

PROJECT MANUAL

PROJECT NAME AND LOCATION:

**DECK, STAIRS & LANDING REPLACEMENT
BUILDINGS 9 & 11**

Contract Number: AW2600431

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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, the replacement of stairs, landings, elevated walkway, wood structure, foundations, railings, concrete sidewalk, liquid applied deck membrane and exterior painting, and other tasks as described in the bid documents.

PROJECT MANUAL DISTRIBUTION:

Address: King County Housing Authority, 600 Andover Park, Tukwila, WA 98188
Distribution: * Documents are available for download on KCHA's website at <https://www.kcha.org/business/construction/open/>

PRE-BID CONFERENCE:

Date and Time: July 14, 2026 at 11:00 A.M.
Jobsite Address: Landmark Apartments, 16330 NE 11th St. Bellevue, WA 98008.
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 9:00 am, seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.

Posting: Addenda will be posted on KCHA's website.

BIDS ARE DUE:

Time: 11:00 A.M.
Date: July 28, 2026

Address: King County Housing Authority, 600 Andover Park West, Tukwila, WA 98188
Submittal Process: * Bids may be sent via email to MichelleJ@kcha.org or mail to the above address
Attn.: Michelle Jackson

Process: All Bids must be received by KCHA no later than the above due date and time.
No Bids will be accepted after that date and time.

BID GUARANTEE: Not Required under 250k.

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

SPECIFICATIONS

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SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Landmark Deck, Stairs & Landing Replacement
 - 1. Project Location: Landmark Apartments, 16330 NE 11th St. Bellevue, WA 98008
 - a. Buildings 9 & 11
- B. The Work consists of, but is not limited to, the replacement of stairs, landings, elevated walkway, wood structure, foundations, railings, concrete sidewalk, liquid applied deck membrane and exterior painting.
 - 1. Demolition
 - a. Existing post and concrete footings to be removed.
 - b. Existing stairway and landing to be removed.
 - c. Existing railings to be removed.
 - d. Existing elevated walkway to be removed.
 - 1) Remove slap, pan and structural members.
 - e. Excavate landscaping as indicated in drawings for new concrete slab.
 - f. Remove specific existing concrete walkways for new concrete with proper slope.
 - 2. New Construction
 - a. New stairs
 - 1) Precast concrete landing
 - 2) Precast concrete treads with closed risers
 - 3) PT stringers (ref structural details)
 - b. Railings
 - 1) New Premanufactured picket guardrail, TYP, ref structural details and Guardrail Notes on sheet 1.1of Bid Set
 - c. Elevated walkway
 - 1) New 2x10 floor joist sloped ¼" per 1' 0" away from building.
 - 2) Double 2x12 rim joist
 - 3) PT 4x12 beam TYP
 - 4) 4x4 post
 - 5) 2' sq x 1' deep concrete footings
 - 6) Floor sheathing per structural notes
 - d. Concrete
 - 1) 4" concrete slab with 6x6 W1.4xW1.4 WWM over 4" layer of compacted crushed gravel with expansion joint per structural
 - e. Waterproof membrane
 - 1) Coat walkway with new fluid applied polyurethane deck membrane coating system. Reference Material specifications on pg. 1.2 of Bid Set
 - 3. Patch and Paint
 - a. Remove and replace with new, all siding required to install new walkway and install waterproofing per manufacturer recommendations.
 - b. Paint all new material to match existing colors.

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1.2 WORK SEQUENCE

- A. The Work shall be completed in 90 calendar days from the date of Notice to Proceed.
- B. Contractor will submit written schedule outlining dates and duration of job including:
 - 1. Construction start date.
 - 2. Schedule for work in each building
 - 3. Anticipated final completion date.

1.3 LIQUIDATED DAMAGES

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

1.4 USE OF THE PREMISES

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

1.5 PERMITS

- A. 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 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.
- 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:

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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.

1.7 UNIT PRICES

- A. Unit price is 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 amounts due to the Contractor from the Owner.
- B. Unit prices include necessary material, plus cost for delivery, preparations required for installation, demolition, disposal, installation, 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.

1.8 UNIT PRICE LIST

- A. Unit Price No. 1 – Provide a cost to remove and replace the concrete thickened slab for the stair stringers (4 locations/ 2 per building) Cost to include the following:
1. Removal and disposal of concrete
 2. Installation of new 4” slab over 4” thick crushed and compacted gravel. The slab shall have 12” thick x 8” wide thickened edges and extend underneath the existing adjacent slab 4” min.
 3. (2) No. 4 reinforcement bars each way at the stringer support.
 4. 6x6 W1.4xW1.4 WWM Centered in the slab.
 5. Match the existing width of the adjacent slab by min 4’ long.
 6. Unit of measure – (2) stinger locations
 7. The base bid includes replacement (2) thickened slabs for (2) stringers.
 8. If, on inspection, the number of locations required is reduced by the Owner, the Unit Price will be used as a deductive.
 9. In the event that all (4) locations are required the Unit Price will be used as an additive.
- B. Unit Price No. 2 – Provide cost to remove and replace the concrete thickened foundation for the intermediate stair landing (two locations, one per building). The cost shall include the following:
1. Removal and disposal of the concrete.
 2. Installation of new 4” slab over 4” thick crushed and compacted gravel. The slab shall have 12” thick by 12” wide thickened edges by 12” deep.
 3. (2) No. 4 reinforcement bars each way at the bottom of the footing.
 4. 6x6 W1.4xW1.4 WWM centered in the slab.

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5. Match the existing width of the stair plus the width of the stringers (approx. 4'-6" square)
 6. Unit of measure – 1 location/ 1 building
 7. The base bid includes replacement of 1 foundation for the intermediate stair landing.
 8. If, on inspection, neither foundation requires replacement, the Unit Price will be used as a deductive.
 9. In the event that both foundations require replacement, the Unit Price will be used as an additive.
- C. Unit Price No. 3 – Provide a cost to remove and replace the underlying layer of wall sheathing. For estimating purposes assume the sheathing is 5/8" GSB and 100 sf of the sheathing will require removal and replacement. Pacific Engineering Technologies, inc. shall review the existing nailing pattern prior to removal of the existing sheathing at each building. Attach new sheathing with 8d nails at 4" o.c.
1. Unit of measure
 - a. Lump sum cost 100 square feet.
 - b. Per 4'x8' sheet cost
 2. The base bid includes replacement of 100sf of GSB sheathing.
 3. If, on inspection, the number of square feet required is reduced by the Owner, the Unit Price will be used as a deductive.
 4. In the event that further replacement of GSB sheathing is required the Unit Price will be used as an additive.
- D. Unit Price No. 4 – Provide a cost to replace underlying plywood sheathing if present. For estimating purposes assume 100sf of wall sheathing shall be replaced with 1/2" plywood at each building
1. Unit of measure
 - a. Lump sum cost 100 sf.
 - b. Per 4'x8' sheet cost
 2. The base bid includes replacement of 200sf of 1/2" plywood sheathing.
 3. If, on inspection, the number of square feet required is reduced by the Owner, the Unit Price will be used as a deductive.
 4. In the event that further replacement of 1/2" plywood sheathing is required the Unit Price will be used as an additive.
- E. Unit Price No. 5 – Remove and discard damaged or discolored batt insulation. For estimating purposes assume 100sf of the R-15 batt insulation will require removal and replacement at each building.
1. Unit of measure
 - a. Lump sum cost 100sf
 - b. Per sf cost
 2. The base bid includes removal and replacement of 200sf of R-15 batt insulation.
 3. If, on inspection, the number of square feet required to be replaced is reduced by the Owner, the Unit Price will be used as a deductive.
 4. In the event that further square foot is required, the Unit Price will be used as an additive.
- F. Unit Price No. 6 – Provide an allowance to treat framing and sheathing with Bora-care mold care or an approved equivalent. For estimating purposes assume 100sf of wall framing and 100sf of wall sheathing will require this treatment at each building.
1. Unit of measure –

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- a. Lump sum 200sf of wall framing and 200 sf of wall sheathing.
- b. Per square foot cost
2. The base bid includes 200sf of wall sheathing and 200sf of wall framing.
3. If, on inspection, it is determined that less than 200 sf of wall sheathing and/or 200 sf of wall framing is required to be treated the unit cost will be used as a deductive.
4. If, on inspection, it is determined that more than 200sf of wall sheathing and/or 200 sf of wall framing requires treatment the unit cost will be used as an additive.

1.9 ALLOWANCES

- A. An allowance is a designated unit cost sum to be included in the bidder's estimate to cover specified conditions that cannot be verified/quantified prior to start of construction.
- B. All claims against an allowance will require photo documentation, quantity verification, material receipts, proof of wage and labor hours, and all invoices related to the scope.
- C. If the total quantity (per unit of measure) for the allowance is less than allocated, the Unit Price will be used as a deductive.
- D. If it is determined that the quantity (per unit of measure) must increase to complete the work, the Unit Price will be used as an additive.
- E. Each allowance will require its own separate line item in the bid and SOV for billing.

1.10 ALLOWANCE LIST

- A. Allowance No. 1 – Provide a \$10,000.00 allowance to provide temporary support and perform wall framing decay repairs at each building.
 1. Unit of measure.
 - a. Lump sum \$10,000.00
 2. The base bid includes \$10,000 of labor and materials to repair wall framing due to decay and rot.
 3. All hours and materials spent on repairing wall framing will be charged against the allowance. Billing against the allowance will require verification of labor hours and wages, material receipts and any invoicing associated with work.

NOTE: Invoices for Unit Price materials shall be submitted with pay applications to verify quantities. Obtain approval from the Owner prior to performing added Work. Work performed without approval will not be compensated.

1.11 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.

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- 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 lien.
- E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

1.12 PROJECT MEETINGS

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

1.13 SUBMITTALS

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

1.14 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.

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- 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.

1.15 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 products meet the specifications.

1.16 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 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.

1.17 EXECUTION REQUIREMENTS

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

1.18 CUTTING AND PATCHING

- A. Quality Assurance

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

B. Performance

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

1.19 ALTERNATES

- A. Provide a bid for replacement of all windows and SGDs on the south elevation of Bldg. E Carriage House Apartments. Windows Shall meet the following specifications.
 1. U-Factor = 0.22 MAX
 2. SHGC = 0.38 MAX
 3. PLY-Gem Pro Series 200 windows
 4. PLY-Gem Builder Series 460 SGD
 5. Provide Nail Flanges
 6. Provide Insect Screens
 7. White Frames

1.20 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.

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PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

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SECTION 01524 - CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 SUMMARY

- A. The section includes Administrative and procedural requirements for construction waste management activities.
- B. All materials removed are to be legally disposed of offsite.

1.2 QUALITY ASSURANCE

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

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REMOVAL OF CONSTRUCTION WASTE MATERIALS

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

END OF SECTION 0152

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SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 MATERIALS OWNERSHIP

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

1.3 PROJECT CONDITIONS

- A. Owner will occupy portions of 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.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Comply with all applicable laws regarding removal and disposal of hazardous materials.
 - 2. If materials suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

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PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials or as indicated.
 - 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.

PART 3 - EXECUTION

3.1 EXAMINATION

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

3.2 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.

3.3 SELECTIVE DEMOLITION

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

END OF SECTION 01732

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SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 4 - GENERAL

4.1 SUMMARY

A. This Section includes the following:

1. Deck Edge Flashing.
2. Deck to Wall Flashing.

4.2 SUBMITTALS

A. Product Data: For each product indicated.

4.3 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 5 - PRODUCTS

5.1 FLASHING

- A. 24-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" color to match deck coatings).
- 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 24 gauge hot-dipped galvanized steel sheet, or aluminum.
 - a. Include folded hem on all exposed flashing.
 2. Outside corner flashing.
 3. Edge flashing.
 4. Stair stinger flashing
 5. Deck saddle corner flashing.
 6. Fasteners: Hot-dipped galvanized or stainless steel as required to penetrate minimum 1-1/4 inch into solid backing.

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EXECUTION

5.2 FLASHING INSTALLATION

- A. General: Install sheet metal deck and wall flashing and 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

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SECTION 09911 - EXTERIOR PAINTS AND COATINGS

PART 6 - GENERAL

6.1 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. Metal
 - a. All previously painted metal
 - 4. Deck Coatings
 - a. Coatings for all decks
 - 5. Excluded
 - a. Unpainted Foundations

6.2 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

6.3 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.
- B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.

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

6.4 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' experience demonstrated 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. Do not proceed with remaining work until workmanship, color, and sheen are approved by Owner.
 - 3. Provide up to three color change mockups.

6.5 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.

6.6 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.

6.7 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.

6.8 WARRANTY

SPECIFICATIONS

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- 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 7 - PRODUCTS

7.1 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.

7.2 PAINT MANUFACTURERS

- A. Acceptable Manufacturer: The Sherwin-Williams Company
 - 1. Representative – Andrew Dickson
Phone: 253-258-1560
Email: andrew.dickson@sherwin.com
- B. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
- C. 1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

7.3 DECK COATING

- A. Rhino Lining – Rhino Lining TuffGrip
- B. Include primer as recommended by the manufacturer selected.

PART 8 - EXECUTION

8.1 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 affect 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

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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.

8.2 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.
- J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

8.3 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 one 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."

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**Landmark Apartments
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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.

8.4 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.
- 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 overlapping.
- 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.

SPECIFICATIONS

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8.5 DECK COATINGS

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

8.6 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.

8.7 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.

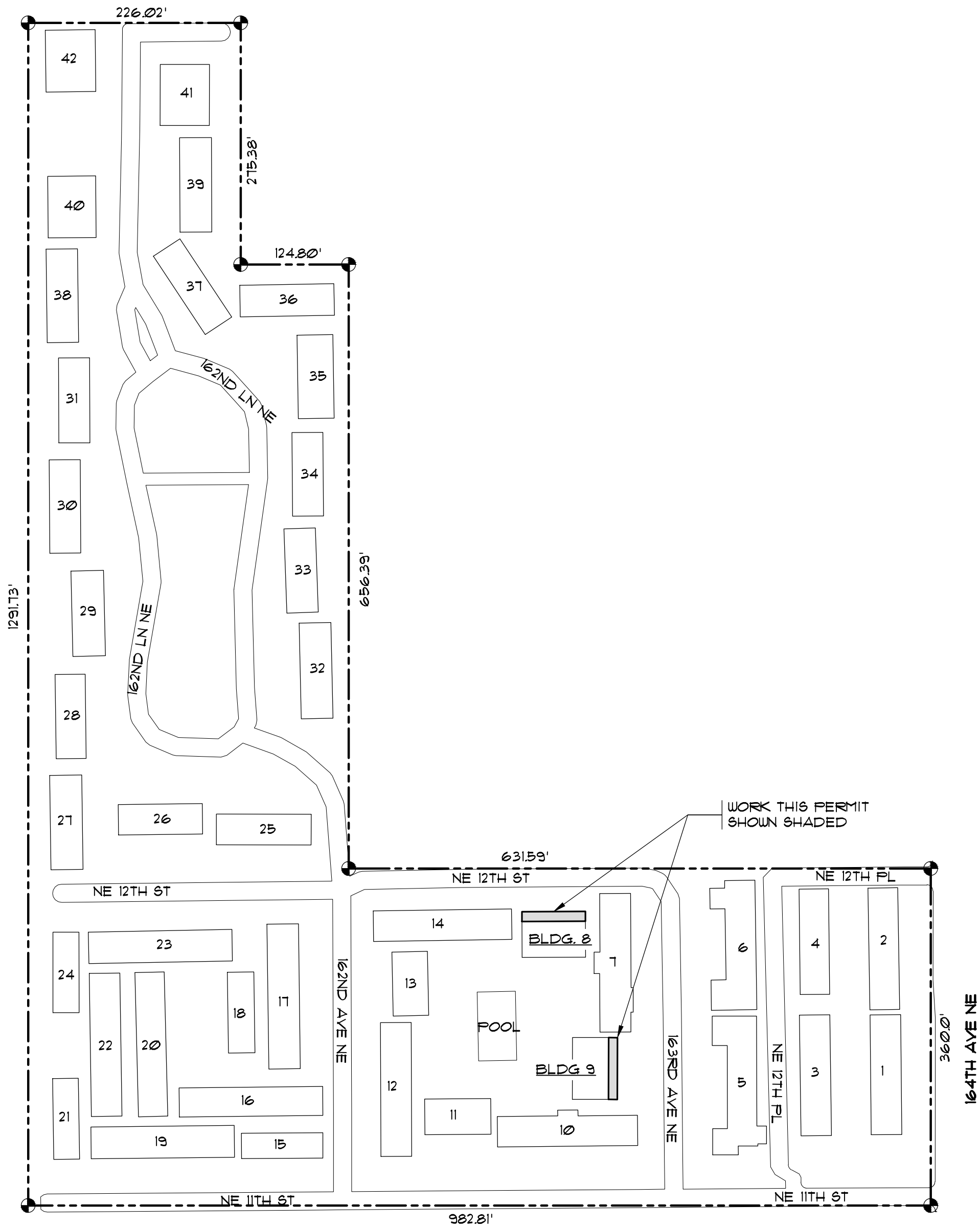
8.8 PAINT SCHEDULE

- 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.

8.9 COLORS

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

END OF SECTION 09911



SITE PLAN
SCALE: 1" = 100'-0"



NOTE:
THE INFORMATION ON THIS SITE PLAN IS
SCHEMATIC AND HAS BEEN DERIVED FROM THE
SITE PLAN INFORMATION ON RECORD WITH KING
COUNTY, AERIAL PHOTOGRAPHS AND SITE VISIT.

MAINTENANCE NOTES:

WATERPROOFING DISCLAIMER:
PACIFIC ENGINEERING TECHNOLOGIES, INC. HAS INCORPORATED INDUSTRY STANDARD FLASHING AND WEATHERPROOFING DETAILS IN THE REPAIR OF YOUR APARTMENT BUILDING. DUE TO THE COMPLEXITY AND UNIQUE DESIGN ELEMENTS OF THE SUBJECT BUILDING, PACIFIC ENGINEERING TECHNOLOGIES, INC. WILL MAKE NO EXPRESS OR IMPLIED WARRANTY OR GUARANTEE THAT THE SCOPE AND NATURE OF THE REPAIRS PROPOSED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. AND SPECIFIED IN THE CONSTRUCTION PLANS AND DETAILS WILL COMPLETELY ELIMINATE ALL POSSIBLE FUTURE SOURCES OF STORM WATER INTRUSION OR STANDING WATER.

ADDITIONALLY, SINCE NO INTRUSIVE INVESTIGATION IS BEING PERFORMED ON THE REMAINDER OF THE BUILDING TO DETERMINE THE POTENTIAL CAUSES OF MOISTURE INTRUSION AND THE SCOPE OF REPAIR IS ISOLATED TO WORK AT THE WALKWAY, THE RECOMMENDED REPAIRS MAY NOT PREVENT MOISTURE INTRUSION INTO THE BUILDING IF THE CAUSE IS RELATED TO OTHER SOURCES ABOVE OR BESIDE THE SPECIFIC WORK AREA.

NOTE TO BUILDING OWNER:
THE SEVERE WEATHER CONDITIONS THAT ARE ENCOUNTERED DURING WINTER MONTHS IN THE PACIFIC NORTHWEST REQUIRE A DILIGENT ON-GOING MAINTENANCE PROGRAM FOR THE EXTERIOR WALKWAYS.

WALKWAYS MUST BE CLEANED ON A REGULAR BASIS IN ORDER THAT MOSS AND FUNGUS DOES NOT START TO GROW. FAILURE TO PROPERLY MAINTAIN WALKWAYS WILL LEAD TO PREMATURE FAILURE OF THE WATERPROOF MEMBRANE SURFACE.

BUILDING SEALANTS SHOULD ALSO BE EXAMINED ON AN ANNUAL BASIS. ANY SEALANTS THAT ARE FOUND NOT TO BE ADHERING PROPERLY SHOULD BE REPAIRED IMMEDIATELY.

EXTERIOR WOOD SHOULD BE EXAMINED ON A REGULAR BASIS TO MAINTAIN WATER RESISTANCE AND TO ENSURE MOSS AND FUNGUS DOES NOT START TO GROW.

SCOPE OF WORK SUMMARY

TYPE: EXTERIOR WALKWAY AND STAIR REPAIR

THE PURPOSE OF THESE DRAWINGS IS TO SHOW REPAIRS FOR THE WATER DAMAGED EXTERIOR WALKWAY AT THE SUBJECT APARTMENT BUILDING IN BELLEVUE, WASHINGTON.

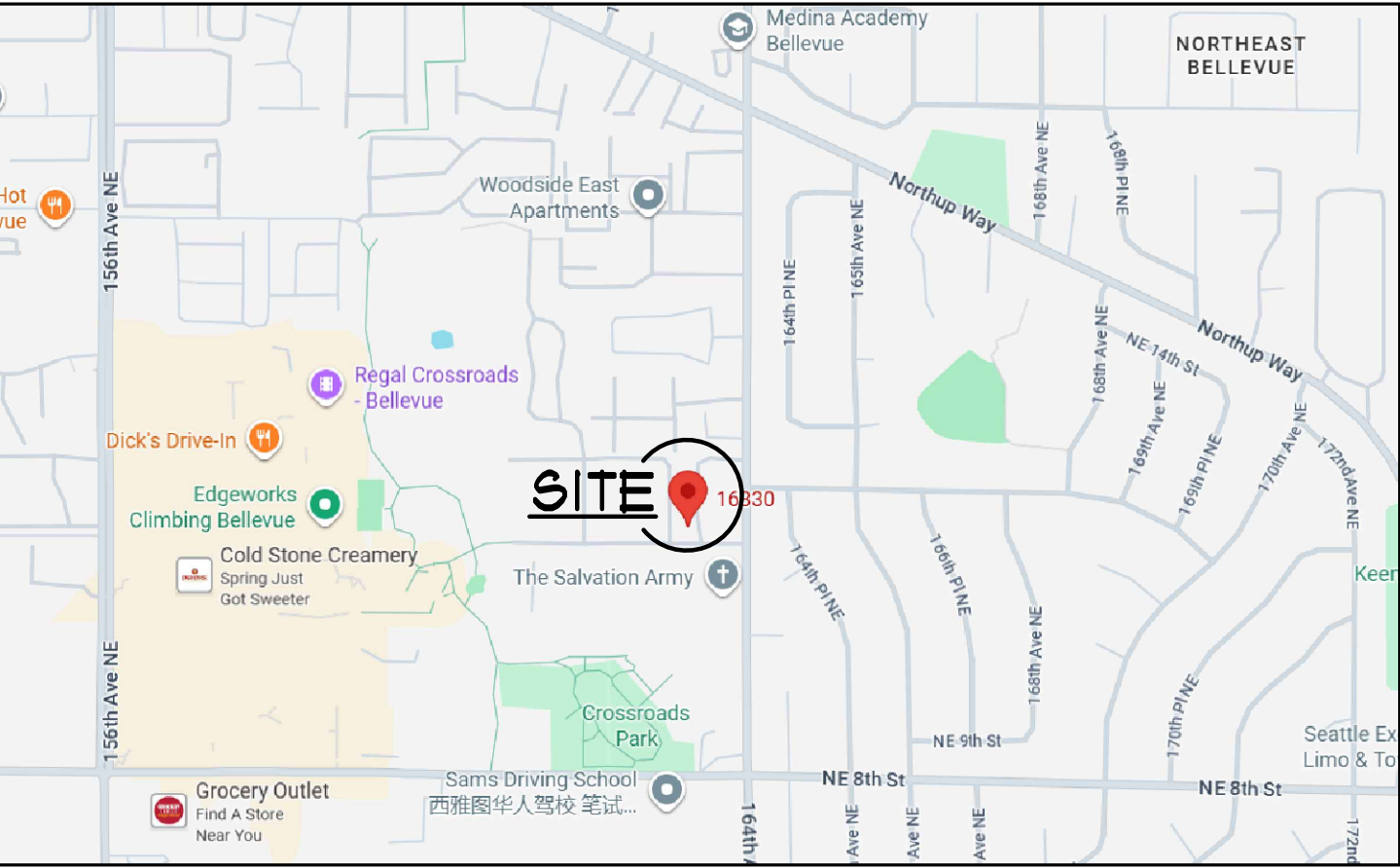
THE REPAIRS ARE IN ACCORDANCE WITH WSEBC CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS, SECTION 301.2 AND CHAPTER 4 REPAIRS.

THE SCOPE OF WORK IS TO REPAIR THE DAMAGE IN-KIND, THERE ARE NO ALTERATIONS OR ADDITIONS. THE EXTERIOR WALKWAY AND STAIRWAY ARE BEING DEMOLISHED AND REBUILT.

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

EXCLUSIONS:

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



VICINITY MAP

SCALE: N.T.S.



ASSESSOR'S No.: 185440-0230-0440

LEGAL DESCRIPTION:

CROSSROADS VILLAGE CONDOMINIUMS
FLAT: 8
UNITS: 16203, 16211, 16213, 16215, 16217, 16219, 16221, 16223, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115

BUILDING DATA:

JURISDICTION: CITY OF BELLEVUE
CODES: 2021 BELLEVUE BUILDING CODE (BBC)
2021 BELLEVUE EXISTING BUILDING CODE (BEEBC)
ZONING: MDR-2
OCCUPANCY: R-2 (APARTMENTS)
CONSTRUCTION TYPE: V-B
NO. OF BUILDINGS: 42

WORK THIS PERMIT:

BUILDING 8
ADDRESS: 16219 NE 12TH ST.
SCOPE OF WORK: EXTERIOR WALKWAY AND STAIR RECONSTRUCTION
NO. OF STORIES: 2
NO. OF UNITS: 8
BLDG. FOOTPRINT: 3,116 SQ. FT.

BUILDING 9
ADDRESS: 16330 NE 11TH ST.
SCOPE OF WORK: EXTERIOR WALKWAY AND STAIR RECONSTRUCTION
NO. OF STORIES: 2
NO. OF UNITS: 8
BLDG. FOOTPRINT: 3,116 SQ. FT.

(NO INTERIOR WORK)

SHEET INDEX

SHEET 1.0 SITE PLAN, VICINITY MAP, LEGAL DESCRIPTION, AND NOTES
SHEET 1.1 NOTES
SHEET 1.2 NOTES
SHEET 2.0 DEMOLITION PLANS
SHEET 2.1 PROPOSED PLANS
SHEET 3.0 EXISTING AND PROPOSED ELEVATIONS
SHEET 4.0 DETAILS
SHEET 4.1 DETAILS
SHEET 5.0 WALKWAY AND STAIR FRAMING PLAN AND SECTIONS

RCW STATEMENT

THE "PROJECT" DOES NOT CLASSIFY AS REHABILITATIVE CONSTRUCTION BECAUSE THE COST OF THE REPAIRS IS NOT MORE THAN FIVE PERCENT OF THE ASSESSED VALUE OF THE BUILDING. THEREFORE, THE BUILDING ENCLOSURE CERTIFICATIONS AND INSPECTIONS PER RCW 64.55.005 THROUGH 64.55.030 ARE NOT REQUIRED.

THE INFORMATION PRESENTED ON THESE
DRAWINGS IS TO THE LEVEL OF DETAIL
FOR CONSTRUCTION COST ESTIMATION ONLY,
NOT FOR ACTUAL CONSTRUCTION

PRELIMINARY

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Contents
**SITE PLAN, VICINITY MAP,
LEGAL DESCRIPTION,
AND NOTES**

Project
**LANDMARK APARTMENTS
BUILDINGS 8 AND 9
EXTERIOR WALKWAY AND
STAIR RECONSTRUCTION**
16330 NE 11TH ST.
BELLEVUE, WA

Sheet

Job No. 2603100

GENERAL NOTES:

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

SITE CONDITIONS, SAFETY AND DEMOLITION:

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL REASONABLY SECURE SCAFFOLDING, WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
- THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC., TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR AND THE SUB-CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING SITE, BUILDING CONDITIONS, AND FEATURES, INCLUDING, BUT NOT LIMITED TO: GRADES, DIMENSIONS, ACCESS TO THE WORK, POWER ACCESS, STAGING, REFUSE DISPOSAL, MATERIAL STORAGE, ETC.
- BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811.
- ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS DEFINED AS 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AGREED TO BY THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE DIFFERENTLY. THE STAGING OF THE WORK MAY COMMENCE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME.

WEEKEND AND HOLIDAY WORK SHALL BE CARRIED OUT ONLY UPON WRITTEN CONSENT BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST APPROVAL OF SUCH WORK NOT LESS THAN 12 HOURS PRIOR TO THE COMMENCEMENT OF WEEKEND OR HOLIDAY WORK.

- THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT, AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS' REPRESENTATIVE FOR SCHEDULING ACCESS INTO UNITS. IN UNITS THE CONTRACTOR ENTERS TO PERFORM REPAIRS, THE CONTRACTOR SHALL PHOTOGRAPH THE EXISTING CONDITIONS PRIOR TO REPAIRS SO AS TO AID IN RESOLVING ANY POSSIBLE CLAIMS THE OWNERS MAY HAVE ABOUT DAMAGE TO INTERIORS FROM THE REPAIR WORK.
- IT IS INTENDED TO KEEP THE BUILDING OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAINTAIN OR PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE TENANTS AND GUESTS ENTERING AND LEAVING THE BUILDINGS AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNERS' REPRESENTATIVE. MAINTAIN ALL BUILDING EXITS.
- THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING STALLS WITHOUT OWNERS' REPRESENTATIVE'S PERMISSION.
- THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
- THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
- THE CONTRACTOR SHALL PROVIDE HEAT AS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
- PROVIDE SCAFFOLDING AND TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING EXPOSED DURING CONSTRUCTION AS NECESSARY TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY AND TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES. ANY WATER DAMAGE TO THESE AREAS RESULTING DURING REPAIRS IS TO BE REPAIRED AT NO COST TO OWNERS' ASSOCIATION.
- PROTECT LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS AS REQUIRED TO ACCOMPLISH THE WORK OR REMOVE AND REPLACE LANDSCAPING, DRAINAGE AND IRRIGATION SYSTEMS, WHICHEVER IS MORE COST EFFECTIVE. FOLLOWING THE WORK, THE IRRIGATION AND DRAINAGE SYSTEMS SHALL BE TESTED TO VERIFY THAT THEY ARE FUNCTIONING PROPERLY. ALL DAMAGED ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO DEMOLITION ACTIVITY.
- PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO LAY DOWN TEMPORARY COVER OF FLOOR TILE, CARPETS, FINISHES, ETC. FOR ANY WORK TO BE COMPLETED WITHIN THE UNITS.
- AT UNITS WHERE WORK COULD AFFECT BLINDS AND/OR DRAPERIES AT WINDOWS, REMOVE THE BLINDS AND DRAPERIES TO PERFORM THE WORK AND RE-INSTALL THEM AFTER THE WORK IS COMPLETE.

GENERAL NOTES (CONT.):

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

CONSTRUCTION:

- SUBCONTRACTORS SHALL HAVE A MINIMUM OF TEN YEARS OF EXPERIENCE (FIVE YEARS FOR WET-FLASH SYSTEM) INSTALLING THEIR RESPECTIVE PRODUCTS AND SHALL BE MANUFACTURER APPROVED INSTALLERS OF THOSE PRODUCTS.
- ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY STANDARDS AND CODE REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT TO PACIFIC ENGINEERING TECHNOLOGIES, INC. A COPY OF THE INSTALLATION INSTRUCTIONS AND RELATED INSTALLATION STANDARDS AND REQUIREMENTS FOR REVIEW AND APPROVAL AND THE CONTRACTOR SHALL KEEP A SET OF THESE INSTRUCTIONS ON THE SITE DURING REPAIRS RELATING TO THAT WORK.
- PROVIDE WEATHER-RESISTIVE / AIR BARRIER BEHIND WALL CLADDING IN ACCORDANCE WITH W58C 1402.2 AND 1403.5 AND THE 2021 WASHINGTON STATE ENERGY CODE C402.3.1. WEATHER-RESISTIVE / AIR BARRIER SHALL BE CONTINUOUS AND ALL JOINTS SHALL BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE FLASHINGS FOR EXTERIOR BUILDING COMPONENTS IN ACCORDANCE WITH W58C CHAPTER 1404.4.
- THE CONTRACTOR SHALL VERIFY THAT ALL WATERPROOFING COMPONENTS ARE COMPATIBLE WITH EACH OTHER, I.E. SEALANTS AND BACKER ROD, SEALANTS, AND SELF ADHESIVE (PEEL 'N' STICK) MEMBRANE, ETC.
- THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA, MOCK-UP SAMPLES, SHOP DRAWINGS AND INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS (SUCH AS: WINDOWS, SEALANTS, SHEET METAL FLASHINGS, SELF ADHESIVE MEMBRANES AND WATERPROOF MEMBRANES, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO PRODUCT INSTALLATION.
- THE CONTRACTOR IS TO PROVIDE PACIFIC ENGINEERING TECHNOLOGIES, INC. WITH ACCESS TO REVIEW THE INSTALLATION OF THE NEW WEATHER-RESISTIVE BARRIER AND FLASHINGS PRIOR TO BEING COVERED BY THE NEW SIDING SYSTEM. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 12 HOURS NOTICE (EXCLUDING WEEKENDS) PRIOR TO WHEN THE CONTRACTOR WANTS REVIEW PERFORMED. THE CONTRACTOR IS TO MODIFY ANY CONDITIONS WITH THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHING SYSTEM AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. THAT DOES NOT COMPLY WITH THE REPAIR DRAWINGS. PACIFIC ENGINEERING TECHNOLOGIES, INC. MAY REQUIRE THAT THE SIDING BE REMOVED AND REPLACED AT NO COST TO THE OWNER IF PACIFIC ENGINEERING TECHNOLOGIES, INC. IS NOT ALLOWED TO REVIEW THE INSTALLATION OF THE WEATHER-RESISTIVE BARRIER AND FLASHINGS DUE TO INSUFFICIENT NOTIFICATION.
- NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE.
- THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POBS RESULTING FROM THE CONSTRUCTION WORK, AND REPAINT THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE. PROVIDE AN ALLOWANCE FOR EACH UNIT IN THE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTING AND RECERTIFICATION OF THE FIRE ALARM SYSTEMS IF REQUIRED BY THE FIRE MARSHAL OR BUILDING DEPARTMENT.
- PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT INTERCONNECTIONS BETWEEN CONCEALED SPACES (SUCH AS SOFFITS, DROPPED CEILINGS, ATTICS, WALL CAVITIES, ETC.) AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS IN ACCORDANCE WITH B58C SECTION 718.
- HOLES FOR WIRING AND PLUMBING PENETRATIONS THAT PASS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES ARE TO BE SEALED WITH A FIRE RATED EXPANDING FOAM OR SEALANT. THE FOAM OR SEALANT IS TO BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH AN F AND T RATING NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH B58C SECTION 714.4 AND 714.5.
- ALL NEW WOOD PLATES, NAILING STRIPS, AND LEDGERS IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED. CUT ENDS, ETC., SHALL BE PAINTED WITH (2) COATS OF WOOD PRESERVATIVE PAINT.
- PROVIDE DIFFERENTIAL METAL PROTECTION TO PREVENT GALVANIC ACTION WHERE OCCURS.
- UPON COMPLETION OF ALL REPAIR WORK, THE OWNERS' REPRESENTATIVE, PACIFIC ENGINEERING TECHNOLOGIES, INC. AND CONTRACTOR WILL DEVELOP A "PUNCH LIST" OF WORK ITEMS TO BE COMPLETED AS PART OF THE PROJECT CLOSE-OUT. ALL ITEMS ON THE PUNCH LIST SHALL BE CORRECTED/REPAIRED BEFORE THE OWNER'S ASSOCIATION FINAL ACCEPTANCE OF THE WORK.
- EGRESS, SEPARATION, FIRE PROTECTION SYSTEMS, AND EMERGENCY ACCESS SHALL MEET THE REQUIREMENTS OF 2021 INTERNATIONAL FIRE CODE (IFC) CHAPTER 33 DURING CONSTRUCTION. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ANY EXIT, RESTRICT EMERGENCY ACCESS, OR IMPAIR FIRE SEPARATION IN ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING AREAS, SPACES, AND BUILDINGS.
- THE EXISTING FIRE SAFETY (FIRE ALARM/SPRINKLER) SYSTEM(S) SHALL REMAIN ONLINE IN THE BUILDING(S) DURING THE REMEDIATION PROJECT.
- DEFERRED SUBMITTALS MAY BE REQUIRED FOR ANY MODIFICATION OF THE EXISTING FIRE SPRINKLER AND/OR FIRE ALARM SYSTEM(S). ANY AND ALL PURPOSED MODIFICATIONS MUST MEET NFPA 13 AND MUNICIPAL CODE REQUIREMENTS.
- IF ANY OF THE FIRE SAFETY (FIRE ALARM/SPRINKLER) SYSTEMS ARE OFFLINE DURING THE COURSE OF PROJECT, THEN A FIRE WATCH SHALL BE POSTED WHILE THE SYSTEM(S) ARE OFFLINE.

HANDRAIL NOTES AND STAIRWAY NOTES:

- HANDRAILS:
- HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH BBC SECTION 1014 AND 1607.9.1.
- PROVIDE A HANDRAIL ON EACH SIDE OF THE STAIR.
 - HANDRAILS SHALL BE ATTACHED TO THE STRUCTURE TO PROVIDE ADEQUATE SUPPORT FOR THE FOLLOWING LOADS:
 - REFERENCE BBC SECTION 1607.9.1.
 - TOP OF HANDRAIL (ANY DIRECTION) 200 LBS.
 - HANDRAIL HEIGHT SHALL BE MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT BE LESS THAN 34" AND NOT MORE THAN 38".
 - HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, WITH THE EXCEPTION OF A NEWEL POST INTERRUPTION OR SIMILAR OBSTRUCTION.
 - HANDRAILS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" ADJACENT TO A WALL OR OTHER SURFACE AND FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
 - HANDRAIL WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM TO 2" MAXIMUM. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6 1/4". IF ANY OF THESE CONDITIONS ARE NOT MET, PROVIDE THE EQUIVALENT GRASPABILITY REQUIREMENTS OF W58C SECTION 1014.3.
 - HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4 1/2".
 - HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR OR RAMP RUN HANDRAIL. WHERE HANDRAILS TERMINATE, THE HANDRAIL SHALL EXTEND HORIZONTALLY 12" MINIMUM BEYOND THE TOP RISER. AT THE BOTTOM RISER THE HANDRAIL SHALL CONTINUE THE SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
 - HANDRAILS EXTENSIONS SHALL TERMINATE INTO THE WALL OR CREATE A CLOSED END.
 - HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - HANDRAILS SHALL NOT IMPEDE THE EGRESS WIDTH OR PATH.

STAIRWAYS:

- STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BBC SECTION 1011.
- STAIRWAY WIDTH SHALL BE A MINIMUM OF 36" WIDTH.
 - SHALL HAVE A CONTINUOUS MINIMUM HEADROOM CLEARANCE OF 80" MEASURED VERTICALLY FROM THE CONNECTING EDGE OF THE STAIR NOSINGS.
 - SHALL HAVE A MINIMUM RISER HEIGHT OF 4".
 - SHALL HAVE A MAXIMUM RISER HEIGHT OF 7".
 - SHALL HAVE A MINIMUM TREAD DEPTH OF 11" MEASURED HORIZONTALLY BETWEEN THE FOREMOST VERTICAL PROJECTION OF THE ADJACENT TREAD.
 - TREADS AND RISERS SHALL MAINTAIN DIMENSIONAL UNIFORMITY IN EACH FLIGHT OF STAIRS OF 3/8" MAXIMUM BETWEEN RISER WIDTHS AND TREAD DEPTHS.
 - THE TREAD NOSING SHALL NOT HAVE A CURVATURE OR BEVELED NOSING LESS THAN 1/8" AND MORE THAN 3/16".
 - THE NOSING SHALL NOT PROJECT MORE THAN 1 1/4" BEYOND TREADS AND LANDINGS BELOW.
 - PREMANUFACTURED CONCRETE STAIR TREADS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON AND SHALL BE DESIGNED TO BBC TABLE 1607.1 ITEM 31.
 - UNIFORM LOAD 100 PSF
 - CONCENTRATED LOAD 300 PSF
 - REF. MATERIAL SPECIFICATIONS FOR ADDITIONAL TREAD/RISER REQUIREMENTS.

STRUCTURAL NOTES:

- CODE:
- THE BELLEVUE BUILDING CODE (BBC) 2021 EDITION AND THE 2021 BELLEVUE EXISTING BUILDING CODE (BEEC).
- LIVE LOADS:
- ROOF SNOW LOAD 25 PSF
- CORRIDOR & STAIRS 100 PSF
- CONCRETE:
- CONCRETE f'c = 2500 PSI AT 28 DAYS WITH 5 1/2 BAGS CEMENT PER CUBIC YARD CONCRETE.
- CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS:
- BOTTOM OF FOOTINGS 3"
- ALL CONCRETE IN FOOTINGS, WALLS, SLABS, AND BEAMS SHALL BE PLACED IN A MONOLITHIC POUR UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACING. ALUMINUM CONDUIT AND ACCESSORIES SHALL NOT BE EMBEDDED IN CONCRETE.
- REINFORCING STEEL:
- DEFORMED BILLET STEEL CONFORMING TO ASTM A615 (STANDARD 04, 2013 CURRENT), GRADE 60. (ALL WELDED BARS NOTED BY DIA. ARE A36 STEEL). UNLESS NOTED OTHERWISE, PROVIDE LAP SPlice AS FOLLOWS:
- 48 BAR DIAMETERS IN 2500 PSI CONCRETE FOR % AND LESS

- PROVIDE TWO - #5 BARS AROUND ALL OPENINGS IN AND SLABS WHOSE MINIMUM DIMENSION IS 11" OR GREATER. EXTEND THE BARS 2'-0" BEYOND OPENINGS OR AS FAR AS POSSIBLE AND HOOK. PROVIDE ONE 5 X 4'-0" DIAGONAL BAR AT CORNERS OF OPENINGS. WELDED WIRE FABRIC (WUF) SHALL CONFORM TO ASTM A105. WUF SHALL BE LAPPED ONE CROSSWIRE PLUS 2' (1/8, 8" FOR 6X6 MESH). (REINFORCING PLACING DRAWINGS SHALL BE PREPARED BY A QUALIFIED DETAILER IN ACCORDANCE WITH ACI MANUAL (ACI 318).)
- ADHESIVE FOR ANCHOR BOLTS:
- ADHESIVE FOR ATTACHMENT TO CRACKED OR UNCRACKED CONCRETE SHALL BE SIMPSON STRONG-TIE AT-3G ACRYLIC ADHESIVE (ICC-ES AC308), UNLESS NOTED OTHERWISE ON THE PLANS. BOLTS SHALL BE STAINLESS STEEL ALL-THREAD ROD ANCHORS, UNLESS NOTED OTHERWISE ON THE PLANS.

- HOLE DRILLING AND PREPARATION AS WELL AS INSTALLATION OF ANCHORS TO BE IN ACCORDANCE WITH SIMPSON'S PRINTED INSTALLATION INSTRUCTIONS. CONCRETE MUST BE DRY AND ITS TEMPERATURE MUST BE 23 DEGREES OR HIGHER AT TIME OF INSTALLATION. CONTRACT ENGINEER IF THESE SITE CONDITION CANNOT BE ACHIEVED. THE MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 2500 PSI AT TIME OF INSTALLATION. INSTALLATION OF ADHESIVE ANCHORS SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS.
- POWDER-DRIVEN FASTENERS:
- POWDER-DRIVEN FASTENERS INTO CONCRETE SHALL BE POP SERIES FASTENERS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #138. INSTALLATION OF POWDER-DRIVEN FASTENERS TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- NAILS:
- NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:
- 10d 3" x 0.131" DIA.
- 10d COMMON 3" x 0.148" DIA.
- ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

STRUCTURAL NOTES (CONT.):

- SCREWS INSTALLED IN WOOD:
- SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #92. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:
- SDW822 (Ø22" DIAMETER, LENGTHS: 3" TO 10")
- SDW421 (Ø21" DIAMETER, LENGTHS: 3" TO 15")
- SDW822 AND SDW421 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.
- CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SD5 SCREWS WITH PROPRIETARY COATING.

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

STUDS & COLUMNS	HEM-FIR #2 Fc=1300 F81 OR STUD GRADE Fc=800 F81
WALL PLATES & SILL	HEM-FIR #2 Fc=850 F81
JOISTS & RAFTERS	HEM-FIR #1 Fc=915 F81 OR #2 Fc=850 F81
BEAMS (4x & SMALLER)	HEM-FIR #1 Fc=915 F81 OR #2 Fc=850 F81
GUARDRAILS	WESTERN CEDAR #2 Fc=1700 F81

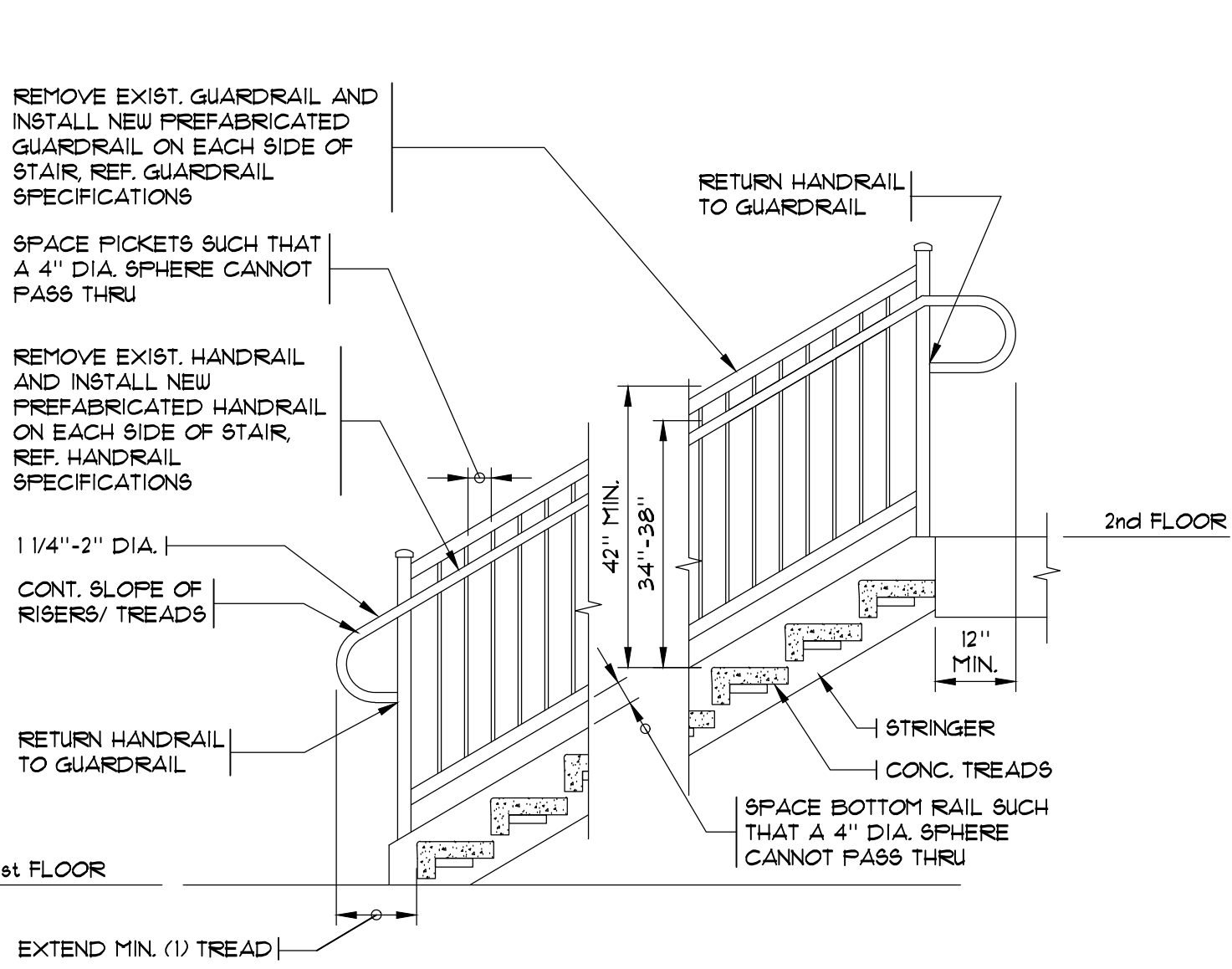
- ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PER WOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE "EXPOSURE 1" WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE "EXTERIOR" WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS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

- WOOD PROTECTION / TREATMENT:
- ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE OR EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED (NOTED PT.) IN ACCORDANCE WITH AUPA STANDARD U1. USE THE FOLLOWING MINIMUM AUPA USE CATEGORIES:

- INTERIOR/DAMP (WOOD SILL PLATES): UC2
- ABOVE GROUND EXPOSED (DECKS ABOVE GROUND): UC3B
- GROUND CONTACT (DECK POSTS): UC4B
- PAINT ALL SCARS, CUTS AND DRILL HOLES WITH A WOOD PRESERVATIVE THAT IS COMPATIBLE WITH THE CHEMICALS USED FOR THE PRESSURE TREATMENT OF THE WOOD. PRESERVATIVES FOR FIELD TREATMENT SHALL MEET THE REQUIREMENTS OF AUPA STANDARD M4.

- GENERAL WOOD FRAMING NOTES:
- MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
 - PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.
 - FLUSH BEAMS (FB) NOT CALLED OUT ON THE PLANS SHALL BE DOUBLE JOISTS.
 - ALL COLUMNS NOT CALLED OUT ON THE PLANS AND/OR SCHEDULE SHALL BE (2) STUDS SPIKED TOGETHER WITH 10d COMMON NAILS AT 6" O.C. STAGGERED WITH ADJACENT NAILS DRIVEN FROM OPPOSITE SIDES.
 - ALL LAMINATED BEAMS AND HEADERS SHALL BE SPIKED TOGETHER WITH 10d NAILS AT 6" O.C. ALONG EACH EDGE UNLESS OTHERWISE NOTED.
 - PROVIDE CUT WASHERS AND BOLT HEADS AND NUTS BEARING ON WOOD.
 - PROVIDE SILL SEAL/GASKET BETWEEN LUMBER AND CONCRETE OR MASONRY. SEALER/GASKET SHALL PROVIDE A CAPILLARY BREAK.
 - PROVIDE ONE LAYER OF 40# ASPHALT IMPREGNATED BUILDING PAPER AT CONTACT SURFACES BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
 - CURRENT W58C BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT [CODES.ICCSAFE.ORG](https://codes.iccsafe.org).

- FLOOR SHEATHING:
- APPLY 23/32" PLYWOOD/OSB NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR BLOCKED. NEW FLOOR SHEATHING TO SPAN ACROSS A MINIMUM OF THREE SUPPORTS. (APPLY GLUE OVER FLOOR JOISTS PRIOR TO INSTALLATION.)



TYP. STAIR GUARD/HANDRAIL ELEVATION 1

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

Date					
Revision					
No.					
Designed	C. ERKSEN	Drawn	V.H.N.	Checked	N.L.F.
Date	22 MAY, 2026	Approved			
PACIFIC ENGINEERING TECHNOLOGIES, INC.					
4444 Woodland Park Ave., N. • Suite 100 Seattle, Washington 98103-7499 (206) 281-7500					

Project	Contents	NOTES
LANDMARK APARTMENTS BUILDINGS 8 AND 9		
EXTERIOR WALKWAY AND STAIR RECONSTRUCTION		
16330 NE 11TH ST.		
Sheet		1.1
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THE MATERIAL SPECIFICATIONS ARE PRESENTED IN A SHORT FORM FORMAT. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL INSTALL THE PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S REPAIR AND MAINTENANCE STANDARDS AND CODES. IN NO PARTICULAR CASE, IF THERE ARE ANY DISCREPANCIES, THE MOST STRINGENT REQUIREMENT SHALL BE FOLLOWED:

- A. REVISED CODE OF WASHINGTON
- B. BELLEVUE BUILDING CODE
- C. CITY OF SEACAT MUNICIPAL CODE
- D. SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA)
- E. MANUFACTURER'S PRODUCT INSTALLATION RECOMMENDATIONS
- F. CLIENT SPECIFICATIONS
- G. THESE REPAIR DOCUMENTS

SOFFIT GYPSUM SHEATHING BOARD (GGB) EXTERIOR:
GYPSUM SHEATHING BOARD SHALL BE 5/8" THICK EXTERIOR RATED SOFFIT GYPSUM SHEATHING SHEATHING SHALL MATCH EXISTING THICKNESS. ATTACH WITH 8d GALVANIZED ROOFING NAILS AT 1" O.C. ALL EDGES SHALL BE BLOCKED.
APPROVED PRODUCTS:
• CERTAINTED EXTERIOR SOFFIT TYPE C

DECK WATERPROOF MEMBRANE (WPM) AND ACCESSORIES:

- A. SHALL BE A FLUID-APPLIED, MOISTURE-CURING, POLYURETHANE, PEDESTRIAN WATERPROOFING DECK MEMBRANE COATING SYSTEM.
- B. CONTRACTOR SHALL USE THE FOLLOWING MANUFACTURER RECOMMENDED ACCESSORIES AND PRODUCTS SUCH AS SEALANTS, REINFORCING FIBER, SILICA SAND, PRIMER, ETC.
- C. INSTALL WATERPROOF MEMBRANE SO THAT A UNIFORM AND CONSISTENT SURFACE IS PROVIDED WITH NO VISIBLE SEAMS OR TRANSITIONS.
- D. CONTRACTOR SHALL PERFORM AN ADHESION TEST TO ALL UNIQUE SURFACES PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM.
- E. CONTRACTOR SHALL VERIFY EACH DECK HAS A MIN. 1/4" PER FOOT SLOPE TOWARDS THE DECK EDGE.
- F. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT STATING THE PREPARATION METHOD USED AND THE ADHESION TEST RESULTS TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO APPLICATION OF THE WATERPROOF MEMBRANE SYSTEM.

LIQUID APPLIED FLASHING (LAF):
SHALL BE PROSOCO FASTFLASH

- A. THE LAF IS TO BE INSTALLED SUCH THAT THE UNDERLYING SUBSTRATE THAT THE FLUID FLASHING IS APPLIED TO, IS NOT VISIBLE AFTER APPLICATION (OPAQUE).
- B. WHERE LAF TRANSITION WITH WRB, THE WRB SHALL BE SANDWICHED IN LAF WITH LAF LAPPING OVER THE WRB 2" MINIMUM.

MISCELLANEOUS PENETRATION FLASHINGS:
SHALL BE QUICKFLASH FLASHING PANELS
THE FLASHING PANEL SHOULD BE PROPERLY SIZED FOR THE INTENDED ELECTRICAL,
PLUMBING OR MECHANICAL PENETRATION. IF A PENETRATION SIZE IS UNAVAILABLE FROM
QUICKFLASH CONTACT PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR DIRECTION.

TRIM BOARDS:
SHALL BE H10 HARDIETRIM MANUFACTURED BY JAMES HARDIE.

- INSTALL WITH STAINLESS STEEL FINISH NAILS.
- PROVIDE PLASTIC SHIMS BEHIND TRIM TO PROVIDE A LEVEL AND PLUMB TRIM INSTALLATION TO A TOLERANCE 1/8" (INCH) IN 36 INCHES.
- PRIME ALL CUT ENDS WITH TWO (2) COATS OF EXTERIOR GRADE PRIMER PRIOR TO INSTALLATION AND PAINTING.

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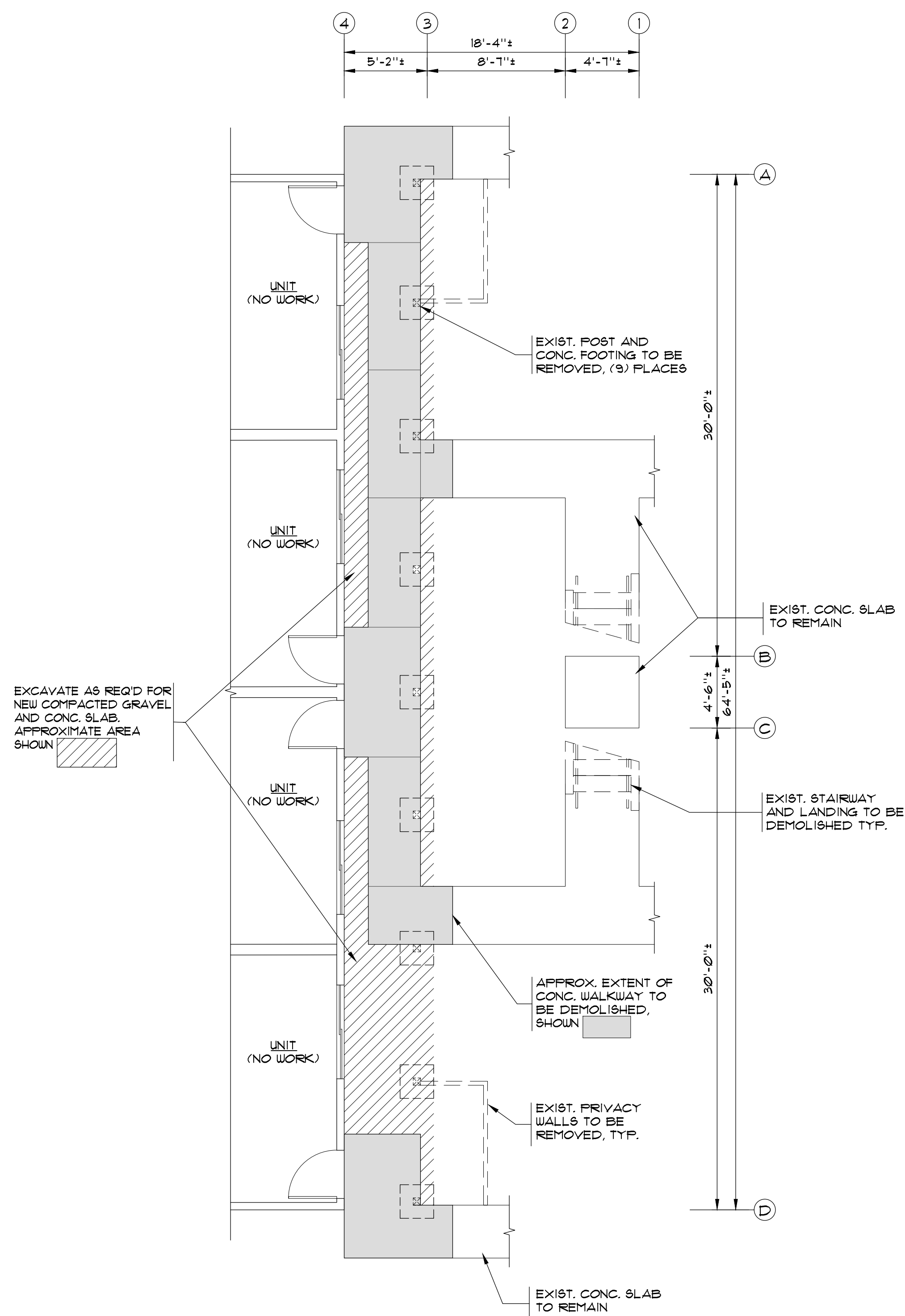
 PACIFIC ENGINEERING TECHNOLOGIES, INC. 4444 Woodland Park Ave. N. - Suite 100 Seattle, Washington 98103-7459 [206] 281-7500	Designed	C. ERIKSEN	No.	Revision	Date
	Drawn	VHN.			
	Checked				
		NLF.			
	Date				
	Approved	22 MAY, 2026			

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1.2	LANDMARK APARTMENTS BUILDINGS 8 AND 9 EXTERIOR WALKWAY AND STAIR RECONSTRUCTION	NOTES
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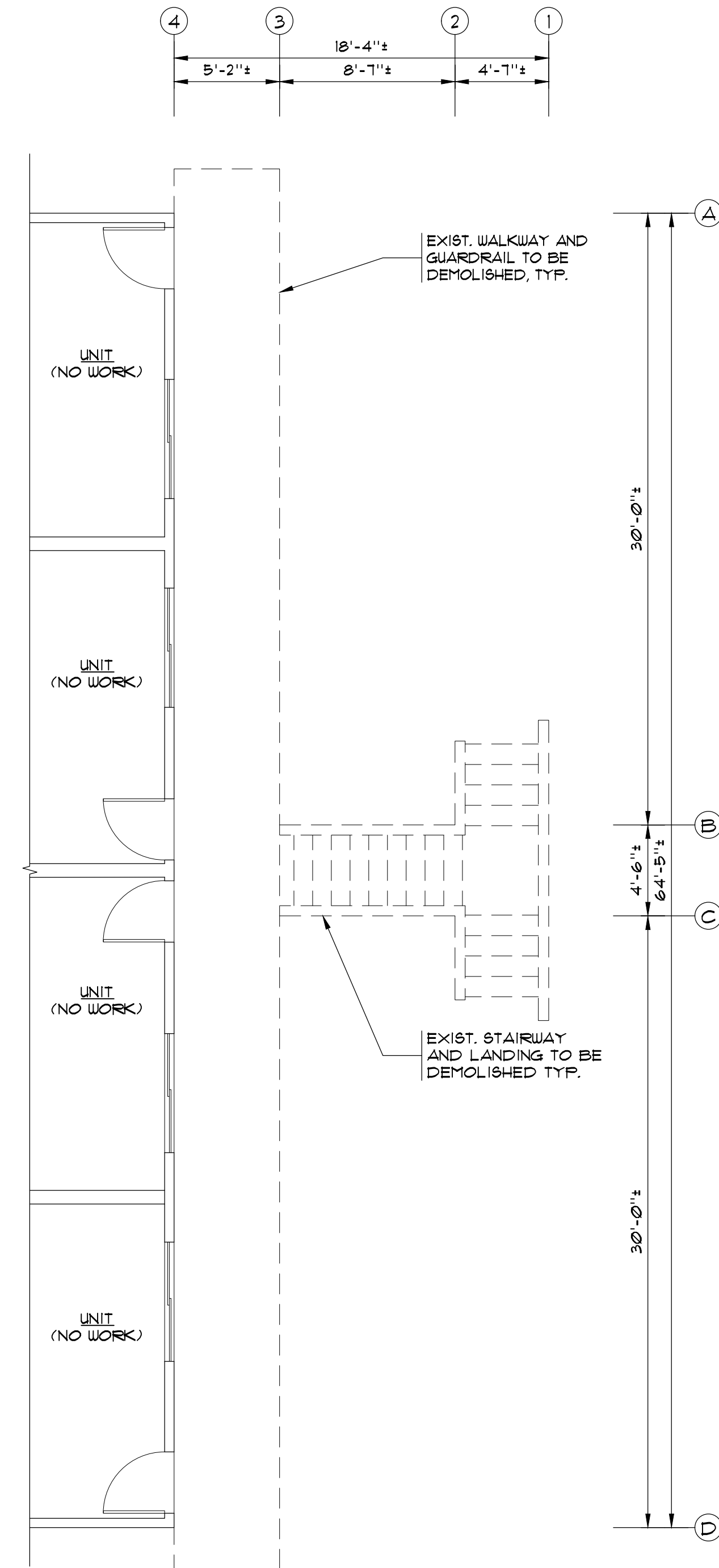
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FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



GENERAL NOTES:

- EXISTING CONDITIONS SHOWN MAY VARY SLIGHTLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS. CONTRACTOR TO NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. IF EXISTING CONDITIONS VARY FROM WHAT IS SHOWN.
- NEW STAIRWAY TO BE CENTERED ON BUILDING.
- NUMBER OF TREADS/RISERS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR. REFERENCE STAIRWAY REQUIREMENTS ON SHEET 1.1.
- REMOVE AND REPLACE SIDING IN-KIND AS REQUIRED TO INSTALL NEW WALKWAY AND FLASHINGS.

Designed	C. ERKSEN	Drawn	V.H.N.	Checked	N.L.F.	Date	22 MAY, 2026	Approved	
Revision									
No.									
Date									



Contents
DEMOLITION PLANS

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LANDMARK APARTMENTS BUILDINGS 8 AND 9 EXTERIOR WALKWAY AND STAIR RECONSTRUCTION
16330 NE 11TH ST. BELLEVUE, WA

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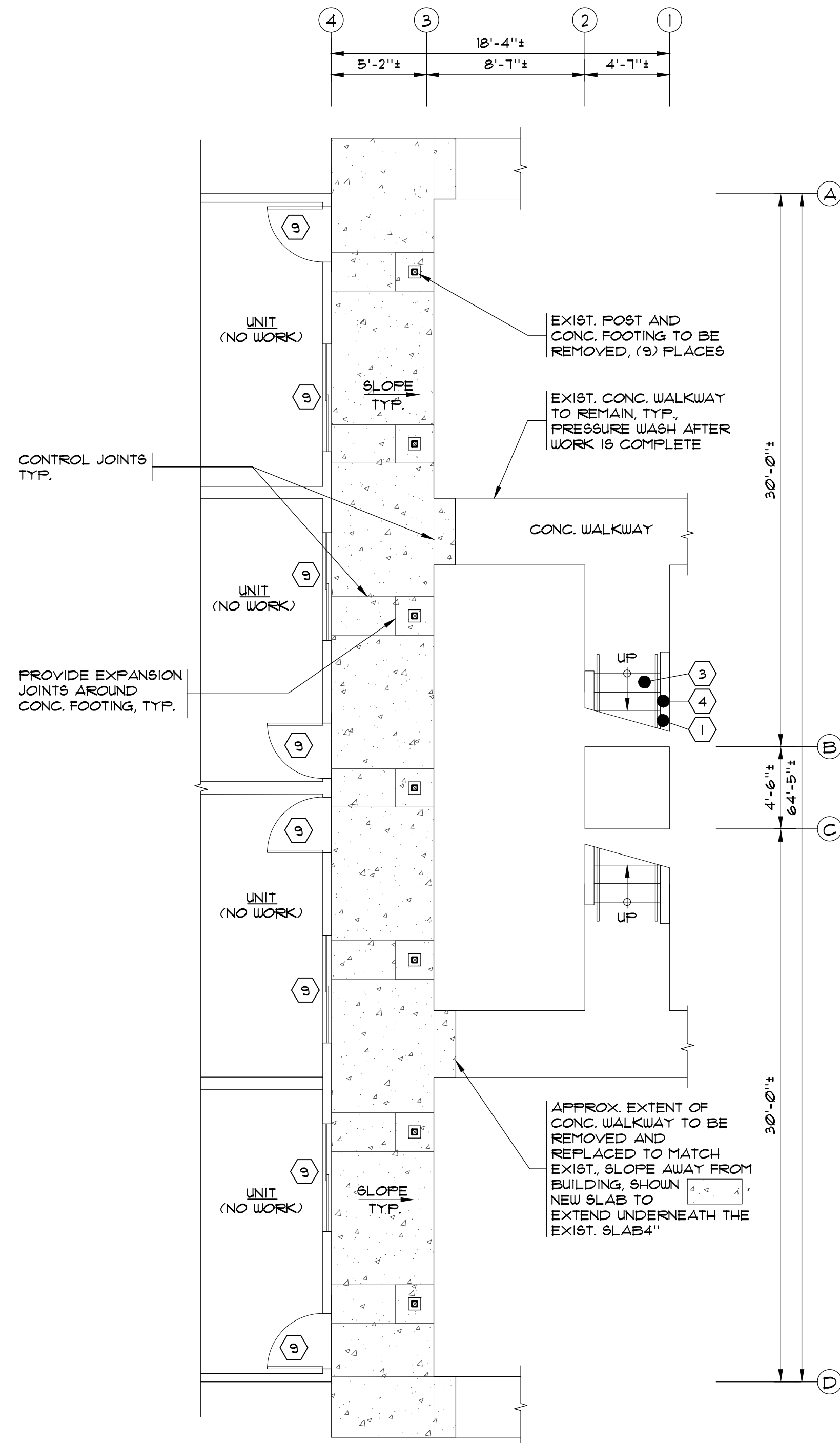
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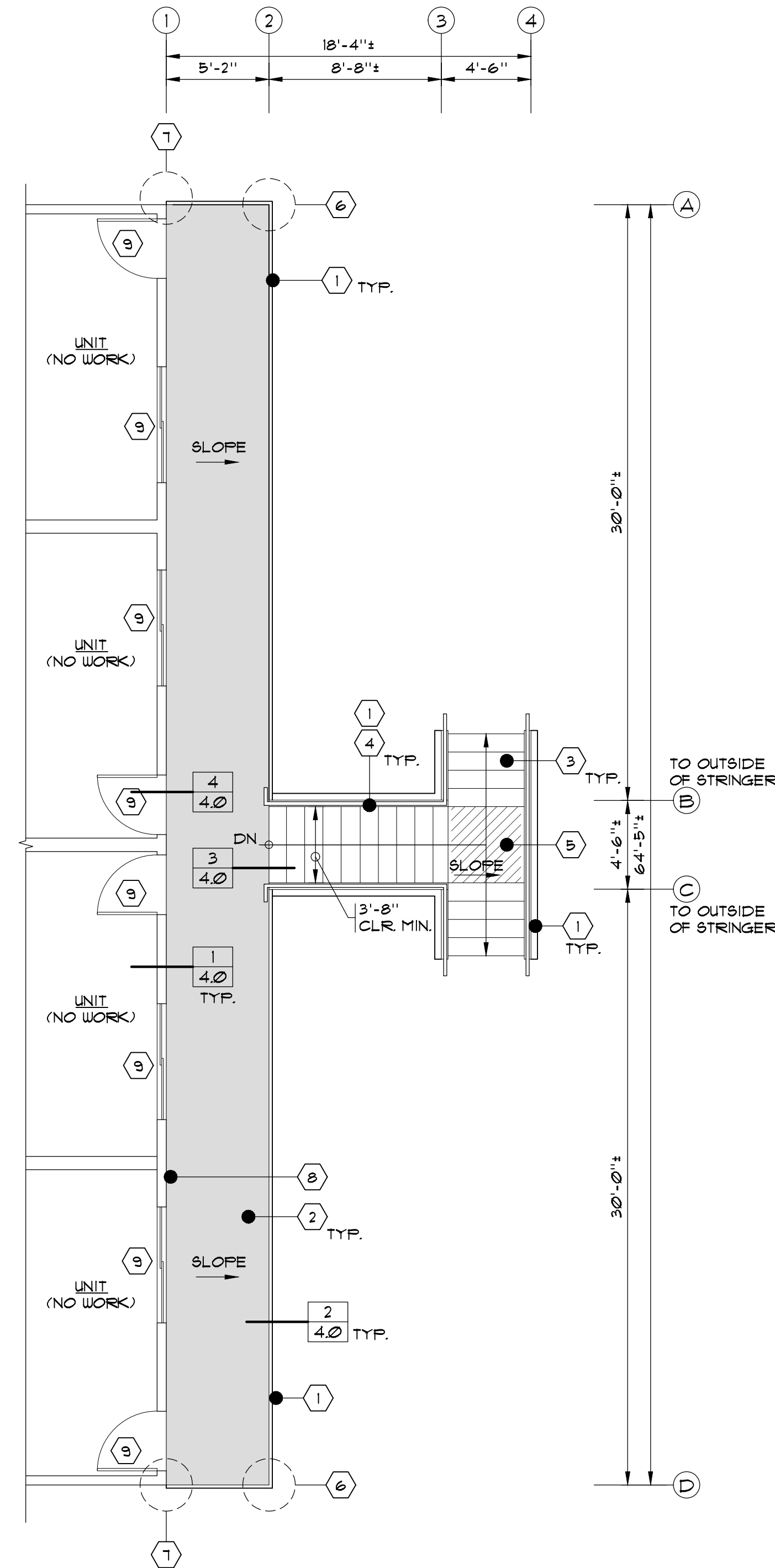
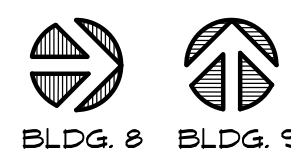
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PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



KEYNOTES:

- 1 NEW PREMANUFACTURED PICKET GUARDRAIL, TYP. REF. STRUCT. AND GUARDRAIL NOTES ON SHEET 11.
- 2 SLOPE WALKWAY 1/4" PER 1'-0" AWAY FROM BLDG. INSTALL NEW WFM EXTENT, SHOWN.
- 3 NEW PRE-CAST CONC. TREADS WITH CLOSED RISERS, TYP. REF. STRUCT. AND MATERIAL SPECIFICATIONS.
- 4 NEW P.T. STRINGER, TYP. REF. STRUCT.
- 5 INSTALL NEW PRECAST CONC. LANDING, SLOPE 1/4" PER 1'-0" AWAY FROM BUILDING, SHOWN.
- 6 PROVIDE ONE-PIECE CORNER FLASHING AT CORNER, TYP. REF. 6/4.0
- 7 PROVIDE ONE-PIECE SADDLE AND SOFFIT FLASHINGS AT BUILDING CORNER. REMOVE AND REPLACE SIDING AND TRIM TO MATCH EXISTING AS REQUIRED TO INSTALL FLASHINGS. REPLACE DAMAGED SHEATHING IN-KIND, TYP. REF. 1/4.1
- 8 REMOVE BOTTOM COURSES OF SIDING AS REQUIRED TO PERFORM WORK. PAINT ENTIRE BUILDING ELEVATION TO MATCH EXISTING COLOR SCHEME AFTER WORK IS COMPLETED.
- 9 EXISTING DOOR OR WINDOW TO REMAIN.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN MAY VARY SLIGHTLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS. CONTRACTOR TO NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. IF EXISTING CONDITIONS VARY FROM WHAT IS SHOWN.
2. NEW STAIRWAY TO BE CENTERED ON BUILDING.
3. NUMBER OF TREADS/RISERS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR. REFERENCE STAIRWAY REQUIREMENTS ON SHEET 11.
4. REMOVE AND REPLACE SIDING IN-KIND AS REQUIRED TO INSTALL NEW WALKWAY AND FLASHINGS.

Designed	C. ERKSEN	Drawn	V.H.N.	Checked	N.L.F.	Date	22 MAY, 2026	Approved	
Revision		No.							
Date									



Contents
PROPOSED PLANS

Project
**LANDMARK APARTMENTS
BUILDINGS 8 AND 9
EXTERIOR WALKWAY AND
STAIR RECONSTRUCTION**
16330 NE 11TH ST.
BELLEVUE, WA

Sheet

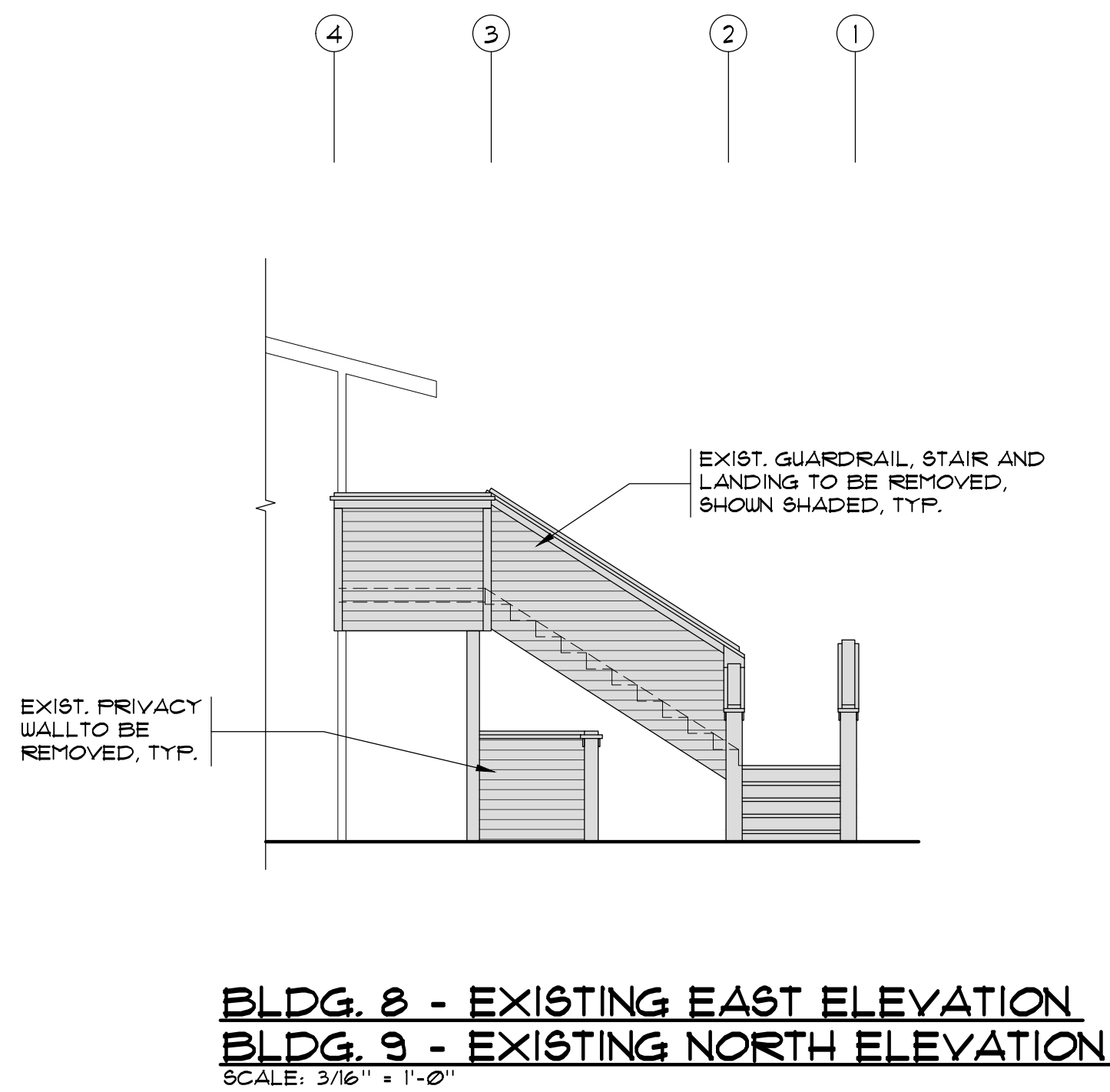
2.1

Job No. 2603100

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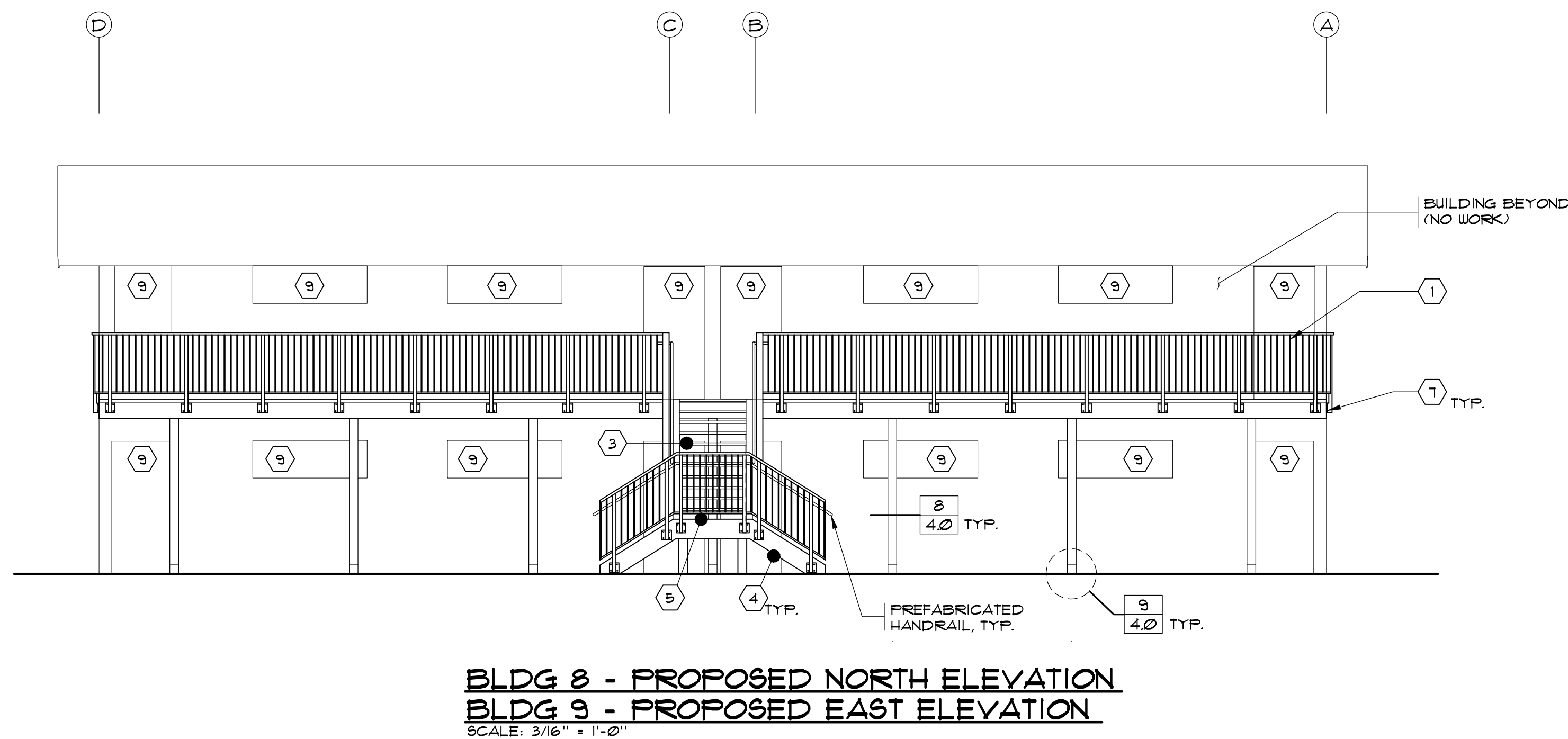
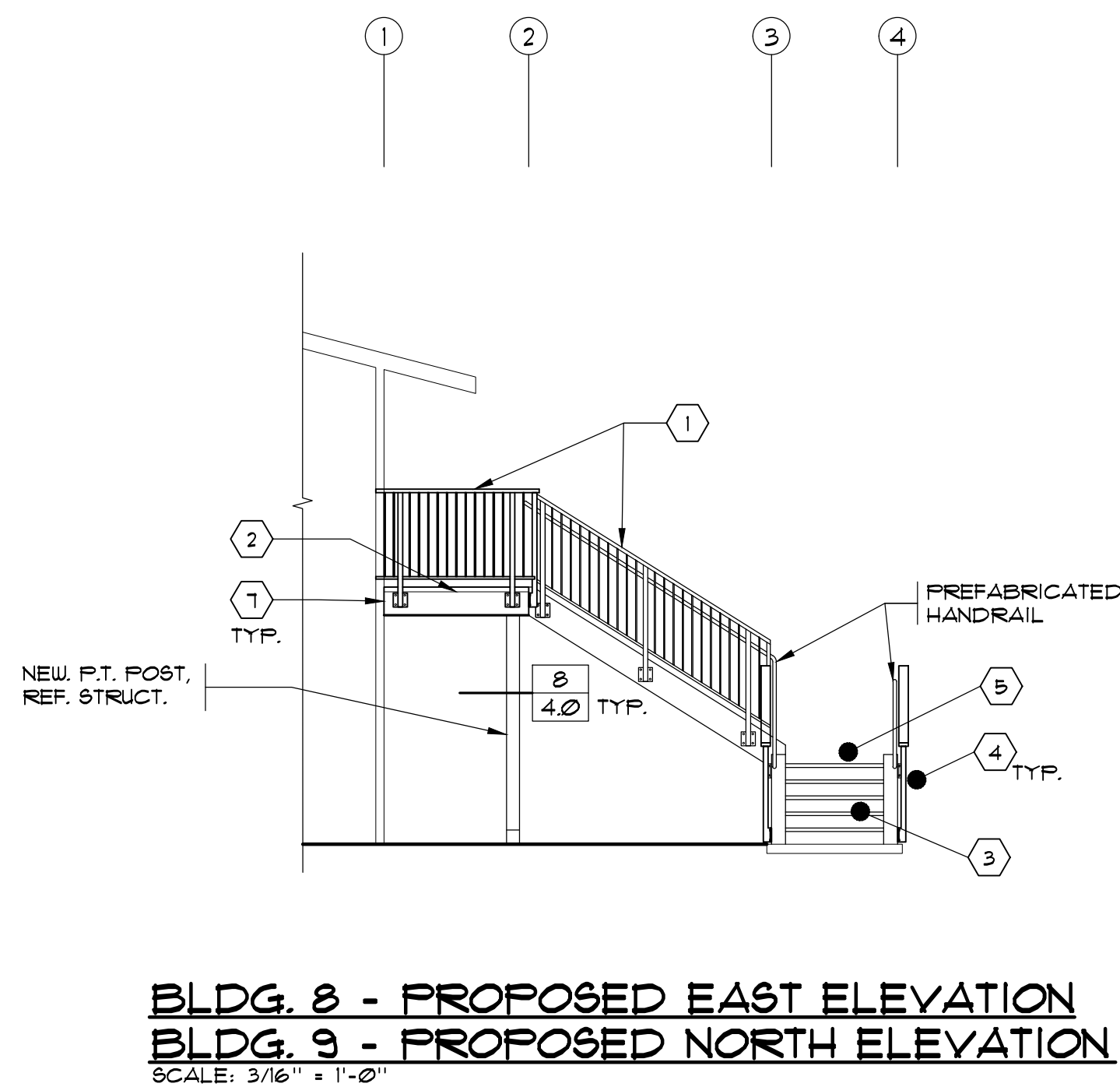


KEYNOTES:

- 1 NEW PREMANUFACTURED PICKET GUARDRAIL, TYP. REF. STRUCT. AND GUARDRAIL NOTES ON SHEET 1.I
- 2 SLOPE WALKWAY 1/4" PER 1'-0" AWAY FROM BLDG. INSTALL NEW WPM EXTENT
- 3 NEW PRE-CAST CONC. TREADS WITH CLOSED RISERS, TYP. REF. STRUCT. AND MATERIAL SPECIFICATIONS.
- 4 NEW P.T. STRINGER, TYP. REF. STRUCT.
- 5 INSTALL NEW PRECAST CONC. LANDING, SLOPE 1/4" PER 1'-0" AWAY FROM BUILDING
- 6 NOT REFERENCED
- 7 PROVIDE ONE-PIECE SADDLE AND SOFFIT FLASHINGS AT BUILDING CORNER. REMOVE AND REPLACE SIDING AND TRIM TO MATCH EXISTING AS REQUIRED TO INSTALL FLASHINGS. REPLACE DAMAGED SHEATHING IN-KIND, TYP. REF. 1 4.1
- 8 NOT REFERENCED
- 9 EXISTING DOOR AND WINDOW TO REMAIN

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN MAY VARY SLIGHTLY, CONTRACTOR TO VERIFY EXISTING CONDITIONS. CONTRACTOR TO NOTIFY PACIFIC ENGINEERING TECHNOLOGIES, INC. IF EXISTING CONDITIONS VARY FROM WHAT IS SHOWN.
2. NEW STAIRWAY TO BE CENTERED ON BUILDING.
3. NUMBER OF TREADS/RISERS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR. REFERENCE STAIRWAY REQUIREMENTS ON SHEET 1.I.
4. REMOVE AND REPLACE SIDING IN-KIND AS REQUIRED TO INSTALL NEW WALKWAY AND FLASHINGS.



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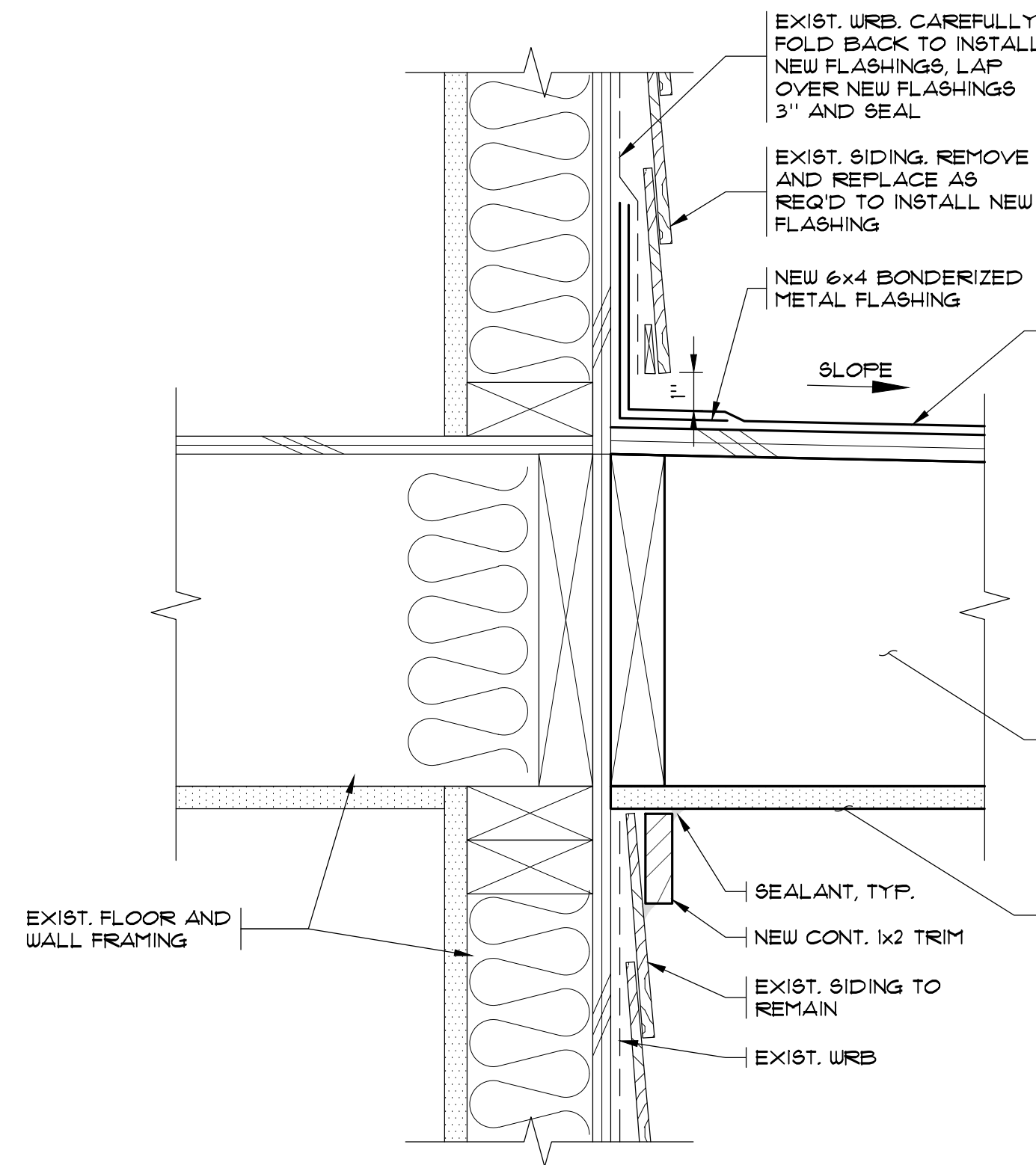
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Project	Sheet	Job No.	Revision	Date
LANDMARK APARTMENTS BUILDINGS 8 AND 9 EXTERIOR WALKWAY AND STAIR RECONSTRUCTION	3.0	2603100	1	22 MAY, 2026
			2	
			3	
			4	

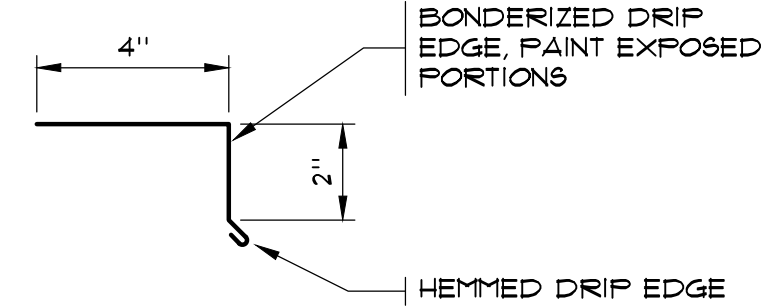
Project	Sheet	Job No.	Revision	Date
LANDMARK APARTMENTS BUILDINGS 8 AND 9 EXTERIOR WALKWAY AND STAIR RECONSTRUCTION	3.0	2603100	1	22 MAY, 2026
			2	
			3	
			4	

3.0

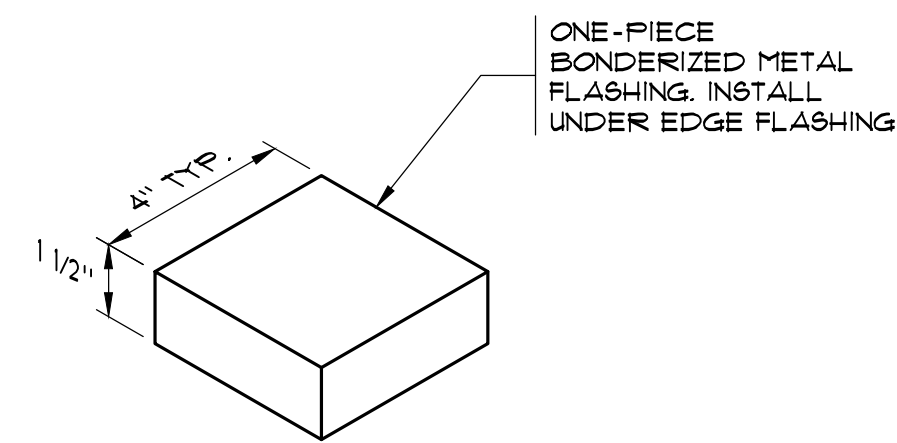
Job No. 2603100



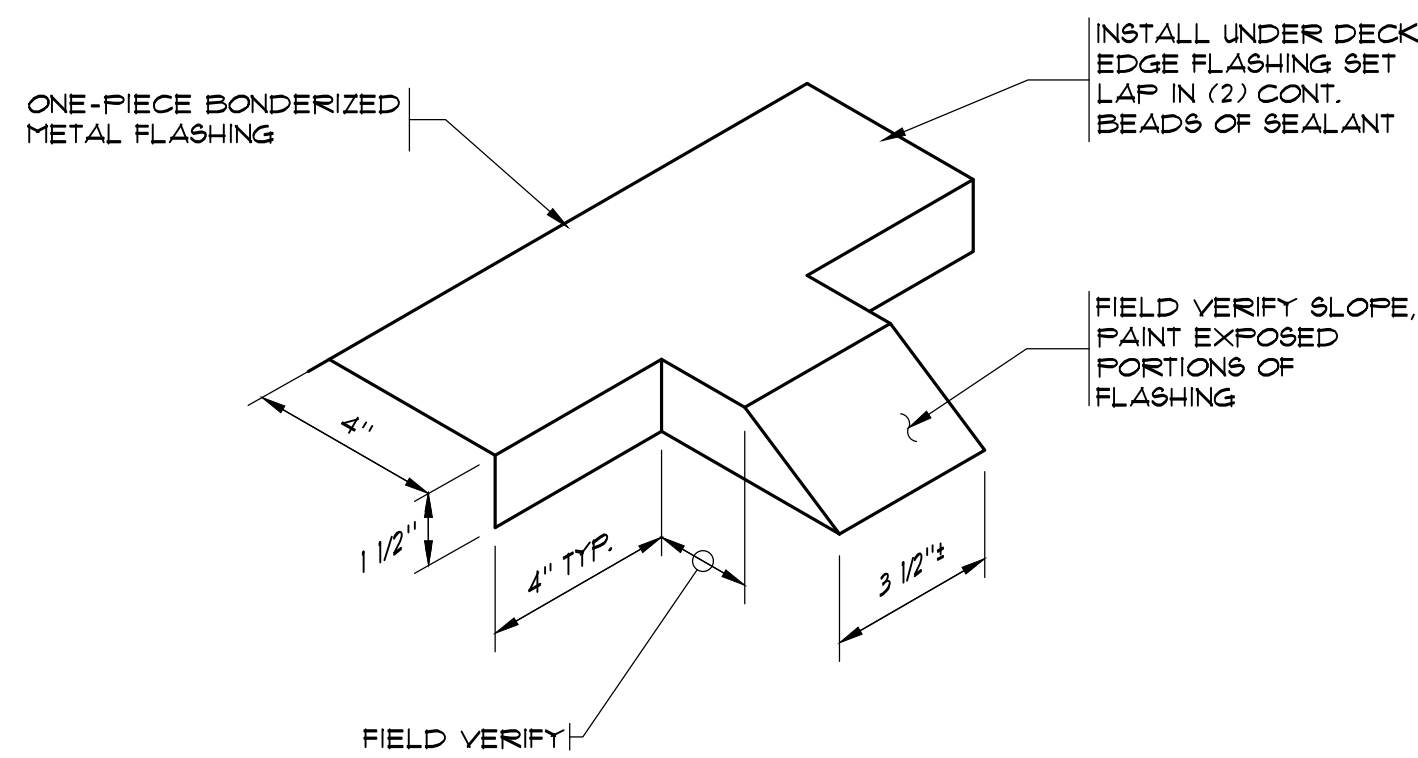
TYPICAL WALKWAY TO WALL 1
SCALE: 3" = 1'-0"



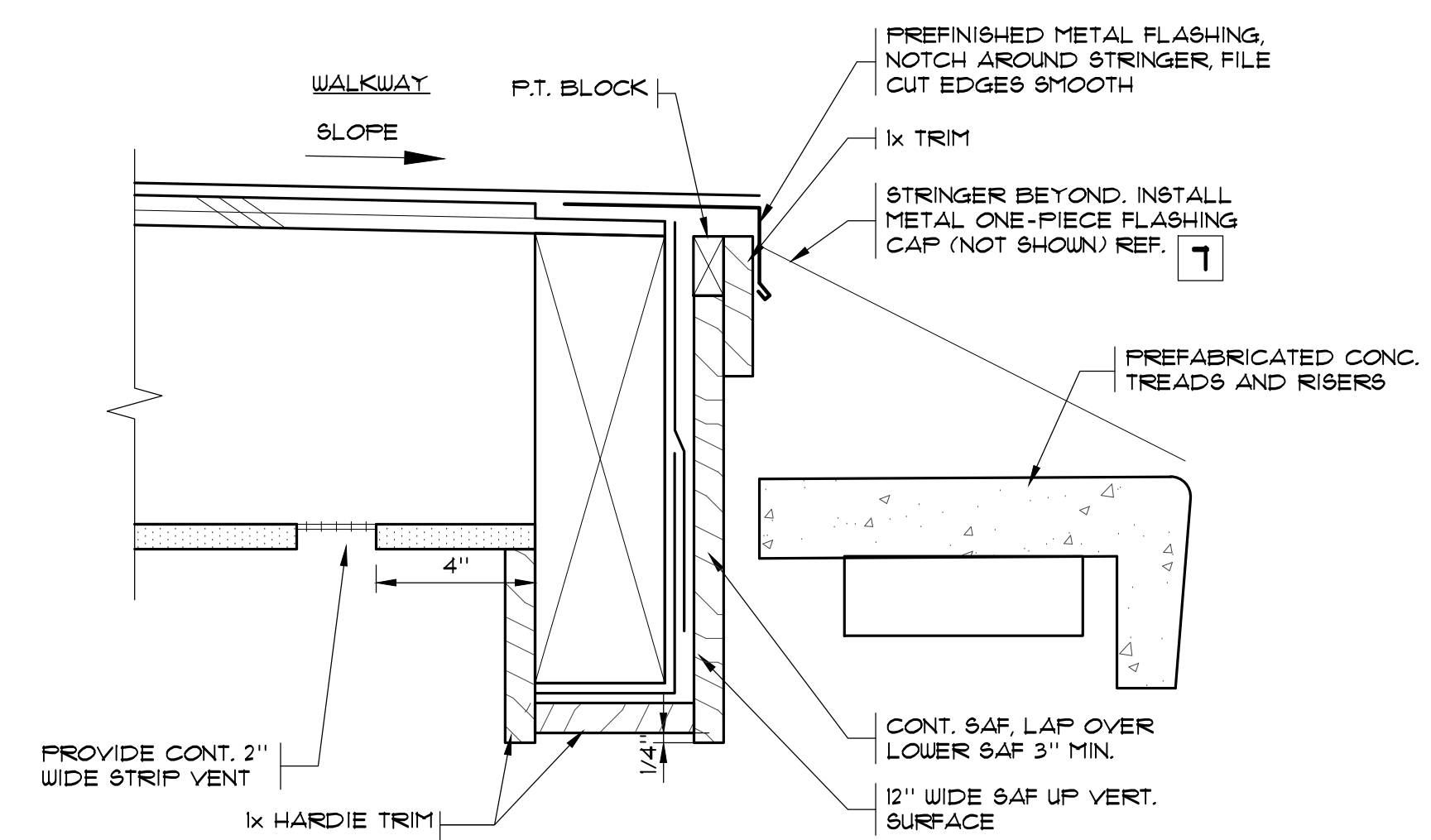
EDGE FLASHING 5
SCALE: 3" = 1'-0"



OUTSIDE CORNER FLASHING 6
SCALE: 3" = 1'-0"

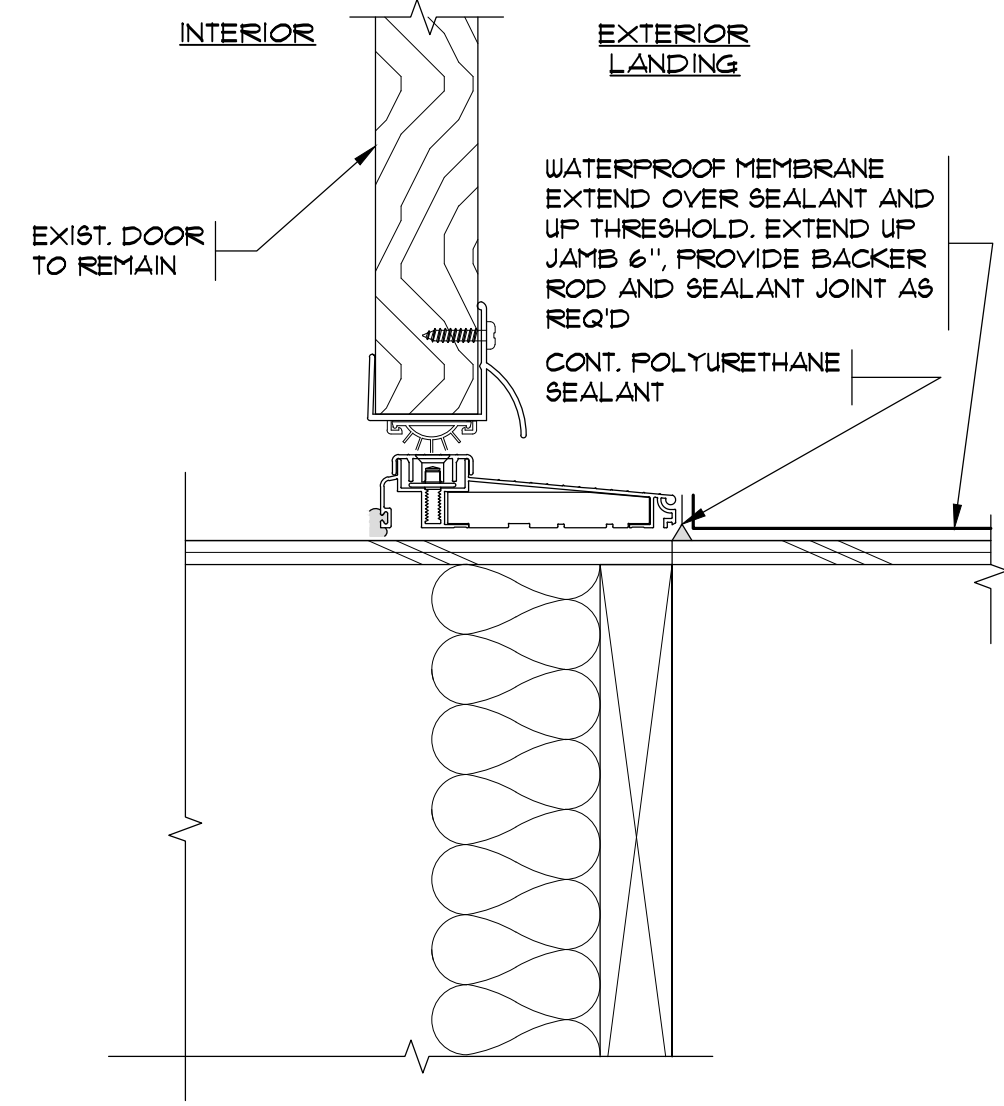


STAIR STRINGER FLASHING 7
SCALE: N.T.S.

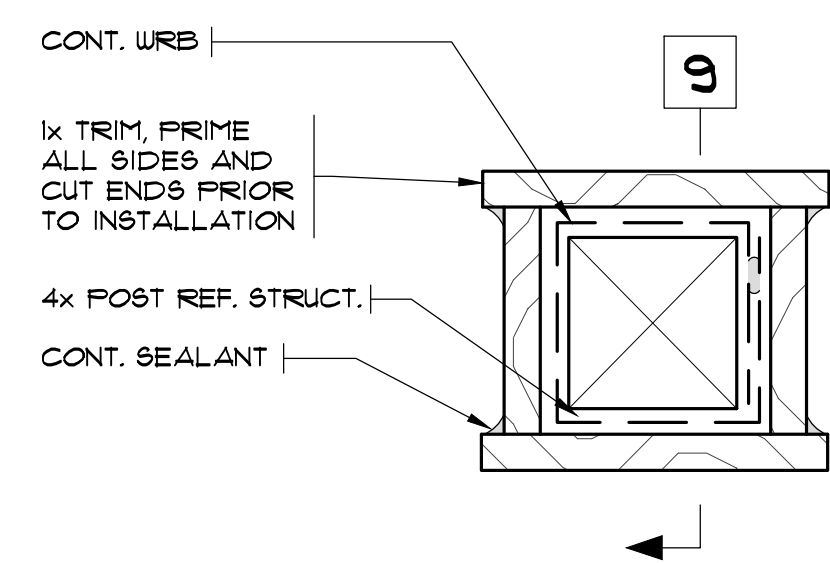


WALKWAY STAIR EDGE 3
SCALE: 3" = 1'-0"

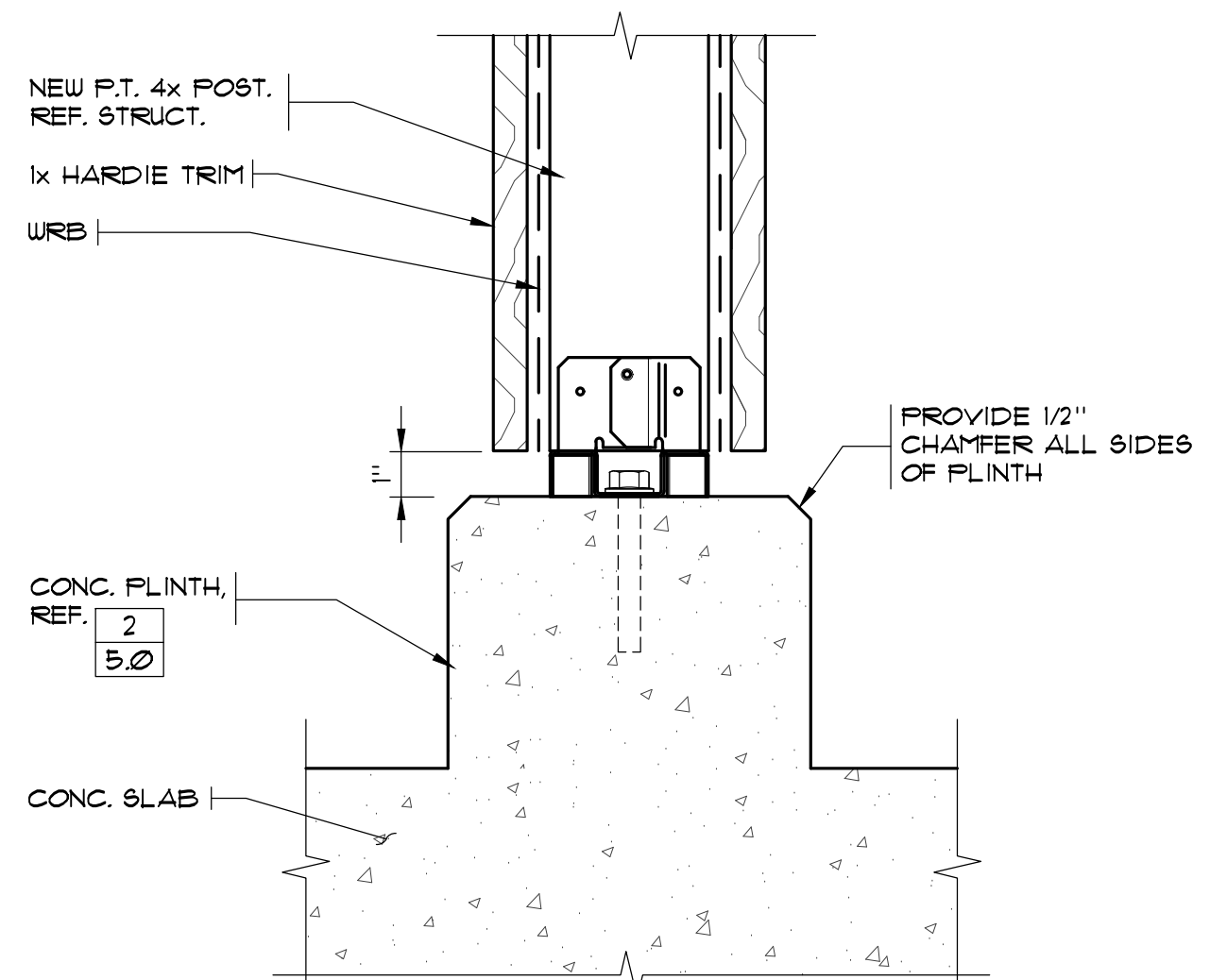
NOTE: OMIT STEPS AND STRINGER AT 911 SECTION.



EXISTING DOOR SILL TO REMAIN IN PLACE 4
SCALE: 3" = 1'-0"



DECK OR WALKWAY COLUMN 8
SCALE: 3" = 1'-0" PLAN VIEW



TYPICAL COLUMN AT CONC. SLAB 9
SCALE: 3" = 1'-0" SECTION VIEW

NOTE: INSTALL FLASHING OVER POST BASE, REF. STRUCT. FOR ADDITIONAL INFORMATION

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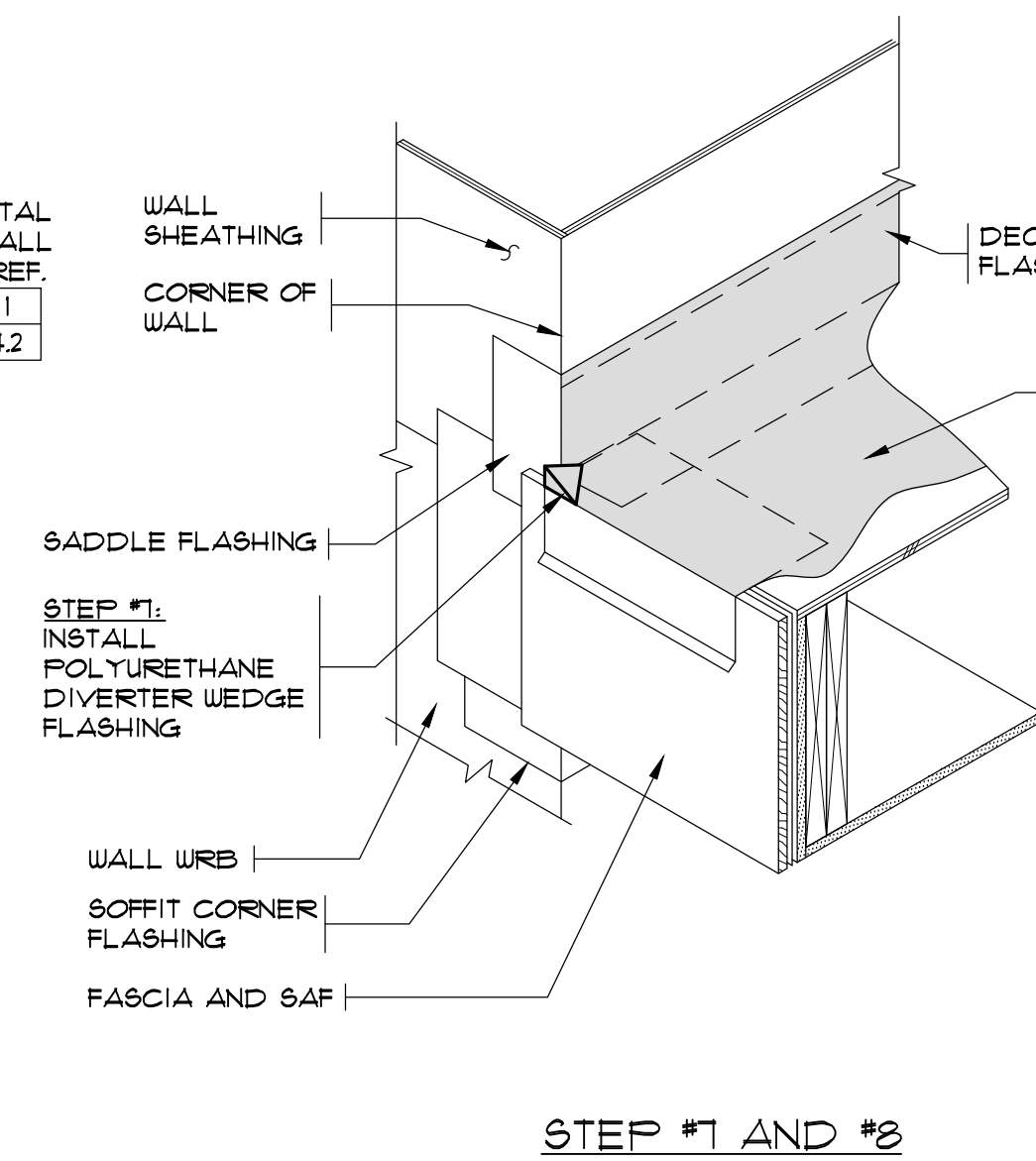
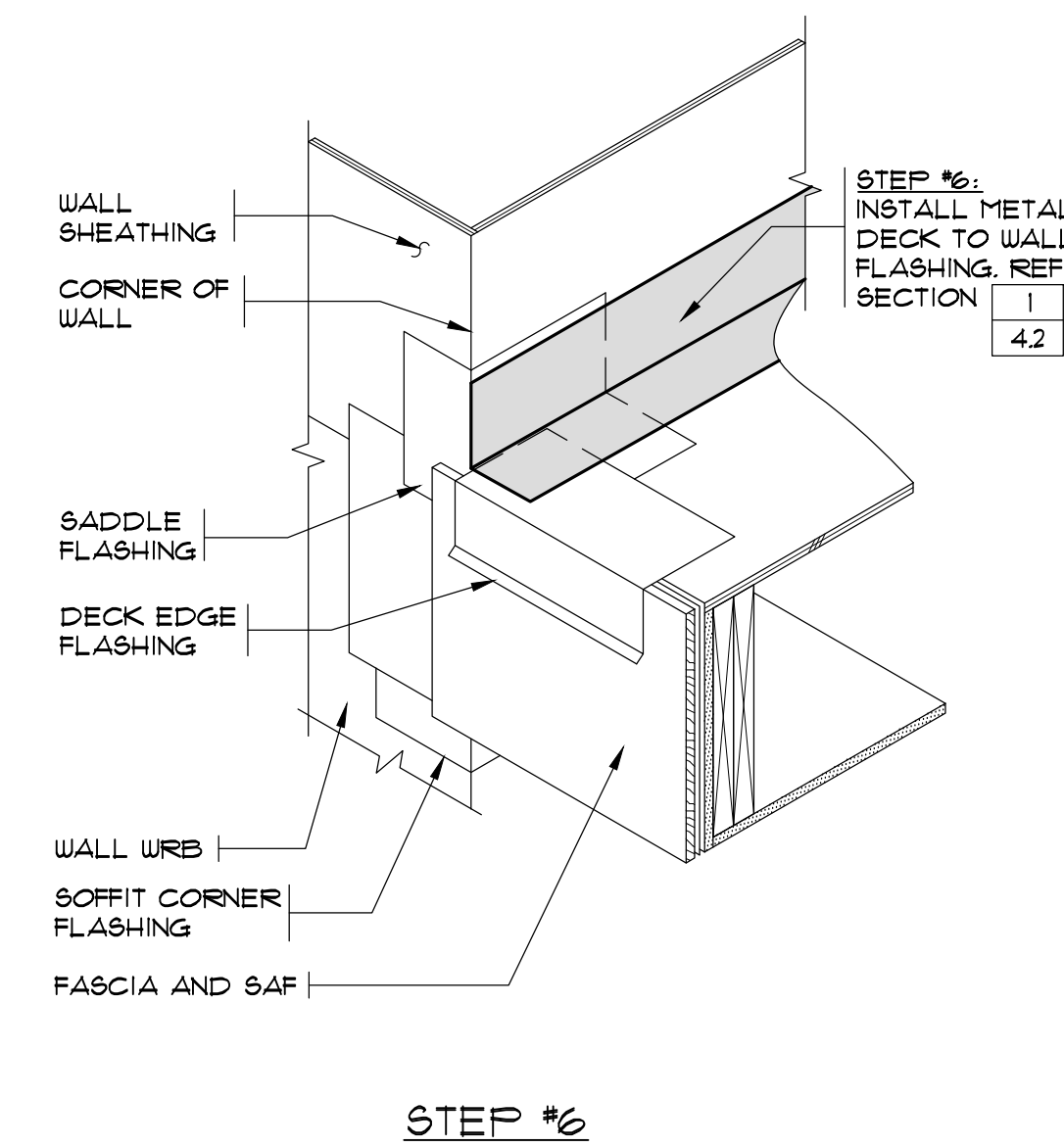
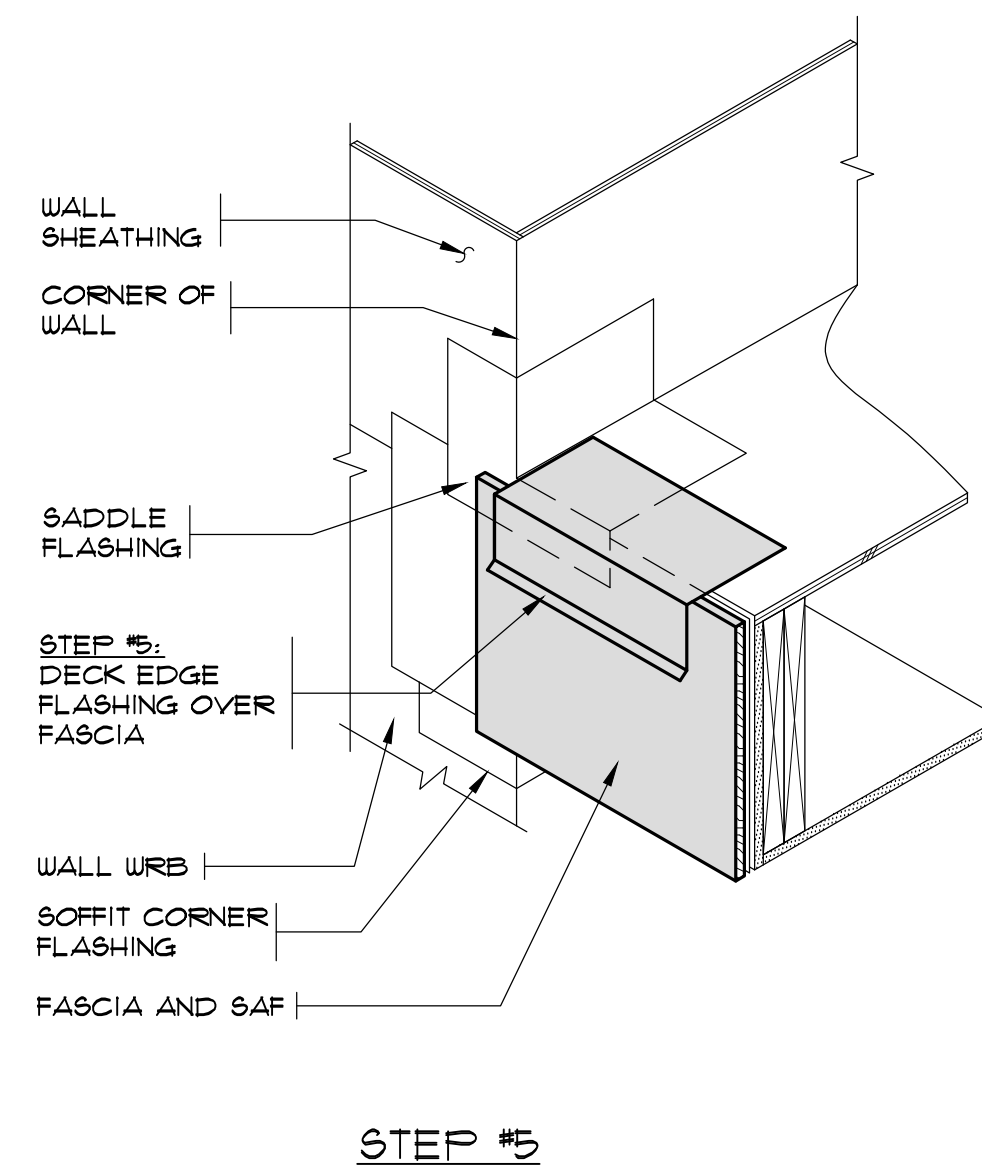
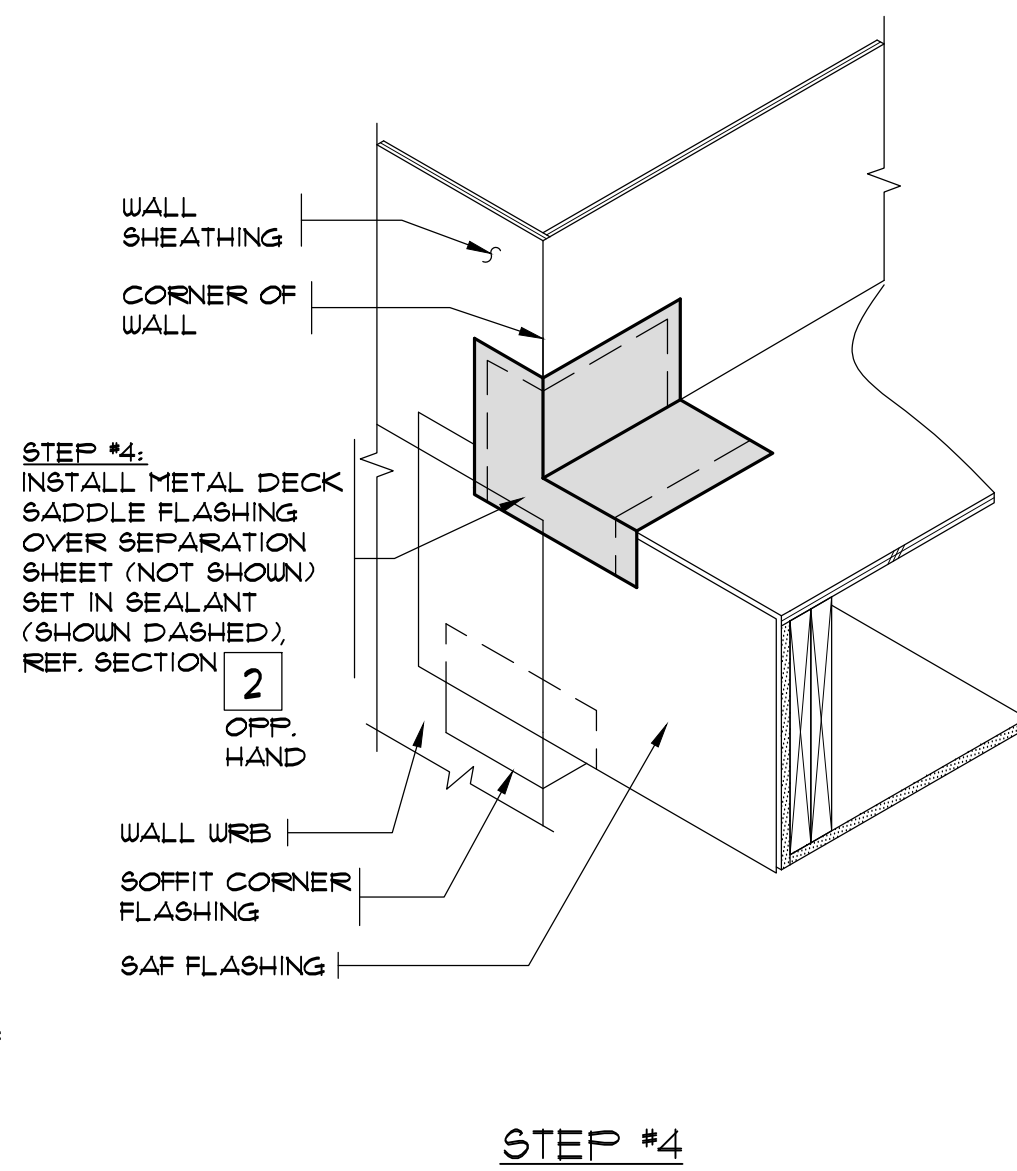
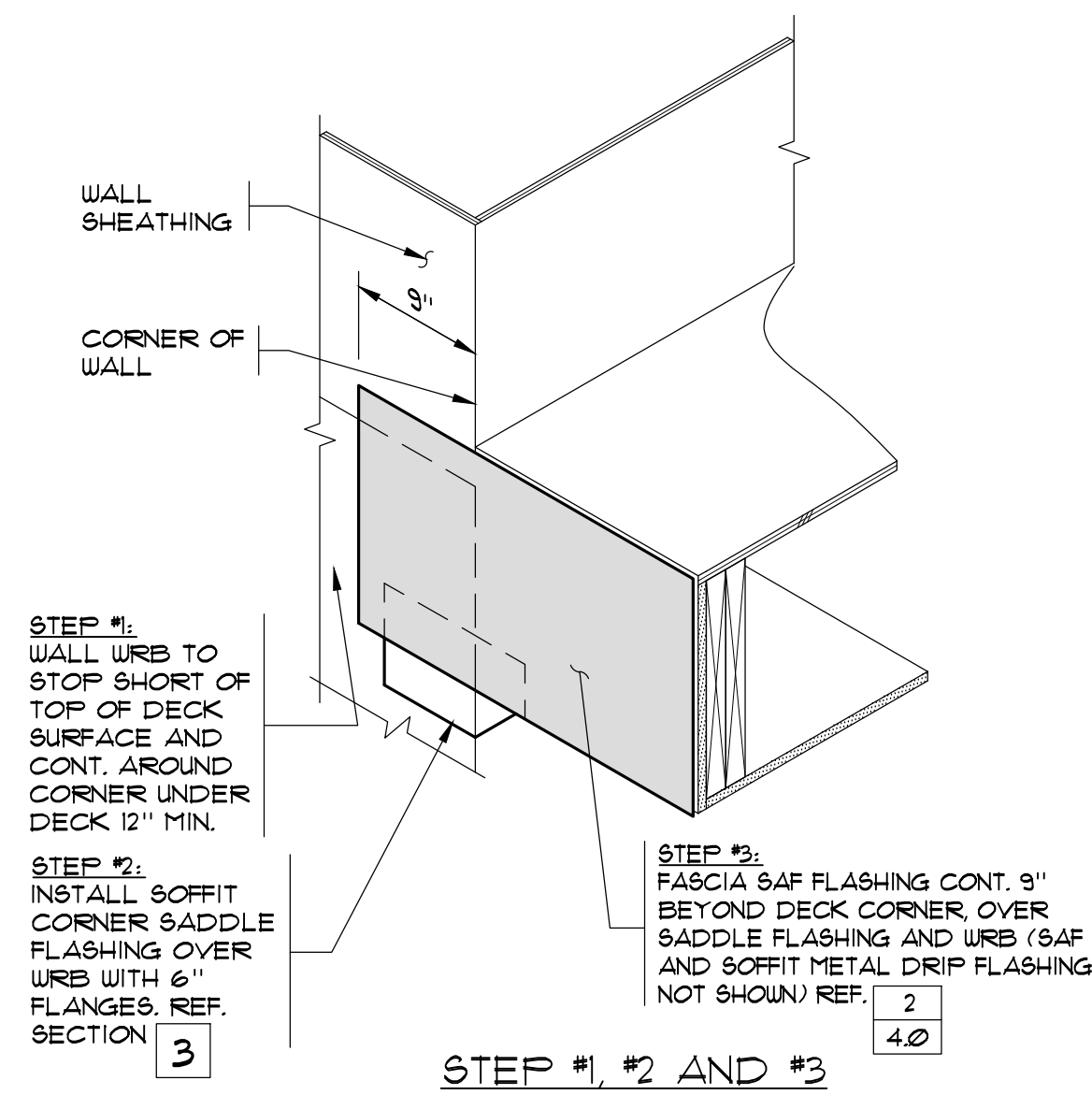
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Designed	C. ERKSEN	No.		Date	
Drawn	V.H.N.	Revision			
Checked	N.L.F.				
Date	22 MAY, 2026				
Approved					

PACIFIC
ENGINEERING TECHNOLOGIES, INC.
4444 Woodland Park Ave. N. - Suite 100 Seattle, Washington 98103-7499
(206) 281-7500

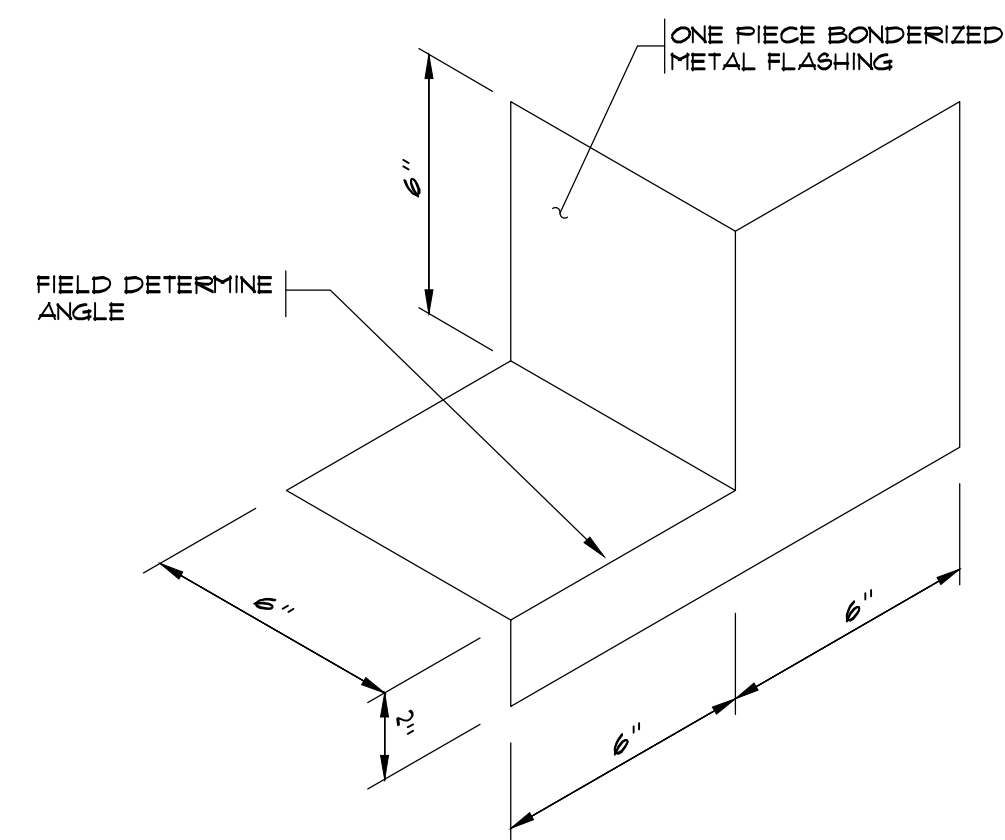
Project	LANDMARK APARTMENTS BUILDINGS 8 AND 9 EXTERIOR WALKWAY AND STAIR RECONSTRUCTION	Contents	DETAILS
Job No.	2603100	Sheet	4.0



TYPICAL DECK SADDLE FLASHING AT WALL CORNER 4

SCALE: N.T.S.

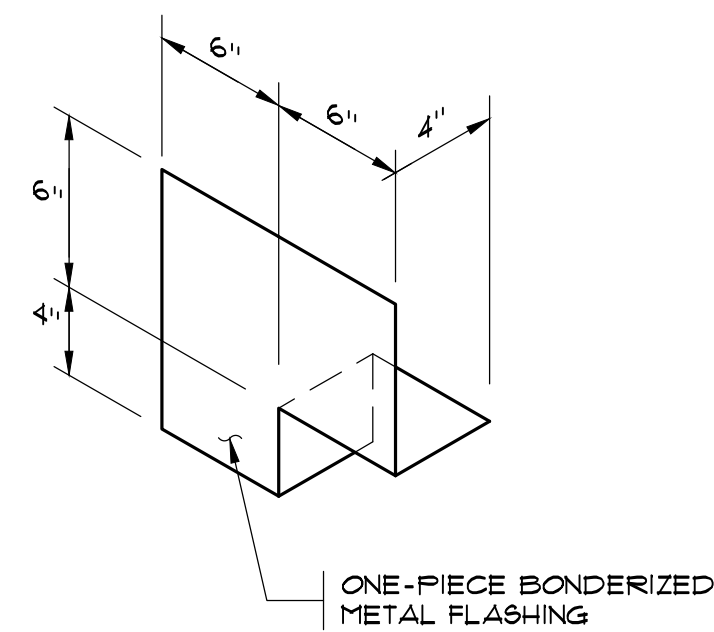
- NOTES:
1. FRAMING CONDITIONS SHOWN ARE SCHEMATIC FIELD CONDITIONS MAY DIFFER FROM WHAT IS SHOWN.
 2. SIDING AND TRIM NOT SHOWN, REMOVE AND REPLACE TO MATCH EXIST. AS REQ'D.
 3. REMOVE AND REPLACE DAMAGED SHEATHING IN-KIND AS REQ'D.



DECK SADDLE CORNER FLASHING 2

SCALE: N.T.S.

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



SOFFIT SADDLE FLASHING 3

SCALE: N.T.S.

- NOTES:
1. SOFFIT SADDLE FLASHING TO BE INSTALLED FIRST PRIOR TO OTHER FLASHINGS, SET IN SEALANT.
 2. REF. MATERIAL SPECIFICATION FOR ADDITIONAL INFORMATION.
 3. UPPER AND LOWER SADDLE FLASHINGS ARE SIMILAR, MODIFY DIMENSIONS AS NECESSARY.

Date	
Revision	
No.	
Designed	C. ERKSEN
Drawn	V.H.N.
Checked	N.L.F.
Date	22 MAY, 2026
Approved	



Project	LANDMARK APARTMENTS BUILDINGS 8 AND 9 EXTERIOR WALKWAY AND STAIR RECONSTRUCTION
Location	16330 NE 11TH ST. BELLEVUE, WA
Contents	DETAILS
Sheet	4.1
Job No.	2603100

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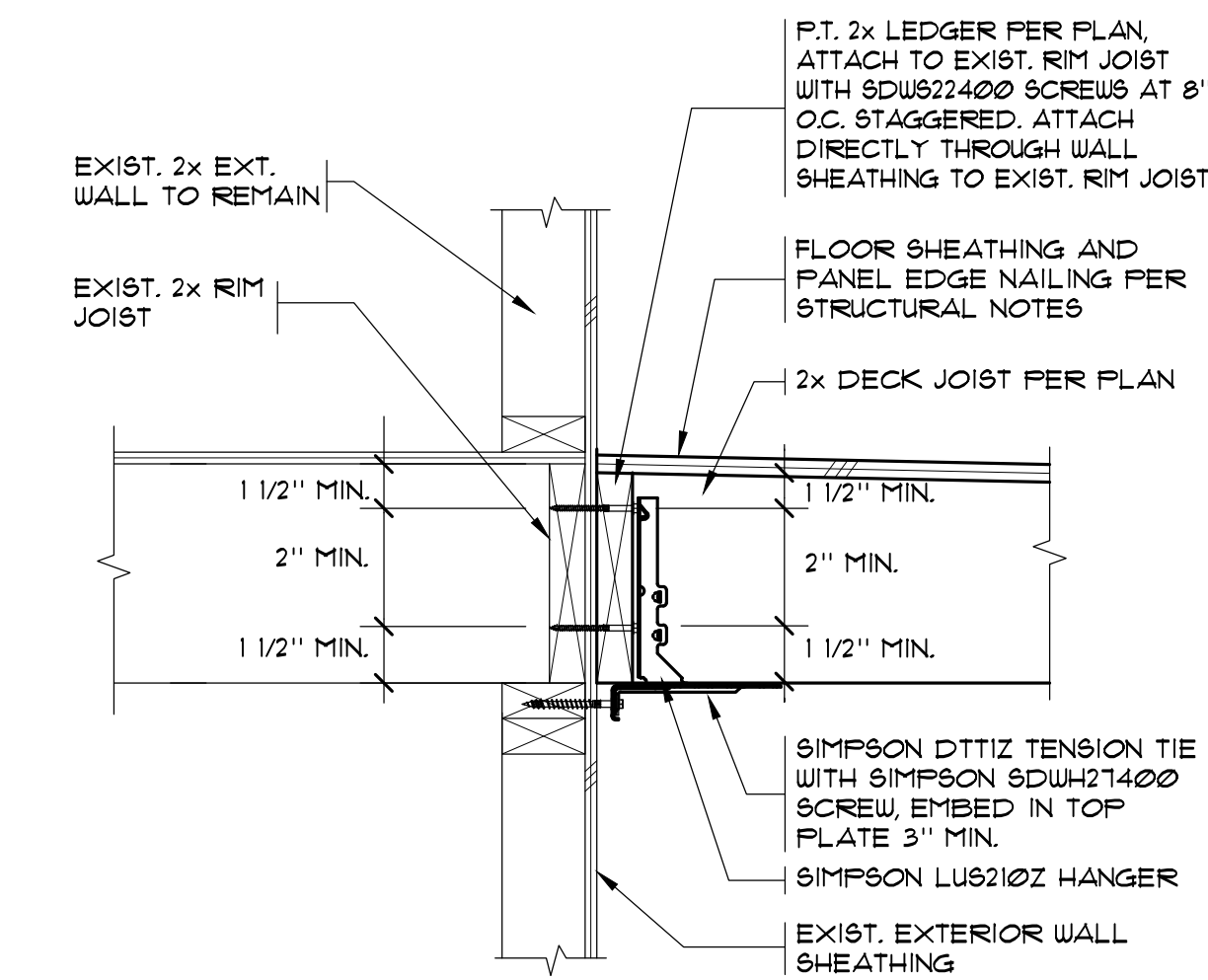
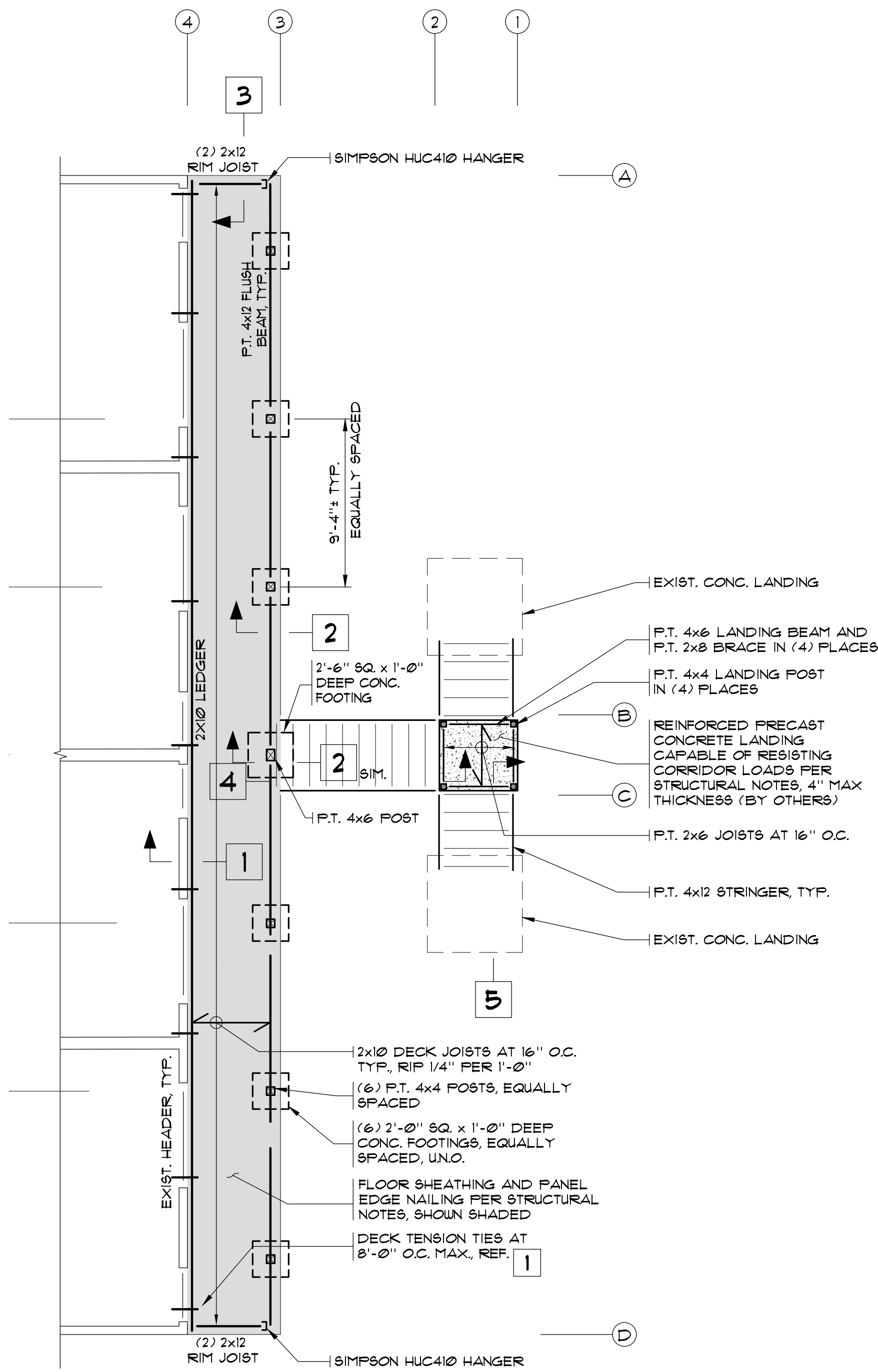
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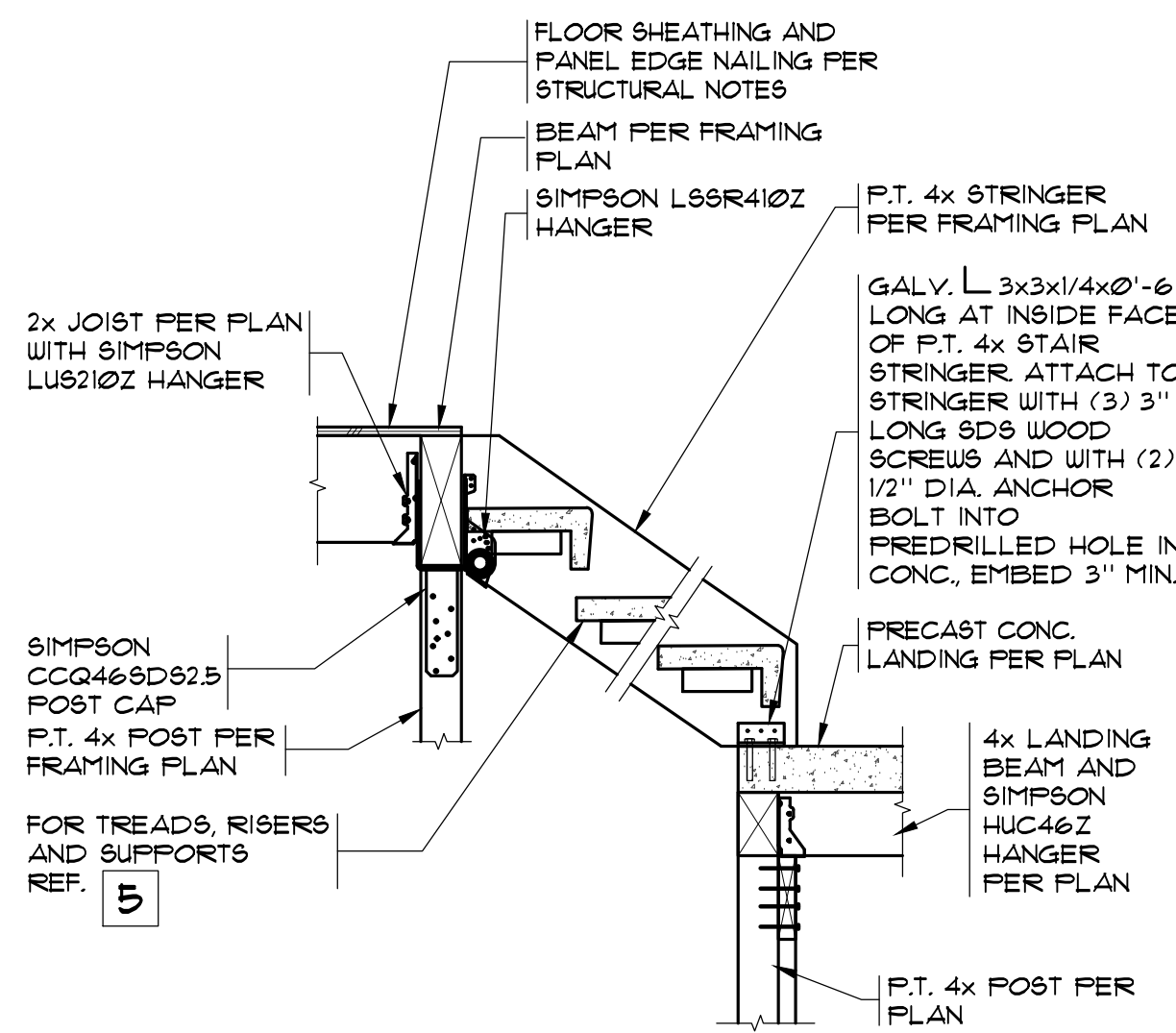
WALKWAY FRAMING PLAN
SCALE: 3/16" = 1'-0"



5/22/2026
26031.WD.01.dwg

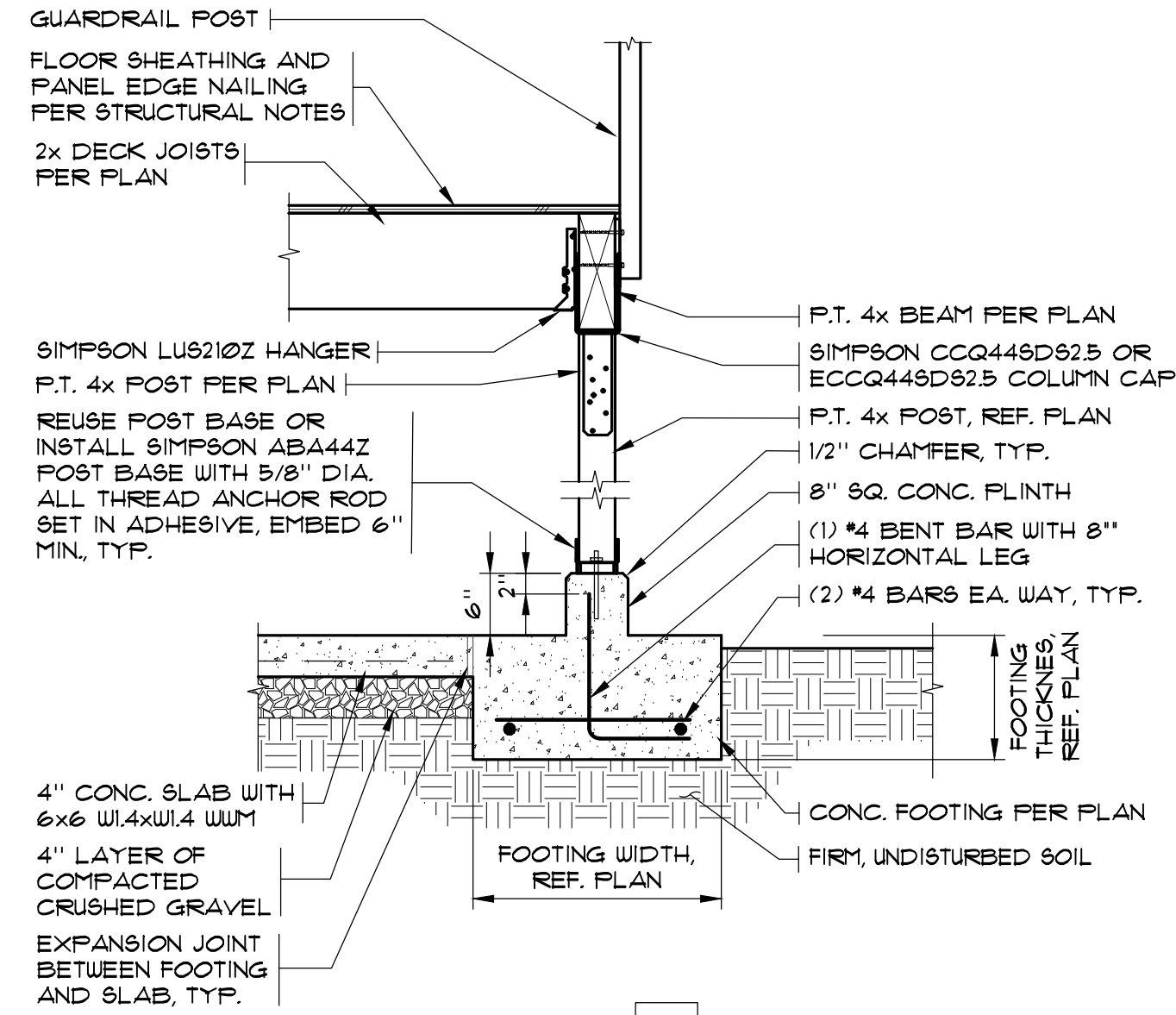


SECTION 1
SCALE: 1 1/2" = 1'-0"

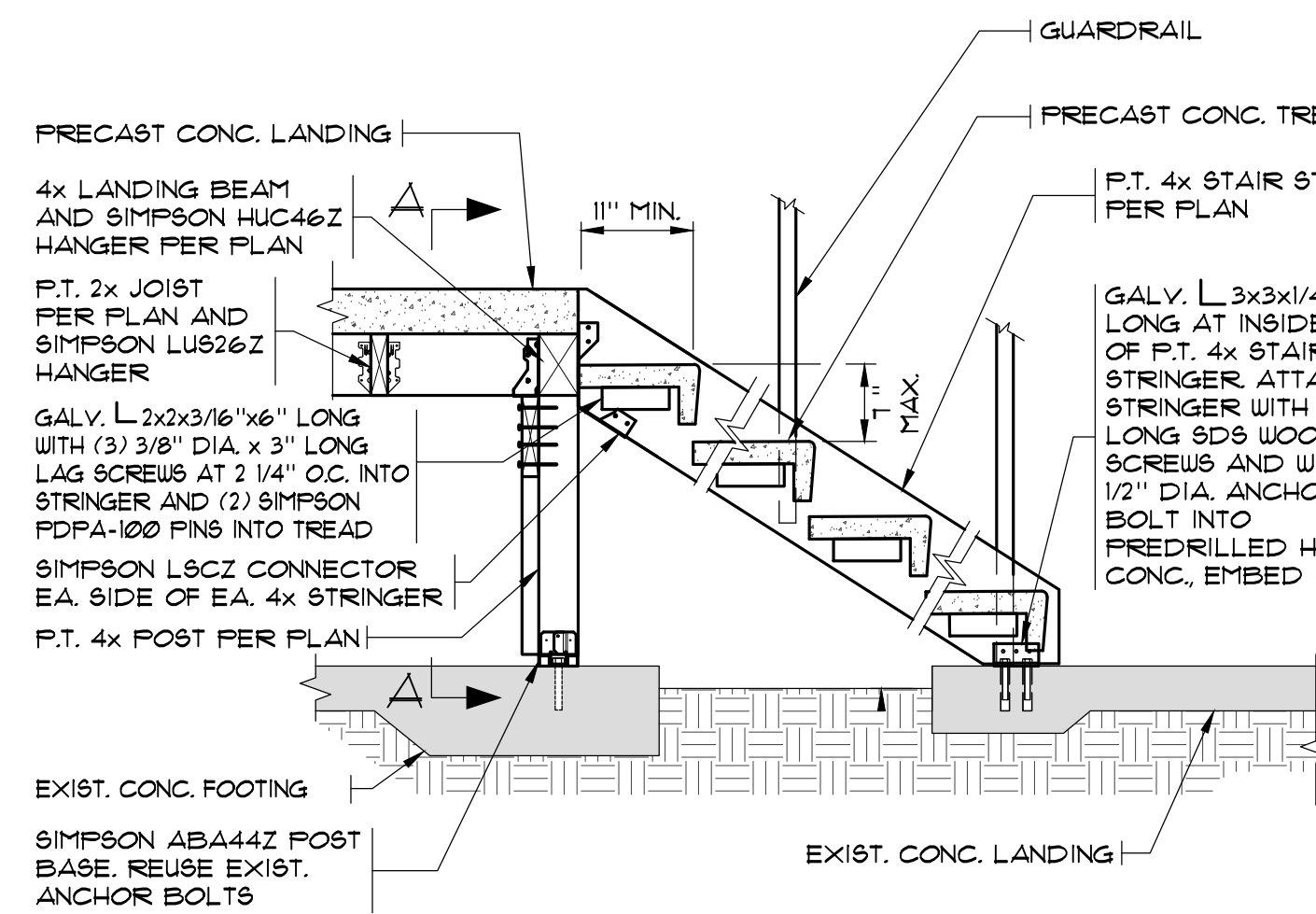


SECTION 4
SCALE: 3/4" = 1'-0"

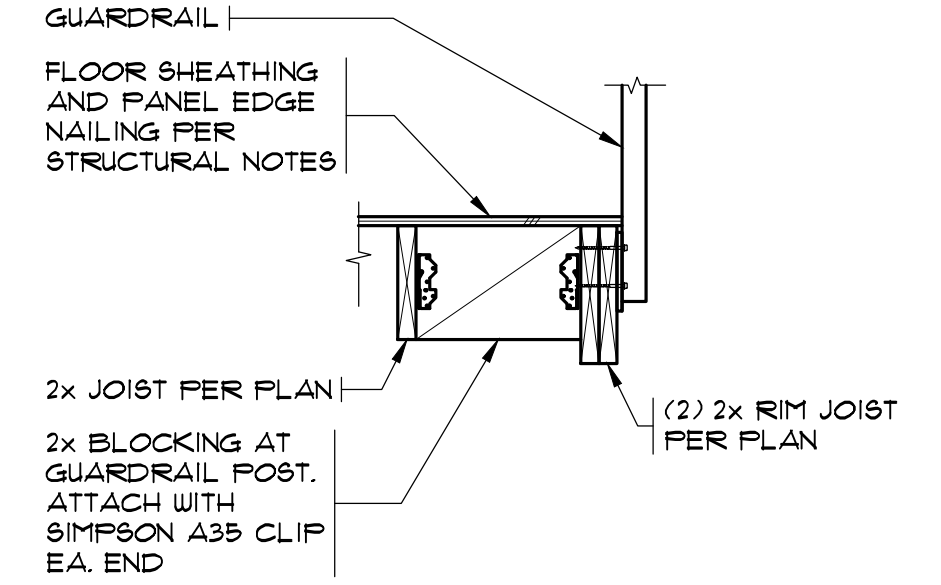
NOTE:
GUARDRAILS NOT SHOWN
FOR CLARITY



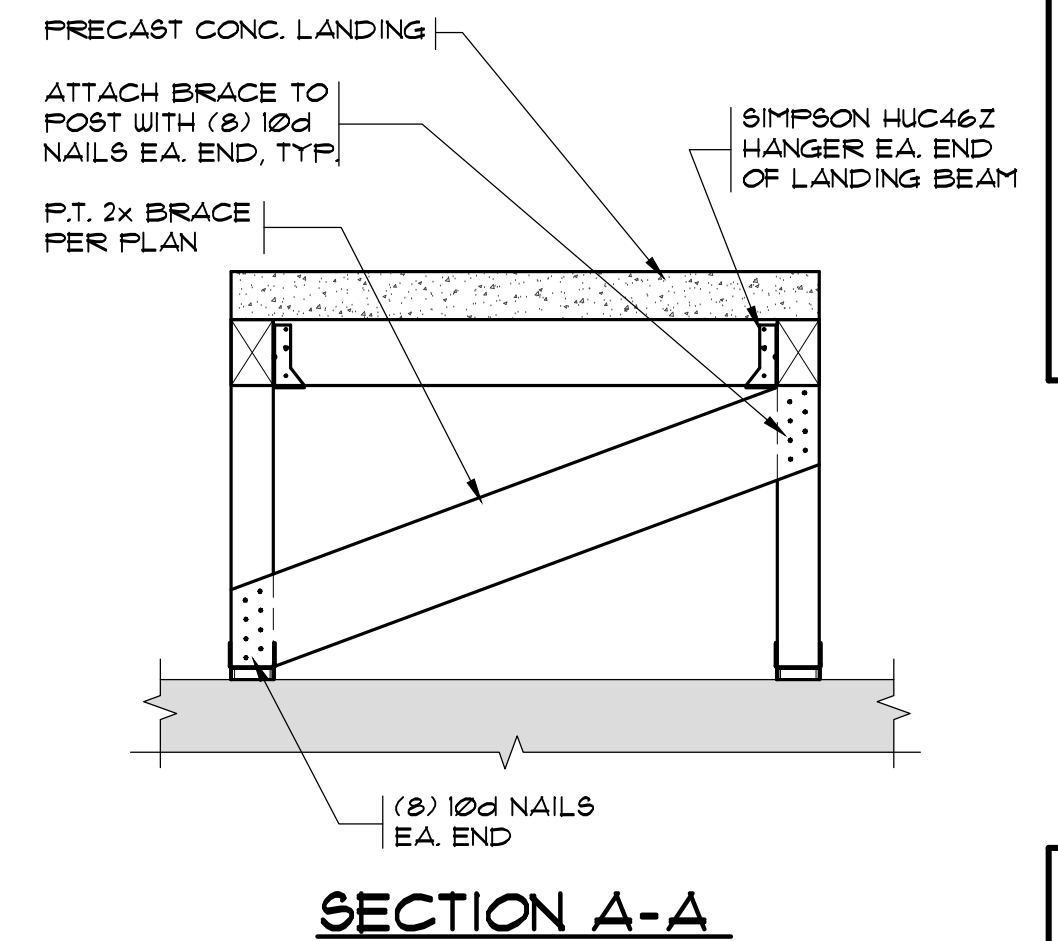
SECTION 2
SCALE: 3/4" = 1'-0"



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



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



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

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Project	Landmark Apartments Buildings 8 and 9 Exterior Walkway and Stair Reconstruction
Location	16330 NE 11th St. Bellevue, WA
Client	Landmark Apartments
Architect	BLDG. 8 BLDG. 9
Engineer	PACIFIC ENGINEERING TECHNOLOGIES, INC.
Designer	C. ERKSEN
Drawn	V.H.N.
Checked	N.L.F.
Date	22 MAY, 2026
Approved	

Contents	WALKWAY AND STAIR FRAMING PLAN AND SECTIONS
Sheet	5.0
Job No.	26031.00

INSTRUCTIONS TO BIDDERS

1.0 BIDDER RESPONSIBILITY CRITERIA

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

1.1 SUBCONTRACTOR RESPONSIBILITY

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

INSTRUCTIONS TO BIDDERS

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

1.2 SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA

- A. RCW 39.04.350(2) specifically authorizes municipalities to adopt relevant supplement criteria for determining bidder responsibility applicable to a particular project which the bidder must meet.
- B. For the work in this project a responsible/qualified Bidder must meet the following standards:
 - 1. Have a current certificate of registration as a contractor, in compliance with chapter 18.27 RCW, for the last three years under the same business name;
 - 2. Have a good record of past performance that includes, but is not limited to, high quality work, ability to complete projects on time, contractor's integrity, compliance with public policy, financial, contractual and tax obligations, as well as Federal and State rules and regulations in performing construction contracts.
 - 3. Have a current Experience Modification Rate (EMR) of 1.0 or less, or an average EMR rate of 1.0 or less over the last three years. The requirement may, at the Owner's sole discretion, be waived on review of a written explanation that includes details of accidents, L&I records, a Loss Ratio Report for the last five years, costs, dates of events, and changes that have been made by the contractor to reduce accidents. A current company Safety Plan shall also be reviewed.
 - 4. Bidder shall provide evidence of previous successful completion of Decks, Stairs & Landing 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.
 - 5. Contractors and Subcontractors shall have had three years minimum experience licensed in Washington State under the same business name 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
- E. The Bidder agrees to hold the base bid prices for sixty (60) days from date of bid opening.

1.4 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.

1.5 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.

1.6 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

- 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.

INSTRUCTIONS TO BIDDERS

1.7 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, by 9:00 am, 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

1.8 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.
- B.
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.

1.9 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.
- B. The retail sales tax does not apply to the gross contract price as indicated in WAC 458-20-17001.
- 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.

1.10 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.

INSTRUCTIONS TO BIDDERS

1.11 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.

1.12 ADDITIVE OR DEDUCTIVE BID ITEMS

- 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.

1.13 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.

INSTRUCTIONS TO BIDDERS

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 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.

1.14 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. Bonding, insurance 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.
- C. 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.
- D. 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.

"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.

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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.

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.

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.

GENERAL CONDITIONS

2.7 VERIFICATION OF COVERAGE

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:
 - 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.

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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.
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.

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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.
- 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.

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- 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.

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

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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.
- 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.

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- 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.
 - 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

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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);
 - 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

GENERAL CONDITIONS

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.

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:

GENERAL CONDITIONS

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

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.

GENERAL CONDITIONS

- 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.
- C. Payroll Records RCW 39.12.120
 - (1) Each contractor, subcontractor, or employer shall keep accurate payroll records for three years from the date of acceptance of the public works project by the contract awarding agency, showing the employee's full name, address, social security number, trade or occupation, classification, straight and overtime rates, hourly rate of usual benefits, and hours worked each day and week, including any employee authorizations executed pursuant to RCW 49.28.065, and the actual gross wages, itemized deductions, withholdings, and net wages paid, for each laborer, worker, and mechanic employed by the contractor for work performed on a public works project.
 - (2) A contractor, subcontractor, or employer shall file a copy of its certified payroll records using the department of labor and industries' online system at least once per month. If the department of labor and industries' online system is not used, a contractor, subcontractor, or employer shall file a copy of its certified payroll records directly with the department of labor and industries in a format approved by the department of labor and industries at least once per month.
 - (3) The department of labor and industries shall provide, upon request, a copy of an employer's certified payroll records to an interested party. A joint labor-management cooperation committee may only use the information provided under this subsection for purposes of filing complaints under RCW 39.12.065 and may not use the information for any other purpose, including union organizing or commercial activity.
 - (4) A contractor, subcontractor, or employer's noncompliance with this section constitutes a violation of RCW 39.12.050.

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.

GENERAL CONDITIONS

- 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:

Landmark Apartments Building 9 & 11
Structural Repairs to Walkway and Stairs

Contract Number: AW2600431

The undersigned, Legal Name of Bidder: _____ on this date: _____, 2026, 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, 1.8 – Unit Prices

Unit Price No. 1 _____ (\$ _____)
Stair Stinger Slab (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 2 _____ (\$ _____)
Stair Landing Foundation (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 3 _____ (\$ _____)
Wall GSB Sheathing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 4 _____ (\$ _____)
Wall Plywood Sheathing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 5 _____ (\$ _____)
Batt Insulation (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 6 _____ (\$ _____)
Bora-Care Treatment (Including sales tax indicated in Instructions to Bidders)

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

BID FORM

ALLOWANCES - See Specification Section 01100, 1.9 – Allowances

ALLOWANCE 1 – Provide temp support and framing repairs where water rot or damage requires - (\$10,000.00)

Wall Framing Repairs (Including sales tax indicated in Instructions to Bidders)

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

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

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

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

Signature of Bidder

Print Your Name

Submitted on _____ day of _____ 2026

City

State

BIDDER INFORMATION

BIDDER INFORMATION

Name of Bidder (Company): _____

Address: _____

Contact Name: _____

Phone Number: _____ Email Address: _____

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

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

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

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

Business License #: _____ Federal ID #: _____

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

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

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

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

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

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

Approximate % of work your company will actually perform: _____

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

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

BIDDER INFORMATION

SUBCONTRACTORS

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

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

BIDDER'S EXPERIENCE

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

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

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

Has Bidder ever been found guilty of violating any State or Federal employment laws? ☐ No ☐ Yes

If yes, give details & attach additional pages as necessary: _____

Has Bidder ever filed for protection under any provision of the federal bankruptcy laws or state insolvency laws?

☐ No ☐ Yes If yes, give details & attach additional pages as necessary: _____

BIDDER INFORMATION

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

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

If yes, please state:

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

Bidders current Experience Modification Rate (EMR): _____

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

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

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

TITLE: _____ DATE: _____

CONTRACT FORM

This Contract is entered into by and between the King County Housing Authority, hereinafter referred to as the “Owner” whose principal office is located at 600 Andover Park West, 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. Hazardous Material Report

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

Project: Landmark Walkways

Contract No.: AW2600431

- 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 ninety (90) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner’s sole discretion, may be extended for a period determined by the Owner.
- 1.5 Liquidated Damages:** Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of \$500.00 per day will be assessed for each calendar day that the Contractor exceeds the time for completion.

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

DATED this _____ day of _____, 2026

Contractor

Owner

President/Owner

Lauren Mathisen
Executive VP of Development & Asset Management
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
	☒	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG		1,000,000
	☐	CLAIMS MADE ☒ OCCUR				PERSONAL & ADV INJURY		1,000,000
	☐	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE		1,000,000
	☐					FIRE DAMAGE (Any one fire)		50,000
	☐					MED EXP (Any one person)		5,000
	☐							
B	AUTOMOBILE LIABILITY		XXX456	01/01/00	01/01/01	COMBINED SINGLE LIMIT		1,000,000
	☒	ANY AUTO				BODILY INJURY (Per person)		
	☐	ALL OWNED AUTOS				BODILY INJURY (Per accident)		
	☐	SCHEDULED AUTOS				PROPERTY DAMAGE		
	☒	HIRED AUTOS						
	☐	NON-OWNED AUTOS						
	☐							
	GARAGE LIABILITY					AUTO ONLY-EA ACCIDENT		
	☐	ANY AUTO				OTHER THAN AUTO ONLY:		
	☐					EACH ACCIDENT		
	☐					AGGREGATE		
	EXCESS LIABILITY					EACH OCCURRENCE		
	☐	UMBRELLA FORM				AGGREGATE		
	☐	OTHER THAN UMBRELLA FORM						
	☐							
C	WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY		XXX789	01/01/00	01/01/01	☒	STATUTORY LIMITS	
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: ☐ INCL ☐ EXCL					EACH ACCIDENT		1,000,000
						DISEASE-POLICY LIMIT		1,000,000
								DISEASE-EACH EMPLOYEE
	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 AW2600431 at Landmark Apartments, 16330 NE 11 th St., Bellevue, WA 98008.								
CERTIFICATE HOLDER Greystar Real Estate Partners, LLC King County Housing Authority 600 Andover Park West Seattle, WA 98188-3326				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>30</u> 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**