

# PROJECT MANUAL

## PROJECT NAME AND LOCATION:

ARGYLE APARTMENTS  
POOL RESURFACE AND RENOVATION

CONTRACT NUMBER: DW2300631

## TABLE OF CONTENTS

02	Invitation to Bid (1 Page)
03	Specifications (31 Pages)
04	Plans (1 Sheet)
05	Instruction to Bidders (6 Pages)
06	General Conditions (15 Pages)
07	Bid Form & Bidder Information (4 Pages) – <i>Return with Bid</i>
08	Sample Contract Form (1 Page)
09	Sample Certificate of Insurance (2 Pages)

# 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, pool renovations as indicated in the plan and specifications and other tasks as described in the bid documents.

**PROJECT MANUAL DISTRIBUTION:**

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

**PRE-BID CONFERENCE:**

Date and Time: 1/18/2023 at 11:00 A.M.  
Jobsite Address: Argyle Apartments, 2517 South 316th Lane, Federal Way, WA 98003.  
In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.  
For Questions: Questions pertaining to the bid are to be sent via email to [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org) no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.  
Posting: Addenda will be posted on KCHA's website.

**BIDS ARE DUE:**

Time: **2:00 P.M.**  
Date: **February 1, 2023**  
Address: King County Housing Authority  
600 Andover Park West, Seattle, WA 98188  
Submittal Process: \* Bids may be sent to Michelle Jackson via email to [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org).  
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.

**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. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, at Contractors option the requirement may be waived in lieu of an additional 5% (total 10%) retainage.

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](mailto:MichelleJ@kcha.org)

# SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631**

Page 1 of 21

## SECTION 01100 - SUMMARY

### PART 1 - GENERAL

#### 1.1 WORK COVERED BY CONTRACT DOCUMENTS

##### A. Project Identification: Pool Resurface & Renovation

1. Project Location: Argyle Apartments, 2517 South 316<sup>th</sup> Lane, Federal Way, WA 98003.

##### B. The Work consists of, but is not limited to, pool renovations as indicated in the plan and specifications and includes the following:

1. Demolition and offsite disposal of concrete pool deck, coping, tiles, pool plaster, main drain covers and light fixture
2. Remove and store hand rails for reinstallation
3. Remove and replace security fencing including two secure gates.
4. Test all pool functions prior to pouring concrete deck to insure there are no leaks or damaged lines.
5. Furnish and install new concrete pool deck with 2'x2' saw cuts, strip drain, and accessories as required.
6. Connect strip drain system to existing sanitary sewer.
7. Install new coping, pool plaster and tiles, and skimmers access with covers.
8. Install new second main pool drain and connect to existing drains.
9. Furnish and install new main drain covers
10. Install new pool light fixture
11. Furnish and install new depth and "no diving" tiles
12. Furnish and install new tile band at water line below coping.
13. Reinstall all hand rails
14. Remove and dispose of abandoned pool heater, and install extended combustion waste vent from existing pool heater.
15. Recommissioning of finished pool
16. Final cleanup and removal of all materials, waste, tools, etc.

##### C. Work shall conform to the requirements of authorities having jurisdiction including but not limited to the City of Federal Way and the King County Health Department, and Water Recreation Facilities - Chapter 246-260 Washington Administrative Code – Rules and Regulations of the Washington State Board of Health, the Virginia Graeme Baker Pool and Spa Safety Act, and the Consumer Product Safety Guidelines (Section 1404).

#### 1.2 WORK SEQUENCE

A. The Work shall be completed in 60 calendar days from the date of Notice to Proceed (NTP). NTP to be issued upon permit approval.

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

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631**

Page 2 of 21

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

### 1.3 LIQUIDATED DAMAGES

- A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of \$250.

### 1.4 USE OF THE PREMISES

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

### 1.5 PERMITS AND PLAN REVIEW

- A. Contractor is responsible for obtaining and paying for all required plan reviews and permits, drawings and engineering required by the City of Federal Way or the King County Health Department and for coordination of all required inspections.

### 1.6 PAYMENT PROCEDURES

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

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631**

Page 3 of 21

2. When an application shows completion of an item, submit final or full waivers.
  3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
    - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

### 1.7 PROJECT MEETINGS

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

### 1.8 SUBMITTALS

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

### 1.9 TEMPORARY FACILITIES

- A. Provide temporary fencing as necessary to ensure a secure work site. All fencing shall be secure and locked when contractor is not at the work location.
- B. 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.
- C. Use of Owner's existing electric power and water service shall be permitted.
- D. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

### 1.10 EXECUTION REQUIREMENTS

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631**

Page 4 of 21

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

### 1.11 CLOSE OUT

- A. General: Provide daily and 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 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.
  - 2. Clean out pool, all plumbing lines and drains.

### 1.12 WARRANTY

- A. Prior to final acceptance and final payment, the Contractor shall furnish all labor and material, equipment, services and perform and complete all work required, with a workmanship guarantee for two (2) years from date of completion.

END OF SECTION 01100

# SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 5 of 21**

## SECTION 01732 - SELECTIVE DEMOLITION

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. This Section includes demolition and removal of the following:

1. Pool deck, handrails, skimmers, coping, coping tiles, at all locations.
2. Security fencing and gates.
3. Excavate and remove 4-inches of material below concrete and dispose.
4. Excavate as necessary to provide strip drain, new pool drain and connections to existing sewer lines.
5. Preserve all existing water and drain lines to pool skimmers, fillers, main drains and pool mechanical equipment.
6. Verify fully functional systems to pool prior to replacing pool deck.
7. Safety tile band across pool
8. Tiles at steps
9. Pool plaster
10. Pool light
11. Main drain covers
12. Remove abandoned water heater equipment.

#### 1.2 MATERIALS OWNERSHIP

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

#### 1.3 PROJECT CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

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.

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 6 of 21**

1. If materials suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Storage or sale of removed items or materials on-site will not be permitted.

### 1.4 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.

## PART 2 - PRODUCTS

### 2.1 REPAIR MATERIALS

A. Use repair materials identical to existing materials.

1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
2. Use materials whose installed performance equals or surpasses that of existing materials.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped.

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

C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.



## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631**  
Page 7 of 21

### 3.2 UTILITY SERVICES

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

### 3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

### 3.4 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- B. Removed and Reinstalled Items:
  - 1. Clean and repair items to functional condition adequate for intended reuse.

### 3.5 PATCHING AND REPAIRS

- A. General: Promptly repair damage to adjacent construction caused by selective demolition operations.

### 3.6 DISPOSAL OF DEMOLISHED MATERIALS

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

END OF SECTION 01732

# SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 8 of 21**

## SECTION 02630 – DRAINAGE

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes
  - 1. Deck slot/strip drainage system
  - 2. Main pool drain

### PART 2 - PRODUCTS

#### 2.1 DRAIN, PIPES AND FITTINGS

- A. Kent Curved Slot Drain or Duratech Radius Strip Drain: Follow manufacturer's recommendations.
- B. ABS pipe, accessories and additional materials as indicated and as necessary to complete work.
- C. Skimmer access and covers to replace existing.
- D. Added second main pool drain per health code requirements
- E. Accessories to connect to sewer.

### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. General Locations and Arrangements: Install slot drains and connect to sanitary sewer system as indicated in plans.
- B. Install drains with fall no more than ¼-inch to 1 foot and no less than level.
- C. Drill and pin (#3 rebar) the drain base at 3 foot intervals to stabilize against any movement in the concrete slab.
- D. Install skimmers access and covers to industry standards and as approved by the authority having jurisdiction. Connect to existing PVC piping.
- E. ABS piping connection to sewer shall be trenched beneath the slab.

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631**

Page 9 of 21

- F. Demonstrate that drain is clear of all debris and cover is removable and clean of all cement after completion.
- G. Repair landscaping.

END OF SECTION 02630

# SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 10 of 21**

## SECTION 02751 - CEMENT CONCRETE PAVEMENT

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes cement concrete deck and accessories.

### PART 2 - PRODUCTS

#### 2.1 STEEL REINFORCEMENT

- A. Plain-Steel Welded Wire Fabric or #3 rebar 18-inches on center.

#### 2.2 CONCRETE MATERIALS

- A. Ready-Mixed Concrete: Comply with requirements of these specifications and the requirements of the color admixture manufacturer, and with ASTM C 94 and ASTM C 1116.
  - 1. Slump of concrete shall be consistent throughout Project at 4-inches or less. At no time shall slump exceed 5-inches.
  - 2. Do not add calcium chloride to mix.
  - 3. Supplemental admixtures shall not be used unless approved by manufacturer.
  - 4. Do not add water to the mix in the field.
  - 5. Expansion joints.
  - 6. Pool edge form: Standard Quaker Plastics Coping Form – Classic Straight QC-02.
  - 7. Pool deck profile:
- B. Depth Markers and “No Diving” signage: Ceramic skid resistant depth marker tiles.
- C. Handrails and attachment hardware to match existing.

### PART 3 - EXECUTION

#### 3.1 DEMOLITION

- 1. Remove and legally dispose off site all items as necessary to complete pool deck renovations.

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 11 of 21**

- B. Protect existing piping and electrical and gas conduit during removal of concrete deck. Replace all damaged materials.
- C. Pool function is to be tested prior to installation of concrete to ensure function and integrity of piping and wiring. Coordinate with Owner and obtain approval to proceed with concrete installation.

### 3.2 INSTALLATION

- A. Summary: Concrete deck is to be installed in the same location as the existing according to plan.
- B. Provide sub grade with adequate and uniform load bearing characteristics.
- C. Forms: Set, brace, and secure edge forms, bulkheads, and intermediate screed guides for pavement to required lines, grades, and elevations.
  - 1. Form coping using shape selected by Owner from a manufacturers standard range.
- D. Reinforcement: Accurately position and support reinforcement, and secure against displacement. Set wire ties with ends directed into concrete.
- E. Joints: Install construction, isolation, contraction, and expansion joints as necessary to prevent cracking. Seal expansion joints.
  - 1. Maximum joint spacing to be 10-feet.
- F. Concrete Placement: Provide a uniform 4-inch thick material. Concrete shall have a 28-day compressive strength of 3000 psi in accordance with ASTM C 94. Comply with recommendations in ACI 304R for measuring, mixing, transporting, and placing concrete. Place concrete in a continuous operation within planned joints or sections.
  - 1. Moisten subbase to provide a uniform dampened condition at time concrete is placed.
  - 2. Screed and initial-float concrete surfaces with darby or bull float before excess moisture or bleed water appears on the surface.
  - 3. Protect concrete from cold or hot weather during mixing, placing, and curing.
- G. Pavement Tolerances: Slope coping to drain at 1/8-inch per foot.
- H. Special Inspections: Notify owner no less than 1 week prior to placing concrete to allow for coordination with owner provided special inspections and observation of placement.

### 3.3 FINISHES AND CURING

- A. Float Finish: Begin the second floating operation when bleed-water sheen has disappeared and the concrete surface has stiffened sufficiently to permit operations. Float surfaces to true planes with gaps below 10-foot long, unlevelled straightedge not to exceed 1/8-inch. Cut down high spots, and fill low spots. Refloat surface immediately to uniform granular texture.

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 12 of 21**

1. Medium-to-Coarse-Textured Broom Finish: Provide a coarse finish by striating float-finished concrete surface 1/16 to 1/8 inch deep with a stiff-bristled broom, in direction from pool to fence.

### 3.4 HANDRAIL & ACCESSORIES

- A. Re-Install hand rails and accessories in existing locations.
- B. Set depth markers and "No Diving" tiles flush with concrete surface.

### 3.5 SAW CUTTING

- A. Saw cut with a walk behind machine no less than seven days after pouring following bid set plans. Scores (2'x 2' grid pattern) shall be chalked and approved prior to cutting. Dimensions shall be 1/8-inch to 3/16-inch wide and a minimum of 3/4-inch deep.

### 3.6 REPAIRS AND PROTECTION

Protect materials from damage. Exclude traffic from pavement for at least 2 days after placement.

- A. Repair any damage that occurred due to lack of protection.

END OF SECTION 02751

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 13 of 21**

### SECTION 03480 - CONCRETE POOL COPING

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. Section Includes: Concrete pool coping units.

##### 1.2 SUBMITTALS

- A. General: Submit listed submittals in accordance with Conditions of the Contract and Division 01 Submittal Procedures Section.
- B. Product Data: Submit product data for specified products.
- C. Samples: Submit selection and verification samples of finishes, colors and textures.

##### 1.3 QUALITY ASSURANCE

- A. Qualifications
  - 1. Installer experienced in performing work of this section who has specialized in installation of work similar to that required for this project for a minimum of 3 years.

##### 1.4 DELIVERY, STORAGE & HANDLING

- A. Ordering: Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer

##### 1.5 ENVIRONMENTAL REQUIREMENTS

- A. Install mortar, set and grout components when surface temperature is a minimum of 50 degrees F (10 degrees C) and rising but no greater than 90 degrees F (32 degrees C).

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 14 of 21**

- B. Do not install mortar, set or grout components when inclement weather conditions are expected within 48 hours of completion.

### 1.6 EXTRA MATERIALS

- A. Extra materials: Provide 4 pcs of each component specified.

## PART 2 - PRODUCTS

### 2.1 POOL COPING

- A. Manufacturer: Arto Manufacturing Company.
  - 1. Contact: 15209 S. Broadway St., Gardena, CA 90248-1823; Telephone: (310) 768-8500; Fax: (310) 768-8544; website: [www.artobrick.com](http://www.artobrick.com).

### 2.2 MANUFACTURED UNITS

- A. Roman Pool Coping Style 2
  - 1. Available (nominal) sizes: 14" x 24" x 2"
  - 2. Radius Inside Corner
- B. Colors
  - 1. Sidewalk Gray
- C. Surface Textures
  - 1. Standard

### 2.3 MATERIALS

- A. Mortar
  - 1. ASTM C270; Type S
  - 2. Medium Bed Mortar
- B. Grout
  - 1. Fill joints between units with Type S mortar or other grout appropriate for specified joint width.
- C. Sealer



## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 15 of 21**

1. Seal all components with penetrating sealer to protect surface finish and color.
- D. Sealant for expansion joint between concrete deck and coping
  1. Backerrod
  2. Vulkem #45 SSL

### PART 3 - EXECUTION

#### 3.1 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product carton instructions for installation.

#### 3.2 EXAMINATION

- A. Site Verification of Conditions: Verify that substrate conditions, which have been previously installed under other sections, are acceptable for product installation in accordance with manufacturer's instructions.

#### 3.3 PREPARATION

- A. Ensure all substrates are clean and free of contaminants.
- B. Concrete substrates shall have roughened or troweled surfaces.

#### 3.4 INSTALLATION

- A. All coping shall be level with adjacent surfaces, straight and with even exposure over bond beam tile.

#### 3.5 CLEANING

- A. Clean with water and soft nylon brushes only; do not allow mortar to set up on surfaces.
- B. Do not use acid or alkali cleansers which may damage the surface of the product.
- C. Test all products before wholesale application.

#### 3.6 PROTECTION

- A. Protect installed products until completion of project.

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 16 of 21**

- B. Repair or replace damaged products prior to Completion.

END OF SECTION 03480

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 17 of 21**

### SECTION 09222 – POOL FINISH

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. Exposed aggregate finish for the pool and spa.

##### 1.2 SUBMITTALS

- A. Product Data and color samples.

#### PART 2 - PRODUCTS

##### 2.1 PLASTER MATERIALS

- A. KrystalKrete Exposed Aggregate Pool Finish.
  - 1. Color: As selected from manufacturer's full range.

##### 2.2 ACCESSORIES

- A. Main drain covers that meet the requirements of Virginia Graeme Baker Pool and Spa Safety Act and match existing conditions.
- B. Hardware as necessary to re install handrails.

#### PART 3 - EXECUTION

##### 3.1 INSPECTION

- A. Verify proper installation of ceramic tile, pool fittings, and equipment.
- B. Correct defects prior to starting finish installation.

##### 3.2 PREPARATION

- A. Finish should be applied to a sound surface free of oil, dirt, algae or any other foreign substance. Previously applied paints or sealers must be removed by acid washing and/or sandblasting. Neutralize acid with baking soda or soda ash then thoroughly rinse with water. In addition to, or in partial replacement of the procedures mentioned above, PERMAKOTE™ can be used as a

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 18 of 21**

bonding coat. Re-finished pools must be undercut an appropriate distance around all tile, return lines, light fixtures and main drains [follow APSP and/or NPC standards]. All weepers and plumbing leaks should be repaired at least 24 hours prior to plaster application. Always follow “sound technical practices” as recommended by The National Plasters (NCP), The Association of Pool and Spa Professionals (APSP), and The American Concrete Institute (ACI).

- B. Re-finished pool must be undercut an appropriate distance around all tile, return lines and main drains (follow APSP and/or NPC standards).

### 3.3 MIXING

- A. Mix as required by manufacturer’s written instructions.
- B. Using standard mixing equipment, it is important to blend each batch with the same amount of water and to mix each batch for the same amount of time.
- C. Mix product with approximately 1½ to 1¾ gallons of potable water per 80 lb. bag.
- D. Start the mixing procedure by adding approximately two thirds of the total water requirements to the mixer, add product then the balance of water.
- E. Mix the completed batch for at least eight minutes to ensure a proper blend of all ingredients.
- F. Do not use additives without the written approval of the manufacturer’s representative.

### 3.4 APPLICATION

- A. Apply as directed by manufacturer’s written instructions.

### 3.5 CURING

- A. Care should be taken to protect product from rapid drying conditions such as high wind, high temperature, and low humidity. Such precautions may include fogging or misting the surface, or placing a protective covering over the pool. Cover should not be placed on the plaster surface.

### 3.6 FILLING PROCEDURES

- A. When filling a pool it is important to do so without interruption of fill water. Fill pool as rapidly as possible. All fill hoses should have a sock or cloth on the end. Do not allow main hose length to lay on the aggregate surface as it will leave a mark.

### 3.7 WATER CHEMISTRY

- A. Water chemistry shall be maintained within +/- 0.3 on the Langelier Saturation Index. Chlorine should not exceed 3 PPM and Cyanuric acid levels should not exceed manufacturers’ 40 to 60 PPM recommendations.

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 19 of 21**

- B. Monitor and maintain proper chemical balance as directed by manufacturer.
  - 1. Contractor is responsible for failures due to lack of monitoring and maintenance during the initial curing phase.

### 3.8 ACCESSORIES

- A. Reinstall hand rails.
- B. Install main drain covers as indicated in the manufacturers written instructions.

END OF SECTION 09220

# SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 20 of 21**

## SECTION 09310 - TILE

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes the coping tile band around pool, tile band across the pool, step tiles, depth and “no diving” markers in tile band and on pool deck.

#### 1.2 SUBMITTALS

- A. Samples: Each type, composition, color, and finish of tile.

### PART 2 - PRODUCTS

#### 2.1 TILE

- A. Tile: Manufacturer DalTile Co. - DK Series and matching accessory pieces.
  - 1. Pool tile band – Double 3”x 3” tiles to match existing
  - 2. Band across the pool – Treble 2”x 2” tiles to match existing
  - 3. Step tiles – 2”x 2” tiles to match existing
  - 4. “No diving” markers.
  - 5. Depth markers.
    - a. Depth markers shall be in numerals of four inches (4") minimum height and a color contrasting with background.

#### 2.2 MORTAR

- A. Cement: ASTM C150 Type I; ASTM C150 Type I White for finish or equal waterproof cements.
- B. Cement waterproofing admixture.
- C. Sand: ASTM C144; ASTM C144 White for finish.

### PART 3 - EXECUTION

TILE

09310 - 20

## SPECIFICATIONS

**Pool Renovation  
Argyle Apartments**

**KCHA Contract No. DW2300631  
Page 21 of 21**

### 3.1 INSTALLATION, GENERAL

- A. ANSI Tile Installation Standards: Comply with parts of ANSI A108 Series "Specifications for Installation of Ceramic Tile" that apply to types of setting and grouting materials and to methods indicated in ceramic tile installation schedules.
- B. TCA Installation Guidelines: TCA's "Handbook for Ceramic Tile Installation." Comply with TCA installation methods indicated in ceramic tile installation schedules.
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Grind cut edges of tile abutting trim, finish, or built-in items. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- D. Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.
- E. Grout tile to comply with requirements of ANSI A108.10, unless otherwise indicated.
- F. Depth markings
  - 1. The depth of the water in the pool shall be plainly marked at maximum and minimum points and at the points of break between the deep and shallow portions and at intermediate two-foot (2') increments of depth. Depth markers shall be located on the vertical pool walls at or above the water level.
  - 2. Depth markers shall be in numerals of four inches (4") minimum height and a color contrasting with background.
  - 3. A four-inch (4") minimum width line in a contrasting color shall be provided at the breakpoint between the shallow and deep ends of the pool. (HDR 18 § 6, 1-13-86).

END OF SECTION 09310

## SPECIFICATIONS

### Pool Renovation Argyle Apartments

KCHA Contract No. DW2300631  
Page 1 of 3

#### SECTION 02825 – ORNAMENTAL IRON FENCE SYSTEMS

##### PART 1 - GENERAL

###### 1.1 SUMMARY

- A. This Section includes a factory finished ornamental iron pool enclosure.

###### 1.2 SUBMITTALS

- A. Product Data: For each product indicated.
- B. Shop Drawings: Show locations, components, materials, dimensions, sizes, weights, finishes of components, installation and operational clearances, gate swings, and details of post anchorage and attachment and bracing.

##### PART 2 - PRODUCTS

###### 2.1 MATERIALS

- A. Pickets, rails and posts shall be manufactured from tubing that meets the requirements of ASTM A500 with an in line hot dipped galvanized exterior zinc coating.

###### 2.2 FENCE

- A. Welded fence panel shall be a maximum of 8-feet wide and a minimum of 60-inches high with pickets spaced less than 4” apart.
  - 1. Pickets: 3/4-inch by 3/4-inch, 18 gauge.
  - 2. Rails: 1-1/4-inches, 16 gauge.
  - 3. Stainless steel or galvanized steel, panel hanger brackets supplied by manufacturer.

###### 2.3 POSTS

- A. Posts
  - 1. Posts: 2-inches by 2-inches, 14 gauge.
  - 2. Post Caps: Shall be of press on type steel caps zinc plated to ASTM B633.



## SPECIFICATIONS

### Pool Renovation Argyle Apartments

KCHA Contract No. DW2300631

Page 2 of 3

#### 2.4 GATES

- A. Welded gates shall be a minimum of 60-inches high and 48-inches wide and be self-closing with ball bearing hinges. Pickets shall be spaced less than 4-inches apart.
- B. There are to be two gates in the fence system.
  - 1. Pickets: 3/4-inch by 3/4-inch, 18 gauge.
  - 2. Frame: 1-1/4-inches, 16 gauge.

#### 2.5 HARDWARE

- A. Provide Schlage B Series keyed deadlocks with blank backing plate (no thumbturn).
  - 1. 626 satin chrome finish.
  - 2. Three (3) brass keys.
  - 3. Lock to be keyed the same as other entry.
- B. Bolt guards: Steel factory painted black.
- C. Deadlock mounts: Steel factory painted black box.
- D. Magna Latch top pulls. Part number VGHDD1025. Color: Black.
- E. Self-closing mechanisms: TruClose heavy-duty hinge Model Number TCHD1AS3BT.
- F. Accessories as necessary.

#### 2.6 POWDER COATED FACTORY FINISH

- A. Coating Material: Posts, post caps, rails, brackets, joint extrusions and security mesh shall be finished with a factory applied TGIC polyester powder coating of the "Super Durable" class. Powder coated finish shall meet or exceed the following performance criteria.

#### 2.7 CAST-IN-PLACE CONCRETE

- A. General: Normal-weight concrete with not less than 3000-psi compressive strength (28 days), 3-inch slump, and 1-inch maximum size aggregate.

#### 2.8 FINISHES

- A. Color Coating: Black.

## SPECIFICATIONS

### Pool Renovation Argyle Apartments

KCHA Contract No. DW2300631

Page 3 of 3

#### PART 3 - EXECUTION

##### 3.1 INSTALLATION

- A. Spaces at any part of the barrier shall be less than 4-inches including:
  - 1. Pickets
  - 2. Ground and bottom rail
  - 3. Gates
- B. Post locations to match existing locations at minimum  $\frac{3}{4}$ -inch from pool deck edge unless otherwise indicated.
- C. Attach fence rails to posts using stainless steel or galvanized steel, panel hanger brackets supplied by manufacturer. All brackets shall be finished to match fence finish and color.
  - 1. Post spacing shall not exceed 8-feet.
  - 2. Attach hardware using tamper resistant or concealed means.
  - 3. All brackets shall be finished to match fence finish and color.
- D. Post Setting: Install posts plumb set in concrete 24-inches below grade.
- E. Set horizontal rails level.
- F. Gates shall be set plum and level.
  - 1. Install entry deadlock, hinges and self-closing mechanism and ensure correct function.
  - 2. Install Magna Latch a minimum of 60-inches above deck.
- G. Ensure and demonstrate correct function of all parts prior to completion.
- H. Touch up any necessary areas by lightly sanding; touched up area must be clean and dry prior to applying a zinc rich cold galvanizing primer followed by a high quality acrylic lacquer paint to match finish.

##### 3.2 REPAIRS AND PROTECTION

- A. Protect materials from damage and repair any damage that occurred due to lack of protection.

END OF SECTION 02821

# Kent Curved Slot Drain



**KENT CURVED SLOT DRAIN (KCSC 125/200/100-10)****Specify:**

Kent Curved Slot Drain KCSC 125/200/100-10; Grade 316 SS; Visible; 7.87" (200mm) overall height, 4.92" (125mm) width; 0.39" (10mm) slot; Radius as per drawing

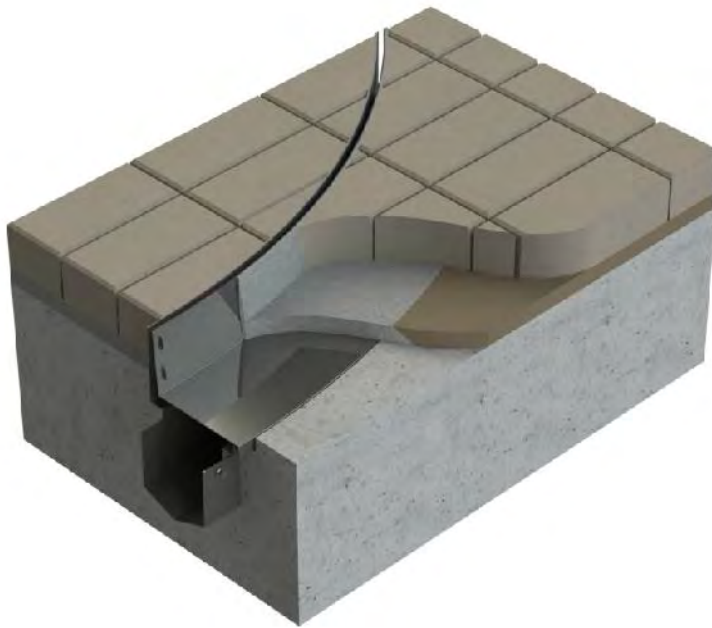
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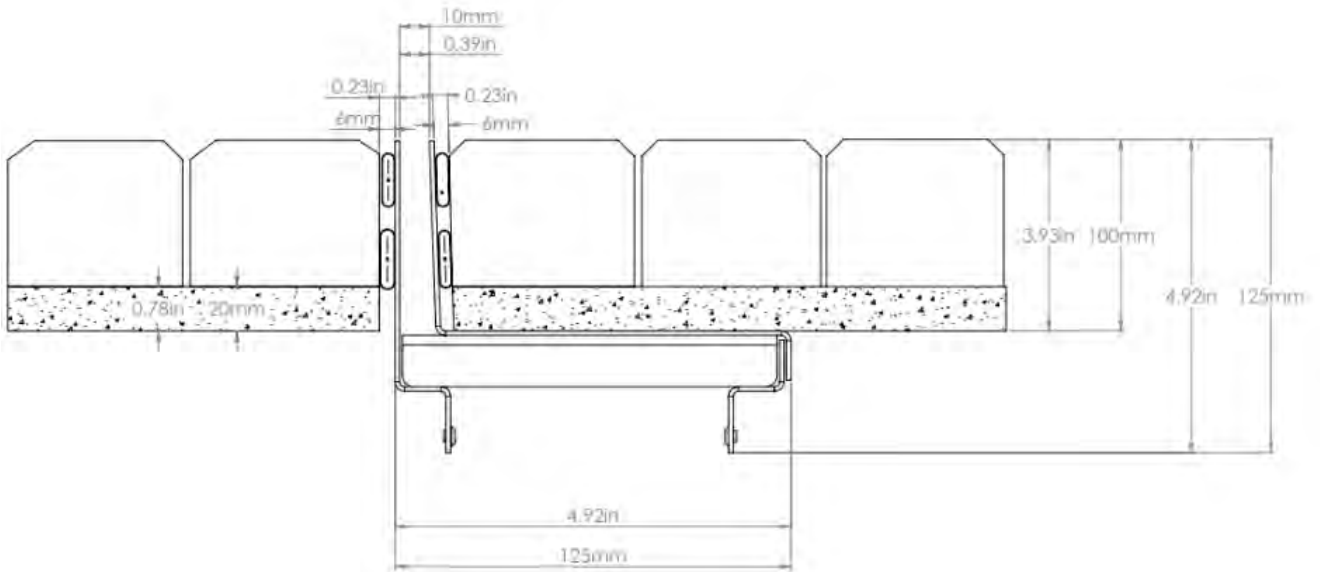
Kent Curved Slot Drain (KCSC-125/200/100-10) is a highly effective yet discreet drainage solution for public realm landscapes. The Kent Slot Drain System is made up of five different products; Kent Slot Channel, Recessed Access Cover, Outlet Point, Access Point and Connectors.

Kent Curved Slot Drain is a variation of the Modular Kent Slot Channel and is manufactured to the clients needs. This channel can be made to almost any radius necessary whether it is a long slow radius or a short sharp radius. As standard the channel has similar dimensions to the straight lengths of Slot Drain.

**Features:**

- B125 loading as standard- C250 & D400 versions also available
- Manufactured to spec
- Available in either Grade 304 or Grade 316
- 3.93" (100mm) Throat height, 0.39" (10mm) internal slot
- 4.92" (125mm) or 6.88" (175mm) widths available
- Visible or Hidden options available



**KENT CURVED SLOT DRAIN (KSC 125/200/100-10)**


Product Code	Height	Width	Flow Rate
Kent Curved Slot Channel KSC125/200/100-10	7.87" (200mm)	4.92" (125mm)	2.3 L/s
Kent Curved Slot Channel KSC125/250/100-10	9.84" (250mm)	4.92" (125mm)	5.0 L/s
Kent Curved Slot Channel KSC125/300/100-10	11.81" (300mm)	4.92" (125mm)	8.0 L/s
Kent Curved Slot Channel KSC175/200/100-10	9.84" (250mm)	6.88" (175mm)	8.0 L/s
Kent Curved Slot Channel KSC175/250/100-10	11.81" (300mm)	6.88" (175mm)	13.0 L/s
Kent Curved Slot Channel KSC175/300/100-10	13.77" (350mm)	6.88" (175mm)	18.0 L/s

**Slot Drain System Elements:**

These products when combined make the Kent Slot Drain System.

We recommend the installation of an Recessed access box and either an outlet or access point every 12 meters to ensure cleaning of the drain is possible.

Connectors are used to join channels and access points and end caps are used to cut off the flow of water at the end of a run.

**Recessed Access Box**

**Access Point**

**Outlet Point**

**End Cap**

**Connector**

**Silt Trap**

**Drop Connector**

**Slot Channel**




**KENT CURVED SLOT DRAIN (KCSC 125/200/100-10)**

**Specify**

**Channel Lengths**

Straight  
Curved

**Customise your size:**

To suit your projects needs  
or go with our standard  
1000mm length x 125mm  
width x 200mm dept.

**Specify:**

Kent Curved Slot Drain KSC 125/200/100-10; Curved Visible; 7.87" (200mm) overall height 4.92" (125mm) width; Grade 316 SS; 0.39" (10mm) slot; FACTA B Loading

**Choose your steel:**

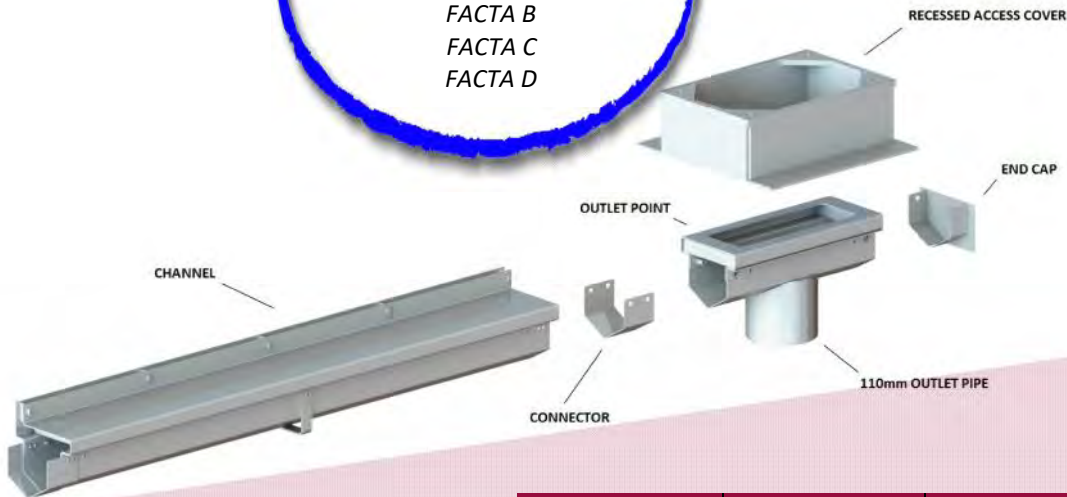
Grade 304 Stainless steel  
Grade 316 Stainless steel

**Customise your Loading:**

- FACTAA
- FACTA AA
- FACTA AAA
- FACTA B
- FACTA C
- FACTA D

**Choose you throat**

Hidden  
Visible



**Options**

- Curved
- Visible
- Hidden
- Grade 304 Stainless Steel
- Grade 316 Stainless Steel

FACTA Class	EN124 Class	Slow Moving Wheel Loads	Kent Safety Test
A	A15	0.6T	0.8T
AA	N/A	1.5T	3.1T
AAA	N/A	2.5T	5.2T
B	B125	5T	10.1T
C	C250	6.5T	13.2T
D	D400	11T	22T



## Installed Projects

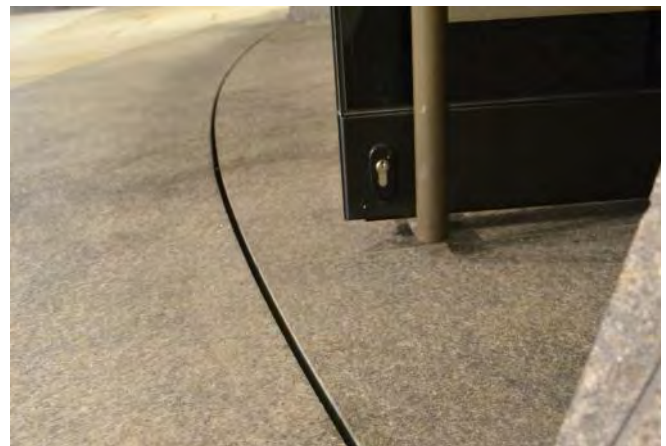
**Canada Water, London (UK)**  
Kent Curved Slot Drain system



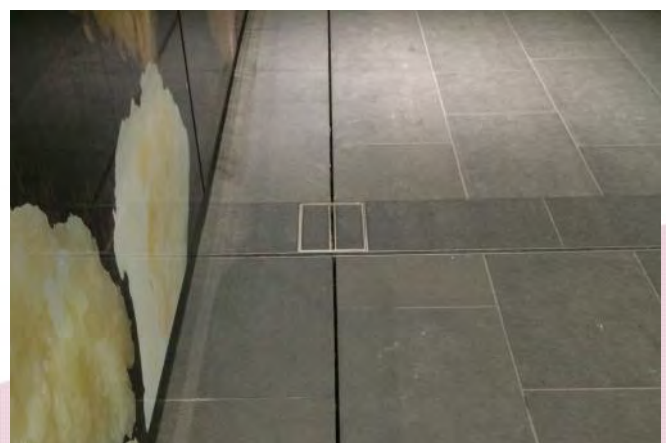
**Cubitt Park, London (UK)**  
Kent Visible Slot Drain installed for use in a water fountain



**Bloomberg, London (UK)**  
Kent Hidden Curved Slot Drain Installed in Bloomberg, London



**Leadenhall, London**  
Kent Hidden Slot Drain Installed in Leadenhall, London



**KENT CURVED SLOT DRAIN (KCSC 125/200/100-10)****Maintenance of Stainless Steel**

Clean the stainless steel components using warm water with a mild detergent with a non-abrasive cloth or sponge. Heavier stains may require the use of a nylon-scouring pad or a stainless steel cleaner.

To remove paint or graffiti use a cloth and Alkaline or solvent paint strippers according to type of paint. In the case of a bead blasted finish, where abrasive cleaning is required, always use a random circular rubbing action with a cloth.

In the case of brushed finishes the surface consists of uniform fine 'scratches' running in one direction so where abrasive cleaning is required always use a straight back and forward rubbing action in the direction of the grain using soap and warm water.

Rust spots or 'tea stains' can occur on the surface of the material, these are normally caused by contamination from ordinary mild steel, particularly in areas where construction work has been undertaken. Such stains can be removed using Rust Remover 410.

In cases where the surface is severely stained because of severe environmental conditions or scratched due to misuse, it may still be possible to restore the original finish using chemicals such as Oxalic Acid solution. There are many stainless steel polishes available to enhance the surface finish.

We recommend Mister Stainless Ltd. as a provider for stainless steel cleaning products.





**Testimonials**



*“ The In-house engineering completed by Kent Stainless and the Knowledge and advice given to finalise the design was outstanding ”*

**- Parsons**



*“ The client and the main contractor both were delighted with the quality of the work supplied by Kent Stainless ”*

**- Skanska**



*“ Because of the engineering know-how you provided and flexibility in design, we will certainly return to Kents for further work ”*

**- Wexford County Council**



**Kent Stainless Ltd**

Ardcavan, Wexford, Ireland

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**Kent**  
STAINLESS



**ARGYLE APARTMENTS**

**2517 South 316th Lane, Federal Way, WA 98003**

**Pool Deck Replacement & Resurface**

**PLAN SHEET - 1.0**

# 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 pool renovation projects of similar scope and complexity. Poor performance, lack of response, or failure to complete projects successfully within the contract time may be grounds for the rejection of bidder.
- C. Subcontractors shall have had three years minimum experience licensed in Washington State in the specific specialty contracting business.

## 1.3 PREPARATION OF BIDS – CONSTRUCTION

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

# INSTRUCTIONS TO BIDDERS

- C. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.
  - 1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.
- D. In order for a bid to be considered responsive, bidders must submit the following signed documents with their bid package:
  - 1. Bid Form
  - 2. Bidder's Information Form
- 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 the bid due date.
  - 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 seven (7) calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Questions shall be submitted to:

Michelle Jackson  
King County Housing Authority  
600 Andover Park W  
Seattle, WA 98188  
Email: [MichelleJ@kcha.org](mailto: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.
1. L&I prevailing wage rates may be found at <https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/>
  2. The Owner has determined that the work does not meet 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. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, the requirement for a Performance and Payment Bond may, at Contractors option, be waived in lieu of an additional 5% (total 10%) retainage.

## 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 price extensions and the total bid price. A discrepancy between a bid item price and the extended amount of any bid item shall be resolved by accepting the bid item price as correct.



# INSTRUCTIONS TO BIDDERS

- C. Responsible Bidders: the Owner will award contracts only to responsible bidders who demonstrate the ability to successfully perform under the terms and conditions as set forth in the Contract Documents and have successfully completed projects similar in scope and complexity.
  - 1. Bidders must demonstrate relevant experience on similar types of projects and submit detailed information as required on the Bidder Information Form.
- D. The Owner reserves the right to contact references and investigate past performance and qualifications of the Bidder, subcontractor, and project team members, including contacting third parties and/or the references provided by the Bidder.
  - 1. The Owner may contact references for other projects including those the Bidder did not identify and/or provided references.
  - 2. References may be asked to rate the performance of and describe their experience with project team members and subcontractors. Bidder Information may be solicited and evaluated on the following subjects: type and features of work; overall quality of project performance and quality of work; experience and technical knowledge and competence of the Bidder and Project Team Members; ability, capacity and skill to perform the Work; ability to manage submittals, requests for information, prevailing wage filings, and other paperwork; compliance with laws, ordinances, and contract provisions; and other information as deemed necessary.
  - 3. Poor reference(s) may be justification to determine a Bidder is not responsible.
- E. At the Owner's request, provide any additional explanation or information, which would assist in evaluating the qualifications of the Bidder, subcontractors, project team members, and bid price.
- F. The Owner will verify information submitted and if the lowest bidder is determined to be “not responsible,” the Owner will issue, in writing, the specific reasons for this determination. The bidder may appeal this decision. The appeal must be in writing and shall be delivered to the Owner within two business days. The appeal may include additional information that was not 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 certificates and endorsements, and an approved Statement of Intent to Pay Prevailing Wages shall be submitted to the Owner within 14 days of 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.
- T. "Work" means the construction and services required by the Contract Documents, and includes, but is not limited to, labor, materials, supplies, equipment, services, permits, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents.

## 1.2 EXECUTION AND INTENT

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

## PART 2 - INSURANCE AND BONDS

### 2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

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

### 2.2 MINIMUM SCOPE OF INSURANCE

- A. Contractors shall maintain coverages no less than:
  - 1. Insurance Services Office Commercial General Liability coverage including Products/Completed Operations.
  - 2. Insurance Services Office covering Automobile Liability, code 1 (any auto).
  - 3. Workers' Compensation insurance as required by State law and Employer's Liability Insurance.

# GENERAL CONDITIONS

## 2.3 MINIMUM LIMITS OF INSURANCE

### A. Contractor shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit of \$2,000,000.
2. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.  
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

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

## 2.8 SUBCONTRACTORS

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

## 2.9 PAYMENT AND PERFORMANCE BONDS

- A. Payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work, using the Payment Bond and Performance Bond form AIA – form A312. Change order increases of cumulative 15% increments require revisions to the bond to match the new Contract Sum.
- B. On contracts of one hundred fifty thousand dollars or less, at the option of the contractor as defined in RCW 39.10.210, the Owner may, in lieu of the bond, retain ten percent of the contract amount for a period of forty-five days after date of final acceptance, or until receipt of all necessary releases from the department of revenue, the employment security department, and the department of labor and industries and settlement of any liens filed under chapter 60.28 RCW, whichever is later.

## PART 3 - PERFORMANCE

### 3.1 CONTRACTOR CONTROL AND SUPERVISION

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

### 3.2 PERMITS, FEES, AND NOTICES

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

### 3.3 PREVAILING WAGES

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

# GENERAL CONDITIONS

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

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

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

## 3.4 EQUAL EMPLOYMENT OPPORTUNITY

A. During performance of the Work:

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

## 3.5 SAFETY PRECAUTIONS

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

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

# GENERAL CONDITIONS

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

# GENERAL CONDITIONS

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

## 3.6 INDEPENDENT CONTRACTOR

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

## 3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

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

## 3.8 PRIOR NOTICE OF EXCAVATION

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

## 3.9 UNFORESEEN PHYSICAL CONDITIONS

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

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



# GENERAL CONDITIONS

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

## 3.11 MATERIAL AND EQUIPMENT

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

## 3.12 CORRECTION OF NONCONFORMING WORK

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

## 3.13 CLEAN UP

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

## 3.14 SUBCONTRACTORS AND SUPPLIERS

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

# GENERAL CONDITIONS

- D. It is the Contractor's responsibility to pay its Subcontractors and material suppliers on a timely basis. The Owner reserves the right to withhold a portion of the Contractor's payment if the Contractor fails to make timely payments to the Subcontractors and material suppliers.
- E. The Contract Documents shall not be construed to create a contractual relationship of any kind between the Owner and any Subcontractor; or any persons other than Owner and Contractor.
- F. The Contractor shall not enter into any subcontract with any subcontractor who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or by any state, territory, or municipality.

## 3.15 INDEMNIFICATION

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

## 3.16 PROHIBITION AGAINST LIENS

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

## 3.17 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

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

# GENERAL CONDITIONS

## 3.18 WAIVER AND SEVERABILITY

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

## PART 4 - PAYMENTS AND COMPLETION

### 4.1 CONTRACT SUM

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

### 4.2 APPLICATION FOR PAYMENT

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

# GENERAL CONDITIONS

- G. Approved payments shall be mailed to the Contractor within 30 days.

## 4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

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

## PART 5 - CHANGES

### 5.1 CHANGE IN THE WORK

- A. Owner may, at any time and without notice to Contractor's surety, order additions, deletions, revisions, or other changes in the Work. These changes in the Work shall be incorporated into the Contract Documents through the execution of Change Orders. If any change in the Work ordered by Owner causes an increase or decrease in the Contract Sum or the Contract Time, an equitable adjustment shall be made as provided in 5.2 and 5.3.
- B. Pending agreement on the terms of the Change Order, Owner may direct Contractor to proceed immediately with the Change Order Work. Contractor shall not proceed with any change in the Work until it has obtained Owner's written 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 the Change Order, pursuant to the Contract between the Owner and Contractor.

### 5.2 CHANGE IN THE CONTRACT SUM

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

# GENERAL CONDITIONS

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

## B. Change Order Pricing - Unit Prices

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

## 5.3 CHANGE IN THE CONTRACT TIME

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

## PART 6 - CLAIMS AND DISPUTE RESOLUTION

### 6.1 CLAIMS PROCEDURE

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

# GENERAL CONDITIONS

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

## 6.2 ARBITRATION

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

## 6.3 CLAIMS AUDITS

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

## PART 7 - TERMINATION OF THE WORK

### 7.1 TERMINATION BY OWNER FOR CAUSE

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

# GENERAL CONDITIONS

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

## 7.2 TERMINATION BY OWNER FOR CONVENIENCE

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

## PART 8 - MISCELLANEOUS PROVISIONS

### 8.1 RECORDS KEEPING AND REPORTING

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

### 8.2 AUDITS AND INSPECTIONS

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

# GENERAL CONDITIONS

## 8.3 ORGANIZATION CONFLICTS OF INTEREST

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

## 8.4 INTERESTS OF MEMBERS OF CONGRESS

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

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

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



# CONTRACT FORM

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

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

1.1 Contract Documents

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

1. This Instrument
2. Addenda
3. Specifications
4. Plans
5. Bid Form
6. Pre-Bid Agenda
7. General Conditions
8. Instructions to Bidders
9. Prevailing Wage Rates

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: Argyle Apartments Pool Resurface & Renovation

Contract No.: DW2300631

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 sixty (60) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner's sole discretion, may be extended for a period determined by the Owner.

1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of **\$250.00** per day will be assessed for each calendar day that the Contractor exceeds the time for completion.

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Contractor

Owner

\_\_\_\_\_  
President/Owner

\_\_\_\_\_  
Robin Wall  
Executive Director  
KING COUNTY HOUSING AUTHORITY

# CERTIFICATE OF INSURANCE

DATE(MM/DD/YY)

**Issue Date**

<b>PRODUCER</b> 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.
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<b>COMPANIES AFFORDING COVERAGE</b>	
COMPANY <b>A</b>	<b>ABC Insurance Company</b>

<b>INSURED</b> Vendor Name Street Address City, State, Zip	COMPANY <b>B</b> <b>DEF Insurance Company</b>
	COMPANY <b>C</b> <b>GHI Insurance Company</b>
	COMPANY <b>D</b>

**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 RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES 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	
<b>A</b>	<b>GENERAL LIABILITY</b>	<b>XXX123</b>	<b>01/01/00</b>	<b>01/01/01</b>	GENERAL AGGREGATE	<b>2,000,000</b>
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG	<b>1,000,000</b>
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY	<b>1,000,000</b>
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE	<b>1,000,000</b>
					FIRE DAMAGE (Any one fire)	<b>50,000</b>
					MED EXP (Any one person)	<b>5,000</b>
<b>B</b>	<b>AUTOMOBILE LIABILITY</b>	<b>XXX456</b>	<b>01/01/00</b>	<b>01/01/01</b>	COMBINED SINGLE LIMIT	<b>1,000,000</b>
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE	
<input type="checkbox"/> SCHEDULED AUTOS						
<input type="checkbox"/> NON-OWNED AUTOS						
	<b>GARAGE LIABILITY</b>				AUTO ONLY-EA ACCIDENT	
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY:	
					EACH ACCIDENT	
					AGGREGATE	
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE	
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE	
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM					
<b>C</b>	<b>WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY</b>	<b>XXX789</b>	<b>01/01/00</b>	<b>01/01/01</b>	<input checked="" type="checkbox"/> STATUTORY LIMITS	
	<input type="checkbox"/> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE:				EACH ACCIDENT	<b>1,000,000</b>
	<input type="checkbox"/> INCL				DISEASE-POLICY LIMIT	<b>1,000,000</b>
	<input type="checkbox"/> EXCL				DISEASE-EACH EMPLOYEE	<b>1,000,000</b>
	<b>OTHER</b>					

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**  
 Security Properties Residential and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverages.  
 Re: Contract #DW2300631 at Argyle Apartments located at 2517 South 316th Lane, Federal Way, WA 98003.

<b>CERTIFICATE HOLDER</b> Security Properties Residential and King County Housing Authority 600 Andover Park West Seattle, WA 98188-3326	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <b>30</b> 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. <b>AUTHORIZED REPRESENTATIVE</b> Signature of Insured's Agent
ACORD 25-S (3/93)	ACORD CORPORATION 1993

**PROVIDE**

**GENERAL LIABILITY  
ENDORSEMENT**

**and**

**AUTO LIABILITY  
ENDORSEMENT**