### PROJECT MANUAL

#### PROJECT NAME AND LOCATION:

Plumbing Replacement – Water Supply Contract Number: DW2402731 Auburn Square Apartments – Buildings 1 & 2

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### Invitation to Bid

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

**SCOPE OF WORK:** Work includes, but is not limited to, removing/replacing existing water supply pipes, and other work described in project manual.

#### PROJECT MANUAL DISTRIBUTION:

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

Distribution: \* Documents are available for download on KCHA's website at

http://www.kcha.org/business/construction/open/

PRE-BID CONFERENCE:

Date and Time: November 7, 2025 at 11:00 A.M.

Jobsite Address: Auburn Square Apartments, 3740 H Street NE, Auburn, WA 98002.

In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference.

Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time. Bidders must have a

For Questions: <u>current certificate of registration as a contractor for the last three years under</u>

the same name and have completed the required L&I training.

Questions pertaining to the bid are to be sent via email to Michelle J@kcha.org no later than seven (7) calendar days prior to bid due

date. All responses shall be in the form of Addenda.

Addenda notifications will be emailed to all members of the Plan Holders

List and will be posted on KCHA's website.

**BIDS ARE DUE:** 

Posting:

Time: **11:00 A.M.** 

Date: December 3, 2025

Address: King County Housing Authority

600 Andover Park West, Tukwila, WA 98188

Submittal Process: \* Sealed Envelope marked as "Bid Documents: Auburn Square Plumbing

Replacement"

(Mailing / Shipping Package or Wrapping must also be marked with this

information).

Process: All Bids must be received and time and date stamped at KCHA no later than the

above due date and time. No Bids will be accepted after that date and time. No Fax

or Email Bids will be accepted.

**BID GUARANTEE:** 

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

Payable to: King County Housing Authority

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

KCHA is an Equal Employment Opportunity Employer and strongly encourages minority-owned and womenowned 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 Michelle M

SECTION 01100 - SUMMARY

#### PART 1 - GENERAL

#### 1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Plumbing Replacement Water Supply
- B. Project Location: Auburn Square Apartments, 3740 H Street NE, Auburn, WA 98002
  - 1. Buildings 1 and 2
- C. The Contractor shall furnish and install all items indicated in the contract documents unless otherwise noted. Work involves, but is not limited to, the removal or abandonment of existing water supply pipes and the supply and installation of PEX supply pipes, fittings, valves, and all plumbing fixture connections.
  - 1. Good faith asbestos inspection(s) testing to comply with RCW 49.26.013 as required to achieve scope of work.

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2. Work will also include removal and replacement of GWB, installation of firestopping and tape, texture and paint, cutting and/or removal and replacement of cabinets, toilets, bathtub trim, and other finishes and devices as necessary to complete the work.

#### D. Design

- 1. A new water service main line to be connected to the existing main water shut off at the exterior of the building including a new main water shut off for the entire building.
- 2. The new main service line to be routed in the exterior wall and through the attic. Supply lines will drop down from the attic in the locations where indicated on the plans.
- 3. All plumbing fixtures currently fed from below concrete slab piping to be connected to the new piping by routing new branch lines from the water heater closet and to be controlled by the new shut off valve for each apartment unit at the water heater location.
- 4. All new piping is to be concealed in the ceilings and walls unless otherwise noted.
- 5. The Owner anticipates the work will require areas of GWB to be removed and replaced in all apartment units. Kitchen cabinets and bathroom fixtures may need to be removed and reinstalled. Bathroom vanities may need to be removed and replaced along with sinks and faucets. Bathtub faucets may require some cutting of surrounds and installation of larger escutcheons. Minimize GWB removal where possible.
- 6. Stub outs and angle stops/trim rings are to be furnished and installed in the existing locations. All pipes will be hidden in walls and ceilings and shall not be visible inside cabinets.
- 7. The sequence will entail the installation of the main line for the entire building first, followed by the demolition of finishes and connection of individual unit plumbing for each apartment.
- 8. The apartments will be occupied for the entire sequence of work. Apartment access must be coordinated with Owner with minimum 48-hr notice. Each apartment must only be without water service for one workday 8:00am to 5:00pm. All service is to be reactivated at the completion of each workday. Temporary reactivation of fixtures can be followed with final connections and restoration of finishes in successive workdays.

9. Contractor to coordinate with AHJ on inspections prior to closing any openings. It is anticipated that AHJ will want to inspect piping and that pressure testing will also be required.

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- E. The Work consists of, but is not limited to:
  - 1. Demolition
  - 2. Plumbing
  - 3. Cutting and Patching
  - 4. Insulation
  - 5. Firestopping
  - 6. GWB
  - 7. Painting

#### 1.2 WORK SEQUENCE

- A. The Work shall be completed in 90 calendar days from the date of Notice to Proceed.
  - 1. Issuance of the Notice to Proceed shall be adjusted to allow for permit review delays. No additional time will be allowed due to contractor delay in applying for permits.
- B. Contractor shall submit written schedule outlining dates and duration of job including:
  - 1. Construction start date
  - 2. Abatement schedule
  - 3. Schedule for work in each apartment and common areas
  - 4. 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 the site. Owner will occupy site during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
    - a. Schedule work so that each apartment is not without water for longer than a single eight-hour period and that all fixtures are functioning.
    - b. Abatement activities shall be performed on a daily basis and all areas shall be available to the Owner and residence at the end of each work day.
    - c. Coordinate occupancy with the Contractors Construction Schedule.

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.

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3. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.

#### 1.5 PERMITS

- A. Contractor is responsible for obtaining and paying for all permits fees, and other costs, including utility connections, and for coordination of all required inspections.
- B. The owner will be responsible to acquire a building permit prior to Notice To Proceed.
- C. Prepare and file necessary plans, prepare documents and obtain necessary approvals of Authorities Having Jurisdiction (AHJ). Obtain required certificates of inspection for work and deliver to the Owner before request for acceptance and final payment for the work.

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

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#### 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. Submit design plan for Owner approval including:
  - 1. Schematic design plan showing pipe routes, pipe sizing, and shut off locations.
  - 2. Kitchen and bath elevations showing GWB areas to be removed.
- B. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.
- C. Provide product data for each element of construction and type of product or equipment for approval by Owner.
- D. Submit copies of the Department of Labor and Industries Plumber Certifications for all plumbers working on this project.
- E. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.
- F. Contractors project manager and/or supervisors. Prepare written information that demonstrates capabilities and experience of firm or persons.
  - 1. The Owner will review subcontractors and assigned staff and will accept or reject based on experience or qualifications.

#### 1.9 DEFINITIONS

- A. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- B. "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.
- C. "Provide": Furnish and install, complete and ready for the intended use.
- D. Authorities Having Jurisdiction ("AHJ"): The organization, office, or individual responsible for approving equipment, materials, installation, or a procedure.

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#### 1.10 TEMPORARY FACILITIES

- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
- B. Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.
- C. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.
- D. Temporary Partitions: On removal of GWB erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise. Partitions shall be maintained at the end of each work day and shall be of solid surface.
- E. Provide and maintain floor protection in all work areas.

#### 1.11 EXECUTION REQUIREMENTS

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

#### 1.12 CUTTING AND PATCHING

#### A. Quality Assurance

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

#### B. Performance

- 1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
- 2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.

a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

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b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

#### 1.13 CLOSEOUT PROCEDURES

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
  - 1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from final completion.
  - 1. Submit all warranties from other specification sections.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

#### Plumbing Replacement, Buildings 1 and 2 Auburn Square Apartments

#### SECTION 01524 - CONSTRUCTION WASTE MANAGEMENT

#### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section includes: Administrative and procedural requirements for construction waste management activities.

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B. All materials removed are to be legally disposed of off-site.

#### 1.2 PERFORMANCE REQUIREMENTS

A. General: Divert a minimum of 75% CDL waste, by weight, from the landfill.

#### 1.3 QUALITY ASSURANCE

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

#### 1.4 WASTE MANAGEMENT PLAN

A. General: Develop plan consisting of waste types, quantity by weight, methods of disposal, handling and transportation procedures. Include separate sections in plan for demolition and construction waste.

#### PART 2 - PRODUCTS (Not Used)

#### PART 3 - EXECUTION

#### 3.1 REMOVAL OF CONSTRUCTION WASTE MATERIALS

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

#### END OF SECTION 01524

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#### SECTION 01732 - SELECTIVE DEMOLITION

#### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes demolition, and removal and replacement.
  - 1. Selected portions of a building or structure to be demolished.

#### 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. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.
- B. 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.
- C. Storage or sale of removed items or materials on-site will not be permitted.
- D. Utility Service: Maintain existing utilities and protect them against damage during selective demolition operations.

#### 1.4 HAZARDOUS MATERIALS

- A. Hazardous Materials: Auburn Square Apartments were constructed in 1980 and it is not anticipated that hazardous materials will be encountered. See included Good Faith testing from 2021.
  - 1. All materials disturbed as part of the renovation shall be removed and disposed of in accordance with Washington State regulations.
  - 2. If any materials suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner.

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#### PART 2 - PRODUCTS

#### 2.1 REPAIR MATERIALS

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

#### PART 3 - EXECUTION

#### 3.1 EXAMINATION

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

#### 3.2 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. Demolish and remove areas as necessary to install pipe work.
- C. Areas where GWB has been removed shall be temporarily covered with a solid surface material at the end of each work day.
- D. Removed and Reinstalled Items: Remove and reinstall items as soon as possible to prevent unsafe conditions.

#### 3.3 UTILITY SERVICES

- A. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.
- B. Do not interrupt existing utilities serving occupied or operating facilities unless authorized in writing by Owner and AHJ. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to AHJ.
  - 1. Provide at least 72 hours' notice to Owner if shutdown of service is required during changeover.
  - 2. One shut down per unit of no more than eight hours is permitted for each unit.

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#### 3.4 DISPOSAL OF DEMOLISHED MATERIALS

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

END OF SECTION 01732

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#### SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

#### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes
  - 1. Vanity Base Cabinets
    - a. Vanity base cabinets in all units including:
      - 1) Wood cabinets.
      - 2) Solid surface countertops.
    - b. Interior architectural woodwork includes wood furring, blocking, shims, and hanging strips, unless concealed within other construction before woodwork installation.
    - c. Note: Kitchen and medicine cabinets may need to be removed and reinstalled.
  - 2. Wood access door under stairs.

#### 1.2 SUBMITTALS

- A. Product Data
- B. Samples:
  - 1. Solid-surfacing materials.

#### PART 2 - PRODUCTS

#### 2.1 VANITY SINK BASE

- A. Aristokraft Cabinetry, North Pacific Industries (NPI-Seattle), Chris Cook, 206.251.0230
  - 1. VSB3621 Style 220 Quantity 38.
  - 2. VSB3021 Style 220 Quantity 5.
- B. Contractor shall verify and confirm cabinet sizes.

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#### 2.2 COUNTERTOPS

- A. Countertops: LG Hausys Hi-Macs Acrylic Solid Surface
  - 1. 1½-inch front drop and side edge with ¼-inch radius
  - 2. 4-inch backsplash
  - 3. Color to be selected by Owner from standard range

#### 2.3 INSTALLATION MATERIALS

- A. Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln-dried to less than 15 percent moisture content.
- B. Filler pieces as necessary to maintain existing cabinet footprint.

#### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. Install woodwork level, plumb, true, and straight to a tolerance of 1/8 inch in 96 inches. Shim as required with concealed shims.
- B. Scribe and cut woodwork to fit adjoining work and refinish cut surfaces and repair damaged finish at cuts.
- C. Anchor woodwork to anchors or blocking built in or directly attached to substrates.
- D. Cabinets: Install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation.
- E. Countertops: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop. Calk space between backsplash and wall with sealant.
- F. Holes drilled in the back of cabinets shall be covered with escutcheon plates so that no part of the GWB wall is visible. Any visible cuts in the back panels will require removal and replacement.

#### END OF SECTION 06402

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#### SECTION 07210 - BUILDING INSULATION

#### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- A. Batt Insulation to replace insulation exposed during construction.
- B. Blown thermal insulation to exterior walls.

#### 1.2 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product.

#### 1.3 PROJECT CONDITIONS

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

#### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: CertainTeed Corp., Insulation Group, which is located at: 750 E. Swedesford Rd. P. O. Box 860; Valley Forge, PA 19482-0860; Toll Free Tel: 800-233-8990; Web: www.certainteed.com/products/insulation
- B. Nu-Wool Company, Inc., 2472 Port Sheldon Street, Jenison, Michigan 49428. Toll Free (800) 748-0128. Phone (616) 669-0100. Fax (616) 669-2370. Website www.nuwool.com. E-mail info@nuwool.com.

#### 2.2 APPLICATIONS

- A. Interior Partitions Indicated with STC Rating: Batt type.
- B. Above Interior Ceilings: Batt type.

#### 2.3 BATT AND ROLL INSULATION

#### Plumbing Replacement, Buildings 1 and 2 Auburn Square Apartments

- A. Thermal Batt Insulation: Certainteed Fiber Glass Building Insulation. Fiber glass building insulation for walls, ceilings, attics and floors. Complies with ASTM C 665; preformed glass fiber batt insulation:
  - 1. Facing: ASTM C 665 Type II, Class C, Category 1, faced on one side with Kraft paper providing a vapor barrier of 1.0 or less.

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#### 2.4 BLOWN IN INSULATION MATERIALS

A. Blown Insulation: Cellulose Insulation pneumatically blown dry into Attics, Floor and Wall Assemblies: Nu-Wool Premium Cellulose Insulation.

#### PART 3 - EXECUTION

#### 3.1 EXAMINATION

A. Verify that mechanical and electrical services in ceilings, walls and floors have been installed and tested and, if appropriate, verify that adjacent materials are dry and ready to receive insulation.

#### 3.2 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install in exterior spaces without gaps or voids. Do not compress insulation.
- C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
- D. Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within plane of insulation.
- E. Install insulation with vapor barrier installed facing the warm side. Seal or tape joints as required.

#### 3.3 INSTALLATION - BLOWN INSULATION

A. Install in accordance with manufacturer's written instructions.

#### END OF SECTION 07210

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#### SECTION 07841 - FIRESTOPPING

#### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes through-penetration firestopping for the following types of fire-resistance-rated assemblies:
  - 1. Roofs.
  - 2. Walls and partitions.
  - 3. Smoke barriers.
  - 4. Construction enclosing compartmentalized areas.

#### 1.2 PERFORMANCE REQUIREMENTS

A. Provide firestopping at abandoned existing penetrations and at new penetrations and openings in existing hallway walls and wall/ceiling assemblies as required by the AHJ.

#### 1.3 SUBMITTALS

A. Product Data: For each product indicated.

#### 1.4 QUALITY ASSURANCE

- A. Fire-Test-Response Characteristics: Provide rated systems identical to those tested per ASTM E 814 and with products bearing the classification marking of a qualified testing and inspecting agency acceptable to AHJ.
- B. Coordinate sizing of sleeves, openings, core-drilled holes, or cut openings to accommodate firestop systems.

#### PART 2 - PRODUCTS

#### 2.1 FIRESTOP SYSTEMS

- A. Compatibility: Provide firestop systems that are compatible with the substrates forming openings, and with the items, if any, penetrating firestop systems, under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
- B. Accessories: Provide accessories required to install fill materials that comply with requirements of tested assemblies, are approved by qualified testing and inspecting agency that performed

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testing and are specified by manufacturer of tested assemblies. Accessories include, but are not limited to, the following:

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- 1. Permanent forming/damming/backing materials.
  - a. Slag-/rock-wool-fiber insulation.
  - b. Sealants used in combination with other forming/damming/backing materials to prevent leakage of fill materials in liquid state.
  - c. Fire-rated form board.
  - d. Fillers for sealants.
  - e. Firestop putty pads.
- 2. Temporary forming materials.
- 3. Substrate primers.
- 4. Collars.
- 5. Steel sleeves.

#### PART 3 - EXECUTION

#### 3.1 INSTALLATION

- A. General: Install through-penetration firestop systems to comply with firestop system manufacturer's written installation instructions and published drawings for products and applications indicated.
- B. Review extent of the work with the AHJ and obtain written approval of installation means and methods.

#### 3.2 FIELD QUALITY CONTROL

A. Do not cover up firestop system installations that will become concealed behind other construction until building inspector, if required by AHJ, has examined each installation.

**END OF SECTION 07841** 

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#### SECTION 09260 - GYPSUM BOARD ASSEMBLIES

#### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes the following:
  - 1. Interior gypsum wallboard to repair damaged or removed gypsum wall board (GWB).
- B. GWB removal shall be the minimum quantity to allow for plumbing installation. Contractor shall provide elevation drawings to indicate GWB removal areas. Unnecessary removal of GWB and consequential requirements (additional blocking, framing and fire stopping) not included.

#### 1.2 SUBMITTALS

A. Product Data: For each product indicated.

#### 1.3 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: For gypsum board assemblies with fire-resistance ratings, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing and inspecting agency acceptable to AHJ.

#### PART 2 - PRODUCTS

#### 2.1 PANEL PRODUCTS

- A. Panel Size, General: Provide Type X GWB panels in maximum lengths and widths available that will minimize joints in each area and correspond with support system indicated.
- B. Gypsum Wallboard: ASTM C 36.

#### 2.2 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.
  - 1. Cornerbead: Use at outside corners.

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#### 2.3 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475.
- B. Joint Tape:
  - 1. Interior Gypsum Wallboard: Paper.
- C. Joint Compound for Interior Gypsum Wallboard:
  - 1. For each coat use fire resistant compound formulation that is compatible with other compounds applied on previous or for successive coats.

#### 2.4 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.

#### 2.5 TEXTURE FINISHES

- A. Primer: As recommended by textured finish manufacturer.
- B. Aggregate Finish: Water-based, job-mixed, aggregated, drying-type texture finish for spray application.
  - 1. Texture: Match existing.

#### PART 3 - EXECUTION

#### 3.1 PANEL PRODUCT INSTALLATION

- A. Gypsum Board: Comply with ASTM C 840 and GA-216.
- B. Water-Resistant Gypsum Backing Board: Install with 1/4-inch gap where panels abut other construction or penetrations.
- C. Locate access door to allow for building shut off valve function.

#### 3.2 FINISHING

A. Installing Trim Accessories: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

#### Plumbing Replacement, Buildings 1 and 2 Auburn Square Apartments

- B. Finishing Gypsum Board Panels: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration.
  - 1. Prefill open joints and damaged surface areas.
  - 2. Apply joint tape over gypsum board joints, except those with trim having flanges not intended for tape.

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- 3. Water-Resistant Backing Panels: Finish according to manufacturer's written instructions.
- C. Gypsum Board Finish Levels: Finish panels to levels indicated below, according to ASTM C 840, for locations indicated:
  - 1. Level 4: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges.

#### 3.3 APPLYING TEXTURE FINISHES

- A. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes. Apply primer to surfaces that are clean, dry, and smooth.
- B. Texture Finish Application: Mix and apply finish using powered spray equipment, to produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.
- C. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray to prevent damage according to texture finish manufacturer's written recommendations.

END OF SECTION 09260

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SECTION 09911 - PAINTING

PART 1 - GENERAL

#### 1.1 SUMMARY

A. This Section includes surface preparation and field painting of exposed exterior items and surfaces.

#### 1.2 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each paint and coating product should include:
  - 1. Product characteristics
  - 2. Surface preparation instructions and recommendations
  - 3. Primer requirements and finish specifications
  - 4. Storage and handling requirements and recommendations
  - 5. Application methods
  - 6. Sample of the Manufacturer's warranty for the specific property.

#### 1.3 QUALITY ASSURANCE

A. Submittal shall reflect manufacturer approval for this specific application for the requested warranty period. Contractor shall ensure that the paint manufacturer conducts site visits to ensure proper preparation and application as necessary to obtain manufacturer's warranty. Contractor and manufacturer should thoroughly examine the project in order to make best recommendations of proper products.

#### 1.4 WARRANTY

A. Contractor shall submit a written warranty covering labor and materials for a period of two years from completion. Paint manufacturer's representative shall verify compliance with specifications and issue a manufacturer's warranty for the paint products applied on the project that extends for not less than fifteen years.

#### 1.5 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply coatings under environmental conditions outside manufacturer's absolute limits.
- B. All materials shall be delivered to the job site in the original sealed and labeled containers and safely stored in a suitable place provided for that purpose.

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#### PART 2 - PRODUCTS

#### 2.1 GENERAL

- A. All colors used shall be selected by the Owner, from chips shown on color cards and/or fan deck selectors provided by manufacturer unless otherwise specified herein.
- B. Catalysts/Activators, solvent or paint additives are generally prohibited and may only be used with written approved from and authorized agent of and only if specifically approved by the manufacturer's printed literature or letter of acceptance.
- C. Products shall be provided as specified and no substitution or changes shall be allowed unless authorized in writing by the Owner. Contractor may submit a substitution request with supporting evidence that the product is equal in quality to the specified product. The Owner shall make the final determination as to whether a substitution shall be allowed.
- D. Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

#### 2.2 CAULK & PATCHING

A. Caulking: WL001360A - Sher-MAX Ultra Urethanized Elastomeric Sealant White.

#### 2.3 PRIMER

- A. Exterior Primer: Exterior primer of finish coat manufacturer and recommended in writing by manufacturer for use with finish coat and on substrate indicated.
  - 1. B28W08111 Premium Wall and Wood Primer

#### 2.4 INTERIOR FINISH

- A. A86W00151 SuperPaint® Interior Acrylic Latex
  - 1. Walls and Ceilings: Match existing
  - 2. Kitchens, Baths, Laundry Rooms: Satin
  - 3. Access door and trim: Semi-gloss

#### PART 3 - EXECUTION

#### 3.1 EXAMINATION

A. Do not begin application of coatings until substrates have been properly prepared. Notify Owner of unsatisfactory conditions before proceeding.

B. Proceed with work only after conditions have been corrected and approved by the Owner and the manufacturer.

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#### 3.2 SURFACE PREPARATION

- A. Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of size or weight of the item, provide surface-applied protection before surface preparation and painting. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.
- B. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.
- C. Selection of the proper method of surface preparation depends on the substrate, the environment, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods.

#### 3.3 APPLICATION

- A. Paint complete plane in areas affected by construction, i.e. complete surface from corner to corner and floor to ceiling with no breaks.
  - 1. Include painting of access door and trim.
- B. Comply with procedures specified in PDCA P4 for inspection and acceptance of surfaces to be painted.
- C. Inspection: The surface to be coated must be inspected and approved by the manufacturer prior to each coat. Manufacturer must submit written approval prior to application.
- D. Caulk all splits, cracks and nail holes. Press all caulking into gaps using a finger or appropriate tool. Use patching compound for gaps exceeding ¼ inch. Refer to manufacturers printed instructions for further instructions regarding caulking or patching compounds. Caulking shall be carefully completed and if necessary, trimmed and smoothed to provide a uniform surface.
- E. Prime Coats: Before applying finish coats, prime as recommended by manufacturer, to material that is required to be painted or finished and that has not been prime coated by others. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn-through or other defects due to insufficient sealing.
  - 1. Wire brush or scrape loose debris without harming existing substrate.
  - 2. Prime all bare material.
  - 3. Spot prime all metal.

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- F. Application Procedures: Apply by sprayer one heavy coat with back roll on the body to achieve a minimum dry film thickness of 4 mils or as necessary to achieve specified warranty.
- G. Mildewcide Additive: Add mildewcide additive to the finish coat during the tint process and mix thoroughly.
- H. Signage: Clean or replace any signage covered by painting.

#### 3.4 CLEANING AND PROTECTING

- A. Protect property from overspray. Contractor is responsible for, and shall pay for, all property damage replacement, repair or cleaning.
- B. At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from project site.
- C. The contractor is to clean and wash all tools and equipment in a safe and contained manner and is to dispose of all cleaning solutions off site in an environmentally safe and proper manner. Under no conditions are cleaning solutions to be dumped on site or down drains or sewers.
- D. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work.
- E. Repair and/or clean all areas damaged during the painting process and remove excess paint from all surfaces not requiring paint.

#### 3.5 PAINT SCHEDULE

- A. Colors are generally as indicated below in color, quantity and location but may be revised.
  - 1. Interior
    - a. Walls and Ceilings: To match existing
    - b. Access door: match adjacent color

END OF SECTION 09911

### Plumbing Replacement, Buildings 1 and 2 Contract Number: DW2402731 Auburn Square Apartments Page 24 of 26

#### SECTION 15410 - PLUMBING

#### PART 1 - GENERAL

#### 1.1 SUMMARY

A. This Section includes plumbing piping, fixtures and related components.

#### 1.2 SUBMITTALS

A. Product Data: Include selected fixture and trim, fittings, accessories, appliances, appurtenances, equipment, and supports and indicate materials and finishes, dimensions, construction details, and flow-control rates for each type of fixture indicated.

#### 1.3 QUALITY REQUIREMENTS

- A. Manufacturer's Instructions: Comply with manufacturer's product data, including product technical bulletins, installation instructions and design drawings, including: Uponor Professional Plumbing Installation Guide.
- B. Shop Drawings: Prior to construction provide installation drawings indicating tubing layout, sizes, manifold locations, plumbing fixtures supported and schedules with details required for installation of the system.
- C. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size and complexity. Installer will utilize skilled workers holding a trade qualification license or equivalent, or apprentices under the supervision of a licensed tradesperson.
- D. All materials shall be installed to manufacturer's recommendations, industry standards and as required by the AHJ.

#### PART 2 - PRODUCTS

#### 2.1 GENERAL

- A. Aquapex cross linked polyethylene (PEX) domestic hot and cold water piping, ProPEX fittings, manifolds, supports and accessories Manufacturer: Uponor, Inc., 5925 148th Street West, Apple Valley, MN 55124; Toll free (800) 321-4739, (952) 891-2000; Fax: (952) 891-1409; website: www.uponor-usa.com.
- B. Quarter turn chrome plated brass angle stops with escutcheon plates compatible with PEX tubing and supply lines.
- C. ProPEX LF Brass Commercial Full Port Lead Free Ball Valve at units, laundry room and hot water heater shut offs.
  - 1. Include plastic engraved valve marker with beaded chain. Label "Shut Off Valve".
- D. Dishwasher connections.

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# Plumbing Replacement, Buildings 1 and 2 Contract Number: DW2402731 Auburn Square Apartments Page 25 of 26

#### 2.2 WATER HEATERS

- A. Therm-x-trol expansion tanks.
- B. Water heater restraining straps with horizontal 2"x 4" or unistrut bracing.
- C. Water heater outlet boxes with flexible connections to water heaters.
- D. Hot water tank pans and drain pipe to exterior.
  - 1. Drain pipe shall include a union to allow future replacement of water heater.
- E. Hot water tank T & P valves and drain to exterior.
  - 1. Drain pipe shall include a union to allow future replacement of water heater.
- F. Insulation pad for first floor units.
- G. K-Flex 6RXL100218, R6.8, 2-1/8" Pipe (O.D.) x 1" Wall Insul-Lock Pipe Insulation.

#### 2.3 ACCESS DOORS

- A. Provide access doors where necessary
  - 1. Size as required for adequate maintenance access.
    - a. Primed for paint, or other paintable surface

#### 2.4 ACCESSORIES

A. As required for a complete system acceptable to the AHJ.

#### PART 3 - EXECUTION

#### 3.1 GENERAL

- A. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.
- B. Pipe work shall be concealed to maximum extent possible.
- C. All other pipe work shall be concealed in walls.
- D. A sub meter location shall be identified at each unit and laundry room.
- E. Each unit and laundry room shall be isolated by a shut off valve.
- F. Insulate hot and cold water piping.

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**Contract Number: DW2402731** 

- G. Pressurize tubing with air in accordance with applicable codes or in the absence of applicable codes to a pressure of 25 psi above normal working pressure of the system. Pressure testing to be verified by Owner's representative.
- H. Prior to final completion clean all aerators.

#### 3.2 FIXTURE INSTALLATION

- A. Assemble fixtures, trim, fittings, and other components according to manufacturers' written instructions.
- B. Install fixtures level and plumb according to manufacturers' written instructions and roughing-in drawings.
- C. Install water-supply piping with stop on each supply to each fixture to be connected to water distribution piping. Attach supplies to supports or substrate within pipe spaces behind fixtures. Install stops with escutcheon ring in existing locations.
- D. Install counter-mounting fixtures in and attached to countertops.
- E. Shim framing as necessary to set bathtub level and firmly attached to framing. Install drain and waste kit and connect to waste lines.
- F. Install access doors according to manufacturer's written instructions and as required by AHJ.

#### 3.3 CONNECTIONS

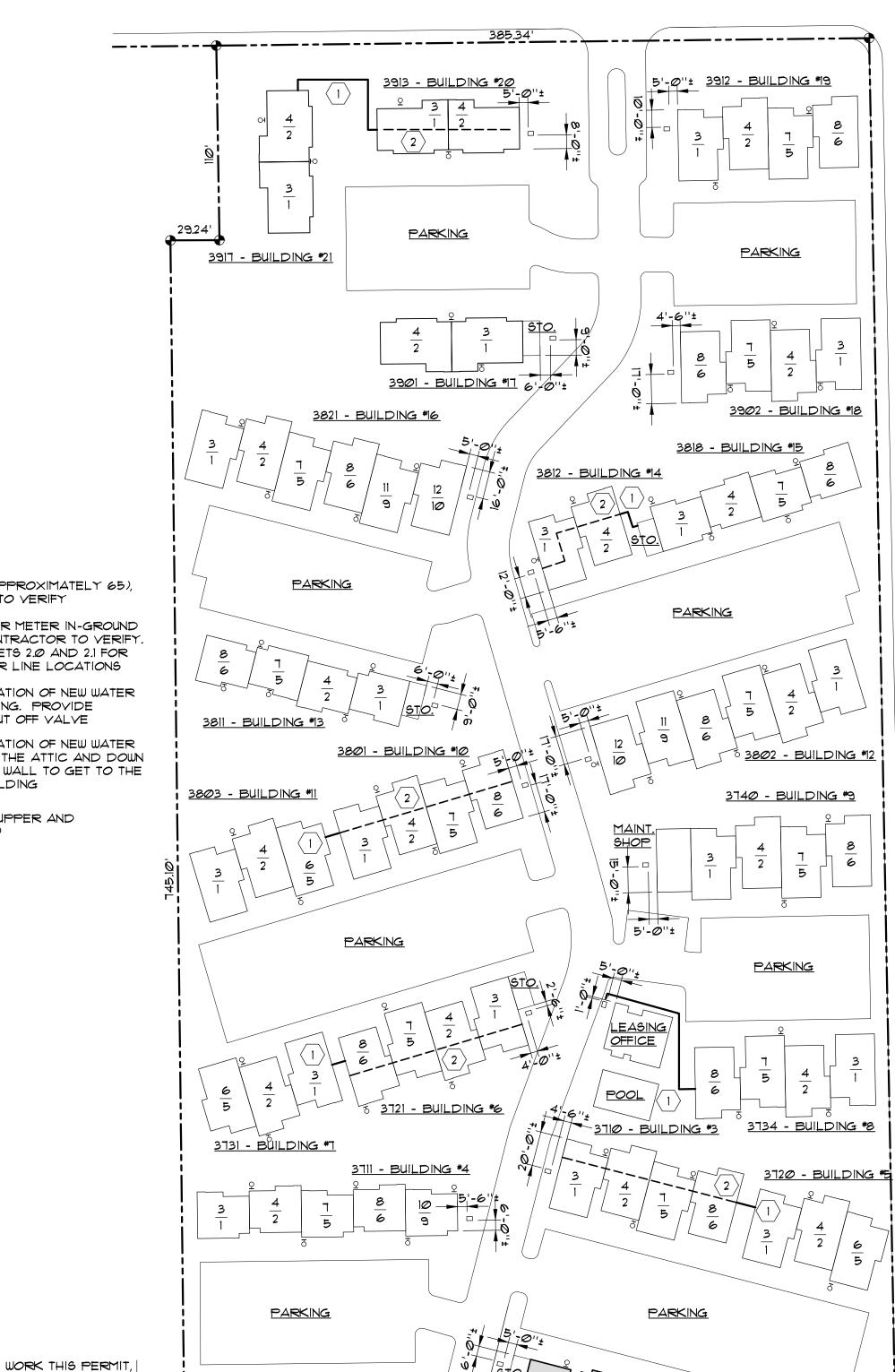
- A. Connect water supplies from water distribution piping to fixtures.
- B. Supply Connections to Plumbing Fixtures: Use size fittings required to match fixtures. Connect to plumbing piping.
- C. After final connection of new system, disconnect and cap existing mainline at City of Bellevue water meter. Backfill and restore as necessary.

#### 3.4 PROTECTION

- A. Provide protective covering for installed fixtures and fittings.
- B. Do not allow use of fixtures for temporary facilities unless approved in writing by Owner.

#### END OF SECTION 15410

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<u>40TH ST. N.E.</u>

### LEGEND

- HOSE BIBB (APPROXIMATELY 65), CONTRACTOR TO VERIFY
- APPROX. WATER METER IN-GROUND LOCATION, CONTRACTOR TO VERIFY. REFER TO SHEETS 2.0 AND 2.1 FOR TYPICAL WATER LINE LOCATIONS

SHOWN SHADED

- APPROX. LOCATION OF NEW WATER (1) — LINE TO BUILDING. PROVIDE IN-GROUND SHUT OFF YALVE
- APPROX. LOCATION OF NEW WATER 2 ---- Line through the attic and down the exterior wall to get to the ADJACENT BUILDING
  - UNIT NUMBER (UPPER AND LOWER FLOOR)

#### 3701 'H' STREET 8 (2 BR) 3702 'H' STREET 12 (1 BR) 3710 'H' STREET 8 (2 BR) 3 B 3711 'H' STREET 10 (1 BR) 3720 'H' STREET 5 B 6 (2 BR) 3721 'H' STREET 8 (2 BR) 3731 'H' STREET B 4 (2 BR) 3734 'H' STREET 2 8 (2 BR) B 3740 'H' STREET 9 B 2 8 (2 BR) 10 3801 'H' STREET 8 (2 BR) B 11 B 3803 'H' STREET 6 (2 BR) 12 3802 'H' STREET 12 (2 BR) B 13 Д 3811 'H' STREET 8 (1 BR) 14 3812 'H' STREET 4 (2 BR) B 3218 'H' STREET 8 (1 BR) 3821 'H' STREET 16 B 12 (2 BR) ΙT C 3901 'H' STREET 2 4 (3 BR) 3902 'H' STREET 18 B 8 (2 BR) 3912 'H' STREET 8 (2 BR) 19 B 20 3913 'H' STREETD C 4 (3 BR) C 21 3917 'H' STREET 4 (3 BR)

ADDRESS

No. OF STORIES

N/A

N/A/

N/A

N/A

No. OF UNITS (UNIT TYPE)

OFFICE

MAINTENANCE

SHOP

REFER TO SITE PLAN ON THIS SHEET FOR BUILDING LOCATIONS.

2. REFER TO SHEET 2.0 FOR TYPICAL UNIT FLOOR PLANS 3. REFER TO SHEET 2.1 FOR EXTERIOR WATER LINE LOCATIONS

BUILDING IDENTIFICATIONS

BUILDING TYPE

BUILDING NO.

3701 - BUILDING #1

\_\_\_\_\_\_



413.64'

37TH ST. N.E.

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

CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES AND WATER LINES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811

### SCOPE OF WORK SUMMARY

### TYPE: ALTERATIONS

THE PURPOSE OF THESE DRAWINGS IS TO SHOW REPAIRS FOR THE REPLACEMENT OF REMOVED GYPSUM WALL AND CEILING FINISHES FOR THE REPLACEMENT OF THE WATER DISTRIBUTION SUPPLY LINES WITHIN EACH UNIT AT BUILDINGS 1 AND 2 AT THE SUBJECT APARTMENT COMPLEX IN AUBURN, WASHINGTON.

THE REPAIRS ARE IN ACCORDANCE WITH WSEBC CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS AND CHAPTER 602 ALTERATION LEVEL I AND CHAPTER I

ALTERATIONS LEVEL 1.

THE SCOPE OF WORK IS TO REMOVE AND REPLACE THE FINISHES IN-KIND AS REQUIRED TO

PERFORM THE WORK. THERE ARE NO RECONFIGURATIONS OR ADDITIONS. THERE IS NO INCREASE IN THE EXISTING BUILDING FOOTPRINT, SQUARE FOOTAGE OR HEIGHT.



### ASSESSOR'S No .: 000400-0014

### LEGAL DESCRIPTION:

JONES H H-D C \* 39 POR S 1067.88 FT OF N 2391.18 FT OF E 698.64 FT OF D C LY N OF 31TH ST NE TGW VAC ST ADJ LESS W 150 FT OF E 565.34 FT OF S 110 FT OF N 173.7 FT LESS STS LESS POR PLATTED NORTH AUBURN 9

### BUILDING DATA:

JURISDICTION: CITY OF AUBURN

CODES: 2021 WASHINGTON STATE BUILDING CODE (WSBC) 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC)

ZONING: 20 DU/ACRE - RESIDENTIAL OCCUPANCY: R-1 (APARTMENTS)

CONSTRUCTION TYPE: V-A SPRINKLERS:

355,014 SQ, FT, OR 8,15 ACRES LOT SIZE:

### WORK THIS PERMIT: 3701 - BUILDING #1 3702 - BUILDING #2

### SHEET INDEX

SITE PLAN, VICINITY MAP, PHOTOGRAPHS AND NOTES

SHEET 1.1

SHEET 2.0 TYPICAL UNIT FLOOR PLANS

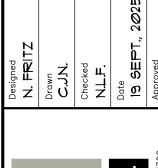
EXTERIOR WATER LINE LOCATIONS SHEET 2.1 SHEET 3.0 ASSEMBLIES AND DETAILS

SHEET PØ.1 PLUMBING NOTES AND LEGEND

SHEET PØ.2 PLUMBING SCHEDULES AND DETAILS

SHEET PIJ BUILDING I PLUMBING PLANS SHEET P1.2 BUILDING 2 PLUMBING PLANS

PLUMBING DIAGRAMS SHEET P2.1







SITE PLAN, VICINITY PHOTOGRAPHS AND NOTES

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Job No. **23286.00** 

### GENERAL NOTES:

#### GENERAL CONDITIONS: DO NOT SCALE DRAWINGS.

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

### SITE CONDITIONS, SAFETY AND DEMOLITION:

- 10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- II. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
- 12. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE PUBLIC FROM INJURY DUE TO DEMOLITION AND REPAIR WORK. BARRICADES ARE TO REMAIN IN PLACE AFTER DEMOLITION WORK HAS BEEN COMPLETED AND THROUGHOUT THE DURATION OF THE WORK.
- 13. THE CONTRACTOR SHALL REASONABLY SECURE WORK AREAS, BUILDING MATERIALS AND TOOLS FROM ACCESS TO THE PUBLIC AT ALL TIMES.
- 14. THE REQUIRED AND/OR IMPLIED DUTY OF PACIFIC ENGINEERING TECHNOLOGIES, INC., TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- 15. THE CONTRACTOR AND THE SUB-CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING SITE, BUILDING CONDITIONS, AND FEATURES, INCLUDING, BUT NOT LIMITED TO: GRADES, DIMENSIONS, ACCESS TO THE WORK, POWER ACCESS, STAGING, REFUSE DISPOSAL, MATERIAL STORAGE, ETC.
- 16. BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811.
- 17. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS DEFINED AS 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AGREED TO BY THE CONTRACTOR AND THE OWNER IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE DIFFERENTLY. THE STAGING OF THE WORK MAY COMMENCE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME.
- WEEKEND AND HOLIDAY WORK SHALL BE CARRIED OUT ONLY UPON WRITTEN CONSENT BY THE OWNER. THE CONTRACTOR SHALL REQUEST APPROVAL OF SUCH WORK NOT LESS THAN 12 HOURS PRIOR TO THE COMMENCEMENT OF WEEKEND OR HOLIDAY WORK.
- 18. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR A DESIGNATED AREA WITHIN THE SITE TO BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS, EQUIPMENT AND TEMPORARY CONSTRUCTION OFFICE STORED ON-SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 19. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR SCHEDULING ACCESS INTO UNITS.
- 20. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL REMOVE AND/OR PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE SAMPLES OF EXTERIOR TRIM, SIDING, ROOFING, INTERIOR TRIM, DOORS, ALL DOOR HARDWARE, WALL BASE TRIM, WALL COVERINGS, WINDOW COVERINGS, KITCHEN AND BATH ACCESSORIES, APPLIANCES, ETC. AS A GUIDE FOR REPLACEMENT OF LIKE-KIND MATERIALS.
- 21. THE CONTRACTOR SHALL PHOTOGRAPH THE EXISTING CONDITIONS OF EACH UNIT PRIOR TO REPAIRS SO AS TO AID IN RESOLVING ANY POSSIBLE CLAIMS THE OWNER MAY HAVE ABOUT DAMAGE TO INTERIORS FROM THE REPAIR WORK.
- 22. IT IS INTENDED TO KEEP THE BUILDINGS OCCUPIED DURING THE PERFORMANCE OF THE WORK. MAINTAIN OR PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE TENANTS AND GUESTS ENTERING AND LEAVING THE BUILDING(S) AND PREMISES AT ALL TIMES EXCEPT AS PRE-ARRANGED WITH OWNER. MAINTAIN ALL BUILDING EXITS.
- 23. THE WORK SHALL NOT BLOCK INGRESS OR EGRESS FROM THE SITE AT ANY TIME. THE CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL NOT BLOCK THE MARKED FIRE LANES OR DRIVEWAYS AND NOT UTILIZE ANY RESERVED PARKING STALLS WITHOUT OWNER'S PERMISSION.
- 24. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOM FACILITIES FOR WORKERS.
- 25. THE CONTRACTOR SHALL PROVIDE ITS OWN DUMPSTER FOR CONSTRUCTION DEBRIS.
- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.
- 27. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE AS NEEDED IN AREAS BEING REPAIRED.
- 28. PROPERLY PROTECT OR CAP ALL UTILITIES THAT MIGHT BE DISTURBED DUE TO
- 29. PROTECT EXISTING FINISHES, FIXTURES, EQUIPMENT, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- 30. THE CONTRACTOR SHALL LAY DOWN TEMPORARY COVER OF FLOOR TILE, CARPETS, FINISHES, ETC. FOR ANY WORK TO BE COMPLETED WITHIN THE UNITS.
- 31. AT UNITS WHERE WORK COULD AFFECT BLINDS AND/OR DRAPERIES AT WINDOWS, REMOVE THE BLINDS AND DRAPERIES TO PERFORM THE WORK AND RE-INSTALL THEM AFTER THE WORK IS COMPLETE.
- 32. PRIOR TO GENERAL/SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL OBTAIN THE PERMISSION OF THE OWNER TO DETERMINE WHETHER HAZARDOUS WASTES OR ASBESTOS IS PRESENT IN DEMOLITION DEBRIS. SHOULD HAZARDOUS MATERIALS OR ASBESTOS BE FOUND IN DEMOLITION DEBRIS, THE CONTRACTOR SHALL LEGALLY CONTAIN SUCH MATERIAL AND DISPOSE OF OFF SITE AT AN APPROVED DUMP SITE AFTER OBTAINING THE OWNER'S PERMISSION TO DO SO.

### GENERAL NOTES (CONT.):

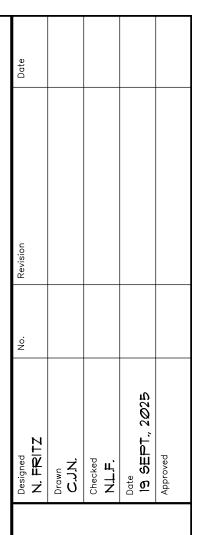
STANDARDS AND CODE REQUIREMENTS.

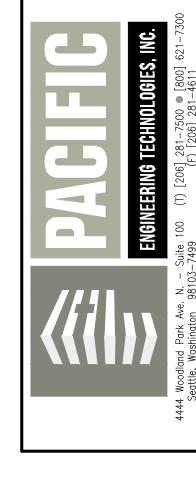
33. COORDINATE ALL DEMOLITION ACTIVITIES WITH THE OWNER.

- 34. THE CONTRACTOR SHALL TRANSPORT AND DISCARD IN A LEGAL MANNER ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS NOT INTENDED FOR REUSE.
- 35. INSPECT CONCEALED SPACES UNCOVERED DURING THE DEMOLITION PHASE FOR ADDITIONAL DAMAGE.
- 36. THE CONTRACTOR IS TO LEAVE THE SITE BROOM CLEAN FROM CONSTRUCTION RELATED DEBRIS AFTER DEMOLITION WORK IS COMPLETE, AT THE END OF EACH DAY AND AT THE END OF THE PROJECT.

### CONSTRUCTION:

- 31. SUBCONTRACTORS SHALL HAVE A MINIMUM OF TEN YEARS OF EXPERIENCE INSTALLING THEIR RESPECTIVE PRODUCTS AND SHALL BE MANUFACTURER APPROVED
- INSTALLERS OF THOSE PRODUCTS. 38. ALL SUCH PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS, INDUSTRY
- THE CONTRACTOR SHALL SUBMIT TO PACIFIC ENGINEERING TECHNOLOGIES, INC., A COPY OF THE INSTALLATION INSTRUCTIONS AND RELATED INSTALLATION STANDARDS AND REQUIREMENTS FOR REVIEW AND APPROVAL AND THE CONTRACTOR SHALL KEEP A SET OF THESE INSTRUCTIONS ON THE SITE DURING REPAIRS RELATING TO THAT
- 39. THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA, MOCK-UP SAMPLES, SHOP DRAWINGS AND INSTALLATION INSTRUCTIONS FOR ALL PRODUCTS (SUCH AS: PIPING, FIXTURES, FINISH MATERIALS, GYPSUM SHEATHING, INSULATION, ETC.) TO PACIFIC ENGINEERING TECHNOLOGIES, INC. FOR REVIEW PRIOR TO PRODUCT INSTALLATION.
- 4Ø. THE CONTRACTOR IS TO PROVIDE PACIFIC ENGINEERING TECHNOLOGIES, INC. AND OTHER CONSULTANTS WITH ACCESS TO REVIEW THE REPAIRS TO THE UNITS PRIOR TO BEING COVERED BY GYPSUM SHEATHING.
- THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 72 (SEVENTY-TWO) HOURS NOTICE (EXCLUDING WEEKENDS) PRIOR TO WHEN THE CONTRACTOR WANTS REVIEWS PERFORMED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. OR OTHER CONSULTANTS. THE CONTRACTOR IS TO MODIFY ANY CONDITIONS WITH THE INSTALLATION OF THE REPAIRS AS DIRECTED BY PACIFIC ENGINEERING TECHNOLOGIES, INC. OR OTHER CONSULTANTS THAT DOES NOT COMPLY WITH THE REPAIR DOCUMENTS. PACIFIC ENGINEERING TECHNOLOGIES, INC. OR OTHER CONSULTANTS MAY REQUIRE THAT THE GYPSUM SHEATHING BE REMOVED AND REPLACED AT NO COST TO THE OWNER IF PACIFIC ENGINEERING TECHNOLOGIES, INC. OR OTHER CONSULTANTS ARE NOT ABLE TO REVIEW THE INSTALLATION OF THE REPAIRS WITHIN THE WALL AND FLOOR OR CEILING CAVITIES DUE TO INSUFFICIENT NOTIFICATION.
- 41. NEW THERMAL INSULATION MUST COMPLY WITH THE CURRENT EDITION OF THE WASHINGTON STATE ENERGY CODE. PROVIDE MINIMUM R-3 PER INCH FOR EXISTING EXPOSED CEILING, WALL, OR FLOOR CAVITIES WASHINGTON STATE ENERGY CODE R503.1.1 EXCEPTION 2.
- 42. THE CONTRACTOR SHALL REPAIR INTERIOR DISTRESS, SUCH AS, BUT NOT LIMITED TO NAIL POPS RESULTING FROM THE CONSTRUCTION WORK AND REPAINT THE INSIDE OF THE UNITS IF REQUIRED. ALL REPAIRS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE.
- 43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTING AND RECERTIFICATION OF THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS IF REQUIRED BY THE FIRE MARSHAL OR BUILDING DEPARTMENT.
- 44. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT INTERCONNECTIONS BETWEEN CONCEALED SPACES (SUCH AS SOFFITS, DROPPED CEILINGS, ATTICS, WALL CAVITIES, ETC.) AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT 10' INTERVALS IN ACCORDANCE WITH IBC SECTION 118.
- 45. HOLES FOR WIRING AND PLUMBING PENETRATIONS THAT PASS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES ARE TO BE SEALED WITH A FIRE RATED EXPANDING FOAM OR SEALANT. THE FOAM OR SEALANT SHALL BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 WITH AN F AND T RATING NOT LESS THAN THE ASSEMBLY RATING IN ACCORDANCE WITH IBC SECTION 114.4 AND 114.5.
- 46. UPON COMPLETION OF ALL REPAIR WORK, THE OWNER, PACIFIC ENGINEERING TECHNOLOGIES, INC. AND CONTRACTOR WILL DEVELOP A "PUNCH LIST" OF WORK ITEMS TO BE COMPLETED AS PART OF THE PROJECT CLOSE-OUT. ALL ITEMS ON THE PUNCH LIST SHALL BE CORRECTED/REPAIRED BEFORE THE OWNER'S FINAL ACCEPTANCE OF THE WORK.
- 47. UPON FINAL ACCEPTANCE OF THE WORK, CONTRACTOR SHALL SUBMIT AN OPERATION AND MAINTENANCE MANUAL AND ALL WARRANTIES TO THE HOMEOWNER'S ASSOCIATION.



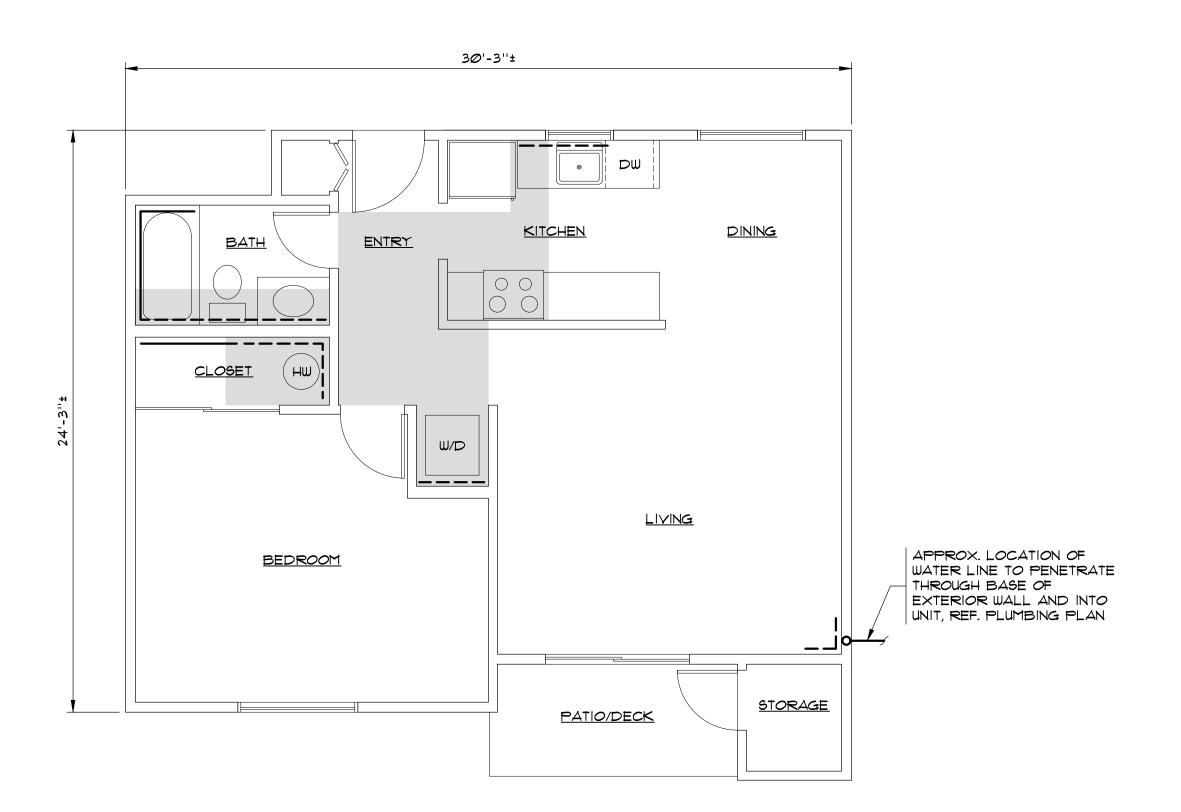




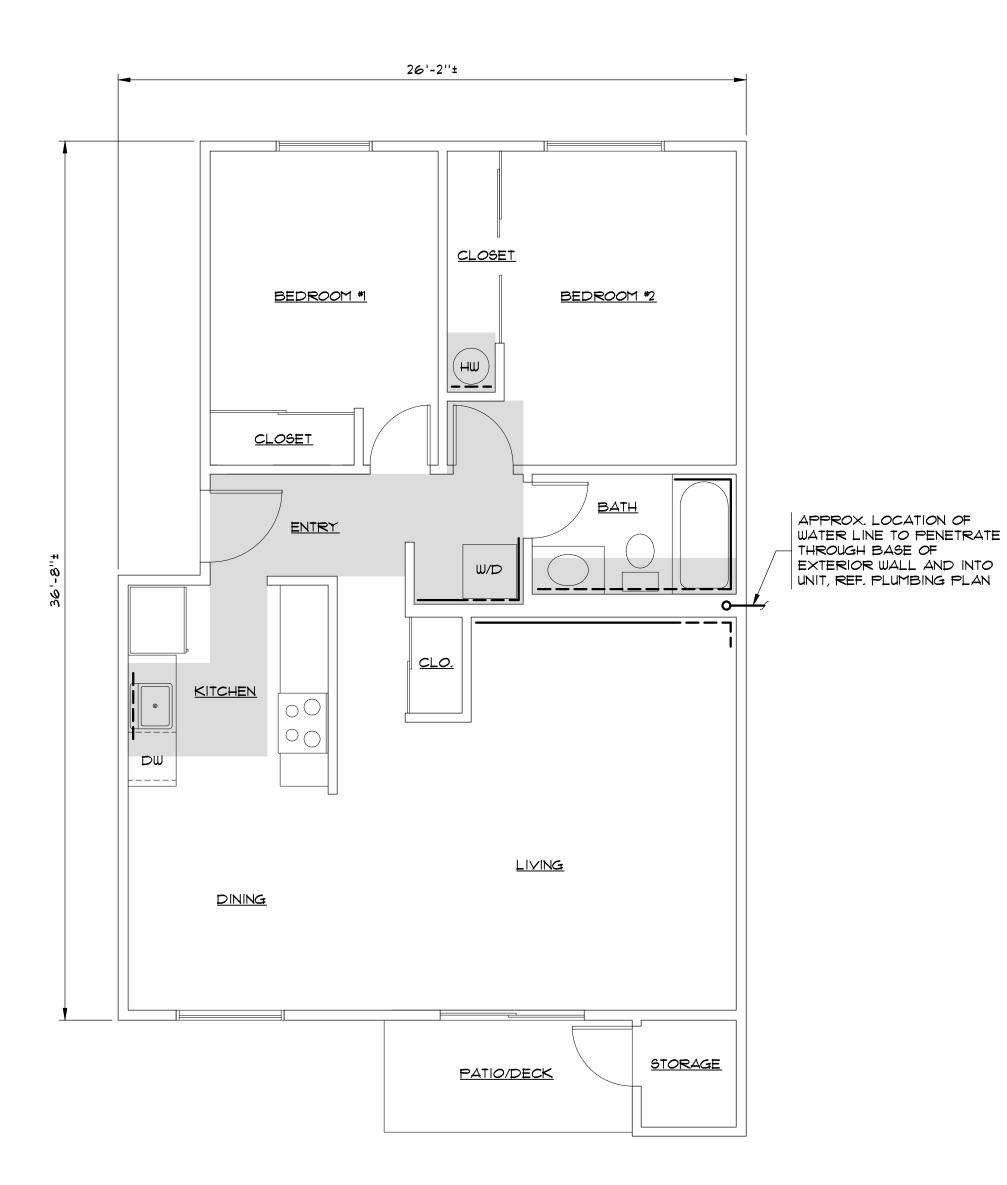
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DEMOLITION ACTIVITY.



UNIT TYPE A
TYPICAL 1-BEDROOM FLOOR PLAN



UNIT TYPE B
TYPICAL 2-BEDROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

### GENERAL REPAIR NOTES:

- 1. THE LAYOUTS SHOWN ARE TYPICAL AND MAY VARY FROM UNIT TO UNIT. THE INTENT OF THE WORK IS TO PERFORM THE NECESSARY WORK AND RESTORE THE TEMPORARILY REMOVED APPLIANCES, CABINETS, FIXTURES, ETC. TO THEIR PRE-EXISTING LOCATION.
- CONTRACTOR TO VERIFY AND DOCUMENT EXISTING CONDITIONS
  PRIOR TO STARTING DEMOLITION OR ANY WORK.
   PROVIDE INTERIOR PROTECTION FOR FINISHES, FIXTURES AND
- APPLIANCES TO REMAIN, AS REQUIRED.

  4. CAREFULLY DISCONNECT, REMOVE AND STORE APPLIANCES, FIXTURES, SINKS, COUNTERTOPS, CABINETS DOORS, TO BE RE-USED AS REQUIRED TO PERFORM THE WORK. RE-INSTALL AFTER WORK IS COMPLETE. VERIFY WITH OWNER WHAT ITEMS ARE TO REMAIN AND WHAT ARE TO BE REPLACED.
- 5. REMOVE GYPSUM WALL AND CEILING SHEATHING AS REQUIRED TO PERFORM THE WORK, REF. PLANS FOR APPROXIMATE EXTENT. CONTRACTOR TO DETERMINE APPROPRIATE EXTENT OF REMOVAL TO PERFORM WORK.
- 6. REMOVE AND REPLACE GYPSUM WALL AND CEILING SHEATHING AS REQUIRED AT HOSE BIBB LOCATIONS TO PERFORM THE WORK, REF. THE SITE PLAN ON SHEET 1.0 FOR APPROXIMATE LOCATIONS OF EXIST. HOSE BIBBS.
- 1. NEW GYPSUM SHEATHING SHALL BE TEXTURED AND BLENDED TO MATCH THE EXISTING. PAINT ENTIRE CEILING OR WALL. 8. REPLACE TRIM AND FINISHES TO MATCH EXIST.

### LEGEND:

EXIST. HOT WATER TANK. DRAIN TANK AND TEMPORARILY REMOVE TO PERFORM WORK. RECONNECT AND CONFIRM OPERATION AFTER REPAIRS ARE COMPLETE

DW EXIST. DISHWASHER. DISCONNECT AND RECONNECT AS REQURIED

REQUIRED

APPROXIMATE EXTENT OF EXIST. GYPSUM WALL SHEATHING, TRIM, AND FINISHES TO BE REMOVED TO ACCESS WATER LINES FOR REPLACEMENT, REF.

WI W2 W3

EXIST. STACKED WASHER/DRYER.

DISCONNECT AND RECONNECT AS

ALTERNATE:
APPROXIMATE EXTENT OF EXIST. GYPSUM
WALL SHEATHING, TRIM, AND FINISHES TO BE
REMOVED AND REPLACED AS REQUIRED TO
ACCESS WATER LINES FOR REPLACEMENT,

(NOTE: WHERE EASIER, ACCESS WATER LINES FROM THE OPPOSITE SIDE OF THE TUB/SHOWER ENCLOSURE)

APPROXIMATE EXTENT OF CEILING GYPSUM SHEATHING TO BE REMOVED TO ACCESS WATER LINES TO BE REPLACED. INSTALL NEW GYPSUM SHEATHING WHERE REMOVED, REF.

(NOTE: IT MAY NOT BE REQUIRED TO REMOVE ALL CEILING FINISHES SHOWN SHADED TO PERFORM THE WORK)

No. Revision Date

Drawn
CLJN.
Checked
NLF.
Date
19 SEPT, 2025





Contents

TYPICAL UNIT FLOOR
PLANS

UBURN SQUARE APTS. UILDING 1 AND 2 ATER SUPPLY PIPING EPLACEMENT

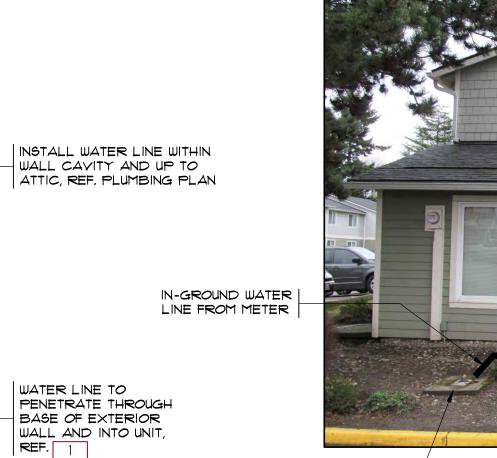
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EXIST. WATER METER

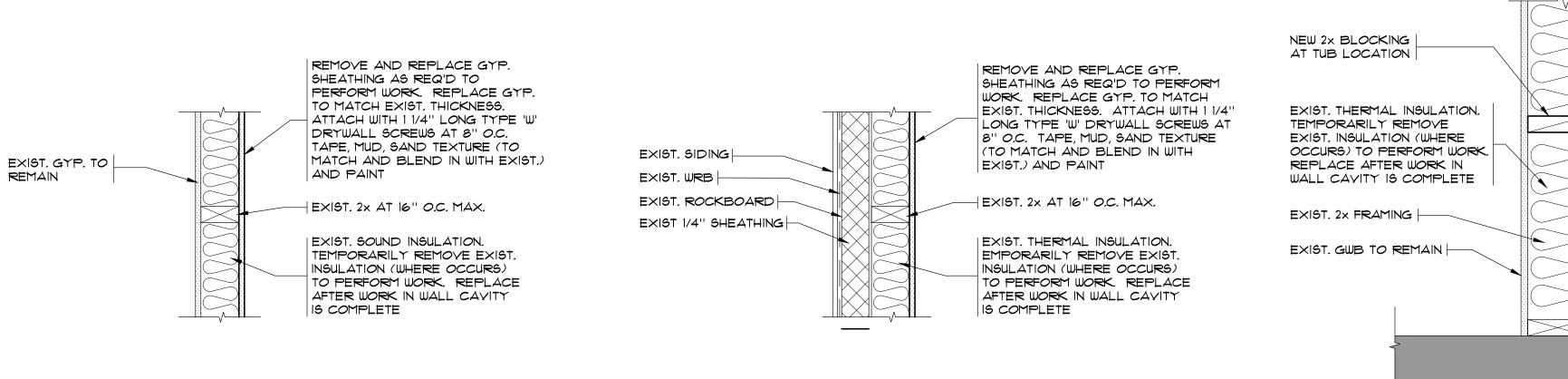
INSTALL WATER LINE WITHIN WALL CAVITY AND UP TO ATTIC, REF. PLUMBING PLAN

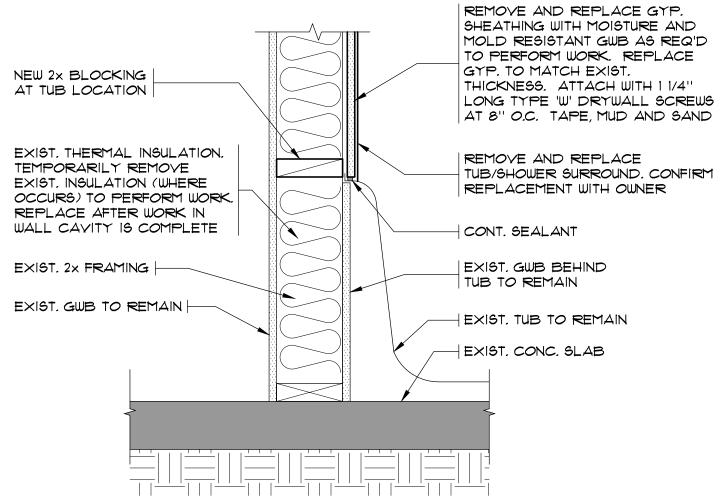
WATER LINE TO
PENETRATE THROUGH
BASE OF EXTERIOR
WALL AND INTO UNIT,
REF.

BUILDING 3701 1

BUILDING 3702 2

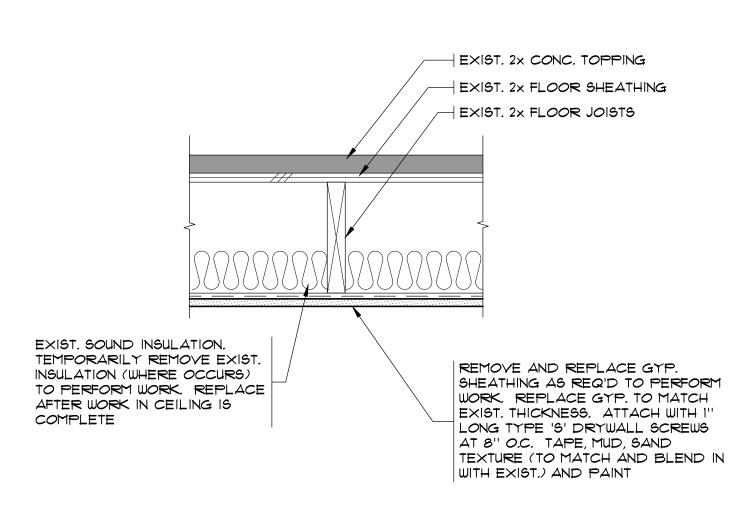






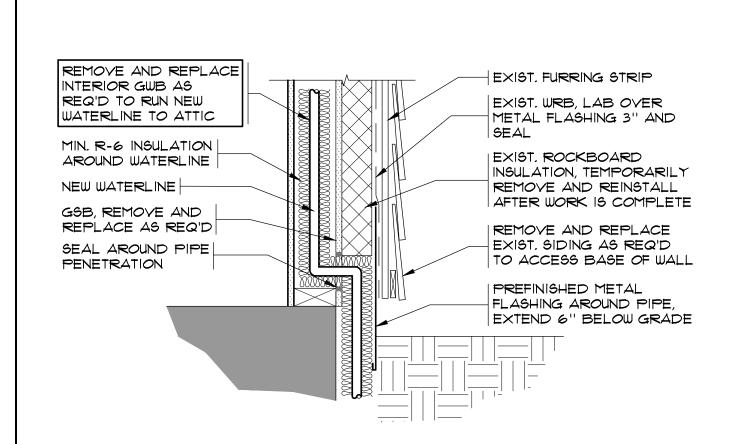
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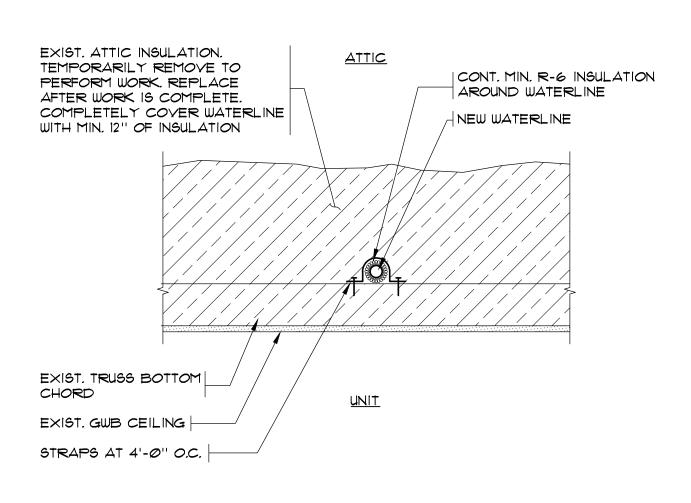


TYP. UNIT TO UNIT BATH/WALL ASSEMBLY W

TYP. FLOOR/CEILING ASSEMBL



REMOVE AND REPLACE INTERIOR GWB AS REQ'D TO RUN NEW WATERLINE TO ATTIC <u>UNIT</u> NEW WATERLINE INFILL YOID AROUND NEW WATERLINE WITH INSULATION PROVIDE MIN. R-6 INSULATION AROUND WATER PIPE NEW 2x BLOCK AS REQ'D FOR REMOVE EXIST ROCKBOARD GSB ATTACHMENT EA. SIDE INSULATION TO FIT NEW INSULATED WATER LINE. REPLACE AFTER EXIST. GSB SHEATHING |-WORK IS COMPLETE EXIST. FURRING |CUT EXIST. WRB YERTICALLY STRIP, TYP. BETWEEN FURRING STRIPS AS REQ'D -CONT. SAF OVER SLICE IN WRB EXIST. I" THICK ROCKBOARD INSULATION | EXIST. SIDING, REMOVE AND REPLACE AS REQ'D. PROVIDE REMOVE AND REPLACE EXIST. GSB | AS REQ'D TO PERFORM WORK POSITIVE ATTACHMENT TO BUILDING AND STAGGER JOINTS 2'-0" MIN.





TYPICAL BASE OF WALL

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

TYPICAL EXTERIOR WALL 2

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

ASSEMBLIES DETAILS

APT

Job No. **23286.00** 

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© COPYRIGHT 2025 AFF ABOVE FINISHED FLOOR

BELOW FINISHED FLOOR

COLD WATER DCVA DOUBLE CHECK VALVE ASSEMBLY

DDCVA DOUBLE DETECTOR CHECK VALVE ASSEMBLY

DN DOWN **EXISTING** 

EΑ EACH

EXPANSION TANK FAHRENHEIT

FLA FULL LOAD AMPS

FOIC FURNISHED BY OWNER, INSTALLED BY CONTRACTOR

FOOT, FEET

GA GAUGE

GPM GALLONS PER HOUR

HOT WATER

HOT WATER CIRCULATION

INVERT ELEVATION

INCH LINEAR FEET

MCA MINIMUM CIRCUIT AMPS

MIN MINIMUM

NIC NOT IN CONTRACT NOT TO SCALE

POINT OF CONNECTION

PRESSURE REDUCING VALVE

POUNDS PER SQUARE INCH

REDUCED PRESSURE BACKFLOW ASSEMBLY REDUCED PRESSURE BACKFLOW PREVENTOR

STATIC PRESSURE

W/

### DI LIMBINO I FOEND

PLUMBING L	.EGEND
<del>-</del>	PIPE ELBOW DOWN
	PIPE ELBOW UP
— <del></del>	FLEX CONNECTION
	TEE OUTLET UP
<del></del>	TEE OUTLET DOWN
—Ø—	BALANCING VALVE
— <del>—</del>	BUTTERFLY VALVE
<b>—</b>	CHECK VALVE
<b>─</b> ──	GATE VALVE
	PIPE SIZE REDUCTION
	PIPE CAP
	BREAK IN PIPE OR DUCT
•	POINT OF CONNECTION
XXX	DETAIL OR SECTION CALLOUT
	SECTION CUT LINE
	LINE, ARCH. BACKGROUND
	LIGHT LINE, EXISTING
	HEAVY LINE, NEW WORK
	COLD WATER
	HOT WATER
	HOT WATER CIRCULATION
	CLEARANCE REQUIREMENT
	WORK TO BE REMOVED
	REMSION CLOUD

EQUIPMENT ITEM XX

FLAG NOTE

REVISION NOTE

### PLUMBING GENERAL NOTES

1 THE CONTRACTOR'S SCOPE OF WORK SHALL CONSIST OF ALL WORK SHOWN ON THE DRAWINGS INCLUDING PLANS, DIAGRAMS, DETAILS, ETC., AND ALL WORK AS IDENTIFIED IN THE SPECIFICATIONS. WORK INCLUDES FURNISHING, INSTALLING SYSTEM, INTEGRATION, TESTING, TRAINING AND WARRANTY OF THE PLUMBING SYSTEMS AS SHOWN AND

2 PROVIDE A COMPLETE AND OPERABLE PLUMBING SYSTEM. THE SYSTEM SHALL BE PROVIDED COMPLETE WITH ALL PLUMBING WORK AS REQUIRED FOR SYSTEM OPERATION PER THE SEQUENCE OF OPERATION.

3 ALL PLUMBING WORK SHALL COMPLY WITH LOCAL CODES AND REGULATIONS. WHERE WORK SHOWN IS IN CONFLICT WITH THE LOCAL CODE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF THE CONFLICT AND WAIT FOR WRITTEN RESOLUTION PRIOR TO PROCEEDING. WHERE WORK IS SHOWN TO BE ABOVE AND BEYOND THE REQUIREMENTS OF THE CODE, PROVIDE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.

4 THE DESIGN OF PLUMBING SYSTEMS HAS BEEN BASED UPON THE EQUIPMENT AS MANUFACTURED BY THE MANUFACTURERS LISTED ON THE EQUIPMENT SCHEDULE OR IN THE SPECIFICATION. EQUIPMENT NAMED IN THE SPECIFICATIONS MAY BE SUBSTITUTED PROVIDED THAT THE EQUIPMENT MEETS OR EXCEEDS ALL SCHEDULED AND SPECIFIED CRITERIA AND HAS THE PRIOR WRITTEN APPROVAL OF THE ENGINEER. COORDINATE REVISIONS TO THE INSTALLATION WITH ALL TRADES AND GUARANTEE IN WRITING THAT NO ADDITIONAL COST WILL BE INCURRED DUE TO PRODUCT SUBSTITUTION.

5 CONTRACTOR SHALL FIELD VERIFY ALL BUILDING AND SITE DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR ORDERING EQUIPMENT. DO NOT SCALE FROM PLANS. PLANS PROVIDED ARE DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL REQUIRED OFFSETS, TRANSITIONS, OR CHANGES IN DIRECTION. PROVIDE ALL OFFSETS REQUIRED.

6 PIPE SIZES SHOWN ON PLAN ARE INTENDED TO INDICATE THE NOMINAL PIPE SIZE OF THE SPECIFIED PIPE MATERIAL AND PIPE SCHEDULE. COORDINATE ACTUAL PIPE OUTER DIMENSIONS WITH REQUIREMENTS FOR THERMAL INSULATION, HANGERS, SUPPORTS, ETC..

7 CONTRACTOR SHALL COORDINATE ALL PLUMBING WORK WITH OTHER TRADES AND SUBCONTRACTORS PRIOR TO INSTALLATION OF ANY WORK BY ANY TRADES. DURING COORDINATION EFFORTS DUCT ROUTING SHALL TAKE PRECEDENCE OVER PLUMBING PIPE AND FIRE SPRINKLER WORK. PLUMBING PIPES REQUIRING SLOPE SHALL TAKE PRECEDENCE OVER FIRE SPRINKLER WORK. PROVIDE SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION AND FABRICATION TO DOCUMENT THE RESULTS OF THE COORDINATION.

8 PENETRATIONS THROUGH ROOF OR EXTERIOR WALLS SHALL BE SEALED WEATHER TIGHT. PENETRATIONS THROUGH CEILING OR INTERIOR WALLS SHALL BE SEALED SUBSTANTIALLY AIRTIGHT, BELOW GRADE WALLS OR SLABS SHALL BE SLEEVED AND SEALED WATERTIGHT. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE TREATED TO MEET OR EXCEED THE FIRE RATINGS OF SUCH WALLS.

9 PROVIDE ALL REQUIRED ELECTRICAL POWER, MOTOR STARTERS, MOTOR CONTROL INTERFACES, CONTROL SWITCHES, AND CONNECTIONS AS REQUIRED FOR SYSTEM OPERATION AND TO EXECUTE THE SEQUENCE OF OPERATIONS. COORDINATE LINE VOLTAGE WORK REQUIREMENTS WITH THE JOBSITE ELECTRICAL CONTRACTOR.

10 PROVIDE ALL REQUIRED EQUIPMENT GUARDS AND STRUCTURAL SUPPORTS AS RECOMMENDED BY EQUIPMENT MANUFACTURERS TO SUPPORT EQUIPMENT AND TO ASSURE SYSTEM PERFORMANCE AND SAFE OPERATION. COORDINATE PRIOR TO INSTALLATION.

11 PROVIDE ACCESS PANELS AS REQUIRED TO MAINTAIN EQUIPMENT, ACCESS VALVES, AND PLUMBING ACCESSORIES. COORDINATE FIRE RATING OF SUCH PANELS WITH THE ARCHITECTURAL DOCUMENTS. ACCESS PANELS SHALL BE MINIMUM SIZE REQUIRED TO SERVICE EQUIPMENT PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF NO MINIMUM SIZE IS GIVEN THE PANEL SHALL BE NO SMALLER THAN 12" BY 12" IN SIZE.

12 COORDINATE LOCATION OF ALL THERMOSTATS, AND ALL WALL MOUNTED EQUIPMENT, WITH THE ARCHITECT. THE LOCATIONS AS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS. IF NOT SHOWN ON ARCHITECTURAL ELEVATIONS, MOUNT WITH TOP OF EQUIPMENT NO HIGHER THAN 44" ABOVE FINISHED FLOOR.

13 PROVIDE UNIT SUPPORT PER MANUFACTURERS RECOMMENDATIONS. BUILDING AND STRUCTURE IS DESIGNED TO SUPPORT EQUIPMENT, BUT NOT DETAILED TO ACCOMMODATE EACH AVAILABLE EQUIPMENT CONFIGURATION OR MANUFACTURER. CONTRACTOR SHALL PROVIDE MATERIALS AND SERVICES INCLUDING BUT NOT LIMITED TO, ADDITIONAL STEEL, SUPPORT BRACKETS, HANGERS, ACCESSORIES, AND STRUCTURAL ENGINEERING AS REQUIRED TO SUPPORT EQUIPMENT.

14 PROVIDE FRAMING, CUTTING, BLOCKING AND PATCHING AS REQUIRED.

15 PROVIDE TRAP PRIMERS AND TRAP PRIMING SUPPLY LINES TO EVERY FLOOR DRAIN P-TRAP. SUPPLY LINES SHALL BE RUN IN COPPER AND SLOPPED TO THE P-TRAP. INSTALL TRAP PRIMERS IN NEARBY WALL AND ROUTE SUPPLY WATER TO TRAP PRIMER MANIFOLD AS NECESSARY. UNLESS OTHERWISE NOTED, OR APPROVED IN WRITING FROM THE ENGINEER, PROVIDE ELECTRONICALLY METERED TRAP

PRIMERS. 16 PROVIDE WATER HAMMER ARRESTORS AT EACH WATER SUPPLY BRANCH CONTAINING A WATER CLOSET, URINAL, OR PUBLIC LAVATORY FIXTURE. LOCATE PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE ACCESS PANEL FOR SERVICE AND MAINTENANCE OF WATER HAMMER ARRESTOR.

2021 WASHINGTON STATE ENERGY CODE (WSEC)

### PLUMBING INDEX

PO.1 PLUMBING NOTES AND LEGEND P1.1 BUILDING 1 PLUMBING PLANS

### **WASHINGTON STATE ENERGY CODE NOTES**

17 MAINTENANCE PROVISIONS: PROVIDE FLANGES OR

MAINTENANCE.

UNIONS AT ALL PIPE CONNECTIONS TO EQUIPMENT

TO ALLOW FOR REMOVAL OR DISASSEMBLY FOR

SCOPE OF DEMOLITION WORK IS DIAGRAMMATIC IN

NATURE. THE PLANS DO NOT ATTEMPT TO SHOW

EVERY EXISTING FITTING OR DEVICE IN A SYSTEM

WHICH MAY REQUIRED DEMOLITION. IT IS THE

VERIFY EXACT LOCATIONS, DIMENSIONS AND

QUANTITIES. WHERE A SYSTEM OR DEVICE IS

THE INDICATED SYSTEM, MAKING SAFE ANY

CONTRACTOR'S RESPONSIBILITY TO FULLY DEMOLISH

PIPES/DUCTS THAT ARE NOT FULLY DEMOLISHED,

FULLY DISPOSING OF ALL DEMOLISHED EQUIPMENT

PROTECTING SYSTEMS WHICH ARE TO REMAIN, AND

INDICATED FOR DEMOLITION IT IS THE

ELECTRICAL CONNECTIONS, CAPPING OF

THAT HAS NOT BEEN SPECIFIED TO BE

RETAINED/SALVAGED TO THE OWNER.

RESPONSIBILITY OF THE CONTRACTOR TO FIELD

1 PROVIDE RECORD DOCUMENTS IN ACCORDANCE WITH SECTION C103.6.1. PROVIDE OPERATION AND MAINTENANCE MANUALS IN ACCORDANCE WITH SECTION C103.6.2. PROVIDE THE OWNER WITH THE COMPLIANCE DOCUMENTS REQUIRED BY SECTION C103.6.3. REFER ALSO TO THE PROJECT SPECIFICATIONS FOR ALL CLOSEOUT AND RECORD DOCUMENT REQUIREMENTS. THE DRAWINGS SHALL INDICATE, AT A MINIMUM, THE LOCATION AND PERFORMANCE DATA OF EQUIPMENT, AS-BUILT CONFIGURATION OF DUCTWORK AND PIPING DISTRIBUTION SYSTEMS, INCLUDING FLOW RATE, EQUIPMENT TAGS, AND FIELD VERIFIED DIMENSIONS.

2 PROVIDE OWNER TRAINING PER SECTION C103.6.4 AND AS REQUIRED BY THE PROJECT SPECIFICATIONS. OWNER TRAINING MUST TAKE PLACE BEFORE OWNER OCCUPANCY BUT CAN TAKE PLACE AFTER SUBSTANTIAL COMPLETION HAS BEEN APPROVED.

3 SEAL, GASKET, OR WEATHER STRIP ALL ACCESS DOORS AND PANELS THAT OPEN FROM CONDITIONED SPACES TO UNCONDITIONED SPACES AND PER SECTION C402.5.4.

4 PROVIDE VARIABLE SPEED DRIVES FOR ALL FAN AND PUMP MOTORS GREATER THAN OR EQUAL TO 7.5 HP PER

5 SERVICE WATER HEATING EQUIPMENT SHALL HAVE MINIMUM PERFORMANCE AT SPECIFIED RATING CONDITIONS NOT LESS THAN THE VALUES INDICATED IN TABLE C404.2.

6 PROVIDE HOT WATER CIRCULATION SYSTEMS PER THE PLANS AND SPECIFICATIONS. CIRCULATING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION C404.7 AND SHALL BE CAPABLE OF PERFORMING THE SPECIFIED SEQUENCE OF OPERATIONS. INSULATE ALL HEATED WATER CIRCULATION PIPE MINIMUM 1" THICKER THAN THE VALUES LISTED IN TABLE C403.10.3.

7 INSULATE PLUMBING PIPE PER THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS AND PER SECTION C403.10.3 AND PER TABLE C403.2.9.

TABLE C403.10.3 - MINIMUM PIPE INSULATION THICKNESS (INCHES)

INSULATION (	CONDUCTIVITY	NO	MINAL PIPE	OR TUBE	SIZE (INCH	ES)
CONDUCTIVITY BTU X IN/(H X FT2X F)	MEAN RATING TEMPERATURE,°F	<1"	1" TO < 1-1/2"	1-1/2" TO < 4"	4" TO <8"	>8'
0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
0.21-0.28	100	1.0	1.0	1.5	1.5	1.5
0.21-0.27	75	0.5	0.5	1.0	1.0	1.0
0.20-0.26	75	0.5	1.0	1.0	1.0	1.5
	CONDUCTIVITY BTU X IN/(H X FT <sup>2</sup> X °F) 0.32-0.34 0.29-0.32 0.27-0.30 0.25-0.29 0.21-0.28 0.21-0.27	IN/(H X FT²X °F)     TEMPERATURE, °F       0.32-0.34     250       0.29-0.32     200       0.27-0.30     150       0.25-0.29     125       0.21-0.28     100       0.21-0.27     75	CONDUCTIVITY BTU X IN/(H X FT²X °F)         MEAN RATING TEMPERATURE, °F         <1"           0.32-0.34         250         4.5           0.29-0.32         200         3.0           0.27-0.30         150         2.5           0.25-0.29         125         1.5           0.21-0.28         100         1.0           0.21-0.27         75         0.5	CONDUCTIVITY BTU X IN/(H X FT²X °F)         MEAN RATING TEMPERATURE, °F         <1" 1" TO < 1-1/2"           0.32-0.34         250         4.5         5.0           0.29-0.32         200         3.0         4.0           0.27-0.30         150         2.5         2.5           0.25-0.29         125         1.5         1.5           0.21-0.28         100         1.0         1.0           0.21-0.27         75         0.5         0.5	CONDUCTIVITY BTU X IN/(H X FT²X °F)         MEAN RATING TEMPERATURE, °F         <1" 1" T0 < 1-1/2" T0 < 4"           0.32-0.34         250         4.5         5.0         5.0           0.29-0.32         200         3.0         4.0         4.5           0.27-0.30         150         2.5         2.5         2.5           0.25-0.29         125         1.5         1.5         2.0           0.21-0.28         100         1.0         1.0         1.5           0.21-0.27         75         0.5         0.5         1.0	CONDUCTIVITY BTU X IN/(H X FT²X °F)         MEAN RATING TEMPERATURE, °F         <1" 1" T0 < 1-1/2" T0 < 4" T0 < 8"           0.32-0.34         250         4.5         5.0         5.0         5.0           0.29-0.32         200         3.0         4.0         4.5         4.5           0.27-0.30         150         2.5         2.5         2.5         3.0           0.25-0.29         125         1.5         1.5         2.0         2.0           0.21-0.28         100         1.0         1.0         1.5         1.5           0.21-0.27         75         0.5         0.5         1.0         1.0

NOTE: REFER TO 2021 WSEC FOR TABLE FOOTNOTES.

8 PROVIDE BALANCING DEVICES IN ALL CIRCULATING WATER BRANCH PIPE RUNS TO FIXTURES AND OUTLETS AS REQUIRED BY SECTION C408.2.2.2, EXCLUDING ANY EXCEPTIONS, AND AS INDICATED ON THE CONTRACT DOCUMENTS PROVIDE ALL BALANCING DEVICES NEEDED TO ADJUST EQUIPMENT TO THE DESIGN FLOW VALUES INDICATED ON THE PLANS AND SCHEDULES.

9 PROVIDE ISOLATION VALVES FOR ALL EQUIPMENT CONNECTED TO FLUID PIPING.

10 PROVIDE ELECTRIC HOT WATER HEATERS WITH MINIMUM R-10 INSULATION PAD UNDER THE TANK PER SECTION C404.5 OF THE WSEC.

11 PROVIDE BALANCING DEVICES IN ALL BRANCH DUCTS AND PIPE RUNS TO TERMINAL DEVICES AS REQUIRED BY SECTION C408.2.2.2 OF THE WSEC AND AS INDICATED ON THE CONTRACT DOCUMENTS.

12 RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER AS REQUIRED BY SECTION C103.6.1 OF THE WSEC. THE DRAWINGS SHALL INDICATE THE LOCATION AND PERFORMANCE DATA OF EQUIPMENT, GENERAL CONFIGURATION OF DUCTWORK AND PIPING DISTRIBUTION SYSTEMS, INCLUDING FLOW RATES AS A MINIMUM.

13 OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER AS SPECIFIED AND PER SECTION

C103.6.2 OF THE WSEC. 14 PLUMBING SYSTEMS SHALL BE BALANCED AS REQUIRED BY SECTION C408.2.2 OF THE WSEC.

15 CONTRACTOR SHALL PROVIDE COMMISSIONING AND REPORT OF COMMISSIONING SHALL BE SUBMITTED TO THE OWNER AS REQUIRED BY SECTION C408. COMMISSIONING SHALL CONSIST OF A COMMISSIONING PLAN. BALANCING. FUNCTIONAL PERFORMANCE TESTING, POST CONSTRUCTION COMMISSIONING, TRAINING, REPORTS AND ACCEPTANCE. SUBMIT COMMISSIONING COMPLIANCE CHECKLIST TO BUILDING OFFICIAL UPON COMPLETION. REFER TO THE SPECIFICATIONS FOR

16 MOTOR EFFICIENCY SHALL NOT BE LESS THAN THE MINIMUM AS REQUIRED BY SECTION C405.8 FOR FULL LOAD

### WASHINGTON STATE PLUMBING CODE NOTES

1 PROVIDE HANGERS AND SUPPORTS FOR ALL PIPE AND EQUIPMENT. HANGER ROD SIZES SHALL COMPLY WITH TABLE 313.6 AND SUPPORTS SHALL COMPLY WITH TABLE 313.3.

2 ALL WASTE AND VENT PIPING SHOWN ON PLAN SHALL BE INSTALLED AT 1/4" PER LF OR 2% SLOPE IF NOT OTHERWISE NOTED ON PLAN. SHALLOWER SLOPES SHALL ONLY BE INSTALLED WITH WRITTEN PERMISSION OF THE ENGINEER OF RECORD AND WITH APPROVAL

3 PROVIDE CLEANOUTS FOR STORM DRAINAGE THAT COMPLY WITH SECTION 1101.13.

4 AIR ADMITTANCE VALVES SHALL ONLY BE PROVIDED WHERE SPECIFICALLY SHOWN ON THE APPROVED PLUMBING PERMIT PLANS AND AS

5 VENTS THAT EXTEND THROUGH THE ROOF SHALL TERMINATE NO LESS THAN 6" ABOVE THE ROOF LINE AND AT LEAST 12" FROM ANY VERTICAL SURFACE. VENTS SHALL NOT TERMINATE WITHIN 10 FT. OF A MECHANICAL AIR INTAKE OR OPENING INTO THE BUILDING. 6 ALL PIPE, TUBE, FITTINGS SOLVENT CEMENT, SEALANTS AND SOLDERS/FLUX USED IN POTABLE WATER SYSTEMS SHALL COMPLY WITH NSF 61 PER SECTION 604.1 AND PER TABLE 604.1

7 ALL MATERIALS AND EQUIPMENT INTENDED TO CONVEY POTABLE WATER FOR USE BY HUMANS SHALL NOT EXCEED THE LEAD CONTENT MAXIMUMS LISTED IN SECTION 604.2. 8 IN BUILDINGS WITH BOTH POTABLE AND NON-POTABLE WATER, THE PIPE SHALL BE IDENTIFIED TO DIFFERENTIATE THE TWO PER

SECTION 601.3. REFER ALSO TO THE REQUIREMENTS OF THE SPECIFICATIONS.

9 PROVIDE CLEANOUTS AS SHOWN ON PLAN AND, AT A MINIMUM, TO COMPLY WITH THE REQUIREMENTS OF SECTION 707.0.

10 PROVIDE SUDS RELIEF ARRANGEMENT OF PIPE PER SECTION 711.1 WHERE SUDS PRODUCING FIXTURES DISCHARGE INTO A RISER SERVING 3 OR MORE STORIES. 11 PROVIDE ALL HOT WATER HEATING DEVICES WITH PRESSURE AND TEMPERATURE LIMITING SAFETY DEVICES PER SECTION 504.4 AND

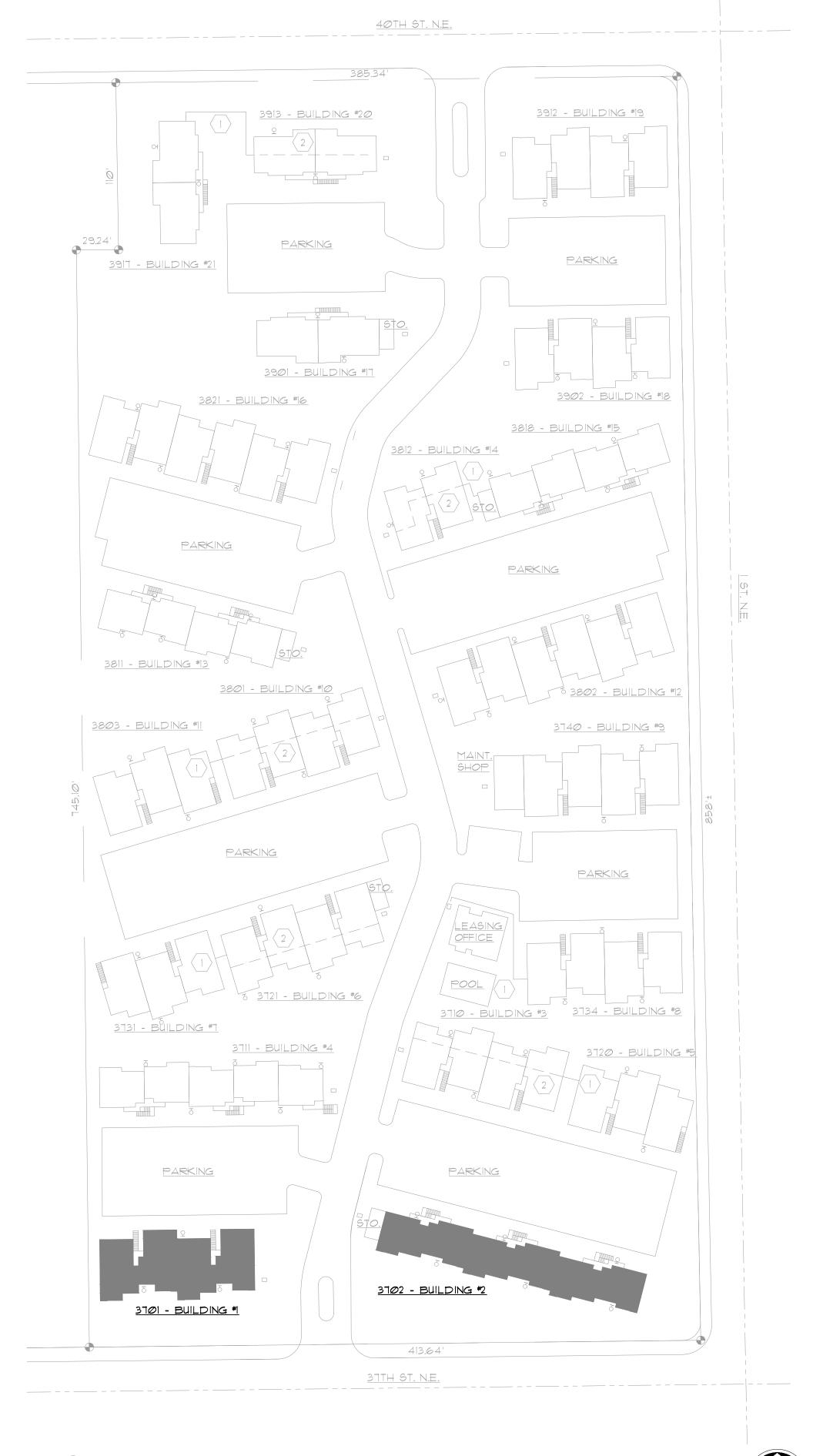
12 THE POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO USE. THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL POTABLE WATER APPEARS AT ALL OUTLET POINTS. THE SYSTEM SHALL THEN BE FILLED WITH A WATER-CHLORINE SOLUTION PER SPC 609.9(2) AND THEN THE SYSTEM SHALL BE FLUSHED PER SPC 609.9(3).

# APPLICABLE CODES

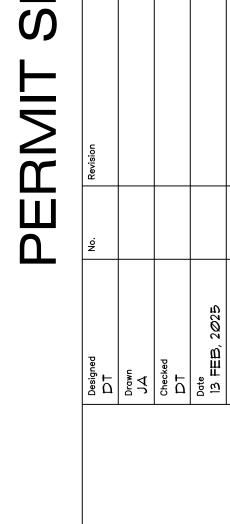
2021 WASHINGTON STATE BUILDING CODE (WSBC) 2021 WASHINGTON STATE PLUMBING CODE (WSPC)

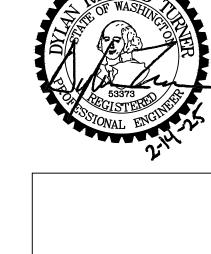
P2.1 PLUMBING DIAGRAMS

PO.2 PLUMBING SCHEDULES AND DETAILS P1.2 BUILDING 2 PLUMBING PLANS









TO INCHES

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Job No. 23286.00

# DOMESTIC HOT WATER HEATER AND ACCESSORIES SCHEDULE BUILDING 1

MARK	
DHWH-1	AO SMITH PROLINE: PNS-50 110
ET-1	AMTROL, THERM-X-TROL - ST-5

# DOMESTIC HOT WATER HEATER AND ACCESSORIES SCHEDULE BUILDING 2

MARK	REMARKS
DHWH-1	AO SMITH PROLINE: PNS-40 110
ET-1	AMTROL, THERM-X-TROL - ST-5

### PIPE MATERIALS SCHEDULE

SYSTEM	PIPE MATERIAL	TYPE	REMARKS
DOMESTIC WATER	COPPER	TYPE L SEAMLESS HARD DRAWN COPPER WATER TUBE	1
DOMESTIC WATER	COPPER	TYPE K SOFT COPPER TUBE	1,2

1. ASTM B88 WITH CAST BRASS OR WROUGHT COPPER PRESSURE FITTINGS, ANSI B16.22. 2. ANSI B16.22; CAST-BRONZE BRAZE JOINT FITTINGS AND SCREWED ADAPTERS.

### WATER SUPPLY FIXTURE UNIT LOAD MATRIX - BUILDING 1

APPLIANCE, APPURTENANCE,	Ql	JANTITY	WSFU FIXT	J PER URE	TOTAL	REMARKS
OR FIXTURE	PRIVATE	PUBLIC	PRIVATE	PUBLIC	WSFU	
LAVATORY (L-1)	8	0	1	1	8.0	
CLOTHES WASHER (WB-1)	8	0	4	4	32.0	
DISHWASHER, DOMESTIC (DW-1)	8	0	1.5	1.5	12.0	
SINK, KITCHEN (S-1)	8	0	1.5	1.5	12.0	
WATER CLOSET (WC-1)	8	0	2.5	2.5	20.0	
SHOWER (SH-1)	8	0	2	2	16.0	
TOTAL					100.00	
CENEDAL NOTES						·

1. WATER PIPING IS DESIGNED TO PRESCRIPTIVE STANDARDS PER THE 2021 WASHINGTON STATE

2. WATER SUPPLY FIXTURE UNITS (WSFU) ARE BASED UPON THE 2021 WASHINGTON STATE PLUMBING CODE TABLE 610.3.

### WATER SUPPLY FIXTURE UNIT LOAD MATRIX - BUILDING 2

APPLIANCE , APPURTENANCE,	Ql	JANTITY	WSFU FIXT	J PER URE	TOTAL	REMARKS
OR FIXTURE	PRIVATE	PUBLIC	PRIVATE	PUBLIC	WSFU	
LAVATORY (L-1)	12	0	1	1	12.0	
CLOTHES WASHER (WB-1)	12	0	4	4	48.0	
DISHWASHER, DOMESTIC (DW-1)	12	0	1.5	1.5	18.0	
SINK, KITCHEN (S-1)	12	0	1.5	1.5	18.0	
WATER CLOSET (WC-1)	12	0	2.5	2.5	30.0	
SHOWER (SH-1)	12	0	2	2	24.0	
TOTAL					150.00	

GENERAL NOTES:

I. WATER PIPING IS DESIGNED TO PRESCRIPTIVE STANDARDS PER THE 2021 WASHINGTON STATE

2. WATER SUPPLY FIXTURE UNITS (WSFU) ARE BASED UPON THE 2021 WASHINGTON STATE PLUMBING CODE TABLE 610.3.

# WATER HEATER REPLACEMENT SCHEDULE - BUILDING 1

	,					
UNIT NUMBER -	WATER HEATER STATUS					
UNII NUMBER	RETAIN EXISTING	REPLACE				
3701-01	X					
3701-02		X				
3701-03	X					
3701-04		X				
3701-05		X				
3701-06		X				
3701-07		X				
3701-08		X				

GENERAL NOTES:

1. FOR RETAINED WATER HEATERS REFER TO DETAIL 1/P.02.

2. FOR REPLACED WATER HEATERS REFER TO DETAIL 2/P.02 AND WATER HEATER AND ACCESSORIES SCHEDULE

### WATER HEATER REPLACEMENT SCHEDULE - BUILDING 2

LINIT NUMBER	WATER HEATER STATUS					
UNIT NUMBER	RETAIN EXISTING	REPLACE				
3702-01	X					
3702-02	X					
3702-03		X				
3702-04		Х				
3702-05		X				
3702-06	X					
3702-07		X				
3702-08		X				
3702-09		X				
3702-10		X				
3702–11		Х				
3702-12	X					

|GENERAL NOTES:

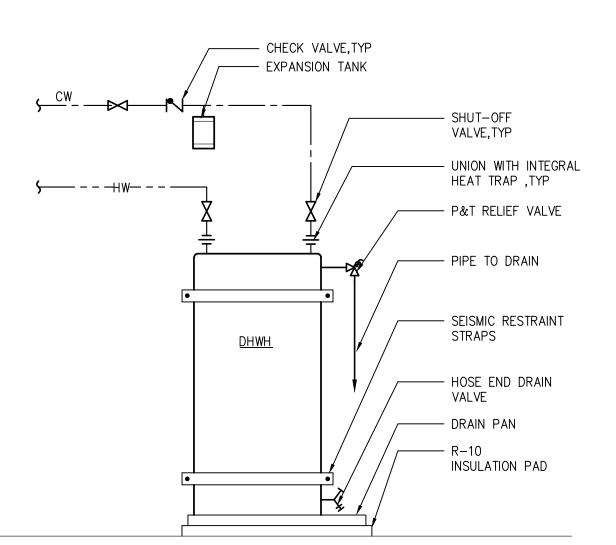
2/14/2025

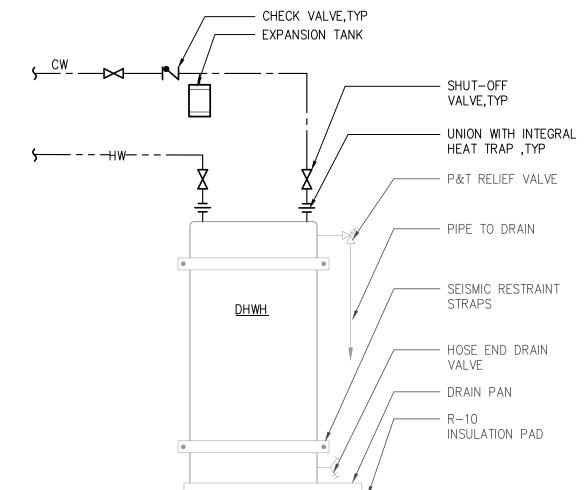
P0.2.dwg

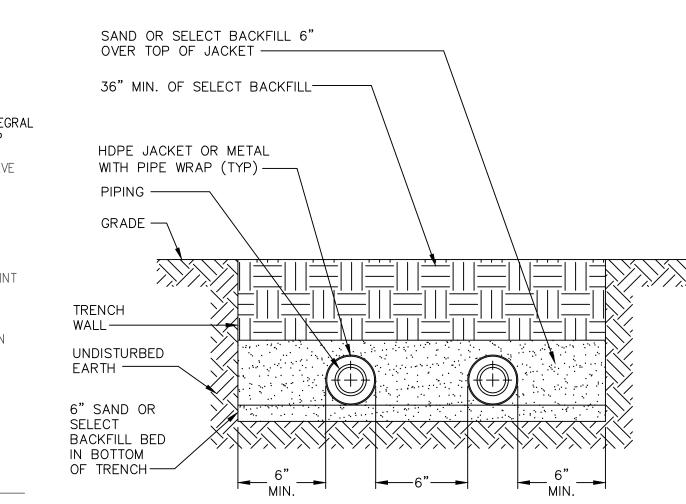
1. FOR RETAINED WATER HEATERS REFER TO DETAIL 1/P.02.

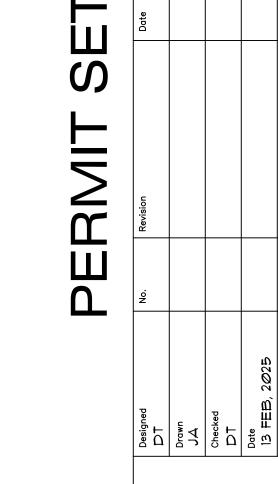
ACCESSORIES SCHEDULE.

2. FOR REPLACED WATER HEATERS REFER TO DETAIL 2/P.02 AND WATER HEATER AND

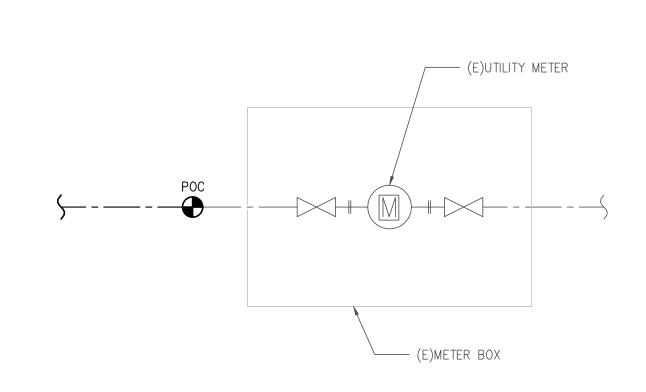




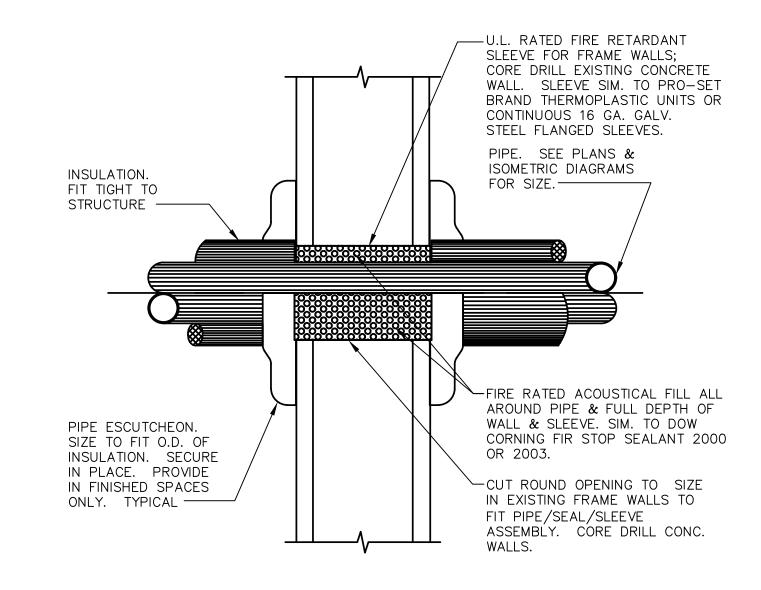




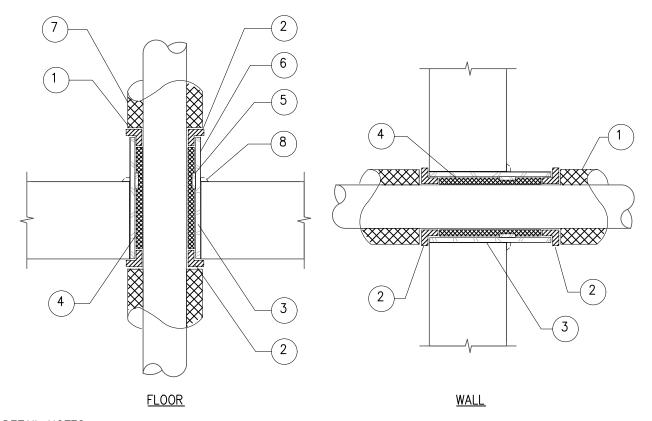
NEW WATER HEATER DETAIL P0.2 SCALE: NTS



**EXISTING WATER HEATER DETAIL** P0.2 / SCALE: NTS



PIPE TRENCH DETAIL P0.2 SCALE: NTS



**DETAIL NOTES:** 

1. PIPE INSULATION TO BUTT AGAINST PLUG.

2. PLUG USED TO SEAL AROUND PASS THROUGH PIPE AND SUPPORTS PIPE. PROVIDE ADHESIVE CEMENT BETWEEN INSULATION AND PLUG TO SEAL FOR VAPOR BARRIER IN CHILLER WATER PIPING.

3. SLEEVE PRESSED FIT INTO CORED HOLE. 4. COMPLETELY FILL THE VOID BETWEEN THE PIPE AND THE SLEEVE WITH FIREFILL MATERIAL.

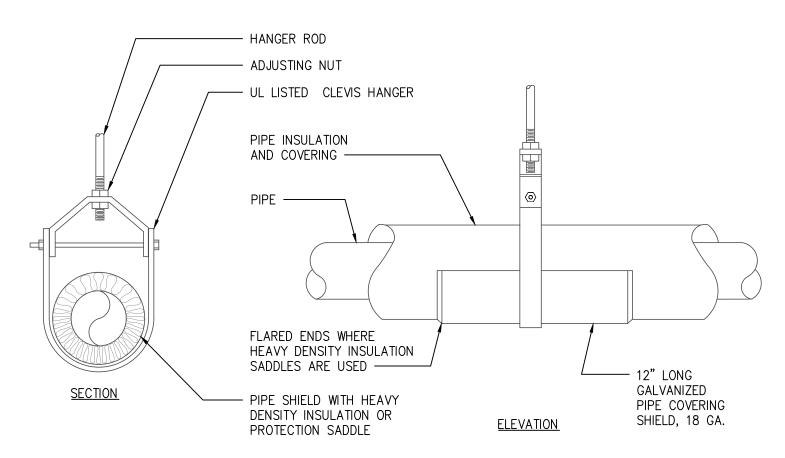
5. INSERT PIPE TO SUPPORT SLEEVE EXTENSION.

6. SLEEVE EXTENSION.

7. INSULATION ABOVE FLOOR. 8. SEAL AROUND PIPE FOR WATERPRROFING.

INSULATED PIPE PENETRATION THROUGH CONCRETE WALL OR FLOOR P0.2 SCALE: NTS

### **EXISTING WATER METER DETAIL** P0.2 SCALE: NTS



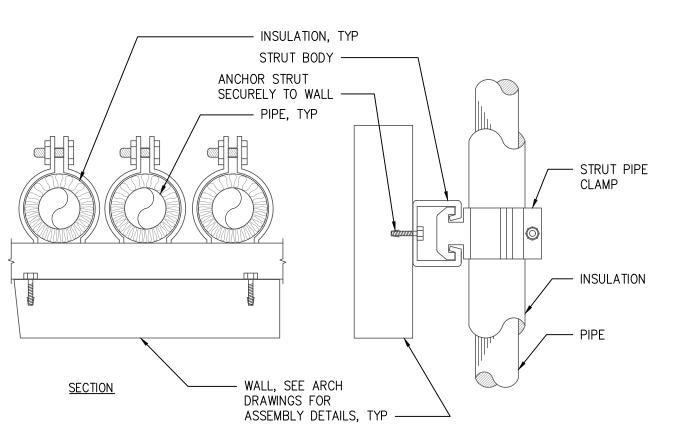
NOTE:
1. PIPING INSULATION SHALL BE CONTINUIOUS THROUGH SUPPORTS

2. HANGERS SHALL NOT INTERRUPT, EXCESSIVELY COMPRESS, OR OTHERWISE AFFECT THE INSULATION'S THERMAL PERFORMANCE

3. REFER TO P-001 FOR PIPING INSULATION REQUIREMENTS.

PIPE SUPPORT CLEVIS P0.2 / SCALE: NTS





### DETAIL NOTES:

- 1. PIPING INSULATION SHALL BE CONTINUOUS THROUGH SUPPORTS.
- 3. CLAMPS SHALL NOT EXCESSIVELY COMPRESS INSULATION OR OTHERWISE AFFECT THE MATERIAL'S INSULATIVE PERFORMANCE.
- 4. REFER TO P-001 FOR PIPING INSULATION REQUIREMENTS.

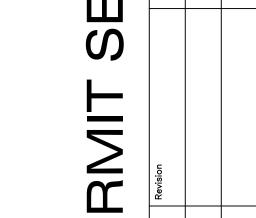
2. SUPPORTS SHALL CLAMP OVER PIPING INSULATION. CLAMPS SHALL NOT INTERRUPT CONTINUOUS PIPE INSULATION.

PIPE SUPPORT WALL MOUNT P0.2 / SCALE: NTS

PLUMBING SCHEDULES AND DETAIL

 $\Delta \sum_{i} Q_{i} Q_{i}$ 

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SEALING REQUIREMENTS.

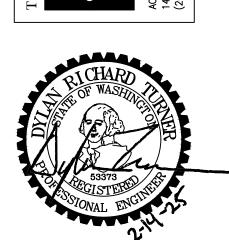
3. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION ON ENVELOPE PENETRATIONS, PATCHING, REPAIR AND

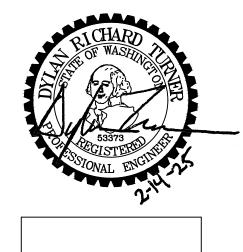
DEMOLITION AND DISPOSAL OF EXISTING WATER HEATER, PROVISION OF NEW WATER HEATER AS WELL AS COMPLETE INSTALLATION AND RECONNECTION TO EXISTING INFRASTRUCTURE.

1½"CW DN ----

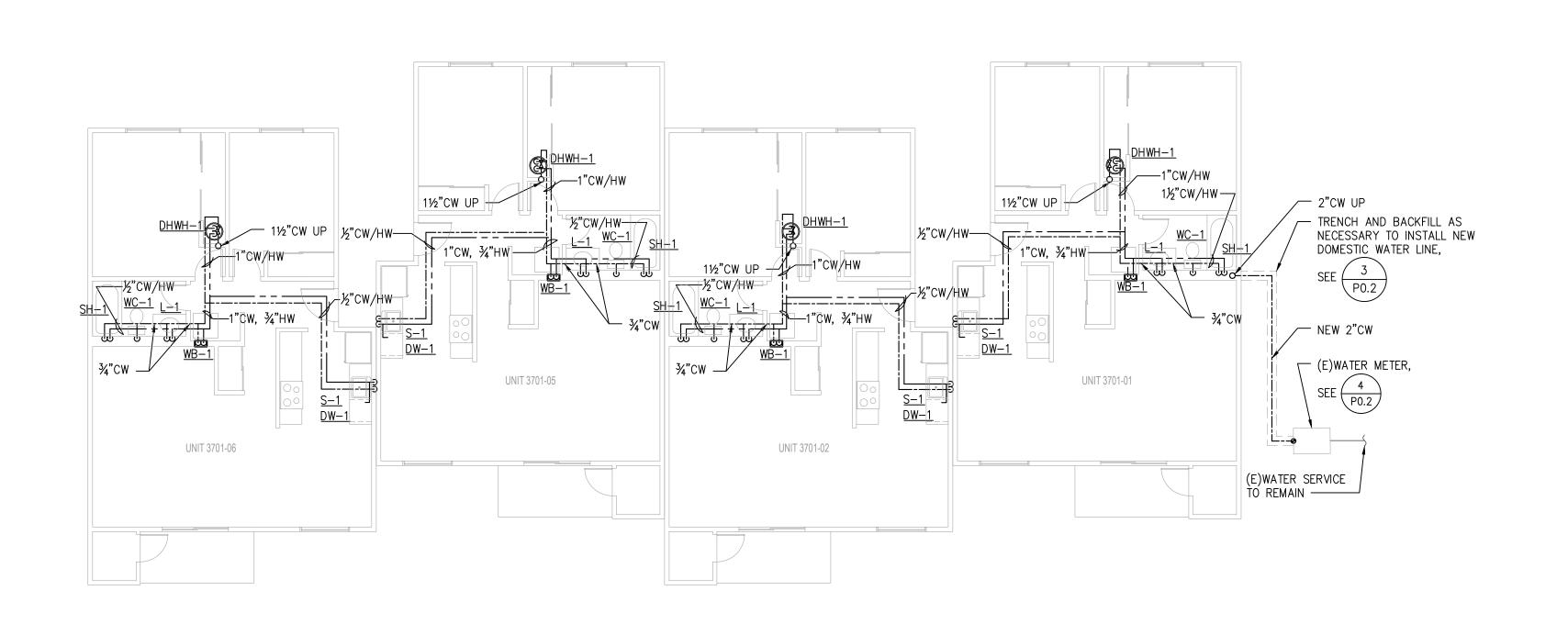
PIPE PENETRATION THRU WALL DETAIL

UNIT 3701-04

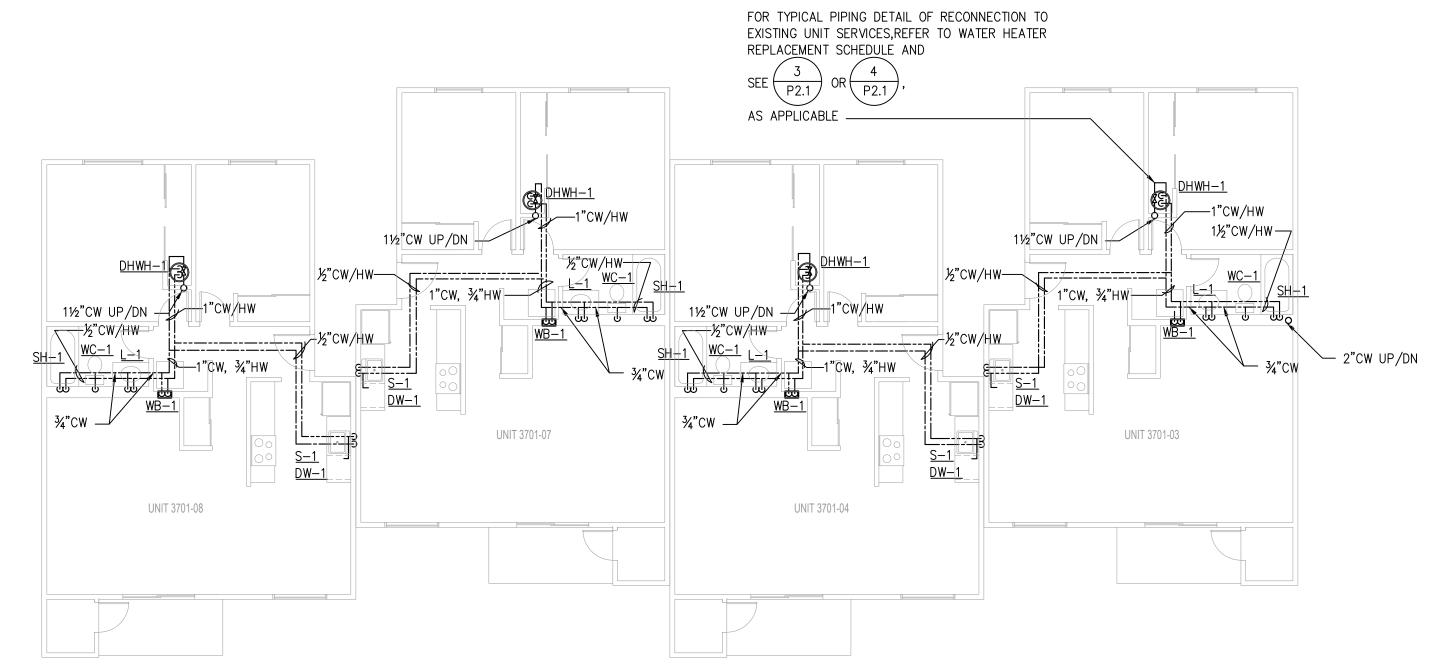


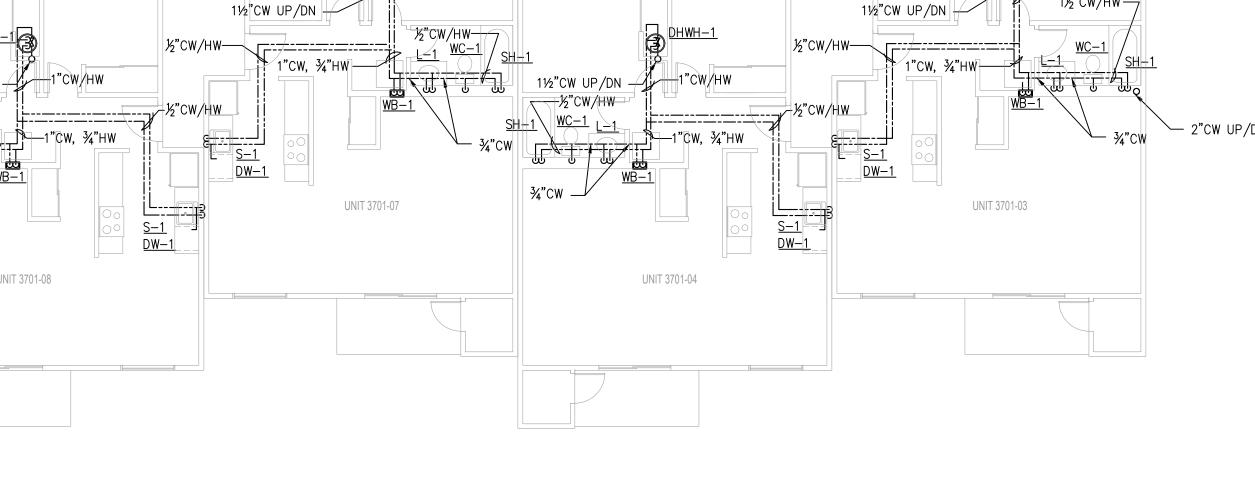


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ATTIC PLUMBING PLAN SCALE:1/8" = 1'-0"

UNIT 3701-07

1½"CW DN —

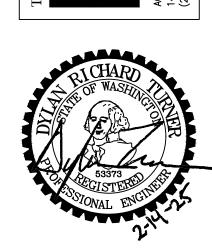
UNIT 3701-08

SHEET NOTES:

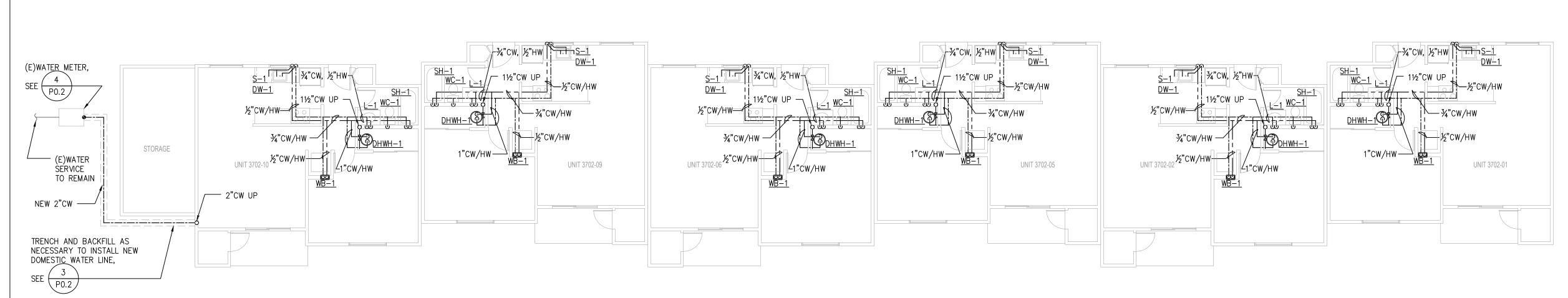
 PIPING IS DIAGRAMMATIC. PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO AVOID WORK OF OTHER TRADES AND AS REQUIRED FOR A CODE COMPLIANT INSTALLATION.

2. REFER TO WATER HEATER REPLACEMENT SCHEDULE FOR WHICH UNITS REQUIRE NEW WATER HEATERS. WHERE REPLACEMENT IS SCHEDULED, CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING WATER HEATER, PROVISION OF NEW WATER HEATER AS WELL AS COMPLETE INSTALLATION AND RECONNECTION TO EXISTING INFRASTRUCTURE.

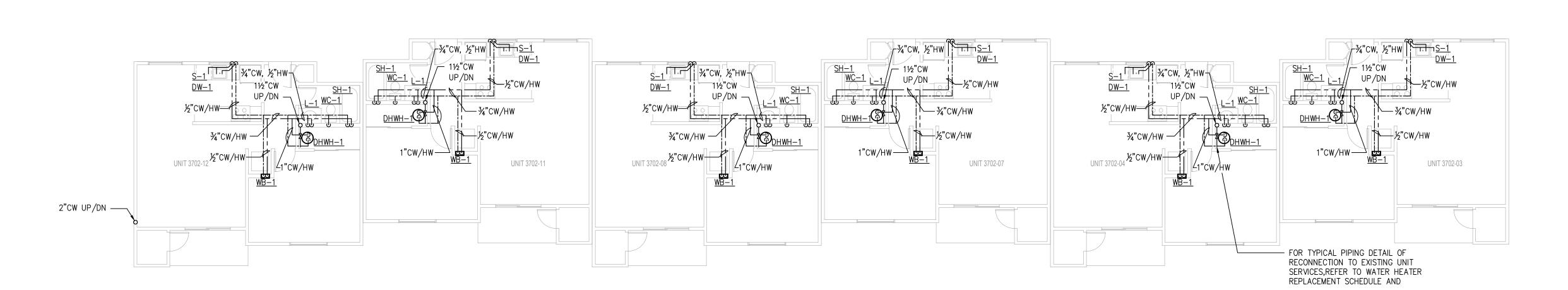
REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION ON ENVELOPE PENETRATIONS, PATCHING, REPAIR AND SEALING REQUIREMENTS.



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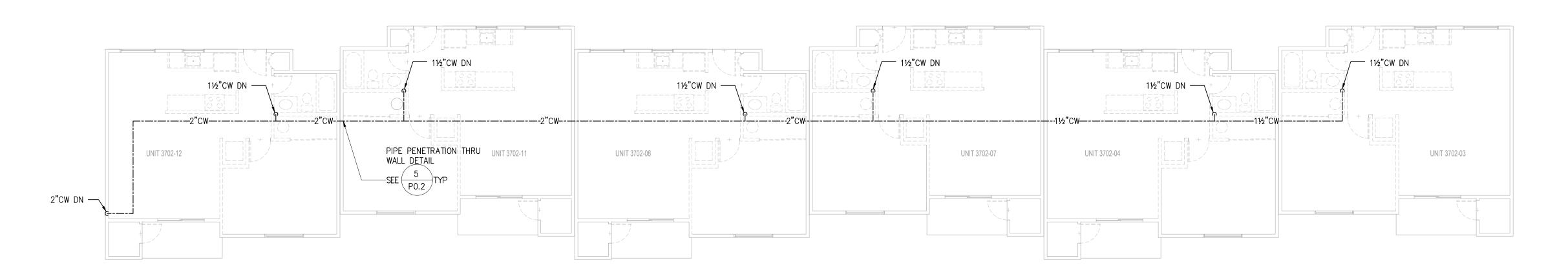


LEVEL 1 PLUMBING PLAN SCALE:1/8" = 1'-0"

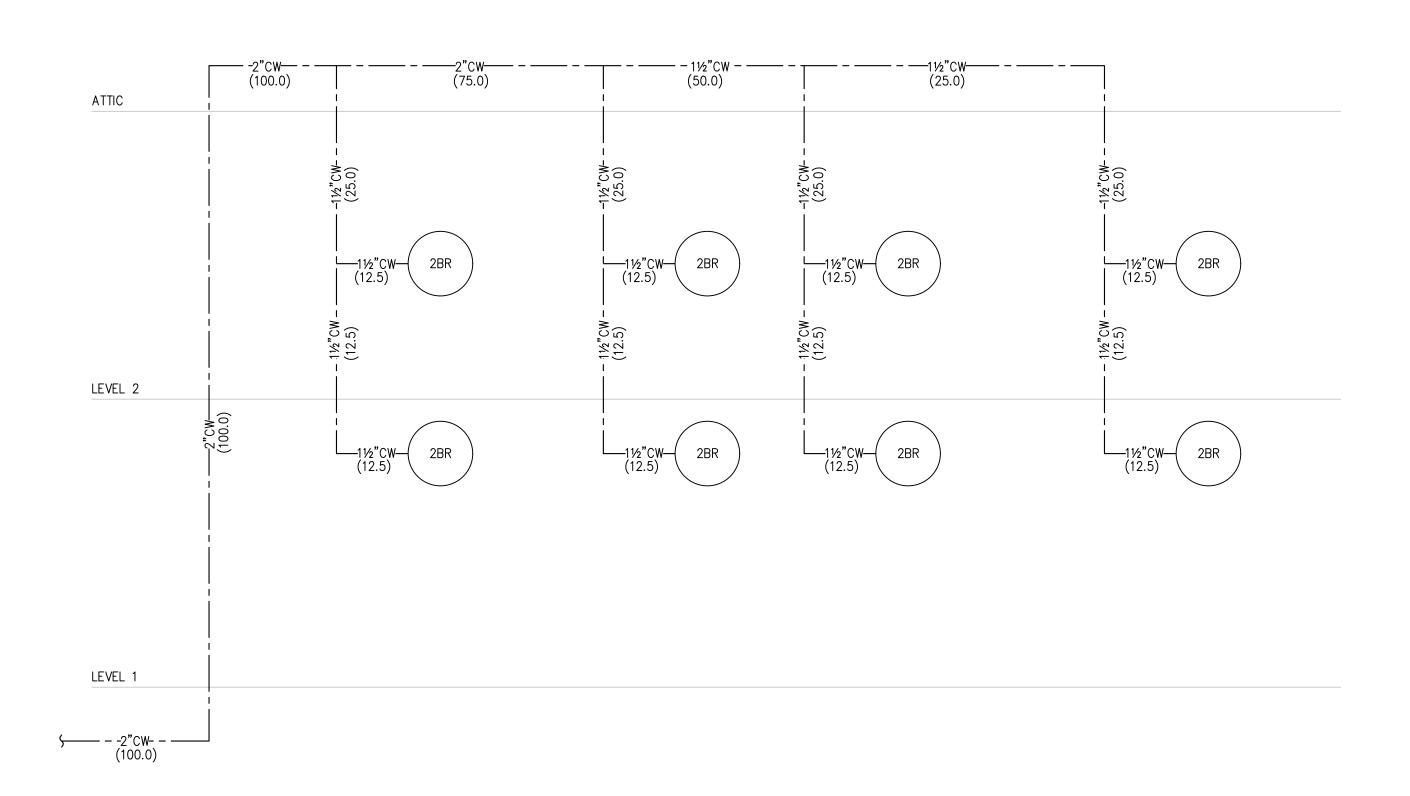


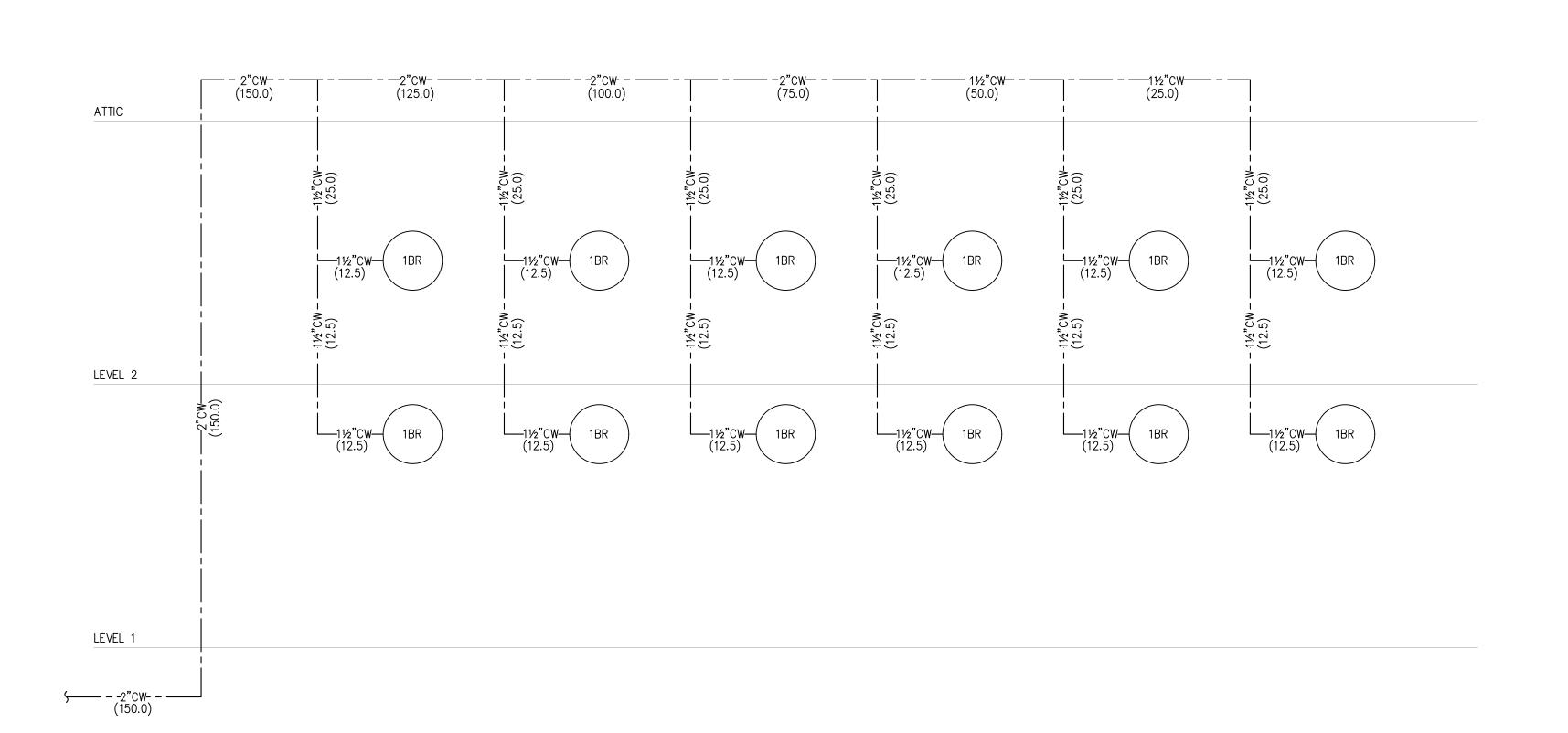
LEVEL 2 PLUMBING PLAN

SCALE:1/8" = 1'-0"



ATTIC PLUMBING PLAN SCALE:1/8" = 1'-0"





2 BUILDING 2 DOMESTIC WATER RISER DIAGRAM
P2.1 SCALE: NTS

1 BUILDING 1 DOMESTIC WATER RISER DIAGRAM

P2.1 SCALE: NTS

SHEET NOTES:

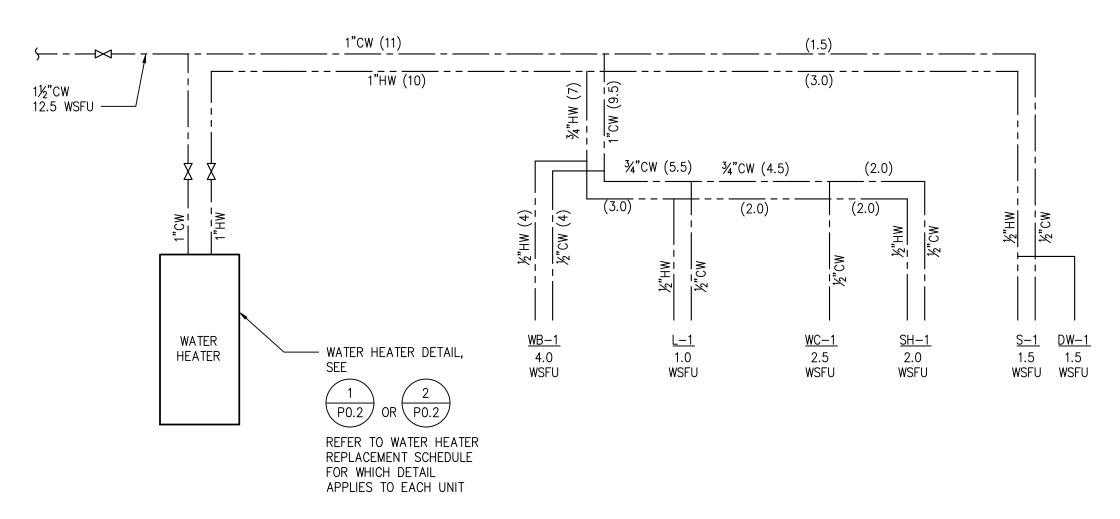
 PIPING IS DIAGRAMMATIC. PROVIDE FITTINGS AND OFFSETS AS REQUIRED TO AVOID WORK OF OTHER TRADES AND AS REQUIRED FOR A CODE COMPLIANT INSTALLATION.

2. NUMBERS IN BRACKETS (XX) SHOW WATER SUPPLY FIXTURE UNIT LOADS PER PIPE SEGMENT.

## SHEET LEGEND:

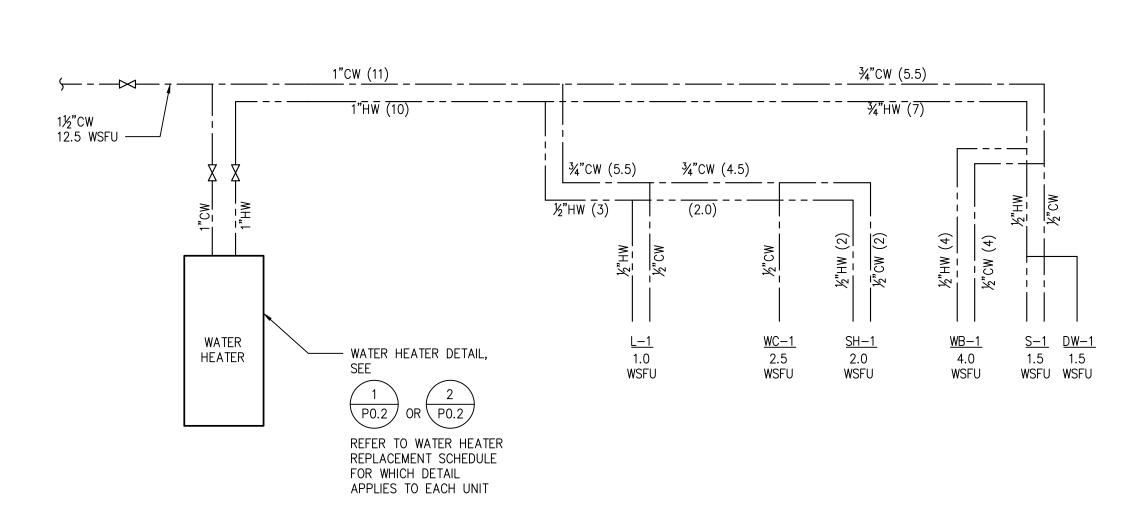
SINGLE BEDROOM UNIT

(2BR) TWO BEDROOM UNIT



TYPICAL SINGLE BEDROOM UNIT RISER

P2.1 SCALE: NTS



4 TYPICAL TWO BEDROOM UNIT RISER
P2.1 SCALE: NTS

Contents
PLUMBING
DIAGRAMS

P2.1

Job No. 23286.00

#### 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;

- 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 plumbing/water supply replacement projects, of similar scope and complexity. Poor performance, lack or 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.

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

#### 1.4 BID GUARANTEE

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

#### 1.5 AMENDMENTS TO INVITATION TO BID

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

#### 1.6 PRE-BID MEETING

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

#### 1.7 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

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

#### 1.8 EXPLANATION TO PROSPECTIVE BIDDERS

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

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

#### 1.9 PREVAILING WAGES

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

#### 1.10 TAXES

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

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

#### 1.11 INSURANCE

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

#### 1.12 ASSURANCE OF COMPLETION

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

#### 1.13 BID ERROR

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

#### 1.14 ADDITIVE OR DEDUCTIVE BID ITEMS

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

#### 1.15 BID EVALUATION

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

#### 1.16 CONTRACT AWARD

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

#### 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.

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

#### 1.2 EXECUTION AND INTENT

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

#### PART 2 - INSURANCE AND BONDS

#### 2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

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

#### 2.2 MINIMUM SCOPE OF INSURANCE

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

#### 2.3 MINIMUM LIMITS OF INSURANCE

- A. Contractor shall maintain limits no less than:
  - General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit of \$2,000,000.
  - 2. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.
  - 3. Employer's Liability: \$1,000,000 per accident for bodily injury/sickness or disease.
  - 4. Builders Risk (Property) / Course of Construction: Completed value of project.

#### 2.4 DEDUCTIBLES AND SELF INSURED RETENTION

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

#### 2.5 OTHER INSURANCE PROVISIONS

- A. The policies are to contain, or be endorsed to contain, the following provisions:
  - 1. The Owner, the Property Manager, its officers, officials, employees, partners, agents and volunteers are to be covered as additional insureds under a "completed operations" type of additional insured endorsement with respect to general liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. The endorsement(s) effectuating the foregoing additional insured coverage shall be ISO form CG 20 10 11 85, or CG 20 10 10 01 issued concurrently with CG 20 37 10 01, or their equivalent as long as it provides additional insured coverage, without limitation, for completed operations; (ii) automobile liability arising out of vehicles owned, leased, hired, or borrowed by or on behalf of the Contractor; (iii) any insurance written on a claims made basis, shall have a retroactive date that coincides with, or precede, the commencement of any work under this contract. Evidence of such coverage shall be maintained for a minimum of six (\_6\_) years beyond the expiration of the project.
  - 2. King County will not accept Certificates of Insurance Alone. Improperly Completed Endorsements will be returned to your insured for correction by an authorized representative of the insurance company.
  - 3. For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the Owner, its officers, officials, agents, partners, employees, and volunteers. Any insurance or self-insurance maintained or expired by the Owner, its officers, officials, agents, partners, employees, volunteers, or shall be excess of the Contractor's insurance and shall not contribute with it. King County Housing Authority's Insurance is Non-Contributory in Claims Settlement Funding.
  - 4. The "General description of agreement(s) and/or activity(s) insured" shall include reference to the activity and/or to either specific King County Housing Authority's; project of site name, contract number, lease number, permit number or construction approval number.
  - 5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled or materially changed, except after thirty (30) days' [ten (10) days for non-payment of premium] prior written notice by certified mail, return receipt requested, has been given to the Owner.
  - Maintenance of the proper insurance for the duration of the contract is a material element of the contract.
     Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the contract.
  - 7. Builders Risk / Course of Construction policies shall contain the following provisions:
    - a. The King County Housing Authority shall be named as loss payee.
    - b. The insurer shall waive all rights of subrogation against the Owner and the Property Manager, its officers, officials, employees and volunteers.

#### 2.6 ACCEPTABILITY OF INSURERS

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

#### 2.7 VERIFICATION OF COVERAGE

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

#### 2.8 SUBCONTRACTORS

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

#### 2.9 PAYMENT AND PERFORMANCE BONDS

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

#### PART 3 - PERFORMANCE

#### 3.1 CONTRACTOR CONTROL AND SUPERVISION

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

#### 3.2 PERMITS, FEES, AND NOTICES

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

#### 3.3 PREVAILING WAGES

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

- 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.

- 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.

- 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

- 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.
- 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, 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

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.

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

#### 3.18 WAIVER AND SEVERABILITY

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

#### PART 4 - PAYMENTS AND COMPLETION

#### 4.1 CONTRACT SUM

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

#### 4.2 APPLICATION FOR PAYMENT

- A. At monthly intervals, unless determined otherwise by Owner, Contractor shall submit to Owner an Application for Payment for Work completed in accordance with the Contract Documents. Each application shall be supported by such substantiating data as Owner may require.
- B. Each invoice shall include the following statement: "I hereby certify that the items listed are proper charges for materials, merchandise or services provided to the King County Housing Authority, and that all goods and/or services have been provided; that prevailing wages have been paid in accordance with the approved statements of intent filed with the Department of Labor and Industries; and that sub-contractors and/or suppliers have been paid, less earned retainage, as their interest appears in the last payment received."
- C. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule. Each Application for Payment shall be consistent with previous applications and payments.
- D. Owner shall retain 5% of the amount of each progress payment until 45 Days after Final Acceptance and receipt of all documents required by law or the Contract Documents, including releases by Washington State Employment Security Department and Washington State Department of Revenue, Department of Labor & Industries, and consent of surety to release of the retainage.
- E. Payment for material delivered to site or stored off-site: If authorized by Owner, the Application for Payment may include request for payment for material delivered to the Project site and suitably stored, or for completed preparatory work. Payment may similarly be requested for material stored off the Project site, provided Contractor complies with or furnishes satisfactory evidence of the following:
  - 1. Suitable facility or location: The material will be placed in a facility or location that is structurally sound, dry, lighted and suitable for the materials to be stored;
  - 2. Facility or location within 50 miles of Project: The facility or location is located within a 50-mile radius of the Project. Other locations may be utilized, if approved in writing, by Owner;
  - 3. Facility or location exclusive to Project's materials: Only materials for the Project are stored within the facility or location (or a secure portion of a facility or location set aside for the Project);

- 4. Insurance provided on materials in facility or location: Contractor furnishes Owner a certificate of insurance extending Contractor's insurance coverage for damage, fire, and theft to cover the full value of all materials stored, or in transit;
- 5. Facility or location locked and secure: The facility or location (or secure portion thereof) is continuously under lock and key, and only Contractor's authorized personnel shall have access;
- 6. Owner right of access to facility or location: Owner shall at all times have the right of access in company of Contractor;
- 7. Contractor assumes total responsibility for stored materials: Contractor and its surety assume total responsibility for the stored materials; and
- 8. Contractor provides documentation and Notice when materials moved to site: Contractor furnishes to Owner certified lists of materials stored, bills of lading, invoices, and other information as may be required, and shall also furnish Notice to Owner when materials are moved from storage to the Project site.
- F. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.
  - 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
  - 2. When an application shows completion of an item, submit final or full waivers.
  - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
    - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- G. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.
- H. Approved payments shall be mailed to the Contractor within 30 days.

#### 4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

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

#### PART 5 - CHANGES

#### 5.1 CHANGE IN THE WORK

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

#### 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:
  - 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.
      - Basic wages and benefits: Hourly rates and benefits according to applicable prevailing wages.
      - 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.
      - Worker's Insurance. Direct contributions to the State for industrial insurance, medical aid, and supplemental pension by the class and rates established by L&I.
      - 4) Federal Insurance. Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.
      - 5) Safety and small tools: 4% of the sum of the amounts calculated in (1), (2), and (3) above.
    - b. Material Costs: Material costs and applicable sales tax shall be developed from actual known costs, supplier quotations or standard industry pricing guides and shall consider all available discounts. Freight costs, express charges, or special delivery charges shall be itemized.
    - c. Equipment Costs: Itemization of the type of equipment and the estimated or actual length of time the equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for equipment and applicable sales tax only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. The Date Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed 50% of the applicable rate.
    - d. Allowance for Overhead: This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time and any other cost incidental to the change in the Work. This allowance shall be strictly limited in all cases an amount not to exceed the following:
      - For Contractor, for any Work actually performed by Contractor's own forces, 16% of the cost.
      - For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the cost.
      - 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.
      - For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 5% of the Subcontractor cost.
    - f. Insurance or Bond Premium: The costs of any change or additional premium of Contractor's liability insurance and public works bond arising directly from the changed Work. The costs of any change in insurance or bond premium shall be added after overhead and profit are calculated.
- B. Change Order Pricing Unit Prices

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

#### 5.3 CHANGE IN THE CONTRACT TIME

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

#### PART 6 - CLAIMS AND DISPUTE RESOLUTION

#### 6.1 CLAIMS PROCEDURE

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

#### 6.2 ARBITRATION

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

#### 6.3 CLAIMS AUDITS

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

#### 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.

#### 8.3 ORGANIZATION CONFLICTS OF INTEREST

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

#### 8.4 INTERESTS OF MEMBERS OF CONGRESS

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

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

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

## **BID FORM**

#### PROJECT NAME AND LOCATION:

Plumbing Replacement Auburn Square Apartments	Contract Number: DW240273
BID FORM	
The undersigned, Legal Name of Bidder:	
documents, site conditions, and has field verified prepared by the Owner, hereby proposes to	025, having familiarized him/herself with the contrafied all measurements contained in the project manual furnish labor, materials and necessary equipment – a sal, new installation and the required applicable taxes an amounts:
BASE BID(Including materials/su	(\$
ADDENDAAcknowledge receipt of any ad	Idenda by inserting the number(s) above
	e right is reserved by the Owner to reject any and all bic cal shall be a valid and firm offer for a period of Sixty (6
Bidder agrees that Work will be substantially the Contract Documents on or before the date, v	complete and ready for final payment in accordance wi within the number of calendar days indicated.
solicitation date for this Project, the bidder is any provision of chapters 49.46, 49.48, or 49.5	within the three-year period immediately preceding the b not a "willful" violator, as defined in RCW 49.48.082, 22 RCW, as determined by a final and binding citation are not of Labor and Industries or through a civil judgmention.
I certify (or declare) under penalty of perjury unis true and correct.	nder the laws of the State of Washington that the foregoin
Signature of Bidder	Print Your Name
Submitted on	day of
City	State

## **BIDDER INFORMATION**

#### **BIDDER INFORMATION**

Name of Bidder (Company):							
Address:							
Contact Name:							
Phone Number:	Phone Number: Email Address:						
Business Type: General Cont	ractor ( ) Other ( ) (Ple	ase specify):					
Bidder is a(n): ☐ Individual	☐ Partnership ☐ Joint Ve	enture   Incorporated	in the state of				
List business names & associ	ated UBI# used by Bidd	er during the past 5 ye	ears if different than above:				
Bidder has been in business of	continuously from:						
			t. #:				
Bidder has experience in wor	k "Similar in Scope and C	Complexity" comparab	ble to that required for this Project:				
As a prime contractor for	years. A	s a subcontractor for _	years.				
OWNER(S) OF COMPANY	(List all owners):		OWNER'S SOCIAL SECURITY NUMBER (only required if sole proprietorship):				
No. of regular full-time empl	oyees other than owner(s)	):					
Indicate clearly the kind of w	ork your company will ac	ctually perform in this	project:				
Approximate % of work your	company will actually p	erform:					
List the supervisory personne	el to be employed by the I	Bidder and available fo	or, and intended to, work on this project:				
Name Title How Long Wit			How Long With Bidder				

## **BIDDER INFORMATION**

#### **SUBCONTRACTORS**

Do you intend to use Subcontractor(s) in this project? Yes  $\square$  No  $\square$  (If yes, you <u>must</u> show the name of the subcontractors. Attach additional pages as necessary.)

Subcontractors Name	Subcontractor's UBI#		Phone Number		Trade		Years in Business
1.							
2.							
3.							
4.							
5.							
BIDDER'S EXPERIENCE Projects successfully supervise bid documents in the last 5 yea					ar scope and val	ue as	specified in
Name of Project	Completion Date	Duratio		Nature of Work		An	nount of
1.	•	(Month	ns)			Contract	
2.							
3.							
4.							
5.							
Owner's Name (of project listed above)	Project Address			Contact Person			one ımber
1.							
2.							
3.							
4.							
5.							
Has Bidder ever been found gu If yes, give details & attach add							
Has Bidder ever filed for protection under any provision of the federal bankruptcy laws or state insolvency laws?  □ No □ Yes If yes, give details & attach additional pages as necessary:							

## **BIDDER INFORMATION**

years? (i.e., open claims, lawsuit	s, warrants, judgements including but	been rendered against Bidder in the past five not limited to those that would show on the ages as necessary:
		State Worker's Compensation or other rment in the past 5 years? ☐ No ☐ Yes
<u>Date</u>	Type of Injury	Agency Receiving Claim
Bidders current Experience Mod	lification Rate (EMR):	
(If Bidder is self-insured, attack	n proof of EMR stated, showing comp	elete worksheet calculations)
The bidder hereby certifies that current.	t the information contained in this B	idder's Information is accurate, complete and
BY:	NAME:	
(signature)		(print)
TITI E	DATE:	

#### **CONTRACT FORM**

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

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

- 1.1 Contract Documents
  - A. The provisions set forth in the Contract Documents are hereby incorporated into and made part of the Contract. Contractor acknowledges receipt and review of all Contract Documents applicable to performance of the work. The Contract shall consist of the following component parts:
    - 1. This Instrument
    - 2. Addenda
    - 3. Specifications
    - 4. Plans
    - 5. Bid Form
    - 6. Pre-Bid Agenda
    - 7. General Conditions
    - 8. Instructions to Bidders
    - 9. Prevailing Wage Rates
    - 10. Performance and Payment Bonds
    - 11. Hazardous Material Report
- 1.2 Scope of Services to be Performed by the Contractor: The Contractor shall provide all labor, materials, tools, equipment, transportation, supplies, and incidentals required to complete the work in accordance with the Contract Documents for:

Project: <u>Auburn Square Apartments Plumbing Replacement</u> Contract No.: <u>DW2402731</u>

- Compensation: The total amount of the Contract shall be [\$\$\$] dollars and  $[\phi\phi]$  cents (\$[\$\$\$.\$\$]) subject to additions and deductions provided therein.
- Duration of Contract: The Contractor shall commence work after receipt of Notice to Proceed, follow the schedule specified in the contract documents, and all work must be completed within ninety (90) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner's sole discretion, may be extended for a period determined by the Owner.
- 1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of \$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	
Contractor	Owner
President/Owner	Lauren Mathisen
	Executive VP of Real Estate Development/
	KING COUNTY HOUSING AUTHORITY

CENTIFICATE OF I	CERTIFICATE OF INSURANCE				DATE(MM/DD/YY)  Issue Date		
PRODUCER Vendor's Insurance Agent Street Address	CON	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					
	AFFC	AFFORDED BY THE POLICIES BELOW.  COMPANIES AFFORDING COVERAGE					
City, State, Zip Phone Number		OMPANY ABC Insurance Company					
INSURED		IPANY B	<b>DEF Insurance Company</b>				
Vendor Name Street Address		IPANY C	GHI Insurance Company				
City, State, Zip		IPANY <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 REPSECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
CO LTR TYPE OF INSURANCE POLI	CVNIMBER	ICY EFFECTI TE (MM/DD/Y		OLICY EXPIRATION DATE (MM/DD/YY)	LIMITS		
A GENERAL LIABILITY XXX1	23	01/01/00		01/01/01	GENEI	RAL AGGREGATE	2,000,000
X COMMERCIAL GENERAL LIABILITY					PRODU	JCTS-COMP/OP AGG	1,000,000
CLAIMS MADE X OCCUR							1,000,000
OWNER'S & CONTRACTOR'S PROT						OCCURRENCE	1,000,000
						OAMAGE (Any one fire)	50,000
AUTOMOBILE LIABILITY					MED E	XP (Any one person)	5,000
B X ANY AUTO XXX4	56	01/01/00		01/01/01	COMB	INED SINGLE LIMIT	1,000,000
ALL OWNED AUTOS SCHEDULED AUTOS					BODIL (Per pe	Y INJURY rson)	
X HIRED AUTOS					BODIL	Y INJURY	
NON-OWNED AUTOS					(Per ac	eident)	
					PROPE	ERTY DAMAGE	
GARAGE LIABILITY					AUTO	ONLY-EA ACCIDENT	
ANY AUTO					OTHE	R THAN AUTO ONLY:	
						EACH ACCIDENT	
						AGGREGATE	
EXCESS LIABILITY						OCCURRENCE	
UMBRELLA FORM				_	AGGR	EGATE	
OTHER THAN UMBRELLA FORM  WORKERS' COMPENSATION AND			-		**	GM 4 M 4 M 5 M 5 M 5 M 5 M 5 M 5 M 5 M 5	
C EMPLOYER'S LIABILITY XXX7	89 0	01/01/00		01/01/01	X	STATUTORY LIMITS	1 000 000
THE PROPRIETOR/ INCL				-		ACCIDENT SE-POLICY LIMIT	1,000,000 1,000,000
PARTNERS/EXECUTIVE OFFICERS ARE: EXCL				-		SE-EACH EMPLOYEE	1,000,000
OTHER							, ,
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/S	SPECIAL ITEMS						
Allied Residential and King County House	sing Authority ar	re name	d as a	dditional insur	reds v	with respect to	above
general liability and auto coverage. Re: Contract DW2402731 at Auburn Square Apartments, 3740 "H" St.							
NE, Auburn, WA 98002-1347.		CANGEL	T A TOTAL				
CERTIFICATE HOLDER Allied Residential			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE				
King County Housing Authority			EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL				
600 Andover Park West	30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR						
Seattle, WA 98188-3326 LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRE							
		AUTHORIZED REPRESENTATIVE					
Signature of Insured's Agent  ACORD 25-S (3/93)  ACORD CORPORATION  ACORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACORD CORPORATION  ACO				RPORATION 1993			

## **PROVIDE**

# GENERAL LIABILITY ENDORSEMENT

and

# AUTO LIABILITY ENDORSEMENT