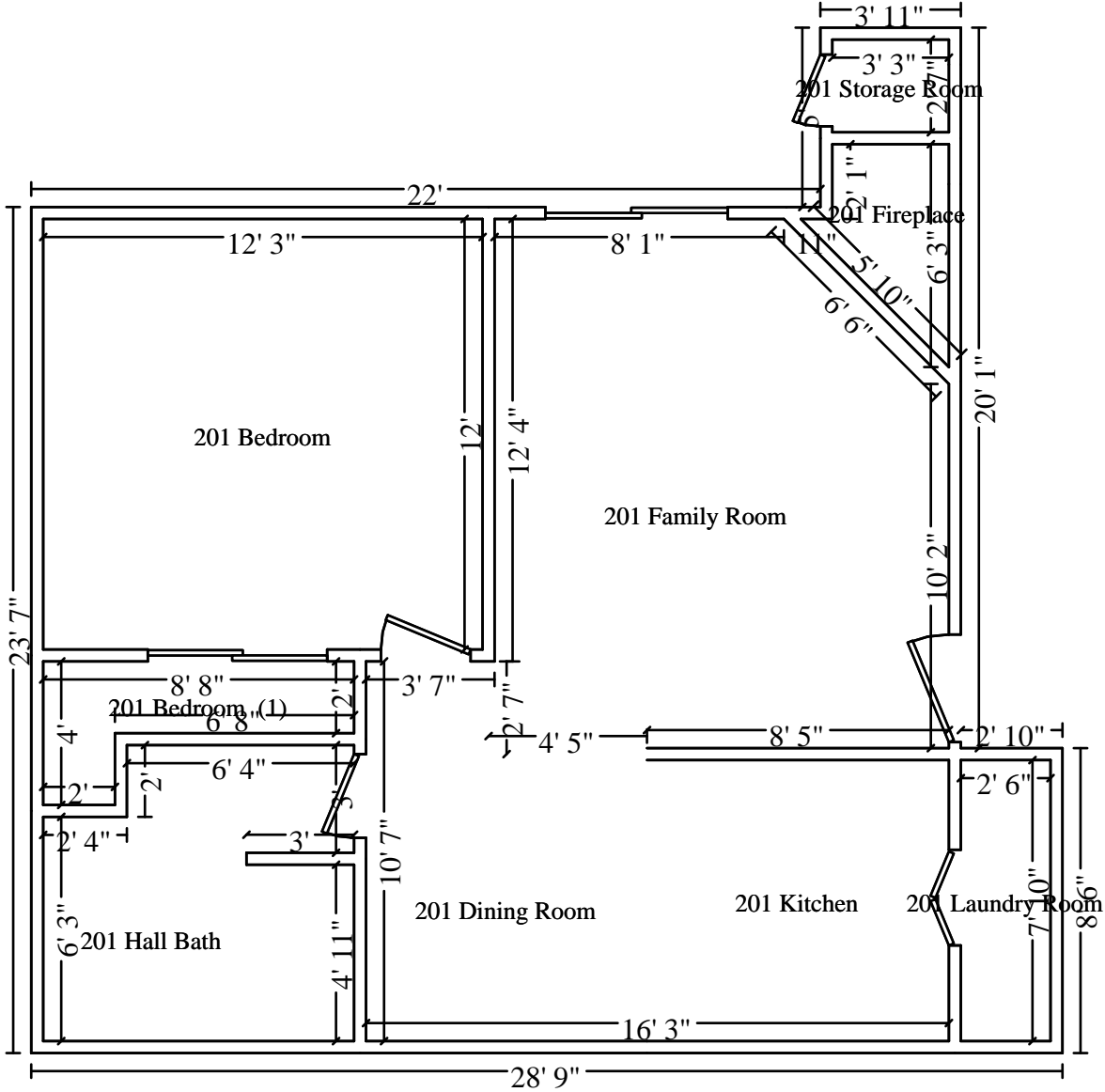


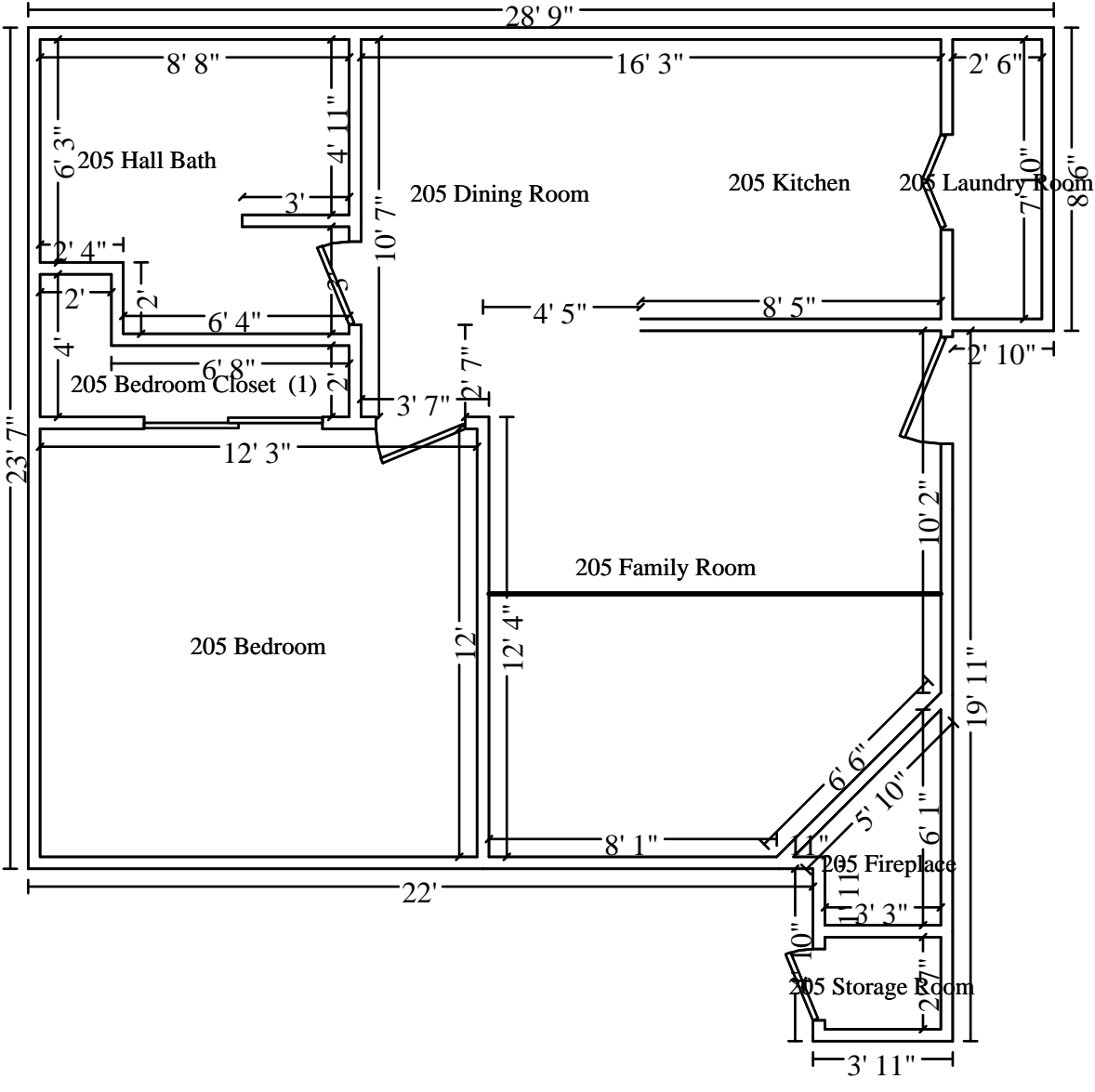
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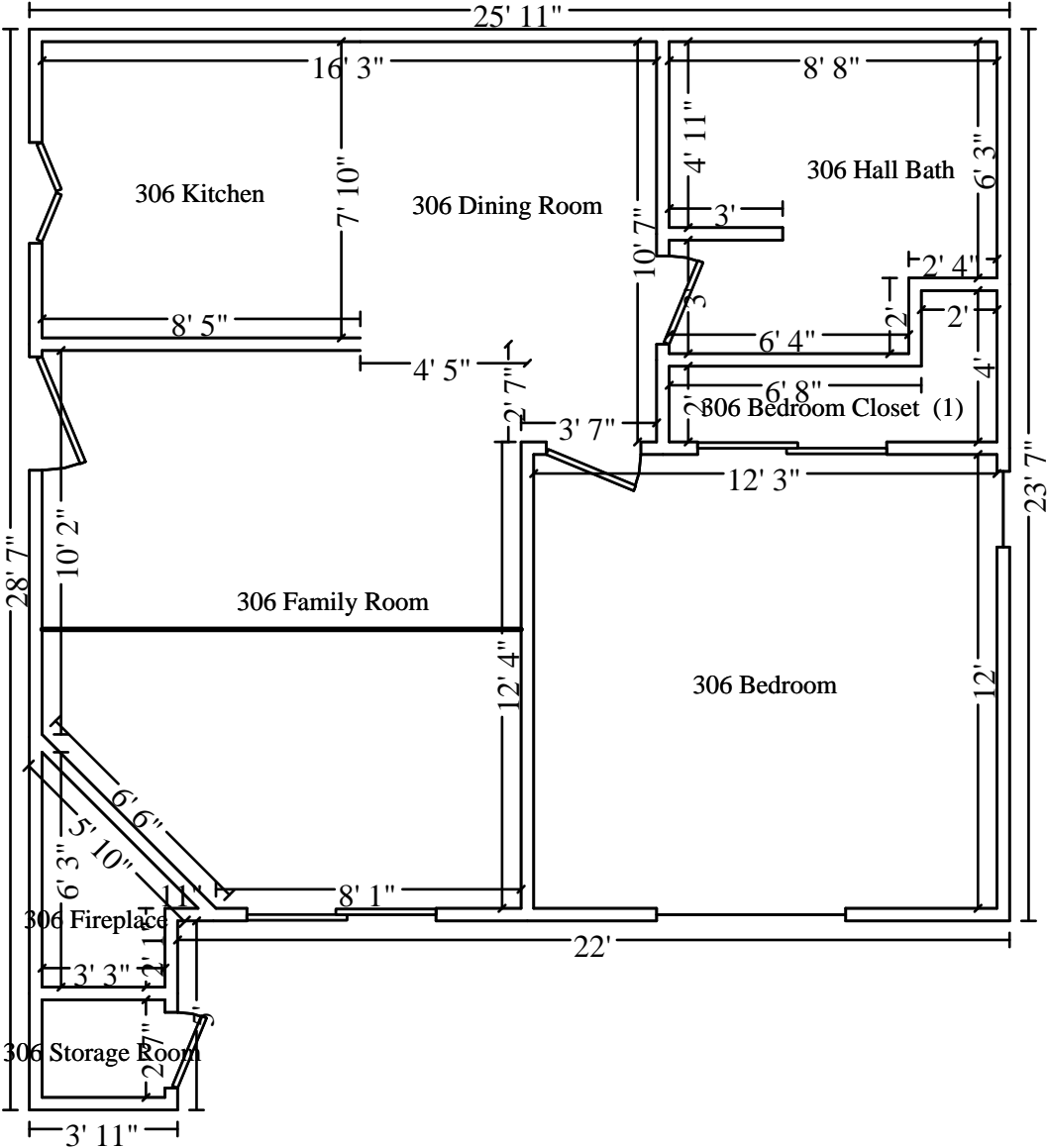


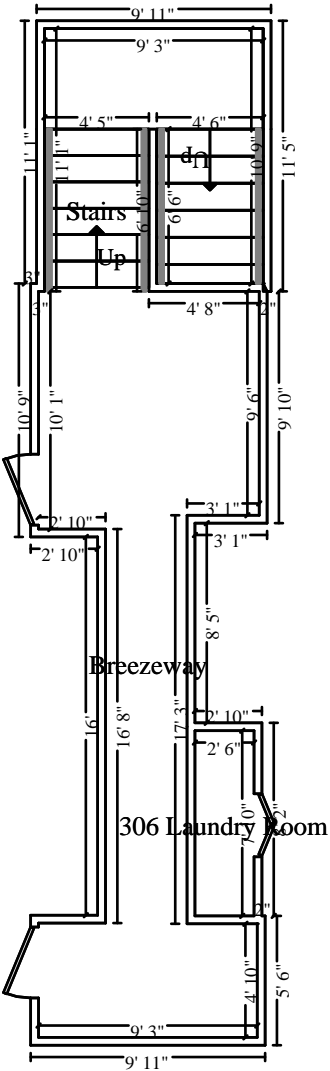


Breezeway

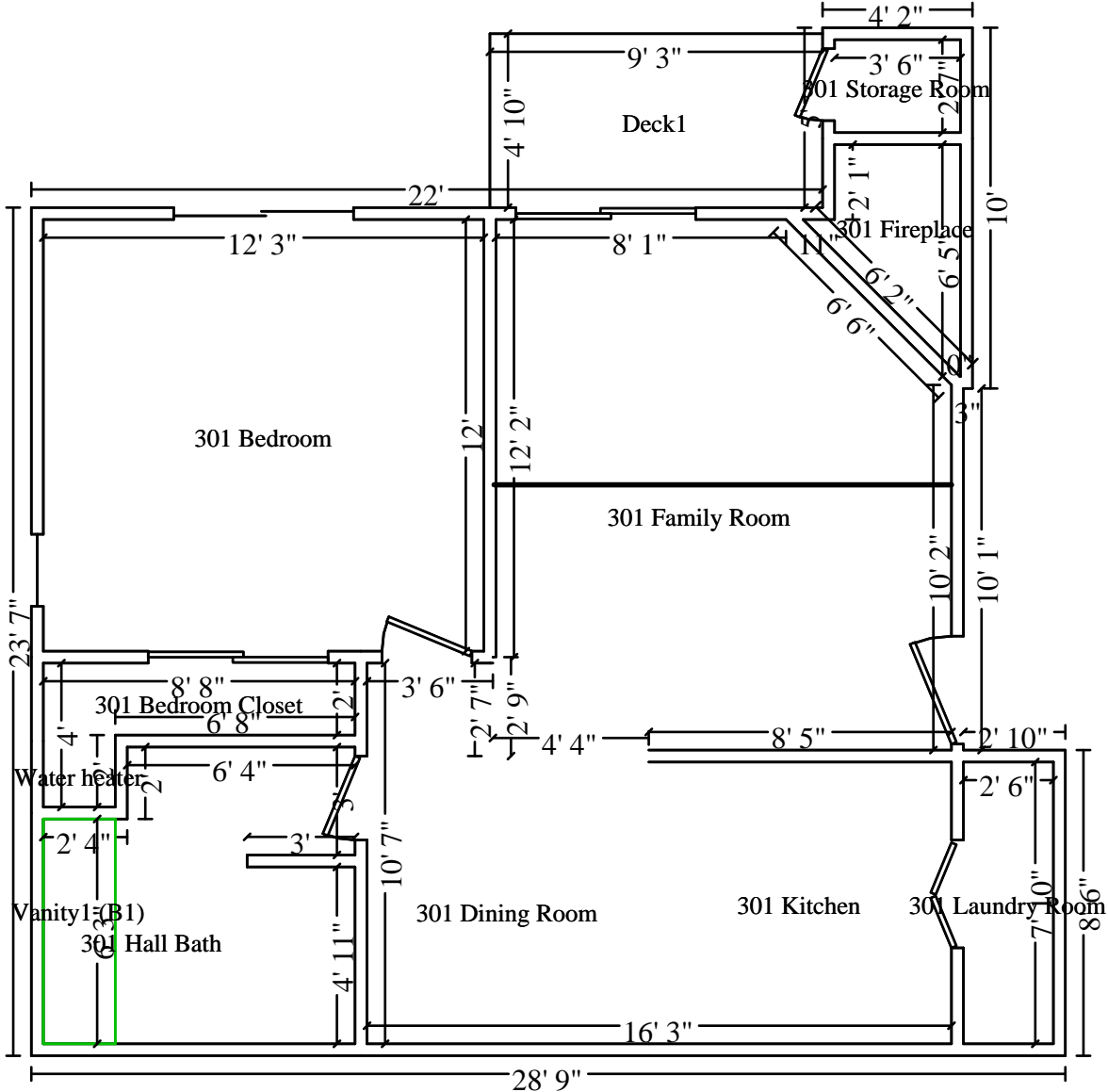


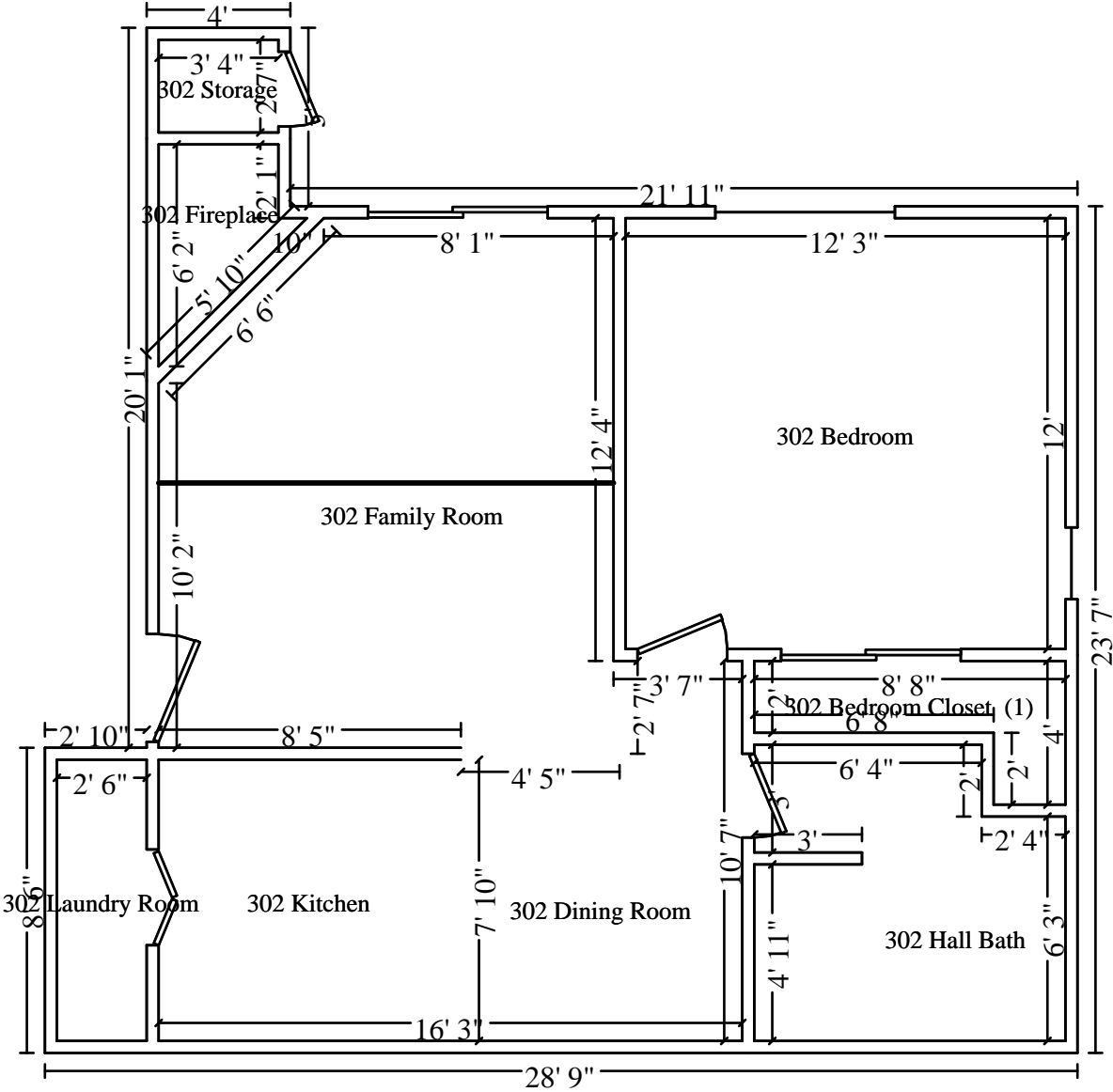


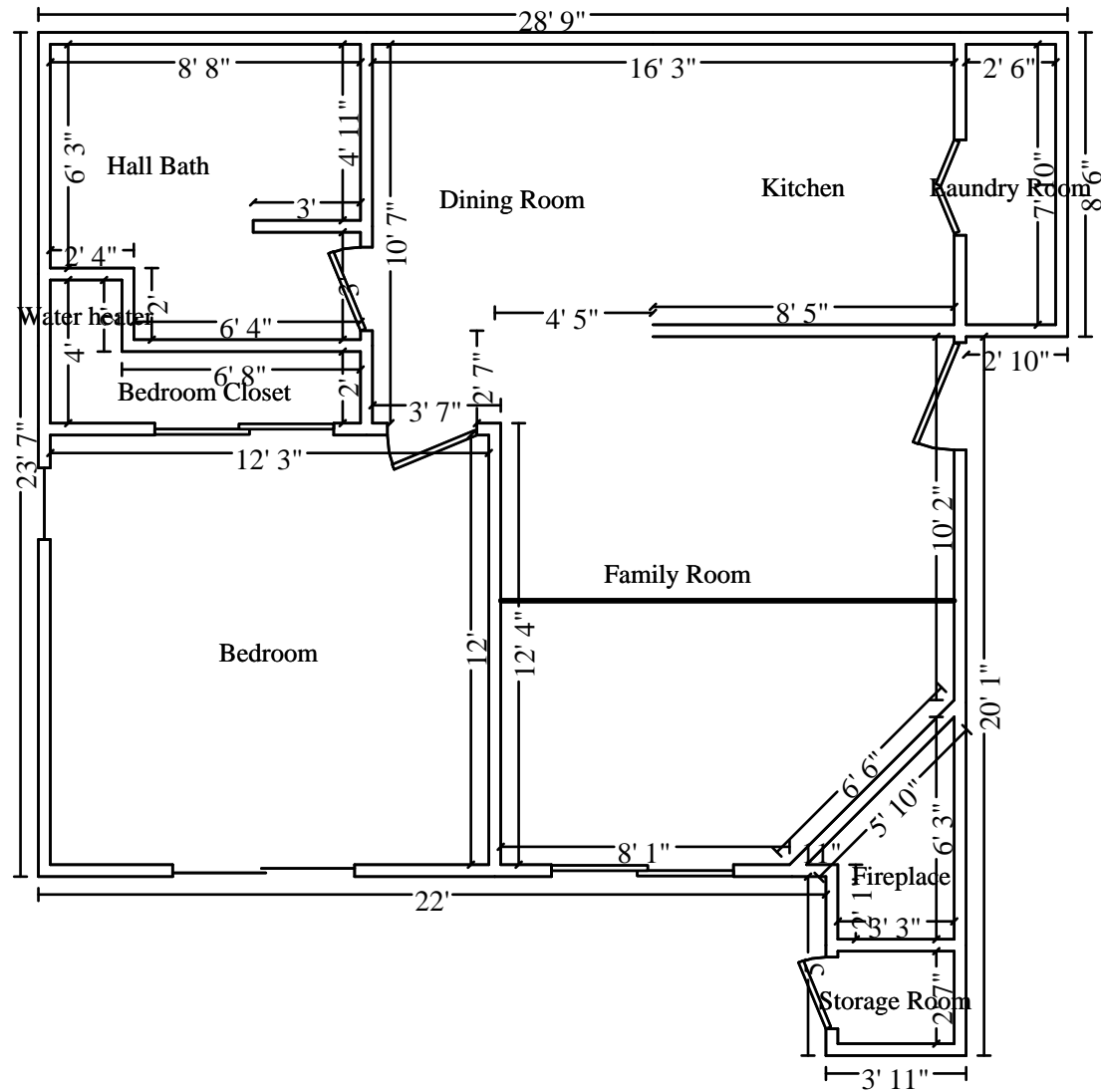


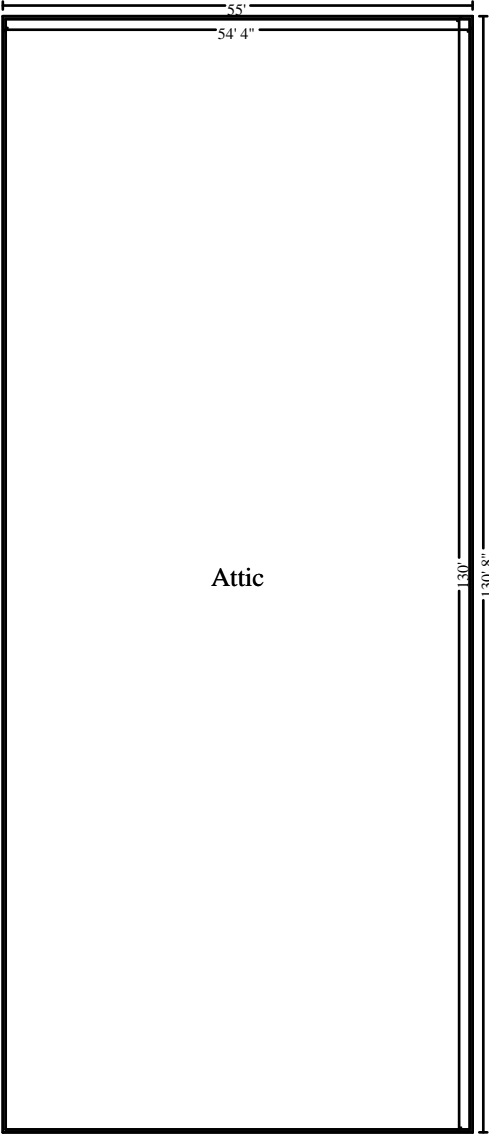


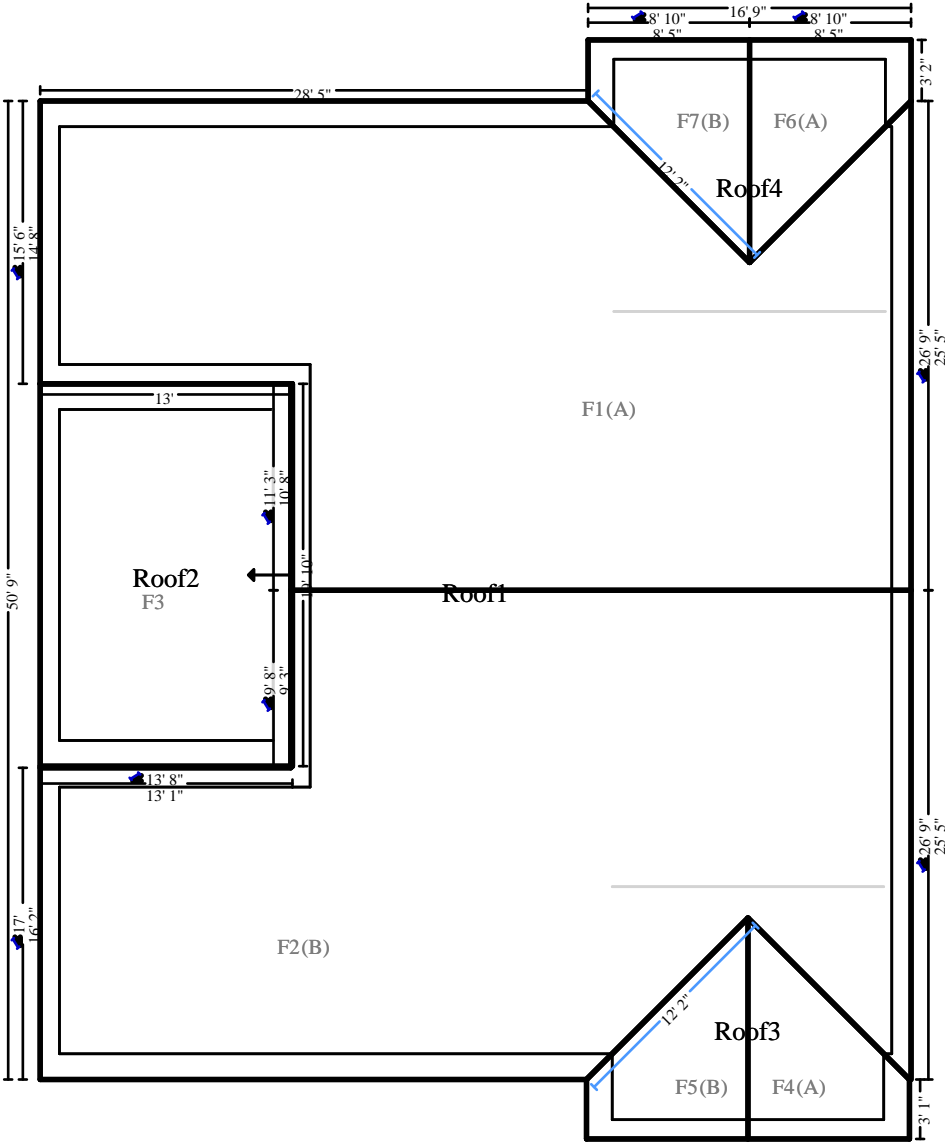
Breezeway







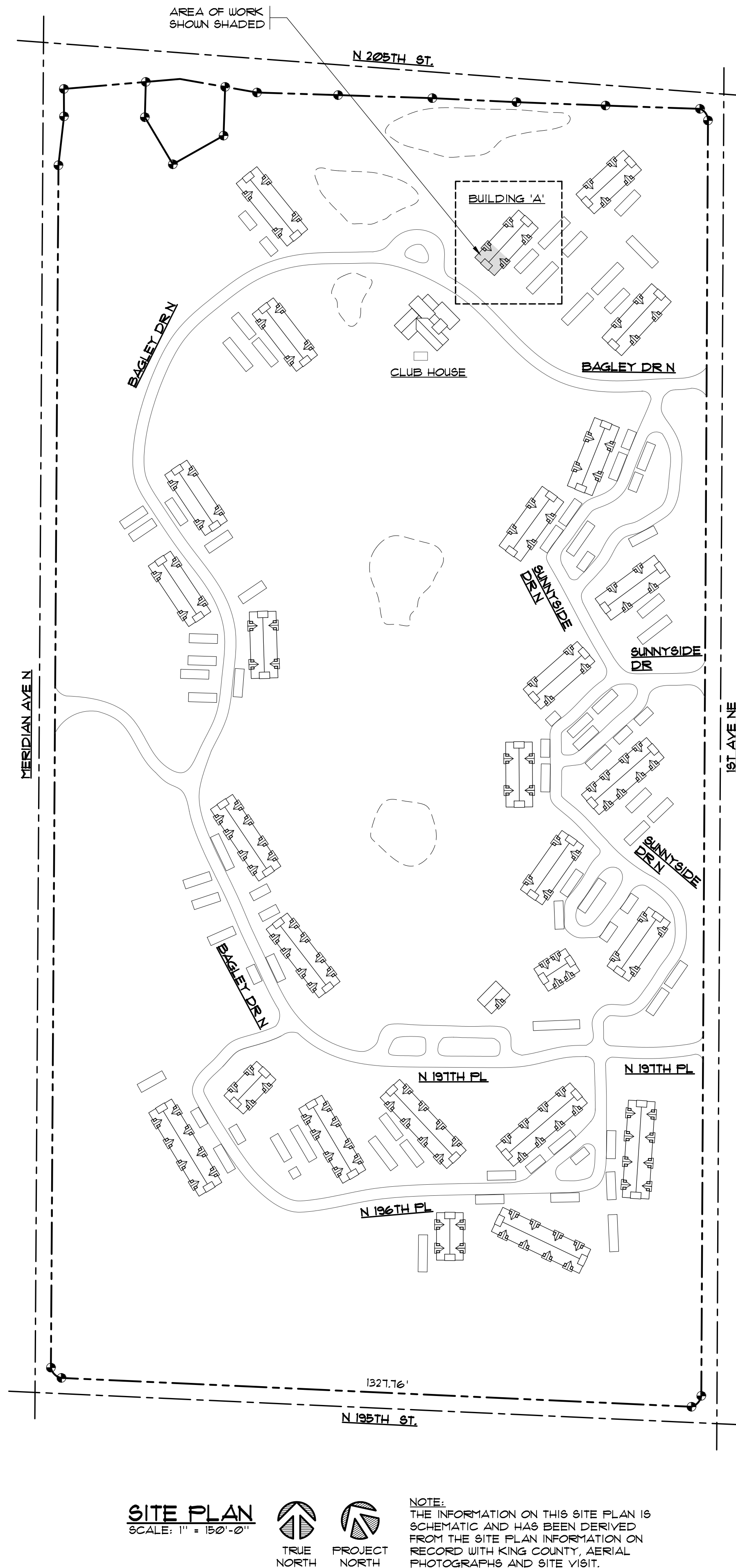
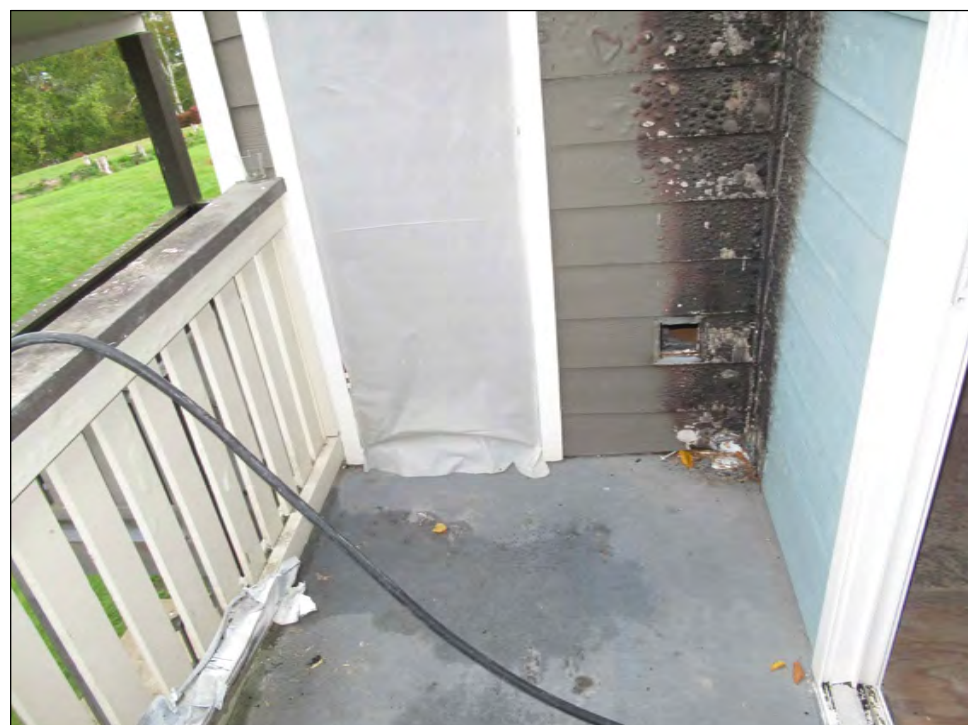




Ballinger Commons Materials list		12/10/2024
	Brand	Price *
Fridge	GE Top Fridge Mount GTS17DTNRWW	\$ 737.00
Stove	GE 30" GRF500PVWW	\$ 695.00
Hood Range	Broan 30"	\$ 94.24
Dishwasher	GE Built In Dishwasher GDF535PGRWW	\$ 398.00
Washer	Hot Point HTW265ASWWWGE	\$ 495.00
Dryer	Hot Point HTX26EASWWW	\$ 521.00
Hot Water Tank	A,O, Smith 50-gallon	\$ 689.92
Cupboards	DDN Brand	\$ 2,600.00
Counters	DDN Brand	\$ 2,000.00
Light Fixtures	Lithinoia Fura 4 Kitchen	\$ 293.56
Light Fixtures	Seasons 13 inch 21w led	\$ 39.99
Living Room	13 in flush mount	\$ 39.99
Bathroom-	Seasons LED 4 light vanity	\$ 112.90
Carpet (bedroom Only A101 bottom floor)	Mohawk Shadow Grey	\$ 633.33
Vinyl (All vinyl minus bedroom A101 bottom floor)	Mohawk Divinity Wool Oak	\$ 1,736.00
Carpet	Mohawk Shadow Grey	\$ 1,500.00
Vinyl	Mohawk Divinity Wool Oak	\$ 868.00
Bathroom Door	28x80	\$ 94.00
Bedroom Closet	30x80	\$ 98.00
Bedroom Door	36x90 x 2	\$ 218.00
Tub Surround	Home Depot	\$ 500.00
Tub	Home Depot	\$ 500.00
Kitchen Fixture	Seasons	\$ 123.19
Bathroom Fixture	Seasons Anchor Point	\$ 52.99
Paint main	Biscotti	\$ 116.55
Paint trim	White Shadow	\$ 21.30
Heater	Baseboard Bedroom	\$ 62.03
Heater	Cadet Heater Living Room	\$ 158.48
Door knobs	Bedroom & Bathroom	\$ 30.00
Kitchen Faucet	Seasons Anchor	\$ 109.99
Bathroom Faucet	Seasons	\$ 49.99
Vertical Blinds	Champion White Vertical Blinds 58.5x48	\$ 30.00
Smoke Detector/Carbon Monoxide	Kiddie-900 x2	\$ 85.00
Thermostat	Robertsaw 120/240 volt single pole x2	\$ 43.28
Heat Lamp	Reflector Bulb	\$ 4.39
Shower faucet Handle	Moen	\$ 6.15
Escutcheon	Moen	\$ 16.71
Tub Spout	Mixet chrome	\$ 10.49

* Pricing is only provided as a suggested estimate. All costs are to be verified by bidders prior to submitting bids.

KCHA assumes no responsibility for actual costs.



SCOPE OF WORK SUMMARY

TYPE: FIRE DAMAGE REPAIR

THE PURPOSE OF THESE DRAWINGS IS TO SHOW REPAIRS FOR THE DAMAGE CAUSED BY THE RECENT FIRE AT THE SUBJECT BUILDING IN SHORELINE, WASHINGTON.

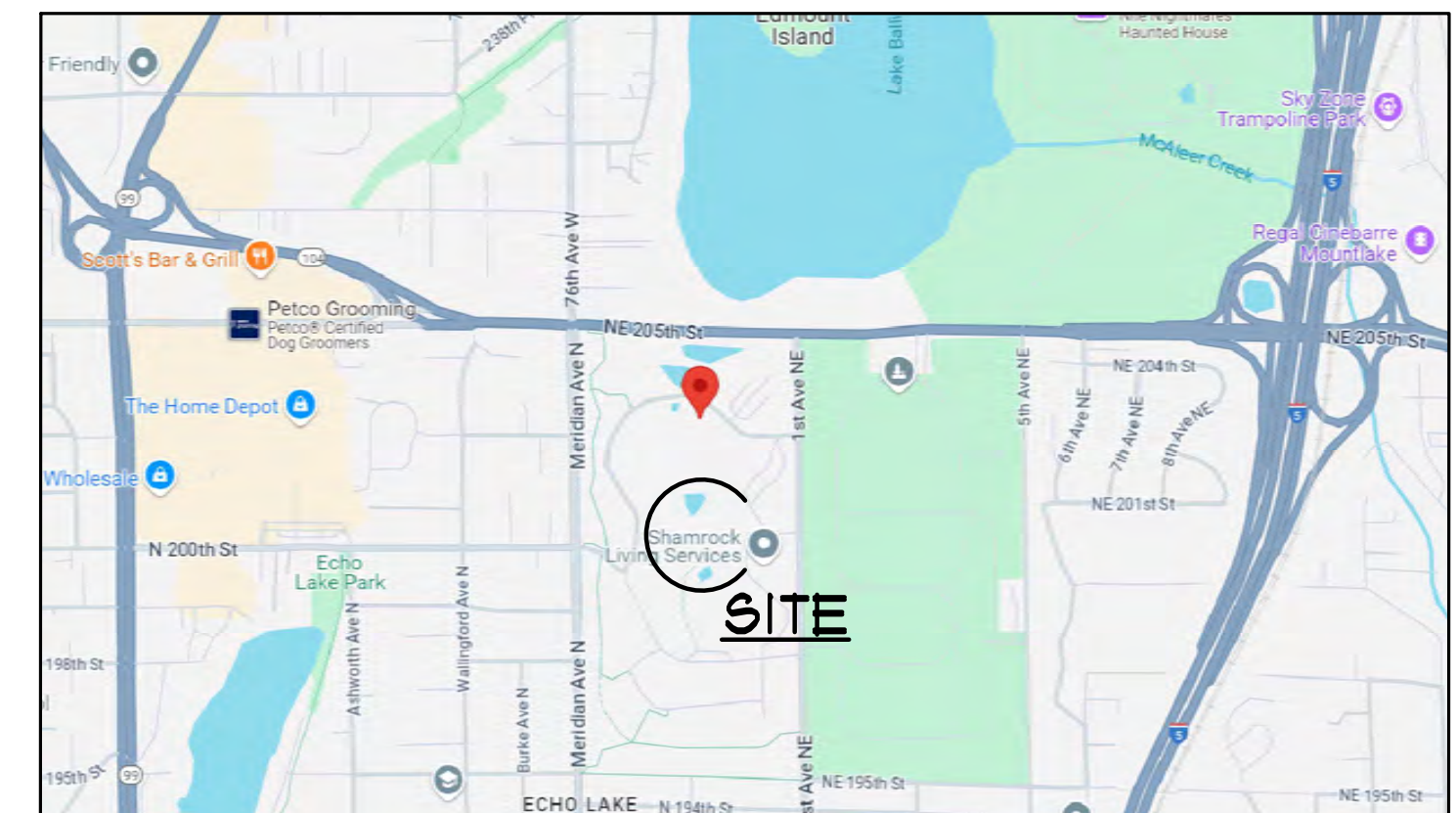
THE REPAIRS ARE IN ACCORDANCE WITH WSEBC CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS, SECTION 301.2 AND CHAPTER 4 REPAIRS.

THE SCOPE OF WORK TO REPAIR THE FIRE DAMAGE TO THE BUILDING IN-KIND, THERE ARE NO ADDITIONS. ALL OF THE INTERIOR FINISHES, INSULATION, AND FIXTURES ARE BEING REMOVED AND REPLACED IN UNITS 101, 201, 301, AND 302 DUE TO THE FIRE AND WATER DAMAGE. A SECTION OF THE ROOF TRUSSES AND SHEATHING ABOVE UNITS 301 AND 302 AND THE CORRIDOR WERE DAMAGED AND ARE BEING REPLACED. ATTIC INSULATION IN UNIT 302 IS BEING REMOVED AND REPLACED. SELECT ROOFING, SIDING, WINDOWS AND DOORS ARE BEING REPLACED.

THERE IS NO INCREASE IN THE EXISTING BUILDING FOOTPRINT, SQUARE FOOTAGE OR HEIGHT.

EXCLUSIONS:
NO REVIEW HAS BEEN MADE OF THE ADEQUACY OF THE EXISTING UNDAMAGED FRAMING MEMBERS.

MECHANICAL, ELECTRICAL AND PLUMBING:
MECHANICAL, ELECTRICAL AND PLUMBING WORK IS NOT INCLUDED WITH THIS PERMIT AND SHOULD BE FILED UNDER A SEPARATE PERMIT, IF REQUIRED.



VICINITY MAP
SCALE: N.T.S.

ASSESSOR'S No.: 052604-9003


LEGAL DESCRIPTION:

W 1/2 OF NW 1/4 OF SEC 5-26-4 LESS FORS THOF FOR MERIDIAN AVE
NE 1ST AVE NE N 19TH ST & N 20TH ST AT OLD HOLYROOD CEMETARY
WEST LESS FOR ST CONVEYED 811050665 LESS FOR DAF -
BEG AT NW COR OF SD SEC 5 TH S TH 81-53-42 E ALG N LN LN OF SD SEC
5 356.53 FT TH S 02-06-18 W 816.9 FT TAP SD SLY R/W LN N 20TH ST
SD FT BEING TPOB TH S 02-06-18 W 96.14 FT S 02-00-00 W 113.98
FT TH N 30-00-00 W 108.66 FT TH N 02-06-18 E 61.91 FT TAP ON SD
SLY R/W MGN TH N 84-55-55 E ALG SD SLY R/W MGN 61.18 FT TH S
02-18-02 E ALG SD SLY R/W MGN 88.43 FT TO TPOB


BUILDING DATA:

JURISDICTION:	CITY OF SHORELINE
CODES:	2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC)
	2021 WASHINGTON STATE ENERGY CODE (WSEC)
ZONING:	R6
OCCUPANCY:	R-2 (APARTMENTS)
LOT SIZE:	3,384,116 SQ. FT. / 116.9 ACRES
NO. OF BUILDINGS:	29
<u>WORK THIS PERMIT:</u>	BUILDING 'A' (1) 2410 NORTH 202ND PLACE, SHORELINE
BUILDING FOOTPRINT:	5,119 SQ. FT.
CONSTRUCTION TYPE:	V-A
NO. OF UNITS:	20
NO. OF STORIES:	3
SPRINKLERS:	NO

SHEET INDEX

SHEET 10	SITE PLAN, VICINITY MAP, PHOTOGRAPHS AND NOTES
SHEET 11	NOTES
SHEET 12	MATERIAL SPECIFICATIONS 
SHEET 20	FIRST FLOOR PLAN
SHEET 21	SECOND FLOOR PLAN
SHEET 22	THIRD FLOOR PLAN
SHEET 23	ROOF PLAN AND ROOF VENTILATION CALCULATIONS
SHEET 30	ASSEMBLIES
SHEET 31	DETAILS
SHEET 32	DETAILS
SHEET 33	DETAILS
SHEET 34	DETAILS
SHEET 35	DETAILS
SHEET 50	PARTIAL ROOF FRAMING PLAN AND NOTES
SHEET 52.0	SECTIONS

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 PACIFIC ENGINEERING TECHNOLOGIES, INC.	2150 North 107th Street, Suite 320 Seattle, Washington 98133-6039 (1) (206) 281-7500 • (800) 621-7200 (7) (206) 281-4811		Designed RCP / CDE.	No. Δ	Revision PERMIT SET	Date 1/28/25
			Drawn VHNL			
			Checked NLF / CEJ.			
			Date 22 NOV. 2024			
			Approved			



Sheet	Project	Contents
Job No. 24252.00	BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	SITE PLAN, VICINITY MAP, PHOTOGRAPHS AND NOTES
	2405 N 202ND PL. SHORELINE, WA	

GENERAL NOTES:

- GENERAL CONDITIONS:
1. DO NOT SCALE DRAWINGS.
2. REPETITIVE FEATURES MAY BE DRAIN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAIN IN FULL.
3. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS, DIRECTIONS AND RECOMMENDATIONS. THE WORK SHALL ALSO BE IN STRICT CONFORMANCE WITH INDUSTRY STANDARDS AND COMPLY WITH SOUND ENGINEERING AND CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL REPLACE PORTIONS OF THE INSTALLED WORK THAT DOES NOT MEET THESE REQUIREMENTS AT THEIR EXPENSE.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS.
5. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED LOCAL JURISDICTION INSPECTIONS AND SPECIAL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE INSPECTION REPORTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC., AND THE HOMEOWNER'S REPRESENTATIVE.
6. ALL NEW AND/OR REPLACEMENT MATERIALS SHALL BE EQUAL OR BETTER IN KIND AS EXISTING MATERIALS.
7. PLUMBING, MECHANICAL AND ELECTRICAL WORK TO BE FILED UNDER SEPARATE PERMITS. PLUMBING, MECHANICAL AND ELECTRICAL REPAIR DESIGN TO BE PERFORMED BY LICENSED AND QUALIFIED PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS. ALL NEW MECHANICAL AND LIGHTING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE.
8. CONTACT THIS OFFICE AT (206) 281-7500 IF ANY ADDITIONAL DAMAGE IS FOUND OUTSIDE THIS SCOPE OF WORK DURING DEMOLITION OR ANY VARIATIONS TO THE SITE OR EXISTING BUILDING ARE FOUND DURING THE CONSTRUCTION WORK.

SITE CONDITIONS, SAFETY, AND DEMOLITION:

9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
10. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
11. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
12. THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
13. THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC., TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
14. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS IN ACCORDANCE WITH THE LOCAL JURISDICTION REQUIREMENTS.
15. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY AND TEMPORARY EQUIPMENT AND LIGHTING WORK CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

16. IT IS INTENDED TO KEEP THE BUILDING OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAINTAIN OR PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE TENANTS AND GUESTS ENTERING AND LEAVING THE BUILDING(S) AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNER. MAINTAIN ALL BUILDING EXITS.
17. THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING STALLS WITHOUT OWNER'S PERMISSION.
18. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
19. THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
20. THE CONTRACTOR SHALL PROVIDE HEAT AS NECESSARY TO COMPLETE THE WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
22. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
23. PROVIDE SCAFFOLDING AND TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING EXPOSED DURING CONSTRUCTION AS NECESSARY TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY AND TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES.
24. PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
25. PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

26. PRIOR TO GENERAL/SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE OWNER TO DETERMINE WHETHER HAZARDOUS WASTES OR ASBESTOS IS PRESENT IN DEMOLITION DEBRIS. SHOULD HAZARDOUS MATERIALS OR ASBESTOS BE FOUND IN DEMOLITION DEBRIS, THE CONTRACTOR SHALL LEGALLY CONTAIN SUCH MATERIAL AND DISPOSE OF OFF SITE AT AN APPROVED DUMP SITE AFTER OBTAINING THE OWNER'S PERMISSION TO DO SO.
27. THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
28. INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
29. REMOVE AND REPLACE ALL MOISTURE DAMAGED FINISHES INCLUDING DAMAGED THERMAL AND SOUND INSULATION.
30. PRIOR TO COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL REMOVE AND/OR PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE SAMPLES OF EXTERIOR TRIM, SIDING, ROOFING, INTERIOR TRIM, DOORS, ALL DOOR HARDWARE, WALL BASE TRIM, WALL COVERINGS, WINDOW COVERINGS, KITCHEN AND BATH ACCESSORIES, APPLIANCES, ETC. AS A GUIDE FOR REPLACEMENT OF LIKE-KIND MATERIALS.
31. THE CONTRACTOR IS TO LEAVE THE SITE BROOM CLEAN FROM CONSTRUCTION RELATED DEBRIS AFTER DEMOLITION WORK IS COMPLETE, AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.

CONSTRUCTION:

32. ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND CODE REQUIREMENTS.
33. PROVIDE WEATHER-RESISTIVE / AIR BARRIER BEHIND WALL CLADDING IN ACCORDANCE WITH W8BC 1402.2 AND 1402.5 AND THE WASHINGTON STATE RESIDENTIAL ENERGY CODE R402.4 AND TABLE R402.4.1.1. WEATHER-RESISTIVE / AIR BARRIER SHALL BE CONTINUOUS AND ALL JOINTS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
34. PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH W8BC CHAPTER 1404.4.

GENERAL NOTES (CONT.):

35. INSTALL ROOFING COMPONENTS IN ACCORDANCE WITH W8BC CHAPTER 15.
36. THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, IE. SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
37. WINDOWS, SLIDING GLASS DOORS AND DOORS SHALL BE INSTALLED WITH PENETRATION FLASHINGS AND IN ACCORDANCE WITH W8BC SECTION 1402.2, 1403.2 AND 1404.4 AND WITH ASTM E 212.
38. ALL VENTILATION OPENINGS SHALL BE SCREENED EXCEPT DRYER VENTS. ALL VENT OPENINGS SHALL HAVE LOUVERS.
39. WHERE WINDOWS, DOORS OR SLIDING GLASS DOORS ARE TEMPORARILY REMOVED OR DISCARDED, THEY SHALL BE RE-INSTALLED OR INSTALLED BY THE END OF EACH DAY.
40. THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POPS RESULTING FROM THE CONSTRUCTION WORK AND REPAIR THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE.
41. MECHANICAL EXHAUST DUCTS WHICH PENETRATE FIRE RESISTIVE WALL, FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES SHALL BE FIRE DAMPERED OR LOCATED WITHIN FIRE RESISTIVE SHAFTS IN ACCORDANCE WITH W8BC SECTION 711.
42. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT INTERCONNECTIONS BETWEEN CONCEALED SPACES (SUCH AS SOFFITS, DROPPED CEILINGS, ATTICS, WALL CAVITIES, ETC.) AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS IN ACCORDANCE WITH W8BC SECTION 718.
43. HOLES FOR WIRING AND PLUMBING PENETRATIONS THAT PASS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES ARE TO BE SEALED WITH A FIRE RATED EXPANDING FOAM OR SEALANT. THE FOAM OR SEALANT SHALL BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH AN F AND T RATING NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH W8BC SECTION 714.4 AND 714.5.
44. SMOKE SEAL EXISTING FRAMING THAT IS TO REMAIN.
45. ALL NEW WOOD PLATES, NAILING STRIPS, AND LEDGERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE FIRE/ROT PRESERVATIVE TREATED. CUT ENDS, ETC., SHALL BE PAINTED WITH (2) COATS OF WOOD PRESERVATIVE PAINT.
46. PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.
47. PROVIDE AN OPENING NOT LESS THAN 20" BY 30" WITH A HEADROOM CLEARANCE OF 30" TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". THE ATTIC ACCESS SHALL BE INSULATED AND GASKETED PER W8BC 1203.2.
48. PROVIDE MOISTURE AND MOLD RESISTANT GUB IN BATHROOMS.

FIRE PROTECTION NOTES:

- SMOKE ALARMS:
SMOKE ALARMS SHALL BE INSTALLED THROUGHOUT THE ENTIRE BUILDING IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM.
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS IN EXISTING BUILDINGS SHALL CONFORM TO REQUIREMENTS OF W8BC SECTIONS 9012.1.1 THROUGH 9012.11.1 AND THE FOLLOWING SPECIFICATIONS:
- ALARMS SHALL COMPLY WITH UL 217.
 - ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND MANUFACTURER'S RECOMMENDATIONS.
 - ALARMS SHALL BE HARD WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACK-UP.
 - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN THE DWELLING UNIT, ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. INTERCONNECTION OF THE ALARMS CAN BE MADE WITH PHYSICAL CONNECTIONS OR WITH LISTED WIRELESS CONNECTIONS.
 - SMOKE ALARMS SHALL NOT BE PLACED WITHIN 3 FEET HORIZONTALLY OF A BATHROOM DOOR OR OPENING THAT CONTAINS A TUB OR A SHOWER, UNLESS NO OTHER LOCATION IS ACCEPTABLE.
 - IONIZATION SMOKE ALARMS SHALL NOT BE PLACED WITHIN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE PLACED WITHIN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

- CARBON MONOXIDE ALARMS:
PROVIDE CARBON MONOXIDE ALARMS IN ACCORDANCE WITH THE W8BC SECTION 915, 915.2 THROUGH 915.4.
- ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 720 AND MANUFACTURER'S RECOMMENDATIONS.
 - IN DWELLING UNITS, CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING.
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING UNITS.
 - WHEN REQUIRED BY SECTION 915.1 NEW BUILDINGS, OR BY W8BC CHAPTER II, CARBON MONOXIDE ALARMS SHOULD BE INSTALLED IN CLASSROOMS IN GROUP E OCCUPANCIES.
 - CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034.
 - CARBON MONOXIDE ALARMS CAN BE COMBINED WITH SMOKE ALARMS. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
 - CARBON MONOXIDE ALARMS SHALL BE HARD WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACK-UP.

- PORTABLE FIRE EXTINGUISHERS (FE):
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH W8BC SECTION 906 AND THE FOLLOWING SPECIFICATIONS:
1. REFERENCE PLANS FOR APPROXIMATE LOCATIONS OF FE'S.
 2. FE'S LOCATED IN DWELLING UNITS MEET THE FOLLOWING SPECIFICATIONS:
 - a. SHALL HAVE A MINIMUM RATING OF 1-A:10-B:C.
 - b. INSTALLED IN ACCORDANCE WITH NFPA 10.
 - c. WHEN NOT HOUSED IN CABINETS, PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED, SECURELY ANCHORED ON THE MOUNTING SURFACE, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - d. IF THE FE IS INSTALLED WITHIN A RECESSED WALL CAVITY WITHIN THE DWELLING, THE RECESSED CAVITY SHALL NOT BE AN EXTERIOR WALL OR A PARTY WALL. IF RECESSED, THE PENETRATION SHALL BE LINED WITH (2) LAYERS OF 5/8" TYPE 'X' GUEB.
 - e. CABINETS USED TO HOUSE PORTABLE FIRE EXTINGUISHERS SHALL NOT BE LOCKED.
 - f. LOCATED IN AN UNOBSTRUCTED AND UNOBSCURED CONSPICUOUS LOCATION.
 - g. PORTABLE FIRE EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE INSTALLED SUCH THAT THEIR TOPS ARE NOT MORE THAN 5 FEET ABOVE THE FLOOR.
 - h. PORTABLE FIRE EXTINGUISHERS WEIGHING 40 POUNDS OR MORE SHALL BE INSTALLED SUCH THAT THEIR TOPS ARE NOT MORE THAN 3.5 FEET ABOVE THE FLOOR.

3. FE'S LOCATED IN THE COMMON AREAS OF THE BUILDING SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - a. BE A MINIMUM 2A:10B-C RATED FIRE EXTINGUISHER
 - b. INSTALLED IN ACCORDANCE WITH NFPA 10.
 - c. CABINETS USED TO HOUSE PORTABLE FIRE EXTINGUISHERS SHALL NOT BE LOCKED.
 - d. IF THE FE IS INSTALLED WITHIN A RECESSED WALL CAVITY WITHIN THE DWELLING, THE RECESSED CAVITY SHALL NOT BE AN EXTERIOR WALL OR A PARTY WALL. IF RECESSED, THE PENETRATION SHALL BE LINED WITH (2) LAYERS OF 5/8" TYPE 'X' GUEB.
 - e. LOCATED IN AN UNOBSTRUCTED AND UNOBSCURED CONSPICUOUS LOCATION.
 - f. PORTABLE FIRE EXTINGUISHERS WEIGHING 40 POUNDS OR LESS SHALL BE INSTALLED SUCH THAT THEIR TOPS ARE NOT MORE THAN 5 FEET ABOVE THE FLOOR.
 - g. PORTABLE FIRE EXTINGUISHERS WEIGHING 40 POUNDS OR MORE SHALL BE INSTALLED SUCH THAT THEIR TOPS ARE NOT MORE THAN 3.5 FEET ABOVE THE FLOOR.

BUILDING ENVELOPE SPECIFICATIONS:

- ENERGY CODE:
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH 2021 WASHINGTON STATE ENERGY CODE RESIDENTIAL (WSECR) PROVISIONS, IN ACCORDANCE WITH R402.2 AND TABLES R402.1.3 FOR PRESCRIPTIVE METHOD.
- | | |
|--|--|
| ATTIC/ROOF | R-60 |
| EXTERIOR WALL (EXISTING) | R-15 (2x4 FRAMING) |
| EXTERIOR WALL | R-21 (2x6 FRAMING) |
| RIM JOISTS | R-21 |
| HEADERS | R-10 RIGID |
| ACCESS HATCHES AND DOORS | SAME AS SPACE ACCESSING |
| SUPPLY OR RETURN DUCTS OUTSIDE | R-8 MIN. FOR DUCTS 3" DIAM. OR LARGER. |
| CONDITIONED SPACE (R403.3) | R-6 DUCTS SMALLER THAN 3" DIAM. |
| DUCTS IN CONDITIONED SPACE, REF. R403.3.2. | R-3 MIN. |
| HOT WATER PIPES | U+0.30 MAX. |
| GLAZING | U+0.30 MAX. |
| DOORS | U+0.30 MAX. |
| U-FACTORS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100. | |

PROVIDE MINIMUM R-3 PER INCH FOR ANY EXPOSED EXISTING FLOOR, CEILING OR WALL CAVITY (R503.1.1).

WINDOWS AND SLIDING GLASS DOORS:
WINDOWS AND SLIDING GLASS DOORS SHALL HAVE AN AIR LEAKAGE RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT WHEN TESTED IN ACCORDANCE WITH NFRC 400 OR AAMA/WDMA/CSA 1011.9.2/A440 (R402.4.2).

EXTERIOR SWING DOORS (R402.4.3):
EXTERIOR DOORS SHALL HAVE AN AIR LEAKAGE RATE OF NO MORE THAN 0.5 CFM PER SQUARE FOOT WHEN TESTED IN ACCORDANCE WITH NFRC 400 OR AAMA/WDMA/CSA 1011.9.2/A440.

VAPOR RETARDERS (W8BC 1404.3):
PROVIDE A CLASS I OR CLASS II VAPOR RETARDER ON THE INTERIOR SIDE OF FRAME WALLS IN ACCORDANCE WITH TABLE 1404.3(2) AND 1404.3(3).

- CLASS I VAPOR RETARDERS SHALL BE OF SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL, OR OTHER APPROVED MATERIALS WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
- CLASS II VAPOR RETARDERS SHALL BE KRAFT-FACED FIBERGLASS BATT'S OR VAPOR RETARDER PAINT OR OTHER APPROVED MATERIALS, APPLIED PER MANUFACTURER'S INSTRUCTIONS FOR A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 10.

ATTACH POLYETHYLENE SHEETING TO THE INTERIOR FACE OF WALL STUDS BY APPLYING A CONTINUOUS BEAD OF SEALANT TO EACH STUD. INSTALL POLYETHYLENE IN CONTINUOUS SHEETS AS MUCH AS POSSIBLE. WHERE LAPS DO OCCUR, THE LAPS SHALL BE 6" MINIMUM AND SEALED WITH TAPE OR SEALANT. CONTINUOUSLY SEAL BOTTOM AND TOP EDGES TO WALL AND CEILING TERMINATIONS. SEAL VAPOR RETARDER TO ANY CONDUIT, BOXES, PIPING OR OTHER ITEMS WITHIN THE WALL SYSTEM. REPAIR ANY TEARS OR PENETRATIONS OF VAPOR RETARDER WITH APPROVED TAPE PRIOR TO INSTALLATION OF DRYWALL.

BAFFLES: (R402.2.3)
PROVIDE A COMPOSITE (SOLID PLASTIC OR FOAM) BAFFLE FOR INSULATED AND VENTED ATTICS OR RAFTER BAYS AND/OR CRAWL SPACES LOCATED WITHIN INSULATED RIM JOISTS. BAFFLES SHALL MAINTAIN A NET FREE AREA OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL. THE BAFFLE SHALL BE INSTALLED TO THE OUTER EDGE OF THE EXTERIOR WALL TOP PLATE SO AS TO PROVIDE MAXIMUM SPACE FOR ATTIC INSULATION COVERAGE OVER THE TOP PLATE.

WITHIN ATTICS AND RAFTERS, THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION TO MAINTAIN A 1-INCH AIRSPACE. WHERE THE ATTIC SPACE HAS BLOW-IN INSULATION, THE BAFFLE SHALL EXTEND 12 INCHES, MEASURED VERTICALLY, ABOVE THE TOP OF THE INSULATION.

- AIR LEAKAGE SEALING (R402.4 AND TABLE R402.4.1.1):
THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE IN ACCORDANCE WITH R402.4:
- JOINTS AROUND WINDOWS/PENETRATIONS AND DOOR FRAMES
 - JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR ROOF PANELS
 - OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH THE ROOFS, WALLS, AND FLOORS
 - RECESSED LIGHT FIXTURES AND SIMILAR OBJECTS THAT PENETRATE THE WALL OR CEILING FINISHES
 - ALL OTHER OPENINGS IN THE BUILDING ENVELOPE

MECHANICAL VENTILATION (M1505.4.4):
EXHAUST RATES FOR SOURCE SPECIFIC FANS IN KITCHENS, BATHROOMS, AND LAUNDRY ROOMS TO BE DESIGNED BY OTHERS.

- LIGHTING (R404 AND R402.4.3):
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.
- ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. LIGHTING CONTROLS ARE NOT REQUIRED FOR BATHROOMS, HALLWAYS OR LIGHTING FOR SAFETY OR SECURITY.
- WHERE EXTERIOR LIGHTING EXCEEDS 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS, (MULTIPLE FAMILY DWELLING UNITS ARE EXEMPT), LIGHTING SHALL SHUT OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS, AND CONTROLS THAT OVERRIDE AUTOMATIC SHUT-OFF ACTIONS ARE NOT ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 24 HOURS.
- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED AND CERTIFIED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 1.0 CFM WHEN TESTED AT A 151 FPM (15 PA) PRESSURE DIFFERENTIAL AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE.
- ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING COVERING.

WINDOW SPECIFICATIONS:

- WINDOW SPECIFICATIONS:
THE NEW WINDOWS SHALL MEET THE FOLLOWING SPECIFICATIONS:
1. CONTRACTOR TO VERIFY THE SIZE OF THE EXISTING ROUGH OPENING PRIOR TO ORDERING THE WINDOWS AND SLIDING GLASS DOORS.
 2. THE ROUGH OPENING SHALL BE SQUARE AND PLUMB.
 3. WINDOWS AND SLIDING GLASS DOORS SHALL:
 - a. BE VINYL OR FIBERGLASS FRAMED.
 - b. HAVE DUAL PANES.
 - c. INSECT SCREENS FOR THE OPERABLE PANES.
 - d. HAVE COATING AND
 - e. INTEGRATED NAIL FLANGES.
 4. WINDOWS AND SLIDING GLASS DOORS SHALL HAVE AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (15 L/9/M2) WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 1011.9.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER (R402.4.3).
 5. THE WINDOWS AND SLIDING GLASS DOORS SHALL BE TEMPERED IN ACCORDANCE WITH THE SAFETY GLAZING REQUIREMENTS LISTED BELOW.
 6. THE WINDOW AND SLIDING GLASS DOORS CONFIGURATIONS, HARDWARE AND COLOR(S) SHALL MATCH THE EXISTING OR BE APPROVED BY THE OWNER PRIOR TO PURCHASE OF THE WINDOWS.
 7. THE CONTRACTOR SHALL CLEAN THE INTERIOR AND EXTERIOR OF THE WINDOW AND FRAME AFTER THE REPAIR WORK IS COMPLETE.

- SAFETY GLAZING IN WINDOWS AND DOORS:
SAFETY GLAZING SHALL BE IN ACCORDANCE WITH W8BC SECTION 2406. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED: (NOTED AS (T) ON FLOOR PLANS)
1. GLAZING WITHIN 24" OF AN ADJACENT DOOR LOCATED ON THE SAME WALL UNLESS SEPARATED A MINIMUM 60" INTERVENING WALL.
 2. GLAZING WITHIN 24" OF THE HINGE OF AN ADJACENT DOOR LOCATED ON AN INTERVENING WALL.
 3. THE BOTTOM EDGE OF THE GLAZING IS WITHIN 60" VERTICALLY OR HORIZONTALLY OF A BATHTUB OR SHOWER.
 4. GLAZING IN RESTROOMS OR BATHROOMS.
 5. GLAZING THAT MEETS ALL FOUR OF THESE REQUIREMENTS:
 - a. INDIVIDUAL GLAZING PANE IS LARGER THAN 9 SQUARE FEET
 - b. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - c. THE TOP EDGE OF THE GLAZING IS 36" ABOVE THE FLOOR
 - d. THE WINDOW IS LOCATED WITHIN 36" OF A WALKING SURFACE
 6. GLAZING WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE ADJACENT TO STAIRWAYS OR LANDINGS AND LESS THAN 60" ABOVE THE WALKING SURFACE.
 1. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OR 60" ABOVE OF THE NOSE OF THE BOTTOM TREAD.
 8. GLAZING IN FIXED AND OPERABLE PANELS OF ALL DOORS.

DOOR SPECIFICATIONS:

- NEW UNIT ENTRY DOORS SHALL MEET THE FOLLOWING SPECIFICATIONS:
1. CONTRACTOR TO VERIFY THE EXISTING DIMENSIONS.
 2. SHALL BE FIRE RATED FOR 20 MINUTES.
 3. FIRE RATED DOORS SHALL BE IN ACCORDANCE WITH W8BC SECTION 716.
 4. DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 AND UL 10C.
 5. DOORS SHALL BE PERMANENTLY LABELED AND AFFIXED TO THE DOOR OR FRAME IN ACCORDANCE WITH NFPA 80.
 6. SHALL BE PROVIDED AND LABELED FOR SMOKE SEALING AND DRAFT CONTROL IN ACCORDANCE WITH UL 1784.
 7. DOORS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 80.
 8. PROVIDE A SIGHT GLASS WITH AT LEAST 0.25 INCH THICK GLASS AND METAL THAT WILL NOT MELT WHERE SUBJECT TO TEMPERATURES OF 1700°F.
 9. PROVIDE A UNIT NUMBER AND DOOR KNOCKER.
 10. PROVIDE ADA APPROVED HARDWARE WITH A DEADBOLT.
 11. DOORS SHALL BE PAINTED.

Designed	Date
Revision	1/28/25
FERTIT GET	CONSTRUCTION REVISION
No.	△
RCP / CDE	
Drawn	Y.H.N.
Checked	N.L.F. / C.E.J.
Date	22 NOV. 2024
Approved	

PACIFIC
ENGINEERING TECHNOLOGIES, INC.
(T) (206) 281-7500 • (800) 621-7200
2150 North 107th Street, Suite 320
Seattle, Washington 98133-9009
(T) (206) 281-4611

1/28/25
REGISTERED
ARCHITECT
NATHAN LEE FRITZ
STATE OF WASHINGTON
1/28-25

Project	Contents
BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	NOTES
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Sheet	
Job No. 24252-00	

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THE MATERIAL SPECIFICATIONS ARE PRESENTED IN SHORT FORM FORMAT. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SCOPE OF WORK, THE MANUFACTURER'S RECOMMENDATIONS, INSTALLATION AND SPECIFICATIONS, INDUSTRY STANDARDS AND APPLICABLE CODES.

GYPSUM WALLBOARD SHALL MEET THE FOLLOWING SPECIFICATIONS:

- GYPSUM WALLBOARD SHALL BE UL RATED TYPE 'X'. ATTACH IN ACCORDANCE WITH THE DETAILS IN THESE DRAWINGS.
- WHERE THE FACE LAYER IS EXPOSED, THE JOINTS SHALL BE TAPED (MINIMUM FINISH LEVEL OF (4) FOUR, IN ACCORDANCE WITH GA-214) AND FASTENER HEADS TREATED AND TEXTURED TO MATCH THE BUILDING STANDARD, PRIME AND PAINT.

METAL FLASHINGS SHALL MEET THE FOLLOWING SPECIFICATIONS:

- METAL FLASHINGS SHALL BE MINIMUM 24 GAUGE (UNO.)
- METAL FLASHINGS ARE TO BE BONDERIZED (UNO.)
- FLASHINGS IN DIRECT CONTACT WITH CONCRETE OR BELOW GRADE SHALL BE STAINLESS STEEL (UNO.)
- VISIBLE METAL FLASHINGS SHALL BE PREFINISHED (KYNAR 500 OR EQUIVALENT) OR BONDERIZED AND PAINTED
- JOINTS SHALL BE SOLDERED.
- METAL FLASHINGS ARE TO BE ONE CONTINUOUS PIECE AS LONG AS POSSIBLE TO MINIMIZE JOINTS.
- HEM EXPOSED EDGES.
- FLASHINGS TO HAVE MINIMUM 6" VERTICAL LEGS AND 4" HORIZONTAL LEGS (UNO.)
- FLASHING FLANGES SHALL EXTEND A MINIMUM 6" BEYOND INSIDE AND OUTSIDE CORNERS.
- PROVIDE SOLDERED FLANGES ON EACH SIDE OF THROUGH WALL / FLOOR SCUFFERS
- SET FLASHINGS IN SEALANT REFERENCE SEALANTS SECTION.
- FLASHINGS WITH FATHER FLASHINGS ARE TO BE 6" MINIMUM (UNO.) SET IN 2) 3/8" CONT. BEADS OF SEALANT PARALLEL TO EDGE OF FLASHING.
- PROPERLY INTEGRATE WITH OTHER WEATHER RESISTIVE BARRIER AND FLASHING ASSEMBLIES IN WEATHER BOARD FASHION WITH 6" MINIMUM VERTICAL LAPS/SPICES AND 3" MINIMUM HORIZONTAL LAPS/SPICES.
- PROVIDE SEPARATION (SUCH AS A LAYER OF WRB) BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC ACTION (CORROSION).
- OVER-BREAK OR UNDER-BREAK METAL FLASHINGS TO PROVIDE A TIGHT FIT AGAINST THE SUBSTRATE.
- METAL FLASHINGS SHALL HAVE CONTINUOUS SUPPORT AND POSITIVE ATTACHMENT TO THE BUILDING.
- FABRICATION AND INSTALLATION OF METAL FLASHINGS IS TO TAKE INTO ACCOUNT EXPANSION AND CONTRACTION TO AVOID BUCKLING.
- METAL FLASHINGS SHALL BE IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL.

- HENRY AIR-BLOC LF
- THE FLUID FLASHING MEMBRANE IS TO BE INSTALLED SUCH THAT THE UNDERLYING SUBSTRATE IS NOT VISIBLE AFTER APPLICATION (OPAQUE).

- HENRY FORTIFIBER FORTIFLASH BUTYL 30mil
USE A MANUFACTURER RECOMMENDED PRIMER FOR INSTALLATION OVER OSB OR GYPSUM SHEATHING.

- QUICKFLASH FLASHING PANELS MANUFACTURED BY QUICKFLASH WATERPROOFING PRODUCTS, INC.
- THE FLASHING PANEL SHOULD BE PROPERLY SIZED FOR THE INTENDED ELECTRICAL PLUMBING OR MECHANICAL PENETRATION.

- FORTIFIBER WEATHERSMART DRAINABLE, MANUFACTURED BY HENRY.

- a. THE SYSTEM IS TO INCLUDE ALL, ASSOCIATED ACCESSORIES AND ATTACHMENTS.
 - b. SEAL ALL LAPS AND SEAMS WITH MANUFACTURER'S PROVIDED TAPE AND/OR HENRY MOISTOP SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - c. IF REQUIRED, PROVIDE OTHER BARRIER / AIR BARRIER SYSTEM SHALL HAVE A 15-YEAR MANUFACTURER WARRANTY.
 - d. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- OR APPROVED EQUIVALENT. CONTRACTOR SHALL PROVIDE ALTERNATE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.

- HENRY FORTIFIBER MOISTOP SEALANT
SEALANT SHALL BE APPLIED IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S
WRITTEN INSTRUCTIONS AND ASTM C 1193.

WATERPROOF MEMBRANES SHALL MEET THE FOLLOWING SPECIFICATIONS:

- SHALL BE A FLUID-APPLIED, MOISTURE-CURING, POLYURETHANE, PEDESTRIAN WATERPROOFING DECK MEMBRANE COATING SYSTEM.
- CONTRACTOR SHALL USE ALL ASSOCIATED MANUFACTURER RECOMMENDED ACCESSORIES AND PRODUCTS SUCH AS SEALANTS, REINFORCING MESH, SILICA SAND, PRIMER ETC.
- INSTA WATERPROOF MEMBRANE SO THAT A UNIFORM AND CONSISTENT SURFACE IS PROVIDED WITH NO VISIBLE SEAMS OR TRANSITIONS.
- CONTRACTOR SHALL PERFORM AN ADHESION TEST TO ALL UNIQUE SURFACES PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM.
- THE COLOR OF THE DECK MEMBRANE SHALL BE ONE OF THE MANUFACTURERS STANDARD COLORS.

- POLYCOAT 150
- OR APPROVED EQUIVALENT. CONTRACTOR SHALL PROVIDE ALTERNATE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.

- SOF-ROD BACKER ROD, MANUFACTURED BY NOMACO.

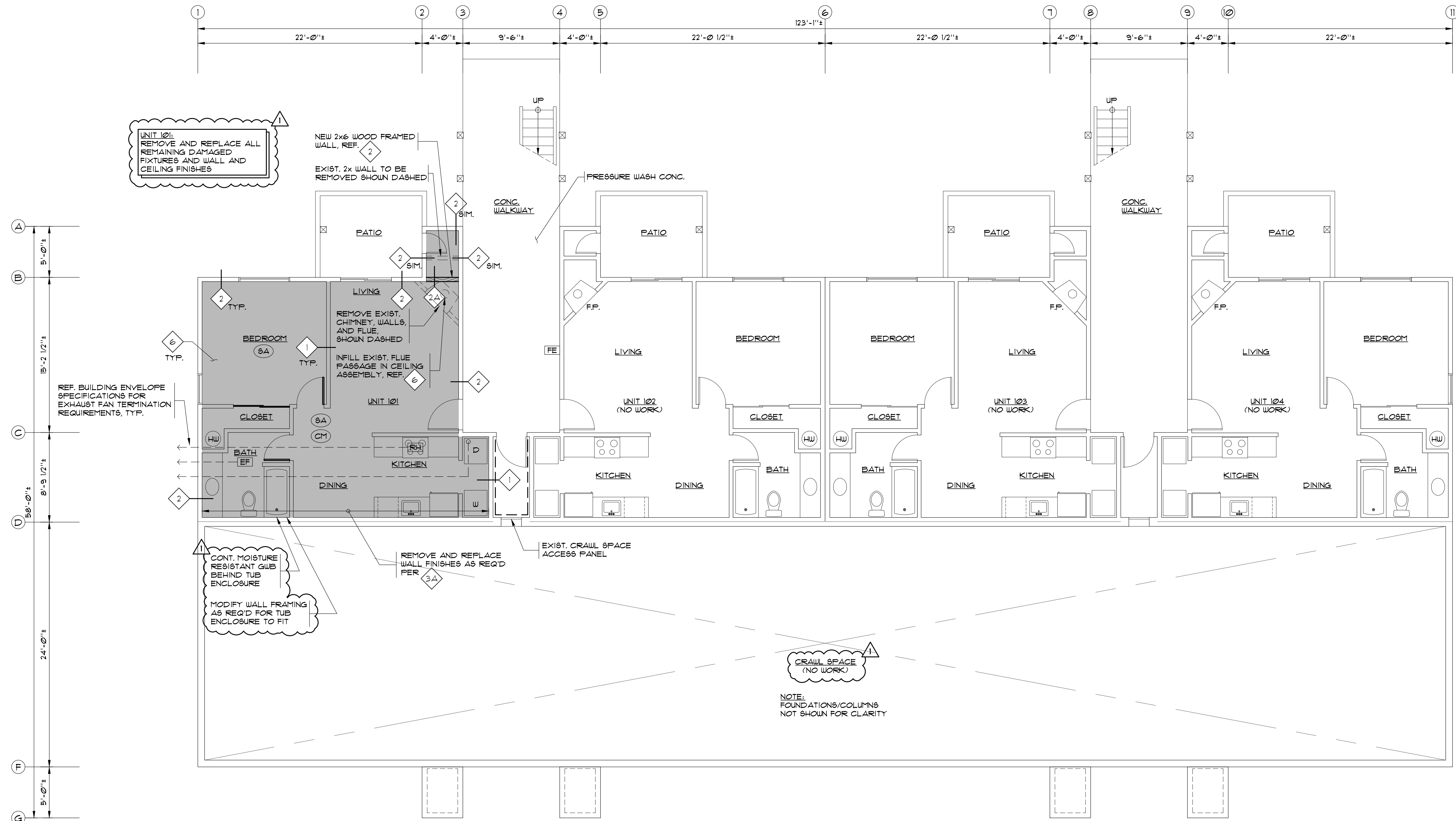
- APPROVED SEALANTS:

- SIKAFLEX HY 100, MANUFACTURED BY SIKA
- SIKAFLEX-1A, MANUFACTURED BY SIKA
- DYNATROL I-XL, MANUFACTURED BY PECORA
- APPROVED SEALANT PRIMER SHALL BE USED AT ALL LOCATIONS.
- SEALANT COLOR SHALL BE SIMILAR TO THE PAINTED CLADDING COLOR.

- ALL ALTERNATIVE PRODUCTS SHALL BE IDENTIFIED IN THE BIDDING DOCUMENTS TO BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ACCEPTANCE.
- PRODUCT AND MATERIAL SAMPLES, INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS SHALL ALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR SHALL VERIFY THAT ALL PRODUCTS AND MATERIALS ARE COMPATIBLE WITH EACH OTHER PRIOR TO INSTALLATION.
- COLOR SAMPLES OF PRODUCTS ARE TO BE PROVIDED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION.
- THE CONTRACTOR IS TO FOLLOW THE MANUFACTURER'S APPLICATION RECOMMENDATIONS FOR COLD WEATHER WHEN TEMPERATURES ARE BELOW 40°F.

12363
REGISTERED
ARCHITECT
NATHAN LEE FRITZ
STATE OF WASHINGTON
1-78-25

Sheet	Project BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	Contents MATERIAL SPECIFICATIONS
Job No. 24252.00	2405 N 202ND PL. SHORELINE, WA	



LEGEND

	EXIST. WALL TO REMAIN		EXHAUST FAN, REF. BUILDING ENVELOPE SPECIFICATIONS ON SHEET 11
	NEW 2x WOOD FRAMED WALL		RANGE HOOD, REF. BUILDING ENVELOPE SPECIFICATIONS ON SHEET 11
	EXIST. WINDOW TO REMAIN, CONTRACTOR TO CONFIRM EXTENT		SMOKE ALARM, REF. FIRE PROTECTION NOTES ON SHEET 11
	EXIST. DOOR TO REMAIN, CONTRACTOR TO CONFIRM EXTENT		CARBON MONOXIDE DETECTOR, REF. FIRE PROTECTION NOTES ON SHEET 11
	NEW DOOR TO MATCH EXIST. SIZE AND CONFIGURATION, REF. DOOR SPECIFICATIONS ON SHEET 11		FIRE EXTINGUISHER, REF. FIRE PROTECTION NOTES ON SHEET 11
	REPLACE REMOVED FINISHES, SHOWN SHADED		HOT WATER TANK
			FIRE-RATED ASSEMBLY, REF. SHEET 3.0
			EXIST. FLOOD CUT IN GWB. INSTALL NEW 5/8" TYPE 'X' GWB IN-KIND. ATTACH WITH 3" LONG DRYWALL SCREWS AT 1" O.C.

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



GENERAL NOTES:

- THE INTENT OF THE REPAIR DRAWINGS IS TO RESTORE THE DAMAGED COMPONENTS TO THEIR EXISTING PRE-DAMAGED CONDITION. THE LAYOUT AND LOCATION OF THE CABINETS, FIXTURES, AND APPLIANCES SHOWN ARE INTENDED TO MATCH THE PRE-EXISTING LAYOUT AND LOCATIONS. RECONFIGURATION OF THESE COMPONENTS IS NOT THE INTENT OF THE REPAIR DRAWINGS. CONTRACTOR SHALL VERIFY WITH THE OWNER'S REPRESENTATIVE AND MATCH THE EXISTING LAYOUT AND LOCATIONS OF CABINETS, FIXTURES, AND APPLIANCES PRIOR TO INSTALLATION.
- FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES, REF. SHEET 3.1.

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Date	Revision	No.	Designed	Drawn	Checked	Date	Approved
	PERMIT SET		RCP / CDE	VHN	NLF / CEJ	22 NOV, 2024	
	CONSTRUCTION REVISION						

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Seattle, Washington 98133-9009
(206) 281-7500 • (800) 621-7300
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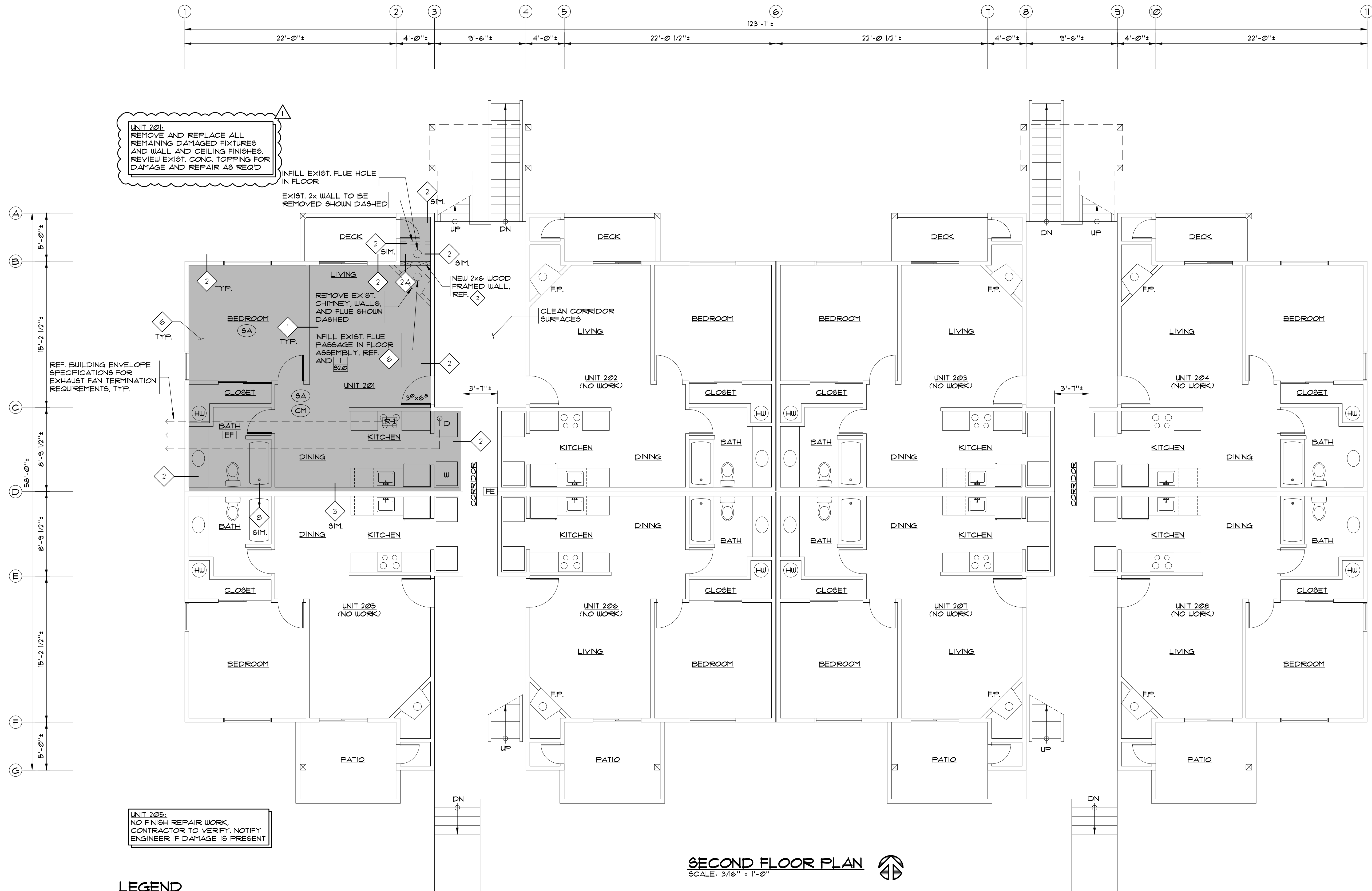


Contents

Project	Ballinger Commons Apartments Building 'A' Fire Damaged Repair	2405 N 202ND PL. SHORELINE, WA
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2.0

Sheet
Job No. 24252.00



LEGEND

	EXIST. WALL TO REMAIN		EXHAUST FAN, REF. BUILDING ENVELOPE SPECIFICATIONS ON SHEET 11
	NEW 2x WOOD FRAMED WALL		RANGE HOOD, REF. BUILDING ENVELOPE SPECIFICATIONS ON SHEET 11
	EXIST. WINDOW TO REMAIN, CONTRACTOR TO CONFIRM EXTENT		SMOKE ALARM, REF. FIRE PROTECTION NOTES ON SHEET 11
	EXIST. DOOR TO REMAIN, CONTRACTOR TO CONFIRM EXTENT		CARBON MONOXIDE DETECTOR, REF. FIRE PROTECTION NOTES ON SHEET 11
	NEW DOOR TO MATCH EXIST. SIZE AND CONFIGURATION, REF. DOOR SPECIFICATIONS ON SHEET 11		FIRE EXTINGUISHER, REF. FIRE PROTECTION NOTES ON SHEET 11
	REPLACE REMOVED FINISHES, SHOWN SHADED		HOT WATER TANK
			FIRE-RATED ASSEMBLY, REF. SHEET 3.0

GENERAL NOTES:

- THE INTENT OF THE REPAIR DRAWINGS IS TO RESTORE THE DAMAGED COMPONENTS TO THEIR EXISTING PRE-DAMAGED CONDITION. THE LAYOUT AND LOCATION OF THE CABINETS, FIXTURES, AND APPLIANCES SHOWN ARE INTENDED TO MATCH THE PRE-EXISTING LAYOUT AND LOCATIONS. RECONFIGURATION OF THESE COMPONENTS IS NOT THE INTENT OF THE REPAIR DRAWINGS. CONTRACTOR SHALL VERIFY WITH THE HOMEOWNER'S REPRESENTATIVE AND MATCH THE EXISTING LAYOUT AND LOCATIONS OF CABINETS, FIXTURES, AND APPLIANCES PRIOR TO INSTALLATION.
- FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES, REF. SHEET 3.1.

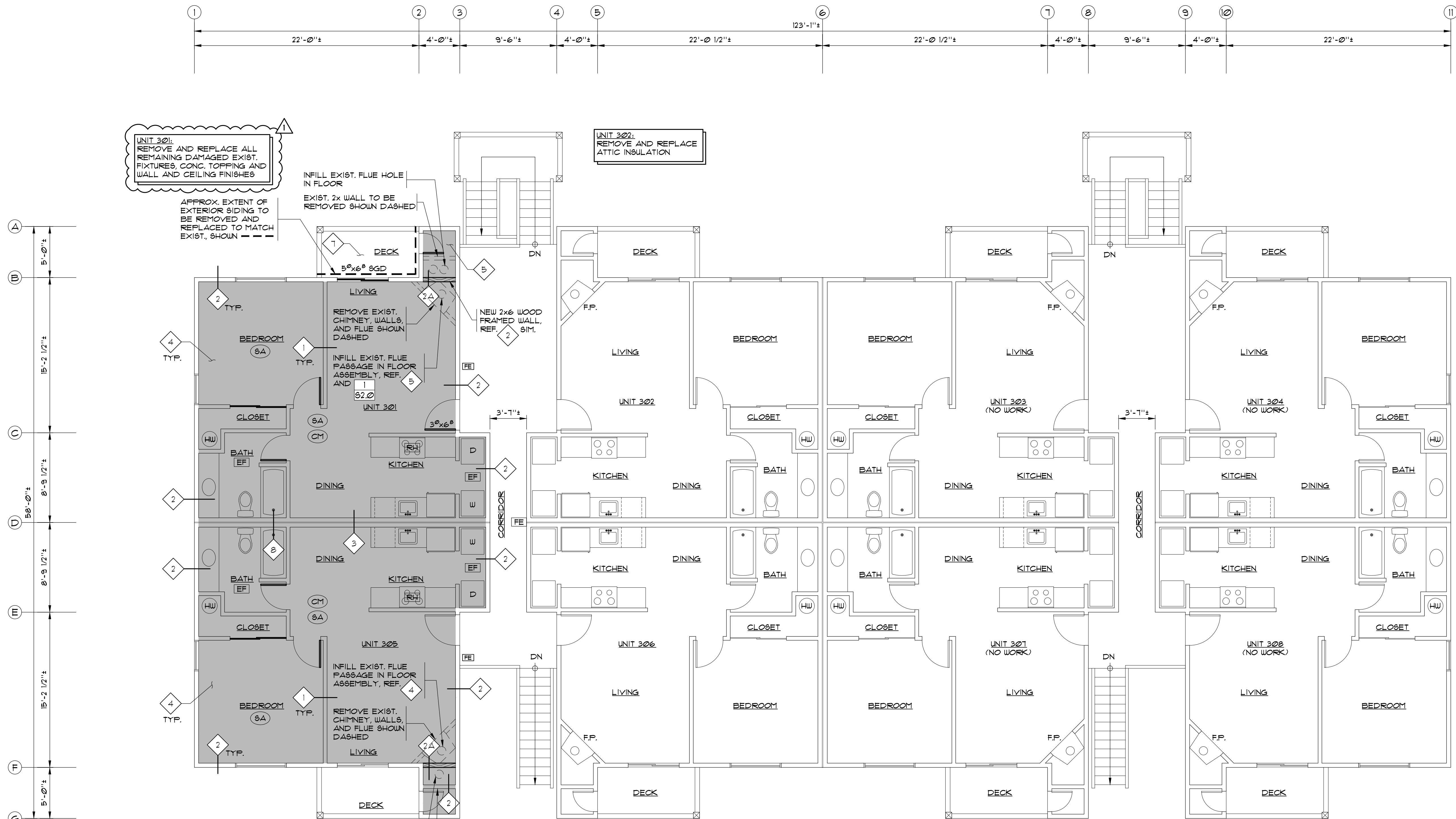
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Revision	No.	Designated	Date
PERMIT SET		RCP / CDE	
CONSTRUCTION REVISION	1/28/25	VHN	
		Checked	
		NLF / CEJ	
		Date	22 NOV, 2024
		Approved	

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ENGINEERING TECHNOLOGIES, INC.
2150 North 107th Street, Suite 320
Seattle, Washington 98133-9009
(T) [206] 281-7500 • (800) 621-7300
(F) [206] 281-4611



Project	Contents
BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	SECOND FLOOR PLAN
2405 N 202ND PL. SHORELINE, WA	
Sheet	2.1
Job No. 24252.00	



UNIT 301:
REMOVE AND REPLACE ALL
REMAINING DAMAGED EXIST.
FIXTURES, CONC. TOPPING AND
WALL AND CEILING FINISHES

UNIT 302:
REMOVE AND REPLACE
ATTIC INSULATION

UNIT 305:
REMOVE AND REPLACE ALL
REMAINING DAMAGED EXIST.
FIXTURES AND WALL AND CEILING
FINISHES. REVIEW EXIST. CONC.
TOPPING FOR DAMAGE AND
REPAIR AS REQ'D.

UNIT 306:
REMOVE AND REPLACE
ATTIC INSULATION

LEGEND

- | | | | |
|--|--|--|---|
| | EXIST. WALL TO REMAIN | | EXHAUST FAN, REF. BUILDING ENVELOPE SPECIFICATIONS ON SHEET 11 |
| | NEW 2x WOOD FRAMED WALL | | RANGE HOOD, REF. BUILDING ENVELOPE SPECIFICATIONS ON SHEET 11 |
| | EXIST. WINDOW TO REMAIN, CONTRACTOR TO CONFIRM EXTENT | | SMOKE ALARM, REF. FIRE PROTECTION NOTES ON SHEET 11 |
| | NEW SGD TO MATCH EXIST. SIZE AND CONFIGURATION, REF. WINDOW AND SGD SPECIFICATIONS ON SHEET 11 | | CARBON MONOXIDE DETECTOR, REF. FIRE PROTECTION NOTES ON SHEET 11 |
| | EXIST. DOOR TO REMAIN, CONTRACTOR TO CONFIRM EXTENT | | FIRE EXTINGUISHER, REF. FIRE PROTECTION NOTES ON SHEET 11 |
| | NEW DOOR TO MATCH EXIST. SIZE AND CONFIGURATION, REF. DOOR SPECIFICATIONS ON SHEET 11 | | HOT WATER TANK |
| | REPLACE REMOVED FINISHES, SHOWN SHADED | | FIRE-RATED ASSEMBLY, REF. SHEET 3.0 |
| | | | EXIST. FLOOD CUT IN GUB. INSTALL NEW 5/8" TYPE 'X' GUB IN-KIND. ATTACH WITH 3" LONG DRYWALL SCREWS AT 1" O.C. |

GENERAL NOTES:

- THE INTENT OF THE REPAIR DRAWINGS IS TO RESTORE THE DAMAGED COMPONENTS TO THEIR EXISTING PRE-DAMAGED CONDITION. THE LAYOUT AND LOCATION OF THE CABINETS, FIXTURES, AND APPLIANCES SHOWN ARE INTENDED TO MATCH THE PRE-EXISTING LAYOUT AND LOCATIONS. RECONFIGURATION OF THESE COMPONENTS IS NOT THE INTENT OF THE REPAIR DRAWINGS. CONTRACTOR SHALL VERIFY WITH THE HOMEOWNER'S REPRESENTATIVE AND MATCH THE EXISTING LAYOUT AND LOCATIONS OF CABINETS, FIXTURES, AND APPLIANCES PRIOR TO INSTALLATION.
- FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES, REF. SHEET 3.1.

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



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ENGINEERING TECHNOLOGIES, INC.
2150 North 107th Street, Suite 320
Seattle, Washington 98133-9009
(206) 281-7500 • (800) 621-7300
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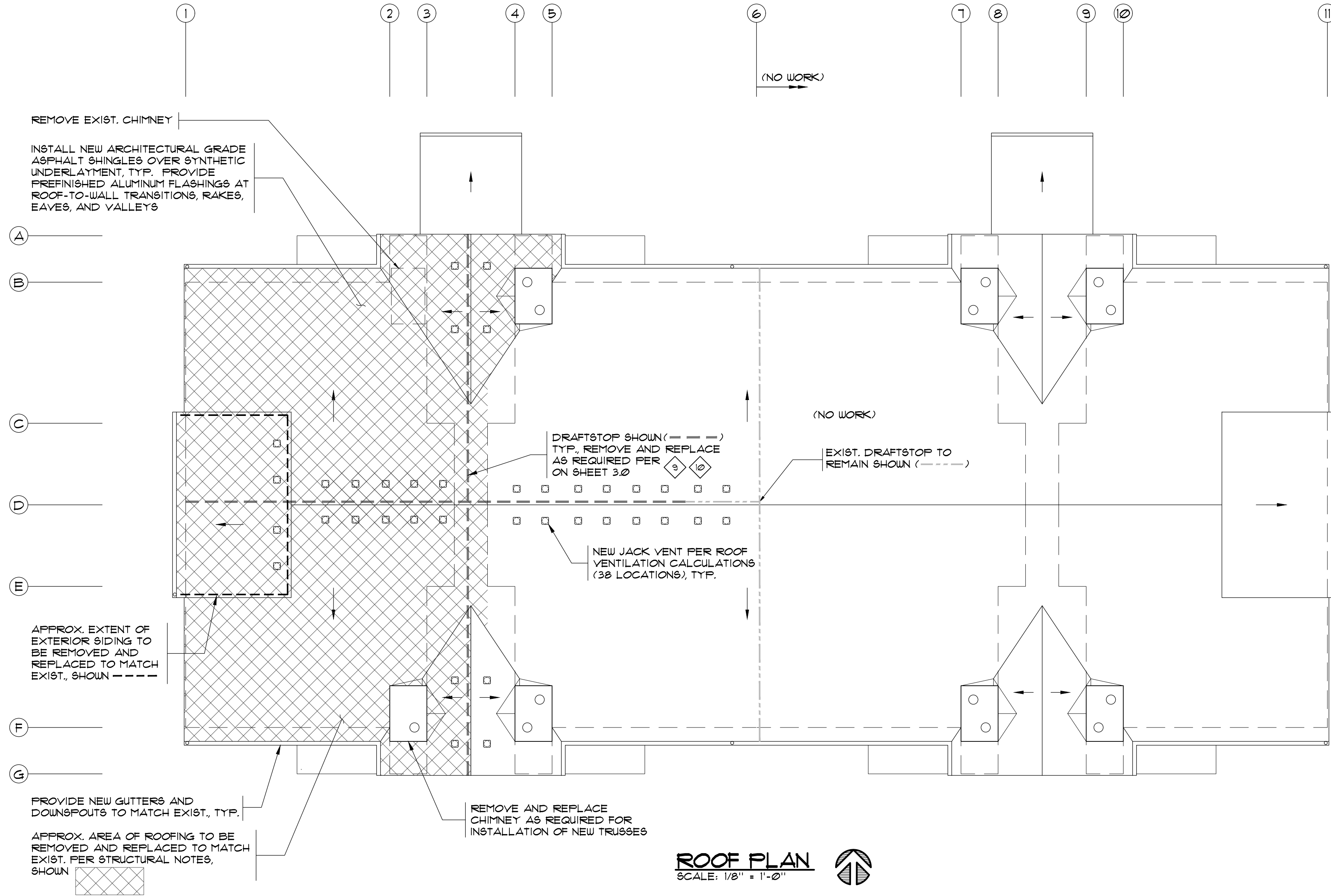
REGISTERED
ARCHITECT
NATHAN LEE FRITZ
STATE OF WASHINGTON
1-28-25

THIRD FLOOR PLAN

Project
**BALLINGER COMMONS
APARTMENTS
BUILDING 'A'
FIRE DAMAGED REPAIR**
2405 N 202ND PL.
SHORELINE, WA

2.2

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ROOF VENTILATION CALCULATIONS:

ROOF VENTILATION CALCULATIONS:
PROVIDE ROOF VENTILATION IN ACCORDANCE WITH W8BC SECTION 1202.2.1 REQUIRED VENTILATION: 1/150 PER SQ.FT.

UNIT 301 AND 305 ROOF AREAS: 621 SQ. FT. PER UNIT
TOTAL AREA: 621 SQ. FT. / 150 = 4.14 SQ. FT.
REQUIRED VENTILATION: 4.14 SQ. FT. x 144 = 596 SQ. IN. OF NET FREE VENTILATION AREA (NFVA) REQUIRED

ROOF VENTILATION TO BE PROVIDED:
EAVE VENTILATION: (3) 2" DIA. SCREENED VENT HOLES EVERY TRUSS BAY
9.42 SQ. IN. EA. BAY
9.42 SQ. IN. / BAY x 17 BAYS = 160 SQ. IN.
160 SQ. IN. EAVE VENTILATION

RIDGE VENTILATION: 9 JACK VENTS
50 SQ. IN. PER VENT
450 SQ. IN. RIDGE VENTILATION

ROOF TOTALS: 160 SQ. IN. EAVE VENTILATION
450 SQ. IN. RIDGE VENTILATION
610 SQ. IN. PROVIDED EXCEEDS 596 SQ. IN. NFVA REQUIRED : OKAY

UNIT 302 AND 306 ROOF AREAS: 621 SQ. FT. PER UNIT.
TOTAL AREA: 621 SQ. FT. / 150 = 4.14 SQ. FT.
REQUIRED VENTILATION: 4.14 SQ. FT. x 144 = 596 SQ. IN. OF NET FREE VENTILATION AREA (NFVA) REQUIRED

ROOF VENTILATION TO BE PROVIDED:
EAVE VENTILATION: (4) 2" TRIANGULAR SCREENED VENT HOLES EVERY EXISTING TRUSS BAY
8 SQ. IN. EA. BAY
8 SQ. IN. / BAY x 14 BAYS = 112 SQ. IN.
112 SQ. IN. EAVE VENTILATION

RIDGE VENTILATION: 10 JACK VENTS
50 SQ. IN. PER VENT
500 SQ. IN. RIDGE VENTILATION

ROOF TOTALS: 112 SQ. IN. EAVE VENTILATION
500 SQ. IN. RIDGE VENTILATION
612 SQ. IN. PROVIDED EXCEEDS 596 SQ. IN. NFVA REQUIRED : OKAY



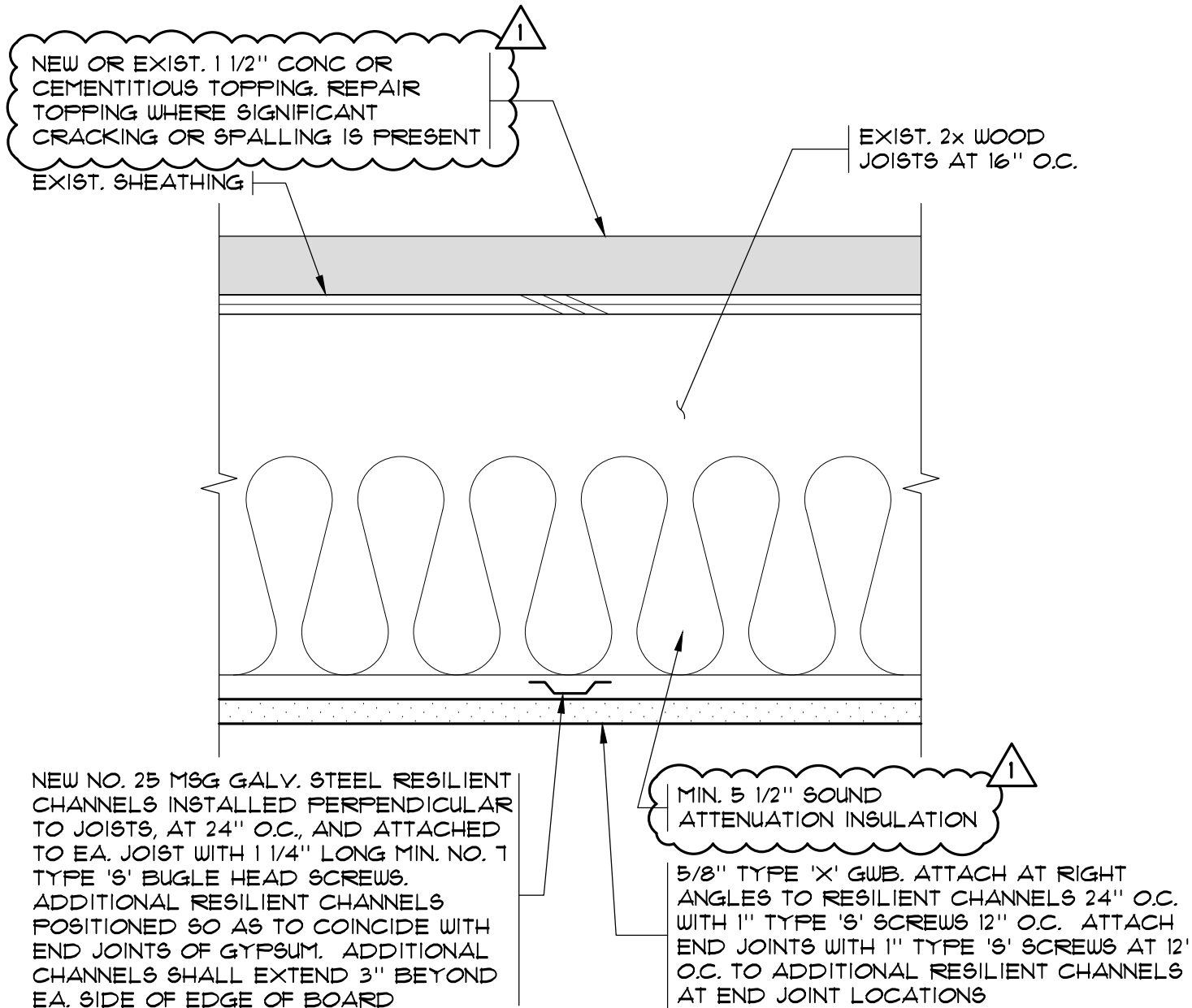
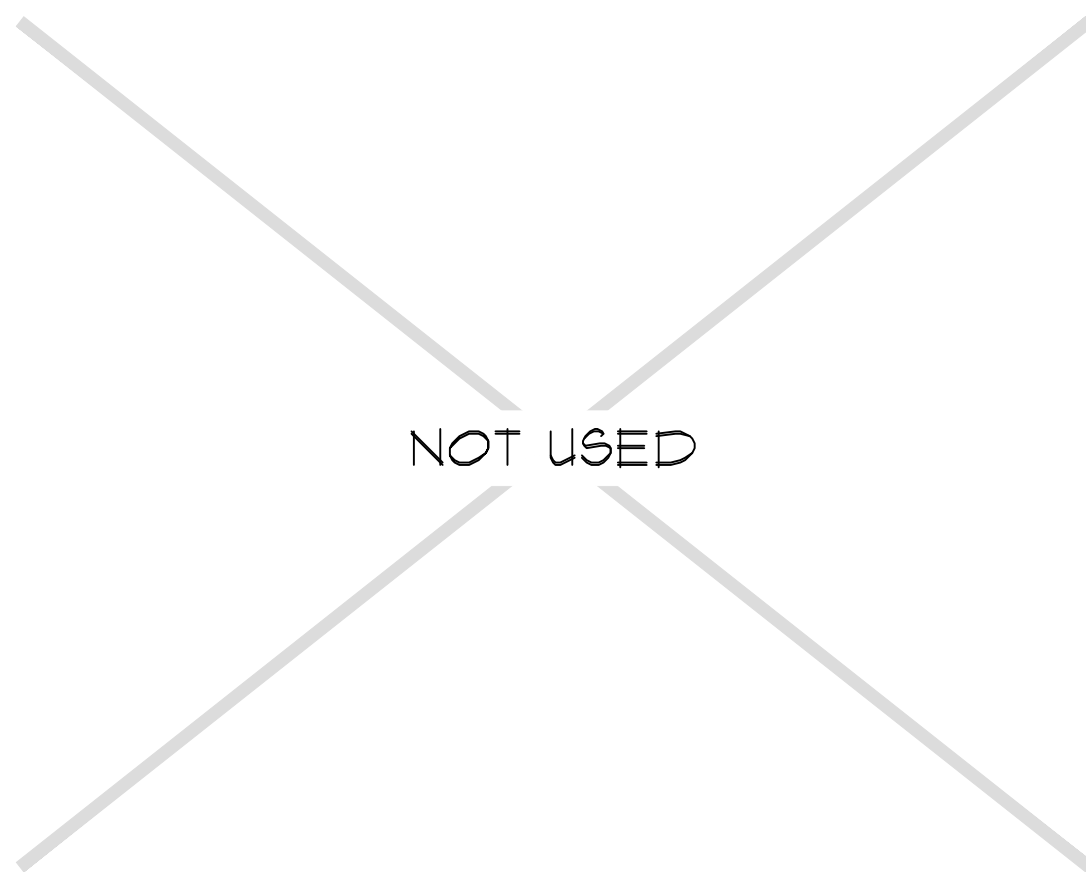
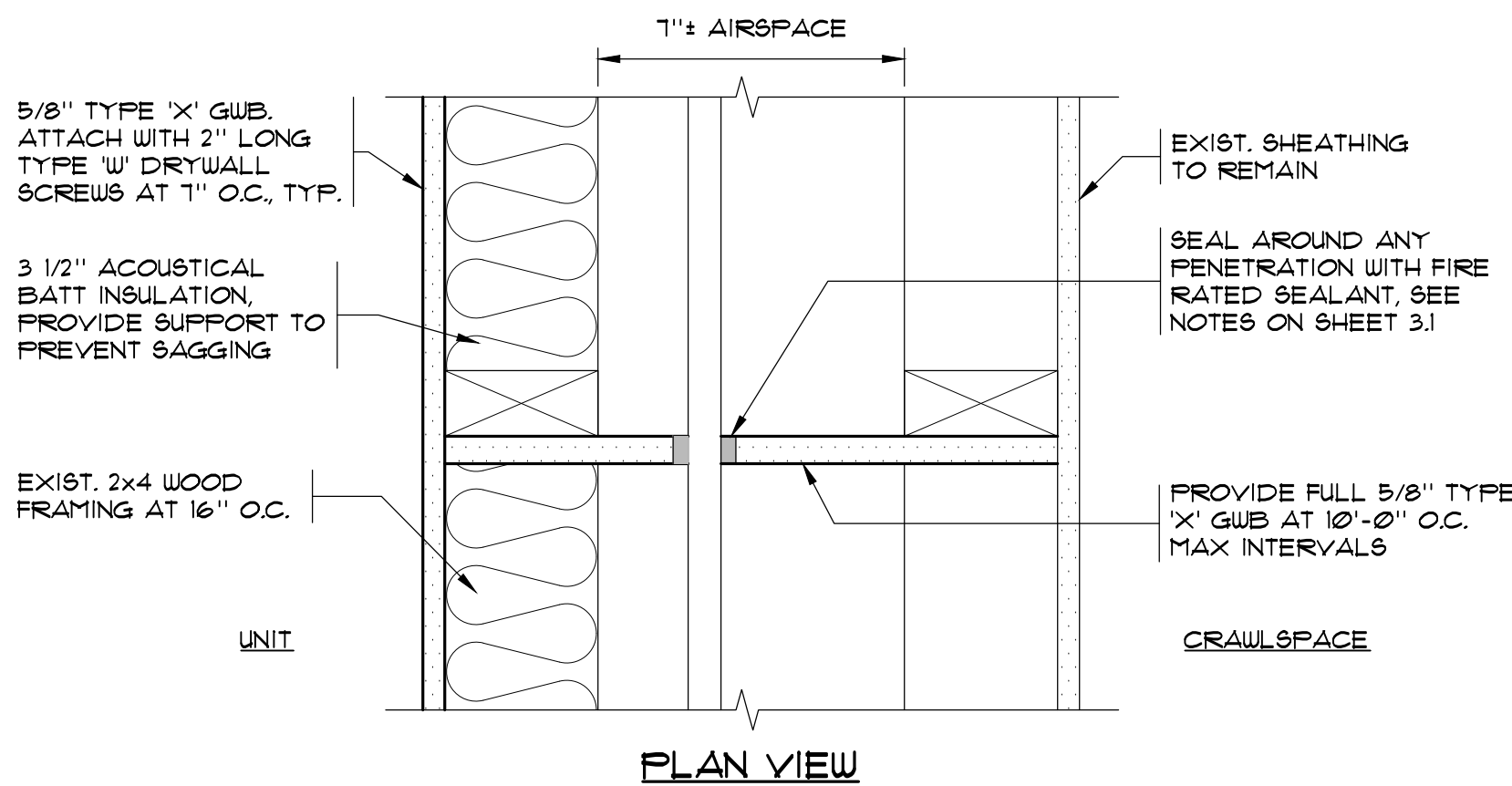
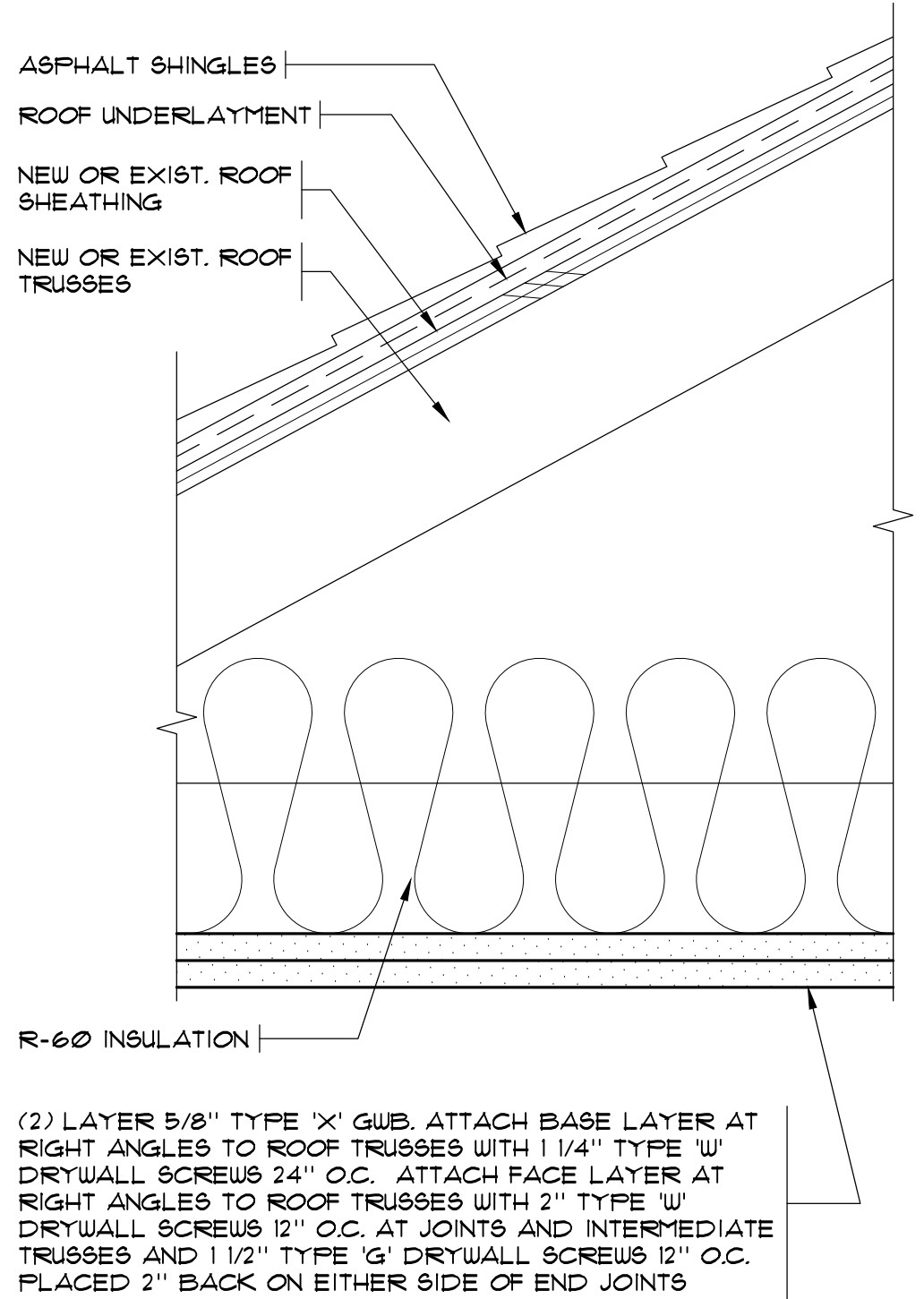
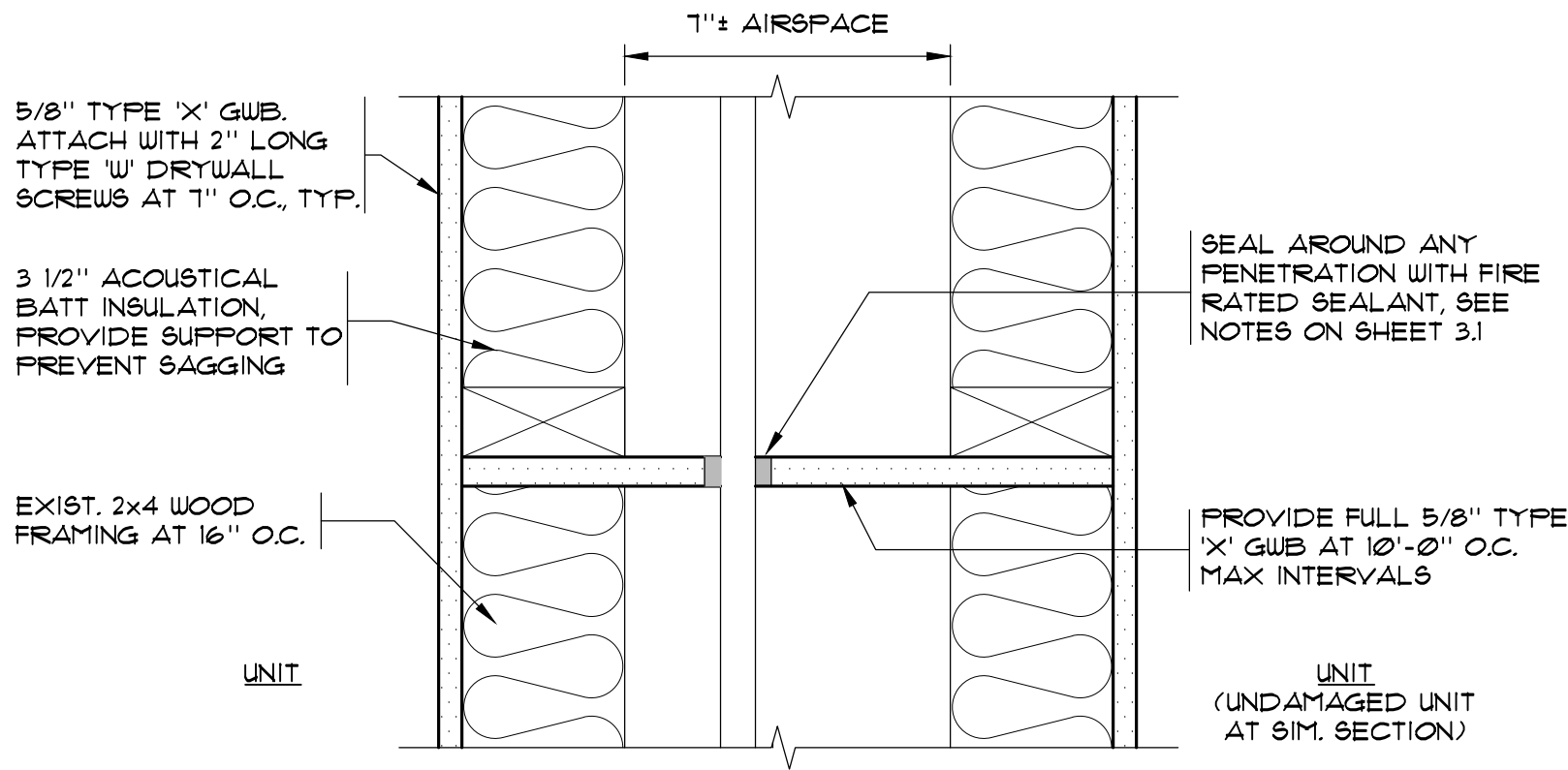
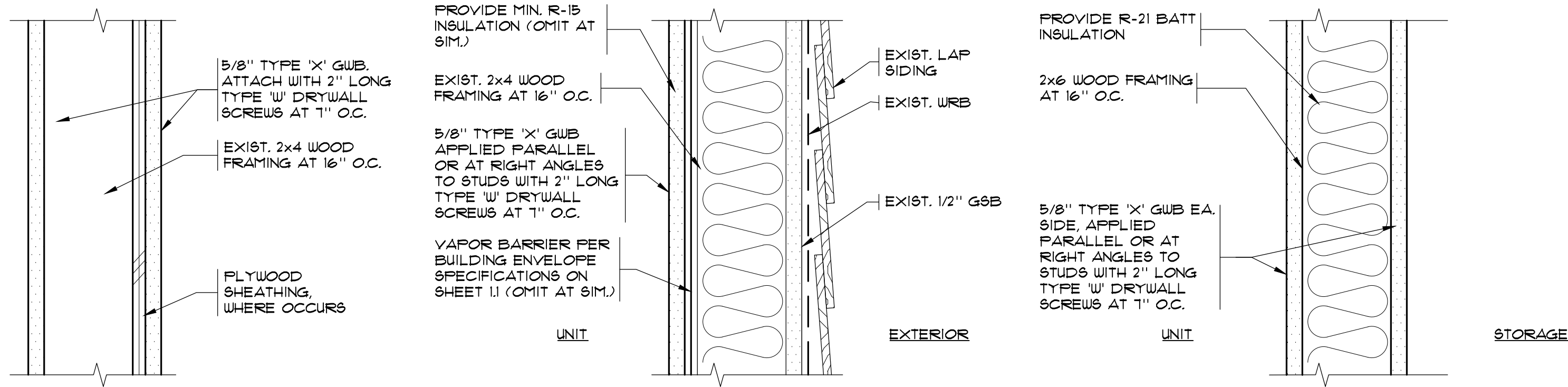
Contents
ROOF PLAN AND ROOF
VENTILATION
CALCULATIONS

Project
BALLINGER COMMONS
APARTMENTS
BUILDING 'A'
FIRE DAMAGED REPAIR
2405 N 202ND PL.
SHORELINE, WA

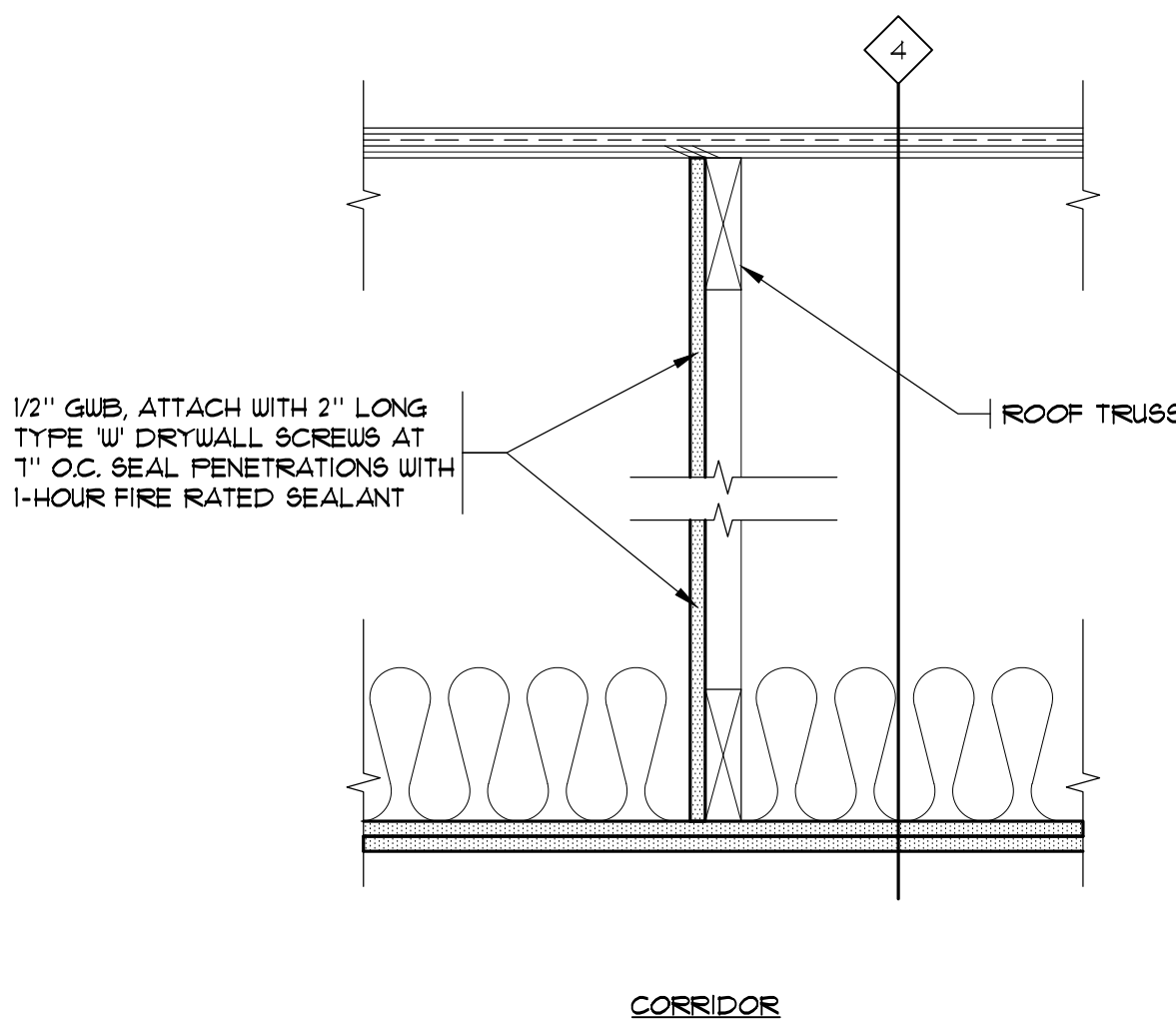
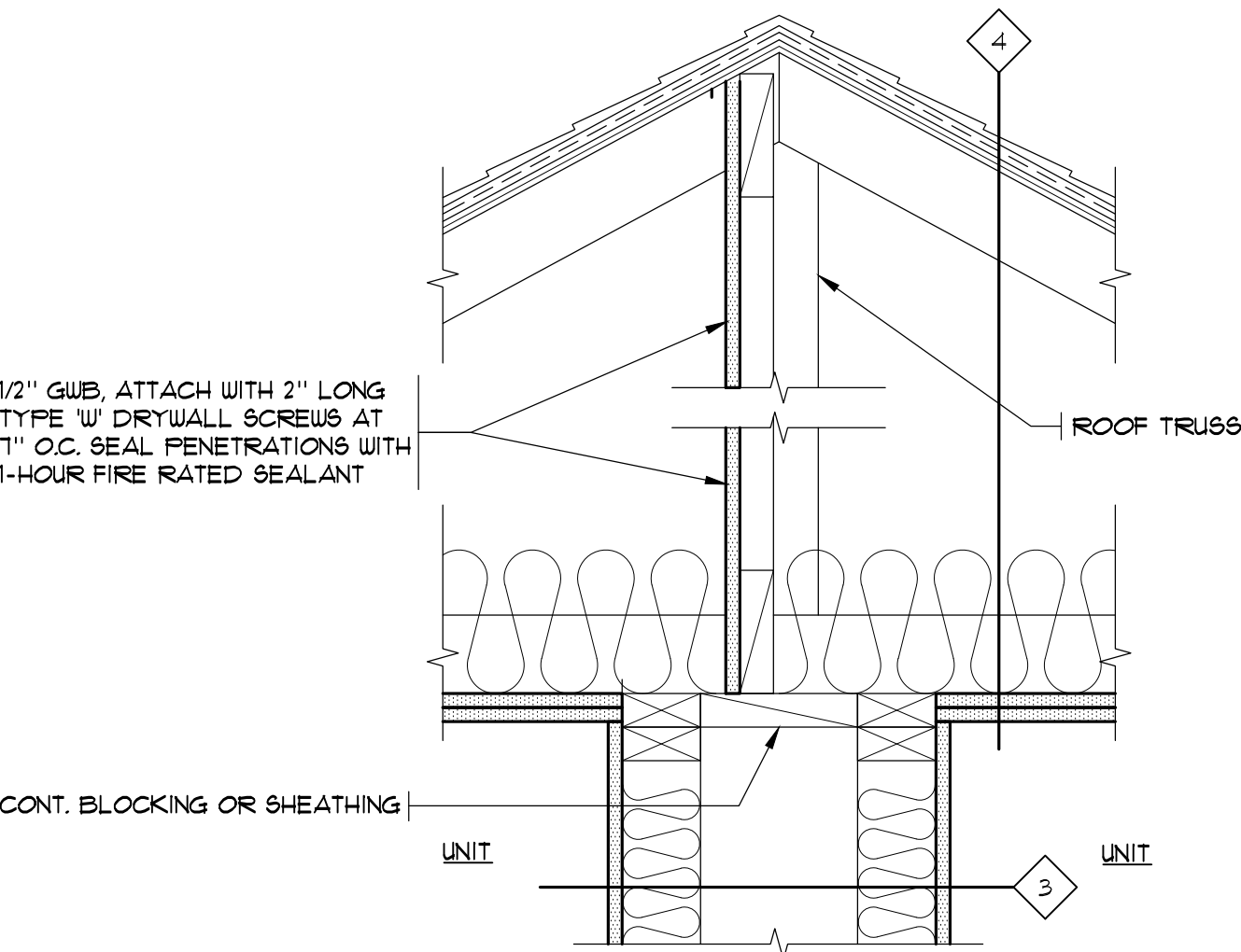
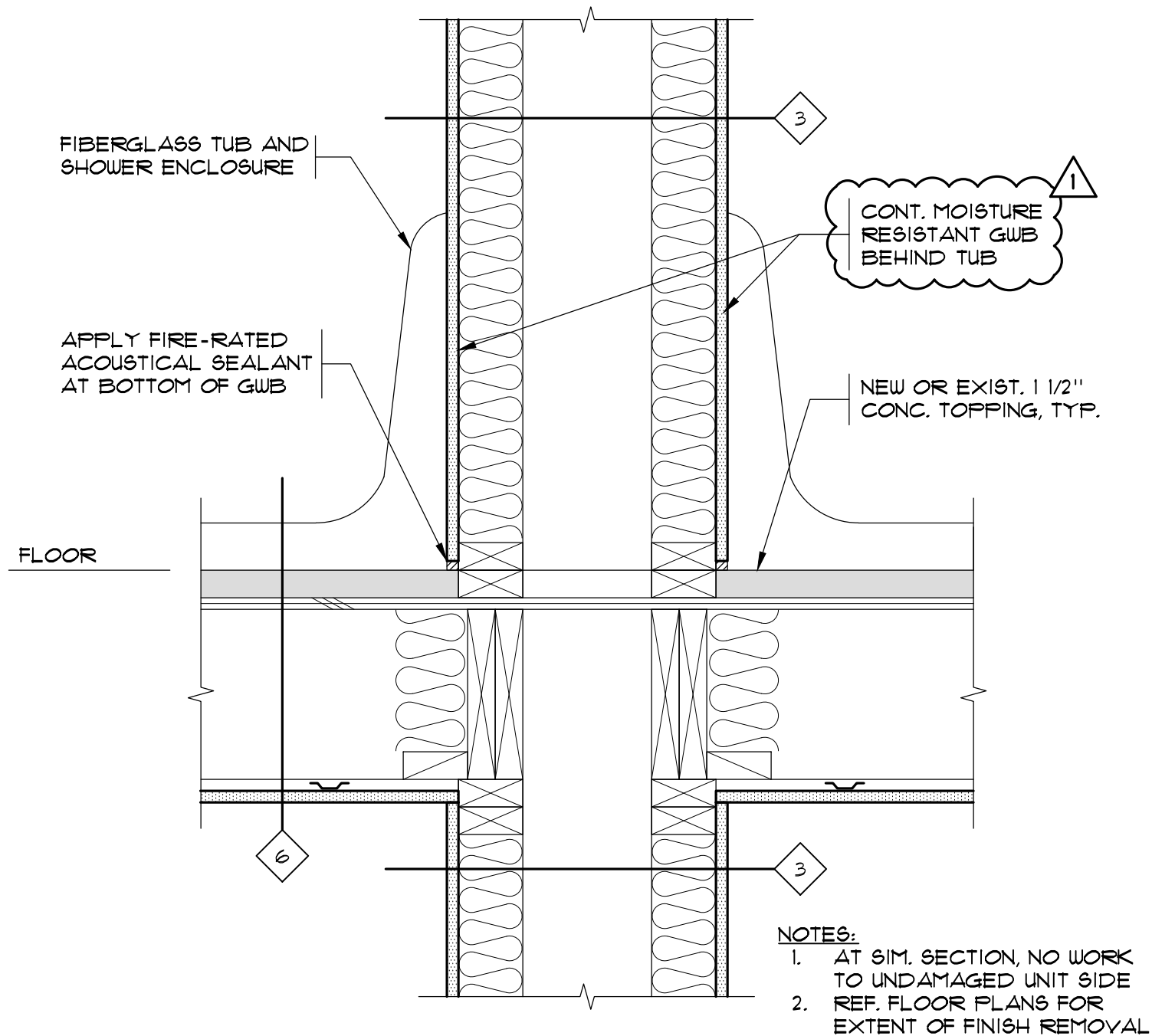
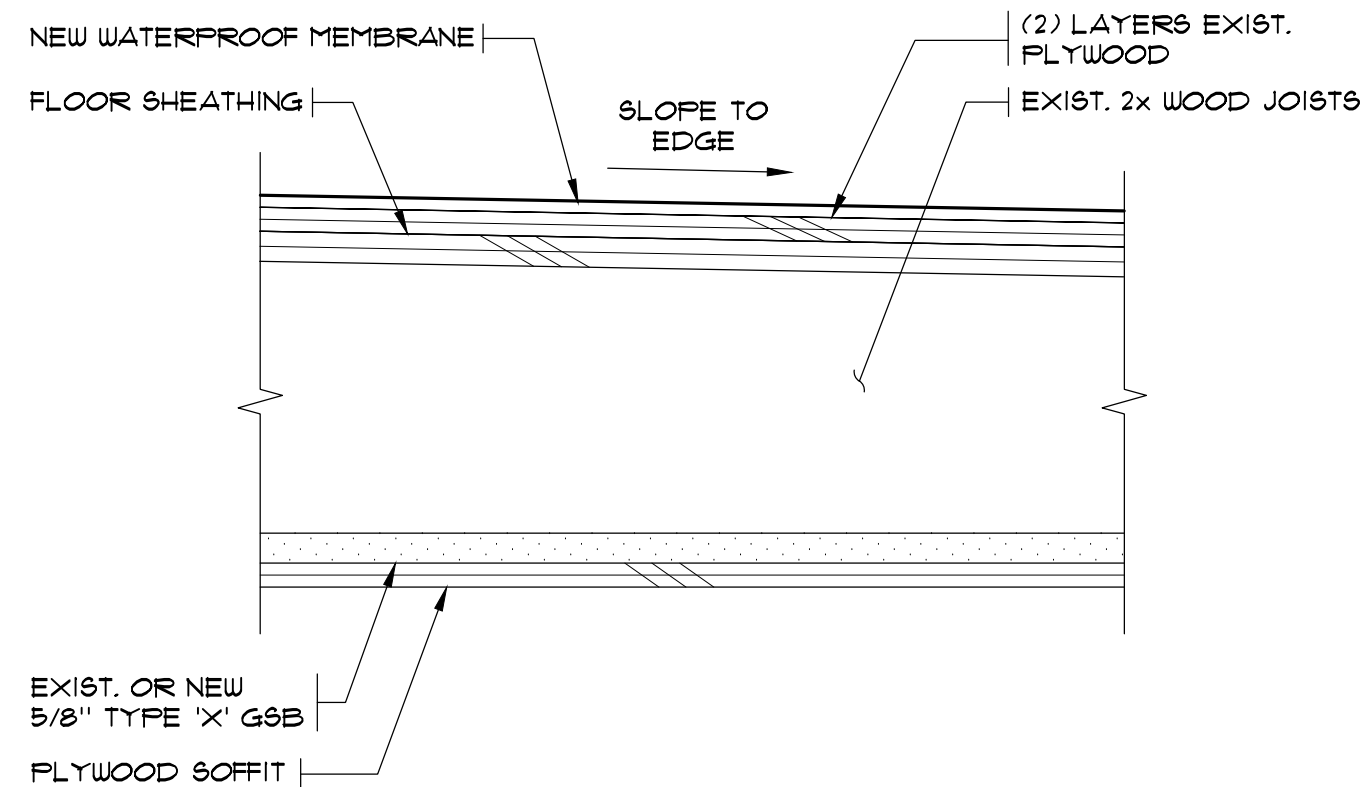
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Job No. 24252.00



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- NOTES:
- ASSEMBLIES TO BE REPAIRED/REPLACED TO MATCH EXIST. OR MAINTAIN LEVEL OF FIRE PROTECTION PROVIDED IN ACCORDANCE WITH USFBC SECTION 403.1.
 - REFER TO FLOOR PLANS FOR EXTENT OF FINISH REMOVAL.



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								1		1/28/25			
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								Approved					

STEEL ELECTRICAL BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING METHODS:

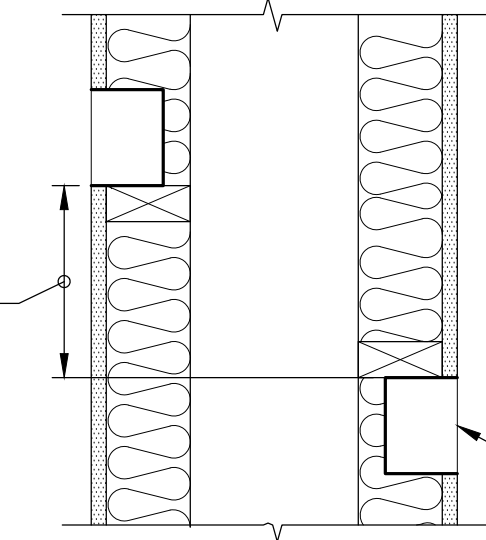
USBC 114.42 EXCEPTION 1:

1. STAGGER BOXES ON THE OPPOSITE SIDE OF THE WALL HORIZONTALLY 24" MIN. OR
2. FILL THE WALL CAVITY WITH ROCKWOOL NATURAL WOOL INSULATION AND SEPARATE BY A HORIZONTAL DISTANCE NOT LESS THAN THE WALL DEPTH OR
3. BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 118.2.1 OR
4. BOTH BOXES ARE PROTECTED WITH LISTED PUTTY PADS

UL LISTED ELECTRICAL BOXES ON OPPOSITE SIDES OF THE WALL FOR UP TO 2-HOUR SHALL BE SEPARATED BY THE FOLLOWING:

USBC 114.42 EXCEPTION 2:

1. HORIZONTAL DISTANCE SPECIFIED BY THE MANUFACTURER OR
2. SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 118.2.1 OR
3. BOTH BOXES ARE PROTECTED BY LISTED PUTTY PADS

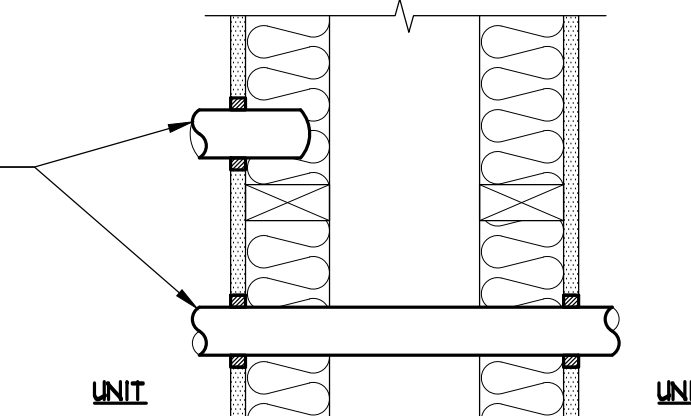


USBC 114.42 EXCEPTIONS 1 AND 2:
STEEL ELECTRICAL BOXES LOCATED IN FIRE-RESISTIVE RATED WALLS SHALL NOT EXCEED 16 SQ. IN. PROVIDED THAT THE AGGREGATE AREA DOES NOT EXCEED 100 SQ. IN. IN 100 SQ. FT. OF WALL AREA. THE ANNULAR SPACE AROUND THE BOX SHALL NOT EXCEED 1/8"

HOLES FOR WIRING, METAL PIPING OR MAX. 2" DIA. PVC OR ABS PIPES IN TOP AND BOTTOM PLATES, FLOOR JOISTS, STUDS, ETC. THAT PASS THROUGH A HEATED SPACE TO AN UNHEATED SPACE OR INTO ANOTHER UNIT ARE TO BE SEALED WITH FIRE-RATED EXPANDING FOAM (3M FIP 1-STEP) OR SEALANT (3M CP25UB+ OR APPROVED EQUIVALENT) TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 WITH AN F-RATING/ T-RATING NOT LESS THAN 2 HOUR. TYPICAL OF ALL FIRE RESISTIVE ASSEMBLIES.

T-RATING IS NOT REQUIRED FOR FLOOR/CEILING PENETRATIONS WHEN THE PENETRATION IS LOCATED WITHIN A WALL ASSEMBLY ABOVE OF BELOW THE FLOOR/CEILING ASSEMBLY (USBC 114.5.12 EXCEPTION 1)

NOTE: FOR ABS, PVC, OR CPVC PIPE PENETRATIONS GREATER THAN 2" USE HILTI FIRESTOP COLLAR OR 3M FIRE BARRIER ULTRA PLASTIC PIPE DEVICE OR APPROVED EQUIVALENT

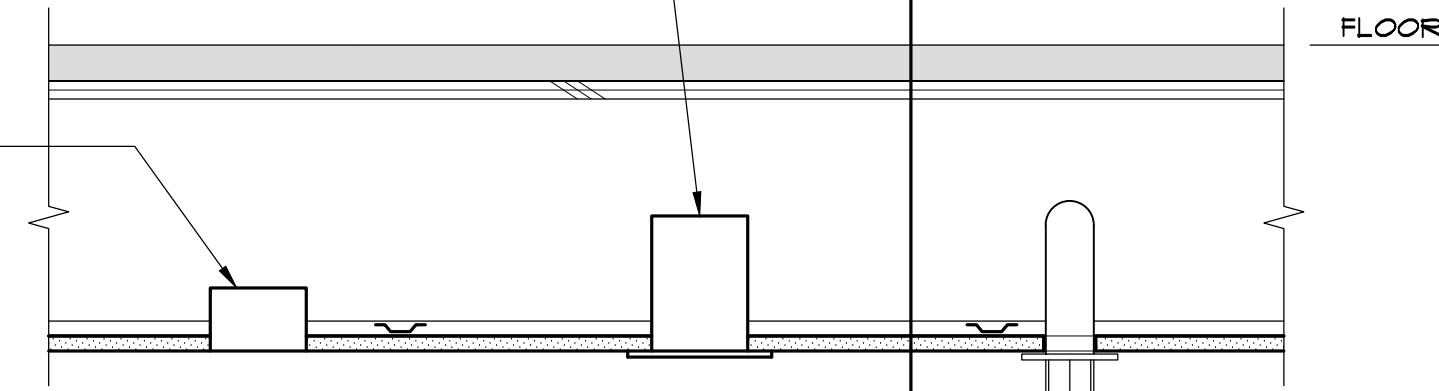


PLAN VIEW

ELECTRICAL BOXES SHALL MEET ONE OF THE FOLLOWING CRITERIA:
1. STEEL ELECTRICAL BOXES SHALL NOT EXCEED 16 SQUARE INCHES AND COMBINED SHALL NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT. CEILING AREA (USBC 114.42 EXCEPTION 2)
2. 1-HOUR UL LISTED ELECTRICAL BOXES (USBC 114.42 EXCEPTION 4)

NOTE: THE ANNULAR SPACE AROUND THE BOX SHALL NOT EXCEED 1/8"

1 HOUR UL FIRE-RATED RECESSED LIGHT, (ELCO LIGHTING OR APPROVED ALTERNATE)
ALTERNATE: PROVIDE 1-HOUR UL RATED ENCLOSURE AROUND LIGHT FIXTURE (TENMAT OR APPROVED ALTERNATE)



FIRE SPRINKLER PIPE WITH MAX. 1/8" ANNULAR SPACE BETWEEN PIPE AND GUB. PROVIDE SPRINKLER HEAD WITH METAL ESCUTCHEON PLATE

ELECTRICAL BOXES AT UNIT SEPARATION WALL

NOTE:
911, AT 1-HOUR TYP.
PARTITION WALL

SCALE: 1 1/2" = 1'-0"

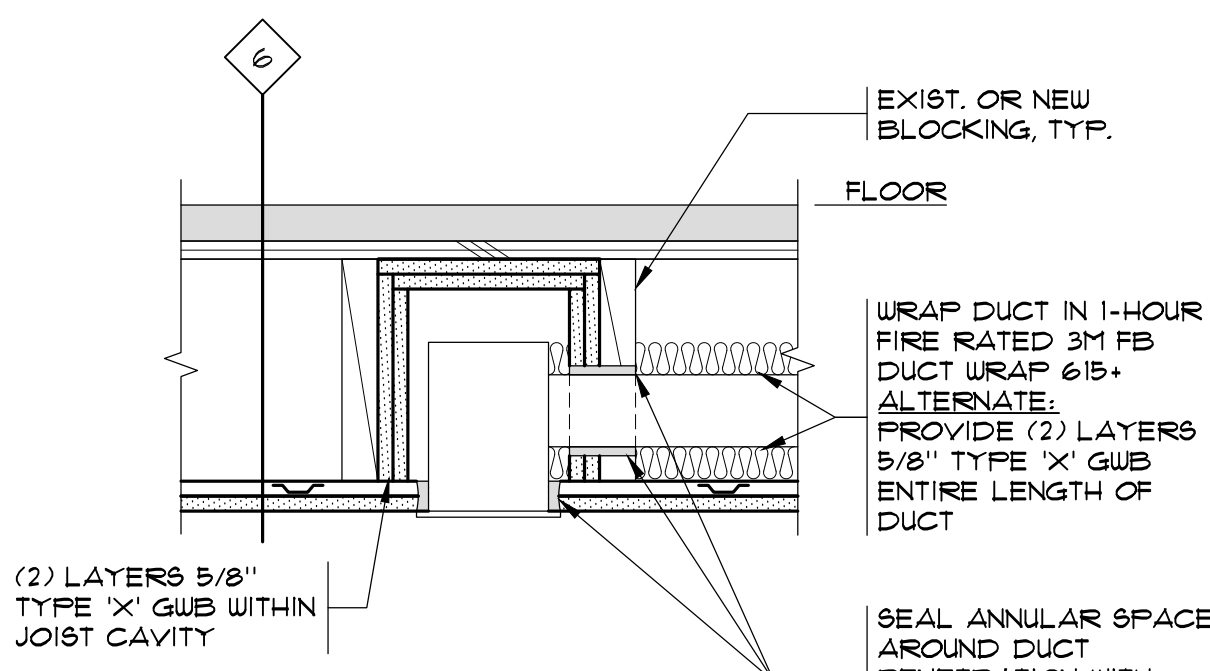
PIPE PENETRATION AT FIRE RATED ASSEMBLY

NOTE:
911, AT 1-HOUR TYP.
PARTITION WALL

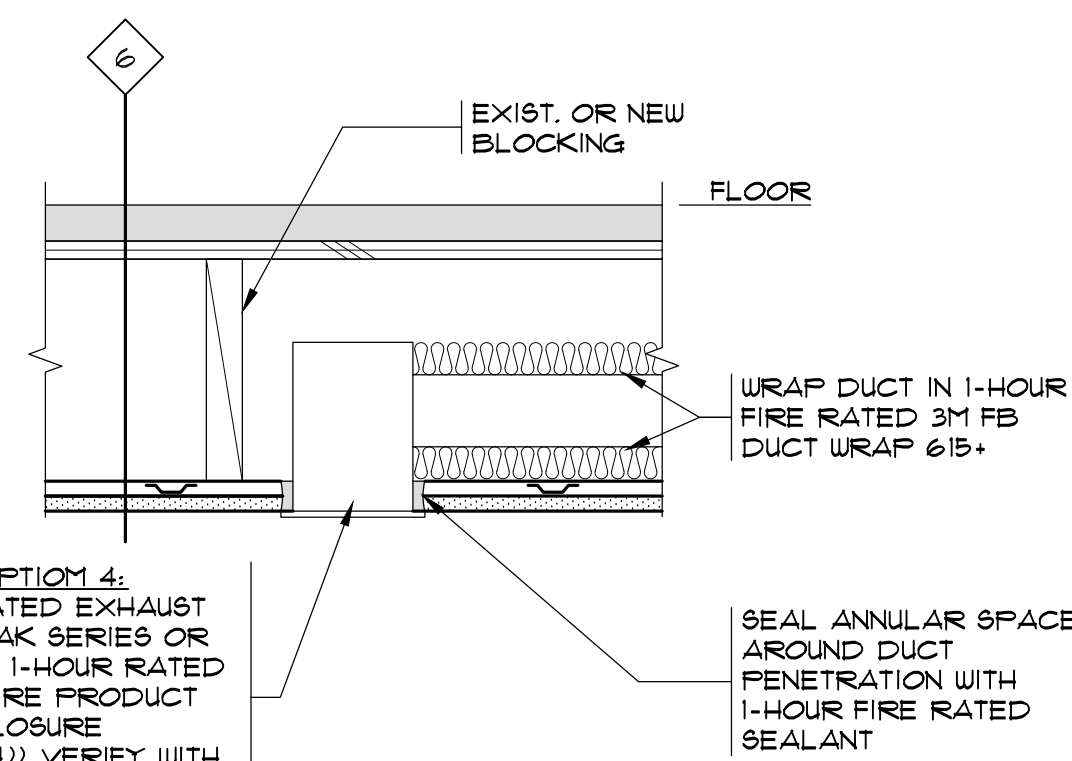
SCALE: 1 1/2" = 1'-0"

PENETRATIONS AT FLOOR/CEILING ASSEMBLY

SCALE: 1 1/2" = 1'-0"



NOTE:
FOR ALTERNATE ASSEMBLY REF. 5



USBC 114.5.2 EXCEPTION 4:
1-HOUR UL FIRE RATED EXHAUST FAN (AIRKING FRA9 SERIES OR EXHAUST FAN WITH 1-HOUR RATED FAN ENCLOSURE FIRE PRODUCT SPECIALTIES ENCLOSURE (FN-Z-12-20-9-EXH)). VERIFY WITH MECHANICAL THAT APPROPRIATE CFM IS PROVIDED

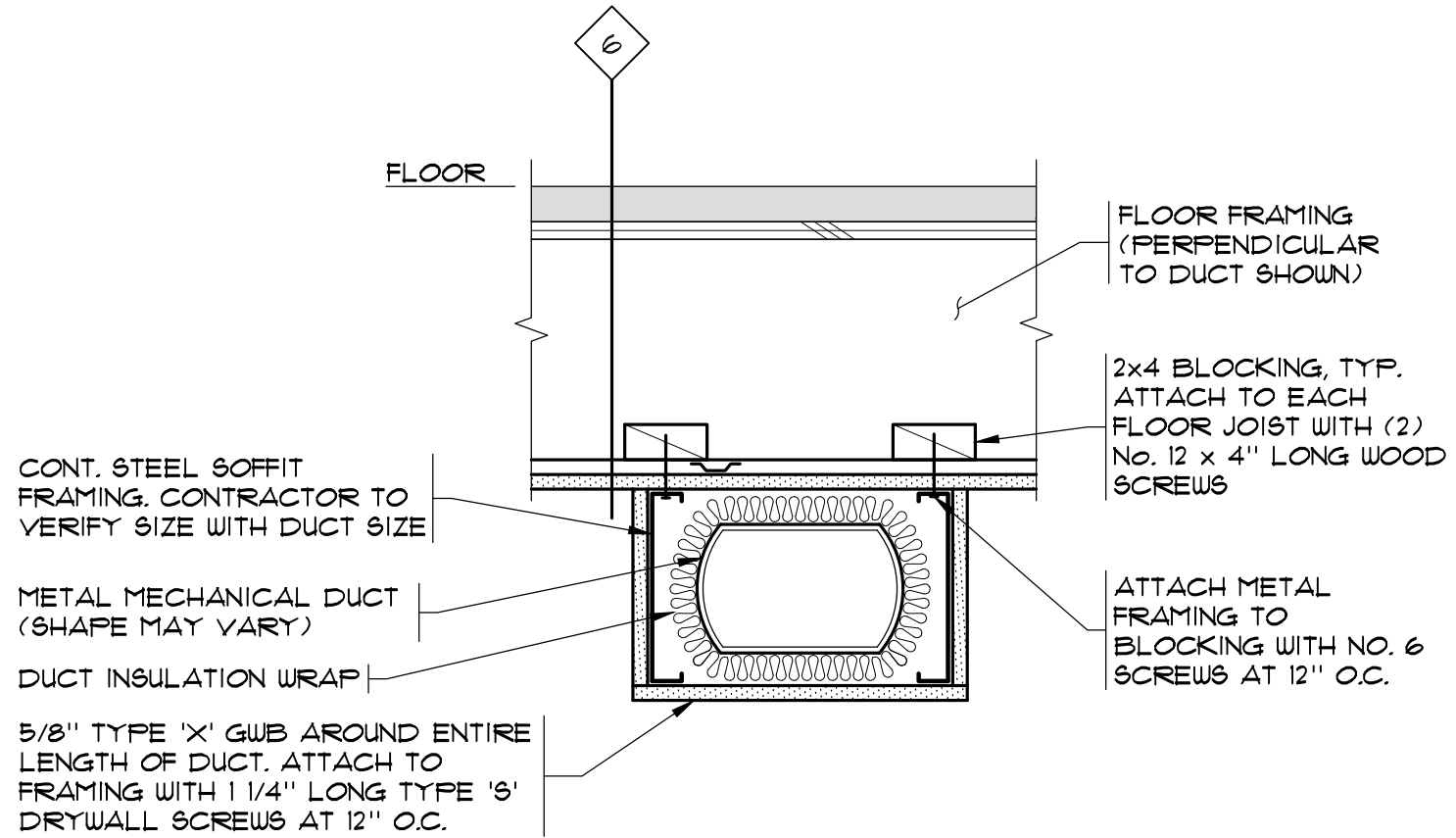
NOTE:
FOR ALTERNATE ASSEMBLY REF. 4

(PARALLEL FRAMING) TYP. EXHAUST DUCT SHAFT

SCALE: 1 1/2" = 1'-0"

(PARALLEL FRAMING) TYP. EXHAUST DUCT SHAFT

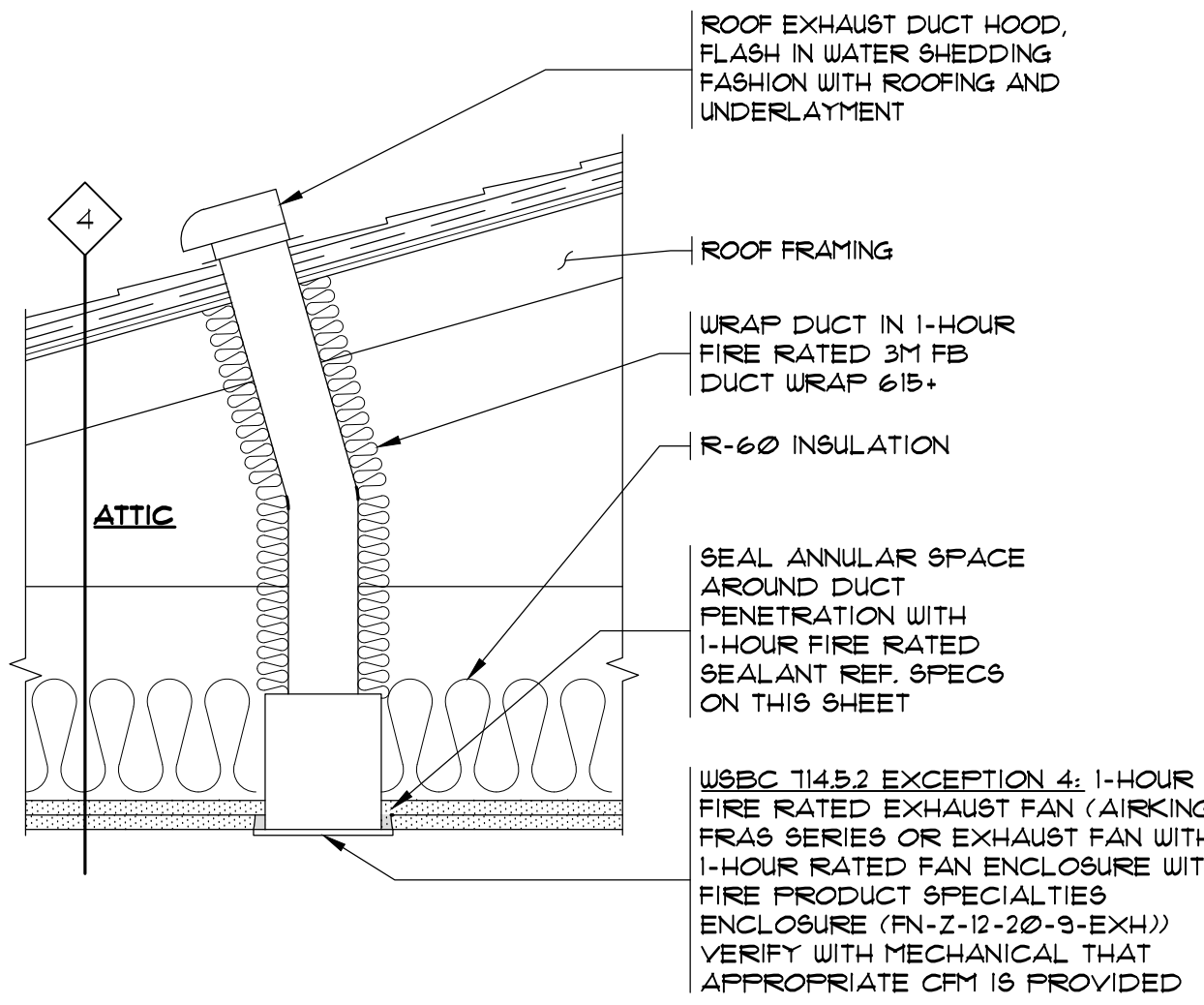
SCALE: 1 1/2" = 1'-0"



SOFFIT FOR DUCTING

SCALE: 1 1/2" = 1'-0"

NOTE:
PARALLEL JOIST CONDITION
SIMILAR PROVIDING
BLOCKING AT 16" O.C.



TYPICAL EXHAUST FAN IN ROOF ASSEMBLY

SCALE: 1 1/2" = 1'-0"

1-HOUR

MISC. PENETRATION NOTES:

1. THROUGH WALL AND HORIZONTAL PENETRATIONS (PENETRATIONS THROUGH BOTH SIDES OF THE FIRE-RATED WALL/ FLOOR/ CEILING/ ROOF ASSEMBLY), IN TOP AND BOTTOM PLATES, FLOOR JOISTS, STUDS, ETC. THAT PENETRATE A FIRE-RESISTIVE ASSEMBLY FOR WIRING, METAL HVAC DUCTING, METAL PLUMBING PIPES OR A MAXIMUM 2" DIAMETER PVC OR ABS PLUMBING PIPE PENETRATION SHALL BE SEALED WITH A SEALANT OR FOAM TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH A F RATING/T RATING NOT LESS THAN 1-HOUR, SUCH AS:
A. FIRE RATED EXPANDING FOAM (3M FIP 1-STEP)
OR
B. SEALANT (3M CP 25UB+)
OR
C. APPROVED EQUIVALENT (CONTRACTOR TO PROVIDE PRODUCT DATA SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION).
ABS, PVC OR CPVC PIPE PENETRATIONS GREATER THAN 2" DIAMETER REQUIRE:
D. HILTI FIRESTOP COLLAR
OR
E. 3M FIRE BARRIER ULTRA PLASTIC PIPE DEVICE
OR
F. APPROVED EQUIVALENT (CONTRACTOR TO PROVIDE PRODUCT DATA SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION).
T RATING IS NOT REQUIRED FOR FLOOR/CEILING PENETRATIONS WHEN THE PENETRATION IS LOCATED WITHIN A WALL ASSEMBLY ABOVE OR BELOW THE FLOOR/CEILING ASSEMBLY (USBC 114.5.12 EXCEPTION 1).
2. WALL MEMBRANE PENETRATIONS (ELECTRICAL OR PLUMBING PENETRATIONS THROUGH ONE SIDE OF THE WALL/ FLOOR/ CEILING SHEATHING) THAT PENETRATE A MAXIMUM OF A 2-HOUR FIRE-RESISTIVE ASSEMBLY SHALL BE PROTECTED BY EITHER:
A. STEEL ELECTRICAL BOXES LOCATED IN FIRE-RESISTIVE RATED WALL/ FLOOR/ CEILING ASSEMBLY SHALL NOT EXCEED 16 SQ. IN. PROVIDED THAT THE AGGREGATE AREA DOES NOT EXCEED 100 SQ. IN. IN 100 SQ. FT. OF WALL OR CEILING AREA. THE ANNULAR SPACE AROUND THE BOX SHALL NOT EXCEED 1/8".
BOXES ON OPPOSITE SIDES OF A WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING METHODS (USBC 114.42 EXCEPTION 1):
1) BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24" WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES.
2) BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION, OR
3) BOTH OUTLET BOXES ARE PROTECTED WITH LISTED PUTTY PADS.
A. LISTED ELECTRICAL BOXES OF ANY MATERIAL LISTED FOR USE IN FIRE RATED WALL ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE ANNULAR SPACE AROUND THE BOX SHALL NOT EXCEED 1/8". BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING METHODS (USBC 114.42 EXCEPTION 2):
1) HORIZ. DISTANCE SPECIFIED BY THE MANUF. OR
2) BOTH BOXES ARE PROTECTED WITH LISTED PUTTY PADS.
3. FLOOR / CEILING MEMBRANE PENETRATIONS SHALL BE PROTECTED BY EITHER:
A. STEEL ELECTRICAL BOXES OF ANY MATERIAL LISTED FOR USE IN FIRE-RESISTIVE HORIZONTAL ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE ANNULAR SPACE AROUND THE BOX OR FIXTURE SHALL NOT EXCEED 1/8" (USBC 114.5.2 EXCEPTIONS 4 AND 8).
C. LISTED ELECTRICAL BOXES AND LIGHT FIXTURES OF ANY MATERIAL LISTED FOR USE IN FIRE RATED HORIZONTAL ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE ANNULAR SPACE AROUND THE BOX OR FIXTURE SHALL NOT EXCEED 1/8" (USBC 114.5.2 EXCEPTIONS 4 AND 8).
4. ANY GAPS THAT CANNOT BE FILLED IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S INSTALLATION RECOMMENDATIONS SHALL BE FIREBLOCKED WITH ROCKWOOL OR WOOD BLOCKING.
5. OPEN BOXES FOR LOW VOLTAGE ARE NOT PERMITTED IN UNIT SEPARATION WALLS.
6. INSTALL FIRE-RATED COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

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PERMIT SET		RCP / CDE	VHN	NLF / CEJ	22 NOV. 2024	
CONSTRUCTION REVISION						

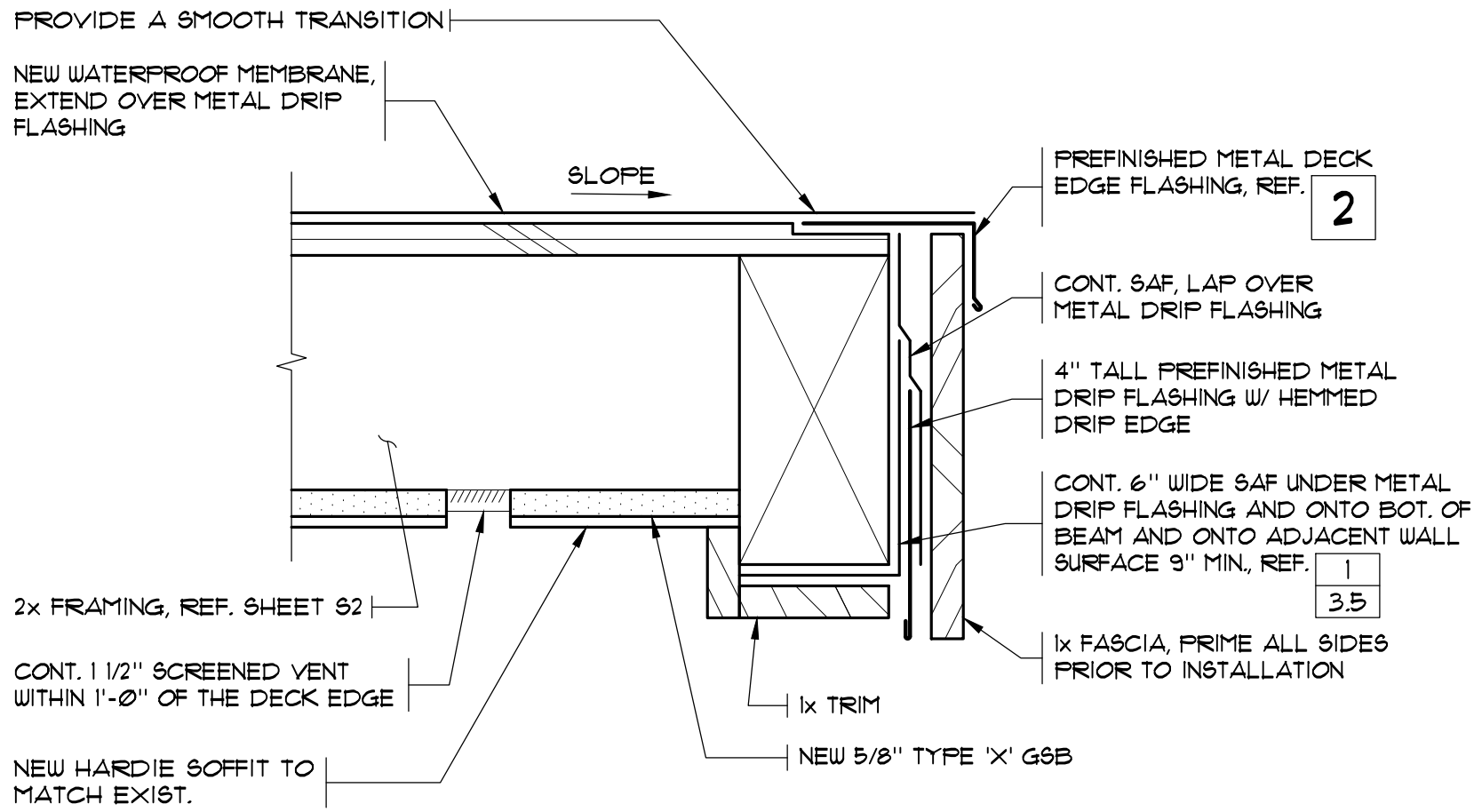
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Project	Details
BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	2405 N 202ND PL. SHORELINE, WA

3.1

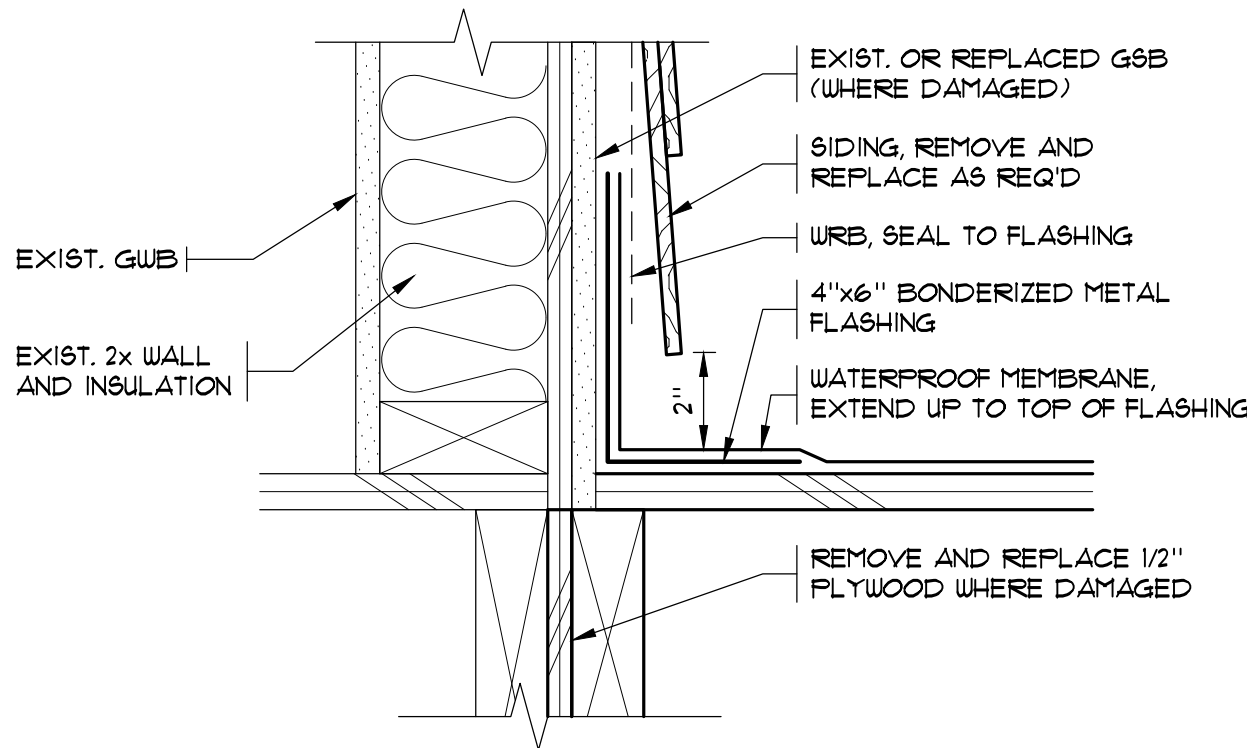
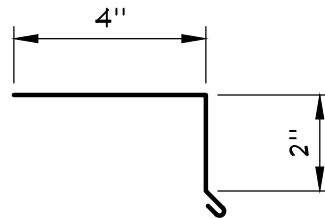
Job No. 24252.00



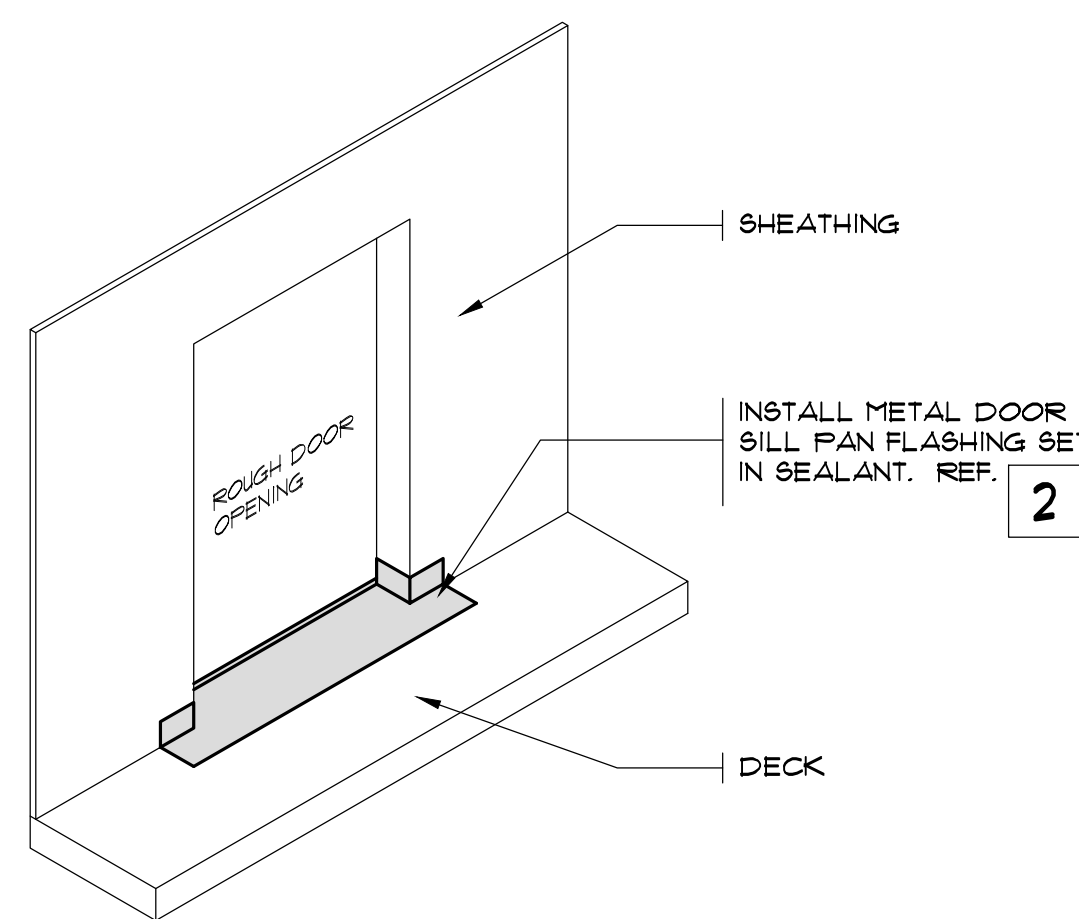
DECK EDGE 1
SCALE: 3" = 1'-0"

- NOTES:
- FOR ADDITIONAL FRAMING INFORMATION REF. SHEET S2
 - FOR ADDITIONAL INFORMATION, REF. 1 5
3.5 3.5

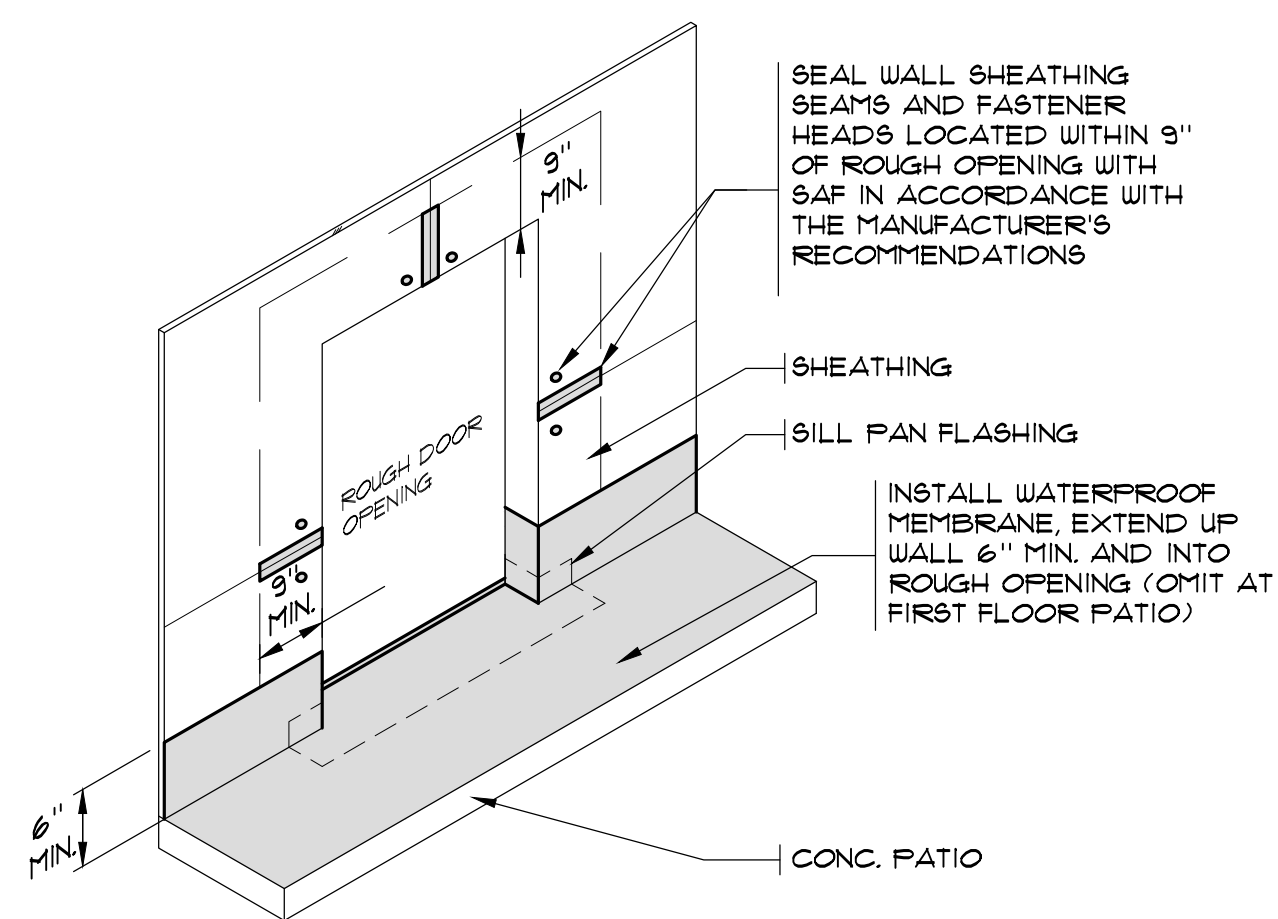
EDGE FLASHING 2
SCALE: 3" = 1'-0"



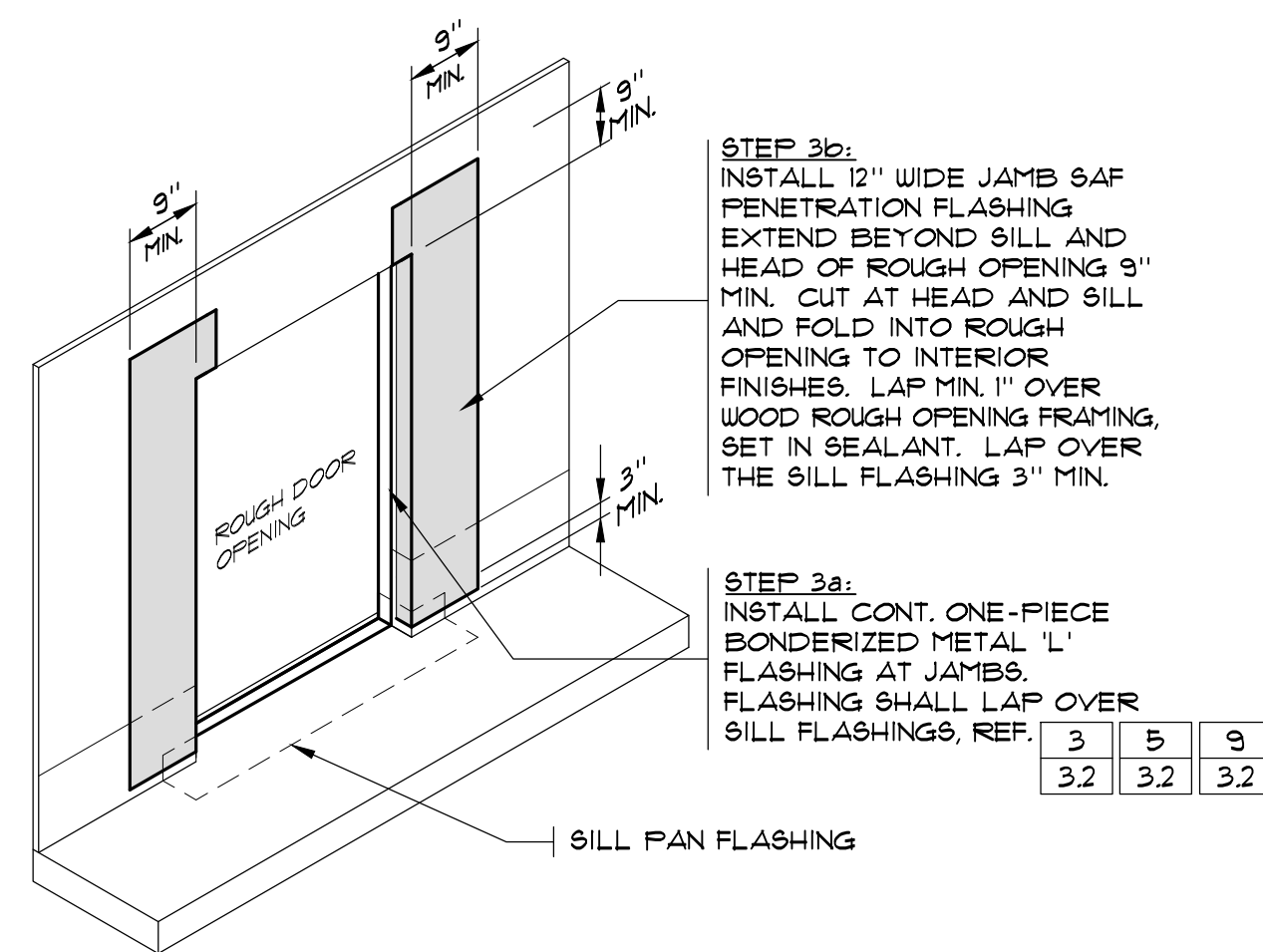
DECK TO WALL 3
SCALE: 3" = 1'-0"



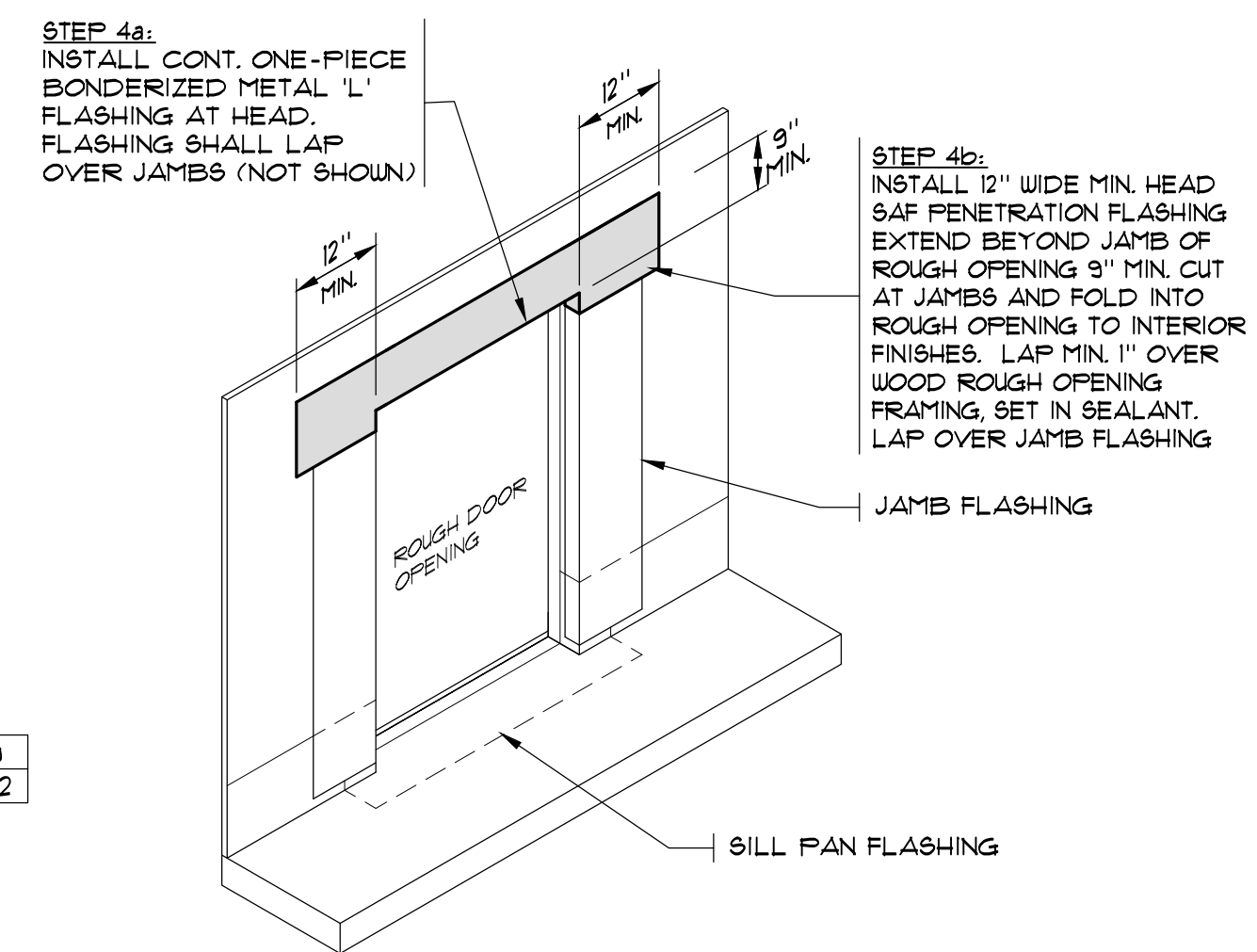
STEP #1



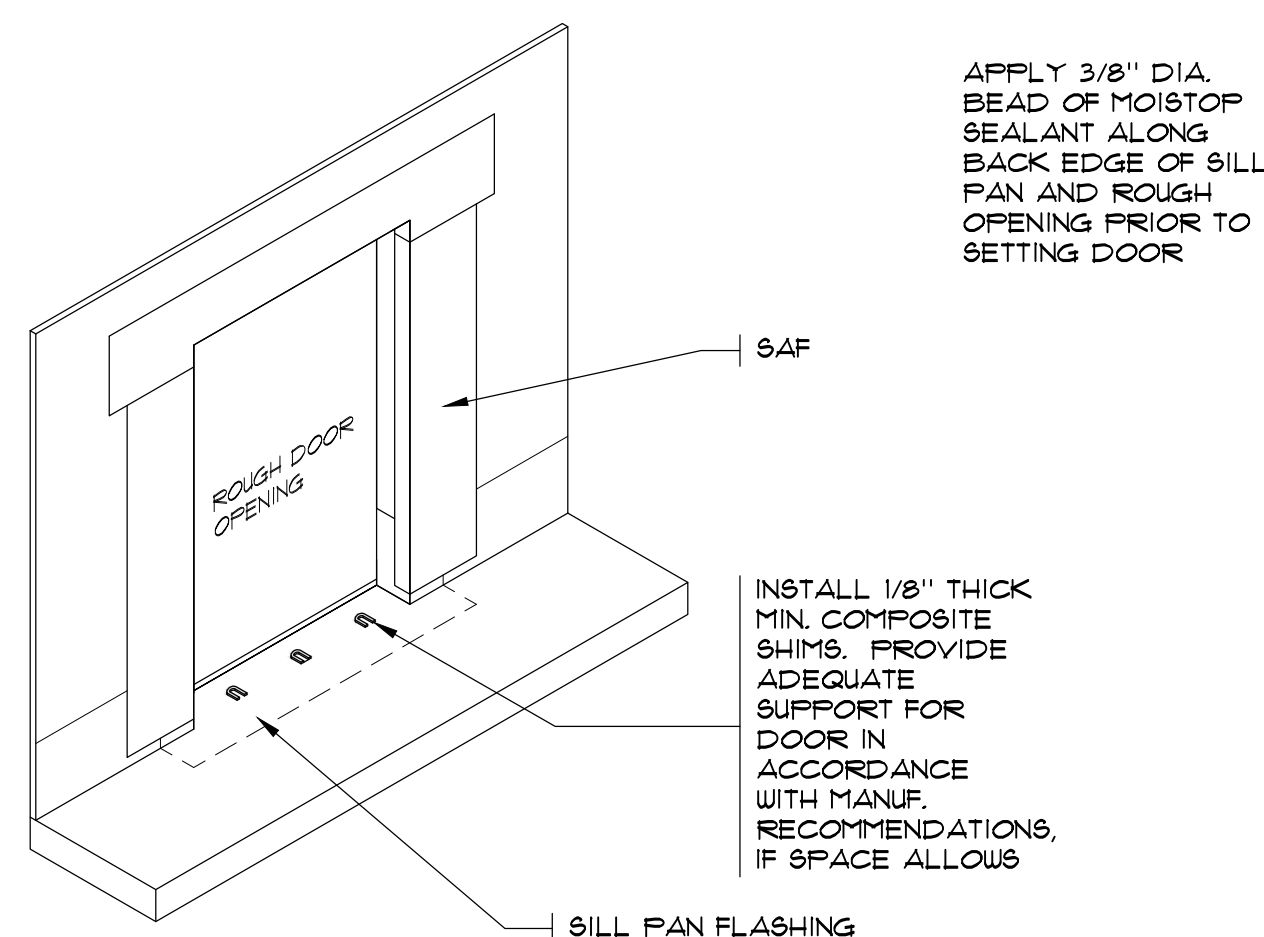
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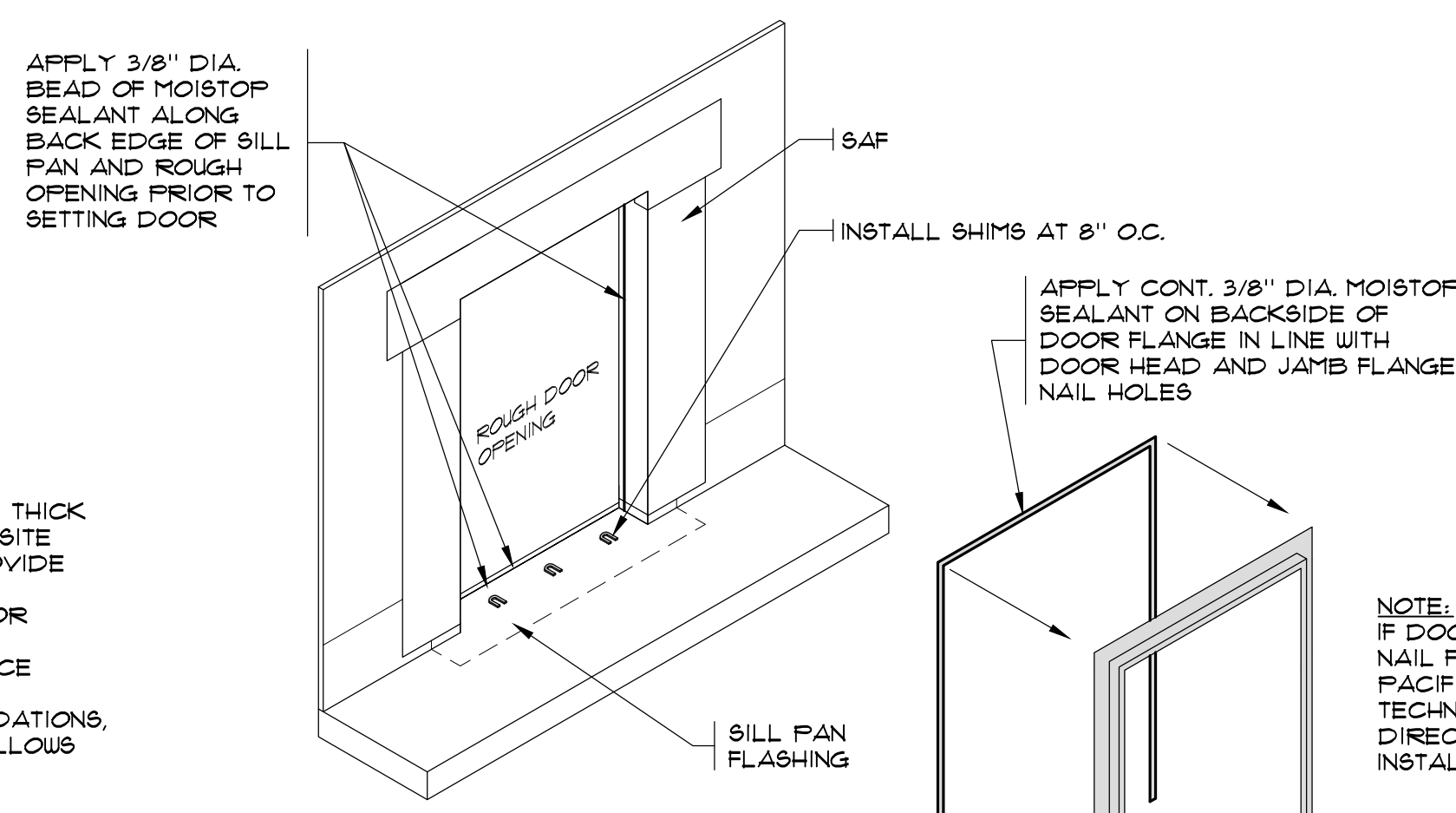
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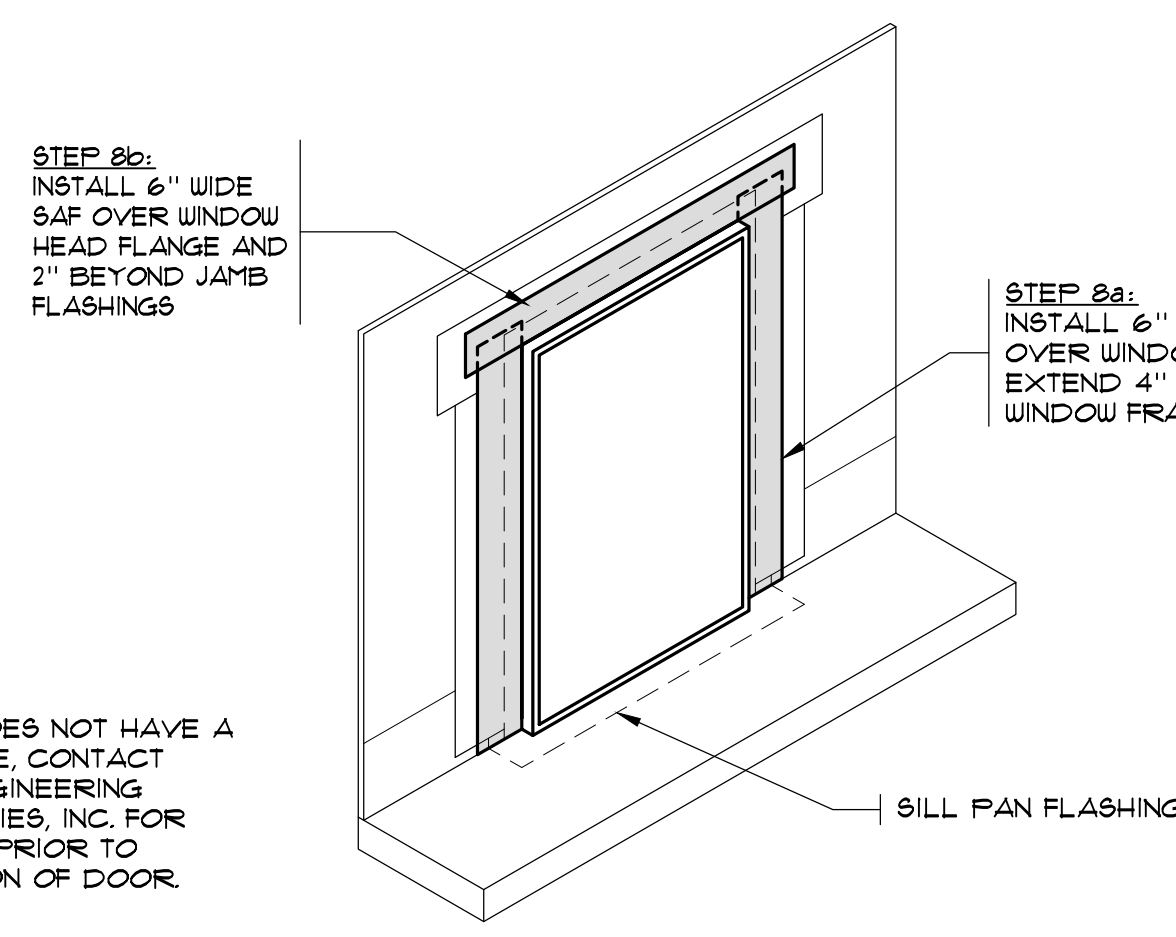
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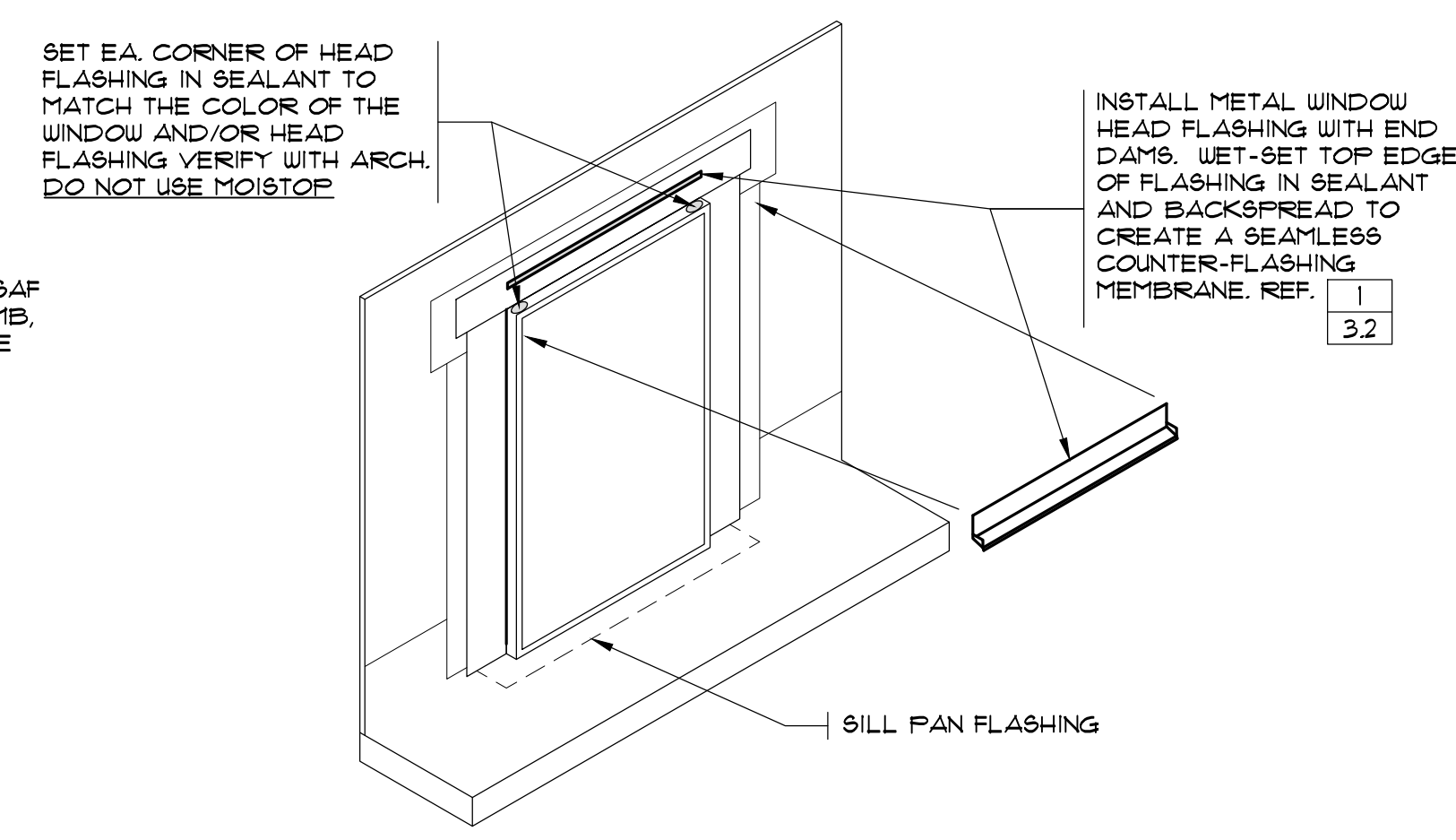
STEP #5



STEP #6

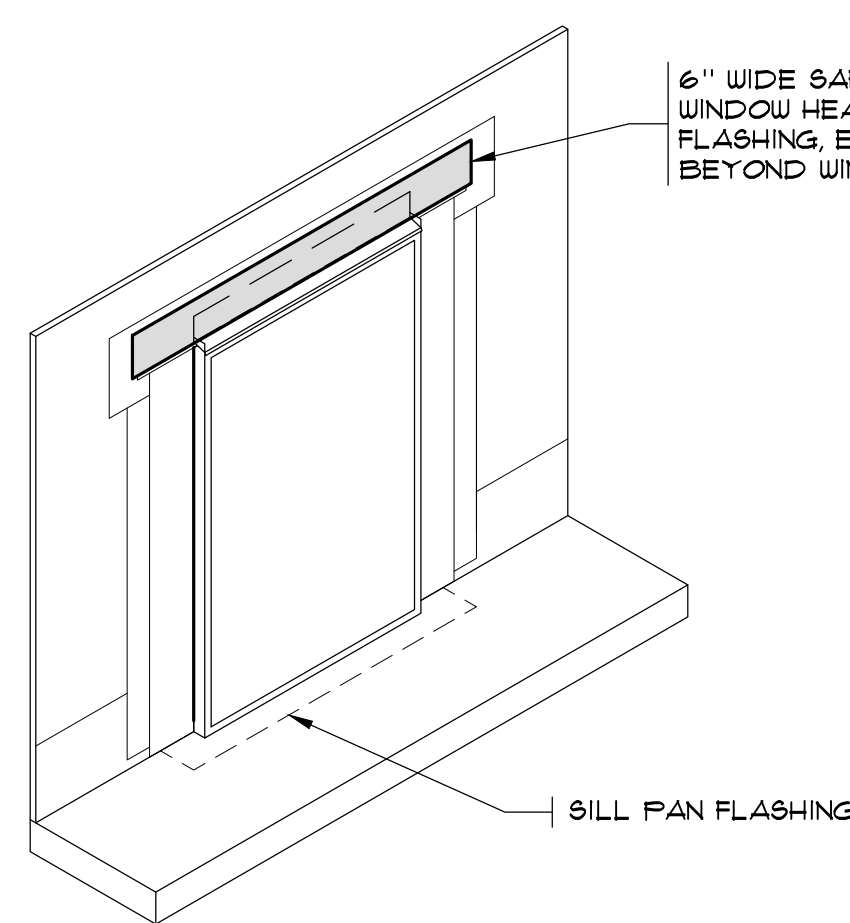


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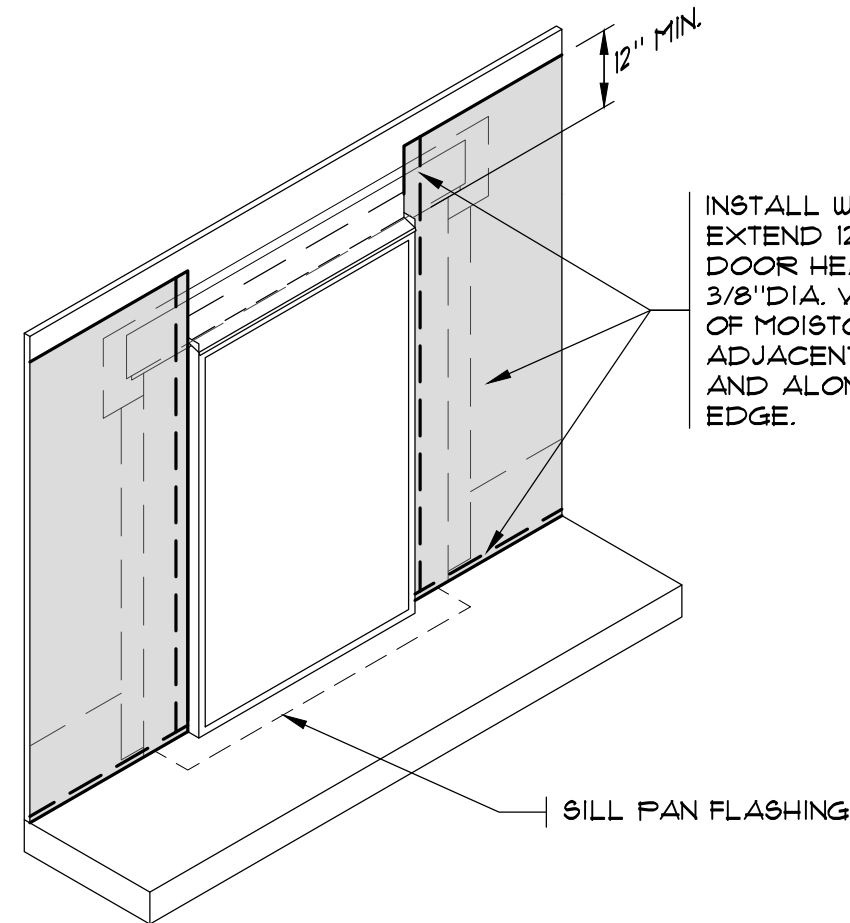


STEP #8

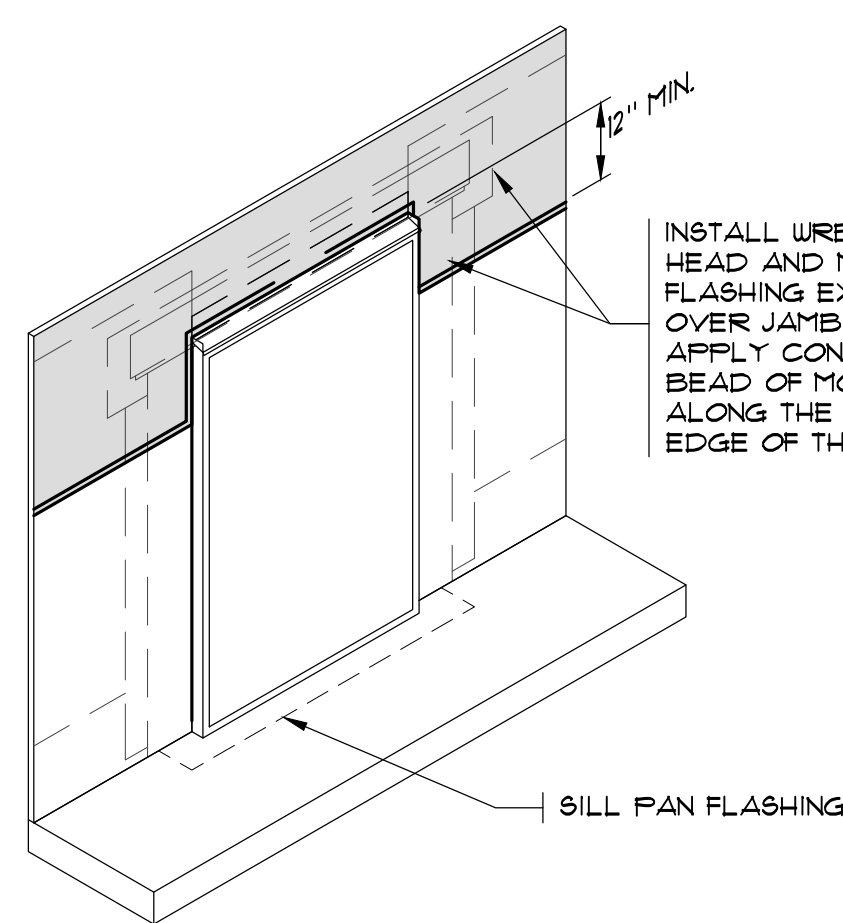
- GENERAL NOTES:**
- CLEAN DOOR FRAME AND NAIL FLANGES SUFFICIENTLY TO BOND TO SEALANTS, IF PRESENT.
 - PRIOR TO INSTALLATION OF DOOR FLASHING VERIFY ROUGH OPENING IS SQUARE AND THE APPROPRIATE SIZE PER DOOR MANUFACTURER'S RECOMMENDATIONS AND ALLOWS FOR THE REINSTALLATION OF THE DOOR AFTER THE FLASHINGS ARE INSTALLED. CORRECT AS NECESSARY.
 - INSTALL FLASHINGS, SEALANT AND ATTACH DOOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.



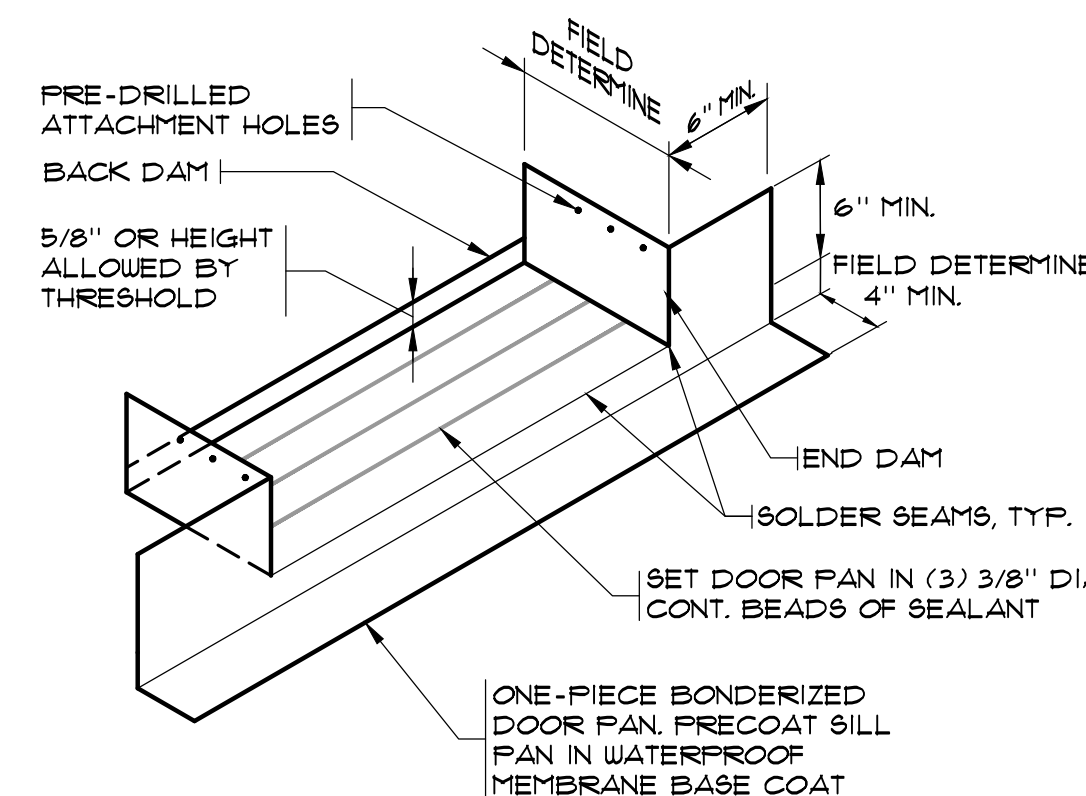
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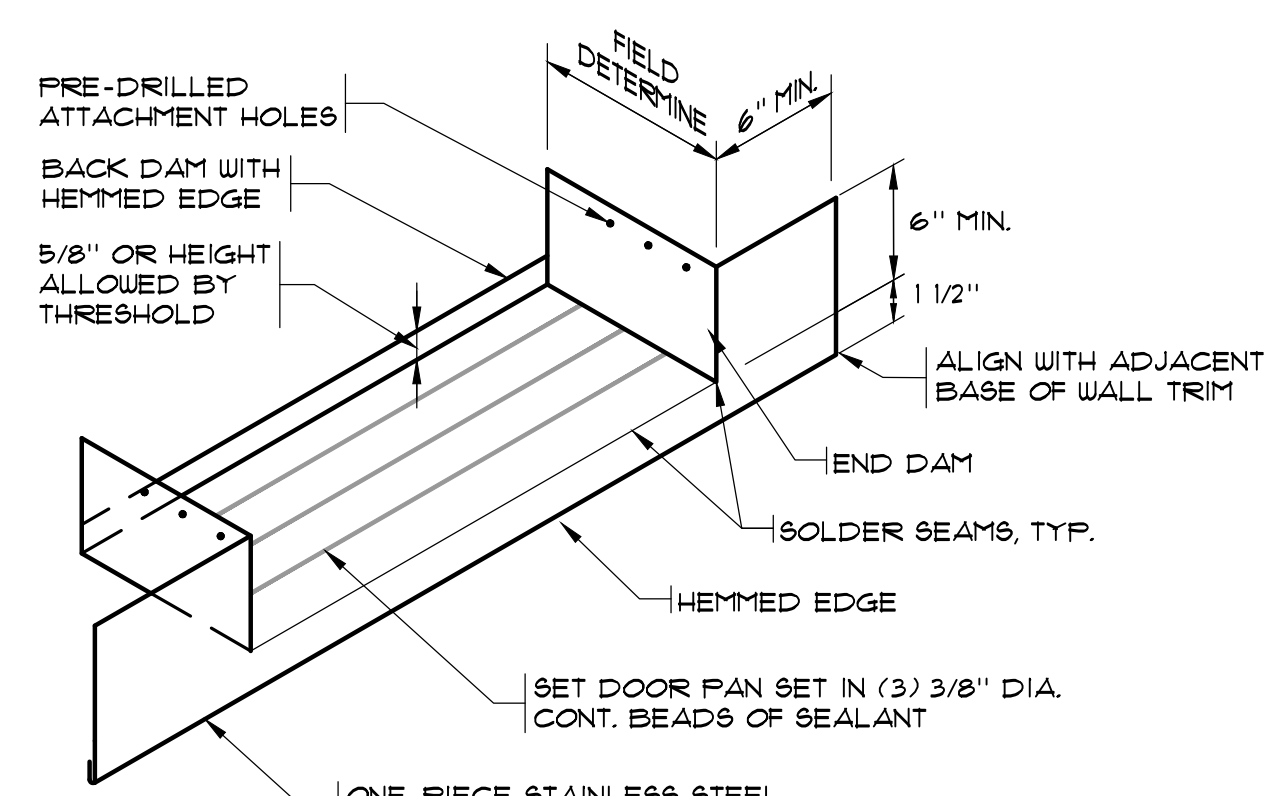
STEP #10



STEP #11



TYPE 1



TYPE 2

TYPICAL SGD FLASHING SEQUENCE 1

SCALE: N.T.S.

DOOR SILL PAN FLASHING 2

SCALE: N.T.S.

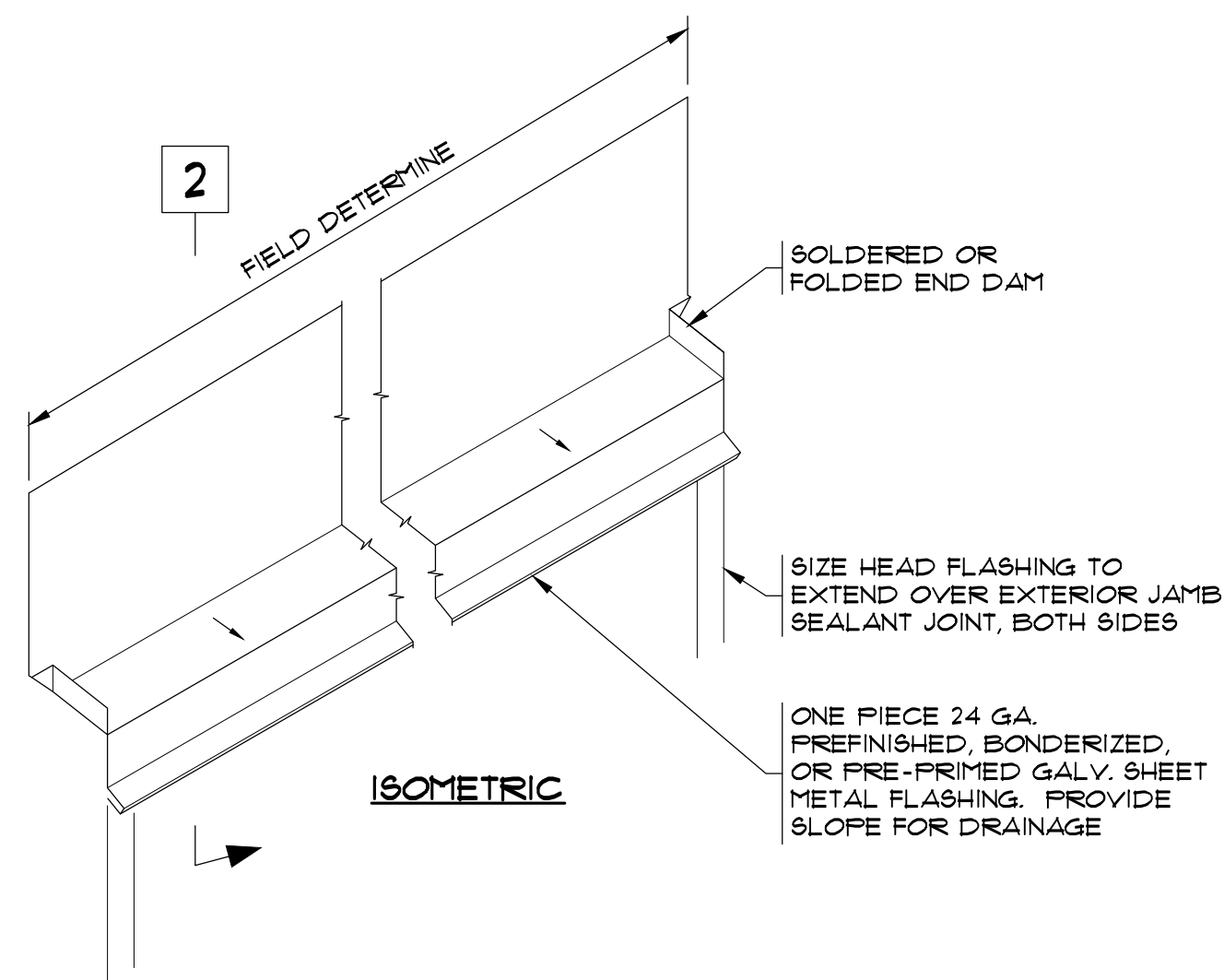
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Revision	1/28/25
Revision	CONSTRUCTION REVISION
No.	2
Designed	RCP / CDE
Drawn	VHN
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Date	22 NOV. 2024
Approved	

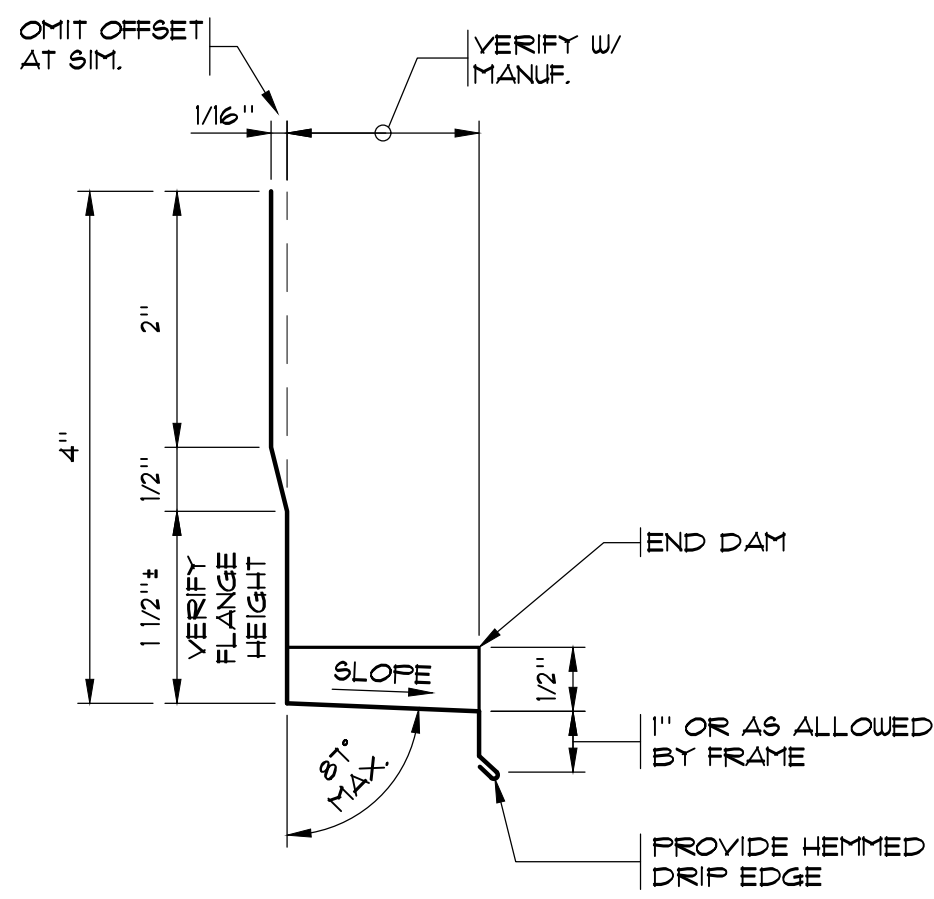
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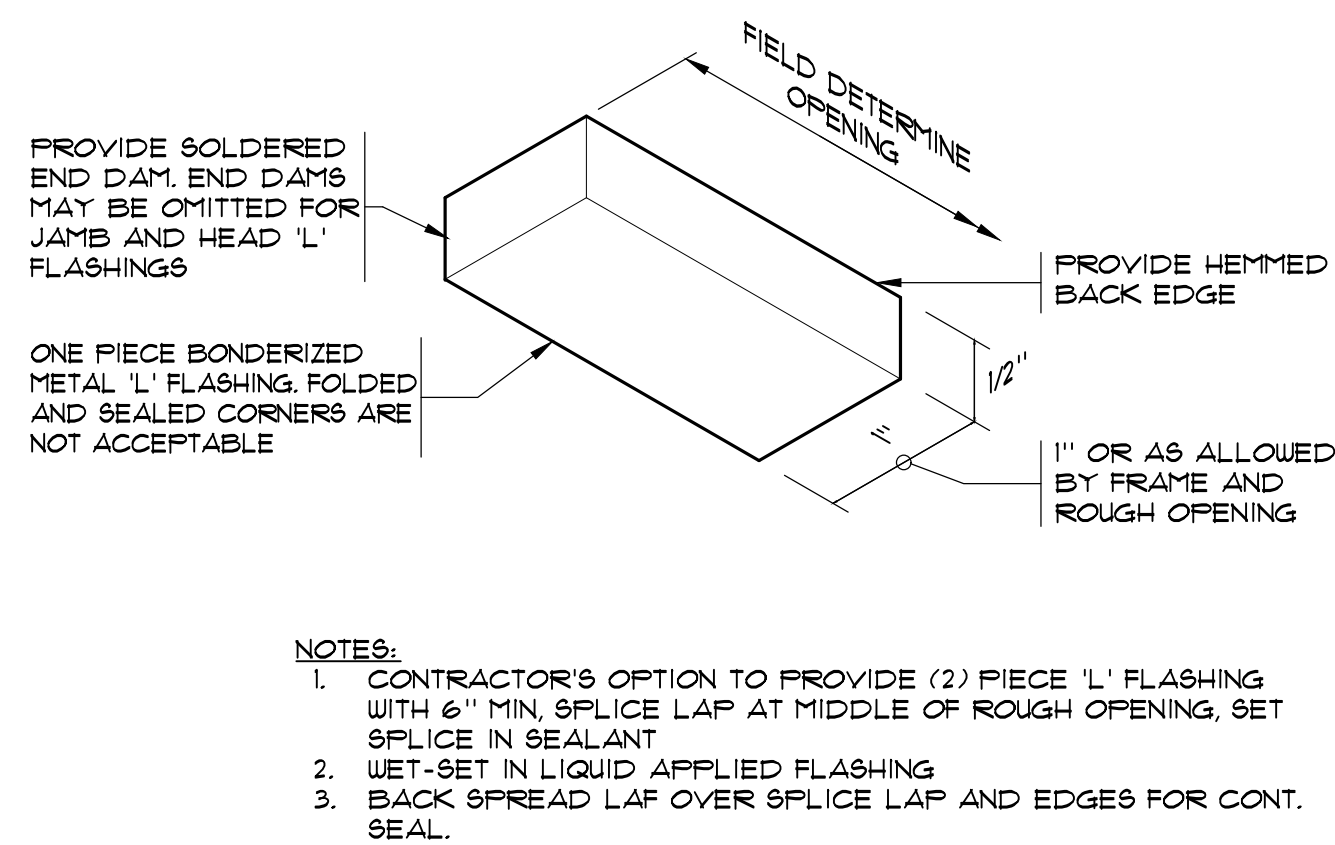
Project	BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR
Location	2405 N 202ND PL. SHORELINE, WA
Sheet	3.3
Job No.	24252.00



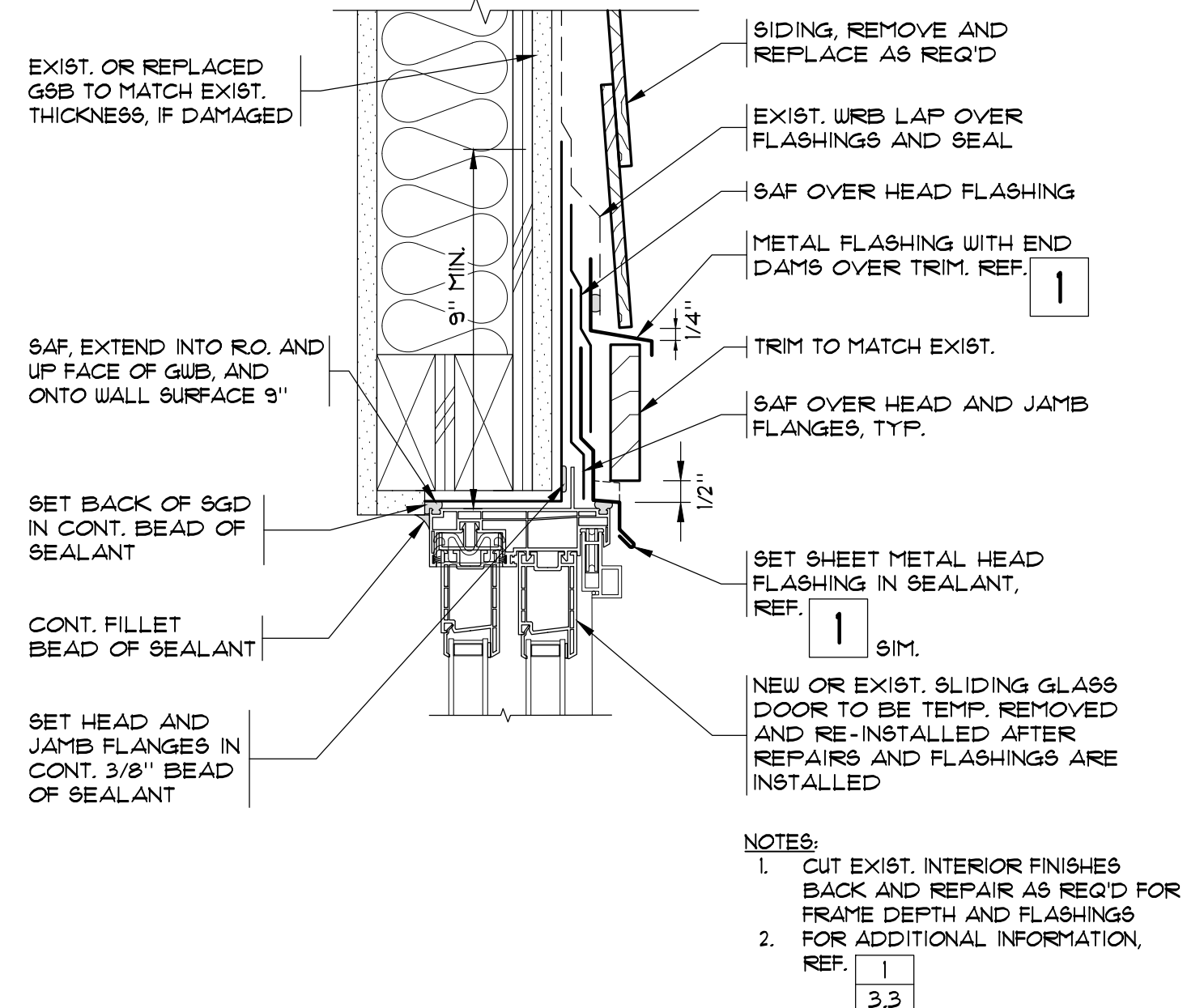
TYPICAL HEAD FLASHING 1
SCALE: NTS



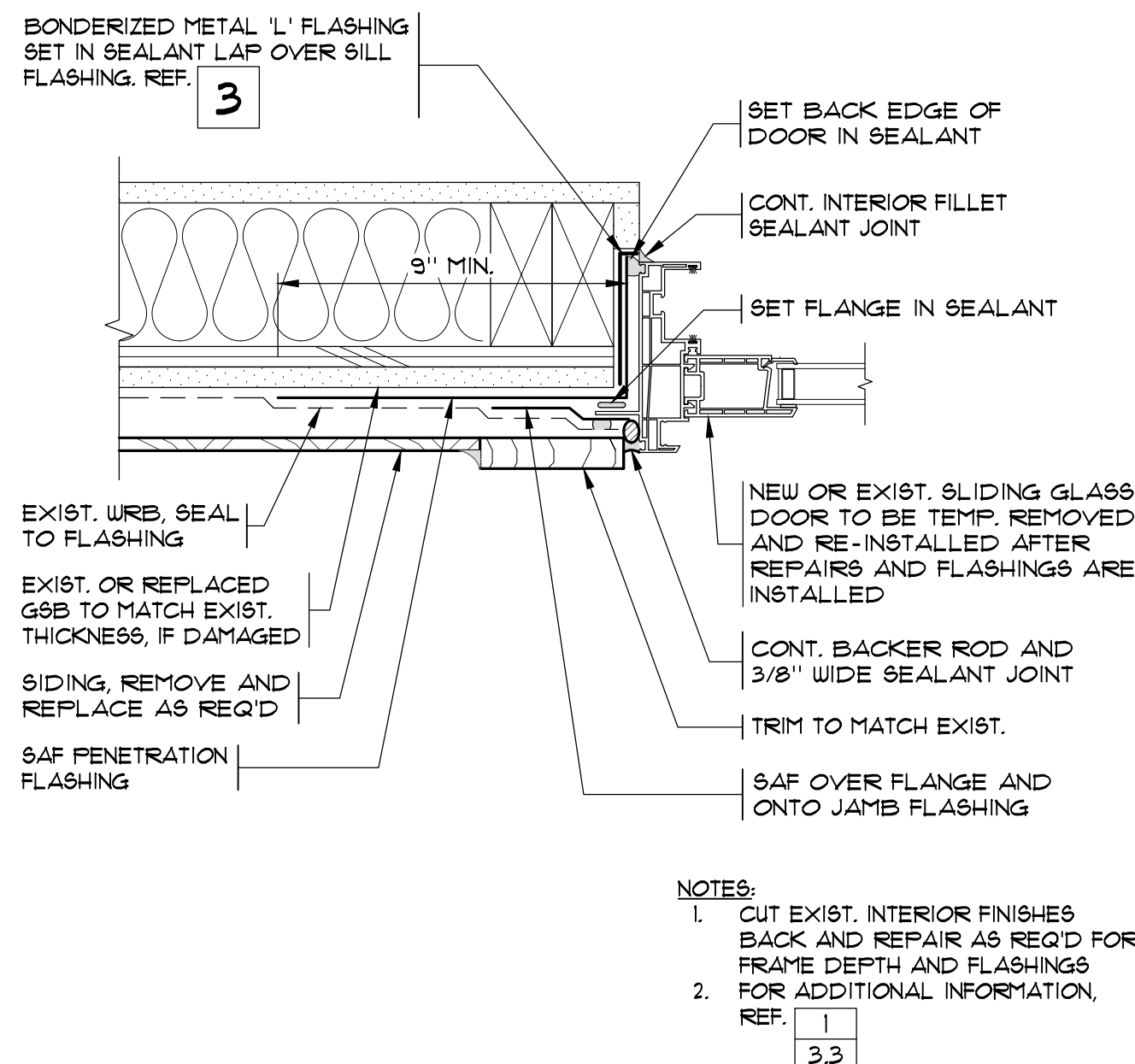
HEAD FLASHING PROFILE 2
SCALE: NTS



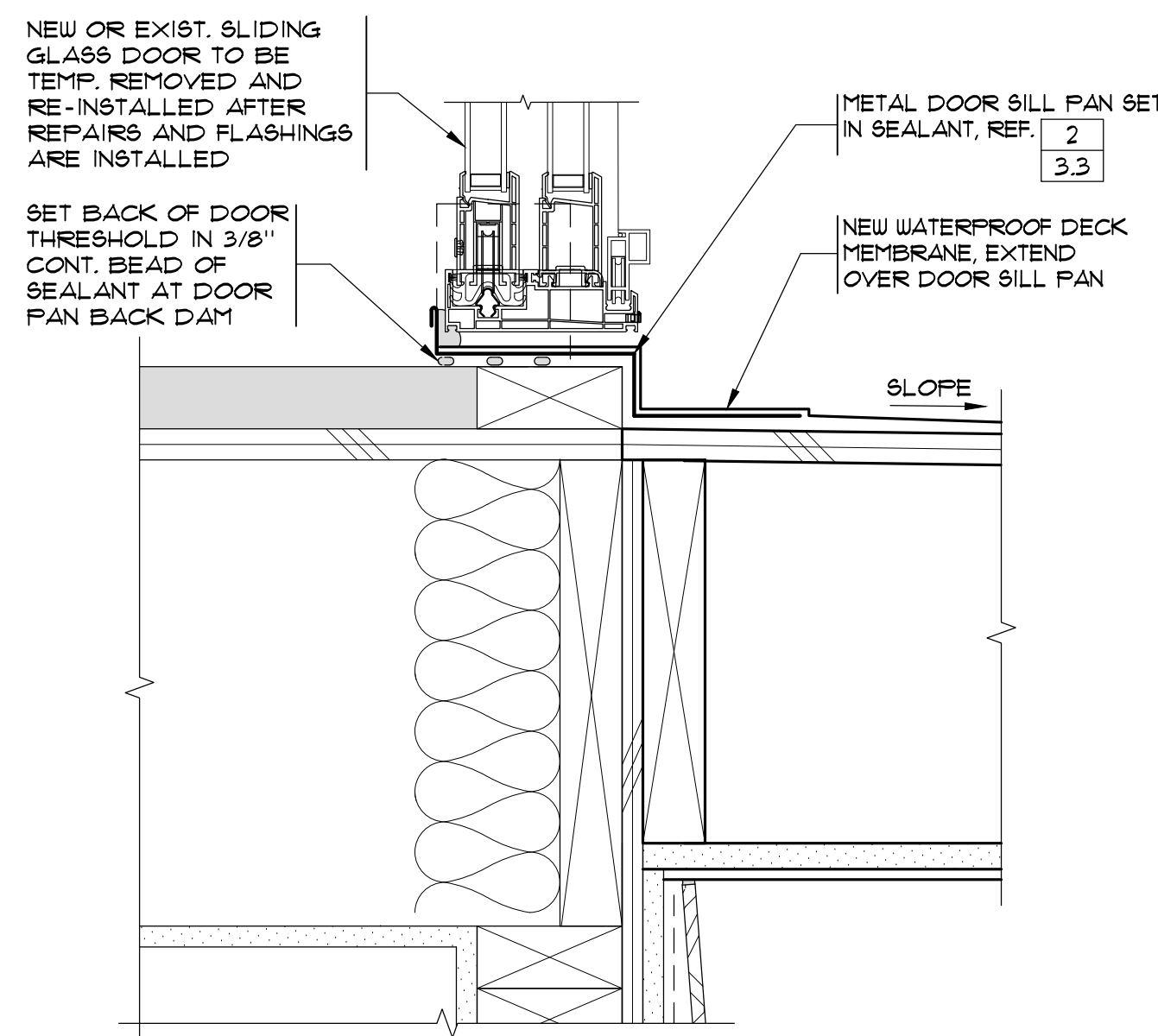
'L' SILL FLASHING 3
SCALE: NTS



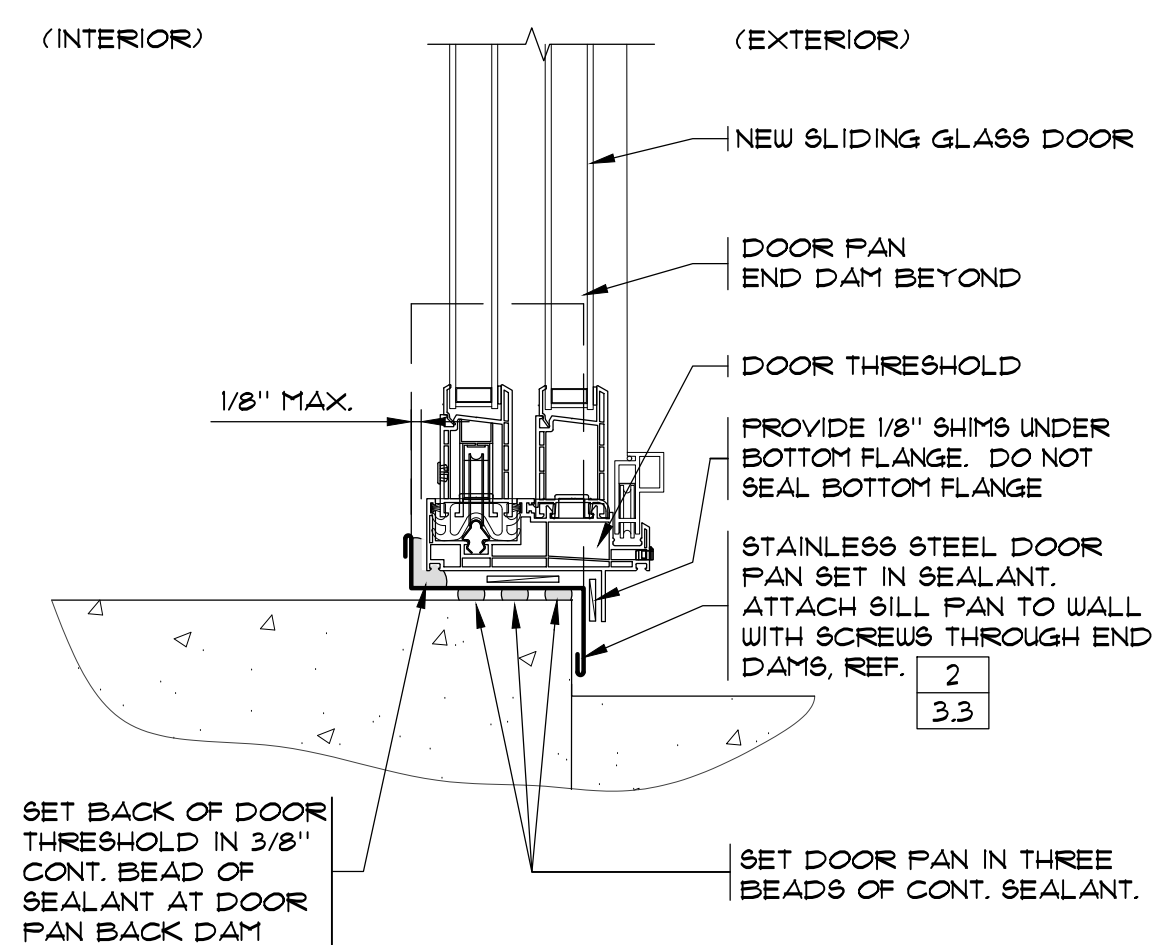
SLIDING GLASS DOOR HEAD 4
SCALE: 3" = 1'-0"



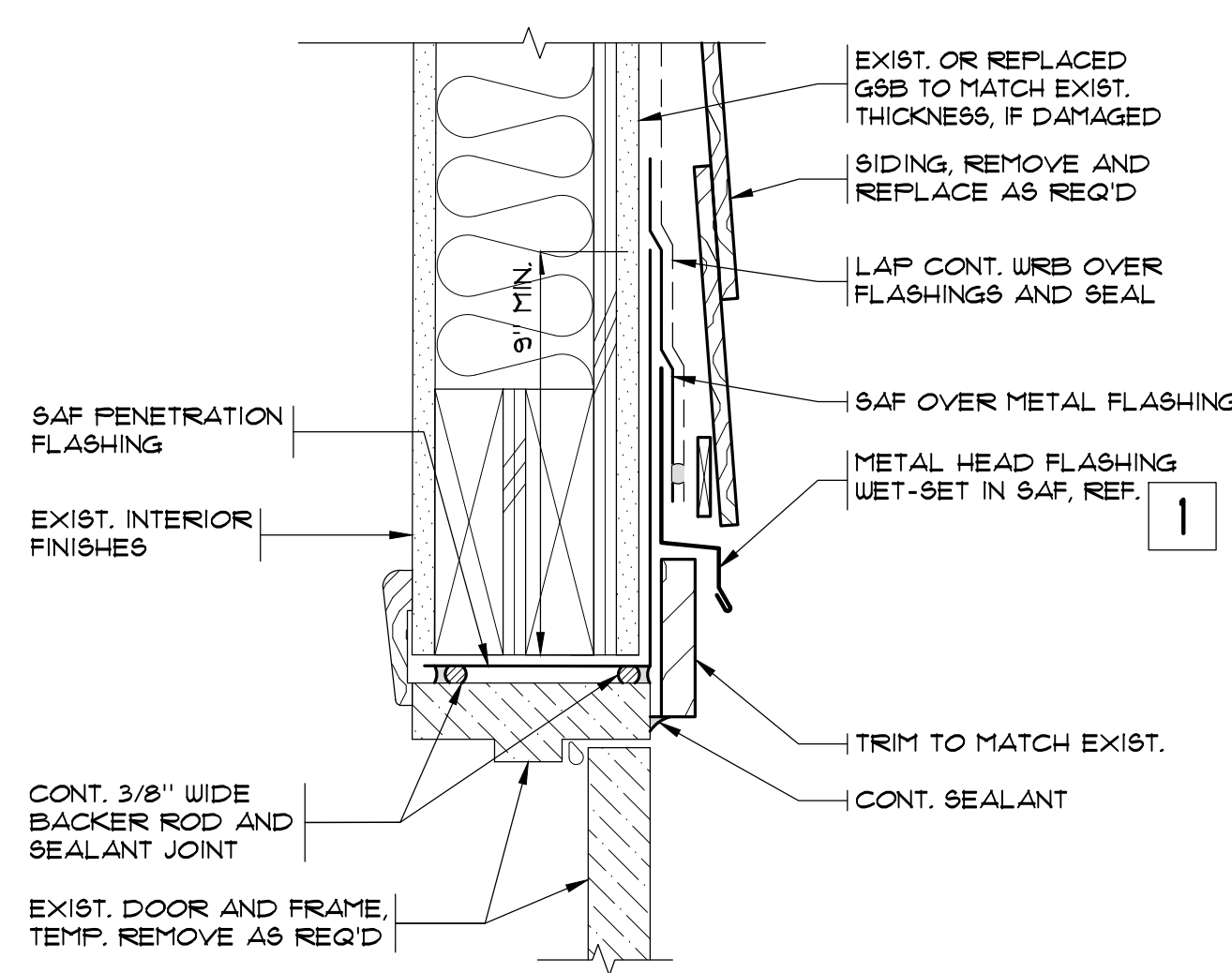
SLIDING GLASS DOOR JAMB 5
SCALE: 3" = 1'-0" (PLAN VIEW)



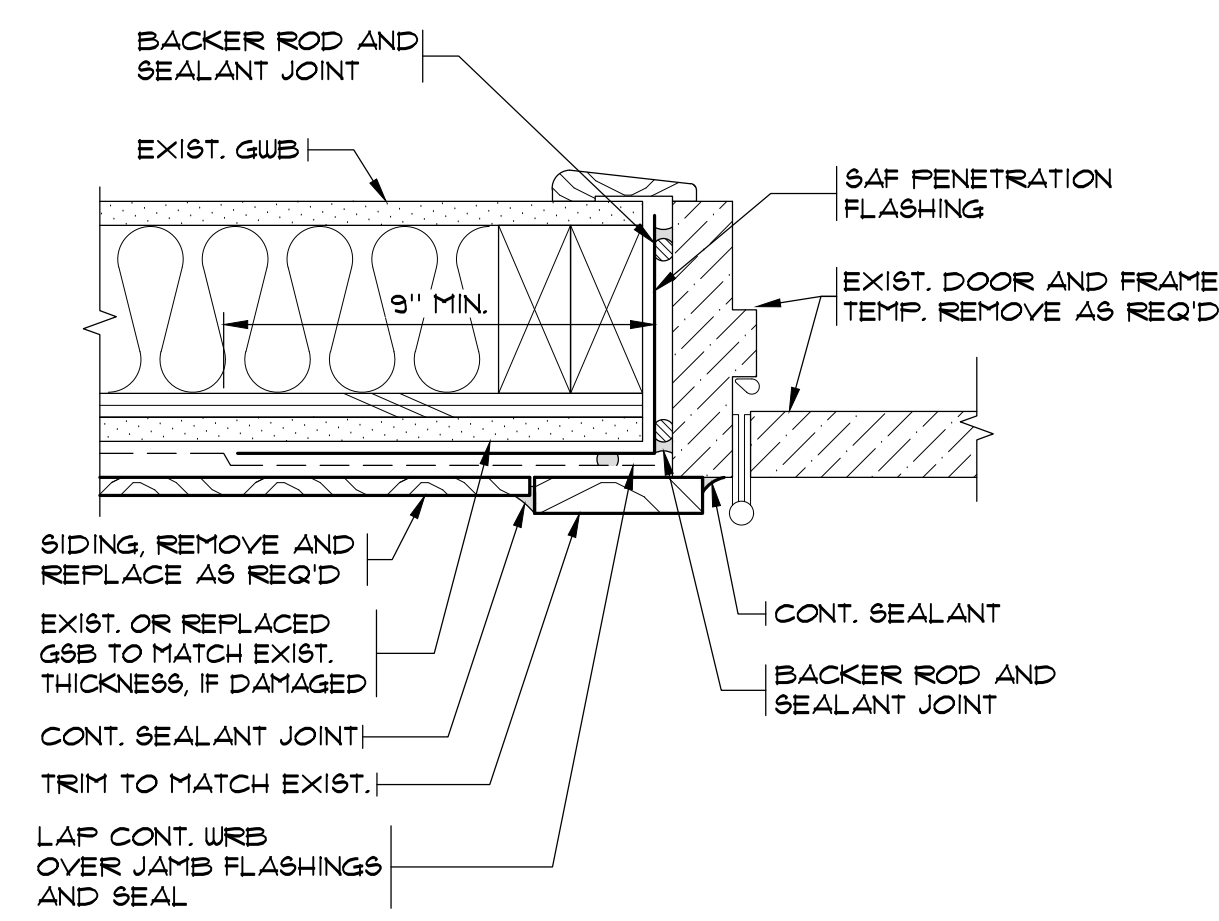
SLIDING GLASS DOOR SILL AT DECK 6
SCALE: 3" = 1'-0"



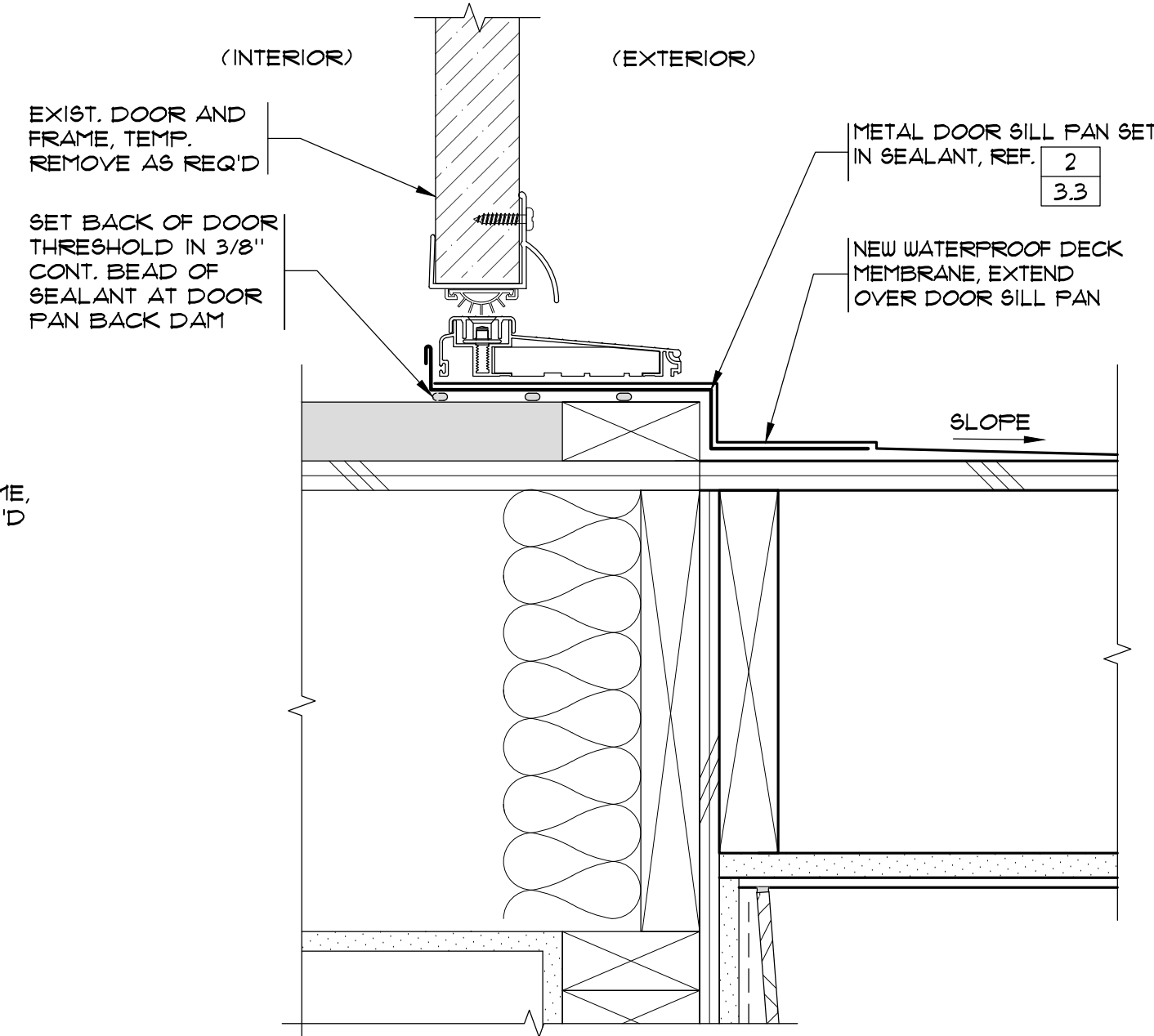
SLIDING GLASS DOOR AT CONCRETE 7
SCALE: 3" = 1'-0"



EXISTING DOOR HEAD TO REMAIN IN PLACE 8
SCALE: 3" = 1'-0"



EXISTING DOOR JAMB TO REMAIN IN PLACE 9
SCALE: 3" = 1'-0"



EXISTING DOOR SILL AT DECK 10
SCALE: 3" = 1'-0"

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Seattle, Washington 98133-9009

(T) (206) 281-7500 • (800) 621-7300
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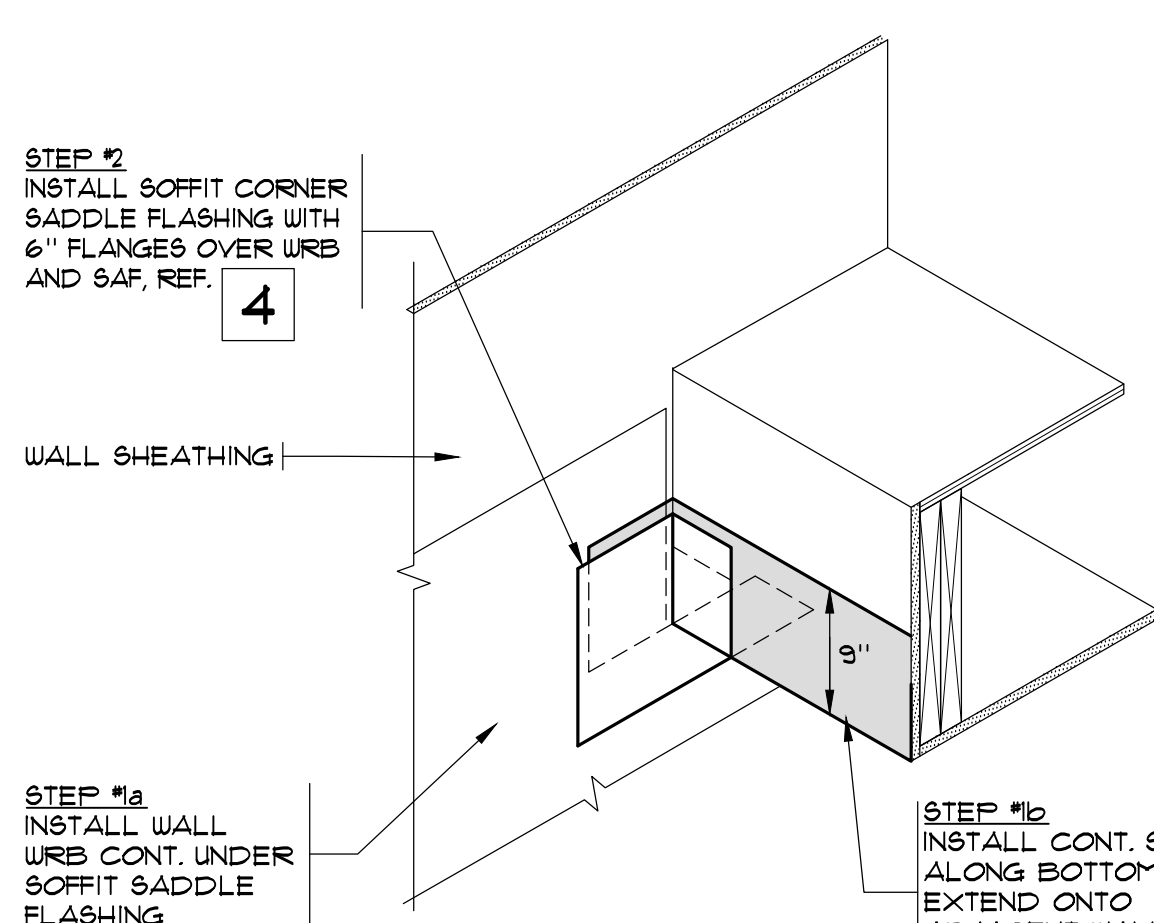
Project: **BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR**

Location: **2405 N 202ND PL. SHORELINE, WA**

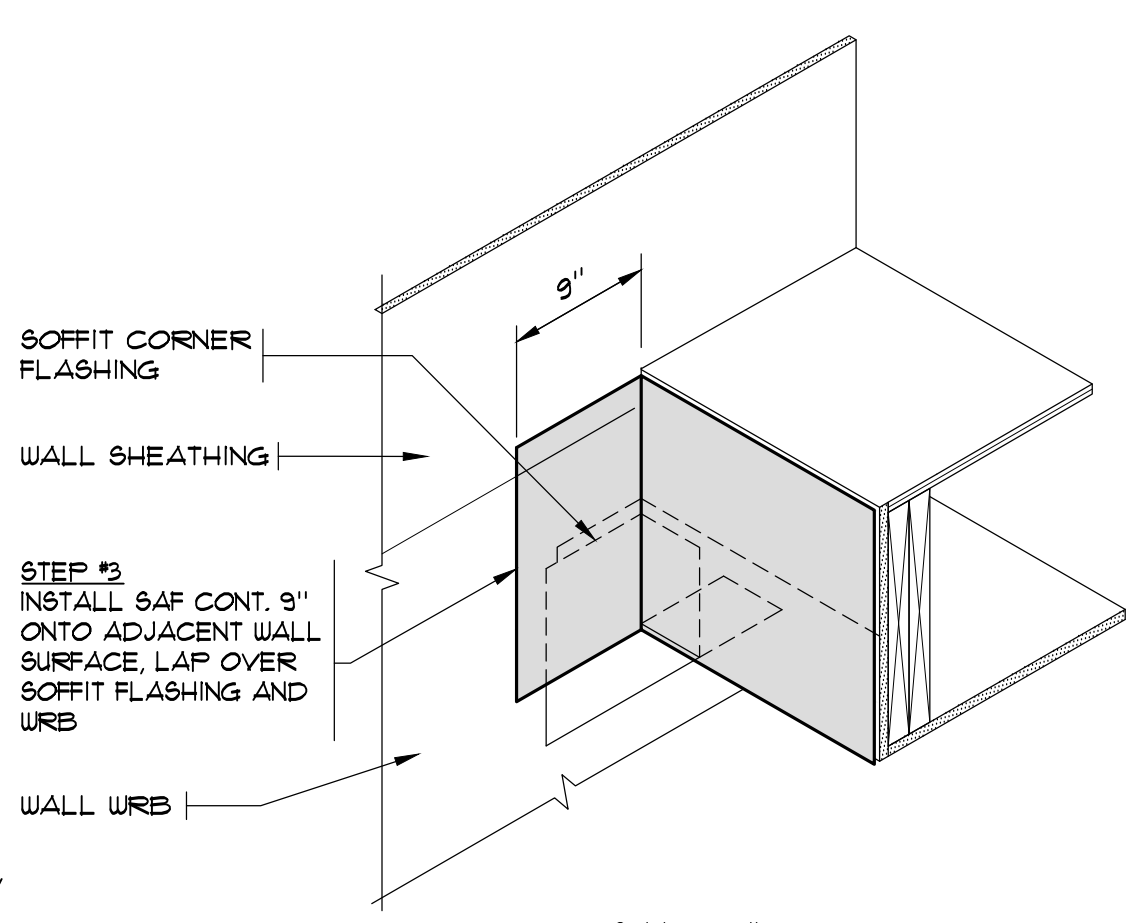
Contents: **DETAILS**

Sheet: **3.4**

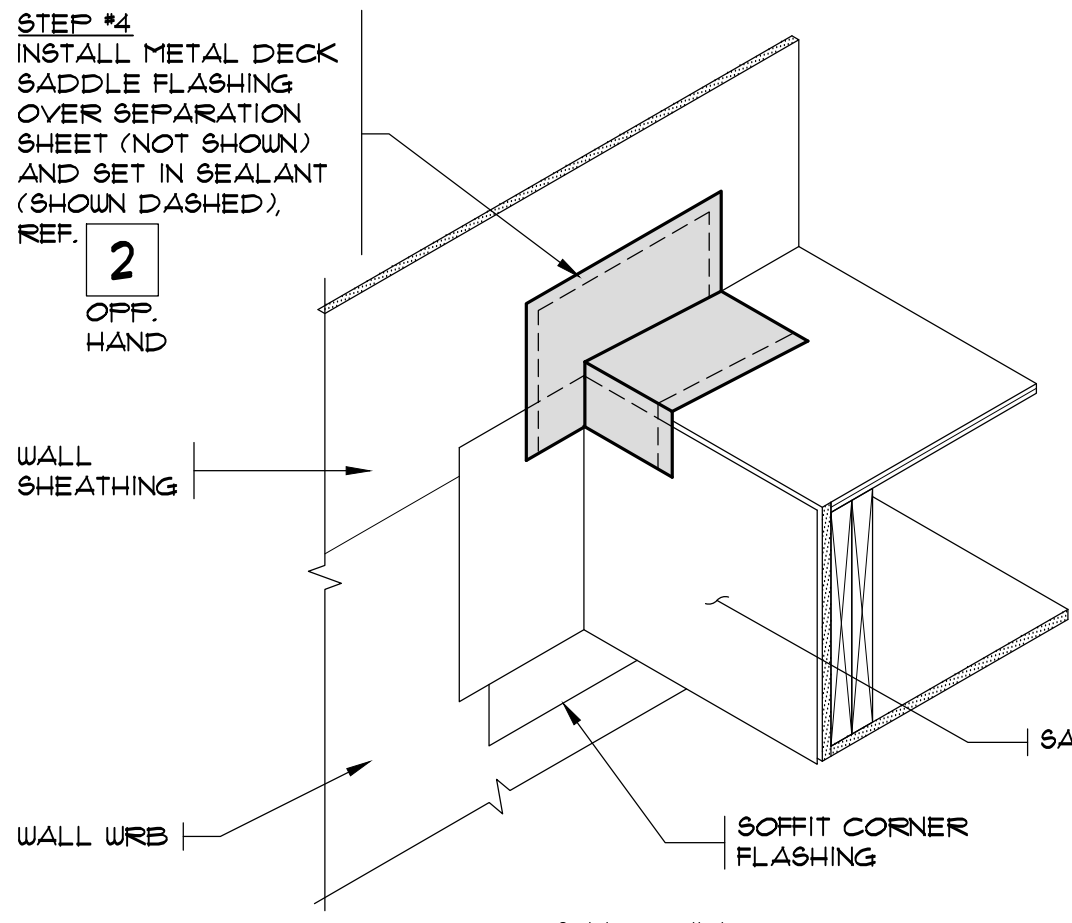
Job No. 24252.00



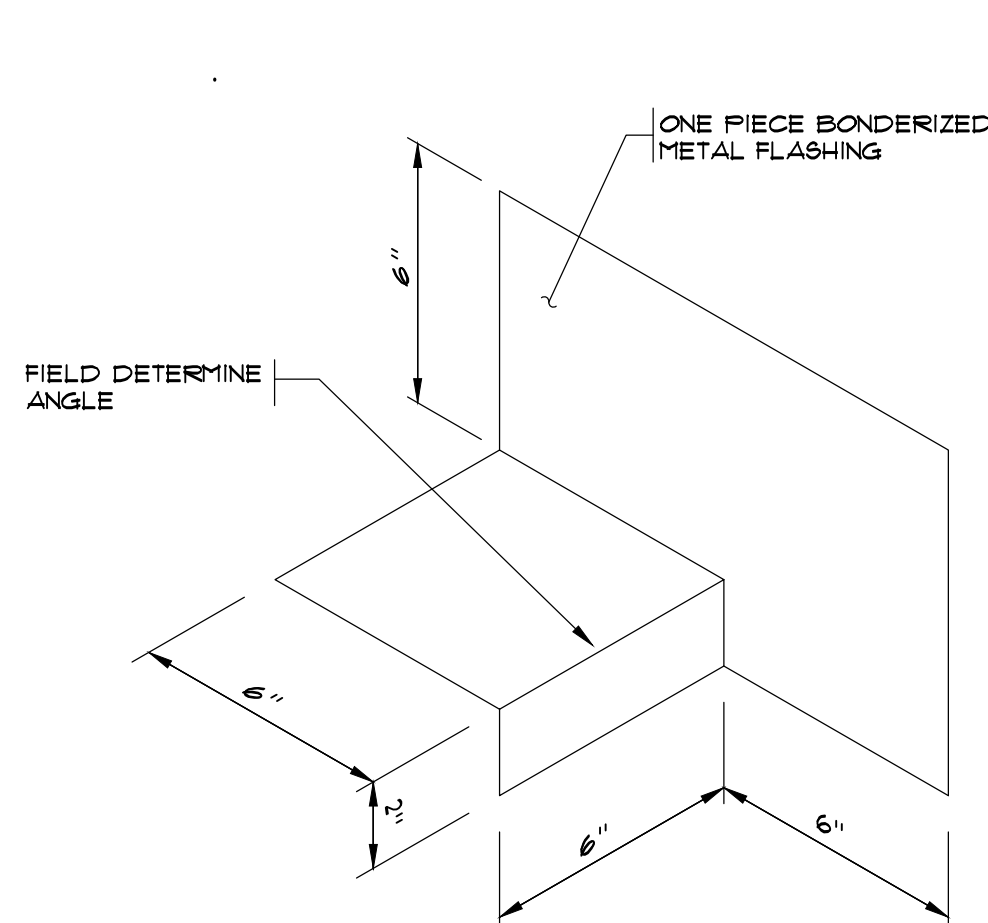
STEPS #1 AND #2



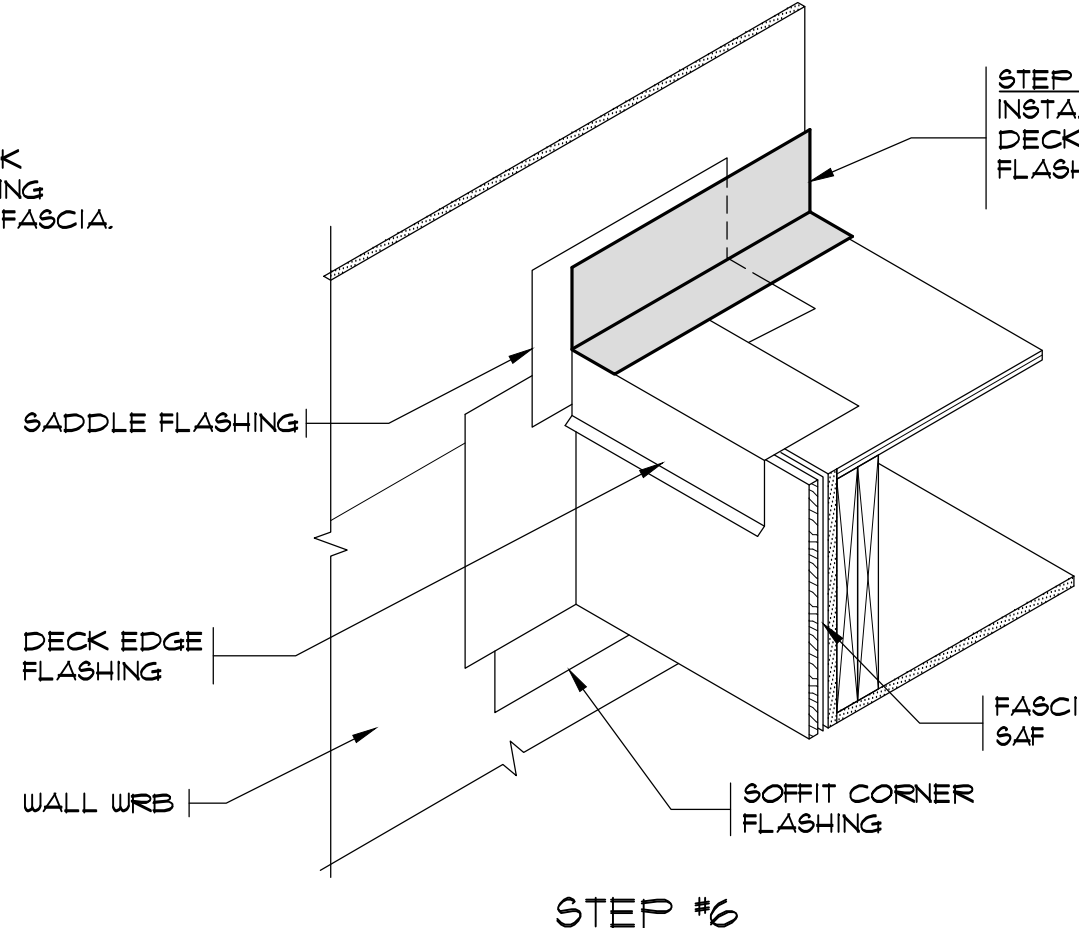
STEP #3



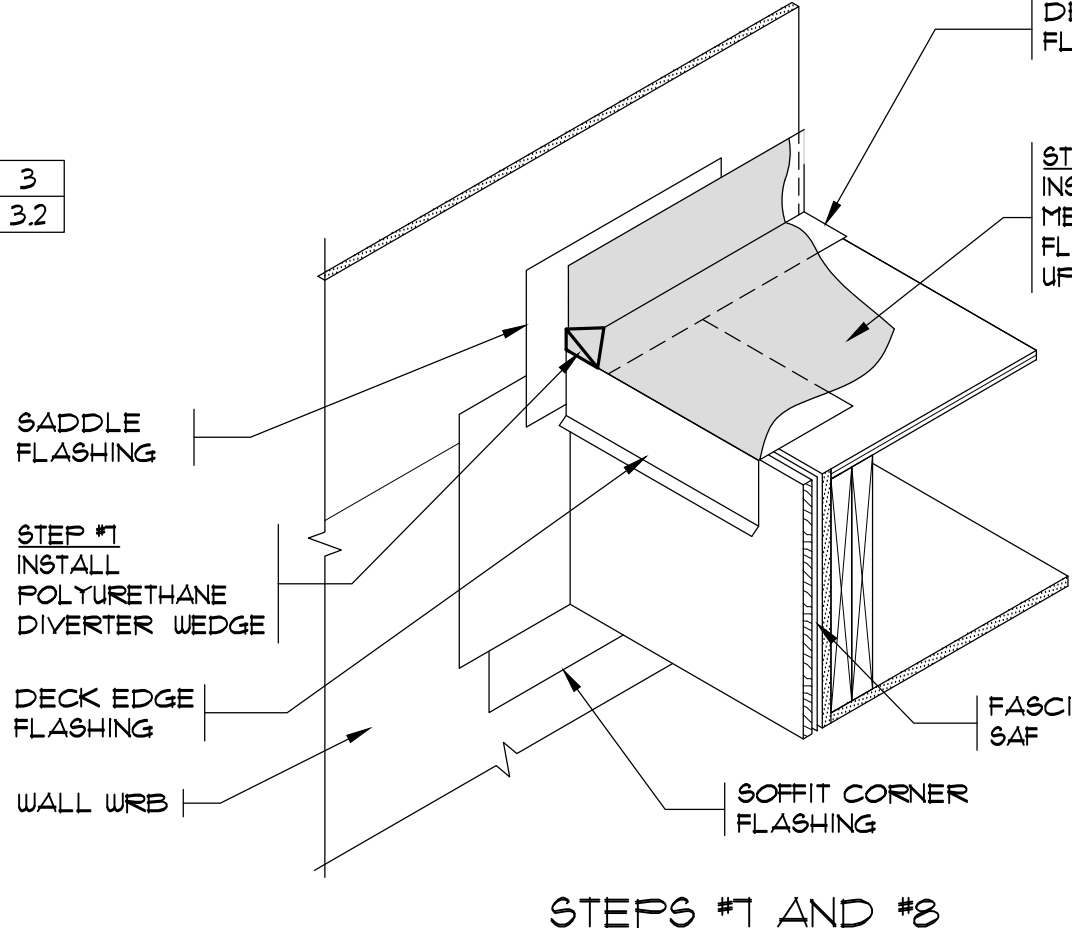
STEP #4



STEP #5



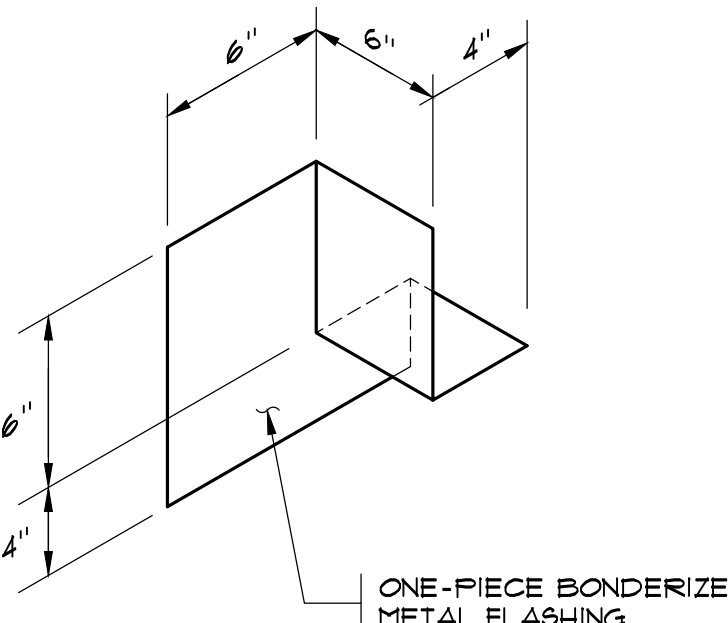
STEP #6



STEPS #7 AND #8

DECK SADDLE CORNER FLASHING 2
SCALE: N.T.S.

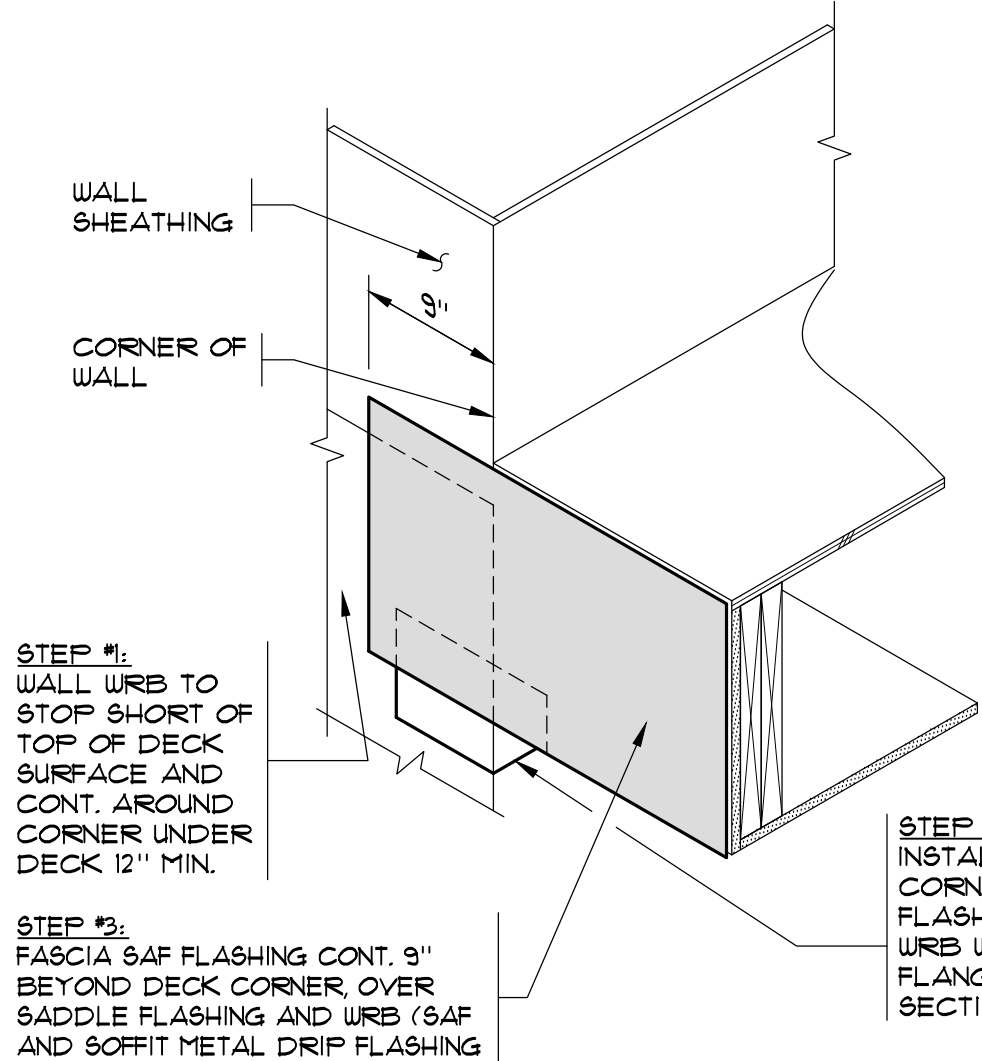
- NOTES:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER DECK SURFACE FLASHINGS.
2. EXIST. CONDITIONS WILL VARY. MODIFY FLASHING TO MATCH WALL ANGLES.
3. PLACE FLASHING OVER TARGET FLASHING STRIPS (WRB).



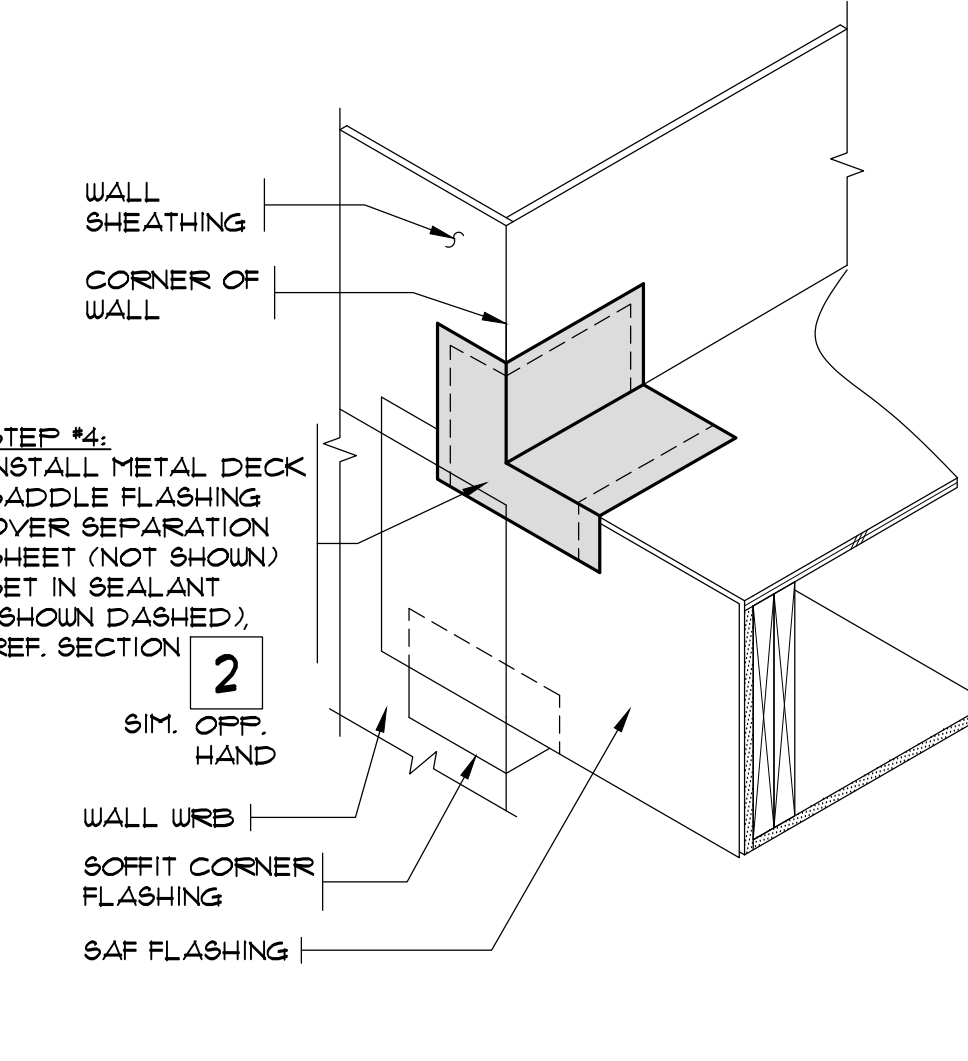
DECK OUTSIDE CORNER FLASHING 3
SCALE: N.T.S.

TYPICAL DECK SADDLE FLASHING AT FLAT WALL 1
SCALE: N.T.S.

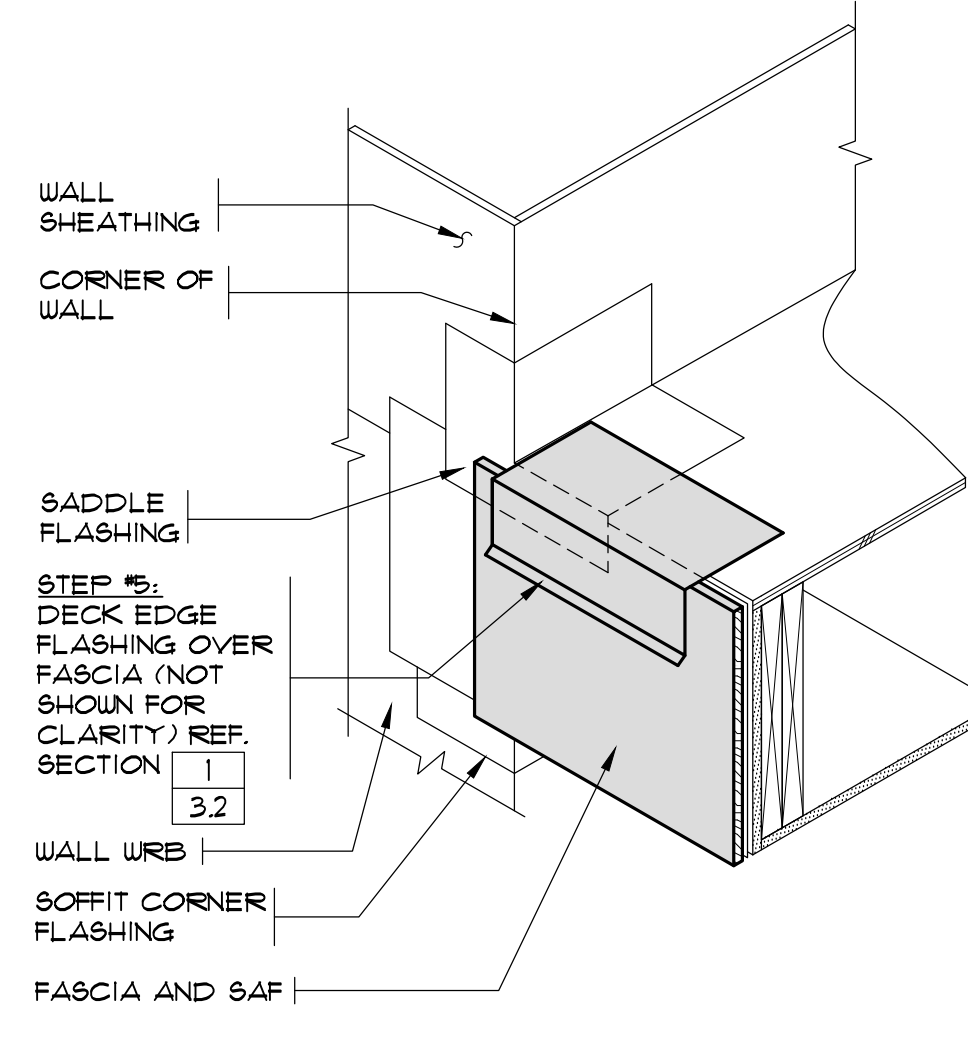
- NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC AND DO NOT SHOW EXIST. BEAM AND EXISTING FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN.
2. SIDING AND TRIM NOT SHOWN.
3. PROVIDE ONE-PIECE OUTSIDE CORNER FLASHING, REF. SECTION 3.



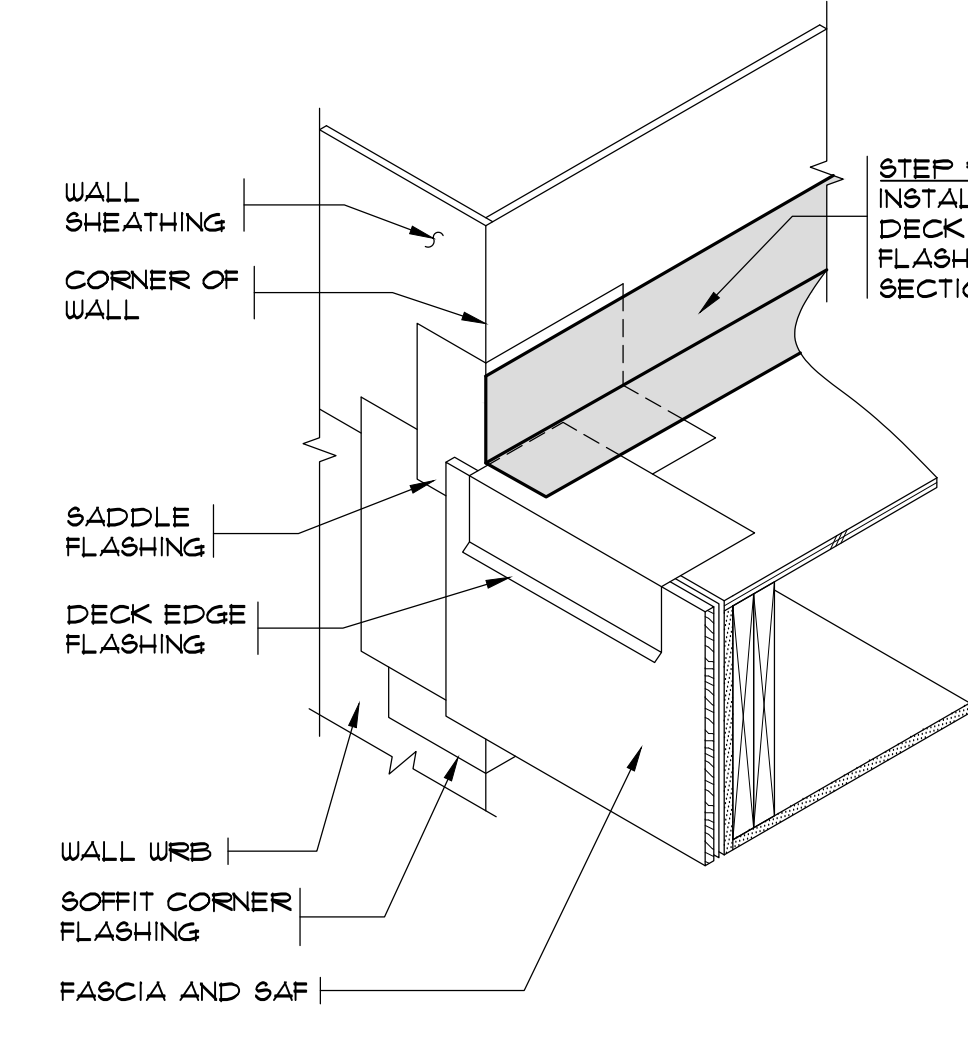
STEP #1, #2 AND #3



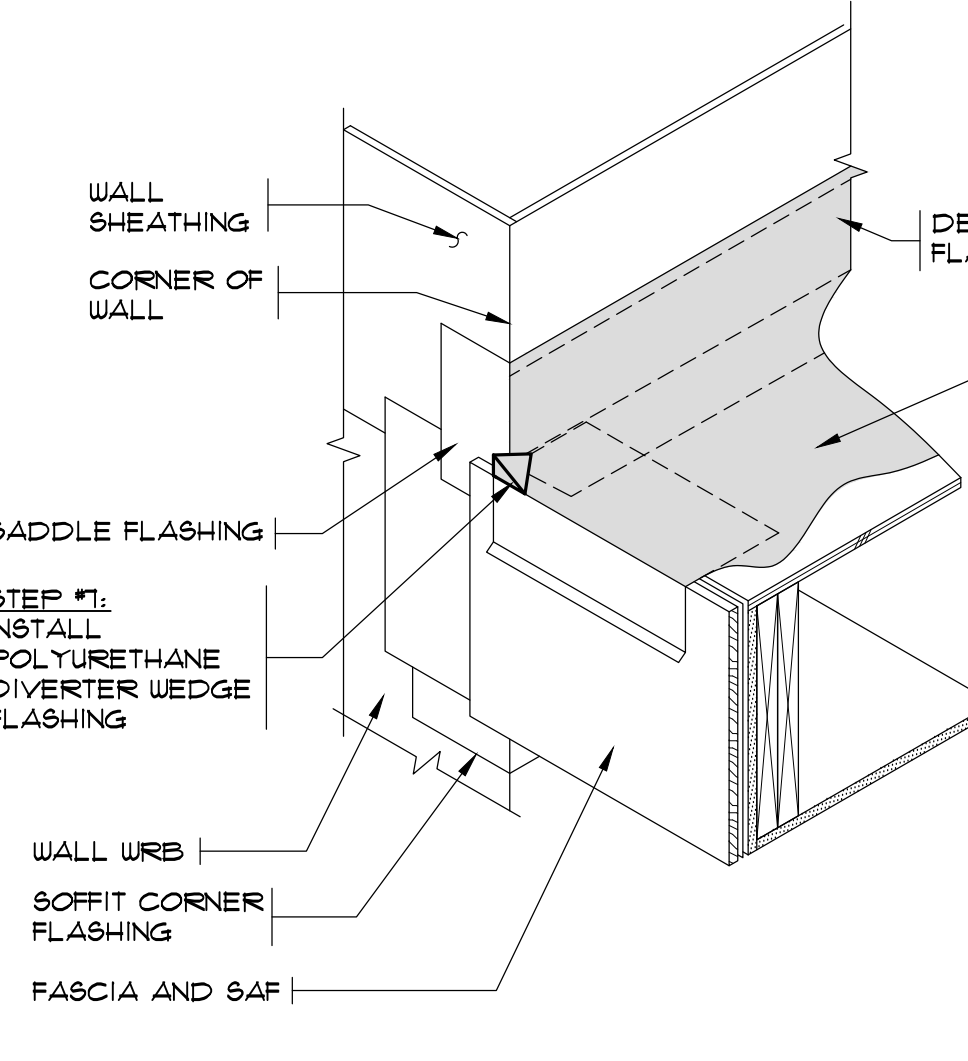
STEP #4



STEP #5



STEP #6



STEP #7 AND #8

TYPICAL DECK SADDLE FLASHING AT WALL CORNER 5
SCALE: NONE

- NOTES:
1. SIM. SECTION OMIT FASCIA FLASHING AND FASCIA.
2. FRAMING CONDITIONS SHOWN ARE SCHEMATIC FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN.
3. FURRING AND SIDING NOT SHOWN.

SOFFIT SADDLE FLASHING 4
SCALE: N.T.S.

- NOTE:
1. SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS. SET IN SEALANT.

Revision	Date	1/28/25
Revision	1/28/25	CONSTRUCTION REVISION
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Project	BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	2405 N 202ND PL. SHORELINE, WA
Sheet	3.5	Job No. 24252.00

CODE:
THE WASHINGTON STATE BUILDING CODE (WSBC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC).

NAIL 9:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES
EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL
ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED
OTHERWISE ON THE DRAWINGS. NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:

10d	3" x Ø13" D.I.A.
10d COMMON	3" x Ø14" D.I.A.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

LIGHT GAUGE FRAMING CONNECTORS:
NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.

CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SDS SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WUPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

STUDS & COLUMNS	HEM-FIR #2 Fc=1300 PSI OR STUD GRADE Fc=800 PSI
WALL PLATES & SILLS	HEM-FIR #2 Fc=850 PSI
JOISTS & RAFTERS	HEM-FIR #1 Fc=975 PSI OR #2 Fc=850 PSI
HEADERS & FLUSH BEAMS	HEM-FIR #1 Fc=975 PSI OR #2 Fc=850 PSI
BEAMS (4x & SMALLER)	HEM-FIR #1 Fc=975 PSI OR #2 Fc=850 PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE 'EXPOSURE 1' WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE 'EXTERIOR' WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

GENERAL WOOD FRAMING NOTES:

1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
2. PROVIDE CONTINUOUS 3x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS WITHOUT SUPPORTS.
3. ALL STUDS SHALL BE NAILLED OUT ON THE PLANS AND/OR SCHEDULE SHALL BE (2) STUDS SPIKED TOGETHER WITH 10d COMMON NAILS AT 6" O.C., STAGGERED WITH ADJACENT NAILS DRIVEN FROM OPPOSITE SIDES.
4. ALL LAMINATED BEAMS AND HEADERS SHALL BE SPIKED TOGETHER WITH 10d NAILS AT 6" O.C. ALONG EACH EDGE UNLESS OTHERWISE NOTED.
5. PROVIDE CUT WASHERS FOR ALL BOLT HEADS AND NUTS BEARING ON WOOD.
6. ALL DOOR AND WINDOW HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (2) 2x8 OR A 3 1/2" x 10" LAMINATED BEAM (L.B.) WITH ONE CRIPPLE AND TWO ONE STUD EACH END FOR OPENINGS 4'-0" WIDE OR LESS, AND (2) 2x12 WITH TWO CRIPPLES AND ONE STUD FOR OPENINGS MORE THAN 4'-0" WIDE.
7. CURRENT WSCBUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

ROOF OVERFRAMING:

ROOF OVERFRAMING SHALL CONSIST OF 2X6 RAFTERS SPACED AT 24" O.C. (OR 2X4 RAFTERS AT 24" O.C. FOR LENGTHS UP TO 8'-0" LONG). PROVIDE MINIMUM 2X8 RIDGE. RAFTERS AND RIDGES SHALL BE SUPPORTED BY VERTICAL FRAMING AT 4'-0" O.C. EXTENDING DOWN TO MAIN ROOF SHEATHING. PROVIDE 2X6 VERTICAL BRACING AT 8'-0" O.C. NOT ALIGNED WITH ELEVATION NUMBER. PROVIDE FLAT 2X6 UNDER ERTILE SUPPORT TO SPAN A MINIMUM OF 2 FRAMING MEMBERS BELOW. VERTICAL FRAMING SHALL CONSIST OF 2X6 SUPPORTS BRACED AT MID HEIGHT (USE 2X4 VERTICAL SUPPORTS FOR HEIGHTS UP TO 6'-0"). PROVIDE ANGLED 2X8 VALLEY PLATE ATTACHED OVER ROOF SHEATHING AND DIRECTLY TO ROOF FRAMING. INSTALL FRAMING CLIPS/HANGERS AT RAFTERS TO SUPPORTS AT SPANS OVER 6'-0". MINIMUM NAILING SHALL BE 3" MIN. WITH 16" MAX. SPACING. SEE SECTION 05110 FOR MORE INFORMATION. REPORT ESR-1533. PROVIDE MIN. 22"x30" OPENINGS AS REQUIRED IN MAIN ROOF SHEATHING TO ACCESS OVERFRAMING ATTIC SPACES OVER 30" IN HEIGHT.

ROOF SHEATHING:

APPLY PLYWOOD/OSB TO MATCH EXISTING THICKNESS 19/32" MIN. NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. NEW ROOF SHEATHING TO SPAN ACROSS A MINIMUM OF THREE SUPPORTS. EXISTING SHEATHING PANELS THAT ARE CUT SHALL STILL SPAN ACROSS A MINIMUM OF THREE SUPPORTS OR BE REPLACED.

FLOOR SHEATHING:

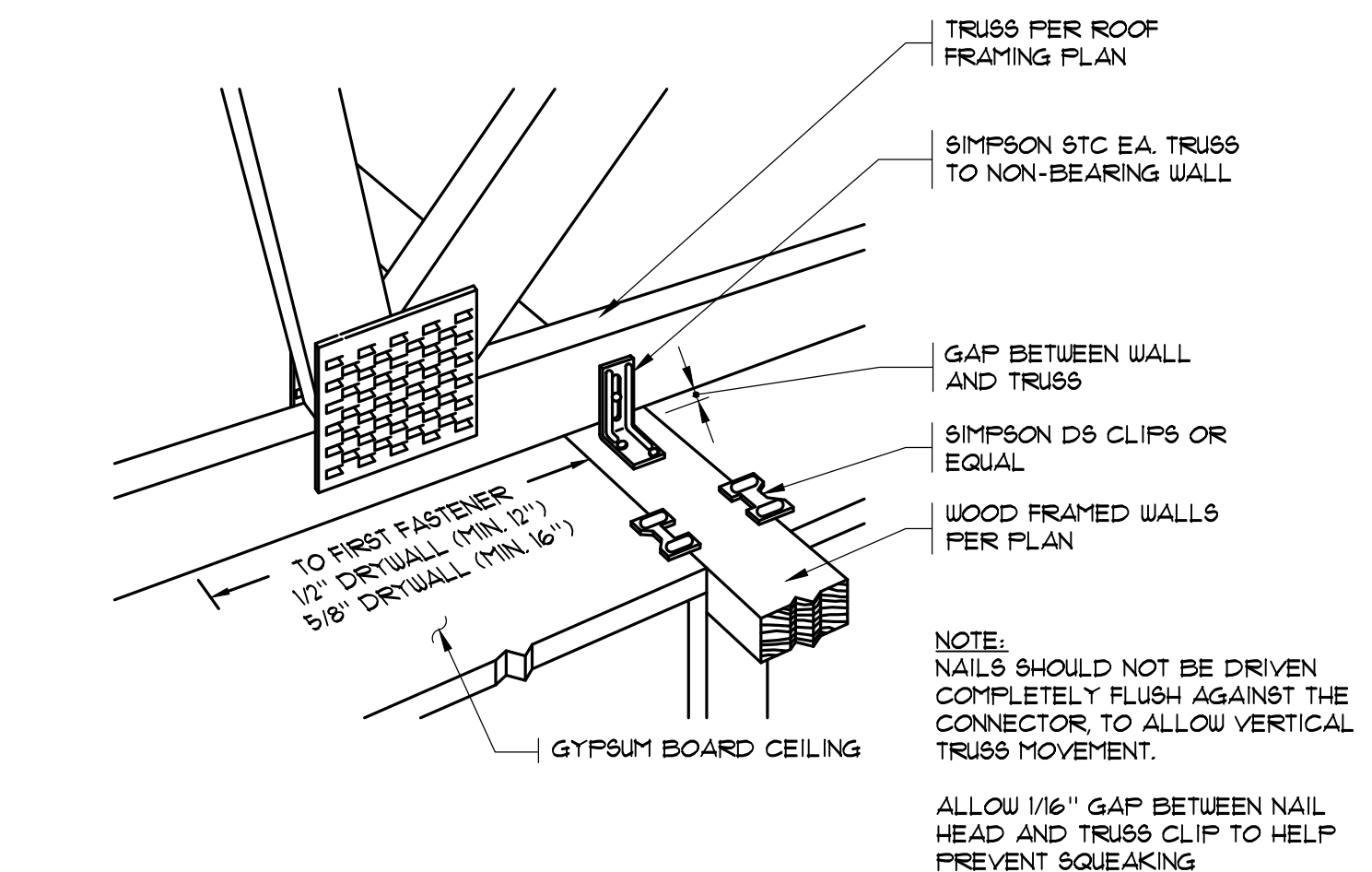
APPLY FLYWOOD TO MATCH EXISTING THICKNESS 23/32" MIN. NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR BLOCDED. CUT EDGES OF EXISTING SHEATHING SHALL BE SHOWN BY BLUE LINE. NEW FLOOR SHEATHING TO BE CUT ACROSS A MINIMUM OF THREE SUPPORTS. EXISTING SHEATHING PANELS THAT ARE CUT SHALL STILL BRAC ACROSS A MINIMUM OF THREE SUPPORTS OR BE REPLACED. APPLY GLUE OVER FLOOR JOISTS PRIOR TO INSTALLATION.

EXTERIOR WALL SHEATHING:

APPLY 1/2" PLYWOOD/OSB NAILED TO STUDS WITH 10D NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE STUDS. ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.

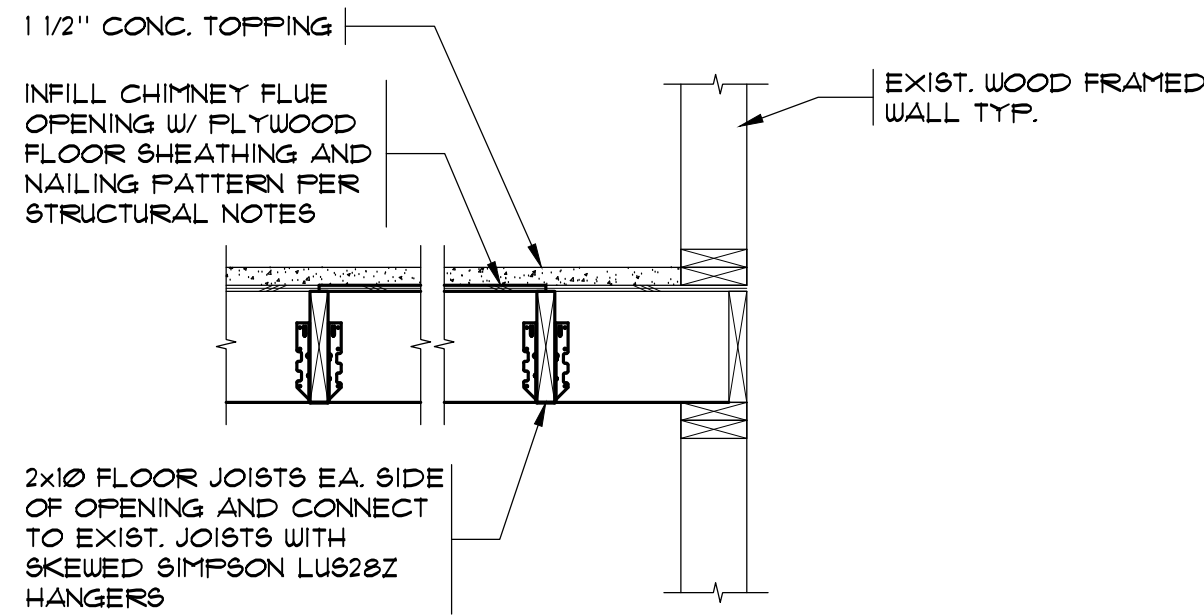
1. TRUSS MANUFACTURER TO LOCATE WEBS AS REQUIRED FOR DESIGN. EFFICIENT ENGINEERING TECHNOLOGIES, INC. MAKES NO GUARANTEES REGARDING THE ACCURACY OF TRUSS DIMENSIONS SHOWN.
2. TRUSS MANUFACTURER/CONTRACTOR SHALL FIELD VERIFY ALL TRUSS LENGTHS, ROOF AND CEILING HEIGHTS, SLOPES, STRIPS IN ROOF AND RIDGE, ETC. PRIOR TO FABRICATION.
3. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES WITH THESE PLANS TO THE ATTENTION OF THE ENGINEER.
4. TRUSSES ARE TO MATCH EXISTING CONDITIONS AND MAY BE REFERENCED IN THE UN-DAMAGED AREAS UNLESS NOTED OTHERWISE ON THE PLANS.
5. ROOF TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON AND FABRICATED IN ACCORDANCE WITH SECTION 2303.4 OF THE UBCB, USING DOWEL EYE-BARS OR HEY-FIS MEMBERS.
6. MEMBERS SHALL BE OF THE MINIMUM SIZE SHOWN ON THE PLANS OR LARGER AS REQUIRED BY TRUSS DESIGNER.
7. TRUSS CALCULATIONS SHALL BE PROVIDED FOR ALL TRUSS TYPES AND SHALL INCLUDE SUPPORT FOR ANY MECHANICAL UNITS, WORK PLATFORMS, STORAGE PLATFORMS, AND/OR ACCESS CATWALKS.
8. TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS CONNECTIONS AND OTHER DETAILS RELATED TO TRUSSES INCLUDING BRACING, STRONG BACKS, AND ERECTION DETAILS.
9. TRUSS MANUFACTURER SHALL CAMBER THE TRUSSES AND PROVIDE ATTACHMENT DETAILS TO ALLOW FOR VERTICAL MOVEMENT AS REQUIRED TO PREVENT DAMAGE TO CEILING FINISHES.
10. ALL TRUSS PLATES SHALL BE UBCB APPROVED AND DESIGNED TO TRANSMIT 100% OF THE MEMBER LOAD DETERMINED BY THE TRUSS ANALYSIS. THE HEEL CONNECTIONS SHALL BE DESIGNED TO CONSIDER THE EFFECTS OF ECCENTRIC LOADING. TRUSS PLATES SHALL BE INSTALLED ON CHORD MEMBERS SO THAT A MINIMUM OF 1/2" CONTINUOUS CONTACT WIDTH BE PROVIDED FOR 2x4 CHORD MEMBERS, AND 2" CONTACT FOR 2x6 CHORD MEMBERS. THE CONTACT AREA OF A PLATE SHALL NOT INCLUDE AREA OF A WEB OR CHORD MEMBER LOCATED WITHIN 1/2" OF THE END OF THAT MEMBER.
11. TRUSS MANUFACTURER TO PROVIDE VERTICAL WEBS AT GABLE END WALLS AND DRAFTSTOP TRUSSES.
12. GABLE END TRUSSES SHALL HAVE THEIR BOTTOM CHORD AT THE SAME LEVEL AS THE TRUSSES IN THE ADJACENT ROOM. WHERE NECESSARY THE WALL BELOW THE GABLE END TRUSS SHALL BE "BALLOON FRAMED" WITH CONTINUOUS STUDS FROM THE FLOOR TO THE CEILING.
13. PROVIDE ADDITIONAL WEBS WITH VERTICAL WEB MEMBERS AS NOTED ON PLANS.
14. EACH TRUSS SHALL BE PERMANENTLY MARKED ON THE BOTTOM CHORD, GIVING THE MANUFACTURER'S NAME, THE DESIGN LOAD, AND THE SPACING OF THE TRUSSES.
15. THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION.
16. TRUSS MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND ADHERING TO ALL RELEVANT REQUIREMENTS FOR PREFABRICATED TRUSSES.
17. TRUSS MANUFACTURER TO CONSIDER ATTIC LOADING PER CHAPTER 16 OF THE UBCB.
18. TYPICAL TRUSS LOADS:
 - DL (TOTAL) 15 PSF
 - LL (SNOW) 25 PSF
 - LL (ATTIC) 10 OR 20 PSF (PER TABLE 1601.1, NOTES 1 & 4 IN UBCB)

1. APPROVED TRUSS DRAWINGS MUST BE ON JOBSITE DURING INSTALLATION AND INSPECTION.
2. DO NOT DRILL, CUT OR OTHERWISE DAMAGE TRUSSES.
3. DO NOT INSTALL DAMAGED TRUSSES. NOTIFY THE TRUSS SUPPLIER IF DAMAGE IS OBSERVED.
4. DO NOT MAKE FIELD REPAIRS TO DAMAGED TRUSSES WITHOUT APPROVAL FROM THE TRUSS SUPPLIER.
5. PROVIDE TEMPORARY TRUSS BRACING AS REQUIRED BY THE TRUSS MANUFACTURER AND THE USBC DURING INSTALLATION OF TRUSSES.
6. PROVIDE PERMANENT TRUSS BRACING AS REQUIRED BY THE TRUSS MANUFACTURER AND THE USBC PRIOR TO LOADING THE TRUSSES.
7. RESTORE ANY TRUSS BRACING REMOVED AS A RESULT OF REPAIR IN AREAS WHERE TRUSSES ARE REQUIRED TO REMAIN.
8. PROVIDE TRUSS BRACING BETWEEN EXISTING TRUSSES TO REMAIN AND NEW TRUSSES IN CONFORMANCE WITH TRUSS MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. PROVIDE ALL TRUSS-TO-TRUSS CONNECTIONS, BRACING, STRONG BACKS, AND OTHER DETAILS IN CONFORMANCE WITH DETAILS PROVIDED BY THE TRUSS MANUFACTURER.
10. WHERE TRUSSES EXTEND OVER BEARING WALLS, CONTRACTOR SHALL ALLOW FOR POSITIVE CONNECTION OF NON-BEARING TRUSSES. CONTRACTOR SHALL INSTALL SCOTED ROOF TRUSS CLIPS AND DRYWALL STOPS AS REQUIRED. CONTRACTOR SHALL OMIT DRYWALL FASTENERS IN CEILING NEAR NON-BEARING WALLS WHERE NECESSARY TO PREVENT CRACKING AND NAIL POP.
11. GABLE END TRUSSES SHALL HAVE THEIR BOTTOM CHORD AT THE SAME LEVEL AS THE TRUSSES IN THE ADJACENT BAY. IF NECESSARY, THE WALL BELOW THE GABLE END TRUSS SHALL BE "BALLOON FRAMED" WITH CONTINUOUS STUDS FROM THE FLOOR TO THE CEILING.

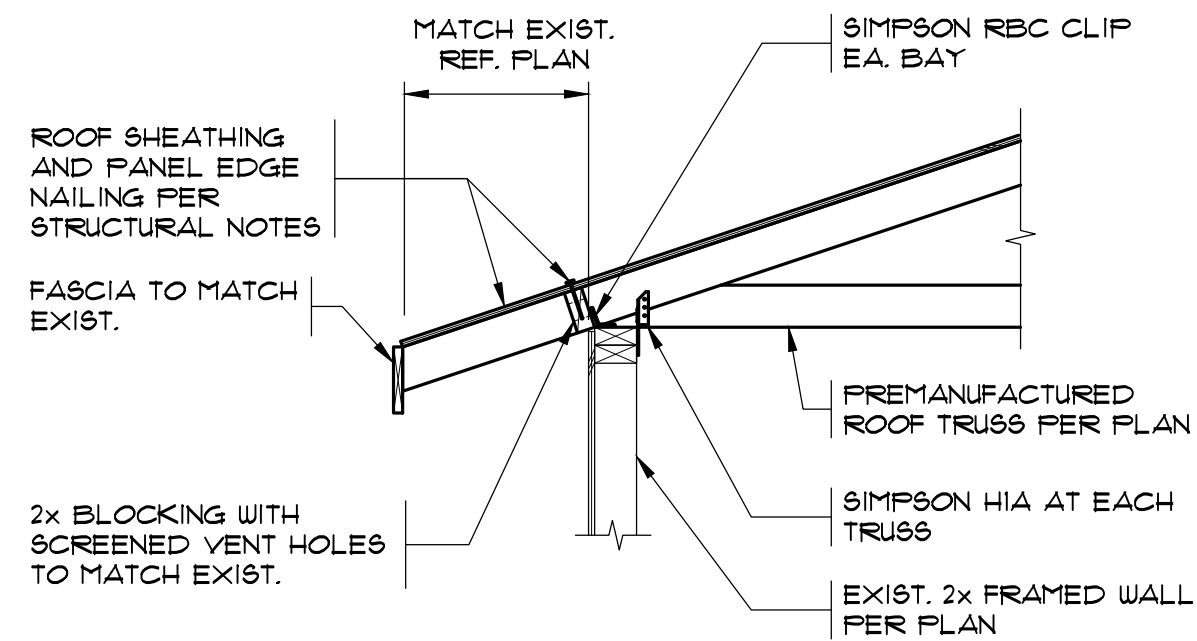


TYPICAL TRUSS-TO-NON BEARING WALL DETAIL
SCALE: N.T.S.

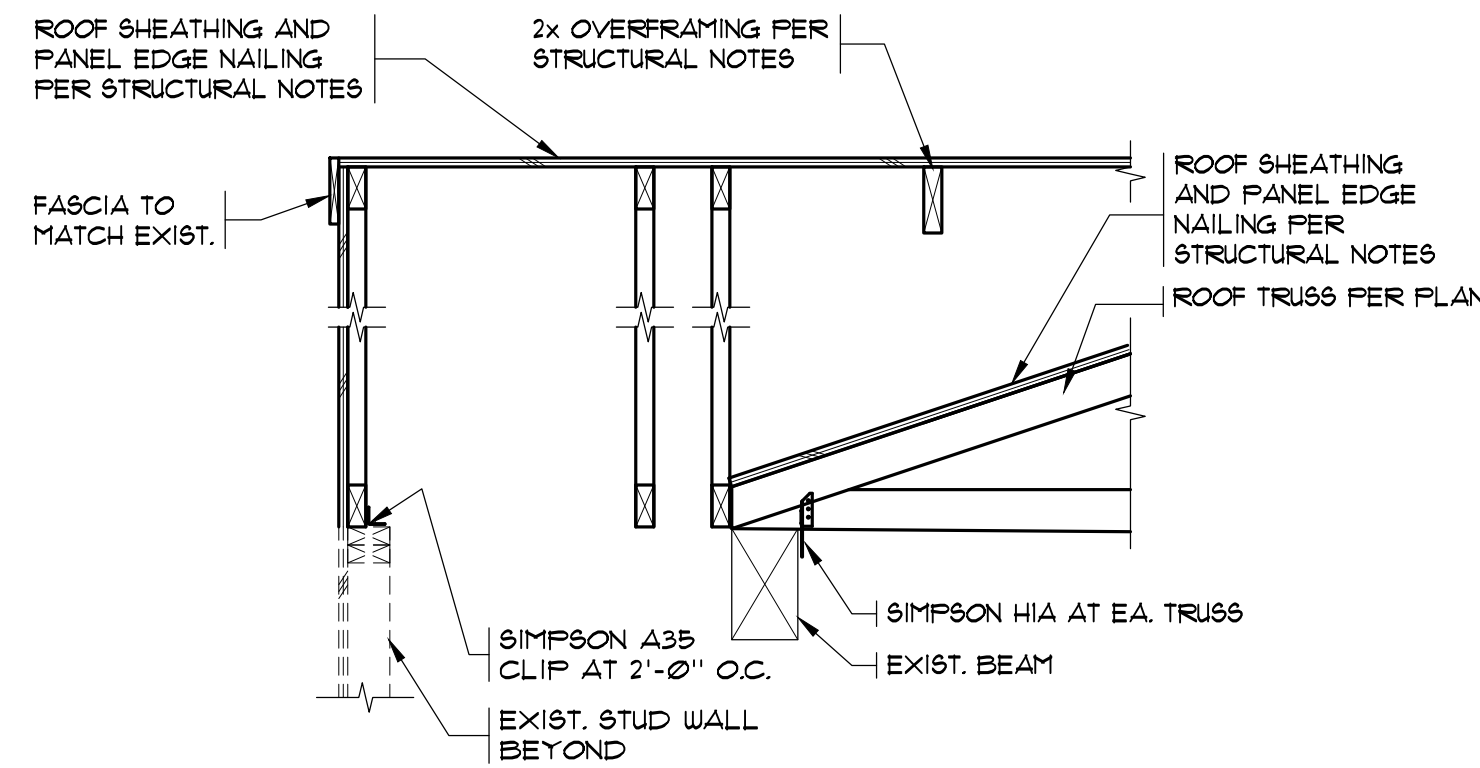
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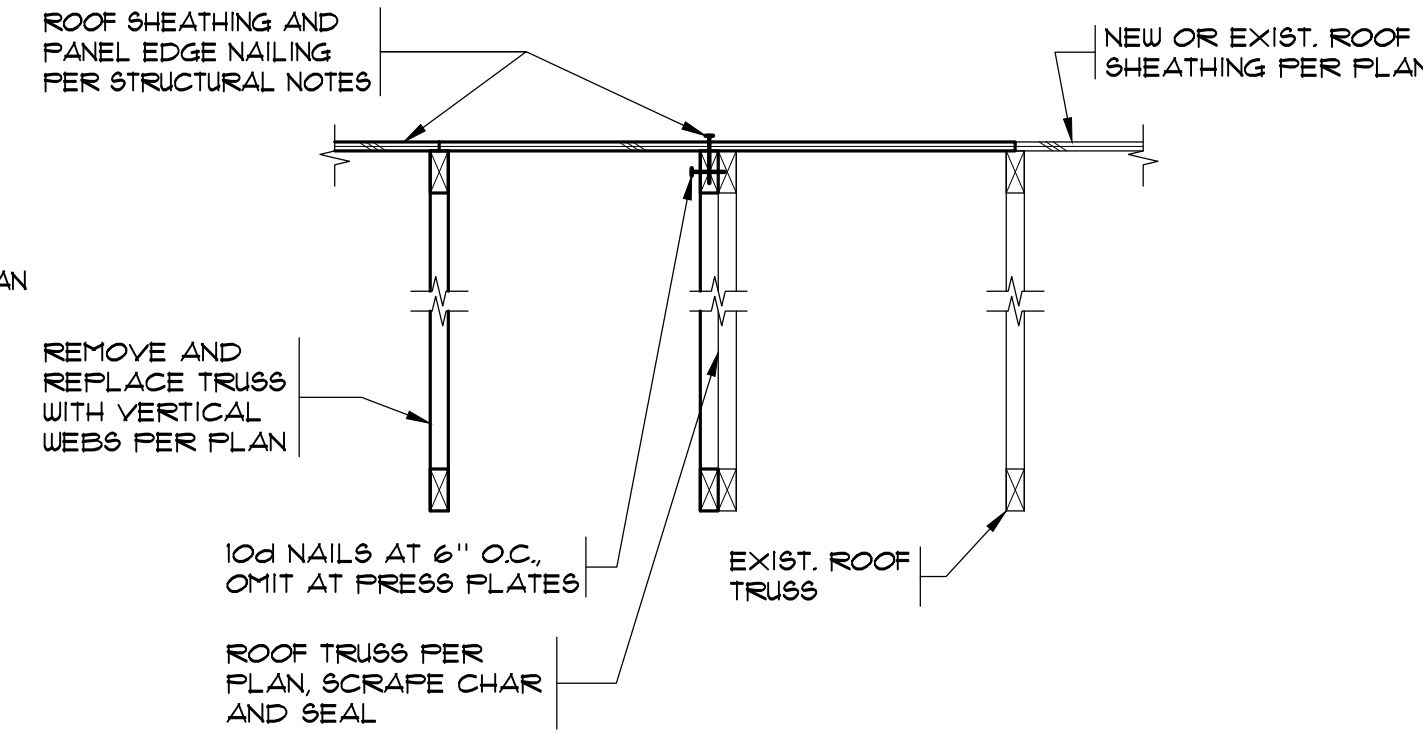
SECTION 1
SCALE: 3/4" = 1'-0"



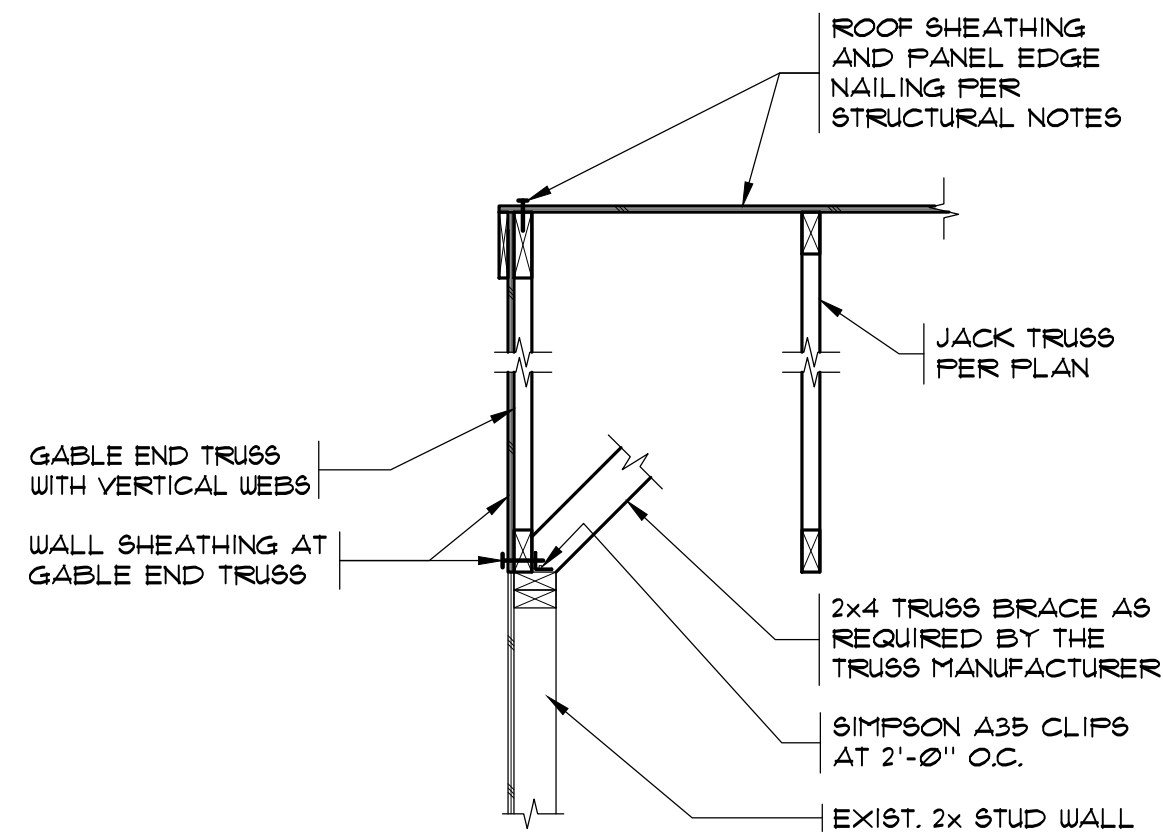
SECTION 2
SCALE: 3/4" = 1'-0"



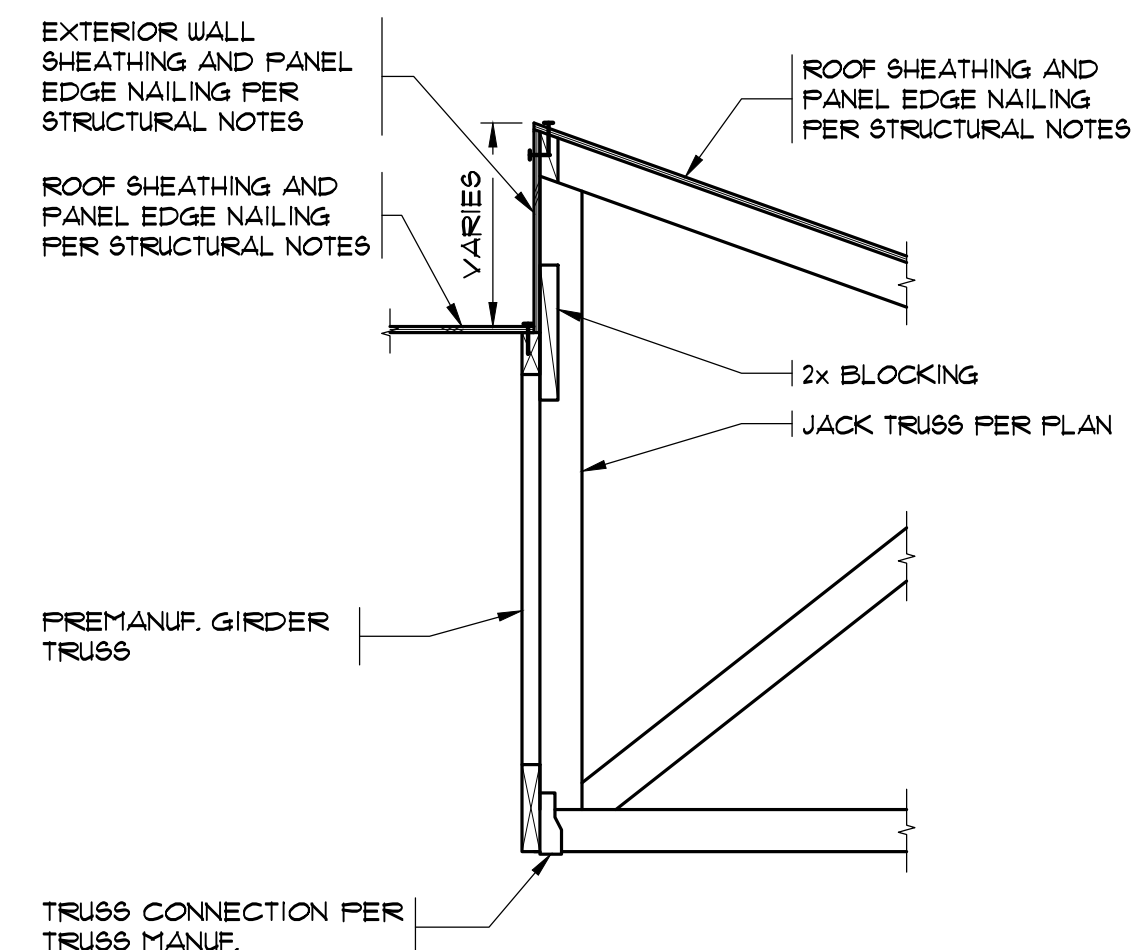
SECTION 3
SCALE: 3/4" = 1'-0"



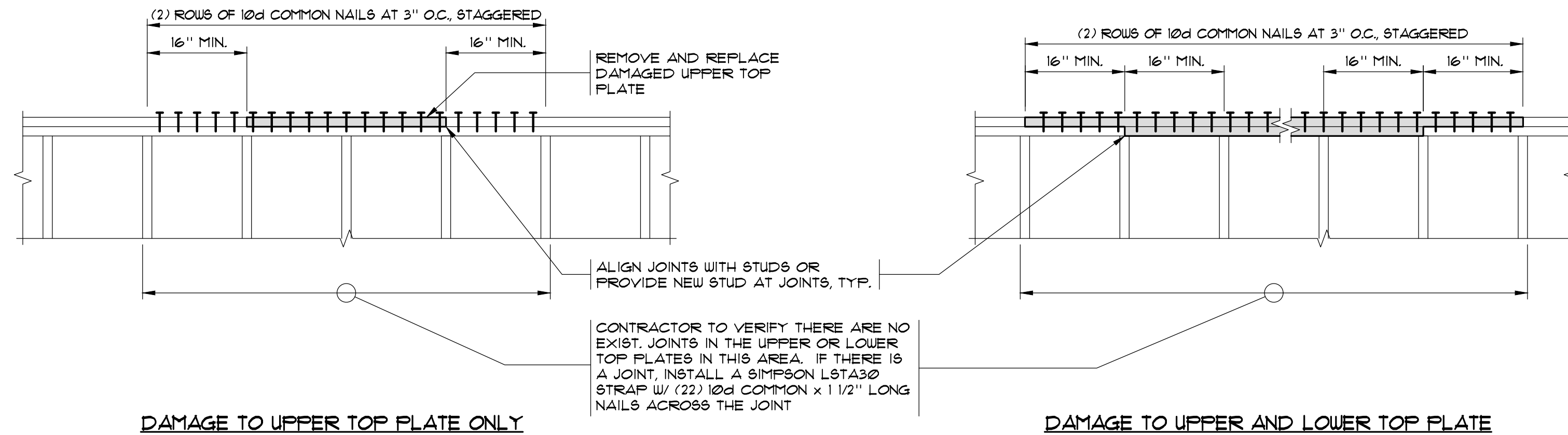
SECTION 4
SCALE: 3/4" = 1'-0"



SECTION 5
SCALE: 3/4" = 1'-0"



SECTION 6
SCALE: 3/4" = 1'-0"



TOP PLATE REPAIR DETAIL
SCALE: NO SCALE

Revision	Date
PERMIT SET	1/28/25
CONSTRUCTION REVISION	
No.	
Designed RCP / CDE	Drawn VHN
Checked NLF / CEJ	Date 22 NOV. 2024
Approved	

PACIFIC
ENGINEERING TECHNOLOGIES, INC.
 2150 North 107th Street, Suite 320
 Seattle, Washington 98133-9009
 (206) 281-7500 • (800) 621-7300
 (T) (206) 281-4611



Project	Contents
BALLINGER COMMONS APARTMENTS BUILDING 'A' FIRE DAMAGED REPAIR	SECTIONS
2405 N 202ND PL. SHORELINE, WA	
Sheet	S2.0
Job No. 24252.00	

INSTRUCTIONS TO BIDDERS

1.0 BIDDER RESPONSIBILITY CRITERIA

- A. It is the intent of Owner to award a contract to a responsible bidder submitting the lowest responsive bid. Before award, the bidder must meet the following bidder responsibility criteria to be considered a responsible bidder. The bidder may be required by the Owner to submit documentation demonstrating compliance with the criteria. The bidder must:
1. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of bid submittal;
 2. Have a current Washington Unified Business Identifier (UBI) number;
 3. If applicable, have industrial insurance coverage for the bidder's employees working in Washington as required in Title 51 RCW; an employment security department number as required in Title 50 RCW; and a state excise tax registration number as required in Title 82 RCW;
 4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3);
 5. Have received training on the requirements related to public works and prevailing wage under chapter 39.04.350 RCW and chapter 39.12 RCW or be listed as exempt by the department of labor and industries on its website; and
 6. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW;
 7. Before award of a public works contract, a bidder shall submit to the contracting agency a signed statement in accordance with RCW 9A.72.085 verifying under penalty of perjury that the bidder is in compliance with the responsible bidder criteria requirement of subsection A, 6 of this section.

1.1 SUBCONTRACTOR RESPONSIBILITY

- A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.
- B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:
1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
 2. Have a current Washington Unified Business Identifier (UBI) number;
 3. If applicable, have:
 - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department number, as required in Title 50 RCW;

INSTRUCTIONS TO BIDDERS

- c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - d. An electrical contractor license, if required by Chapter 19.28 RCW;
 - e. An elevator contractor license, if required by Chapter 70.87 RCW.
- 4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3);
- 5. Have received training on the requirements related to public works and prevailing wage under chapter 39.04.350 RCW and chapter 39.12 RCW or be listed as exempt by the department of labor and industries on its website; and
- 6. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through a civil judgment entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of chapter 49.46, 49.48, or 49.52 RCW.

1.2 SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA

- A. RCW 39.04.350(2) specifically authorizes municipalities to adopt relevant supplement criteria for determining bidder responsibility applicable to a particular project which the bidder must meet.
- B. For the work in this project a responsible/qualified Bidder must meet the following standards:
 - 1. Have a current certificate of registration as a contractor, in compliance with chapter 18.27 RCW, for the last three years under the same business name;
 - 2. Have a good record of past performance that includes, but is not limited to, high quality work, ability to complete projects on time, contractor's integrity, compliance with public policy, financial, contractual and tax obligations, as well as Federal and State rules and regulations in performing construction contracts.
 - 3. Have a current Experience Modification Rate (EMR) of 1.0 or less, or an average EMR rate of 1.0 or less over the last three years. The requirement may, at the Owner's sole discretion, be waived on review of a written explanation that includes details of accidents, L&I records, a Loss Ratio Report for the last five years, costs, dates of events, and changes that have been made by the contractor to reduce accidents. A current company Safety Plan shall also be reviewed.
 - 4. Bidder shall provide evidence of previous successful completion of Fire Restoration projects, of similar scope and complexity. Poor performance, lack of response, or failure to complete projects successfully within the contract time may be grounds for the rejection of bidder.
- C. Subcontractors shall have had three years minimum experience licensed in Washington State in the specific specialty contracting business.

1.3 PREPARATION OF BIDS – CONSTRUCTION

- A. Bids must be submitted on the Bid Form furnished by the Owner.
- B. All fields and questions on required forms must be fully answered and complete. Failure to do so may result in the bid being declared non-responsive.

INSTRUCTIONS TO BIDDERS

- C. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.
 - 1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.
- D. In order for a bid to be considered responsive, bidders must submit the following signed documents with their bid package:
 - 1. Bid Form
 - 2. Bidder's Information Form
 - 3. Bid Guarantee
- E. The Bidder agrees to hold the base bid prices for sixty (60) days from date of bid opening.

1.4 BID GUARANTEE

- A. A bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee shall render the bid non-responsive.
- B. Acceptable forms of bid guarantee are: A bid bond or postal money order, or certified check or cashier's check made payable to King County Housing Authority.
- C. The Owner will return bid guarantees (other than bid bonds) to unsuccessful bidders as soon as practicable, but not sooner than the execution of a contract with the successful bidder. The successful bidder's bid guarantee will be returned to the successful bidder with its official notice to proceed with the work of the contract.

1.5 AMENDMENTS TO INVITATION TO BID

- A. If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.
- B. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.
 - 1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.
 - 2. Addenda will not be issued later than three (3) calendar days before the deadline for receipt of Bids except Addendum withdrawing the request for Bids or extending the deadline for receipt of Bids.

1.6 PRE-BID MEETING

- A. All potential bidders are strongly encouraged to attend. Oral statements may not be relied upon and will not be binding or legally effective.

1.7 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

INSTRUCTIONS TO BIDDERS

- A. Before submitting a bid, the Bidder shall carefully examine each component of the Contract Documents prepared for the Work and any other available supporting data so as to be thoroughly familiar with all the requirements.
- B. The Bidder shall obtain copies of all agencies and associations guidelines and standards cited in the Contract Documents and necessary to perform the Work, including full size reproductions of material provided by Owner, at their own expense.
- C. The Bidder shall make a thorough and reasonable examination of the project site, facility and conditions under which the Work is to be performed, including but not limited to: Building access; resident occupancy; fire lanes; landscaping; obstacles and character of materials which may be encountered; traffic conditions; public and private utilities; the availability and cost of labor; and available facilities for transportation, handling, and storage of materials and equipment.

1.8 EXPLANATION TO PROSPECTIVE BIDDERS

- A. Any prospective bidder desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must submit a request in writing to the Owner seven (7) calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Questions shall be submitted to:

Michelle Jackson
King County Housing Authority
600 Andover Park W
Seattle, WA 98188
Email: MichelleJ@kcha.org

1.9 PREVAILING WAGES

- A. Contractor shall pay no less than the Washington State Department of Labor and Industries (L&I) prevailing rate of wages to all workers, laborers, or mechanics employed in the performance of any part of the Work in accordance with RCW 39.12 and the rules and regulations of L&I. The schedule of prevailing wage rates for the locality or localities of the Work is determined by the Industrial Statistician of L&I. It is the Contractor's responsibility to verify the applicable prevailing wage rate.
 - 1. L&I prevailing wage rates may be found at <https://lni.wa.gov/licensing-permits/public-works-projects/prevaling-wage-rates/>
 - 2. The Owner has determined that the work meets the definition of residential construction.
 - 3. The prevailing wage rates publication date is determined by the bid due date.
 - 4. The work is to be performed in King County.
 - 5. A copy of the prevailing wage rates is available at KCHA.
 - 6. A copy of the prevailing wage rates may be mailed on request.

1.10 TAXES

- A. All taxes imposed by law shall be included in the bid amount. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.

INSTRUCTIONS TO BIDDERS

- B. The retail sales tax does not apply to the gross contract price.
- C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

1.11 INSURANCE

Must, for the duration of the contract, procure and maintain Builders Risk insurance as stated in Part 2 of the General Conditions. This shall be in addition to General Liability and Automobile Liability Coverage.

1.12 ASSURANCE OF COMPLETION

- A. Payment and performance bonds for 100% of the Contract Sum, including all Change Orders and taxes imposed by law, shall be furnished for the Work, and shall be in a form acceptable to the Owner.

1.13 BID ERROR

- A. In the event Bidder discovers an error in its bid, the Bidder may, under certain conditions and if before the date and time that bids are due, modify, their bid, as detailed below:
 - 1. Prior to Date and Time Bids are Due:
 - a. A Bidder may withdraw its bid at any time prior to the date and time bids are due upon written request.
 - b. After withdrawing an original submitted bid, a Bidder may modify and resubmit its bid at any time prior to the date and time bids are due.
 - 2. After the Date and Time Bids are Due:
 - a. A bidder who submits an erroneous low bid may withdraw the bid. The bid withdrawal is permissible if there was an obvious error in the low bid, and the mistake is readily apparent from the bid itself.
 - b. Notification: Provide to the Owner, within 24 hours of bid opening, written notification of the bidder's intent to withdraw the bid due to error.
 - c. Documentation: Provide to the Owner within 48 hours of bid opening, documentation sufficient in content to justify bid withdrawal to the satisfaction of the Owner. Include description and evidence of the error.
 - d. Approval: the Owner will approve or reject the request for withdrawal in writing.
 - e. Any low bidder who withdraws its bid is prohibited from bidding on the same project if it is subsequently re-solicited.

1.14 ADDITIVE OR DEDUCTIVE BID ITEMS

INSTRUCTIONS TO BIDDERS

- A. The low bid, for purposes of award, shall be the lowest responsive bid from a qualified responsible bidder offering the low aggregate amount for the base bid, plus additive or deductive bid alternates selected by the Owner.

1.15 BID EVALUATION

- A. Responsive Bids: A bid will be considered responsive if it meets the conditions of the solicitation, in addition to but not limited to the following requirements:
 - 1. Bid is received not later than the time and date specified.
 - 2. Bid is submitted in the proper format on the form(s) provided.
 - 3. Bid includes the complete scope of work as defined in bid package.
 - 4. Bid does not include any exclusions or qualifications.
 - 5. Bid includes Unit and Lump Sum Costs as listed in Proposal Form.
 - 6. Forms are complete.
- B. After bid opening, bids will be checked for correctness of bid item prices, extensions and the total bid price. Discrepancies shall be resolved by accepting the bid item prices and the corrected extensions and total bid price.
- C. Responsible Bidders: the Owner will award contracts only to responsible bidders who demonstrate the ability to successfully perform under the terms and conditions as set forth in the Contract Documents and have successfully completed projects similar in scope and complexity.
 - 1. Bidders must demonstrate relevant experience on similar types of projects and submit detailed information as required on the Bidder Information Form.
- D. The Owner reserves the right to contact references and investigate past performance and qualifications of the Bidder, subcontractor, and project team members, including contacting third parties and/or the references provided by the Bidder.
 - 1. The Owner may contact references for other projects including those the Bidder did not identify and/or provided references.
 - 2. References may be asked to rate the performance of and describe their experience with project team members and subcontractors. Bidder Information may be solicited and evaluated on the following subjects: type and features of work; overall quality of project performance and quality of work; experience and technical knowledge and competence of the Bidder and Project Team Members; ability, capacity and skill to perform the Work; ability to manage submittals, requests for information, prevailing wage filings, and other paperwork; compliance with laws, ordinances, and contract provisions; and other information as deemed necessary.
 - 3. Poor reference(s) may be justification to determine a Bidder is not responsible.
- E. At the Owner's request, provide any additional explanation or information, which would assist in evaluating the qualifications of the Bidder, subcontractors, project team members, and bid price.
- F. The Owner will verify information submitted and if the lowest bidder is determined to be "not responsible," the Owner will issue, in writing, the specific reasons for this determination. The bidder may appeal this decision. The appeal must be in writing and shall be delivered to the Owner within two business days. The appeal may include additional information that was not

INSTRUCTIONS TO BIDDERS

included in the original bid documents. KCHA will make a final determination after the receipt of the appeal. The final determination may not be appealed.

1.16 CONTRACT AWARD

- A. Bonding and Insurance: Contract award will be contingent on ability to secure payment/performance bonding, and Contractor's ability to meet the Owner insurance requirements as detailed in the Bid Documents.
- B. Must, for the duration of the contract, procure and maintain Builders Risk insurance as stated in Part 2 of the General Conditions. This shall be in addition to General Liability, Automobile Liability, and Professional Liability/Errors and Omissions (if applicable) Coverage.
- C. Bonding, insurance certificate with endorsements, and an approved Statement of Intent to Pay Prevailing Wages shall be submitted to the Owner within 14 days of contract award. A Notice to Proceed shall be issued immediately after receipt.
- D. Right to Reject Bids/Waiver: The Owner reserves the right to reject any or all bids or to waive any informalities or irregularities in the bidding.
- E. Retainage Funds: The Owner will not pay interest to the Contractor for accounts where retainage funds are maintained by the Owner. As part of the procurement by which the Contractor was selected for this work, the Contractor agrees to waive any other options and has made allowances for this waiver.

GENERAL CONDITIONS

PART 1 - GENERAL PROVISIONS

1.1 DEFINITIONS

- A. "Authority Having Jurisdiction (AHJ)": A federal, state, local, or other regional department, or an individual such as a fire official, labor department, health department, building official, or other individual having statutory authority.
- B. "Contract Documents" means the Instructions to Bidders, Specifications, Plans, General Conditions, Prevailing Wage Rates, Bid Form, Contract Form, other Special Forms, Drawings and Specifications, and all Addenda and modifications thereof.
- C. "Contract Sum" is the total amount payable by Owner to Contractor for performance of the Work in accordance with the Contract Documents.
- D. "Contract Time" is the number of consecutive Days allotted in the Contract Documents for achieving completion of the Work.
- E. "Contracting Officer" means the person delegated the authority by King County Housing Authority to enter into, and/or terminate this Contract. The term includes any successor Contracting Officer and any duly authorized representative of the Contracting Officer.
- F. "Contractor" means the person or other entity entering into the Contract with King County Housing Authority to perform all of the services or work required under the Contract.
- G. "Day" means calendar day, unless otherwise specified.
- H. "Final Acceptance" means the acceptance by Owner that the Contractor has completed the requirements of the Contract Documents.
- I. "Force Majeure" means those acts entitling Contractor to request an equitable adjustment in the Contract Time, including, but not limited to, unusually severe weather conditions which could not have been reasonably anticipated.
- J. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- K. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- L. "Liquidated Damages" means the amount prescribed in the Contract Documents to be deducted from any payments due or to become due Contractor, for each day's delay in completion of the Work beyond the time allowed in the Contract Documents as stated in the Notice to Proceed, plus any extensions of such time.
- M. "Manager" means the person who is an authorized agent of the King County Housing Authority to administer the Contract.
- N. "Notice to Proceed" means a notice from Owner to Contractor that defines the date on which the Contract Time begins to run.
- O. "Owner" means the King County Housing Authority or its authorized representative with the authority to enter into, administer, and/or terminate the Work in accordance with the Contract Documents and make related determinations and findings.
- P. "Property Manager" means the property management company, its officers and employees.
- Q. "Provide": Furnish and install, complete and ready for the intended use.

GENERAL CONDITIONS

- R. "Subcontract" means any contract, purchase order, or other purchase agreement, including modifications and change orders to the foregoing, entered into by a Subcontractor to furnish supplies, materials, equipment, and services for the performance of the prime Contract or a subcontract.
- S. "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another Subcontractor.
- T. "Work" means the construction and services required by the Contract Documents, and includes, but is not limited to, labor, materials, supplies, equipment, services, permits, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents.

1.2 EXECUTION AND INTENT

- A. The intent of the Specifications and Drawings is to describe a complete Project to be constructed in accordance with the Contract Documents. Contractor shall furnish all labor, materials, equipment, tools, transportation, permits, and supplies, and perform the Work required in accordance with the Contract Documents.
- B. All work is to be executed in accordance with the Building Codes, as adopted by the Authority Having Jurisdiction, and other applicable codes and generally accepted industry standards. All products and materials are to be new and handled and applied in accordance with the manufacturer's recommendations.
- C. Contractor makes the following representations to Owner:
 - 1. The Contract Sum is reasonable compensation for the Work and the Contract Time is adequate for the performance of the Work, as represented by the Contract Documents;
 - 2. Contractor has carefully reviewed the Contract Documents, had an opportunity to visit and examine the Project site, has become familiar with the local conditions in which the Work is to be performed, and has satisfied itself as to the nature, location, character, quality and quantity of the Work, the labor, materials, equipment, goods, supplies, work, permits, services and other items to be furnished and all other requirements of the Contract Documents, as well as the surface and subsurface conditions and other matters that may be encountered at the Project site or affect performance of the Work or the cost or difficulty thereof.
- D. The Contract Documents are complementary. What is required by one part of the Contract Documents shall be binding as if required by all. Anything mentioned in the Specifications and not shown on the Drawings, or shown on the Drawings and not mentioned in the Specifications, shall be of like effect as if shown or mentioned in both.

PART 2 - INSURANCE AND BONDS

2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

- A. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or Subcontractors.

2.2 MINIMUM SCOPE OF INSURANCE

- A. Contractors shall maintain coverages no less than:
 - 1. Insurance Services Office Commercial General Liability coverage including Products/Completed Operations.
 - 2. Insurance Services Office covering Automobile Liability, code 1 (any auto).
 - 3. Workers' Compensation insurance as required by State law and Employer's Liability Insurance.
 - 4. Builders Risk (Property / Course of Construction insurance covering for all risks of loss for all projects in excess of \$250,000.00).

GENERAL CONDITIONS

2.3 MINIMUM LIMITS OF INSURANCE

A. Contractor shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit of \$2,000,000.
2. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.
3. Employer's Liability: \$1,000,000 per accident for bodily injury/sickness or disease.
4. Builders Risk (Property) / Course of Construction: Completed value of project.

2.4 DEDUCTIBLES AND SELF INSURED RETENTION

- A. Any deductibles or self-insured retentions must be declared to and approved by the Owner. At the option of the Owner, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Owner, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the Owner guaranteeing payment of losses and related investigations, claim administration and defense expenses. **NOTE: If this contract deals with hazardous materials or activities (i.e. lead based paint, asbestos, armed security guards) additional provisions covering those exposures must be included in order to protect the Owner's interests.**

2.5 OTHER INSURANCE PROVISIONS

A. The policies are to contain, or be endorsed to contain, the following provisions:

1. The Owner, the Property Manager, its officers, officials, employees, partners, agents and volunteers are to be covered as additional insureds under a "completed operations" type of additional insured endorsement with respect to general liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. The endorsement(s) effectuating the foregoing additional insured coverage shall be ISO form CG 20 10 11 85, or CG 20 10 10 01 issued concurrently with CG 20 37 10 01, or their equivalent as long as it provides additional insured coverage, without limitation, for completed operations; (ii) automobile liability arising out of vehicles owned, leased, hired, or borrowed by or on behalf of the Contractor; (iii) any insurance written on a claims made basis, shall have a retroactive date that coincides with, or precede, the commencement of any work under this contract. Evidence of such coverage shall be maintained for a minimum of six (6) years beyond the expiration of the project.
2. King County will not accept Certificates of Insurance Alone. Improperly Completed Endorsements will be returned to your insured for correction by an authorized representative of the insurance company.
3. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the Owner, its officers, officials, agents, partners, employees, and volunteers. Any insurance or self-insurance maintained or expired by the Owner, its officers, officials, agents, partners, employees, volunteers, or shall be excess of the Contractor's insurance and shall not contribute with it. King County Housing Authority's Insurance is Non-Contributory in Claims Settlement Funding.
4. The "General description of agreement(s) and/or activity(s) insured" shall include reference to the activity and/or to either specific King County Housing Authority's; project of site name, contract number, lease number, permit number or construction approval number.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled or materially changed, except after thirty (30) days' [ten (10) days for non-payment of premium] prior written notice by certified mail, return receipt requested, has been given to the Owner.
6. Maintenance of the proper insurance for the duration of the contract is a material element of the contract. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract.
7. Builders Risk / Course of Construction policies shall contain the following provisions:
 - a. The King County Housing Authority shall be named as loss payee.
 - b. The insurer shall waive all rights of subrogation against the Owner and the Property Manager, its officers, officials, employees and volunteers.

GENERAL CONDITIONS

2.6 ACCEPTABILITY OF INSURERS

- A. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII. The name of the Insurance Company underwriting the coverage and its address shall be noted on the endorsement form. Contractors must provide written verification of their insurer's rating.

2.7 VERIFICATION OF COVERAGE

- A. Contractor shall furnish the Owner with original certificates and amendatory endorsements effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Owner before work commences in sufficient time to permit contractor to remedy any deficiencies. The Owner reserves the right to require complete, certified copies of all required insurance policies or pertinent parts thereof, including endorsements affecting the coverage required by these specifications at any time.

2.8 SUBCONTRACTORS

- A. Subcontractors shall include the Contractor as additional insured under their policies. All coverage's for subcontractors shall be subject to all of the requirements stated herein. Contractor shall be responsible for the adequacy of required coverages for subcontractors, and compile related certificates of insurance and endorsements evidencing subcontractors' compliance.

2.9 PAYMENT AND PERFORMANCE BONDS

- A. Payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work, using the Payment Bond and Performance Bond form AIA – form A312. Change order increases of cumulative 15% increments require revisions to the bond to match the new Contract Sum.

PART 3 - PERFORMANCE

3.1 CONTRACTOR CONTROL AND SUPERVISION

- A. Contractor shall be solely responsible for, and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work, and shall be responsible to Owner for acts and omissions of Contractor, Subcontractors, and their employees and agents.
- B. Contractor shall enforce strict discipline and good order among Contractor's employees and other persons performing the Work. Contractor shall not permit employment of persons not skilled in tasks assigned to them. Owner may, by Notice, request Contractor to remove from the Work or Project site any employee Owner reasonably deems incompetent, careless, or otherwise objectionable.
- C. The Contractor shall perform on the site, and with its own organization, work equivalent to at least 12% of the total amount of work to be performed under the contract.
- D. Work Hours: The Contractor's allowable hours of operation shall be limited to those hours between 8:00 A.M. and 6:00 P.M. Monday to Friday excluding public holidays.

3.2 PERMITS, FEES, AND NOTICES

- A. Unless otherwise provided in the Contract Documents, Contractor shall pay for and obtain all permits, licenses, and coordinate inspections necessary for proper execution and completion of the Work. Prior to final payment, the approved, signed permits shall be delivered to Owner.

3.3 PREVAILING WAGES

- A. Statutes of the State of Washington RCW 39.12 as amended shall apply to this contract. Requirements, in brief, are stated below:

GENERAL CONDITIONS

1. There shall be paid each laborer or mechanic of the Contractor or sub-Contractor engaged in work on the project under this contract in the trade or occupation listed in the schedule of Wage Rates, as determined by the Department of Labor and Industries, not less than the hourly wage rate listed therein, regardless of any contractual relationship which may be alleged to exist between the Contractor and any sub-contractor and such laborers and mechanics.
2. The "prevailing rate or wage" contained in the wage determination include health and welfare fund contributions and other fringe benefits collectively bargained for by the various management and labor organizations. Prevailing wages shall be paid based on the most recent semi-annual list as required by the Department of Labor and Industries (L&I).
3. In case any dispute arises as to what are the prevailing rates for wages of work of a similar nature, and such disputes cannot be resolved by the parties involved, including labor and management representatives, the matter shall be referred for arbitration to the Director of the Department of Labor and Industries of the State of Washington, and the Director's decision shall be final and conclusive and binding on all parties involved in the dispute.

B. Before commencing the Work, Contractor shall file a statement of "Intent to Pay Prevailing Wages."

C. After completion of the Work, Contractor shall file an "Affidavit of Wages Paid."

3.4 EQUAL EMPLOYMENT OPPORTUNITY

A. During performance of the Work:

1. Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, age, marital status, the presence of any physical, sensory, or mental disability, sexual orientation, Vietnam-era veteran status, disabled veteran status or political affiliation, nor commit any unfair practices as defined in RCW 49.60.
2. The Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, of any physical, sensory, or mental disability, sexual orientation, Vietnam-era veteran status, disabled veteran status, or political affiliation.
3. The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and orders in regard to Equal Employment Opportunity including but not limited to Executive Order 11246, as amended, Section 503 of the Rehabilitation Act of 1973, as amended, and the rules, regulations, and orders of the Secretary of Labor. The Contractor shall include the terms of this Clause in every subcontract so that such term shall be binding on each Subcontractor.
4. Non-Discrimination R.C.W. 49.60: These special requirements establish minimum requirements for affirmative action and are intended to define and implement the basic discrimination provisions of these specifications. Failure to comply with these requirements may constitute grounds for application of contract default.

3.5 SAFETY PRECAUTIONS

A. In performing this contract, the Contractor shall provide for protecting the lives and health of employees and other persons; preventing damage to property, materials, supplies, and equipment; and avoid work interruptions. For these purposes, the Contractor shall:

1. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific safety plan to the Owner's representative prior to the initial scheduled construction meeting.
2. Provide adequate safety devices and measures including, but not limited to, the appropriate safety literature, notice, training, permits, placement and use of barricades, signs, signal lights, ladders, scaffolding, staging, runways, hoist, construction elevators, shoring, temporary lighting, grounded outlets, wiring, hazardous materials, vehicles, construction processes, and equipment required by Chapter 19.27 RCW, State Building Code (Uniform Building, Electrical, Mechanical, Fire, and Plumbing Codes); Chapter 212-12 WAC, Fire Marshal Standards, Chapter 49.17 RCW, WISHA; Chapter 296-155 WAC, Safety Standards for Construction Work; Chapter 296-65 WAC; WISHA Asbestos Standard; WAC 296-62-071, Respirator Standard; WAC 296-62, General Occupation Health Standards, WAC 296-24, General Safety and Health Standards, WAC 296-24, General Safety and Health Standards, Chapter 49.70 RCW, and Right to Know Act.

GENERAL CONDITIONS

3. Comply with the State Environmental Policy Act (SEPA), Clean Air Act, Shoreline Management Act, and other applicable federal, state, and local statutes and regulations dealing with the prevention of environmental pollution and the preservation of public natural resources.
 4. Post all permits, notices, and/or approvals in a conspicuous location at the construction site.
 5. Provide any additional measures that the Owner determines to be reasonable and necessary for ensuring a safe environment in areas open to the public. Nothing in this part shall be construed as imposing a duty upon the Owner to prescribe safety conditions relating to employees, public, or agents of the Contractors.
- B. Contractor to maintain safety records: Contractor shall maintain an accurate record of exposure data on all incidents relating to the Work resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment. Contractor shall immediately report any such incident to Owner. Owner shall, at all times, have a right of access to all records of exposure.
- C. Contractor to provide HazMat training: Contractor shall provide all persons working on the Project site with information and training on hazardous chemicals in their work at the time of their initial assignment, and whenever a new hazard is introduced into their work area.
1. Information. At a minimum, Contractor shall inform persons working on the Project site of:
 - a. WAC: The requirements of chapter 296-62 WAC, General Occupational Health Standards;
 - b. Presence of hazardous chemicals: Any operations in their work area where hazardous chemicals are present; and
 - c. Hazard communications program: The location and availability of written hazard communication programs, including the required list(s) of hazardous chemicals and material safety data sheets required by chapter 296-62 WAC.
 2. Training. At a minimum, Contractor shall provide training for persons working on the Project site which includes:
 - a. Detecting hazardous chemicals: Methods and observations that may be used to detect the presence or release of a hazardous chemical in the work area (such as monitoring conducted by the employer, continuous monitoring devices, visual appearance or odor of hazardous chemicals when being released, etc.);
 - b. Hazards of chemicals: The physical and health hazards of the chemicals in the work area;
 - c. Protection from hazards: The measures such persons can take to protect themselves from these hazards, including specific procedures Contractor, or its Subcontractors, or others have implemented to protect those on the Project site from exposure to hazardous chemicals, such as appropriate work practices, emergency procedures, and personal protective equipment to be used; and
 - d. Hazard communications program: The details of the hazard communications program developed by Contractor, or its Subcontractors, including an explanation of the labeling system and the material safety data sheet, and how employees can obtain and use the appropriate hazard information.
- D. Hazardous, toxic or harmful substances: Contractor's responsibility for hazardous, toxic, or harmful substances shall include the following duties:
1. Illegal use of dangerous substances: Contractor shall not keep, use, dispose, transport, generate, or sell on or about the Project site, any substances now or hereafter designated as, or which are subject to regulation as, hazardous, toxic, dangerous, or harmful by any federal, state or local law, regulation, statute or ordinance (hereinafter collectively referred to as "hazardous substances"), in violation of any such law, regulation, statute, or ordinance, but in no case shall any such hazardous substance be stored on the Project site.
 2. Contractor notifications of spills, failures, inspections, and fines: Contractor shall promptly notify Owner of all spills or releases of any hazardous substances which are otherwise required to be reported to any regulatory agency and pay the cost of cleanup. Contractor shall promptly notify Owner of all failures to comply with any federal, state, or local law, regulation, or ordinance; all inspections of the Project site by any regulatory entity concerning the same; all regulatory orders or fines; and all responses or interim cleanup actions taken by or proposed to be taken by any government entity or private party on the Project site.

GENERAL CONDITIONS

- E. Public safety and traffic: All Work shall be performed with due regard for the safety of the public. Contractor shall perform the Work so as to cause a minimum of interruption of vehicular traffic or inconvenience to pedestrians. All arrangements to care for such traffic shall be Contractor's responsibilities. All expenses involved in the maintenance of traffic by way of detours shall be borne by Contractor.
- F. Contractor to act in an emergency: In an emergency affecting the safety of life or the Work or of adjoining property, Contractor is permitted to act, at its discretion, to prevent such threatened loss or injury, and Contractor shall so act if so authorized or instructed.
- G. No duty of safety by Owner: Nothing provided in this section shall be construed as imposing any duty upon Owner with regard to, or as constituting any express or implied assumption of control or responsibility over, Project site safety, or over any other safety conditions relating to employees or agents of Contractor or any of its Subcontractors, or the public.

3.6 INDEPENDENT CONTRACTOR

- A. The Contractor and Owner agree the Contractor is an independent contractor with respect to the services provided pursuant to this Contract. Nothing in this Contract shall be considered to create a relationship of employer and employee between the parties hereto. Neither the Contractor nor any employee of the Contractor shall be entitled to any benefits accorded Owner employees by virtue of the services provided under this Contract. The Owner shall not be responsible for withholding or otherwise deducting federal income tax or social security or contributing to the State Industrial Insurance Program, or otherwise assuming the duties of an employer with respect to the Contractor, or any employees of the Contractor.

3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

- A. Contractor shall confine all operations, including storage of materials, to Owner-approved areas.
- B. Contractor shall be responsible for the proper care and protection of its materials and equipment delivered to the Project site.
- C. Contractor shall protect and be responsible for any damage or loss to the Work, or to the materials or equipment until the date of Final Acceptance, and shall repair or replace without cost to Owner any damage or loss that may occur.

3.8 PRIOR NOTICE OF EXCAVATION

- A. Prior to any excavation Contractor shall engage a locate service for all underground facilities or utilities. Contractor shall pay all fees for locator services and pay for all damages caused by excavation.

3.9 UNFORESEEN PHYSICAL CONDITIONS

- A. Notice requirement for concealed or unknown conditions: If Contractor encounters conditions at the site which are subsurface or otherwise concealed physical conditions which differ materially from those indicated in the Contract Documents, or unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, then Contractor shall give written notice to Owner promptly and in no event later than seven Days after the first observance of the conditions. Conditions shall not be disturbed prior to such notice.
- B. Adjustment in Contract Time and Contract Sum: If such conditions differ materially and cause a change in Contractor's cost of, or time required for, performance of any part of the Work, the Contractor may be entitled to an equitable adjustment in the Contract Time or Contract Sum, or both, provided it makes a request therefore as provided in Part 5.

GENERAL CONDITIONS

3.10 PROTECTION OF EXISTING STRUCTURES, EQUIPMENT, VEGETATION, UTILITIES, AND IMPROVEMENTS

- A. Contractor shall protect from damage all existing conditions, including soils, structures, equipment, improvements, utilities, and vegetation at or near the Project site; and on adjacent property of a third party, the locations of which are made known to or should be known by Contractor. Contractor shall repair any damage, including that to the property of a third party, resulting from failure to comply with the requirements of the Contract Documents, any defects of equipment, material, workmanship or design furnished by the Contractor, or failure by Contractor or subcontractor at any tier to exercise reasonable care in performing the Work. If Contractor fails or refuses to repair the damage promptly, Owner may have the necessary work performed and charge the cost to Contractor.
- B. New work which connects to existing work shall correspond in all respects with that to which it connects and/or be similar to existing work unless otherwise required by the Specifications.

3.11 MATERIAL AND EQUIPMENT

- A. All equipment, material, and articles incorporated into the Work shall be new and of the most suitable grade for the purpose intended, unless otherwise specifically provided in the Contract Documents. References in the Specifications to equipment, material, articles, or patented processes by trade name, make, or catalog number, shall be regarded as establishing a standard quality and shall not be construed as limiting competition. Contractor may, at its option, use any equipment, material, article, or process that, in the judgment of Owner, is equal to that named in the Specifications, unless otherwise specifically provided in the Contract Documents.
- B. Substitutions shall be considered where qualities and attributes including, but not limited to, cost, performance, weight, size, durability, visual effect, and specific features and requirements indicated are deemed equal or better by the Owner at the Owner's sole discretion. All requests for substitutions shall be made in writing to Owner and shall not be deemed to be approved unless approved in writing by Owner.

3.12 CORRECTION OF NONCONFORMING WORK

- A. Contractor shall promptly correct Work found by Owner not to conform to the requirements of the Contract Documents, whether observed before or after Final Acceptance.
- B. If Contractor fails to correct nonconforming Work, Owner may replace, correct, or remove the nonconforming Work and charge the cost thereof to the Contractor.

3.13 CLEAN UP

- A. Contractor shall at all times keep the Project site, including hauling routes, infrastructures, utilities, and storage areas, free from accumulations of waste materials. Before completing the Work, Contractor shall remove from the premises its rubbish, tools, scaffolding, equipment, and materials. Upon completing the Work, Contractor shall leave the Project site in a clean, neat, and orderly condition satisfactory to Owner. If Contractor fails to clean up as provided herein, and after reasonable notice from Owner, Owner may do so and the cost thereof shall be charged to Contractor.

3.14 SUBCONTRACTORS AND SUPPLIERS

- A. Contractor shall utilize Subcontractors and suppliers which are experienced and qualified.
- B. By appropriate written agreement, Contractor shall require each Subcontractor to be bound to Contractor by terms of those Contract Documents, and to assume toward Contractor all the obligations and responsibilities which Contractor assumes toward Owner in accordance with the Contract Documents. Each Subcontract shall preserve and protect the rights of Owner in accordance with the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. However, nothing in this paragraph shall be construed to alter the contractual relations between Contractor and its Subcontractors with respect to insurance or bonds.

GENERAL CONDITIONS

- C. Contractor shall schedule, supervise, and coordinate the operations of all Subcontractors. No Subcontracting of any of the Work shall relieve Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or any other obligations of the Contract Documents.
- D. It is the Contractor's responsibility to pay its Subcontractors and material suppliers on a timely basis. The Owner reserves the right to withhold a portion of the Contractor's payment if the Contractor fails to make timely payments to the Subcontractors and material suppliers.
- E. The Contract Documents shall not be construed to create a contractual relationship of any kind between the Owner and any Subcontractor; or any persons other than Owner and Contractor.
- F. The Contractor shall not enter into any subcontract with any subcontractor who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or by any state, territory, or municipality.

3.15 INDEMNIFICATION

- A. The Contractor hereby agrees to indemnify, defend, and hold harmless the Authority, its successors and assigns, director, officers, officials, employees, agents, partners and volunteers (all foregoing singly and collectively (Indemnities")) from a and against any and all claims, losses, harm costs, liabilities, damages and expenses, including, but not limited to, reasonable attorney's fees arising or resulting from the performance of the services, or the acts or omissions of the Contractor its successors, and assigns, employees, subcontractors or anyone acting on the contractor's behalf in connection with this Contract or its performance of this Contract.
- B. Provided, however, that the Contractor will not be required to indemnify, defend, or save harmless the indemnitee as provided in the preceding paragraphs of this section if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the indemnitee. Where such claims, suites, or actions result from the concurrent negligence of (a) the indemnitee or the indemnitee's agents or employees and (b) the Contractor or the Contractor's agent or employee, the indemnity provisions provided in the proceeding paragraphs of this section shall be valid and enforceable only to the extent of the Contractor's negligence or the negligence of its agents and employees..
- C. The foregoing indemnity is specifically and expressly intended to constitute a waiver of the Contractor's immunity under Washington's Industrial Insurance act, RCW Title 51. The parties acknowledge that these provisions were specifically negotiated and agreed upon by them. If any portion of this indemnity clause is invalid or unenforceable, it shall be deemed excised and the remaining portions of the clause shall be given full force and effect.
- D. The Contractor hereby agrees to require all its Subcontractors or anyone acting under its direction or control or on its behalf in connection with or incidental to the performance of this Contract to execute an indemnity clause identical to the preceding clause, specifically naming the Owner as indemnity, and failure to do so shall constitute a material breach of this Contract by the Contractor.

3.16 PROHIBITION AGAINST LIENS

- A. The Contractor is prohibited from placing a lien on the Owner's property. This prohibition shall apply to all subcontractors of any tier and all materials suppliers, in accordance with RCW 35.82.190.

3.17 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

- A. Liquidated Damages
 - 1. Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. The liquidated damage amounts set forth will be assessed not as a penalty, but as liquidated damages for breach of the Contract Documents. This amount is fixed and agreed upon by and between the Contractor and Owner because of the impracticability and extreme difficulty of fixing and ascertaining the actual damages the Owner would in such event sustain. This amount shall be construed as the actual amount of damages sustained by the Owner, and may be retained by the Owner and deducted from any payments to the Contractor.

GENERAL CONDITIONS

2. If different completion dates are specified in the contract for separate parts or stages of the work, the amount of liquidated damages shall be assessed on those parts or stages which are delayed.

3.18 WAIVER AND SEVERABILITY

- A. The failure or delay of either party to insist on performance of any provision of the Contract, or to exercise any right or remedy available under the Contract, shall not be construed as a waiver of that provision, right, or remedy in any later instance. Waiver or breach of any provision of the Contract shall not be construed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Contract, unless the Contract is modified pursuant to the Clause entitled "Contract Modifications" herein.
- B. If any provision of the Contract is or becomes void or unenforceable by operation of law, the remaining provisions shall be valid and enforceable.

PART 4 - PAYMENTS AND COMPLETION

4.1 CONTRACT SUM

- A. The Contract Sum shall include all taxes imposed by law and properly chargeable to the Project, including sales tax. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.
- B. The retail sales tax does not apply to the gross contract price.
- C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

4.2 APPLICATION FOR PAYMENT

- A. At monthly intervals, unless determined otherwise by Owner, Contractor shall submit to Owner an Application for Payment for Work completed in accordance with the Contract Documents. Each application shall be supported by such substantiating data as Owner may require.
- B. Each invoice shall include the following statement: "I hereby certify that the items listed are proper charges for materials, merchandise or services provided to the King County Housing Authority, and that all goods and/or services have been provided; that prevailing wages have been paid in accordance with the approved statements of intent filed with the Department of Labor and Industries; and that sub-contractors and/or suppliers have been paid, less earned retainage, as their interest appears in the last payment received."
- C. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule. Each Application for Payment shall be consistent with previous applications and payments.
- D. Owner shall retain 5% of the amount of each progress payment until 45 Days after Final Acceptance and receipt of all documents required by law or the Contract Documents, including releases by Washington State Employment Security Department and Washington State Department of Revenue, Department of Labor & Industries, and consent of surety to release of the retainage.
- E. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.
 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
 2. When an application shows completion of an item, submit final or full waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.

GENERAL CONDITIONS

- F. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.
- G. Approved payments shall be mailed to the Contractor within 30 days.

4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

- A. The Owner shall make a final inspection of the Work on receipt of (1) written notice from the Contractor that the Work is ready for final inspection and (2) a final Application for Payment. When the Owner finds the Work acceptable and fully performed under the Contract Documents, and the Contractor has delivered to the Owner all warranties, permits, and operations manuals, the Owner will issue a Notice of Final Completion.
- B. Acceptance of final payment by Contractor, or any Subcontractor, shall constitute a waiver and release to Owner of all claims by Contractor, or any such Subcontractor, for an increase in the Contract Sum or the Contract Time, and for every act or omission of Owner relating to or arising out of the Work, except for those Claims made in accordance with the procedures, including the time limits, set forth in PART 7 - .

PART 5 - CHANGES

5.1 CHANGE IN THE WORK

- A. Owner may, at any time and without notice to Contractor's surety, order additions, deletions, revisions, or other changes in the Work. These changes in the Work shall be incorporated into the Contract Documents through the execution of Change Orders. If any change in the Work ordered by Owner causes an increase or decrease in the Contract Sum or the Contract Time, an equitable adjustment shall be made as provided in 5.2 and 5.3.
- B. Pending agreement on the terms of the Change Order, Owner may direct Contractor to proceed immediately with the Change Order Work. Contractor shall not proceed with any change in the Work until it has obtained Owner's approval.
- C. The Contractor agrees that any change in the Contract Amount or Contract Time provided in a Change Order is full and complete compensation to the Contractor for the change(s) to the work, deleted work, modified work, direct or indirect impact on the Contractor's schedule, and for any equitable adjustment or time extension to which the Contractor may be entitled to in this Change Order, pursuant to the Contract between the Owner and Contractor.

5.2 CHANGE IN THE CONTRACT SUM

- A. Change Order Pricing - Fixed Price: When the fixed price or time and materials method is used to determine the value of any Work covered by a Change Order, or of a request for an equitable adjustment in the Contract Sum, the following procedures shall apply:
 - 1. Contractor's Change Order proposal, or request for adjustment in the Contract Sum, shall be accompanied by a complete itemization of the costs, including labor, material, subcontractor costs, and overhead and profit. The costs shall be itemized in the manner set forth below, and shall be submitted on breakdown sheets with documentation in a form approved by Owner.
 - 2. Any request for adjustment of Contract Sum shall include only the following items:
 - a. Craft labor costs for Contractors and Subcontractors.
 - 1) Basic wages and benefits: Hourly rates and benefits according to applicable prevailing wages.
 - 2) Direct supervision shall not to exceed 15% of the cost of direct labor. No supervision markup shall be allowed for a working supervisor's hours.
 - 3) Worker's Insurance. Direct contributions to the State for industrial insurance, medical aid, and supplemental pension by the class and rates established by L&I.
 - 4) Federal Insurance. Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.
 - 5) Safety and small tools: 4% of the sum of the amounts calculated in (1), (2), and (3) above.

GENERAL CONDITIONS

- b. **Material Costs:** Material costs and applicable sales tax shall be developed from actual known costs, supplier quotations or standard industry pricing guides and shall consider all available discounts. Freight costs, express charges, or special delivery charges shall be itemized.
- c. **Equipment Costs:** Itemization of the type of equipment and the estimated or actual length of time the equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for equipment and applicable sales tax only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. The Date Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed 50% of the applicable rate.
- d. **Allowance for Overhead:** This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time and any other cost incidental to the change in the Work. This allowance shall be strictly limited in all cases an amount not to exceed the following:
 - 1) For Contractor, for any Work actually performed by Contractor's own forces, 16% of the cost.
 - 2) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the cost.
 - 3) For Contractor, for any Work performed by its Subcontractor(s), 6% of the amount due each Subcontractor.
 - 4) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 5% of the amount due the sub-Subcontractor.
- e. **Allowance for Profit:**
 - 1) For Contractor or Subcontractor of any tier for work performed by their forces, 5% of the cost developed in accordance with subsections a, b & c above.
 - 2) For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 5% of the Subcontractor cost.
- f. **Insurance or Bond Premium:** The costs of any change or additional premium of Contractor's liability insurance and public works bond arising directly from the changed Work. The costs of any change in insurance or bond premium shall be added after overhead and profit are calculated.

B. Change Order Pricing - Unit Prices

- 1. Work on a unit-price basis as stated in the Specifications and at the price submitted in the Bid Form or as subsequently modified.
 - a. Unit prices shall include reimbursement for all direct and indirect costs of the Work, including overhead and profit, and bond and insurance costs; and
 - b. Quantities must be supported by field measurement verified by Owner.

5.3 CHANGE IN THE CONTRACT TIME

- A. The Contract Time shall only be changed by a Change Order. Contractor shall immediately notify Owner, and shall include any request for a change in the Contract Time in its Change Order proposal.
- B. If the time of Contractor's performance is changed due to an act of Force Majeure, Contractor shall request for an equitable adjustment in the Contract Time in writing within 24-hours of the occurrence.

PART 6 - CLAIMS AND DISPUTE RESOLUTION

6.1 CLAIMS PROCEDURE

- A. If the parties fail to reach agreement regarding any dispute arising from the Contract Documents, Contractor's only remedy shall be to file a Claim with Owner within 30 Days from Owner's final offer.

GENERAL CONDITIONS

- B. The Claim shall be deemed to cover all changes in cost and time (including direct, indirect, impact, and consequential) to which Contractor may be entitled. It shall be fully substantiated and documented.
- C. After Contractor has submitted a fully-documented Claim, Owner shall respond, in writing, to Contractor with a decision within 30 Days from the date the Claim is received.
- D. Contractor shall proceed with performance of the Work pending final resolution of any Claim. Owner's written decision as set forth above shall be final and conclusive as to all matters set forth in the Claim.
- E. Any Claim of the Contractor against the Owner for damages, additional compensation, or additional time, shall be conclusively deemed to have been waived by the Contractor unless timely made in accordance with the requirements of this section.

6.2 ARBITRATION

- A. If Contractor disagrees with Owner's decision rendered in accordance with paragraph 6.1C, Contractor shall provide Owner with a written demand for arbitration. No demand for arbitration of any such Claim shall be made later than 30 Days after the date of Owner's decision on such Claim; failure to demand arbitration within said 30 Day period shall result in Owner's decision being final and binding upon Contractor and its Subcontractors.
 - 1. Notice of the demand for arbitration shall be filed with the American Arbitration Association (AAA), with a copy provided to Owner. The parties shall negotiate or mediate under the Voluntary Construction Mediation Rules of the AAA, or mutually acceptable service.
- B. All Claims arising out of the Work shall be resolved by arbitration. The judgment upon the arbitration award may be entered, or review of the award may occur, in the superior court having jurisdiction thereof. No independent legal action relating to or arising from the Work shall be maintained.

6.3 CLAIMS AUDITS

- A. All Claims filed against Owner shall be subject to audit at any time following the filing of the Claim. Failure of Contractor, or Subcontractors of any tier, to maintain and retain sufficient records to allow Owner to verify all or a portion of the Claim or to permit Owner access to the books and records of Contractor, or Subcontractors of any tier, shall constitute a waiver of the Claim and shall bar any recovery.
 - 1. In support of Owner audit of any Claim, Contractor shall promptly make available to Owner all records relating to the Work.

PART 7 - TERMINATION OF THE WORK

7.1 TERMINATION BY OWNER FOR CAUSE

- A. Owner may, upon a written Notice to Contractor and to its surety, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for cause upon the occurrence of any one or more of the following events:
 - 1. Contractor fails to prosecute the Work or any portion thereof with sufficient diligence to ensure Completion of the Work within the Contract Time;
 - 2. Contractor is adjudged bankrupt, makes a general assignment for the benefit of its creditors, or a receiver is appointed on account of its insolvency;
 - 3. Contractor fails in a material way to replace or correct Work not in conformance with the Contract Documents;
 - 4. Contractor repeatedly fails to supply skilled workers or proper materials or equipment;
 - 5. Contractor repeatedly fails to make prompt payment due to Subcontractors, suppliers, or for labor;
 - 6. Contractor materially disregards or fails to comply with laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction; or
 - 7. Contractor is otherwise in material breach of any provision of the Contract Documents.

GENERAL CONDITIONS

- B. Upon termination, Owner may at its option:
 - 1. Take possession of the Project site and take possession of or use all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor to maintain the orderly progress of, and to finish, the Work;
 - 2. Finish the Work by whatever other reasonable method it deems expedient.
- C. Owner's rights and duties upon termination are subject to the prior rights and duties of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.
- D. When Owner terminates the Work in accordance with this section, Contractor shall take the actions set forth in paragraph 7.2B, and shall not be entitled to receive further payment until the Work is accepted.
- E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. Contractor shall also be liable for liquidated damages until such reasonable time as may be required for Completion. These obligations for payment shall survive termination.
- F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.
- G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in 7.1A exist, then such termination shall be deemed a termination for convenience pursuant to 7.2.

7.2 TERMINATION BY OWNER FOR CONVENIENCE

- A. Owner may, upon Notice, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for the convenience of Owner.
- B. Unless Owner directs otherwise, after receipt of a Notice of termination for either cause or convenience, Contractor shall promptly:
 - 1. Stop performing Work on the date and as specified in the notice of termination;
 - 2. Place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of such portion of the Work as is not terminated;
 - 3. Cancel all orders and subcontracts, upon terms acceptable to Owner, to the extent that they relate to the performance of Work terminated;

PART 8 - MISCELLANEOUS PROVISIONS

8.1 RECORDS KEEPING AND REPORTING

- A. The Contractor and all Subcontractors shall maintain accounts and records in accordance with State Auditor's procedures, including personnel, property, financial and programmatic records which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed in the performance of this Contract and other such records as may be deemed necessary by the Owner to ensure proper accounting for all funds contributed by the Owner to the performance of this Contract and compliance with this Contract.
- B. The Contractor, and its Subcontractors, shall maintain these records for a period of six (6) years after the date of Final Acceptance.

8.2 AUDITS AND INSPECTIONS

- A. The records and documents with respect to all matters covered by this Contract shall be subject at all times to inspection, review or audit by the Owner or any other government agency so authorized by law during the performance of this Contract. The Owner shall have the right to an annual audit of the Contractor's financial statement and condition.

GENERAL CONDITIONS

8.3 ORGANIZATION CONFLICTS OF INTEREST

- A. The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this Contract and the Contractor's organizational, financial, contractual or other interests are such that:
 - 1. Award of the Contract may result in an unfair competitive advantage; or
 - 2. The Contractor's objectivity in performing the Contract work may be impaired.
- B. The Contractor agrees that if after award they discover an organizational conflict of interest with respect to this Contract, they shall make an immediate and full disclosure in writing to the Contracting Officer, which shall include a description of the action, which the Contractor has taken or intends to take to eliminate or neutralize the conflict. The Owner may, however, terminate the Contract if it deems the action to be in the best interest of the Owner.
- C. In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the Contracting Officer, the Owner may terminate the Contract for default.
- D. The provisions of this Clause shall be included in all subcontracts and consulting agreements wherein the work to be performed is similar to the services provided by the Contractor. The Contractor shall include in such subcontracts and consulting agreements any necessary provisions to eliminate or neutralize conflicts of interest.

8.4 INTERESTS OF MEMBERS OF CONGRESS

- A. No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this Contract or to any benefit to arise therefrom, but this provision shall not be construed to extend to this Contract if made with a corporation for its general benefit.

8.5 INTERESTS OF MEMBERS, OFFICERS, COMMISSIONERS AND EMPLOYEES, OR FORMER MEMBERS, OFFICERS AND EMPLOYEES

- A. No member, officer, or employee of the King County Housing Authority, no member of the governing body of the locality in which the project is situated, no member of the governing body in which the Owner was activated, and no other public official or such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this Contract or the proceeds thereof.

BID FORM

PROJECT NAME AND LOCATION:

**Fire Restoration - Building A
Ballinger Commons**

Contract Number: DW2403331

BID FORM

The undersigned, Legal Name of Bidder: _____

on this date: _____, 2025, having familiarized him/herself with the contract documents, site conditions, and has field verified all measurements contained in the project manual as prepared by the Owner, hereby proposes to furnish labor, materials and necessary equipment – all including, but not limited to, demolition, disposal, new installation and the required applicable taxes and fees to complete the work for the following bid amounts:

BASE BID _____ (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

ADDENDA _____
Acknowledge receipt of any addenda by inserting the number(s) above

In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. The undersigned hereby agrees that this proposal shall be a valid and firm offer for a period of Sixty (60) calendar days from the date of Bid Opening.

Bidder agrees that Work will be substantially complete and ready for final payment in accordance with the Contract Documents on or before the date, within the number of calendar days indicated.

The undersigned Bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a “willful” violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Bidder

Print Your Name

Submitted on _____ day of _____ 2025

City

State

BIDDER INFORMATION

BIDDER INFORMATION

Name of Bidder (Company): _____

Address: _____

Contact Name: _____

Phone Number: _____ Email Address: _____

Business Type: General Contractor () Other () (Please specify): _____

Bidder is a(n): ☐ Individual ☐ Partnership ☐ Joint Venture ☐ Incorporated in the state of _____

List business names & associated UBI # used by Bidder during the past 5 years if different than above:

Bidder has been in business continuously from: _____
Month, Year

Business License #: _____ Federal ID #: _____

Current UBI #: _____ Dept. of L&I Worker's Comp. Acct. #: _____

Bidder has experience in work "Similar in Scope and Complexity" comparable to that required for this Project:

As a prime contractor for _____ years. As a subcontractor for _____ years.

OWNER(S) OF COMPANY (List all owners):	OWNER'S SOCIAL SECURITY NUMBER (only required if sole proprietorship):

No. of regular full-time employees other than owner(s): _____

Indicate clearly the kind of work your company will actually perform in this project:

Approximate % of work your company will actually perform: _____

List the supervisory personnel to be employed by the Bidder and available for, and intended to, work on this project:

<u>Name</u>	<u>Title</u>	<u>How Long With Bidder</u>
_____	_____	_____
_____	_____	_____

BIDDER INFORMATION

SUBCONTRACTORS

Do you intend to use Subcontractor(s) in this project? Yes ☐ No ☐ (If yes, you must show the name of the subcontractors. Attach additional pages as necessary.)

Subcontractors Name	Subcontractor's UBI#	Phone Number	Trade	Years in Business
1.				
2.				
3.				
4.				
5.				

BIDDER'S EXPERIENCE

Projects successfully supervised and completed by your company for work of similar scope and value as specified in bid documents in the last 5 years. Attach additional pages as necessary.

Name of Project	Completion Date	Duration (Months)	Nature of Work	Amount of Contract
1.				
2.				
3.				
4.				
5.				

Owner's Name (of project listed above)	Project Address	Contact Person	Phone Number
1.			
2.			
3.			
4.			
5.			

Has Bidder ever been found guilty of violating any State or Federal employment laws? ☐ No ☐ Yes
If yes, give details & attach additional pages as necessary:

Has Bidder ever filed for protection under any provision of the federal bankruptcy laws or state insolvency laws?
☐ No ☐ Yes If yes, give details & attach additional pages as necessary:

BIDDER INFORMATION

Has any lien, claim and/or adverse legal action related to construction been rendered against Bidder in the past five years? (i.e., open claims, lawsuits, warrants, judgements including but not limited to those that would show on the L&I website) ☐ No ☐ Yes If yes, give details & attach additional pages as necessary:

Has Bidder or any of its employees filed any claims with Washington State Worker's Compensation or other insurance company for accidents resulting in fatal injury or dismemberment in the past 5 years? ☐ No ☐ Yes
If yes, please state:

<u>Date</u>	<u>Type of Injury</u>	<u>Agency Receiving Claim</u>
_____	_____	_____
_____	_____	_____

Bidders current Experience Modification Rate (EMR): _____

(If Bidder is self-insured, attach proof of EMR stated, showing complete worksheet calculations)

The bidder hereby certifies that the information contained in this Bidder's Information is accurate, complete and current.

BY: _____ NAME: _____
(signature) (print)

TITLE: _____ DATE: _____

CONTRACT FORM

This Contract is entered into by and between the King County Housing Authority, hereinafter referred to as the “Owner” whose principal office is located at 600 Andover Park West, Seattle, WA 98188 and [Name of Contractor], referred to as the “Contractor”, whose principal office is located at [Contractor’s Address].

IN CONSIDERATION OF the mutual benefits and conditions hereinafter contained, the parties hereto agree as follows:

1.1 Contract Documents

- A. The provisions set forth in the Contract Documents are hereby incorporated into and made part of the Contract. Contractor acknowledges receipt and review of all Contract Documents applicable to performance of the work. The Contract shall consist of the following component parts:

1. This Instrument
2. Addenda
3. Specifications
4. Plans
5. Bid Form
6. Pre-Bid Agenda
7. General Conditions
8. Instructions to Bidders
9. Prevailing Wage Rates
10. Performance and Payment Bonds
11. Hazardous Material Report

- 1.2 Scope of Services to be Performed by the Contractor: The Contractor shall provide all labor, materials, tools, equipment, transportation, supplies, and incidentals required to complete the work in accordance with the Contract Documents for:

Project: Ballinger Commons Fire Renovation

Contract No.: DW2403331

- 1.3 Compensation: The total amount of the Contract shall be [\$\$\$] dollars and [¢¢] cents (\$[\$\$\$.\$\$]) subject to additions and deductions provided therein.
- 1.4 Duration of Contract: The Contractor shall commence work after receipt of Notice to Proceed, follow the schedule specified in the contract documents, and all work must be completed within one hundred eighty (180) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner’s sole discretion, may be extended for a period determined by the Owner.
- 1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of \$500.00 per day will be assessed for each calendar day that the Contractor exceeds the time for completion.

The individuals signing this Contract warrant and represent for themselves and for their respective organizations that they are duly authorized to sign this Contract and that upon such signing their respective organizations are bound thereby.

DATED this _____ day of _____, 2025

Contractor

Owner

President/Owner

Robin Walls
President/CEO
KING COUNTY HOUSING AUTHORITY

CERTIFICATE OF INSURANCE							DATE(MM/DD/YY)		
							Issue Date		
PRODUCER Vendor's Insurance Agent Street Address City, State, Zip Phone Number				THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.					
				COMPANIES AFFORDING COVERAGE					
INSURED Vendor Name Street Address City, State, Zip				COMPANY A		ABC Insurance Company			
				COMPANY B		DEF Insurance Company			
				COMPANY C		GHI Insurance Company			
				COMPANY D					
COVERAGES									
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH REPSECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
CO LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS			
A	GENERAL LIABILITY		XXX123	01/01/00	01/01/01	GENERAL AGGREGATE		2,000,000	
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG		1,000,000	
	<input type="checkbox"/>	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY		1,000,000	
	<input type="checkbox"/>	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE		1,000,000	
	<input type="checkbox"/>					FIRE DAMAGE (Any one fire)		50,000	
	<input type="checkbox"/>					MED EXP (Any one person)		5,000	
	<input type="checkbox"/>								
B	AUTOMOBILE LIABILITY		XXX456	01/01/00	01/01/01	COMBINED SINGLE LIMIT		1,000,000	
	<input checked="" type="checkbox"/>	ANY AUTO				BODILY INJURY (Per person)			
	<input type="checkbox"/>	ALL OWNED AUTOS				BODILY INJURY (Per accident)			
	<input type="checkbox"/>	SCHEDULED AUTOS				PROPERTY DAMAGE			
	<input checked="" type="checkbox"/>	HIRED AUTOS							
	<input type="checkbox"/>	NON-OWNED AUTOS							
	<input type="checkbox"/>								
	GARAGE LIABILITY					AUTO ONLY-EA ACCIDENT			
	<input type="checkbox"/>	ANY AUTO				OTHER THAN AUTO ONLY:			
	<input type="checkbox"/>					EACH ACCIDENT			
	<input type="checkbox"/>					AGGREGATE			
	EXCESS LIABILITY					EACH OCCURRENCE			
	<input type="checkbox"/>	UMBRELLA FORM				AGGREGATE			
	<input type="checkbox"/>	OTHER THAN UMBRELLA FORM							
	<input type="checkbox"/>								
C	WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY		XXX789	01/01/00	01/01/01	<input checked="" type="checkbox"/>	STATUTORY LIMITS		
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL					EACH ACCIDENT		1,000,000	
						DISEASE-POLICY LIMIT		1,000,000	
						DISEASE-EACH EMPLOYEE		1,000,000	
	OTHER								
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS									
Security Properties Residential and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverages. Re: Insured's work/services provided at Ballinger Commons Apartments located at 2405 N 202nd Pl, Shoreline, WA 98133. Contract: DW2403331									
CERTIFICATE HOLDER				CANCELLATION					
Security Properties Residential and King County Housing Authority 600 Andover Park West Seattle, WA 98188-3326				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL					
				30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.					
				AUTHORIZED REPRESENTATIVE					
				Signature of Insured's Agent					
ACORD 25-S (3/93)				ACORD CORPORATION 1993					

PROVIDE

GENERAL LIABILITY
ENDORSEMENT

and

AUTO LIABILITY
ENDORSEMENT



Vanguard Environmental Testing
15620 NE Woodinville Duvall Pl, Suite 6, Woodinville, WA 98072
(425) 471-9690
Info@Vanguardenvironmentaltesting.com

Analysis of Asbestos in Bulk Materials by EPA 600/R-93/116 and App. E to Sub. E of 40 CFR Part 763 Methods Using Polarized Light Microscopy & 40 CFR Appendix E to Subpart E of Part 763, Interim Method of Determination of Asbestos in Bulk Insulation Samples

Amount of Asbestos Found	Range of Visual Estimation	Point Count Required for Validation of Results
*Trace Amounts	.01% to 2%	Required
1%	.5% to 3%	Required
2%	1% to 4%	Suggested
3%	2% to 5%	Not Required but Suggested
4%	3% to 6 %	Not Required
5%	4% to 7%	Not Required

Attn: Kevin Kaczka
Alpine Cleaning & Restoration
1620 75th St SW, Everett, WA 98203
Project: ACR-Ballinger Commons-Unit A101
KCHA Ballinger Commons
2405 202nd Pl N, Bldg A Unit 101 Shoreline, WA 98133

Office Phone: (425) 471-9690
Date Received: 10/9/2024
Date Analyzed: 10/10/2024
Date Reported: 10/10/2024
Samples Received: 2
Samples Analyzed: 2

Analyzed By: Alexander Harris
Alex Harris

Approved By: Alexander Harris
Approved Signatory (If Necessary)

Reported By: Alexander Harris
Alex Harris

Turn Around Time: _____

Sample Analyzation Report

Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
1	1	Bath	Vinyl (V-1) Layer 2	Beige Vinyl on White Pad	Other (Synthetic Material)	100%	Non-Detect	0%	Non-Detect	0%
1	2	Bath	Vinyl (V-1) Layer 2	Cream Fibrous Backing with White Mastic	Other (Synthetic Material)	10%	Cellulose & Fiberglass	75% & 15%	Non-Detect	0%

Results that are presented in this report only pertain to the samples that were tested. The results only apply to the Sample(s) that were received. This Report is not to be used by the client to make any claim related to product certification, endorsement, or approval by NIST, NVLAP or any other agency of the Federal Government



Vanguard Environmental Testing
15620 NE Woodinville Duvall Pl, Suite 6, Woodinville, WA 98072
(425) 471-9690
Info@Vanguardenvironmentaltesting.com

Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
2	1	Bath	Vinyl (V-2) Layer 2	White/Cream Vinyl on White Pad	Other (Synthetic Material)	100%	Non-Detect	0%	Non-Detect	0%
2	2	Bath	Vinyl (V-2) Layer 2	White Fibrous Backing with Yellow Mastic	Other (Synthetic Material)	5%	Cellulose & Fiberglass	85% & 10%	Non-Detect	0%

Results that are presented in this report only pertain to the samples that were tested. The results only apply to the Sample(s) that were received. This Report is not to be used by the client to make any claim related to product certification, endorsement, or approval by NIST, NVLAP or any other agency of the Federal Government



Vanguard Environmental Testing

15620 NE Woodinville-Duvall Pl. Suite #6.

Woodinville, WA 98072

(425) 471-9690

Info@VanguardEnvironmentalTesting.com

TURN AROUND TIME:

Rush	<input type="checkbox"/>
24 Hr/Same Day	<input checked="" type="checkbox"/>
48 Hr/Next Day	<input type="checkbox"/>

CHAIN OF CUSTODY

PLM BULK SAMPLING

BULK Asbestos Test ☒ Point Count (400/1000): ☐ Tape: ☐

Customer Name: Alpine Cleaning & Restoration Address: 1620 75th St SW, Everett, WA 98203 Phone: (425) 970-8205

Project Manager: Kevin Project Manager Email: Phone:

Project Number: Project Name: KCHA Ballinger Commons #101(A)

Project Address 2405 202nd P1 N Unit: A101 city: Shoreline State/Zip: WA 98133

Number of Samples 2

SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)	SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)
1	V-1	Bath Vinyl layer	16		
2	V-2	Bath Vinyl #2	17		
3			18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

	Print Name	Signature	Company Name	Date	Time
Sampled	Kevin	[Signature]	Alpine Cleaning & Restoration	10/8/24	12PM
Relinquished	Kevin	[Signature]	Alpine Cleaning & Restoration	10/9/24	11AM
Delivered	Alpine	[Signature]	Alpine Cleaning & Restoration	10/9/2024	11:00
Received	Alpine	[Signature]	Vanguard Environmental Testing	10/10/2024	09:30
Analyzed	Alpine	[Signature]	Vanguard Environmental Testing	10/10/2024	10:00
Reported	Alpine	[Signature]	Vanguard Environmental Testing	10/10/2024	10:00

How would you like to be notified?

Email ☒ Phone ☐

For Lab Use ONLY: Condition of Samples

Good: Damaged: Severe Damage:

Vanguard Environmental Testing guarantees the test results provided are of a precision normal with the type of methods recognized in asbestos analysis. Vanguard Environmental Testing accepts no legal responsibility for the purpose for which the client uses the test results. By signing on this Chain of Custody form the client agrees to relieve Vanguard Environmental Testing of any and all liability that may arise from the test results.




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Info@Vanguardenvironmentaltesting.com

Analysis of Asbestos in Bulk Materials by EPA 600/R-93/116 and App. E to Sub. E of 40 CFR Part 763 Methods Using Polarized Light Microscopy & 40 CFR Appendix E to Subpart E of Part 763, Interim Method of Determination of Asbestos in Bulk Insulation Samples


Amount of Asbestos Found	Range of Visual Estimation	Point Count Required for Validation of Results
*Trace Amounts	.01% to 2%	Required
1%	.5% to 3%	Required
2%	1% to 4%	Suggested
3%	2% to 5%	Not Required but Suggested
4%	3% to 6 %	Not Required
5%	4% to 7%	Not Required

Attn: Kevin Kaczka
Alpine Cleaning & Restoration
1620 75th St SW, Everett, WA 98203
Project: ACR-Ballinger Commons-
Units 201, 205, 301, 302 & 305
KCHA Ballinger Commons
2405 202nd Pl N, Bldg A. Shoreline, WA 98133

Office Phone: (425) 471-9690
Date Received: 7/16/2024
Date Analyzed: 7/17/2024
Date Reported: 7/17/2024
Samples Received: 40
Samples Analyzed: 40

Analyzed By: 
Cassandra Rogers

Approved By: Alexander Harris
Approved Signatory (If Necessary)

Reported By: 
Cassandra Rogers

Turn Around Time: _____

Sample Analyzation Report

Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
1	1	Unit 302 Living Room Ceiling	Drywall	White Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
1	2	Unit 302 Living Room Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
1	3	Unit 302 Living Room Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
1	4	Unit 302 Living Room Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
2	1	Unit 302 Dining Room Ceiling	Drywall #1	White Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
2	2	Unit 302 Dining Room Ceiling	Drywall #1	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
2	3	Unit 302 Dining Room Ceiling	Drywall #1	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
2	4	Unit 302 Dining Room Ceiling	Drywall #1	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
2	5	Unit 302 Dining Room Ceiling	Drywall #1	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
3	1	Unit 302 Dining Room Ceiling	Drywall #2	Beige Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
3	2	Unit 302 Dining Room Ceiling	Drywall #2	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
3	3	Unit 302 Dining Room Ceiling	Drywall #2	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
4	1	Unit 301 Living Room Wall	Drywall	Beige Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
4	2	Unit 301 Living Room Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
4	3	Unit 301 Living Room Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
4	4	Unit 301 Living Room Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Cellulose	1%	Non-Detect	0%
4	5	Unit 301 Living Room Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
4	6	Unit 301 Living Room Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
5	1	Unit 301 Living/Entry Ceiling	Drywall	Beige Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
5	2	Unit 301 Living/Entry Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
5	3	Unit 301 Living/Entry Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
5	4	Unit 301 Living/Entry Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Cellulose	1%	Non-Detect	0%
5	5	Unit 301 Living/Entry Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
5	6	Unit 301 Living/Entry Ceiling	Drywall	Beige Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
6	1	Unit 301 Ceiling	Insulation	Brow/ Grey Fibrous Material	Non-Detect	0%	Fiberglass	100%	Non-Detect	0%
7	1	Unit 301 Kitchen Wall	Drywall	Beige Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
7	2	Unit 301 Kitchen Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	98%	Fiberglass	2%	Non-Detect	0%
7	3	Unit 301 Kitchen Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
7	4	Unit 301 Kitchen Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
7	5	Unit 301 Kitchen Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
7	6	Unit 301 Kitchen Wall	Drywall	Beige Gypsum Board	Other (Gypsum Material)	95%	Fiberglass	5%	Non-Detect	0%
8	1	Unit 301 Kitchen Ceiling	Drywall	Beige Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
8	2	Unit 301 Kitchen Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
8	3	Unit 301 Kitchen Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
8	4	Unit 301 Kitchen Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
8	5	Unit 301 Kitchen Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%

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8	6	Unit 301 Kitchen Ceiling	Drywall	Beige Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
9	1	Unit 301 Kitchen Floor	Vinyl Layer 1	Grey Wood Patterned Vinyl on Grey Pad with Black Felt	Other (Synthetic Material)	40%	Fiberglass & Synthetic	40% & 20%	Non-Detect	0%
10	1	Unit 301 Kitchen Floor	Vinyl Layer 2	Brown Vinyl Wood Pattern on White Pad with Clear Mastic	Other (Synthetic Material)	90%	Fiberglass	10%	Non-Detect	0%
11	1	Unit 301 Kitchen Floor	Vinyl Layer 3	Cream Vinyl on White Pad	Other (Synthetic Material)	95%	Fiberglass	5%	Non-Detect	0%
11	2	Unit 301 Kitchen Floor	Vinyl Layer 3	Grey Fibrous Backing with Cream Mastic	Other (Synthetic Material)	60%	Cellulose & Fiberglass	30% & 10%	Non-Detect	0%
12	1	Unit 301 Kitchen Floor	Vinyl Layer 4	Beige Vinyl on White Pad with Beige Fibrous Backing	Other (Synthetic Material)	70%	Cellulose & Fiberglass	20% & 10%	Non-Detect	0%
13	1	Unit 301 Dining Room Wall	Drywall	Beige Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
13	2	Unit 301 Dining Room Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
13	3	Unit 301 Dining Room Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
13	4	Unit 301 Dining Room Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
13	5	Unit 301 Dining Room Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
13	6	Unit 301 Dining Room Wall	Drywall	Beige Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
13	7	Unit 301 Dining Room Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
14	1	Unit 301 Bath Wall	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
14	2	Unit 301 Bath Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
14	3	Unit 301 Bath Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
14	4	Unit 301 Bath Wall	Drywall	Beige Gypsum Board	Other (Gypsum Material)	95%	Fiberglass	5%	Non-Detect	0%
14	5	Unit 301 Bath Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
15	1	Unit 301 Bedroom Ceiling	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
15	2	Unit 301 Bedroom Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
15	3	Unit 301 Bedroom Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
15	4	Unit 301 Bedroom Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
15	5	Unit 301 Bedroom Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
15	6	Unit 301 Bedroom Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
15	7	Unit 301 Bedroom Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
16	1	Unit 301 Bath Wall	Mastic Behind Covebase	White Mastic	Other (Synthetic Material)	100%	Non-Detect	0%	Non-Detect	0%
17	1	Unit 301 Bath Floor	Vinyl Layer 1	Grey Wood Patterned Vinyl on Grey Pad with Black Felt	Other (Synthetic Material)	40%	Fiberglass & Synthetic	40% & 20%	Non-Detect	0%
18	1	Unit 301 Bath Floor	Vinyl Layer 2	Brown Vinyl Wood Pattern on White Pad with Clear Mastic	Other (Synthetic Material)	90%	Fiberglass	10%	Non-Detect	0%
19	1	Unit 301 Bath Floor	Vinyl Layer 3	Cream Vinyl on White Pad	Other (Synthetic Material)	95%	Fiberglass	5%	Non-Detect	0%
19	2	Unit 301 Bath Floor	Vinyl Layer 3	Grey Fibrous Backing with Cream Mastic	Other (Synthetic Material)	60%	Cellulose & Fiberglass	30% & 10%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
20	1	Unit 301 Bath Floor	Vinyl Layer 4	Beige Vinyl on White Pad with Beige Fibrous Backing	Other (Synthetic Material)	70%	Cellulose & Fiberglass	20% & 10%	Non-Detect	0%
21	1	Building A. Roof	Roofing Material	Fibrous Sheets with Black Tar Mastic	Other (Synthetic Material)	40%	Fiberglass	60%	Non-Detect	0%
22	1	Unit 305 Living Room	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
22	2	Unit 305 Living Room	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
22	3	Unit 305 Living Room	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
22	4	Unit 305 Living Room	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
22	5	Unit 305 Living Room	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
22	6	Unit 305 Living Room	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Cellulose & Fiberglass	1% & 2%	Non-Detect	0%
22	7	Unit 305 Living Room	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
23	1	Unit 305 Kitchen Lid	Drywall with Joint Compound	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
23	2	Unit 305 Kitchen Lid	Drywall with Joint Compound	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
23	3	Unit 305 Kitchen Lid	Drywall with Joint Compound	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
23	4	Unit 305 Kitchen Lid	Drywall with Joint Compound	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
23	5	Unit 305 Kitchen Lid	Drywall with Joint Compound	White Gypsum Board	Other (Gypsum Material)	98%	Cellulose & Fiberglass	1% & 1%	Non-Detect	0%
23	6	Unit 305 Kitchen Lid	Drywall with Joint Compound	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
24	1	Unit 305 Laundry/ Dining Wall	Drywall	White Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
24	2	Unit 305 Laundry/ Dining Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
24	3	Unit 305 Laundry/ Dining Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
24	4	Unit 305 Laundry/ Dining Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
24	5	Unit 305 Laundry/ Dining Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
25	1	Unit 305 Dining Room Ceiling	Drywall	White Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
25	2	Unit 305 Dining Room Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
25	3	Unit 305 Dining Room Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
25	4	Unit 305 Dining Room Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
25	5	Unit 305 Dining Room Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
25	6	Unit 305 Dining Room Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
26	1	Unit 305 Dining Room Wall	Drywall	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
26	2	Unit 305 Dining Room Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
26	3	Unit 305 Dining Room Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
26	4	Unit 305 Dining Room Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
26	5	Unit 305 Dining Room Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
27	1	Unit 305 Bath Ceiling	Drywall	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
27	2	Unit 305 Bath Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
27	3	Unit 305 Bath Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
27	4	Unit 305 Bath Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
27	5	Unit 305 Bath Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
27	6	Unit 305 Bath Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
28	1	Unit 305 Bath Wall	Drywall	White Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
28	2	Unit 305 Bath Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
28	3	Unit 305 Bath Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
28	4	Unit 305 Bath Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
28	5	Unit 305 Bath Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
28	6	Unit 305 Bath Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
29	1	Unit 305 Bedroom Ceiling	Drywall	White Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
29	2	Unit 305 Bedroom Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
29	3	Unit 305 Bedroom Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
29	4	Unit 305 Bedroom Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	98%	Fiberglass	2%	Non-Detect	0%
29	5	Unit 305 Bedroom Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
30	1	Unit 201 Living Room Ceiling	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
30	2	Unit 201 Living Room Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
30	3	Unit 201 Living Room Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
30	4	Unit 201 Living Room Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
30	5	Unit 201 Living Room Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
30	6	Unit 201 Living Room Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
30	7	Unit 201 Living Room Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
31	1	Unit 201 Kitchen Ceiling	Drywall	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
31	2	Unit 201 Kitchen Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
31	3	Unit 201 Kitchen Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
32	1	Unit 201 Kitchen Wall	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%

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 (425) 471-9690
 Info@Vanguardenvironmentaltesting.com

Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
32	2	Unit 201 Kitchen Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
32	3	Unit 201 Kitchen Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
32	4	Unit 201 Kitchen Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
33	1	Unit 201 Dining Room Wall	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
33	2	Unit 201 Dining Room Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
33	3	Unit 201 Dining Room Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
33	4	Unit 201 Dining Room Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
33	5	Unit 201 Dining Room Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
33	6	Unit 201 Dining Room Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	98%	Fiberglass	2%	Non-Detect	0%
33	7	Unit 201 Dining Room Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
34	1	Unit 201 Bath Ceiling	Drywall	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
34	2	Unit 201 Bath Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
34	3	Unit 201 Bath Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
35	1	Unit 201 Bath Wall	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
35	2	Unit 201 Bath Wall	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
35	3	Unit 201 Bath Wall	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
35	4	Unit 201 Bath Wall	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
35	5	Unit 201 Bath Wall	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
35	6	Unit 201 Bath Wall	Drywall	White Gypsum Board	Other (Gypsum Material)	95%	Fiberglass	5%	Non-Detect	0%
36	1	Unit 201 Bed Ceiling	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%
36	2	Unit 201 Bed Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
36	3	Unit 201 Bed Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
36	4	Unit 201 Bed Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
36	5	Unit 201 Bed Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
36	6	Unit 201 Bed Ceiling	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
37	1	Unit 201 Dining Ceiling	Drywall	Cream Paint	Other (Paint)	100%	Non-Detect	0%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
37	2	Unit 201 Dining Ceiling	Drywall	White Texture	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
37	3	Unit 201 Dining Ceiling	Drywall	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
37	4	Unit 201 Dining Ceiling	Drywall	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
37	5	Unit 201 Dining Ceiling	Drywall	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
37	6	Unit 201 Dining Ceiling	Drywall	Beige Gypsum Board	Other (Gypsum Material)	95%	Fiberglass	5%	Non-Detect	0%
38	1	Unit 205 Kitchen Ceiling	Drywall #1	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
38	2	Unit 205 Kitchen Ceiling	Drywall #1	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
38	3	Unit 205 Kitchen Ceiling	Drywall #1	White Joint Compound on Brown Paper	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
38	4	Unit 205 Kitchen Ceiling	Drywall #1	White Gypsum Board	Other (Gypsum Material)	95%	Fiberglass	5%	Non-Detect	0%
39	1	Unit 205 Kitchen Ceiling	Drywall #2	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
39	2	Unit 205 Kitchen Ceiling	Drywall #2	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
39	3	Unit 205 Kitchen Ceiling	Drywall #2	White Joint Compound	Other (Calcium Sulfate Material)	99%	Non-Detect	1%	Non-Detect	0%
39	4	Unit 205 Kitchen Ceiling	Drywall #2	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
39	5	Unit 205 Kitchen Ceiling	Drywall #2	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
40	1	Unit 205 Kitchen Ceiling	Drywall #3	Cream Paint with Texture	Other (Paint/ Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
40	2	Unit 205 Kitchen Ceiling	Drywall #3	White Tape	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
40	3	Unit 205 Kitchen Ceiling	Drywall #3	White Joint Compound	Other (Calcium Sulfate Material)	100%	Non-Detect	0%	Non-Detect	0%
40	4	Unit 205 Kitchen Ceiling	Drywall #3	Brown Paper	Other (Gypsum Material)	2%	Cellulose	98%	Non-Detect	0%
40	5	Unit 205 Kitchen Ceiling	Drywall #3	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%

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Woodinville, WA 98072

(425) 471-9690

Info@VanguardEnvironmentalTesting.com

TURN AROUND TIME:

Rush	<input type="checkbox"/>
24 Hr/Same Day	<input checked="" type="checkbox"/>
48 Hr/Next Day	<input type="checkbox"/>

CHAIN OF CUSTODY**PLM BULK SAMPLING**BULK Asbestos Test ☒ Point Count (400/1000): Tape:

Customer Name: Alpine Cleaning & Restoration Address: 1620 75th St SW, Everett, WA 98203 Phone: (425) 970-8205

Project Manager: Kevin Kaczka Project Manager Email: Kevin.kaczka@alpinecleaning.net Phone: (425) 760 3721

Project Number: ACR-Ballinger Commons Project Name: KCHA Ballinger Commons

Project Address: 2405 202nd Pl N, Bldg A Unit: 201, 205, 301, 302, 305 City: Shoreline State/ Zip: WA 98133

Number of Samples: 40

SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)	SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)
1	Unit 302 Living Room Ceiling	Drywall	16	Unit 301 Bath Wall	Mastic Behind Covebase
2	Unit 302 Dining Room Ceiling	Drywall #1	17	Unit 301 Bath Floor	Vinyl Layer 1
3	Unit 302 Dining Room Ceiling	Drywall #2	18	Unit 301 Bath Floor	Vinyl Layer 2
4	Unit 301 Living Room Wall	Drywall	19	Unit 301 Bath Floor	Vinyl Layer 3
5	Unit 301 Living/ Entry Ceiling	Drywall	20	Unit 301 Bath Floor	Vinyl Layer 4
6	Unit 301 Ceiling	Insulation	21	Building A. Roof	Roofing Material
7	Unit 301 Kitchen Wall	Drywall	22	Unit 305 Living Room	Drywall
8	Unit 301 Kitchen Ceiling	Drywall	23	Unit 305 Kitchen Lid	Drywall with Joint Compound
9	Unit 301 Kitchen Floor	Vinyl Layer 1	24	Unit 305 Laundry/ Dining Wall	Drywall
10	Unit 301 Kitchen Floor	Vinyl Layer 2	25	Unit 305 Dining Room Ceiling	Drywall
11	Unit 301 Kitchen Floor	Vinyl Layer 3	26	Unit 305 Dining Room Wall	Drywall
12	Unit 301 Kitchen Floor	Vinyl Layer 4	27	Unit 305 Bath Ceiling	Drywall
13	Unit 301 Dining Room Wall	Drywall	28	Unit 305 Bath Wall	Drywall
14	Unit 301 Bath Wall	Drywall	29	Unit 305 Bedroom Ceiling	Drywall
15	Unit 301 Bedroom Ceiling	Drywall	30	Unit 201 Living Room Ceiling	Drywall

	Print Name	Signature	Company Name	Date	Time
Sampled			Vanguard Environmental Testing		
Relinquished			Vanguard Environmental Testing		
Delivered			Vanguard Environmental Testing		
Received	Cass Rogers		Vanguard Environmental Testing	7.16.24	16:00
Analyzed	Cass Rogers		Vanguard Environmental Testing	7.17.24	10:42
Reported	Cass Rogers		Vanguard Environmental Testing	7.17.24	14:13

How would you like to be notified?

Email Phone **For Lab Use ONLY: Condition of Samples**

Good:	Damaged:	Severe Damage:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vanguard Environmental Testing guarantees the test results provided are of a precision normal with the type of methods recognized in asbestos analysis.

Vanguard Environmental Testing accepts no legal responsibility for the purpose for which the client uses the test results. By signing on this Chain of Custody form the client agrees to relieve Vanguard Environmental Testing of any and all liability that may arise from the test results.



Vanguard Environmental Testing

15620 NE Woodinville-Duvall Pl. Suite #6.

Woodinville, WA 98072

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TURN AROUND TIME:	
Rush	<input type="checkbox"/>
24 Hr/Same Day	<input checked="" type="checkbox"/>
48 Hr/Next Day	<input type="checkbox"/>

CHAIN OF CUSTODY

PLM BULK SAMPLING

BULK Asbestos Test ☒ Point Count (400/1000): ☐ Tape: ☐

Customer Name: Alpine Cleaning & Restoration Address: 1620 75th St SW, Everett, WA 98203 Phone: (425) 970-8205

Project Manager: Kevin Kaczka Project Manager Email: Kevin.kaczka@alpinecleaning.net Phone: (425) 760 3721

Project Number: ACR-Ballinger Commons Project Name: KCHA Ballinger Commons

Project Address: 2405 202nd Pl N, Bldg A Unit: 201, 205, 301, 302, 305 City: Shoreline State/ Zip: WA 98133

Number of Samples: 40

SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)	SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)
31	Unit 201 Kitchen Ceiling	Drywall	46		
32	Unit 201 Kitchen Wall	Drywall	47		
33	Unit 201 Dining Room Wall	Drywall	48		
34	Unit 201 Bath Ceiling	Drywall	49		
35	Unit 201 Bath Wall	Drywall	50		
36	Unit 201 Bed Ceiling	Drywall	51		
37	Unit 201 Dining Ceiling	Drywall	52		
38	Unit 205 Kitchen Ceiling	Drywall #1	53		
39	Unit 205 Kitchen Ceiling	Drywall #2	54		
40	Unit 205 Kitchen Ceiling	Drywall #3	55		
41			56		
42			57		
43			58		
44			59		
45			60		

	Print Name	Signature	Company Name	Date	Time
Sampled			Vanguard Environmental Testing		
Relinquished			Vanguard Environmental Testing		
Delivered			Vanguard Environmental Testing		
Received	Cass Rogers		Vanguard Environmental Testing	7-16-24	16:00
Analyzed	Cass Rogers		Vanguard Environmental Testing	7-17-24	10:42
Reported	Cass Rogers		Vanguard Environmental Testing	7-17-24	14:13

How would you like to be notified?

Email Phone

For Lab Use ONLY: Condition of Samples

Good: <input checked="" type="checkbox"/>	Damaged: <input type="checkbox"/>	Severe Damage: <input type="checkbox"/>
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Vanguard Environmental Testing guarantees the test results provided are of a precision normal with the type of methods recognized in asbestos analysis.

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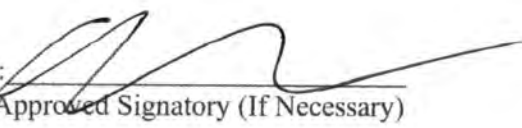
Analyzation of Asbestos in Bulk Materials by EPA 600/R-93/116 and App. E to Sub. E of 40 CFR Part 763 Methods Using Polarized Light Microscopy & 40 CFR Appendix E to Subpart E of Part 763, Interim Method of Determination of Asbestos in Bulk Insulation Samples


Amount of Asbestos Found	Range of Visual Estimation	Point Count Required for Validation of Results
*Trace Amounts	.01% to 2%	Required
1%	.5% to 3%	Required
2%	1% to 4%	Suggested
3%	2% to 5%	Not Required but Suggested
4%	3% to 6 %	Not Required
5%	4% to 7%	Not Required

Attn: Kevin Kaczka
Alpine Cleaning & Restoration
1620 75th St SW, Everett, WA 98203
Project: ACR-Ballinger Commons- Unit A306
KCHA Ballinger Commons
2405 202nd Pl N, Bldg A Unit 306, Shoreline, WA 98133

Office Phone: (425) 471-9690
Date Received: 7/18/2024
Date Analyzed: 7/19/2024
Date Reported: 7/19/2024
Samples Received: 3
Samples Analyzed: 3

Analyzed By: 
Cassandra Rogers

Approved By: 
Approved Signatory (If Necessary)

Reported By: 
Alex Harris

Turn Around Time: _____

Sample Analyzation Report

Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
1	1	D-1	Drywall	Brown Paper	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
1	2	D-1	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%

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Seq #	Layer	Client ID	Sample Description	Layer Description	Non-Fibrous Material Type	%	Non-Asbestos Fiber Type	%	Asbestos Fiber Type	%
2	1	D-2	Drywall	Brown Paper	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
2	2	D-2	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%
3	1	D-3	Drywall	Brown Paper	Other (Calcium Sulfate Material)	2%	Cellulose	98%	Non-Detect	0%
3	2	D-3	Drywall	White Gypsum Board	Other (Gypsum Material)	97%	Fiberglass	3%	Non-Detect	0%

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Woodinville, WA 98072

(425) 471-9690

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TURN AROUND TIME:	
Rush	<input type="checkbox"/>
24 Hr/Same Day	<input checked="" type="checkbox"/>
48 Hr/Next Day	<input type="checkbox"/>

CHAIN OF CUSTODY

PLM BULK SAMPLING

BULK Asbestos Test ☒ Point Count (400/1000): ☐ Tape: ☐

Customer Name: Alpine Cleaning & Restoration Address: 1620 75th St SW, Everett, WA 98203 Phone: (425) 970-8205


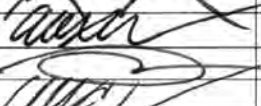
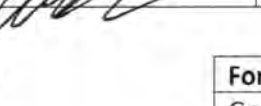

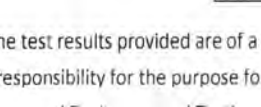

Project Manager: Kevin K Project Manager Email: Phone:

Project Number: Project Name: KCHA Ballinger Commons A306

Project Address 2405 202nd P/N Unit: A306 City: Shoreline State/Zip: 98133

Number of Samples 3

SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)	SEQ#	Sample Location E.g. (Kitchen wall/Floor)	Sample Description E.g. (Vinyl, Drywall, Insulation)
1	D-1	Drywall Ceiling	16		
2	D-2		17		
3	D-3		18		
4			19		
5			20		
6			21		
7			22		
8			23		
9			24		
10			25		
11			26		
12			27		
13			28		
14			29		
15			30		

	Print Name	Signature	Company Name	Date	Time
Sampled	Kevin K		Alpine Cleaning & Restoration	7/18/24	145pm
Relinquished	Kevin K		Alpine Cleaning & Restoration	7/18/24	330pm
Delivered	Alpine		Alpine Cleaning & Restoration	7/18/24	21:00
Received	Cass Rogers		Vanguard Environmental Testing	7-19-24	11:31
Analyzed	Alpine		Vanguard Environmental Testing	7/19/2024	15:26
Reported	Alpine		Vanguard Environmental Testing		

How would you like to be notified?

Email ☒ Phone ☐

For Lab Use ONLY: Condition of Samples

Good: Damaged: Severe Damage:

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