

PROJECT MANUAL

PROJECT NAME AND LOCATION:

**Structural Renovations of Interior
Hampton Greens Apartments – Building CC**

Contract Number: DW2402531

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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, structural repairs to foundation, interior floors, second floor landing and stairs, and replacement of damaged structural members and envelope members, and other tasks as described in the bid documents.

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: July 31, 2025 at 1:00 P.M.
Jobsite Address: Hampton Greens, 4747 148th Ave NE, Bellevue, WA 98007.
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. Bidders must have a current certificate of registration as a contractor for the last three years under the same name and have completed the required L&I training.
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: **11:00 A.M.**
Date: **August 21, 2025**

Address: King County Housing Authority, **600** Andover Park West, Tukwila, WA 98188
Submittal Process: * Sealed Envelope marked as "**Bid Documents: Hampton Greens Structural**" (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 Performance and Payment 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.

CONTACT PERSON: Michelle Jackson at MichelleJ@kcha.org

ADDITIONAL COMMENTS: The bid opening will be located at the 600 building - do not go to the 700 building.

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SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Structural Renovations of Interior

1. Project Location: Hampton Greens, 4747 148th Avenue NE, Bellevue, WA 98007
 - a. Building CC

B. The Work consists of, but is not limited to:

1. Good faith asbestos inspection(s) and testing to comply with RCW 49.26.013 as required to achieve scope of work.
2. The repair and structural renovations at the foundation at the corner of the building and below the living room and in the crawl space, the framing of floor structures, reframing of the sliding glass door opening, removal and replacement of sliding glass door, removal and replacement of existing exterior deck framing to match existing in size and foot print but now with proper slope away from building, application of new membrane deck coating, installation of deck surround and railing to match existing, restoration of all siding/trim and other exterior finishes affected by the structural work. Demo and replacement of walkway from parking lot to unit 202 entry door. Demo/repair of the stairway to second floor that is next to unit 202's entry door. R&R of unit 202's entry door and threshold. The fireplace will be decommissioned and properly capped off with a fully soldered custom metal cap as well as insulated fire blocking. Installation of heat generating electrical insert for fireplace.
3. The contractor will coordinate and help facilitate the installation of pin-piles to shore up the concrete foundation. The installation of piles will be by Pile King under a separate contract with KCHA and a special inspector to oversee the installation and ensure the building is safe for re-entry.
4. The contractor to ensure work area is in proper condition to have pin-piles installed. This would include by not limited to:
 - a. Demolition of any structure or façade that could impair the installation.
 - b. Removal and management of any waste or material storage that could impair the installation.
 - c. Readily available to shut off water or power if needed.
 - d. Additional on-site support required for proper installation of pin piles.
5. Fireplaces
 - a. Removal of existing fireplace insert (if present)
 - b. Rockwool insulation in chimney stack.
 - c. Removal of chimney cap.
 - d. Cut back chimney stack as necessary to install new blank cap.
 - e. Provide electrical fireplace insert and powder coated surround.
6. Unit Ventilation
 - a. Removal of existing kitchen fan, bath fan and heat lamp. Switches and attic ducting.
 - b. Supply and installation of new kitchen and bath fans and switches.
 - c. Connection to existing duct.

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C. Scope of Work.

1. Replace the gutters and downspouts and make sure they capture all the rainwater runoff from the building.
2. Make sure all grades are sloped away from the building for the entire perimeter of the structure.
3. Inspect/clean all tight line drain lines to make sure they are functioning properly. Confirm tight lines are intact to the point of drainage.
4. If there is no exit point for the interior flex drainpipe in the crawl, create one and connect it to the existing tight lines. You may need to do a core drill through the foundation to route the pipe to exit the crawlspace.
5. Bid is to assume demo and replacement of only the living room floor. This area will be from the sliding door back towards the interior of the apartment where there is clearly a break point in the sinking floor.
6. On the outside, shore up the upper deck to stabilize it temporarily, and block access to the upper unit's deck.
7. Remove the sliding door, remove filling material of exterior deck down to the top of the footing to allow for inspection and access of the foundation wall.
8. Remove the privacy wall siding at the patio enclosure.
9. Secure the building with plywood over the sliding door opening, put up safety barriers on the interior around the floor opening.
10. Ensure existing utilities are located prior to any excavation activities.
11. Raise the corner of the building to the original level with shoring and house jacks. It appears to have settled 3-4 inches in about 10 feet. This affects both the lower and upper units as well as the exterior walking deck that has a liquid applied membrane and is flashed to the building. Contractor will document any damage created due to the lifting of the foundation and submit documentation and a COR for the repairs.
12. Reframe joists and beams as designed and install new sub-floor. New connections between wood framing and foundation will be required.
13. Finish all subflooring and prepare the sliding door opening for re-installation. Remove temporary shoring when the building has been secured at the corrected level.
14. Install new gypcrete to level of existing floors.
15. Install a new pan and flashing and the sliding door, as well as exterior siding and trim.
16. Repair all GWB where it has cracked, replace any damaged areas, and trace back into the affected areas on both levels of the building.
17. Install new finished flooring.
18. Paint and patch exterior as required due to performance of contracted scope.
19. On the exterior, ensure waterproof seal around and beneath the area of the sliding door.
20. Excavate the entire perimeter of building to bottom of foundation. Exercise caution when digging around downspout tightlines, irrigation lines and other existing utilities.
21. Apply waterproof membrane to foundation.

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22. French Drain around perimeter of building.
23. Back fill and compact the patio area to prep for new concrete slab.
24. Pour and finish exterior deck and install a new membrane on concrete slab at the patio.
25. Reframe and side the privacy screening at the decks.
26. Install new Panasonic WhisperTone bathroom fans at Units 202, 103, and 104.
27. Ensure all venting has an unobstructed path and all ducts are properly sized and secure. Exterior louvers will need to be replaced.
28. Demo chimney to stack to roof line, allowing enough to remain for proper installation of new blank metal cap.
29. Install Rockwool insulated blocking in chimney stacks.

D. See 04-Hampton Greens Building CC Plans for details.

1.2 WORK SEQUENCE

- A. The Work shall be completed in 100 calendar days from the date of Notice to Proceed.
- B. The contractor will submit a written schedule outlining dates and duration of the job, including:
 1. Construction start date.
 2. Schedule for work in each location and scope
 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 \$250.

1.4 WORK RESTRICTIONS

A. USE OF THE PREMISES

1. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.
 - a. Owner Occupancy: Allow for resident occupancy of site. The owner will occupy the site and existing building during the entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
 - b. 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.
2. 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.

B. OCCUPANCY REQUIREMENTS

1. Full Owner Occupancy: Owner and tenants will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to

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2. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics and warning signs to inform personnel and the public of the hazard being protected against.
3. Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.
4. Four parking spaces shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

1.5 PERMITS

- A. Owner has secured the Building Permit. Contractor is responsible for obtaining and paying for all other necessary permits and for the coordination of all required inspections.

1.6 UNIT PRICES

- A. Unit prices are an amount stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the adjustment to the Contract Sum.
- B. Unit prices include necessary material, plus cost for delivery, preparations, excavation, compaction, demolition, installation, disposal, insurance, and direct and indirect costs associated with the Unit Price item.
- C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.
- D. Unit Price List
 1. Unit Price No. 1 – Demolition of Floor Sheathing and Floor Joist
 - a. Unit of measure – Square foot.
 - b. The base bid includes replacement of the living room floor joist. The sheathing was removed prior to this contract during an investigation.
 - c. If, on inspection, the quantity of floor sheathing to be removed is increased due to damage or rot, the Unit Price will be used for additional work and Change Order.
 2. Unit Price No. 2 – Framing of Floor Joist and Mud Sill
 - a. Unit of measure – Linear foot.
 - b. The base bid includes replacement of floor joist in living at exposed area between the SGD and the Kitchen.
 - c. In the event that further floor joist and/or mud sill are required to be replaced, the Unit Price will be used as an additive.

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3. Unit Price No. 3 – Framing of Wall Studs
 - a. Unit of measure – Square foot.
 - b. The base bid does not include framing of walls outside of that which is necessary for installation of SGD and Window.
 - c. In the event that further framing repairs for the walls are required the Unit Price will be used as an additive.
4. Unit Price No. 4 – Sub-Floor Sheathing
 - a. Unit of measure – Square foot.
 - b. The base bid includes the installation of floor sheathing in the area removed during investigation. This includes only the living room, from the SGD to the kitchen.
 - c. In the event that further installation of floor sheathing is required the Unit Price will be used as an additive.
5. Unit Price No. 5 – Removal and Replacement of SGD
 - a. Unit of measure – Each.
 - b. The base bid includes the replacement of a single SGD in unit 202.
 - c. Any existing SGD's, Windows or doors that are damaged and/or not operational must be documented and submitted to KCHA. If it is deemed necessary to replace SGD or Window, Contractor shall submit a COR.
 - d. In the event that additional SGD's or Windows are damaged due to lifting the foundation, the Unit Price will be used as an additive.
6. Unit Price No. 6 – Demolition and Repairs of Roofing
 - a. Unit of measure – Square Foot
 - b. The base bid includes replacement and/or repairs of roofing around chimney stack in order to remove chimney.
 - c. In the event that additional roofing repairs are required due to lifting the foundation, Contractor shall document damage and submit a COR for the repairs.
7. Unit Price No. 7 – Exterior Painting of Siding and Trim
 - a. Unit of measure – SF.
 - b. The base bid includes spot painting of the exterior as necessary for repairs in base bid scope of work.
 - c. In the event that additional painting is required due to increased scope, the Unit Price will be used as an additive.

1.7 CONTRACT MODIFICATION PROCEDURES

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
- B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change.

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- C. Construction Change Directive: Owner may issue a Construction Change Directive instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
- D. Documentation: Maintain detailed records required for a change order to be approved and provide evidence of the following:
 - 1. Wage Rates
 - 2. Hours worked for each trade.
 - 3. Materials
 - 4. Equipment
- E. Do not perform change order Work without approval of the Owner. Work performed without approval will not be compensated.

1.8 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.
- 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 proceeded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a line.
- E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

1.9 PROJECT MEETINGS

- A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to the Owner, but no later than 7 days after execution of the Agreement.
- B. Progress Meetings: Conduct progress meetings at weekly intervals.

1.10 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

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Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.

- C. Submittal package showing all materials to be used on-site. Included in material submittal should be manufacturer's installation instructions, SDS, specifications and shop drawings as required. Submittals to be approved by architect prior to installation.

1.11 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 service will not be permitted.
- 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.

1.12 SUBSTITUTIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
- B. Substitution requests may be submitted and shall include:
 - 1. Shop drawings showing dimensions.
 - 2. Product Data, including descriptions of products and fabrication and installation procedures.
 - 3. Data showing how product meets the specifications.

1.13 CONSTRUCTION WASTE MANAGEMENT

- 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.
- B. Performance Requirements
 - 1. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.
- C. Removal of Construction Waste Management
 - 1. Remove CDL waste materials from the project site on a regular basis. Do not allow CDL waste to accumulate on-site.
 - 2. Transport CDL waste materials off Owner's property and legally dispose of them.
 - 3. Burning of CDL waste is not permitted.

1.14 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.

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1.15 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 and all vapor barrier items are re-installed per manufacturer's requirements.

1.16 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 at each building, 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.
- B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from final completion.
- C. Provide complete AS Built package detailing the manner and condition of materials installed. To include but not limited to; shop drawings of structural items installed and connection components. List of materials installed and their OM documents.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

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SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes demolition, and removal and replacement.
 - 1. Selected portions of a building or structure to be demolished include but are not limited to:
 - a. Foundation, structural framing, subfloor, and any interior finishes damaged by the work.
 - b. Exterior siding, trim and porch structures and decks.
 - c. Remove sliding glass door.
 - d. Concrete sidewalks and patios.
 - e. Breezeway deck structure and waterproof membrane.
 - f. Railings, stair stringers, stair treads and landings.
 - g. Crawlspace insulation, vapor barrier and drainage pipe.
 - h. Excavation at exterior foundation walls down to footings.
Remove all soil around building to leave minimum 6” clearance from siding, finish-grade soils to direct water away from the building.
 - i. All other items necessary to perform the specified work.

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 the building immediately adjacent to the 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.
 - 2. If Contractor comes across materials that are suspected of containing hazardous materials, do not disturb and immediately notify Owner. Hazardous materials will be removed by Owner under a separate contract.
- D. Storage or sale of removed items or materials on-site will not be permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

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PART 2 - PRODUCTS

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 General Summary, section 1.11, Substitutions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Document existing conditions as the selective demolition progresses and prior to repairs and cover.

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 paths 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.
- B. Removed and Reinstalled Items: Remove and re-install items as soon as possible to prevent unsafe conditions.
 - 1. Entry lights should be functional at all times.

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3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 01732

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SECTION 07462 - FIBER CEMENT SIDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Fiber Cement Siding including Panels, Trim, Flashing, Accessories.
- B. Trim: Vertical, Horizontal, Window/Door, Soffits, Fascia, Barge and Accessories.

1.2 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods, including nailing patterns.
- B. Siding manufacturer's requirements for vapor retarders, primer, paint, etc.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Provide an installer with not less than three years of experience with products similar to those specified.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturers' instructions to avoid damage to products.
- B. Store products off the ground, on a flat surface, and under a roof or separate waterproof covering.
 - 1. Stacking materials may result in damage to products or finish.

1.5 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.6 WARRANTY

- A. Provide manufacturer's 50-year limited siding warranty.
- B. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.
- C. Workmanship Warranty: Application warranty for 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. James Hardie Hardie Panel HZ10 Multi-Family Fiber Cement Panel Siding & Trim.

2.2 FIBER CEMENT PANEL SIDING

- A. Hardie Panel Siding, smooth surface, factory primed for field finishing. Reveals formed with Fry Reglet "T-piece" and 1/2" gap to adjacent panel. Corners using Fry Reglet "Outside Corner" shapes. Straight edge panels 48" long by 96" high and 5/16" thick. See drawings for locations. Exposed screws, as approved by manufacturer. Provide mock-up of panel installation. Align screws horizontally and vertically as approved by Owner/Architect after mock-up review.

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B. ACCESSORIES

C. Fasteners: Double dipped galvanized steel or stainless steel; length as required to penetrate minimum 1-1/4 inch. Fasteners as recommended by Manufacturer for wind speed and exposure category based on ICC Evaluation Service, Inc. (ICC-ES) Report HB.

1) Screws: Exposed fasteners, SFS Torx, 1.5", #10 or 12 self-tapping, stainless steel with a 0.472" dia. head.

2) Galvanized Nails: James Hardie proprietary unobtrusive finishing nail, of size (depth of penetration) and strength to securely and rigidly retain the work and as required by the siding manufacturer in printed instructions.

D. Building Paper: DuPont Tyvek DrainWrap.

E. Seam Tape (Flashing tape): 3- inch wide, DuPont Tyvek Tape as distributed by DuPont Building Innovations.

2.3 FINISHES

A. Factory Primer: Provide factory applied universal primer.

1. Primer: Factory applied.

B. Topcoat: - Refer to Section 09911. Finish Paint: As specified in Section 09911.

PART 3 - EXECUTION

3.1 DEMOLITION

A. General: Demolish and dispose off site 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.

B. Removed, store and reinstalled all items not identified for replacement.

3.2 EXAMINATION

A. Do not begin installation until substrates have been properly prepared, examined and approved for coverage.

3.3 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Install moisture barrier with penetration and junction flashing and sealed.

1. Use self-adhesive flashing tape to secure joint and laps.

2. Lap barrier over flashing and tape securely.

3. Tape all penetrations.

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3.4 INSTALLATION – PANEL SIDING

- A. Install materials in strict accordance with manufacturer's installation instructions and recommendations.
- B. Follow manufacturer recommended installations. See 03-HZ10 Hardie Panel Installation and 04-Carriage House BID SET 230419 for details on weatherization measures and siding installation details.
- C. Maintain clearance between siding and adjacent finished grade.
- D. Remove soils and organic debris to provide minimum 6" clearance to bottom of siding.
- E. Locate all vertical joints at stud locations and with solid backing.

3.5 INSTALLATION - TRIM

- A. Install all trim true and straight with no distortions. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
- B. Install trim in longest lengths possible.
- C. Corner boards shall be in one single piece.
- D. Clean trim on exposed and semi exposed surfaces and leave ready for paint.

3.6 ACCESSORIES

- A. Install moisture barrier and lap over flashing and tape.
 - 1. Tape all joints and seal around penetrations.
- B. Install trim materials as indicated.
- C. Set all nails in trim boards and siding as per manufacturer's instructions.
- D. Caulk siding joints in strict accordance with manufacturer's installation instructions.

3.7 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 07462

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC**

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SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Formed roof drainage system.
 - 2. Sheet metal flashing.

1.2 SUBMITTALS

- A. Product Data: For each product indicated.

1.3 QUALITY ASSURANCE

- A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.

PART 2 - PRODUCTS

2.1 ROOF DRAINAGE SHEET METAL FABRICATIONS

- A. Hanging Gutters: Gutter to remain
- B. Downspouts: Standard 2" x 4" rectangular downspouts complete with front and side elbows.
- C. Remove downspouts to install siding and reinstall. Repair and/or replace any damaged parts.
 - 1. Fabricate downspouts from: 0.027-inch thick aluminum with baked on finish (Owner to select color from standard range).
- D. Sealant: Geocell 2000 or approved equal.

2.2 FLASHING

- A. 26 gauge min. zinc galvanized complying with ASTM A-93 coating not less than 1.50-ounce zinc coating per sq. ft. (total for both sides), with pre-painted finishes on both sides. ("Kynar" bronze color each side).
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item.
 - 1. Minimum pre-primed 26 gauge hot-dipped galvanized steel sheet, or aluminum.
 - a. Include folded hem on all exposed flashing.
 - 2. Window and door flashing.
 - 3. Bellyband and blocking flashing.
 - 4. Joint flashing plate.
 - 5. Fasteners: Hot-dipped galvanized or stainless steel as required to penetrate minimum 1-1/4 inch into solid backing.

SPECIFICATIONS

**Hampton Greens Apartments
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PART 3 - EXECUTION

3.1 ROOF DRAINAGE SYSTEM INSTALLATION

- A. General: The building has new gutters and downspouts that are connected to the existing tight line drain system. Maintain and restore all roof drainage system components to original conditions when work is complete according to SMACNA recommendations.
- B. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide hex head screws to securely strap to building and downspouts; locate fasteners at top and bottom and at approximately 60-inches o.c. in between.
 - 1. Provide elbows at base of downspout to direct water away from building if no site drainage is present.
 - 2. Connect downspouts to underground drainage system if available.

3.2 FLASHING INSTALLATION

- A. General: Install sheet metal roof flashing and trim to comply with performance requirements and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.

END OF SECTION 07620

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC

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SECTION 09911 - EXTERIOR PAINTS AND COATINGS

PART 4 - GENERAL

4.1 SECTION INCLUDES

- A. Surface preparation and field painting of exposed exterior items and surfaces.
 - 1. Wood
 - a. Deck framing, handrails
 - b. Vertical wood trim.
 - c. Any previously painted wood
 - 2. Fiber Cement Siding & Trim
 - 3. Entry Doors
 - 4. Metal
 - a. Handrails
 - b. Entry Unit Doors
 - c. All previously painted metal
 - 5. Deck Coatings
 - a. Coatings for all decks
 - 6. Excluded
 - a. Vinyl Windows
 - b. Unpainted Foundations

4.2 REFERENCES

- A. ASTM D 16 - Standard Terminology Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D 3359 - Standard Test Methods for Measuring Adhesion by Tape Test.
- C. ASTM D 1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films.
- D. ASTM E-96 - Standard Test Methods for Water Vapor Transmission of Materials.
- E. SSPC, The Society for Protective Coatings - Web Site <http://www.sspc.org>:
 - 1. SSPC-SP1 Solvent Cleaning.
 - 2. SSPC-SP2 Hand Tool Cleaning.
 - 3. SSPC-SP3 Power Tool Cleaning.
 - 4. SSPC-SP7 Brush-Off Blast Cleaning.
- F. PDCA Paint and Decorating Contractors of America - Web Site <http://www.pdca.org>:
 - 1. PDCA Standards P1 through P15

4.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC

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2. Storage and handling requirements and recommendations.

3. Installation methods.

B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.

C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

4.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.

B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years demonstrated experience in installing finishes and coatings of the same type and scope as specified.

C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.

1. Finish areas designated by Owner.

2. Finish two exterior doors for adhesion test purposes.

3. Do not proceed with remaining work until workmanship, color, and sheen are approved by Owner.

4. Refinish mock-up area as required to produce acceptable work.

5. Provide up to three color change mockups.

4.5 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

C. Take special safety precautions against hazards from toxic and flammable materials.

D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.

E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

4.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

B. Post "WET PAINT" signs during application and curing of all coatings that may be accessed by other trades or the public.

C. Post "NO SMOKING" signs during application and curing of solvent-based materials.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC**

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4.7 COORDINATION

- A. Coordinate Work with other operations and installation of finished materials to avoid damage to installed materials.
- B. Do not apply coating materials until moisture or dust-producing work or other appearance or performance impairing construction activities have been completed.

4.8 WARRANTY

- A. At project closeout, provide to Owner an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
 - 1. Include final written approval from paint manufacturer's representative that the product has been applied in accordance with the manufacturer's instructions as required to obtain manufacturer's standard limited warranty.

PART 5 - PRODUCTS

5.1 MATERIALS

- A. Materials selected for coating systems for each type of surface shall be the product of a single manufacturer.
- B. Do not thin finish coats without the manufacturer's approval.
- C. Unsuitability of specified products: Claims concerning the unsuitability of any material specified or inability to satisfactorily produce the work will not be entertained, unless such claim is made in writing to Owner before work is started.
- D. The number of coats scheduled is minimum. Apply additional coats at no additional cost if necessary to completely hide base materials, produce uniform color, and provide satisfactory finishing result.

5.2 PAINT MANUFACTURERS

- A. Acceptable Manufacturer: Base Bid Specifications (See 03-Cascadian Exterior Paint Spec)
- B. The Sherwin-Williams Company
 - 1. Representative – Andrew Dickson
Phone: 253-258-1560
Email: andrew.dickson@sherwin.com
- C. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
- D. 1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

5.3 DECK COATING

- A. Armorthane – ArmorThane STS-300
- B. Rhino Lining – Rhino Lining TuffGrip
- C. Include primer as recommended by the manufacturer selected.

SPECIFICATIONS

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Structural Renovations – Building CC**

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PART 6 - EXECUTION

6.1 EXAMINATION

- A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work as included in Article 3.2 "Preparation ". Notify Owner in writing of any defects or conditions which will prevent a satisfactory installation.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may effect proper application.
- C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows;
 - 1. Concrete: 12 percent
 - 2. Portland Cement Plaster and Stucco: 12 percent
 - 3. Masonry (Clay and CMU): 12 percent
 - 4. Wood: 15 percent
 - 5. Gypsum Board: 12 percent
- D. Portland Cement Plaster Substrates: Verify that plaster is fully cured.
- E. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- F. Proceed with surface preparation and coating application only after unsatisfactory conditions have been corrected.
 - 1. Application of coating is construed as acceptance of surfaces and conditions.

6.2 PREPARATION

- A. Clean surfaces thoroughly prior to coating application.
- B. Masking: All masking over windows in occupied units shall be removed at the end of each workday.
- C. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- D. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- E. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturers.
- F. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- G. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, fabric canopies, and other items not indicated to receive coatings.
- H. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- I. Protect adjacent surfaces not indicated to receive coatings.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC**

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- J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

6.3 SURFACE PREPARATION

- A. All surfaces to be painted shall be pressure washed.
- B. Mildew
 - 1. A solution of 1-part Jomax house cleaner and mildew killer concentrate and 1 part water will be applied by a low-pressure system such as:
 - a. Gallon pressure sprayer
 - b. Juice box
 - c. Very low-pressure airless sprayer with little or no “bounce back”.
 - 2. All surfaces will be wetted with this mildewcide solution, not just the most easily accessible. Do not allow this solution to dry before rinsing thoroughly with clean water.
- C. Metal: Pressure wash and then sand, wire brush, or scrape as necessary to remove excess rust scale and loose/peeling paint not removed initial cleaning. Prime all bare metal as soon as possible after preparation.
- D. All other surfaces: Pressure wash and scrape to remove dirt contaminants, dust, and loose/peeling paint to provide a smooth surface for paint application. Hammer all protruding nail heads flush with surface before painting. Prime all bare wood areas before applying the finish coat. Caulk any open miters or cracks in surface.
- E. Any debris or chemical residue on windows due to power wash operation will be removed by thoroughly rinsing the windows and surrounding trim. Due care is to be exercised around window seals to prevent damage. Protect all vehicles, other surfaces or plants which will not be receiving paint, but which might be harmed by chemical exposure. Temporary coverings are normally the preferred method.
- F. All washed surfaces will have at least two days of continuous drying time (no rain). Surfaces to be painted must have no more than 13% moisture content before priming and painting commences. Washing one day and painting the next is not acceptable.
- G. The Owner's Representative and paint manufacturer's representative shall inspect preparation prior to the application of paint finishes. Contractor will rework surfaces not properly prepared to receive paint finishes to the satisfaction of the either.

6.4 APPLICATION - GENERAL

- A. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- B. Allow the manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying the next coat.
- C. Inspect each coat before applying the next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC	Contract Number: DW2402531 Page 22 of 23
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- D. Do not apply succeeding coat until Owner and paint manufacturer's representative has approved previous coat; only approved coats will be considered in determining number of coats applied.
- E. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
- F. Where coating application abuts other materials or other coating colors, terminate coating with a clean sharp termination line without coating overlap.
- G. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside top corner nearest to face of closed door.
- H. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.
- I. Disconnect downspouts from building during application to ensure adequate coverage of trim or siding. Re attach immediately after application.
- J. Exterior Doors
 - 1. Exterior doors shall be painted in groups that allow a single Owner provided staff member to monitor for security.
 - 2. Doors shall be painted open and shall include painting of the hinge side (do not paint hinges or labels).
 - 3. Remove the weatherstripping prior to painting doors to ensure that doors may be secure immediately after painting.
 - 4. Replace weatherstripping when dry.

6.5 DECK COATINGS

- A. Deck coatings shall be installed in accordance with the manufacturer's written instructions.
- B. Apply primer and topcoats as directed by the manufacturer's representative.
- C. Apply thickness as recommended for plywood decking.

6.6 CLEANING

- A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow them to dry.
- B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
- C. Reconnect equipment adjacent to surfaces indicated to receive coatings.
- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

6.7 PROTECTION

- A. Protect completed coating applications from damage by subsequent construction activities.
- B. Repair to Owner's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Owner's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC**

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6.8 PAINT SCHEDULE


- A. Finish surfaces in accordance with schedule. Catalog names and numbers refer to products as manufactured or distributed by the Behr Paint Company, Santa Ana, California 92705, except as otherwise specified by Architect.
- B. Provide paint finishes of even, uniform color, free from cloudy or mottled appearance. Properly correct non-complying work to satisfaction of Owner's representative and representative of the Behr Paint Company.
- C. Some colors, especially accent colors, may require multiple finish coats for adequate coverage and opacity.
- D. The specified number of primer and finish coats is minimum acceptable. If full coverage and opacity is not obtained with specified number of coats, apply additional coats as necessary to produce required finish.


6.9 COLORS


- A. Colors shall be selected from mockups and shall consist of a field color, trim color and door color.


END OF SECTION 09911


LEGEND


- SEWER MANHOLE


CATCH BASIN TYPE I


YARD DRAIN



STORM DRAIN CLEANOUT


YARD LIGHT


POWER METER


ROCKERY


EVERGREEN TREE


DECIDUOUS TREE
- FIR


DECIDUOUS


MAPLE

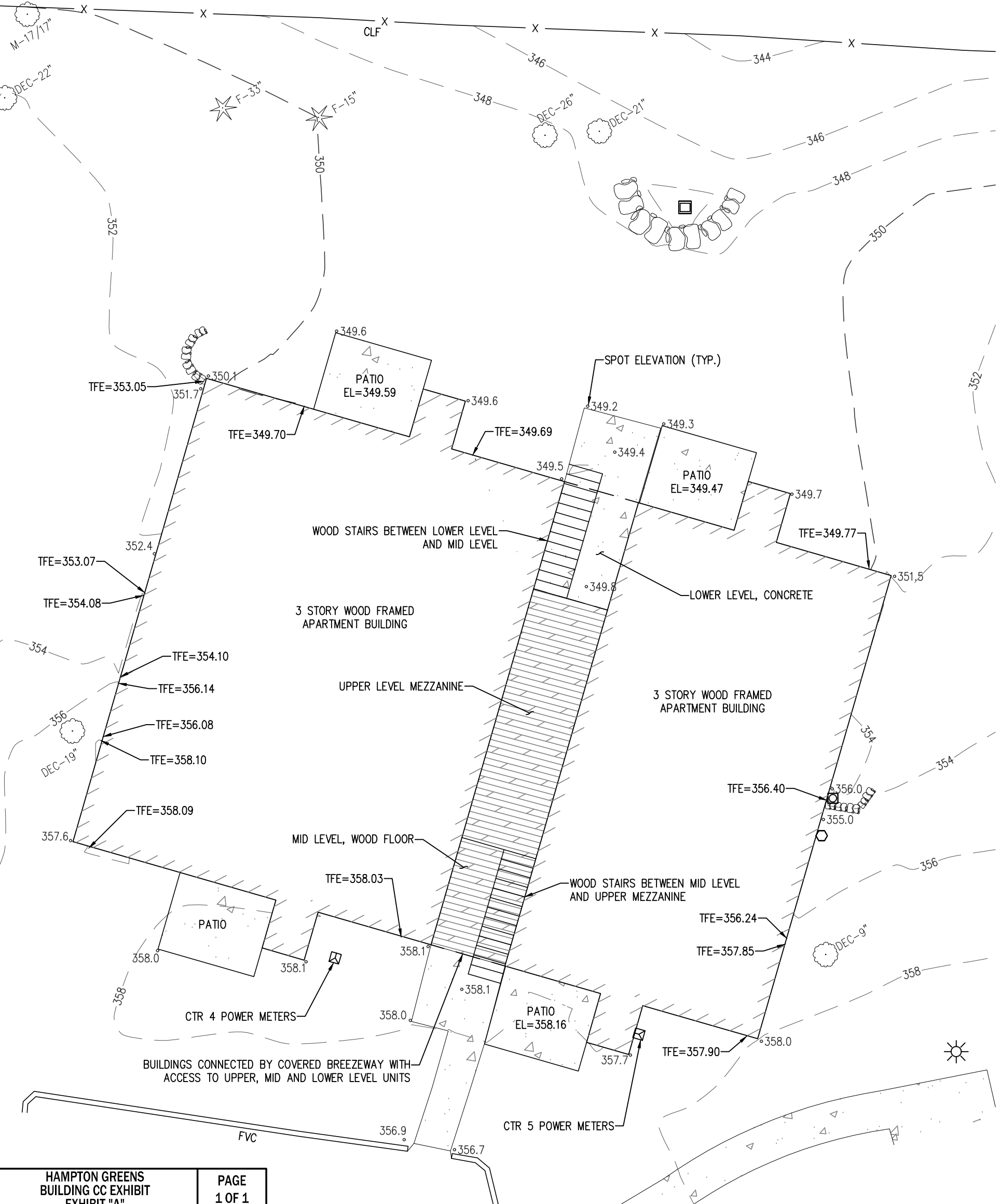
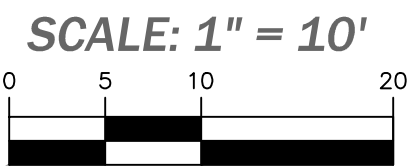
FVC

CLF

TFE

FENCE LINE

CONCRETE



HAMPTON GREENS APARTMENTS BUILDING CC FOUNDATION REPAIR

Bellevue, WA

Permit Correction Calculations



October 03, 2024

Multiple Simple Beam

Project File: hampton greens.ec6

LIC# : KW-06016108, Build:20.24.03.04

I.L. GROSS STRUCTURAL ENGINEERS

(c) ENERCALC INC 1983-2023

Description : Hampton Greens Floor Repair

Wood Beam Design : Floor Joists

Calculations per NDS 2018, IBC 2021, ASCE 7-16

BEAM Size : 2x12, Sawn, Fully Braced

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Beam self weight calculated and added to loads

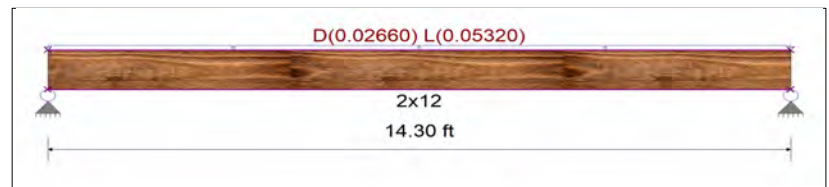
Unif Load: D = 0.020, L = 0.040 k/ft, Trib= 1.330 ft

Design Summary

Max fb/Fb Ratio = **0.899** : 1
 fb : Actual : 809.06 psi at 7.150 ft in Span # 1
 Fb : Allowable : 900.00 psi
 Load Comb : +D+L

Max fv/FvRatio = **0.257** : 1
 fv : Actual : 46.32 psi at 13.394 ft in Span # 1
 Fv : Allowable : 180.00 psi
 Load Comb : +D+L

Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	0.22		0.38				
Right Support	0.22		0.38				



Max Deflections

Transient Downward	0.177 in	Total Downward	0.277 in
Ratio	971	Ratio	619
LC: L Only		LC: +D+L	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Wood Beam Design : EX. (5) 2x12 BEAM

Calculations per NDS 2018, IBC 2021, ASCE 7-16

BEAM Size : 5-2x12, Sawn, Fully Braced

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Beam self weight calculated and added to loads

Unif Load: D = 0.020, L = 0.10 k/ft, Trib= 4.0 ft

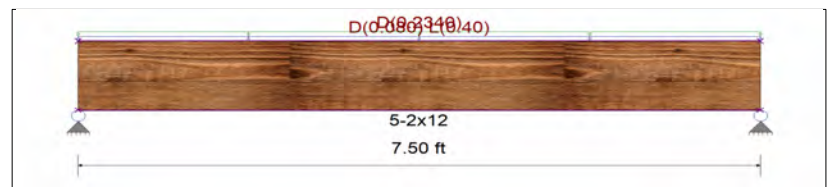
Unif Load: D = 0.2340 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.434** : 1
 fb : Actual : 390.55 psi at 3.750 ft in Span # 1
 Fb : Allowable : 900.00 psi
 Load Comb : +D+L

Max fv/FvRatio = **0.204** : 1
 fv : Actual : 36.78 psi at 0.000 ft in Span # 1
 Fv : Allowable : 180.00 psi
 Load Comb : +D+L

Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	1.25		1.50				
Right Support	1.25		1.50				



Max Deflections

Transient Downward	0.020 in	Total Downward	0.037 in
Ratio	4476	Ratio	2445
LC: L Only		LC: +D+L	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

REPLACE
CORRODED TOP
FLANGE HANGER
AS REQ'D

REPLACE
ROTTEN SILL PL
AS REQ'D

EX. STEM WALL

SIMPSON H2.5A
EA. JOIST

EXCAVATE GRADE AS
REQ'D TO INSTALL
LEDGER

4X8 FT. LEDGER
W/ 5/8" ϕ
ALL-THREAD
DRILL & EPOXY
4.5", TYP.

PIN PILE &
BUCKET PER
PILE SUPPLIER

EX. FTG., VERIFY



I.L. GROSS
STRUCTURAL
ENGINEERS

FLOOR REPAIR DETAIL

SHEET TITLE

HAMPTON GREENS

PROJECT

KCHA

CLIENT

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

SCALE

DESIGNED BY

VM

CHECKED

7/05/23

DATE

SR-2

SHEET

www.ilgross.com

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL NEW MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION FOR NEW SCOPE OF WORKS AREAS SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). EXISTING COMPONENTS AND STRUCTURAL SYSTEMS NOT RELATED TO THE NEW SCOPE OF WORK WERE NOT ANALYZED FOR CODE COMPLIANCE.
2. DESIGN LOADING CRITERIA
- | | |
|---|---------------------|
| ROOF LIVE LOAD (900L IRREDUCIBLE, NOT INCLUDING DRIFT)
FLOOR LIVE LOAD (RESIDENTIAL) | 25 PSF
40 PSF |
| DESIGN LOADING CRITERIA - DEAD LOADS
FLOOR DEAD LOAD (RESIDENTIAL FLOOR)
WOOD FRAMED WALL DEAD LOAD (INTERIOR/EXTERIOR) | 20 PSF
10/12 PSF |
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINES' DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS, UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ERECTION PLANS AND INSTALLATION OF SHORING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SHORING SUPPLIER. THE SHORING SHALL NOT BE SUPPORTING ON THE EXISTING STRUCTURE.
- CHANGES IN FIELD CONDITIONS DURING CONSTRUCTION WILL REQUIRE RE-EVALUATION BY THE CONTRACTOR AND THEIR SHORING INSTALLER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

INSPECTION

STRUCTURAL ELEMENTS	FREQUENCY OF INSPECTION	CODE REFERENCE
CONCRETE DRILLED AND EPOXYED BOLTS, RODS AND ANCHORS DRILLED AND EPOXYED REINFORCING	PERIODIC CONTINUOUS	IBC TABLE 1105.3 ITEM 4, ACI 318 11.8.2.4 IBC TABLE 1105.3 ITEM 4, ACI 318 11.8.2.4

SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 109, SECTION 1104, AND SECTION 1108 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

GEOTECHNICAL

11. FOUNDATION AND SLAB NOTES: SUB-GRADE PREPARATION INCLUDING DRAINAGE, BACKFILL, EXCAVATION DEPTHS, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER IN THE FIELD.

FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE SOILS ENGINEER WORKING WITH THE CONTRACTOR IN THE FIELD.

CONTRACTOR SHALL PROVIDE THE SOILS REPORT TO ALL RELATED SUBCONTRACTORS FOR BIDDING AND CONSTRUCTION PURPOSES. CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY REVIEW THE BELOW REFERENCED SOILS REPORT. EXCAVATION DEPTHS NOTED IN THE SOILS REPORT SHALL GOVERN OVER THE FOOTING DEPTHS SHOWN GRAPHICALLY ON THE STRUCTURAL DRAWINGS TO ACHIEVE THE ALLOWABLE BEARING PRESSURE REFERENCED BELOW.

CHANGE ORDERS WILL NOT BE ACCEPTED FOR EXCAVATIONS LESS THAN THE MINIMUM DEPTHS NOTED IN THE SOILS REPORT.

ALLOWABLE 2" DIAMETER DRIVEN PIPE FILE CAPACITY (COMPRESSION ONLY) 3 TONS + 6 KIPS

SOILS REPORT REFERENCE: NVS

12. DRIVEN PILING INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED DURING PLACEMENT. MAXIMUM PILE ECCENTRICITY SHALL BE 3" LATERALLY. PILE LENGTH INDICATED ON DRAWINGS IS ESTIMATED OR MINIMUM, AS NOTED. ACTUAL LENGTH SHALL BE DETERMINED IN FIELD BY SOILS ENGINEER. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILES.

DEMOLITION

13. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.

D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, THREADED BARS INTO THREADED EXPANSION INSERTS IN EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL OR VERTICAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

14. CONTRACTOR SHALL CHECK FOR DRY-ROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

STEEL

15. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE BASED ON THE AISC, "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY + 50 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A36, FY + 36 KSI, FOR PLATES. MISCELLANEOUS ROLLED SHAPES AND ALL-THREAD RODS, STEEL PIPE SHALL CONFORM TO ASTM A193, TYPE E OR S, GRADE B, FY + 35 KSI. STRUCTURAL TUBING (486 ROUND, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FY + 46 KSI FOR RECTANGULAR/SQUARE SECTIONS AND GRADE C WITH FY + 42 KSI FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36 TYPICAL AND GRADE 109 FOR HIGH-STRENGTH ANCHOR BOLTS (WITH 3X3X10 PLATE WASHER AND DOUBLE NUT). HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A325-X. COMMON BOLTS SHALL CONFORM TO ASTM A307, GRADE A. HIGH STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A363, GRADE B1. ALL STRUCTURAL STEEL FULLY EXPOSED TO WEATHER OR DISSIMILAR METALS SHALL BE HOT-DIPPED GALVANIZED TO MEET ASTM A153 OR ASTM A153 STANDARDS. ALTERNATE RUST-INHIBITIVE COATINGS MAY BE SUBMITTED TO THE ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.

17. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO, CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY NOR WITHIN 4" OF COLD BENDS IN REINFORCING STEEL. FABRICATION AND WELDING OF STRUCTURAL STEEL TAKING PLACE IN THE FABRICATOR'S SHOP SHALL BE SPECIAL INSPECTED PER GENERAL NOTE #13. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS AND CERTIFICATE OF COMPLIANCE TO THE CITY FOR REVIEW.

ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR. IN ADDITION ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER WHERE ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

ALL WELDS NOTED AS "DEMAND CRITICAL" ON THE DRAWINGS SHALL BE MADE WITH FILLER MATERIAL CAPABLE OF PROVIDING A MINIMUM C/VN TOUGHNESS OF 40 FT-LB AT 10 DEGREES AS DETERMINED BY ASCE 34-05, APPENDIX 'X' OR OTHER APPROVED METHOD.

WOOD

18. FRAMING LUMBER SHALL BE KILN DRIED, AND GRADED AND MARKED IN CONFORMANCE WITH UCLC.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS, UNLESS OTHERWISE NOTED ON THE PLANS:

JOISTS: (2 X MEMBERS) DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB + 900 PSI

(3 X AND 4 X MEMBERS) DOUG FIR #1
MINIMUM BASIC DESIGN STRESS, FB + 1000 PSI

BEAMS AND STRINGERS: (INCLUDING 6 X 10 AND LARGER MEMBERS) DOUG FIR #1
MINIMUM BASIC DESIGN STRESS, FB + 1350 PSI

POSTS AND TIMBERS: (6 X 6 AND LARGER) DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB + 1500 PSI

PLATES & MISCELLANEOUS LIGHT FRAMING: DOUG FIR STUD GRADE
MINIMUM BASIC DESIGN STRESS, FB + 1000 PSI

BOLTED FRAMING, NAILERS, LEDGERS, AND PLATES DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB + 900 PSI

FRAMING MEMBERS NOTED AS PRESSURE TREATED (PT) (LEDGERS, STUDS, POSTS, JOISTS & BEAMS) HEY FIR #2
MINIMUM BASIC DESIGN STRESS, FB + 850 PSI

PLATES AT ALL STRUCTURAL WALLS (INCL. FT + CONC) DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB + 900 PSI

19. PLYWOOD AND OSB SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DCC PSI AND DCC PSI. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

20. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODIUM BORATE (SEK).

ALL METAL CONNECTORS IN CONTACT WITH ACQ PRESSURE-TREATED LUMBER SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, SCREWS, NAILS, HANGERS, AND ANY OTHER MISCELLANEOUS LT. GAGE METAL CONNECTORS. WHERE ACQ LUMBER IS USED IN INTERIOR CONDITIONS, G88 "HOT-DIP" GALVANIZED TO 125 OUNCES PER SQUARE FOOT. METAL CONNECTORS MAY BE USED IN LIEU OF STAINLESS STEEL. METAL CONNECTORS 1/2" THICK OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE. METAL CONNECTORS 1/2" THICK PLUS ARE TO BE GALVANIZED FOR EXTERIOR USE, UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT.

21. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO-C-1001. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

22. HOLD-DOWNS CALLED OUT BY LETTERS "HDU" AND "HD" ARE MANUFACTURED BY THE SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO-C-1001. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. EACH SIMPSON HOLD-DOWN SHALL BE BOLTED TO A MINIMUM OF (2) STUDS. SEE SCHEDULE ON PLANS FOR FURTHER STUD REQUIREMENTS. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL HOLD-DOWNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

23. WOOD FRAMING NOTES-- THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.101 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS LESS THAN OR EQUAL TO 8' IN HEIGHT. FOR HEIGHTS 8'-8', PROVIDE CONTINUOUS SOLID BLOCKING AT 4'-8" O.C.

ALL STUD WALLS ATTACHED TO CONCRETE FOUNDATION WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED WITH 5/8" DIAMETER ANCHOR BOLTS @ 6'-0" O.C. WITH 3' X 3' X 1/4" SQUARE WASHERS OR 3" DIAMETER ROUND WASHERS UNLESS OTHERWISE NOTED. LAYOUT OF WALL PLATES, STUDS, AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2308.6 OF THE 2018 IBC. ALL GILL PLATE PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS EMBEDDED INTO CONCRETE, WITH THE FIRST ANCHOR BOLT LOCATED NOT MORE THAN 12" FROM THE END OF THE PLATE, AND NO CLOSER THAN 4" TO THE END. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 1/2" NAILS AT 12" O.C. STAGGERED. UNLESS INDICATED OTHERWISE, INDIVIDUAL MEMBERS OF BUILT-UP PARTS SHALL BE NAILED TO EACH OTHER WITH 1/2" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 1" O.C. USE 5D COOLER NAILS FOR 1/2" GIB AND 6D COOLER NAILS FOR 5/8" GIB. USE #1 GAUGE, 1-3/4" LONG, 1/16" HEAD, DIAMOND POINT, GALVANIZED NAILS FOR EXTERIOR SHEATHING.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGING @ 8' O.C. AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

TOENAIL JOISTS TO SUPPORTS WITH TWO 1/2" NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 1/2" @ 12" O.C. STAGGERED.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN ROOF JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES OR PROVIDE SOLID BLOCKING AT BLOCKED FLOOR AND ROOF DIAPHRAGMS. INSTALL FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED. TOENAIL BLOCKING TO PLATE WITH 1/2" @ 12" O.C. OR (2) 1/2" EACH END AT SUPPORTS UNLESS OTHERWISE NOTED. AT UNBLOCKED DIAPHRAGMS, ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS AT UNBLOCKED EDGES OR SHALL BE SUPPORTED WITH SOLID BLOCKING.

D. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:

SHEATHING NAILS NAIL SIZE ON DRAWINGS OR DETAILS DIAMETER AND LENGTH

8D 2X 12' 2X 12' 2X 12'

FRAMING NAILS 8D 2X 12' 2X 12' 2X 12'

10D 2X 12' 2X 12' 2X 12'

12D 2X 12' 2X 12' 2X 12'



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04/2024

HAMPTON GREENS
BUILDING CC
4747 148th Ave NE
Bellevue, WA 98007

REVISIONS

NO. DATE DESCRIPTION

1 10/02/24 PERMIT CORRECTIONS

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TITLE

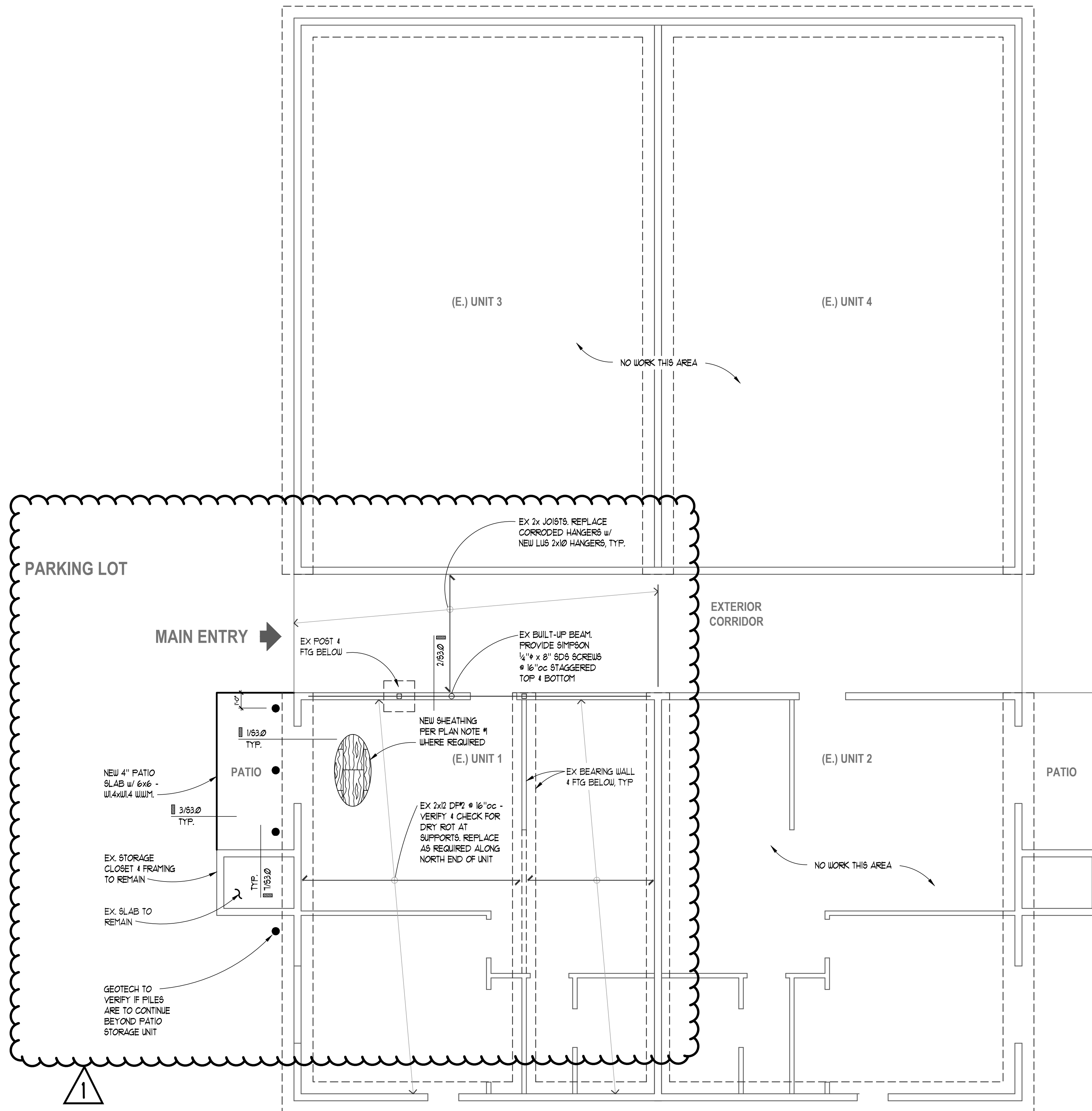
GROUND FLOOR
FRAMING PLAN

DESIGNED	YH
DRAWN	KH
CHECKED	YH
DATE	04/24/2024
JOB NUMBER	

SHEET NO.

S2.0

JURISDICTION REVIEW



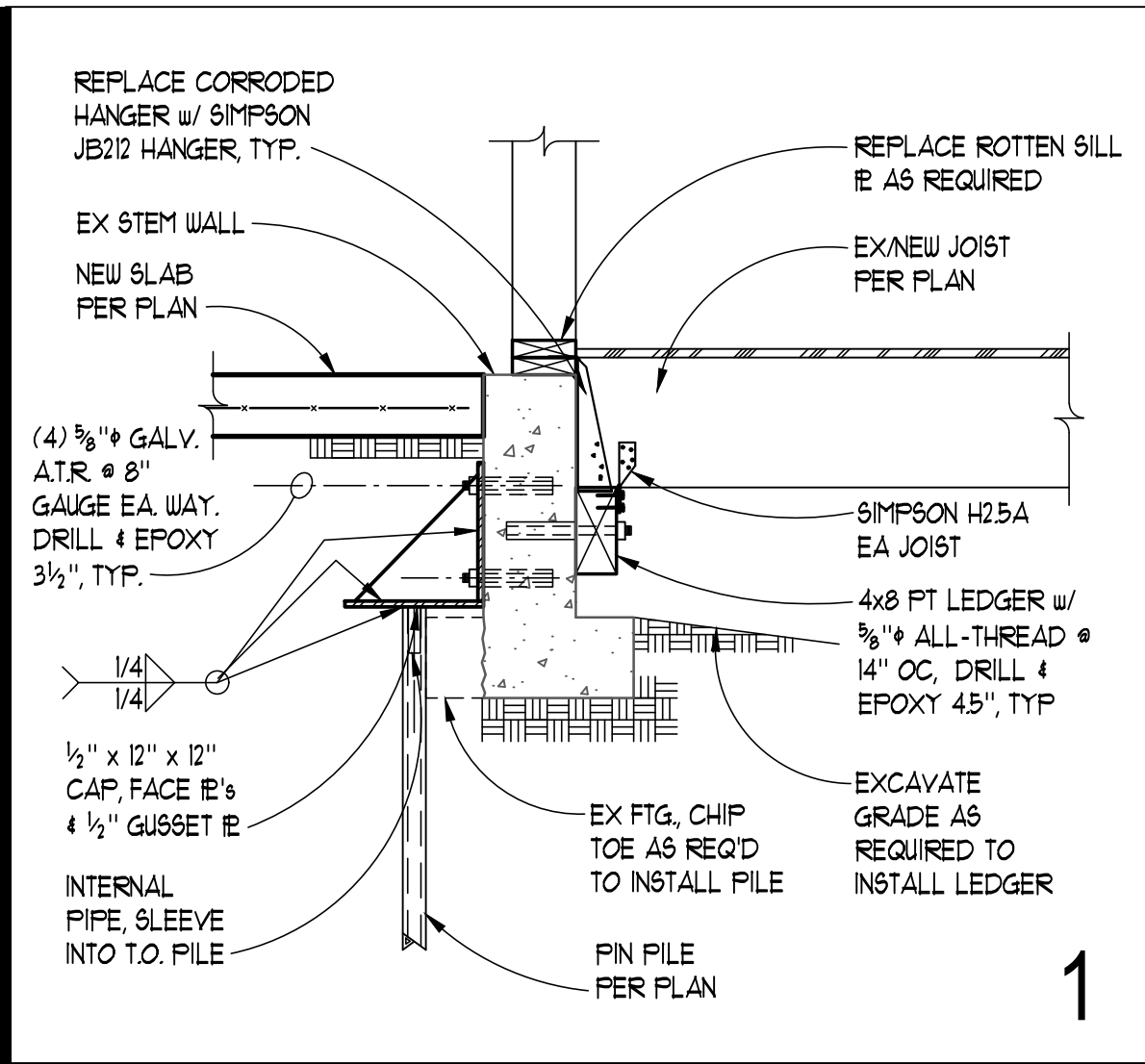
PLAN NOTES

- INDICATES 2" x SCHEDULE 80 PIN PILE @ 4'-0"oc, W.O.N.
- NEW FLOOR DIAPHRAGM SHALL BE 3/4" CDX PLYWOOD WITH MIN. PANEL INDEX OF 32/16, NAILED WITH 16D x 3" NAILS AT:
6"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
6"oc AT ALL PANEL EDGES (BLOCKING REQUIRED)
12"oc AT FIELD
- ↕ INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS PER PLAN.
- INDICATES BEAM OR HEADER PER PLAN.
- INDICATES WALL BELOW

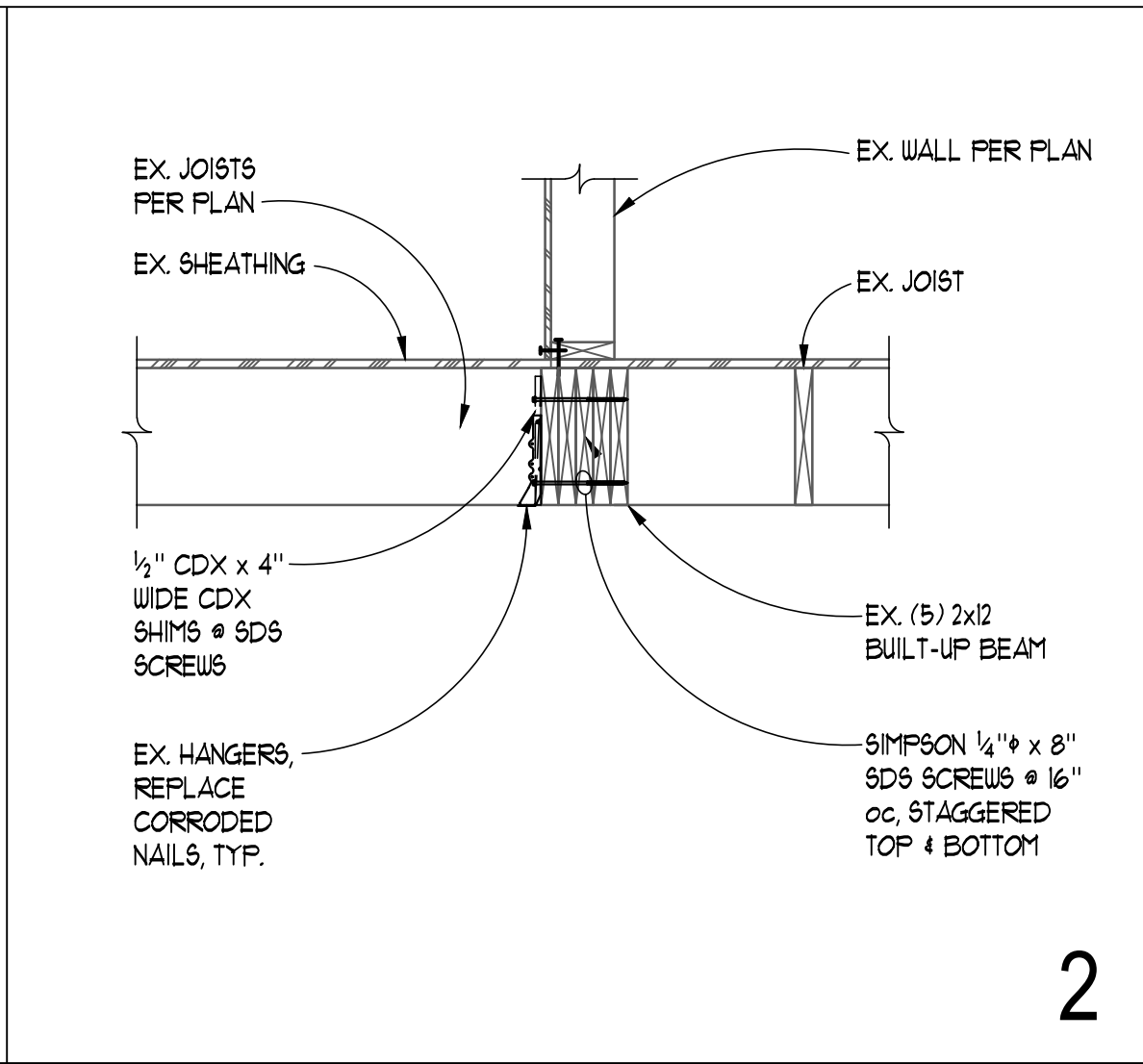
1 GROUND FLOOR PLAN

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

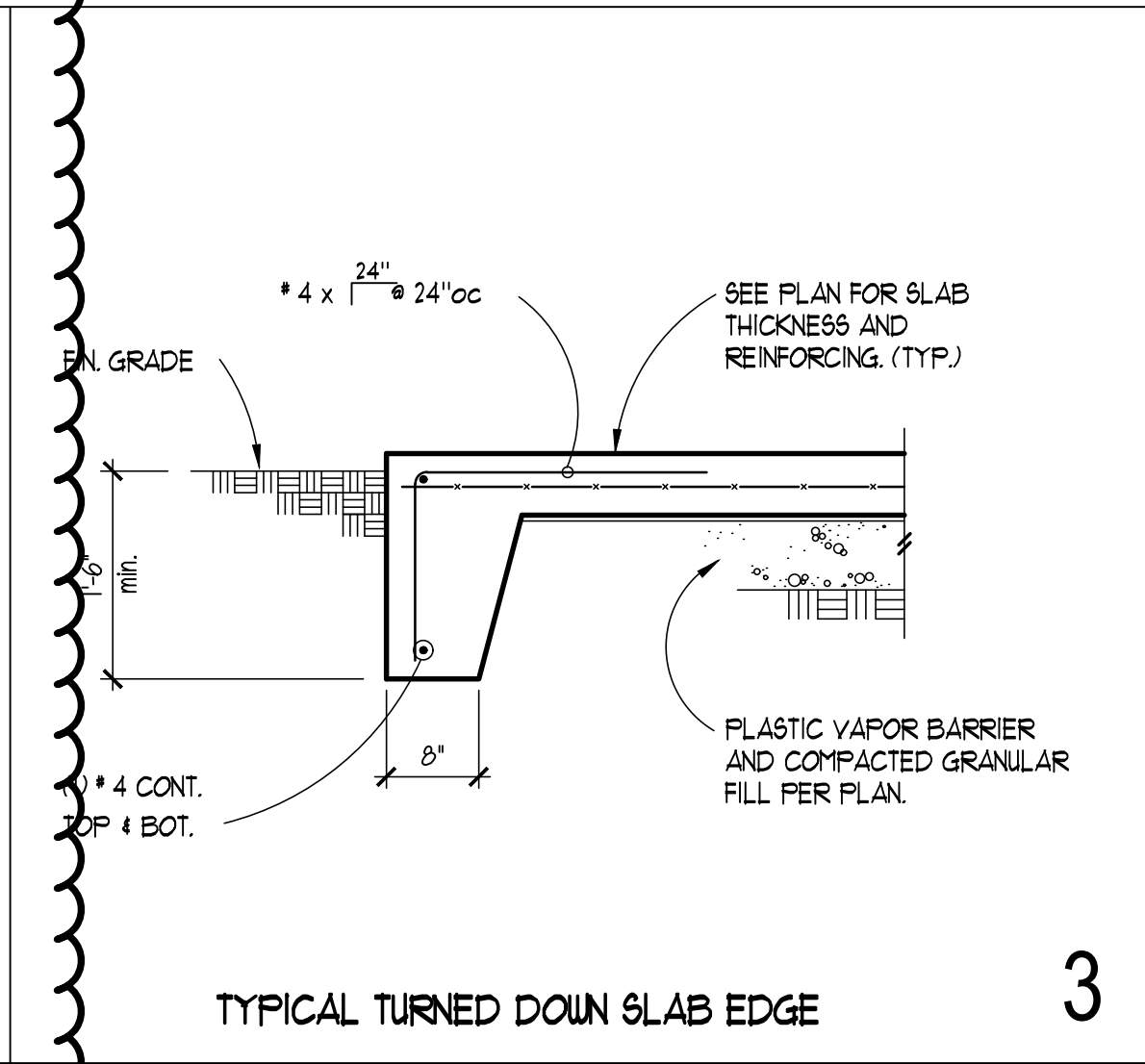




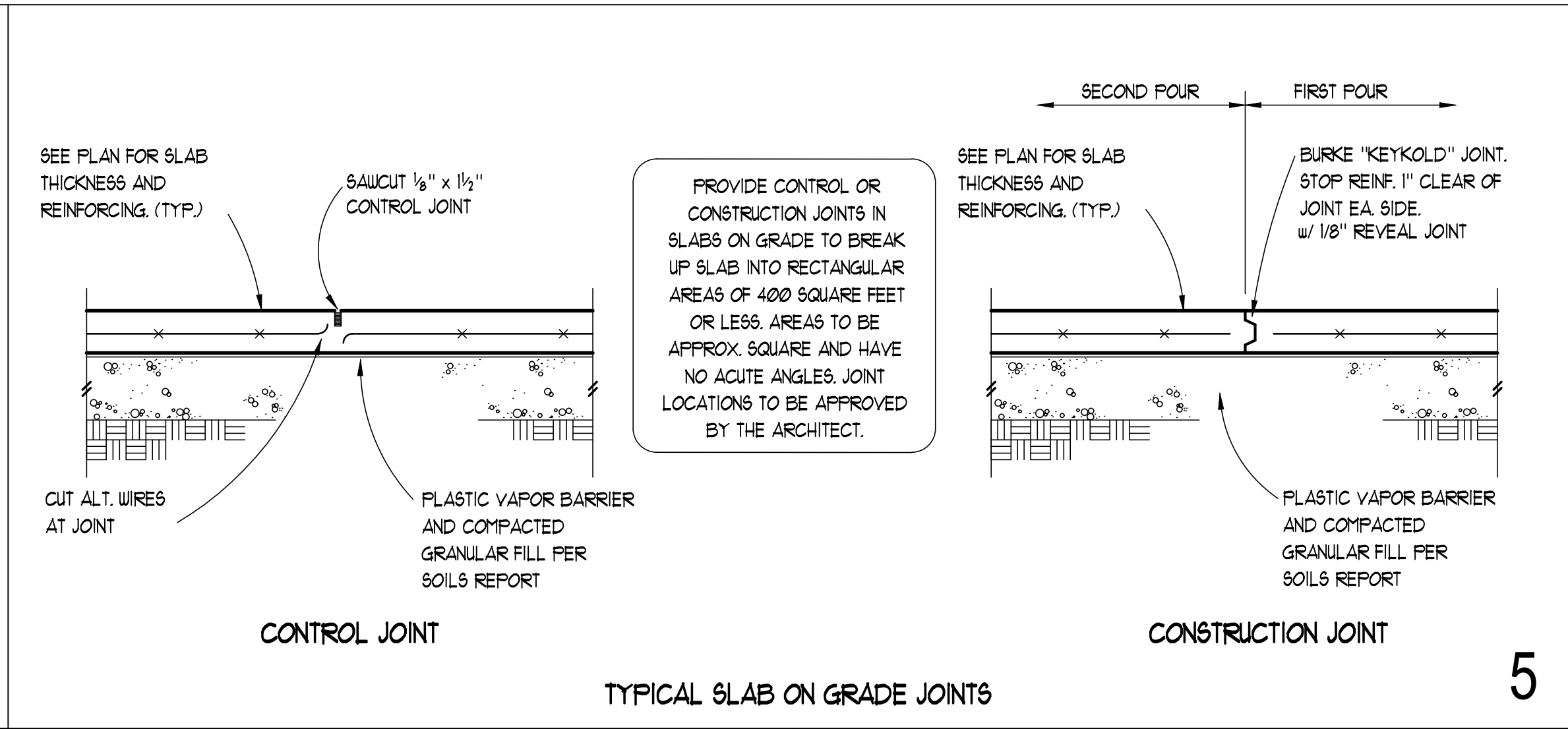
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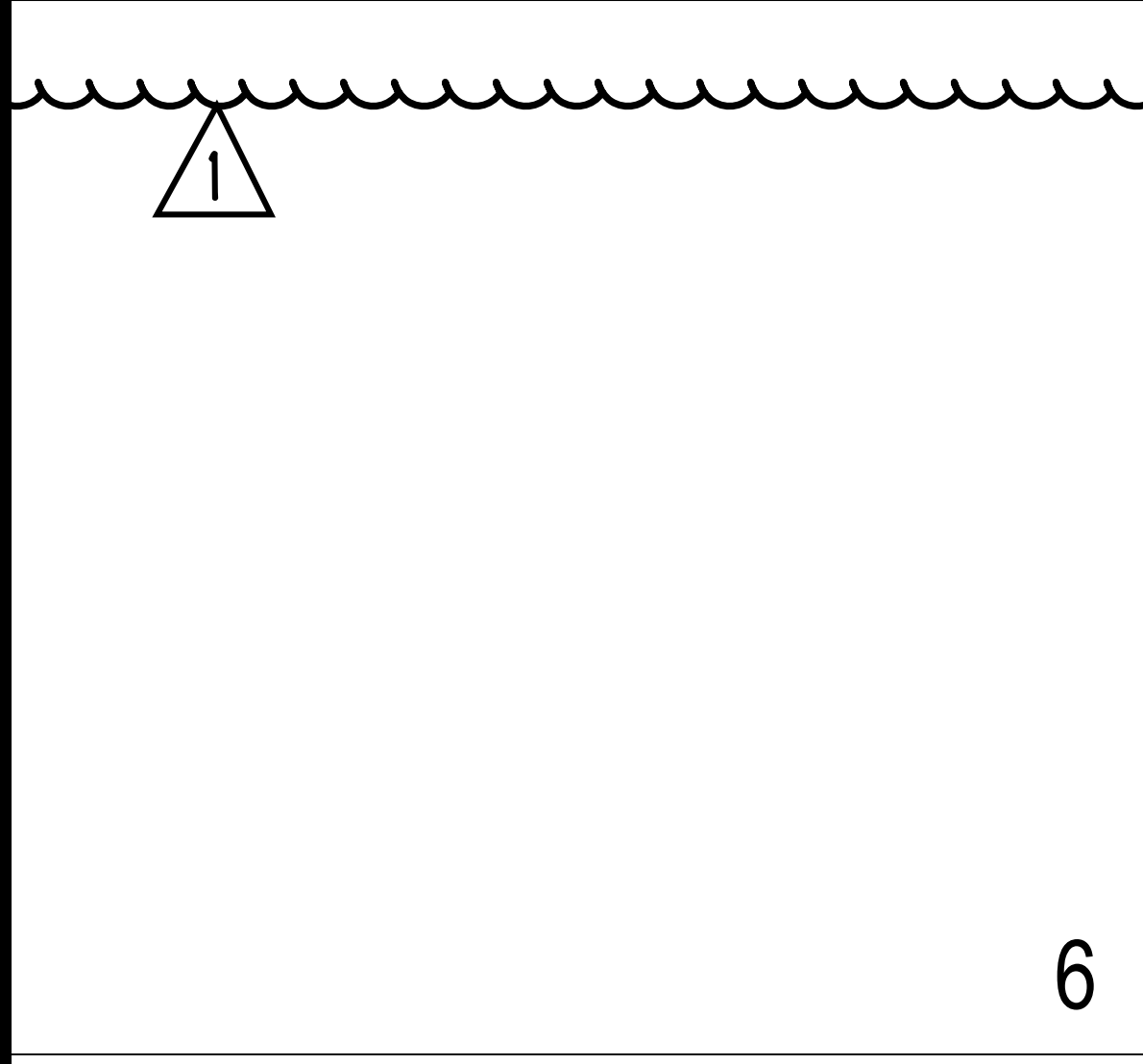
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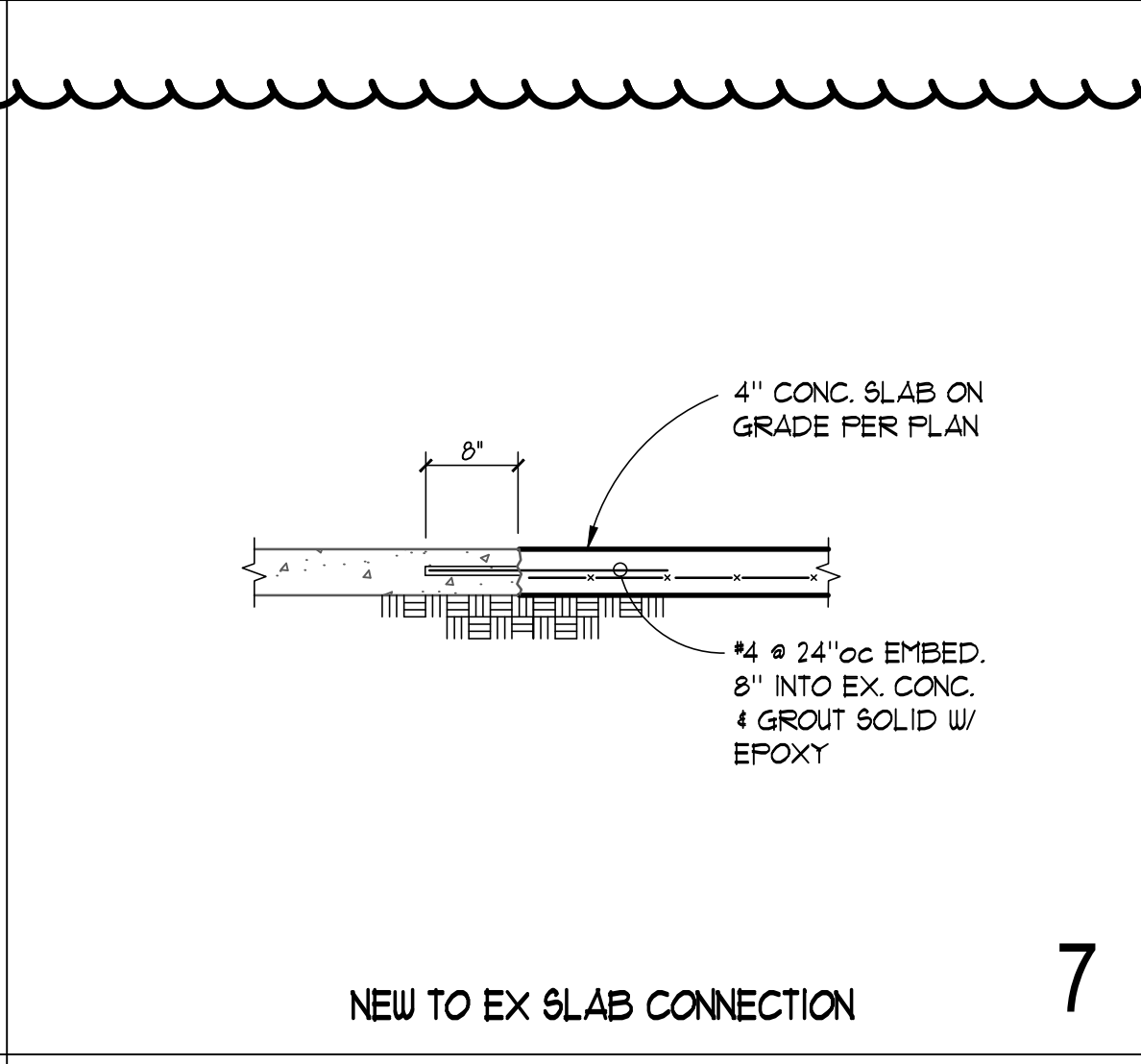
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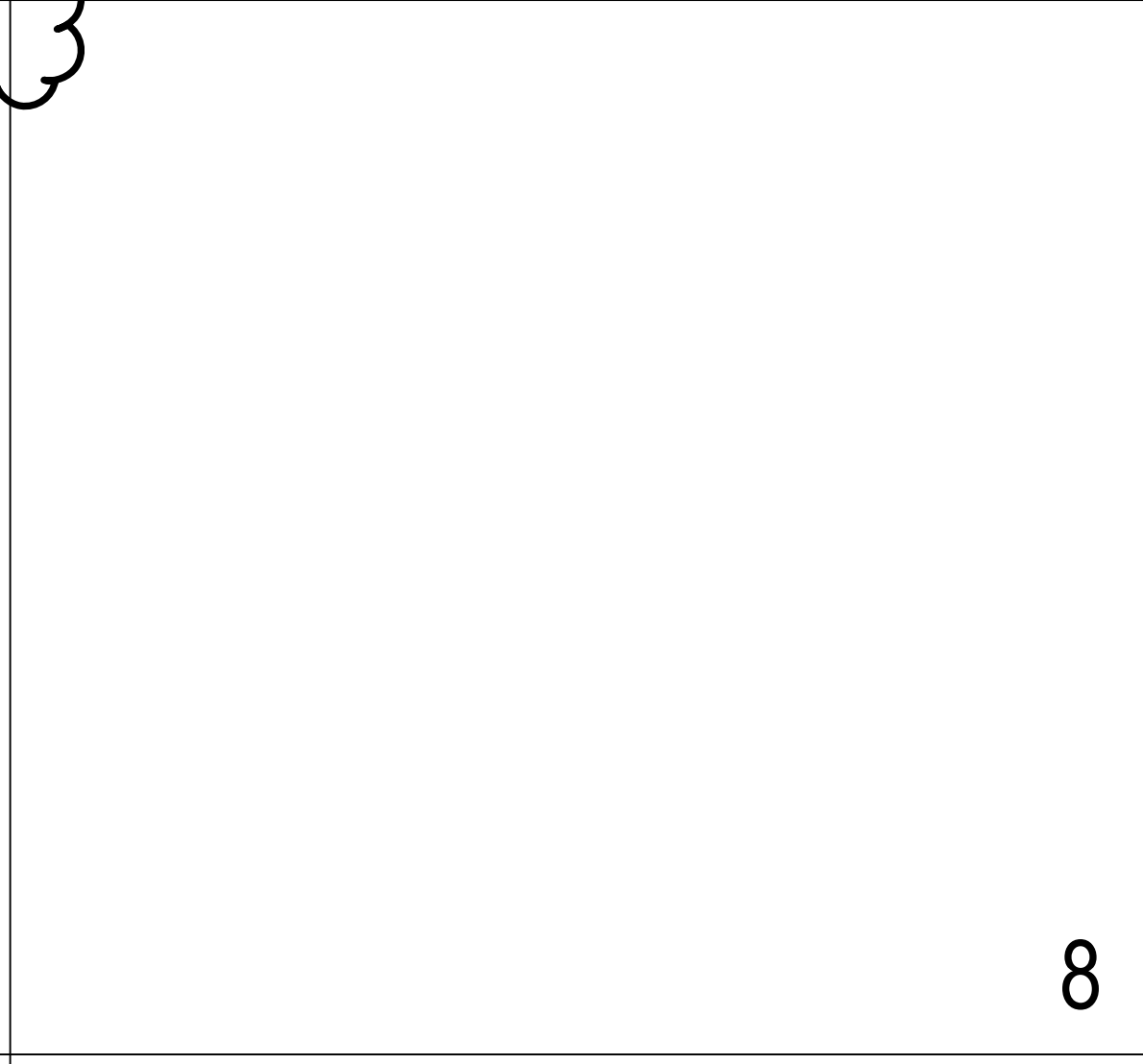
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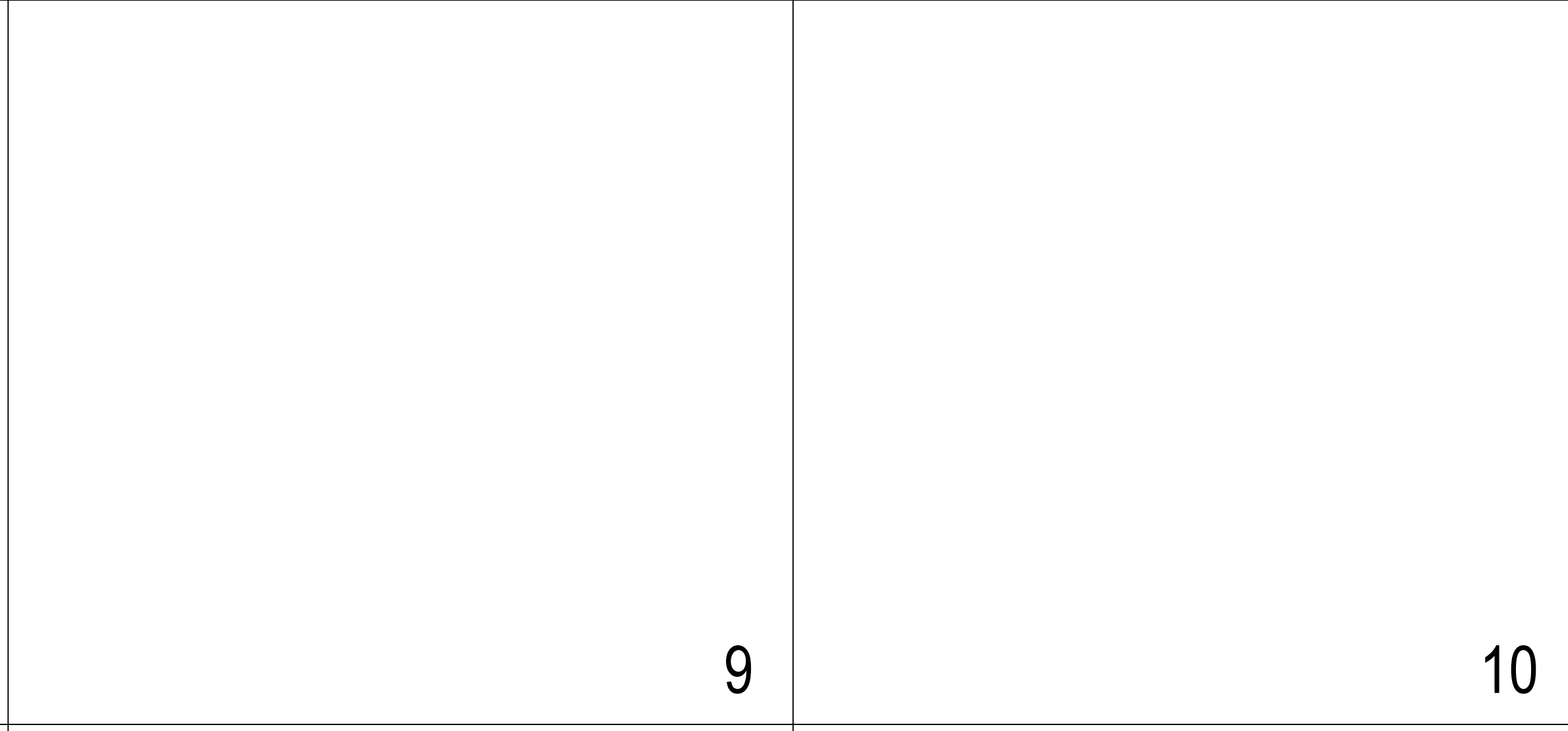
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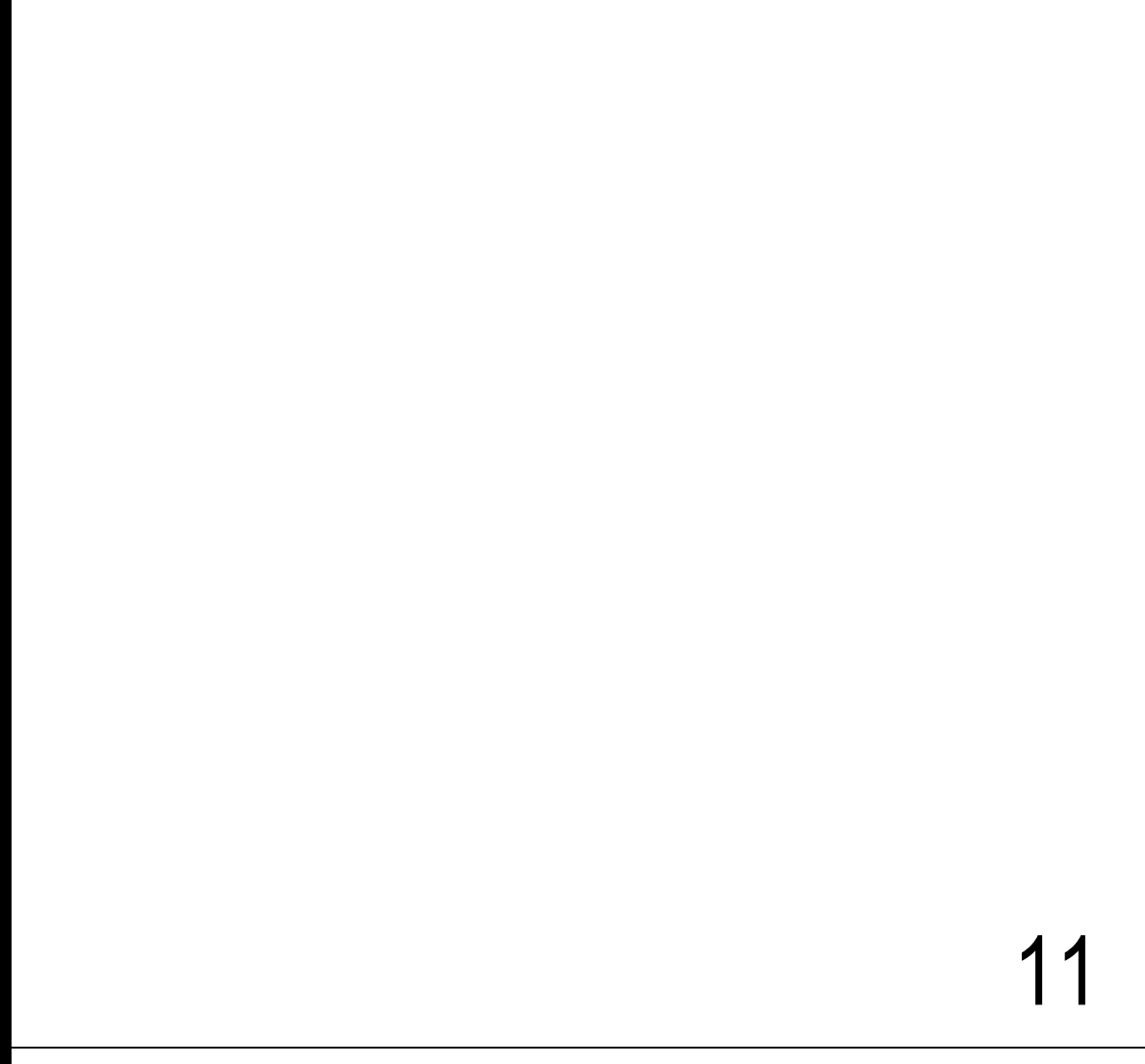
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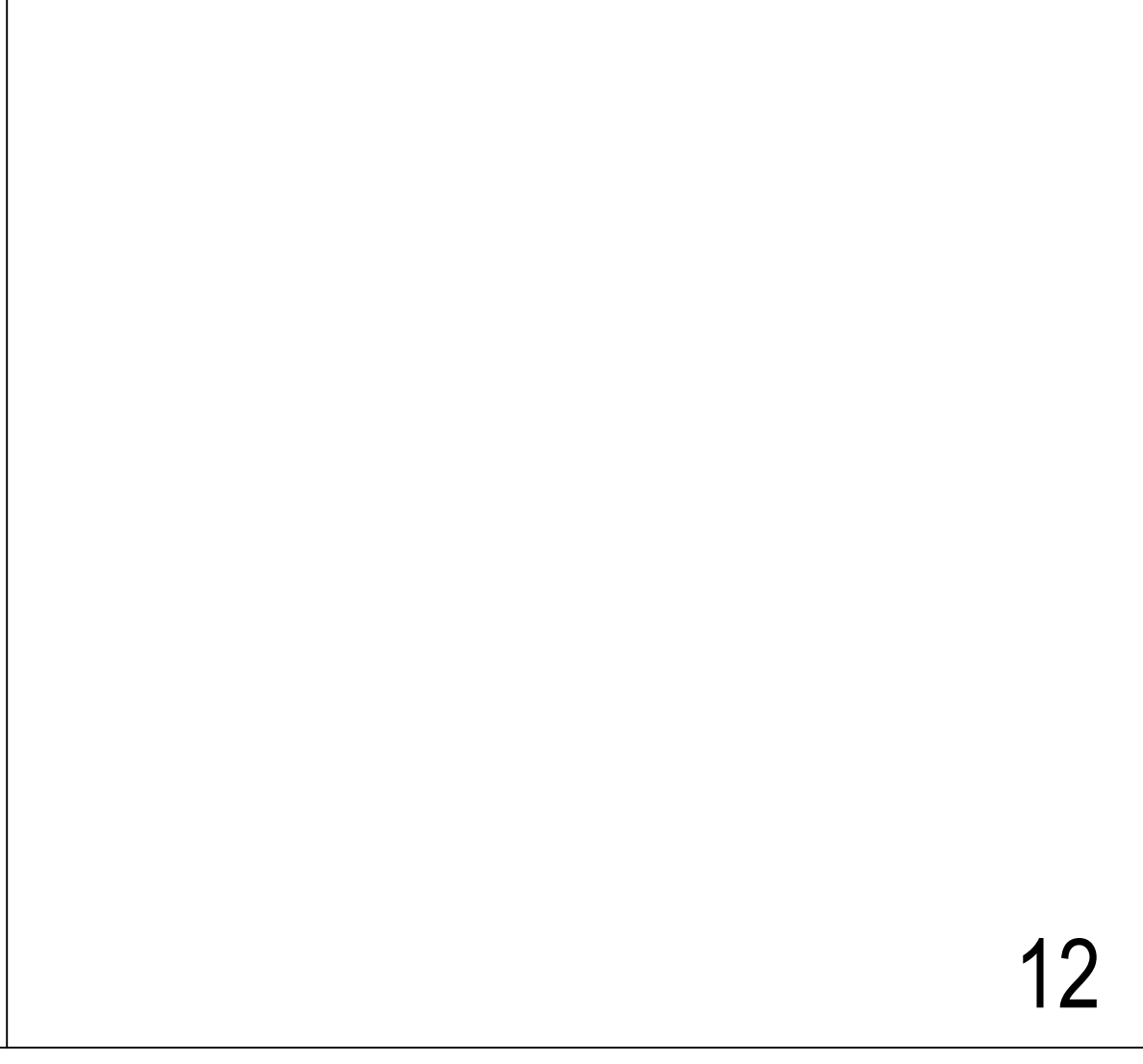
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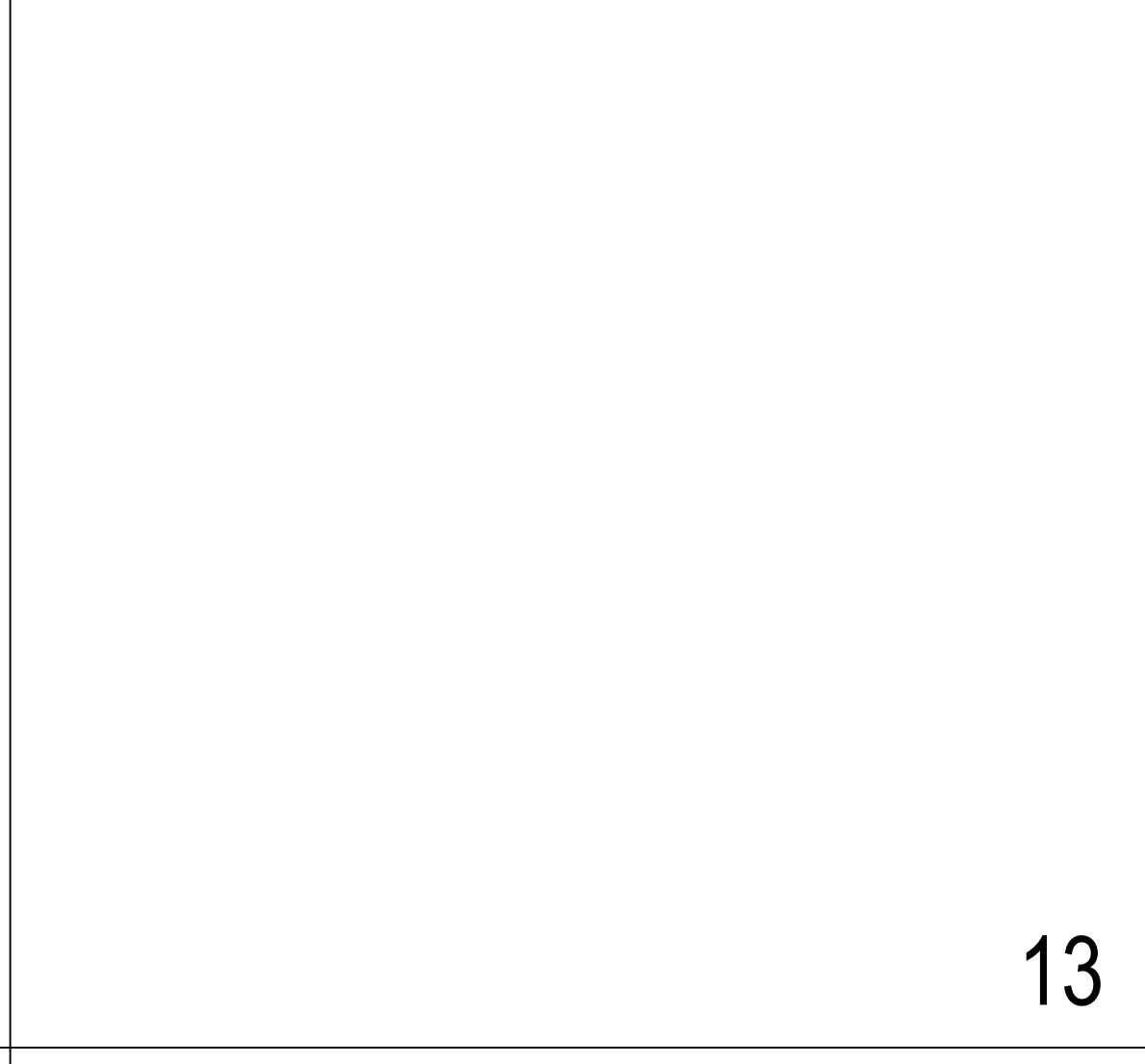
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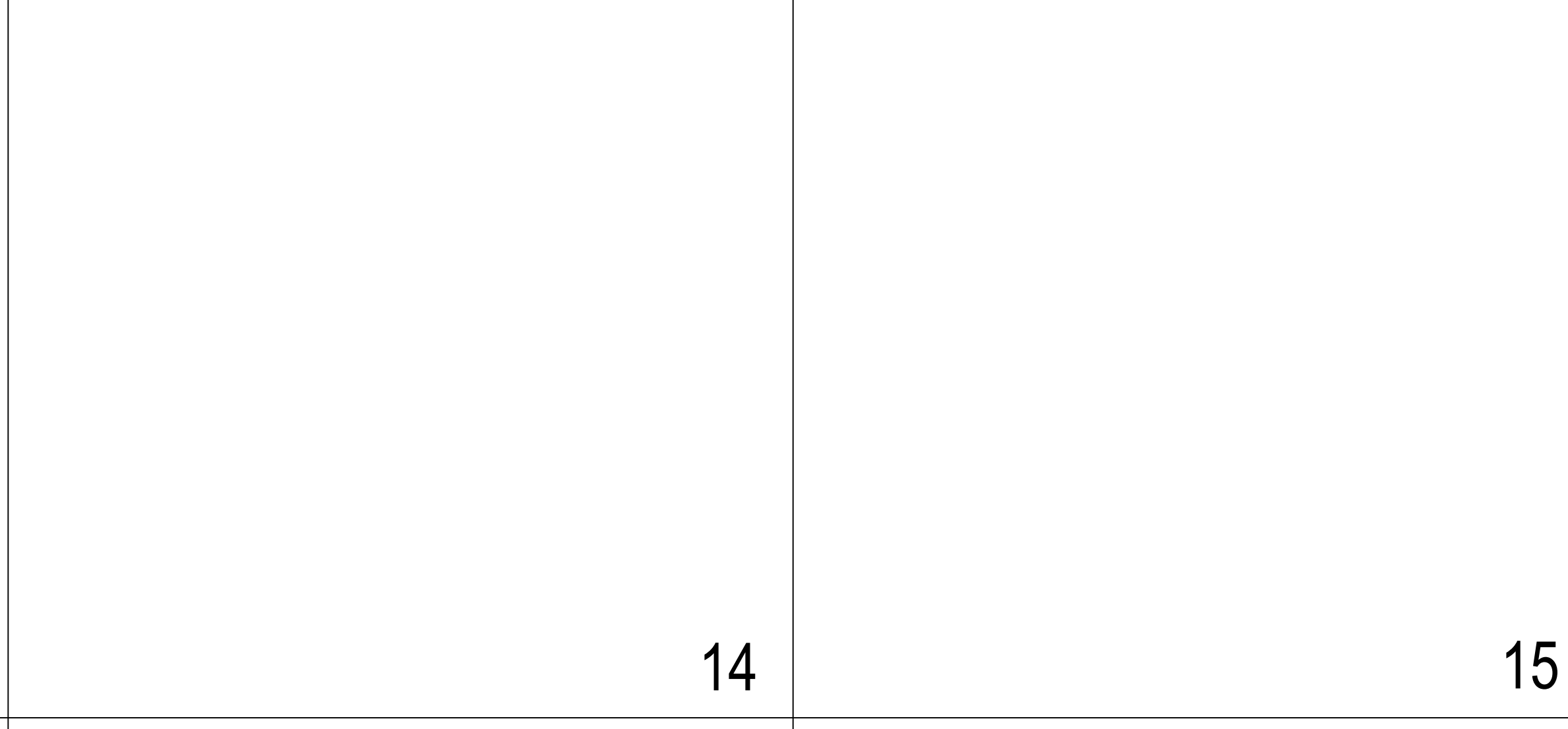
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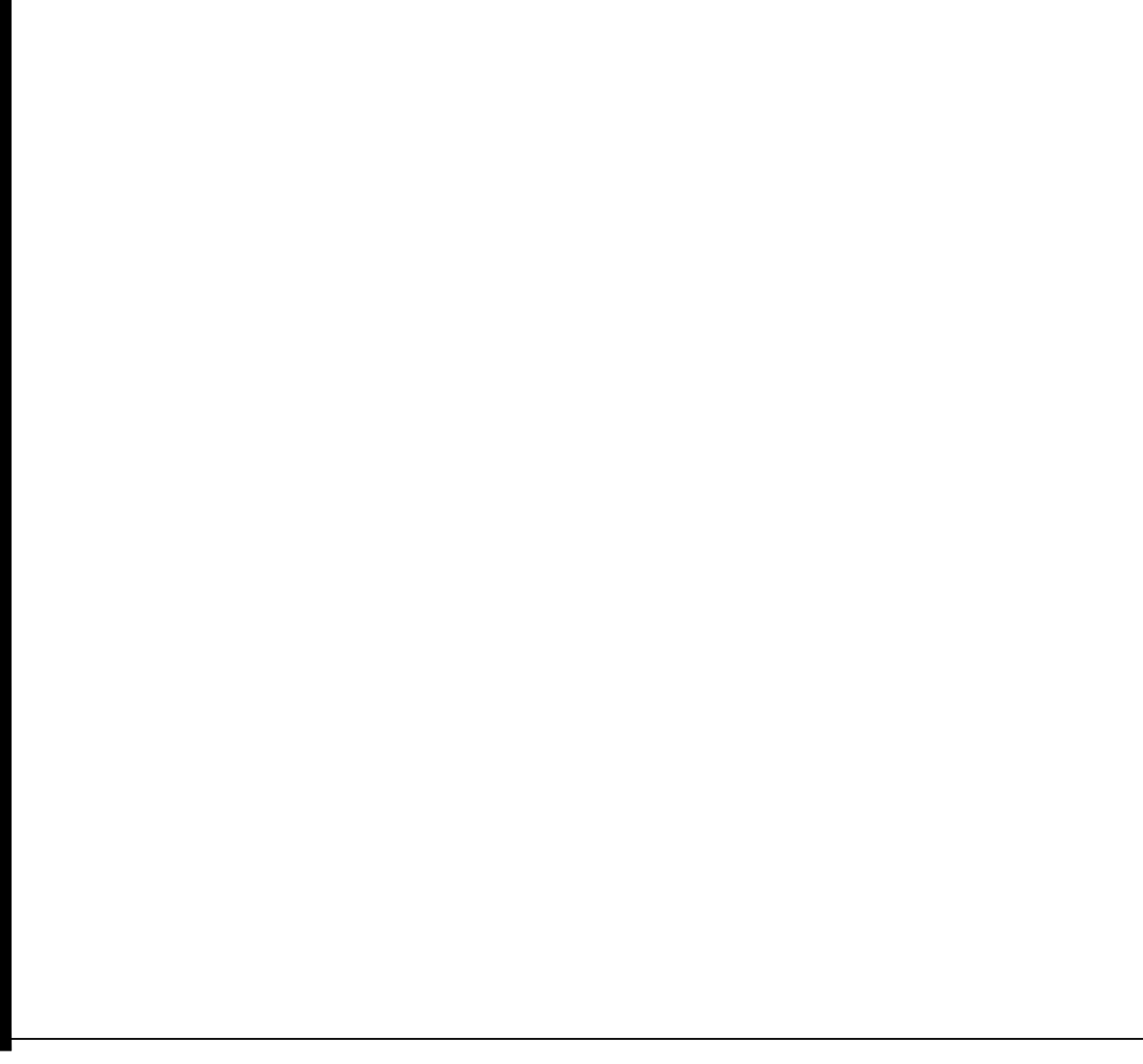
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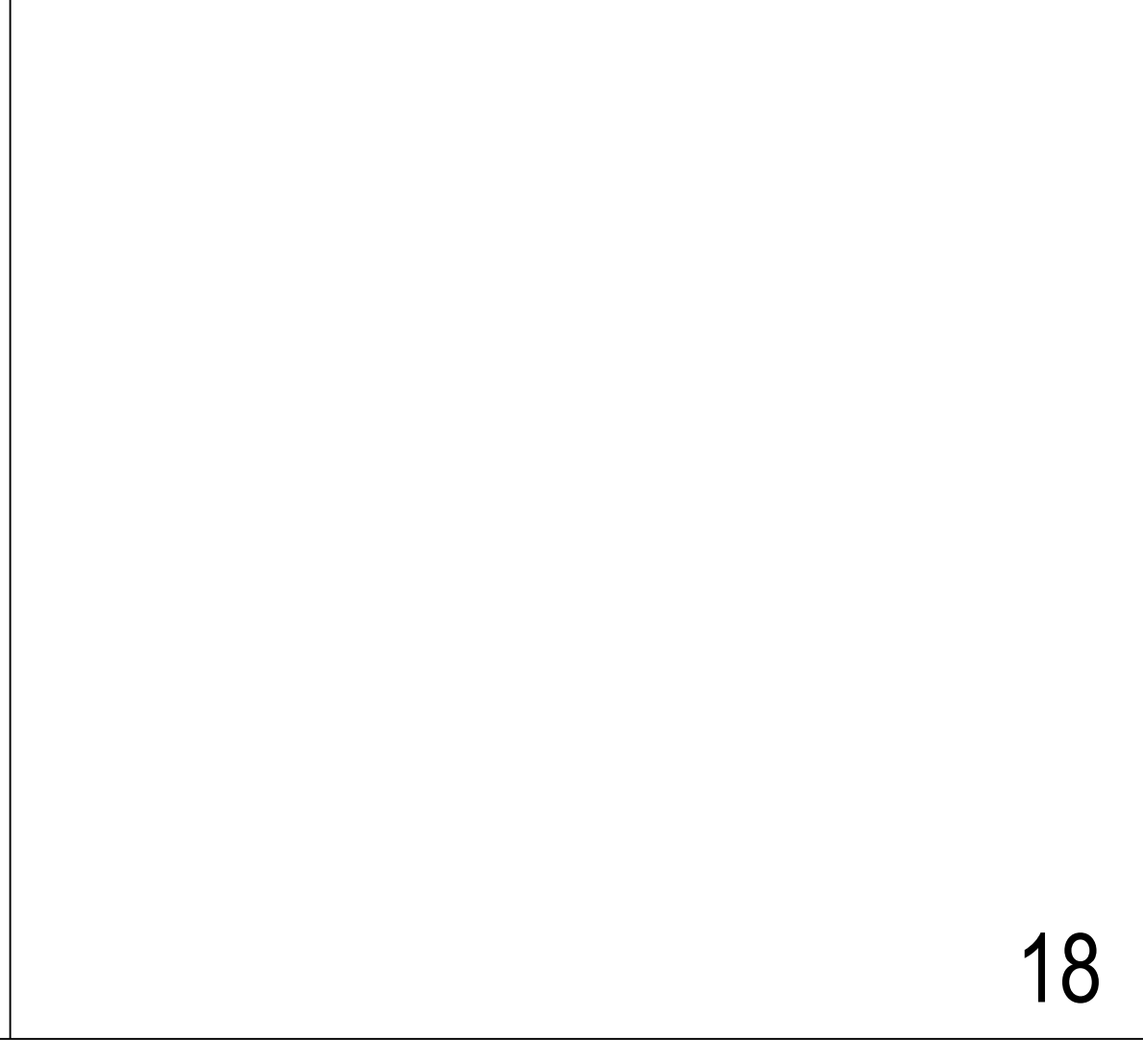
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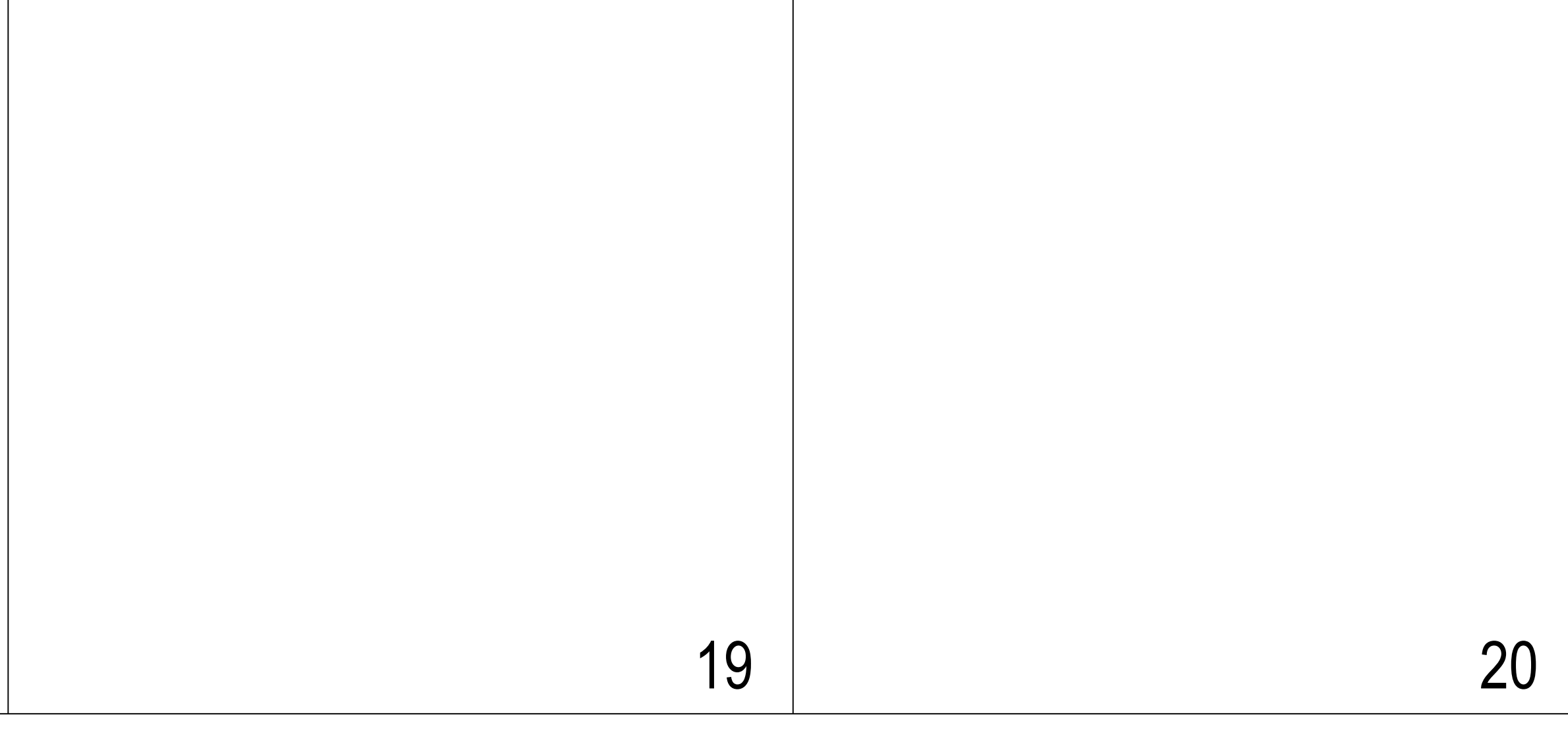
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04/2024

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REVISIONS		
NO.	DATE	DESCRIPTION
1	01/02/24	PERMIT CORRECTIONS

TITLE

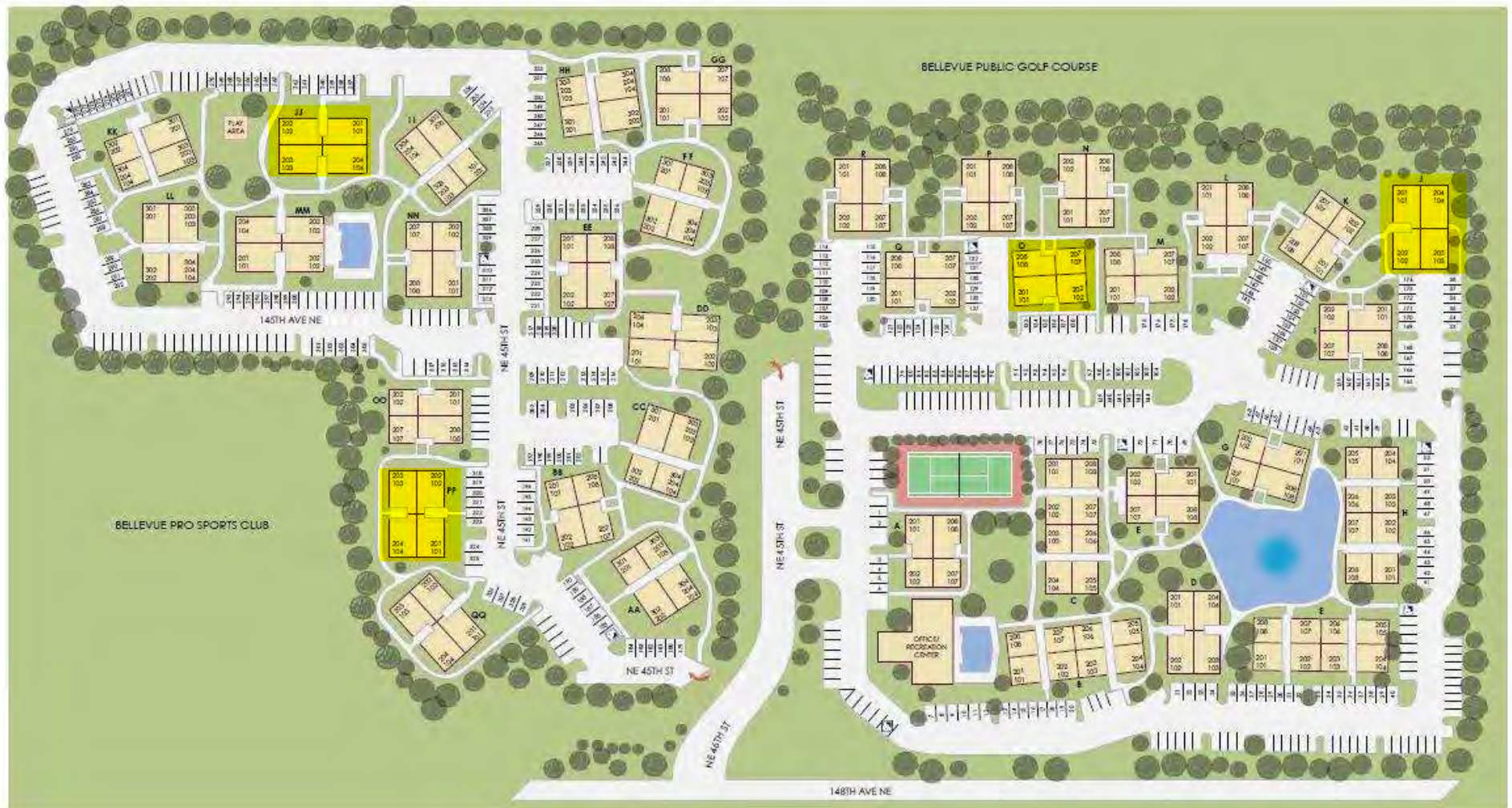
**TYPICAL
CONCRETE
DETAILS**

DESIGNED	YM
DRAWN	KTH
CHECKED	YM
DATE	04/24/2024
JOB NUMBER	

SHEET NO.

S3.0

JURISDICTION REVIEW



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 structural renovation 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
Tukwila, 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. Payment for material delivered to site or stored off-site: If authorized by Owner, the Application for Payment may include request for payment for material delivered to the Project site and suitably stored, or for completed preparatory work. Payment may similarly be requested for material stored off the Project site, provided Contractor complies with or furnishes satisfactory evidence of the following:
 1. Suitable facility or location: The material will be placed in a facility or location that is structurally sound, dry, lighted and suitable for the materials to be stored;
 2. Facility or location within 50 miles of Project: The facility or location is located within a 50-mile radius of the Project. Other locations may be utilized, if approved in writing, by Owner;
 3. Facility or location exclusive to Project's materials: Only materials for the Project are stored within the facility or location (or a secure portion of a facility or location set aside for the Project);

GENERAL CONDITIONS

4. Insurance provided on materials in facility or location: Contractor furnishes Owner a certificate of insurance extending Contractor's insurance coverage for damage, fire, and theft to cover the full value of all materials stored, or in transit;
 5. Facility or location locked and secure: The facility or location (or secure portion thereof) is continuously under lock and key, and only Contractor's authorized personnel shall have access;
 6. Owner right of access to facility or location: Owner shall at all times have the right of access in company of Contractor;
 7. Contractor assumes total responsibility for stored materials: Contractor and its surety assume total responsibility for the stored materials; and
 8. Contractor provides documentation and Notice when materials moved to site: Contractor furnishes to Owner certified lists of materials stored, bills of lading, invoices, and other information as may be required, and shall also furnish Notice to Owner when materials are moved from storage to the Project site.
- F. 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.
- G. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.
- H. 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.

GENERAL CONDITIONS

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.
 - 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

GENERAL CONDITIONS

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.
- 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.

GENERAL CONDITIONS

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.
- 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;

GENERAL CONDITIONS

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.

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:

**Structural Renovations of Interior
Hampton Greens Building CC**

Contract Number: DW2402531

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)

UNIT PRICES See Specification Section 01100, 1.6 – Unit Prices

Unit Price No. 1 – Demo of Floor Sheathing/Joist (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

Unit Price No. 2 – Framing of Floor Joist and Mud Sill (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

Unit Price No. 3 – Framing of Wall Studs (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

Unit Price No. 4 – Sub-Floor Sheathing (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

Unit Price No. 5 – Remove/Replace SGD (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

Unit Price No. 6 – Demo & Repairs of Roofing (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

Unit Price No. 7 – Exterior Painting - Siding & Trim (\$ _____)
(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.

BID FORM

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>
-------------	--------------	-----------------------------

_____	_____	_____
-------	-------	-------

_____	_____	_____
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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, Tukwila, 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. Builder’s Risk Policy

- 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: Hampton Greens Building CC Structural

Contract No.: DW2402531

- 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 (100) 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 \$250.00 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"/>	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			
	<input type="checkbox"/>								
	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	EACH ACCIDENT	1,000,000	
		<input type="checkbox"/>				EXCL	DISEASE-POLICY LIMIT	1,000,000	
		<input type="checkbox"/>					DISEASE-EACH EMPLOYEE	1,000,000	
	OTHER								
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS									
Greystar Real Estate Partners, LLC and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverage. Re: Contract DW2402531 at Hampton Greens Apartments, 4747 148th Ave NE, Bellevue, WA 98007.									
CERTIFICATE HOLDER				CANCELLATION					
Greystar Real Estate Partners, LLC 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