

PROJECT MANUAL

PROJECT NAME AND LOCATION:

**Building A Fire Restoration
Kendall Ridge Apartments**

Contract Number: TS2501831

TABLE OF CONTENTS

02	Invitation to Bid (1 Page)
03	Specifications (79 Pages)
04	Plans (13 Sheets)
05	Instructions to Bidders (7 Pages)
06	General Conditions (15 Pages)
07	Bid Form & Bidder Information (4 Pages) – <i>Return with Bid</i>
08	Sample Contract Form (1 Page)
09	Sample Certificate of Insurance (2 Pages)

INVITATION TO BID

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

SCOPE OF WORK: Work includes, but is not limited to, fire restoration at Building A, and other tasks as 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: October 29, 2025 at 11:00 A.M.
Jobsite Address: Kendall Ridge Apartments, 15301 NE 20th St., Bellevue, WA 98007.
In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time. Bidders must have a current certificate of registration as a contractor for the last three years under the same name and have completed the required L&I training.

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

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

BIDS ARE DUE:

Time: **11:00 A.M.**
Date: **November 20, 2025**
Address: King County Housing Authority
600 Andover Park West, Tukwila, WA 98188
Submittal Process: * Sealed Envelope marked as **"Bid Documents: Kendall Ridge Bldg. A Fire"** (Mailing / Shipping Package or Wrapping must also be marked with this information).
Process: All Bids must be received and time and date stamped at KCHA no later than the above due date and time. No Bids will be accepted after that date and time. No Fax or Email Bids will be accepted.

BID GUARANTEE:

Amount: Five (5%) Percent of the Total bid must accompany Each Bid
Payable to: King County Housing Authority

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

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

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

CONTACT PERSON: Michelle Jackson at MichelleJ@kcha.org

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 1 of 36

SECTION 01010 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Kendall Ridge Building A Fire Restoration
- B. Project Location: Kendall Ridge Apartments 15301 NE 20th St, Bellevue, WA 98007
 - 1. Building A Units 102, 103, 104, 105, 202, 203, 204, 205, 207. Includes Roofing.
- C. The Work consists of fire restoration at Building A as described in the Contract Documents including, but is not limited to, supervision, labor, materials, supplies, equipment, services, MEP permits, engineering, and the manufacture and fabrication of components, performed, furnished, or provided in accordance with the Contract Documents. All references to Building H in the plans are not included in the Work.
- D. Products included in the Kendall Ridge Materials List are to be used when called out. Contractor is required to provide submittals for all items listed prior to ordering or installing any listed items.
- E. All electrical items (outlets, switches, fixtures, wiring, rough-in boxes, terminations, etc.) are to be installed per current code requirements. Contractor to schedule owner walk through of each unit after rough in boxes are installed but prior to pulling any wire to ensure all locations are approved.
- F. All plumbing items (supply and drain lines) are to be installed per current code requirements. Contractor to schedule owner walk through of each unit after plumbing rough in but prior to installation of insulation and/or cover with GWB and finishes.
- G. All mechanical items (fans, duct runs, controllers) are to be installed per current code requirements. Follow IMC code section 403.4.7 for exhaust in the kitchens and bathrooms. Mechanical contractor to provide proposed design/build systems that meet code requirements. Contractor to schedule owner walk through of each unit after mechanical rough in prior to cover.
- H. See attached 03-2-Kendall Ridge Building A Scope and 04-Kendall Ridge Building A Fire Restoration Plans for additional information and details. See included product information for appliances, accessories, and cabinet and countertop information. Provide products as specified or substitutions as approved.
- I. Work covered in the 03-2-Kendall Ridge Building A Scope must be invoiced separately from the other Work. All costs related to the fire damage must be tracked and compiled to be sent for insurance carrier review.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 2 of 36

1.2 WORK SEQUENCE

- A. The Work shall be completed in 180 calendar days from the date of Notice to Proceed.
- B. Contractor will submit written schedule outlining dates and duration of job including:
 - 1. Construction start date
 - 2. Schedule for work
 - 3. Anticipated final completion date

1.3 LIQUIDATED DAMAGES

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

1.4 USE OF THE PREMISES

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

1.5 PERMITS

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

1.6 PAYMENT PROCEDURES

- A. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 3 of 36

- B. Each Application for Payment shall be consistent with previous applications and payments.
- C. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
- D. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.
 - 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
 - 2. When an application shows completion of an item, submit final or full waivers.
 - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.

1.7 PROJECT MEETINGS

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

1.8 SUBMITTALS

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

1.9 TEMPORARY FACILITIES

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 4 of 36

- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
- B. Use of Owner's existing electric power and water service will be permitted.
- C. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

1.10 EXECUTION REQUIREMENTS

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

1.11 CUTTING AND PATCHING

- A. Quality Assurance
 - 1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
 - 2. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Owner's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- B. Performance
 - 1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 - 2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
 - a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

1.12 CLOSEOUT PROCEDURES

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 5 of 36

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

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 6 of 36

SECTION 01524 - CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 QUALITY ASSURANCE

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

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REMOVAL OF CONSTRUCTION WASTE MATERIALS

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

END OF SECTION 01524

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 7 of 36

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 MATERIALS OWNERSHIP

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

1.3 PROJECT CONDITIONS

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

PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 8 of 36

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

PART 3 - EXECUTION

3.1 EXAMINATION

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

3.2 UTILITY SERVICES

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

3.3 PREPARATION

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

3.4 SELECTIVE DEMOLITION

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

END OF SECTION 01732

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 9 of 36

SECTION 061000 - ROUGH CARPENTRY

PART 4 - GENERAL

4.1 SUMMARY

- A. This Section includes the following:
 - 1. Wall, ceiling, and roof framing per structural
 - 2. Plywood sheathing
 - 3. Plywood backing
 - 4. Fascia boards
 - 5. Miscellaneous materials

PART 5 - PRODUCTS

5.1 WOOD PRODUCTS, GENERAL

- A. Lumber: DOC PS 20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.

5.2 SHEATHING

- A. Plywood Roof Sheathing: Exterior Structural sheathing.
- B. CDX Plywood panel roof sheathing: Minimum of half (1/2") inch thick, identified with the appropriate APA trademark. Each panel should meet the requirements of the latest edition of the U.S. Product Standard PS-1 for Construction and Industrial Plywood, or APA PRP-108 Performance Standards.

5.3 FASCIA BOARDS

- A. 1" x 8" Fiber cement board fascia, pre primed all surfaces, final painted after installation to match existing.

5.4 MISCELLANEOUS MATERIALS

- A. Fasteners:
 - 1. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
 - 2. Power-Driven Fasteners: CABO NER-272.
 - 3. Plywood clips: Installed mid-span between all rafters.

PART 6 - EXECUTION

6.1 INSTALLATION

- A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit.
- B. Patch all high and low static vent locations.
- C. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
 - 1. IRC Section R905.2.6. Fastening Methods.
 - 2. Sheathing: Nail to wood framing.
 - 3. Fascia: Galvanized or stainless-steel nails

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 10 of 36

END OF SECTION 06100

SECTION 073110 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 7 - GENERAL

7.1 SUMMARY

- A. This Section includes the following:
 - 1. Certainteed Winterguard Roofing System including Roof Runner felt and Landmark AR composition shingles and Shadow Cap hip and ridge shingles.
 - 2. Accessories
 - 3. Fall arrest/Fall restraint system.

7.2 SUBMITTALS

- A. Product Data: For each product.

7.3 WARRANTY

- A. Manufacturer's standard form in which manufacturer agrees to repair or replace asphalt shingles that fail in materials within specified warranty period.
 - 1. Material Warranty Period: 40 years from date of Final Acceptance, including Sure Start 5-Star Warranty.
- B. Workmanship: Roofing contractor shall provide, in writing, the full coverage warranty (100 percent) against defects and resulting damage to other materials and building contents, including labor and materials, for two (2) years from date of Final Acceptance.

PART 8 - PRODUCTS

8.1 GLASS-FIBER-REINFORCED ASPHALT SHINGLES

- A. Fiber glass-based asphalt shingles complying with ASTM specifications E 108 Class A or UL 790 Class A, D 3462, D 3161 Class "F", D3161 Class "A" D 7158 (UL2390/D6381) Class H, D 3018 Type 1, D 3018, CSA A123.5, UL 2218, Cool Roof Rating Council (CRRC), Energy Star, Florida Building Code (FBC), Miami-Dade County Approved and International Code Council (ICC) Evaluation Report.
- B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.
- C. Acceptable Products: Certainteed Landmark AR or approved equal.
 - 1. Color to be selected by Owner from manufacturer's standard range. Obtain written approval prior to purchase or installation of material.

8.2 UNDERLAYMENT MATERIALS

- A. Felts: Certainteed Runner synthetic felt and approved for use with Certainteed shingles.

8.3 ACCESSORIES

- A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.
- B. Roofing Nails: ASTM F 1667; aluminum, stainless-steel, copper, or hot-dip galvanized steel wire shingle nails, minimum 0.120-inch diameter, barbed shank, sharp-pointed, with a minimum 3/8-inch diameter flat head and of sufficient length to penetrate 3/4 inch into solid wood decking or extend at least 3/8 inch through OSB or plywood sheathing.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 11 of 36

1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.
 - C. Felt Underlayment Nails: Aluminum, stainless-steel, or hot-dip galvanized steel wire with low profile capped heads or disc caps, 1-inch minimum diameter.
- 8.4 FALL ARREST/FALL RESTRAINT SYSTEM
- A. "RIDGE-IT" as manufactured by Guardian Metal Products, Inc., 4050 Auburn Way North, Suite #4, Auburn, WA 98002 or other approved equal complying with all regulations, including but not limited to WISHA, OSHA, ANSI fall arrest and fall restraint, anchor point standards.
 - B. Description: 2" x 24" x 20 GA. ASTM B-504 Stainless Steel Strap doubled and one drop forged Zinc Chromate "D" ring installed at each end. Doubled straps are secured to each other by spot welding and a minimum of 8 - 1/4" holes are punched for use in attaching the anchor to the roof rafter or substrate Finished size is 2" x 12".
 1. Steel Eyelet ("D" Ring): ASTM F-887-84; Drop Forged, 5000 lbs. proof load, 3/8" x 2" Steel, Zinc Plated.

PART 9 - EXECUTION

- 9.1 UNDERLAYMENT INSTALLATION
- A. Felt Underlayment: Install per manufacturer's instructions. Single layer of underlayment on roof deck perpendicular to roof slope in parallel courses. Lap sides a minimum of 2-inches over underlying course. Lap ends a minimum of 4-inches. Stagger end laps between succeeding courses at least 72-inches. Fasten with felt underlayment nails.
- 9.2 FALL ARREST/FALL RESTRAINT SYSTEM
- A. Install fall arrest/restraint system according to manufacturer's written instructions.
- 9.3 ASPHALT SHINGLE INSTALLATION
- A. Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual" and other AHJ.
 - B. Install starter strip along lowest roof edge, consisting of an asphalt shingle strip with tabs removed at least 7-inches wide with self-sealing strip face up at roof edge.
 1. Extend asphalt shingles 1-inch over fascia at eaves and rakes.
 2. At roof rakes, no shingle tab shall be cut less than three inches.

END OF SECTION 073110

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 12 of 36

SECTION 076200 - SHEET METAL FLASHING AND TRIM

PART 10 - GENERAL

10.1 SUMMARY

- A. This Section includes the replacement of all metal flashing as follows:
 - 1. Formed roof drainage system.
 - 2. Roof flashing and trim

10.2 SUBMITTALS

- A. Product Data: For each product indicated.

10.3 QUALITY ASSURANCE

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

PART 11 - PRODUCTS

11.1 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation.
- B. Elastomeric Sealant: ASTM C 920, elastomeric polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

11.2 FABRICATION, GENERAL

- A. General: Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated. Shop fabricate items.

11.3 SHEET METAL FABRICATIONS

- A. 24 gauge min. zinc galvanized complying with ASTM A-93 coating not less than 1.50 ounce zinc coating per sq. ft. (total for both sides), with pre-painted finishes on both sides. ("Kynar" bronze color each side.
 - 1. Drip edges.
 - 2. Step flashing shingles: 8" x 7-5/8" bent to extend 4" out over roof deck and 4" up vertical surface.
 - 3. Shed roof to wall flashing.
 - 4. 24" Galvanized Steel W-valley flashing, 24 gauge Dark Brown.

11.4 ROOF DRAINAGE SHEET METAL FABRICATIONS

- A. Hanging Gutters: 5-inch K-Style, 027 gauge aluminum, continuous aluminum gutter complete with end pieces, outlet tubes, and other accessories as required. Fabricate on-site, with no seams. Fabricate gutter accessories from same metal as gutters.
 - 1. Fabricate gutters from: 0.027-inch thick aluminum with baked on finish (Owner to select color from standard range).

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 13 of 36

2. Hanger Style: Aluminum quick screw hanger with 3-inch hex head screw.
3. Spacers between fascia and gutter: 0.024-inch thick aluminum with baked on finish.
- B. Downspouts: Standard 2" x 4" rectangular downspouts complete with front and side elbows. Furnish with metal straps from same material as downspouts.
 1. Fabricate downspouts from: 0.027-inch thick aluminum with baked on finish (Owner to select color from standard range).
- C. Sealant: Geocel 2000 or approved equal.

PART 12 - EXECUTION

12.1 INSTALLATION, GENERAL

- A. General: Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
 1. Torch cutting of sheet metal flashing and trim is not permitted.
- B. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating or by other permanent separation as recommended by fabricator or manufacturers of dissimilar metals.
- C. Install exposed sheet metal flashing and trim without excessive oil canning, buckling, and tool marks.
- D. Install sheet metal flashing and trim true to line and levels indicated. Provide uniform, neat seams with minimum exposure of solder, welds, and elastomeric sealant.
- E. Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.
- F. Fasteners: Use fasteners of sizes that will penetrate substrate not less than 1-1/4 inches for nails and not less than 3/4 inch for wood screws.
- G. Seal joints with elastomeric sealant as required for watertight construction.

12.2 METAL FLASHING INSTALLATION

- A. General: Install sheet metal roof flashing and trim to comply with performance requirements and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.
- B. Roof Edge & W-Valley Flashing
 1. At eaves install drip edge directly to wood deck.
 2. Along rakes install drip edge over underlayment for proper water runoff.
 3. Extend all drip edges 4-inch min. back on roof, bent downward over edge.
 4. Extend all rake edges 2-inch min. back on roof.
 5. Secure drip and rake edges with roofing nails spaced 8" to 10" o.c. into deck along their inner edge.
 6. Install W-metal flashing at all valleys, secure with roofing nails spaced 8" to 10" into deck along outer edge.
- C. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof.

12.3 ROOF DRAINAGE SYSTEM INSTALLATION

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 14 of 36

- A. General: Install sheet metal roof drainage items to produce complete roof drainage system according to SMACNA recommendations and as indicated. Coordinate installation of roof perimeter flashing with installation of roof drainage system. Install downspouts and plumb.
- B. Hanging Gutters: Attach gutters at eave or fascia to firmly anchored gutter brackets spaced not more than 24-inches apart. Crimped and sealed end caps and downspout flanges with a heavy bead of non-curing sealant.
 - 1. Anchor gutter with quick screw hanger with 3-inch hex head screw spaced not more than 24-inches apart.
 - 2. Slope gutters to downspouts.
 - 3. When specified use a "Y" attachment to connect two gutters to a single downspout.
- C. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide hex head screws to securely strap to building and downspouts; locate fasteners at top and bottom and at approximately 60-inches on-center.
 - 1. Provide elbows at base of downspout to direct water away from building if no site drainage is present.
 - 2. Connect downspouts to underground drainage system if available.

END OF SECTION 076200

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 15 of 36

SECTION 077200 - ROOF ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Vents.
 - 2. Ridge Vent
 - 3. Attic Roof Vent
 - 4. Vent Pipe Flashing

1.2 SUBMITTALS

- A. Product Data: For each product indicated.

1.3 QUALITY ASSURANCE

- A. Standards: Comply with the following:
 - 1. SMACNA's "Architectural Sheet Metal Manual" details for fabrication of units, including flanges and cap flashing to coordinate with type of roofing indicated.
 - 2. NRCA's "Roofing and Waterproofing Manual" details for installing units.
 - 3. Applicable building code or other AHJ requirements. Must meet minimum of 1 square foot net free ventilation area per 150 square feet of roof area.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Elastomeric Sealant: Recommended by unit manufacturer that is compatible with joint surfaces; ASTM C 920, Type S, Grade NS, Class 25.
- B. Roofing Cement: ASTM D 4586, non asbestos, fibrated asphalt cement designed for trowel application or other adhesive compatible with roofing system.
- C. Materials to block gable vents.

2.2 VENTS

- A. Bathroom and kitchen fan vents to match existing sizes. Include backflow dampers.

2.3 RIDGE VENTS

- A. General: Ventilating ridge cap with ventilating mesh providing a minimum net free area of 18 sq. in./ft.
- B. Plastic Ridge Cap: High-density polypropylene or other UV-stabilized plastic designed to be installed under shingles at ridge.

2.4 ATTIC ROOF VENT

- A. General: Ventilating on-roof ventilating mesh. Installed continuously the entire length of the roof, both sides. Cor-A-Vent IN-Vent or approved equal providing a minimum net free area of 6.75 sq. in./ft.
- B. Plastic Roof Vent: High-density polypropylene or other UV-stabilized plastic designed to be installed under shingles at mid-roof height.

2.5 VENT PIPE FLASHING

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 16 of 36

- A. All plumbing penetrations to receive new pipe boots and flashing as necessary.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install vents, jack vents, bath and kitchen vents, and pipe boots. Confirm positive connection with existing ductwork.
- B. General: Coordinate installation of roof accessories with installation of roof deck, flashing, roofing membranes, penetrations, equipment, and other construction to ensure that combined elements are waterproof and weathertight. Anchor roof accessories securely to supporting structural substrates so they are capable of withstanding lateral and thermal stresses, and inward and outward loading pressures.
- C. Connect bath and kitchen vents to existing duct work securely.
- D. Report any deficiencies in duct work, insulation or attic ventilation to Owner.
- E. Block and seal gable vents from interior.

END OF SECTION 077200

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 17 of 36

SECTION 09650 – RESILIENT FLOORING

PART 1 - GENERAL

1.1 SECTION INCLUDES

1. Resilient flooring plank products; resilient base; and accessories.

1.2 REFERENCES

- A. ASTM E662 - Standard Test Method for Specific Optical Density of Smoke Generated by Solid Materials.
- B. ASTM F1066 - Standard Specification for Vinyl Composition Floor Tile.
- C. ASTM F1303 - Standard Specification for Sheet Vinyl Floor Covering with Backing.
- D. ASTM F1344 - Standard Specification for Rubber Floor Tile.
- E. ASTM F1861 - Standard Specification for Resilient Wall Base
- F. Federal Specification Unit:
 1. FS L-F-475 - Floor Covering Vinyl, Surface (Tile and Roll), with Backing.
- G. National Fire Protection Association: NFPA 253 - Standard Method of Test for Critical Radiant Flux for Floor Covering Systems Using a Radiant Heat Energy Source.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation methods.
- B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.
- C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

1.4 QUALITY ASSURANCE

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

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 18 of 36

- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years demonstrated experience in installing finishes and coatings of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Take special safety precautions against hazards from toxic and flammable materials.
- D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.
- E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

1.6 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 recommended limits.
- B. Maintain temperature in storage area between 55 degrees F and 90 degrees F, or as otherwise required by the manufacturer.
- C. Store materials for not less than 48 hours prior to installation in area of installation at temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

1.7 COORDINATION

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

1.8 WARRANTY

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 19 of 36

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

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Materials selected for coating systems for each type surface shall be the product of a single manufacturer.
- B. Subfloor Filler: Cementitious or premix latex, type recommended by adhesive material manufacturer and flooring manufacturer, Low-VOC.
- C. Primers and Adhesives: Waterproof, Low-VOC, types recommended by flooring manufacturer.
- D. Moldings and Edge Strips: Same material as flooring, unless otherwise indicated.
- E. Filler for Coved Base: manufacturer's standard.
- F. Transition strip between carpet and resilient flooring: Roppe, or other listed manufactures. Color selected by Owner.
- G. Sealer and Wax: Types recommended by flooring manufacturer rated for high- traffic areas

2.2 MANUFACTURERS

- A. Resilient flooring:
 - 1. Shaw Floors Builder + Multifamily
 - a. VE504 Catalyst 12 LVT, color 05264 Storm
 - b. 12mil wear layer, 2mm thickness
 - c. Plank size 7" x 48"
 - d. Direct glue, full spread adhesive
 - e. Transition strips between dissimilar flooring types
- B. Resilient base:
 - 1. Roppe Corp.
 - 2. Armstrong World Industries
 - 3. Mannington Commercial
 - a. 4-inch height
 - b. Satin finish
 - c. Rubber reducer strips at edges of resilient flooring

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 20 of 36

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces scheduled to receive flooring for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work as included in Article 3.2 "Preparation ". Notify Owner in writing of any defects or conditions which will prevent a satisfactory installation.
- B. Verify concrete floors are dry to maximum moisture content as recommended by flooring manufacturer, and exhibit negative alkalinity, carbonization, and dusting.
- C. An adhesive bond test shall be performed and passed prior to beginning installations.

3.2 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface. Note that some manufacturers require only Portland cement based patching and leveling materials be used for their products.
- B. Prohibit traffic until filler is cured.
- C. Clean substrate.
- D. Apply primer as required to prevent "bleed-thru" or interference with adhesion by substances that cannot be removed. Apply primer to surfaces required by the manufacturer.
- E. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

3.3 INSTALLATION - FLOORING

- A. Lay flooring with joints and seams parallel to longer room dimensions, to produce minimum number of seams. Lay out seams to avoid widths less than 1/3 of roll width; match patterns carefully at seams.
- B. Double cut sheet; provide heat-welded seams.
- C. Where floor finishes are different on opposite sides of door, terminate flooring under centerline of door.
- D. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated. Secure resilient strips by adhesive.
- E. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 21 of 36

- F. Install flooring into the flange of floor drains. If flange-type drain is not installed, butt flooring to edge of drain and seal interface with same sealant used at other joints.
- G. Install flooring in recessed floor access covers. Maintain floor pattern.
- H. At movable partitions, install flooring under partitions without interrupting floor pattern.
- I. Install feature strips and floor markings where indicated. Fit joints tightly.
- J. Install flooring to run continuously under kitchen and bathroom cabinets.

3.4 INSTALLATION - BASE

- A. Fit joints tightly and make vertical. Install roll stock and maintain minimum dimension of 18 inches between joints.
- B. Miter internal corners. At external corners, use premolded units. At exposed ends, use premolded units.
- C. Install base on solid backing. Bond tightly to wall and floor surfaces.
- D. Scribe and fit to doorframes and other interruptions.

3.5 CLEANING

- A. Clean excess materials, and materials deposited on surfaces not indicated to receive flooring, as construction activities of this section progress; do not allow to dry.
- B. Remove protective materials.
- C. Clean and seal flooring.

3.6 PROTECTION

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

END OF SECTION 09650

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 22 of 36

SECTION 09681 – SHEET CARPETING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Work includes sheet carpet installed over pad, over substrate, and accessories in residential units.

1.2 REFERENCES

- A. Carpet and Rug Institute: CRI – Carpet Installation Standard.
- B. Certified Floor Covering Installers (CFI): CFI – Carpet Training and Certification.
- C. Consumer Products Safety Commission:
- D. CPSC 16 CFR 1630 - Standard for the Surface Flammability of Carpets and Rugs.
- E. NFPA 253 - Standard Method of Test for Critical Radiant Flux for Floor Covering Systems Using a Radiant Heat Energy Source.
- F. ANSI/NSF 140 – Sustainable Carpet Assessment Standard.
- G. UL 701 – Standard Methods of Fire Tests for Flame Propagation of Textiles and Films.
- H. UL 723 – Test for Surface Burning Characteristics of Building Materials.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.
- C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

1.4 QUALITY ASSURANCE

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 23 of 36

- A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of three years demonstrated experience in installing finishes and coatings of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Take special safety precautions against hazards from toxic and flammable materials.
- D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.
- E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

1.6 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 recommended limits.
- B. Maintain temperature in storage area between 55 degrees F and 90 degrees F, or as otherwise required by the manufacturer.
- C. Store materials for not less than 48 hours prior to installation in area of installation at temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

1.7 COORDINATION

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

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 24 of 36

1.8 WARRANTY

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

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Sub-Floor Filler: Cementitious Type recommended by flooring material manufacturer.
- B. Pad: 7/16" thick with density of 6 lb per cubic foot, as recommended Carpet and Rug Institute.
- C. Moldings and Edge Strips: Rubber or vinyl, color selected by Architect.
- D. Seam Adhesive: Recommended by manufacturer.
- E. Contact Adhesive: Recommended by carpet manufacturer.

2.2 MANUFACTURERS

- A. Sheet carpeting:
 - 1. Mohawk Builder + Multifamily
 - a. PM562 Amped, color 969 Steelbeam
 - b. Broadloom, solid color
 - c. Transition strips between dissimilar flooring types
- B. Resilient base:
 - 1. Roppe Corp.
 - 2. Armstrong World Industries
 - 3. Mannington Commercial
 - a. 4-inch height
 - b. Satin finish
 - c. Rubber reducer strips at edges of resilient flooring

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify floor surfaces are smooth and flat within industry tolerances and are ready to receive work.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 25 of 36

3.2 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler.
- B. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.
- C. Vacuum clean substrate.

3.3 INSTALLATION - FLOORING

- A. Verify carpet match before cutting to ensure minimal variation between dye lots.
- B. Lay out carpet and locate seams in accordance with CRI 104:
- C. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
- D. Do not locate seams perpendicular through door openings.
- E. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
- F. Locate change of color or pattern between rooms under door centerline.
- G. Provide monolithic color, pattern, and texture match within each contiguous area.
- H. Install carpet tight and flat on subfloor, well fastened at edges, with uniform appearance.
- I. Make cuts straight, true, and unfrayed. Apply seam adhesive to cut edges of woven carpet immediately.
- J. Stretch-In Installation: Follow installation recommendations per CRI 104 for installing carpet under tension over a separate cushion, using tack-strips fastened at walls and other vertical abutments.
- K. Trim carpet neatly at walls and around interruptions.

3.4 INSTALLATION – MDF BASE

- A. Fit joints tightly and make vertical.
- B. Miter corners
- C. Install base on solid backing.
- D. Scribe and fit to doorframes and other interruptions.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 26 of 36

3.5 CLEANING

- A. Clean excess materials, and materials deposited on surfaces not indicated to receive flooring, as construction activities of this section progress; do not allow to dry.
- B. Remove protective materials.
- C. Clean and seal flooring.

3.6 PROTECTION

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

END OF SECTION 09681

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 27 of 36

SECTION 09911 - PAINTS AND COATINGS

PART 4 - GENERAL

4.1 SECTION INCLUDES

A. Surface preparation and field painting of items and surfaces.

1. Included

- a. Window sills
- b. Drywall walls and ceilings
- c. Horizontal and vertical trim
- d. Door and window trim
- e. Interior unit doors
- f. Entry Unit Doors

2. Excluded

- a. Vinyl Windows
- b. Unpainted Foundations

4.2 REFERENCES

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

4.3 SUBMITTALS

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 28 of 36

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.
- C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

4.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years demonstrated experience in installing finishes and coatings of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.

4.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Take special safety precautions against hazards from toxic and flammable materials.
- D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.
- E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

4.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
- B. Post "WET PAINT" signs during application and curing of all coatings that may be accessed by other trades or the public.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 29 of 36

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

4.7 COORDINATION

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

4.8 WARRANTY

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

PART 5 - PRODUCTS

5.1 MATERIALS

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

5.2 MANUFACTURERS

- A. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
 - 1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

PART 6 - EXECUTION

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 30 of 36

6.1 EXAMINATION

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

6.2 PREPARATION

- A. Clean surfaces thoroughly prior to coating application.
- B. Masking: All masking over windows in occupied units shall be removed at the end of each work day.
- C. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- D. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- E. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturer.
- F. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 31 of 36

- G. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, fabric canopies, and other items not indicated to receive coatings.
- H. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- I. Protect adjacent surfaces not indicated to receive coatings.
- J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

6.3 SURFACE PREPARATION

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

6.4 APPLICATION - GENERAL

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 32 of 36

- A. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- B. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying next coat.
- C. Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.
- D. Do not apply succeeding coat until Owner and paint manufacturer's representative has approved previous coat; only approved coats will be considered in determining number of coats applied.
- E. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
- F. Where coating application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.
- G. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside top corner nearest to face of closed door.
- H. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.
- I. Disconnect downspouts from building during application to ensure adequate coverage of trim or siding. Re attach immediately after application.
- J. Exterior Doors
 - 1. Exterior doors shall be painted in groups that allow a single Owner provided staff member to monitor for security.
 - 2. Doors shall be painted open and shall include painting of the hinge side (do not paint hinges or labels).
 - 3. Remove weatherstripping prior to painting doors to ensure that doors may be secure immediately after painting.
 - 4. Replace weatherstripping when dry.

6.5 CLEANING

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

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 33 of 36

- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

6.6 PROTECTION

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

6.7 PAINT SCHEDULE

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

6.8 EXTERIOR PAINT SCHEDULE:

- 1. Entry Doors
 - a. Primer: Behr Bonding Primer (432)
 - b. Finish: Two coats - Behr Alkyd Semi-Gloss Enamel (3900)

6.9 COLORS

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

END OF SECTION 09911

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 34 of 36

SECTION 158300 - FANS

PART 7 - GENERAL

7.1 SUMMARY

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

7.2 SUBMITTALS

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

7.3 QUALITY ASSURANCE

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

PART 8 - PRODUCTS

8.1 BATHROOM EXHAUST FANS

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

8.2 CONTROL SWITCH

- A. Panasonic FV-WCCS2-W

8.3 DUCTS

- A. 4-inch diameter insulated rigid metal vent pipe or 6-inch insulated flexible pipe with a 6" to 4" reducer at both ends.

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 35 of 36

8.4 INSULATION

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

8.5 ACCESSORIES

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

PART 9 - EXECUTION

9.1 INSTALLATION

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

SPECIFICATIONS

**Kendall Ridge Apartments
Building A Fire Restoration**

Contract Number: TS2501831
Page 36 of 36

9.2 FIELD QUALITY CONTROL

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

END OF SECTION 15830



Zaremba Claims Service - Yakima

03-2 Scope

P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

Insured: King County Housing Authority
Property: 1910 154th Avenue NE
Bellevue, WA 98007

Claim Rep.: Jack Van Arsdale
Company: Housing Enterprise Insurance Company Inc.

Business: (800) 873-0242 x 410
E-mail: jvanarsdale@housingcenter.com

Estimator: Craig Nance - WA 72014
Company: Zaremba Claims Service - Yakima

Business: (509) 452-6527
E-mail: cnance@zclaims.com

Claim Number: A8OW6

Policy Number: HAPI-458-247817-2024

Type of Loss: Fire

Date Contacted: 12/23/2024 3:00 PM

Date of Loss: 12/20/2024 2:00 PM

Date Inspected: 12/27/2024 9:00 AM

Date Received: 12/23/2024 2:57 PM

Date Entered: 12/30/2024 8:42 AM

Price List: KINGPWJUL_24
Restoration/Service/Remodel

Estimate: KINGCOUNTYHA12-20-24

This is an estimate of observed damages and is subject to review and final approval by the insurance company.

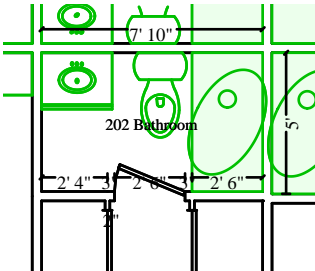


Zarembo Claims Service - Yakima

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KINGCOUNTYHA12-20-24

Upstairs



202 Bathroom

Height: 8'

204.00 SF Walls	38.51 SF Ceiling
242.51 SF Walls & Ceiling	38.51 SF Floor
4.28 SY Flooring	25.50 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

DESCRIPTION

QTY

1. 5/8" drywall - hung, taped, ready for texture	38.51 SF
2. 1/2" drywall - hung, taped, ready for texture	38.51 SF
3. Seal the ceiling w/latex based stain blocker - one coat	38.51 SF
4. Acoustic ceiling (popcorn) texture	38.51 SF
5. 5/8" drywall - hung, taped, floated, ready for paint	204.00 SF
6. Texture drywall - machine	204.00 SF
7. Seal/prime (1 coat) then paint (1 coat) the walls	204.00 SF
8. Mask and prep for paint - plastic, paper, tape (per LF)	25.50 LF
9. Floor preparation for resilient flooring	38.51 SF
10. Vinyl floor covering (sheet goods)	44.29 SF
15 % waste added for Vinyl floor covering (sheet goods).	
11. Cove base molding - rubber or vinyl, 4" high	25.50 LF
12. Light bar - 3 lights	1.00 EA
13. Fiberglass tub & shower combination	1.00 EA
14. Tub/shower faucet	1.00 EA
15. Toilet - Reset	1.00 EA
16. Bathroom mirror - Detach & reset	6.00 SF
17. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
18. Vanity	3.00 LF
19. Countertop - flat laid plastic laminate	3.00 LF
20. Countertop subdeck - plywood	6.00 SF
21. Sink faucet - Bathroom	1.00 EA
22. Sink - single	1.00 EA
23. Bathroom ventilation fan w/light	1.00 EA
24. Interior door - Reset - slab only	1.00 EA
25. Detach & Reset Door knob - interior	1.00 EA

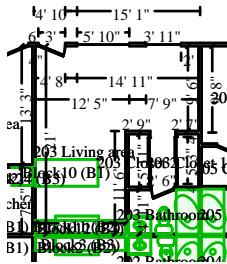
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CONTINUED - 202 Bathroom

DESCRIPTION	QTY
26. Paint door slab only - 2 coats (per side)	2.00 EA
27. Final cleaning - construction - Residential	38.51 SF

NOTES:



203 Living area		Height: 8'
728.00 SF Walls	307.04 SF Ceiling	
1035.04 SF Walls & Ceiling	307.04 SF Floor	
34.12 SY Flooring	91.00 LF Floor Perimeter	
91.00 LF Ceil. Perimeter		

DESCRIPTION	QTY
28. 5/8" drywall - hung, taped, floated, ready for paint Kitchen wall	80.67 SF
29. Texture drywall - machine	80.67 SF
30. Seal/prime (1 coat) then paint (1 coat) the walls	728.00 SF
31. Batt insulation - 6" - R19 - unfaced batt	128.00 SF
32. Paint part of the ceiling - one coat	153.52 SF
33. Mask and prep for paint - plastic, paper, tape (per LF)	91.00 LF
34. Cabinetry - lower (base) units	4.83 LF
35. Countertop subdeck - plywood	10.00 SF
36. Countertop - flat laid plastic laminate	4.83 LF
37. Cabinetry - upper (wall) units	10.08 LF
38. Kitchen Sink - single basin	1.00 EA
39. Sink faucet - Kitchen	1.00 EA
40. P-trap assembly - ABS (plastic)	1.00 EA



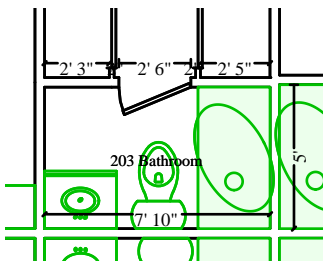
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CONTINUED - 203 Living area

DESCRIPTION	QTY
41. Plumbing fixture supply line	3.00 EA
42. Dishwasher	1.00 EA
43. Garbage disposal / disposer	1.00 EA
44. Range - electric - Reset	1.00 EA
45. Refrigerator - Reset	1.00 EA
46. Range hood - Detach & reset	1.00 EA
47. Floor preparation for resilient flooring	65.00 SF
48. Snaplock Laminate - simulated wood flooring	65.00 SF
49. Carpet	331.31 SF
15 % waste added for Carpet.	
50. Carpet pad	242.04 SF
51. Baseboard - 2 1/4"	91.00 LF
52. Paint baseboard - two coats	91.00 LF
53. Toe kick - pre-finished wood - 1/2"	11.83 LF
54. Final cleaning - construction - Residential	307.04 SF

NOTES:



203 Bathroom

Height: 8'

204.00 SF Walls	38.51 SF Ceiling
242.51 SF Walls & Ceiling	38.51 SF Floor
4.28 SY Flooring	25.50 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

DESCRIPTION	QTY
55. 5/8" drywall - hung, taped, ready for texture	38.51 SF



Zaremba Claims Service - Yakima

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CONTINUED - 203 Bathroom

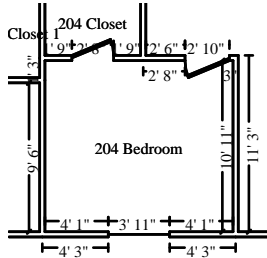
DESCRIPTION	QTY
56. 1/2" drywall - hung, taped, ready for texture	38.51 SF
57. Seal the ceiling w/latex based stain blocker - one coat	38.51 SF
58. Acoustic ceiling (popcorn) texture	38.51 SF
59. 5/8" drywall - hung, taped, floated, ready for paint	204.00 SF
60. Texture drywall - machine	204.00 SF
61. Seal/prime (1 coat) then paint (1 coat) the walls	204.00 SF
62. Mask and prep for paint - plastic, paper, tape (per LF)	25.50 LF
63. Floor preparation for resilient flooring	38.51 SF
64. Vinyl floor covering (sheet goods)	44.29 SF
15 % waste added for Vinyl floor covering (sheet goods).	
65. Cove base molding - rubber or vinyl, 4" high	25.50 LF
66. Light bar - 3 lights	1.00 EA
67. Fiberglass tub & shower combination	1.00 EA
68. Tub/shower faucet	1.00 EA
69. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
70. Vanity	3.00 LF
71. Countertop - flat laid plastic laminate	3.00 LF
72. Countertop subdeck - plywood	6.00 SF
73. Sink faucet - Bathroom	1.00 EA
74. Sink - single	1.00 EA
75. Exhaust fan	1.00 EA
76. Light fixture	1.00 EA
77. Bathroom mirror - Detach & reset	6.00 SF
78. Interior door - Reset - slab only	1.00 EA
79. Paint door slab only - 2 coats (per side)	2.00 EA
80. Final cleaning - construction - Residential	38.51 SF

NOTES:



Zaremba Claims Service - Yakima

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204 Bedroom

Height: 8'

366.67 SF Walls	131.00 SF Ceiling
497.67 SF Walls & Ceiling	131.00 SF Floor
14.56 SY Flooring	45.83 LF Floor Perimeter
45.83 LF Ceil. Perimeter	

DESCRIPTION

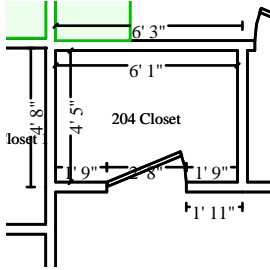
QTY

81. 5/8" drywall - hung, taped, ready for texture	131.00 SF
82. 1/2" drywall - hung, taped, ready for texture	131.00 SF
83. Seal the ceiling w/latex based stain blocker - one coat	131.00 SF
84. Acoustic ceiling (popcorn) texture	131.00 SF
85. 5/8" drywall - hung, taped, floated, ready for paint	101.33 SF
86. Texture drywall - machine	101.33 SF
87. Seal/prime (1 coat) then paint (1 coat) the walls	366.67 SF
88. Mask and prep for paint - plastic, paper, tape (per LF)	45.83 LF
89. Seal & paint window sill	5.00 LF
90. Window blind - PVC - 1" - 20.1 to 32 SF	1.00 EA
91. Floor preparation for resilient flooring	131.00 SF
92. Carpet pad	106.00 SF
93. Carpet	121.90 SF
15 % waste added for Carpet.	
94. Baseboard - 2 1/4"	45.83 LF
95. Paint baseboard - two coats	45.83 LF
96. Paint door slab only - 2 coats (per side)	2.00 EA
97. Paint door or window opening - 2 coats (per side)	2.00 EA
98. Final cleaning - construction - Residential	131.00 SF

NOTES:

Zaremba Claims Service - Yakima

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204 Closet

Height: 8'

168.34 SF Walls
195.30 SF Walls & Ceiling
3.00 SY Flooring
21.04 LF Ceil. Perimeter

26.96 SF Ceiling
26.96 SF Floor
21.04 LF Floor Perimeter

DESCRIPTION

QTY

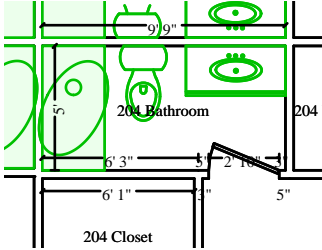
99. 5/8" drywall - hung, taped, ready for texture	26.96 SF
100. 1/2" drywall - hung, taped, ready for texture	26.96 SF
101. Seal the ceiling w/latex based stain blocker - one coat	26.96 SF
102. Acoustic ceiling (popcorn) texture	26.96 SF
103. 5/8" drywall - hung, taped, floated, ready for paint	168.34 SF
104. Texture drywall - machine	168.34 SF
105. Seal/prime (1 coat) then paint (1 coat) the walls	168.34 SF
106. Mask and prep for paint - plastic, paper, tape (per LF)	21.04 LF
107. Floor preparation for resilient flooring	26.96 SF
108. Carpet pad	1.96 SF
109. Carpet	2.25 SF
15 % waste added for Carpet.	
110. Baseboard - 2 1/4"	21.04 LF
111. Paint baseboard - two coats	21.04 LF
112. Light fixture	1.00 EA
113. Interior door unit	1.00 EA
114. Door knob - interior	1.00 EA
115. Paint door slab only - 2 coats (per side)	2.00 EA
116. Paint door or window opening - 2 coats (per side)	1.00 EA
117. Closet shelf and rod package	9.00 LF
118. Seal & paint closet shelving - single shelf	9.00 EA
119. Final cleaning - construction - Residential	26.96 SF

NOTES:



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204 Bathroom

Height: 8'

236.34 SF Walls
285.19 SF Walls & Ceiling
5.43 SY Flooring
29.54 LF Ceil. Perimeter

48.85 SF Ceiling
48.85 SF Floor
29.54 LF Floor Perimeter

DESCRIPTION

QTY

120. R&R Stud wall - 2" x 4" - 8" oc	62.67 SF
121. Joist - floor or ceiling - 2x8 - w/blocking - 16" oc	48.85 SF
122. 5/8" drywall - hung, taped, ready for texture	48.85 SF
123. 1/2" drywall - hung, taped, ready for texture	48.85 SF
124. Seal the ceiling w/latex based stain blocker - one coat	48.85 SF
125. Acoustic ceiling (popcorn) texture	48.85 SF
126. 5/8" drywall - hung, taped, floated, ready for paint	236.34 SF
127. Texture drywall - machine	236.34 SF
128. Seal/prime (1 coat) then paint (1 coat) the walls	236.34 SF
129. Mask and prep for paint - plastic, paper, tape (per LF)	29.54 LF
130. Floor preparation for resilient flooring	48.85 SF
131. Vinyl floor covering (sheet goods)	56.18 SF
15 % waste added for Vinyl floor covering (sheet goods).	
132. Cove base molding - rubber or vinyl, 4" high	29.54 LF
133. Light bar - 3 lights	1.00 EA
134. Fiberglass tub & shower combination	1.00 EA
135. Tub/shower faucet	1.00 EA
136. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
137. Vanity	3.00 LF
138. Countertop - flat laid plastic laminate	3.00 LF
139. Countertop subdeck - plywood	6.00 SF
140. Sink faucet - Bathroom	1.00 EA
141. Sink - single	1.00 EA
142. Bathroom ventilation fan w/light	1.00 EA
143. Interior door unit	1.00 EA
144. Door knob - interior	1.00 EA
145. Bathroom mirror - Detach & reset	6.00 SF
146. Paint door or window opening - 2 coats (per side)	1.00 EA
147. Paint door slab only - 2 coats (per side)	2.00 EA
148. Final cleaning - construction - Residential	48.85 SF



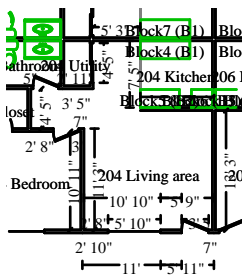
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CONTINUED - 204 Bathroom

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

NOTES:



204 Living area	Height: 8'
596.67 SF Walls	258.28 SF Ceiling
854.95 SF Walls & Ceiling	258.28 SF Floor
28.70 SY Flooring	74.58 LF Floor Perimeter
74.58 LF Ceil. Perimeter	
Missing Wall	7' 5" X 8'
	Opens into DEF_204_KITC

DESCRIPTION	QTY
149. 5/8" drywall - hung, taped, ready for texture	258.28 SF
150. 1/2" drywall - hung, taped, ready for texture	258.28 SF
151. Seal the ceiling w/latex based stain blocker - one coat	258.28 SF
152. Acoustic ceiling (popcorn) texture	258.28 SF
153. Batt insulation - 4" - R11- unfaced batt	42.00 SF
154. 5/8" drywall - hung, taped, floated, ready for paint	596.67 SF
155. Texture drywall - machine	596.67 SF
156. Seal/prime (1 coat) then paint (1 coat) the walls	596.67 SF
157. Mask and prep for paint - plastic, paper, tape (per LF)	74.58 LF
158. Vinyl window, horizontal sliding, 24-32 sf	1.00 EA
159. Window sill	5.00 LF
160. Window blind - PVC - 1" - 20.1 to 32 SF	1.00 EA
161. Seal & paint window sill	5.00 LF
162. Floor preparation for resilient flooring	258.28 SF
163. Carpet pad	233.28 SF
164. Carpet	268.28 SF



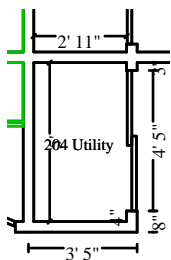
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CONTINUED - 204 Living area

DESCRIPTION	QTY
15 % waste added for Carpet.	
165. Baseboard - 2 1/4"	74.58 LF
166. Paint baseboard - two coats	74.58 LF
167. Snaplock Laminate - simulated wood flooring	25.00 SF
168. Light fixture	1.00 EA
169. Thermostat	1.00 EA
170. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA
171. Paint door slab only - 2 coats (per side)	2.00 EA
172. Door lockset & deadbolt - exterior	1.00 EA
173. Final cleaning - construction - Residential	258.28 SF

NOTES:



204 Utility

Height: 8'

126.67 SF Walls	14.58 SF Ceiling
141.25 SF Walls & Ceiling	14.58 SF Floor
1.62 SY Flooring	15.83 LF Floor Perimeter
15.83 LF Ceil. Perimeter	

DESCRIPTION	QTY
174. 5/8" drywall - hung, taped, ready for texture	14.58 SF
175. 1/2" drywall - hung, taped, ready for texture	14.58 SF
176. Seal the ceiling w/latex based stain blocker - one coat	14.58 SF
177. Acoustic ceiling (popcorn) texture	14.58 SF
178. Batt insulation - 4" - R11- unfaced batt	24.00 SF
179. 5/8" drywall - hung, taped, floated, ready for paint	126.67 SF



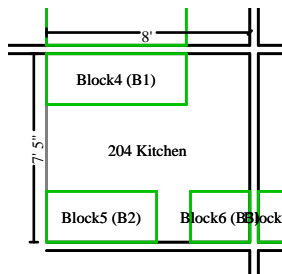
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CONTINUED - 204 Utility

DESCRIPTION	QTY
180. Texture drywall - machine	126.67 SF
181. Seal/prime (1 coat) then paint (1 coat) the walls	126.67 SF
182. Mask and prep for paint - plastic, paper, tape (per LF)	15.83 LF
183. Floor preparation for resilient flooring	14.58 SF
184. Snaplock Laminate - simulated wood flooring	14.58 SF
185. Cove base molding - rubber or vinyl, 4" high	15.83 LF
186. Washer/Washing machine & dryer combo - Electric	1.00 EA
187. Detach & Reset Water heater - 50 gallon - Electric - 6 yr	1.00 EA
188. Exhaust fan	1.00 EA
189. Bypass (sliding) door set - lauan/mahogany	1.00 EA
190. Paint door slab only - 2 coats (per side)	4.00 EA
191. Final cleaning - construction - Residential	14.58 SF

NOTES:



204 Kitchen

Height: 8'

187.33 SF Walls	59.33 SF Ceiling
246.67 SF Walls & Ceiling	59.33 SF Floor
6.59 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

Missing Wall

7' 5" X 8'

Opens into DEF_204_LIVI

DESCRIPTION	QTY
192. 5/8" drywall - hung, taped, ready for texture	59.33 SF
193. 1/2" drywall - hung, taped, ready for texture	59.33 SF
194. Seal the ceiling w/latex based stain blocker - one coat	59.33 SF



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CONTINUED - 204 Kitchen

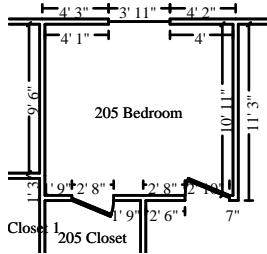
DESCRIPTION	QTY
195. Acoustic ceiling (popcorn) texture	59.33 SF
196. Batt insulation - 4" - R11- unfaced batt	64.00 SF
197. 5/8" drywall - hung, taped, floated, ready for paint	187.33 SF
198. Texture drywall - machine	187.33 SF
199. Seal/prime (1 coat) then paint (1 coat) the walls	187.33 SF
200. Mask and prep for paint - plastic, paper, tape (per LF)	23.42 LF
201. Cabinetry - lower (base) units	9.00 LF
202. Countertop subdeck - plywood	24.33 SF
203. Countertop - flat laid plastic laminate	12.17 LF
204. Cabinetry - upper (wall) units	14.00 LF
205. Kitchen Sink - single basin	1.00 EA
206. P-trap assembly - ABS (plastic)	1.00 EA
207. Plumbing fixture supply line	3.00 EA
208. Garbage disposal / disposer	1.00 EA
209. Range hood	1.00 EA
210. Dishwasher	1.00 EA
211. Range - freestanding - electric	1.00 EA
212. Refrigerator - top freezer - 14 to 18 cf	1.00 EA
213. Floor preparation for resilient flooring	59.33 SF
214. Snaplock Laminate - simulated wood flooring	59.33 SF
215. Cove base molding - rubber or vinyl, 4" high	23.42 LF
216. Light fixture	1.00 EA
217. Final cleaning - construction - Residential	59.33 SF

NOTES:



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205 Bedroom

Height: 8'

366.67 SF Walls	131.00 SF Ceiling
497.67 SF Walls & Ceiling	131.00 SF Floor
14.56 SY Flooring	45.83 LF Floor Perimeter
45.83 LF Ceil. Perimeter	

DESCRIPTION

QTY

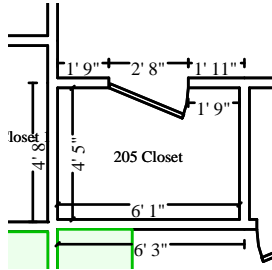
218. 5/8" drywall - hung, taped, ready for texture	131.00 SF
219. 1/2" drywall - hung, taped, ready for texture	131.00 SF
220. Seal the ceiling w/latex based stain blocker - one coat	131.00 SF
221. Acoustic ceiling (popcorn) texture	131.00 SF
222. Seal/prime (1 coat) then paint (1 coat) the walls	366.67 SF
223. Mask and prep for paint - plastic, paper, tape (per LF)	45.83 LF
224. Interior door unit	1.00 EA
225. Detach & Reset Door knob - interior	1.00 EA
226. Paint door slab only - 2 coats (per side)	4.00 EA
227. Paint door or window opening - 2 coats (per side)	2.00 EA
228. Carpet	150.65 SF
15 % waste added for Carpet.	
229. Carpet pad	131.00 SF
230. Seal & paint window sill	5.00 LF
231. Window blind - PVC - 1" - 20.1 to 32 SF	1.00 EA
232. Paint baseboard - two coats	45.83 LF
233. Final cleaning - construction - Residential	131.00 SF

NOTES:



Zarembo Claims Service - Yakima

P.O. Box 87
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509-452-6527 O
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205 Closet

Height: 8'

168.34 SF Walls
195.30 SF Walls & Ceiling
3.00 SY Flooring
21.04 LF Ceil. Perimeter

26.96 SF Ceiling
26.96 SF Floor
21.04 LF Floor Perimeter

DESCRIPTION

QTY

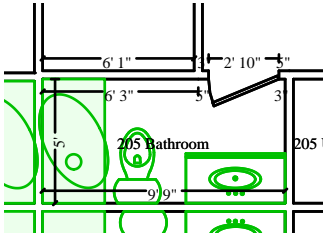
234. 5/8" drywall - hung, taped, ready for texture	26.96 SF
235. 1/2" drywall - hung, taped, ready for texture	26.96 SF
236. Seal the ceiling w/latex based stain blocker - one coat	26.96 SF
237. Acoustic ceiling (popcorn) texture	26.96 SF
238. 5/8" drywall - hung, taped, floated, ready for paint	168.34 SF
239. Texture drywall - machine	168.34 SF
240. Seal/prime (1 coat) then paint (1 coat) the walls	168.34 SF
241. Mask and prep for paint - plastic, paper, tape (per LF)	21.04 LF
242. Paint door or window opening - 2 coats (per side)	1.00 EA
243. Carpet	31.00 SF
15 % waste added for Carpet.	
244. Carpet pad	26.96 SF
245. Baseboard - 2 1/4"	21.04 LF
246. Paint baseboard - two coats	21.04 LF
247. Light fixture	1.00 EA
248. Closet shelf and rod package	9.00 LF
249. Seal & paint closet shelving - single shelf	9.00 EA
250. Final cleaning - construction - Residential	26.96 SF

NOTES:



Zaremba Claims Service - Yakima

P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F



205 Bathroom

Height: 8'

236.34 SF Walls	48.85 SF Ceiling
285.19 SF Walls & Ceiling	48.85 SF Floor
5.43 SY Flooring	29.54 LF Floor Perimeter
29.54 LF Ceil. Perimeter	

DESCRIPTION

QTY

251. R&R Stud wall - 2" x 4" - 8" oc	62.67 SF
252. Joist - floor or ceiling - 2x8 - w/blocking - 16" oc	48.85 SF
253. 5/8" drywall - hung, taped, ready for texture	48.85 SF
254. 1/2" drywall - hung, taped, ready for texture	48.85 SF
255. Seal the ceiling w/latex based stain blocker - one coat	48.85 SF
256. Acoustic ceiling (popcorn) texture	48.85 SF
257. 5/8" drywall - hung, taped, floated, ready for paint	236.34 SF
258. Texture drywall - machine	236.34 SF
259. Seal/prime (1 coat) then paint (1 coat) the walls	236.34 SF
260. Mask and prep for paint - plastic, paper, tape (per LF)	29.54 LF
261. Floor preparation for resilient flooring	48.85 SF
262. Vinyl floor covering (sheet goods)	56.18 SF
15 % waste added for Vinyl floor covering (sheet goods).	
263. Cove base molding - rubber or vinyl, 4" high	29.54 LF
264. Light bar - 3 lights	1.00 EA
265. Fiberglass tub & shower combination	1.00 EA
266. Tub/shower faucet	1.00 EA
267. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
268. Vanity	3.00 LF
269. Countertop - flat laid plastic laminate	3.00 LF
270. Countertop subdeck - plywood	6.00 SF
271. Sink faucet - Bathroom	1.00 EA
272. Sink - single	1.00 EA
273. Exhaust fan	1.00 EA
274. Light fixture	1.00 EA
275. Bathroom mirror - Detach & reset	6.00 SF
276. Interior door unit	1.00 EA
277. Detach & Reset Door knob - interior	1.00 EA
278. Paint door slab only - 2 coats (per side)	2.00 EA
279. Final cleaning - construction - Residential	48.85 SF



Zaremba Claims Service - Yakima

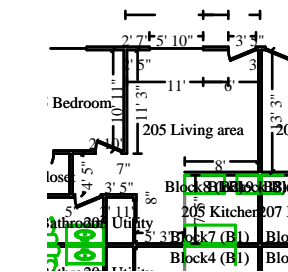
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509-452-7236 F

CONTINUED - 205 Bathroom

DESCRIPTION

QTY

NOTES:



Missing Wall

205 Living area

Height: 8'

596.67 SF Walls	258.28 SF Ceiling
854.95 SF Walls & Ceiling	258.28 SF Floor
28.70 SY Flooring	74.58 LF Floor Perimeter
74.58 LF Ceil. Perimeter	

7' 5" X 8'

Opens into DEF_205_KITC

DESCRIPTION

QTY

280. 5/8" drywall - hung, taped, ready for texture	258.28 SF
281. 1/2" drywall - hung, taped, ready for texture	258.28 SF
282. Seal the ceiling w/latex based stain blocker - one coat	258.28 SF
283. Acoustic ceiling (popcorn) texture	258.28 SF
284. 5/8" drywall - hung, taped, floated, ready for paint	138.00 SF
Walls	
285. Texture drywall - machine	138.00 SF
286. Seal/prime (1 coat) then paint (1 coat) the walls	596.67 SF
287. Mask and prep for paint - plastic, paper, tape (per LF)	74.58 LF
288. Carpet	297.03 SF
15 % waste added for Carpet.	
289. Carpet pad	258.28 SF
290. Baseboard - 2 1/4"	1.00 LF
291. Paint baseboard - two coats	74.58 LF
292. Final cleaning - construction - Residential	258.28 SF



Zaremba Claims Service - Yakima

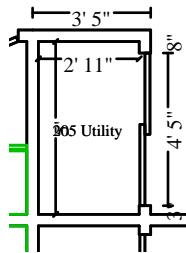
P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 205 Living area

DESCRIPTION

QTY

NOTES:



205 Utility

Height: 8'

126.67 SF Walls	14.58 SF Ceiling
141.25 SF Walls & Ceiling	14.58 SF Floor
1.62 SY Flooring	15.83 LF Floor Perimeter
15.83 LF Ceil. Perimeter	

DESCRIPTION

QTY

293. 5/8" drywall - hung, taped, ready for texture	14.58 SF
294. 1/2" drywall - hung, taped, ready for texture	14.58 SF
295. Seal the ceiling w/latex based stain blocker - one coat	14.58 SF
296. Acoustic ceiling (popcorn) texture	14.58 SF
297. Batt insulation - 4" - R11- unfaced batt	24.00 SF
298. 5/8" drywall - hung, taped, floated, ready for paint	126.67 SF
299. Texture drywall - machine	126.67 SF
300. Seal/prime (1 coat) then paint (1 coat) the walls	126.67 SF
301. Mask and prep for paint - plastic, paper, tape (per LF)	15.83 LF
302. Floor preparation for resilient flooring	14.58 SF
303. Snaplock Laminate - simulated wood flooring	14.58 SF
304. Cove base molding - rubber or vinyl, 4" high	15.83 LF
305. Detach & Reset Washer/Washing machine & dryer combo - Electric	1.00 EA
306. Detach & Reset Water heater - 50 gallon - Electric - 6 yr	1.00 EA
307. Exhaust fan	1.00 EA
308. Detach & Reset Bypass (sliding) door set - lauan/mahogany	1.00 EA
309. Washing machine outlet box with valves	1.00 EA
310. Paint door slab only - 2 coats (per side)	4.00 EA



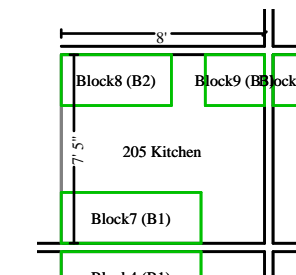
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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 205 Utility

DESCRIPTION	QTY
311. Final cleaning - construction - Residential	14.58 SF

NOTES:



205 Kitchen

Height: 8'

187.33 SF Walls	59.33 SF Ceiling
246.67 SF Walls & Ceiling	59.33 SF Floor
6.59 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

Missing Wall

7' 5" X 8'

Opens into DEF_205_LIVI

DESCRIPTION	QTY
312. 5/8" drywall - hung, taped, ready for texture	59.33 SF
313. 1/2" drywall - hung, taped, ready for texture	59.33 SF
314. Seal the ceiling w/latex based stain blocker - one coat	59.33 SF
315. Acoustic ceiling (popcorn) texture	59.33 SF
316. Batt insulation - 4" - R11- unfaced batt	64.00 SF
317. 5/8" drywall - hung, taped, floated, ready for paint	187.33 SF
318. Texture drywall - machine	187.33 SF
319. Seal/prime (1 coat) then paint (1 coat) the walls	187.33 SF
320. Mask and prep for paint - plastic, paper, tape (per LF)	23.42 LF
321. Cabinetry - lower (base) units	9.83 LF
322. Countertop subdeck - plywood	24.33 SF
323. Countertop - flat laid plastic laminate	12.17 LF
324. Cabinetry - upper (wall) units	14.00 LF
325. Sink - single - Reset	1.00 EA



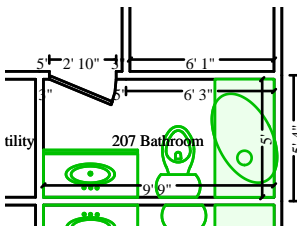
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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 205 Kitchen

DESCRIPTION	QTY
326. P-trap assembly - ABS (plastic)	1.00 EA
327. Plumbing fixture supply line	3.00 EA
328. Dishwasher - Reset	1.00 EA
329. Range - electric - Reset	1.00 EA
330. Refrigerator - Reset	1.00 EA
331. Range hood - Detach & reset	1.00 EA
332. Garbage disposal / disposer - Reset	1.00 EA
333. Floor preparation for resilient flooring	59.33 SF
334. Snaplock Laminate - simulated wood flooring	59.33 SF
335. Cove base molding - rubber or vinyl, 4" high	23.42 LF
336. Light fixture	1.00 EA
337. Final cleaning - construction - Residential	59.33 SF

NOTES:



207 Bathroom

Height: 8'

236.34 SF Walls	48.85 SF Ceiling
285.19 SF Walls & Ceiling	48.85 SF Floor
5.43 SY Flooring	29.54 LF Floor Perimeter
29.54 LF Ceil. Perimeter	

DESCRIPTION	QTY
338. Batt insulation - 4" - R11- unfaced batt	156.00 SF
339. 5/8" drywall - hung, taped, ready for texture	140.00 SF
340. Texture drywall - light hand texture	140.00 SF
341. Seal the surface area w/PVA primer - one coat	140.00 SF



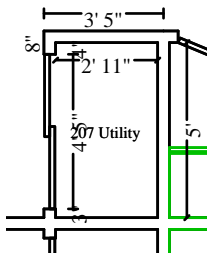
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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 207 Bathroom

DESCRIPTION	QTY
342. Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	285.19 SF
343. Mask and prep for paint - plastic, paper, tape (per LF)	29.54 LF
344. Vanity - Reset	4.00 LF
345. Countertop - post formed plastic laminate - Reset	4.00 LF
346. Sink - single - Reset	1.00 EA
347. P-trap assembly - ABS (plastic)	1.00 EA
348. Bathtub - Reset	1.00 EA
349. Fiberglass tub surround only	1.00 EA
350. Detach & Reset Light bar - 4 lights	1.00 EA
351. Shower curtain rod - Detach & reset	1.00 EA
352. Bathroom mirror - Detach & reset	9.00 SF
353. Toilet - Reset	1.00 EA
354. Plumbing fixture supply line	3.00 EA
355. Cove base molding - rubber or vinyl, 4" high	29.54 LF
356. Final cleaning - construction - Residential	48.85 SF

NOTES:



207 Utility

Height: 8'

126.67 SF Walls	14.58 SF Ceiling
141.25 SF Walls & Ceiling	14.58 SF Floor
1.62 SY Flooring	15.83 LF Floor Perimeter
15.83 LF Ceil. Perimeter	

DESCRIPTION	QTY
357. Batt insulation - 4" - R11- unfaced batt	48.00 SF



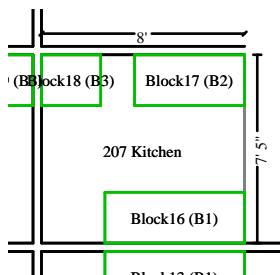
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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 207 Utility

DESCRIPTION	QTY
358. 5/8" drywall - hung, taped, ready for texture	23.33 SF
359. Texture drywall - light hand texture	30.00 SF
360. Seal the surface area w/PVA primer - one coat	30.00 SF
361. Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	141.25 SF
362. Mask and prep for paint - plastic, paper, tape (per LF)	15.83 LF
363. Water heater - Detach & reset	1.00 EA
364. Detach & Reset Bypass (sliding) door set - Colonist	1.00 EA
365. Detach & Reset Washer/Washing machine & dryer combo - Electric	1.00 EA
366. Cove base molding - rubber or vinyl, 4" high	15.83 LF
367. Final cleaning - construction - Residential	14.58 SF

NOTES:



207 Kitchen

Height: 8'

187.33 SF Walls	59.33 SF Ceiling
246.67 SF Walls & Ceiling	59.33 SF Floor
6.59 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

Missing Wall

7' 5" X 8'

Opens into DEF_207_LIVI

DESCRIPTION	QTY
368. Batt insulation - 4" - R11- unfaced batt	214.00 SF
369. 5/8" drywall - hung, taped, ready for texture	106.67 SF
370. Texture drywall - light hand texture	110.00 SF
371. Seal the surface area w/PVA primer - one coat	110.00 SF
372. Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	246.67 SF



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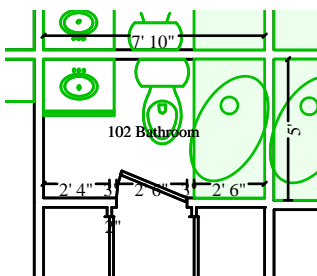
P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 207 Kitchen

DESCRIPTION	QTY
373. Mask and prep for paint - plastic, paper, tape (per LF)	23.42 LF
374. Cabinetry - lower (base) units	4.83 LF
375. Countertop - post formed plastic laminate - Reset	5.00 LF
376. Sink - single - Reset	1.00 EA
377. P-trap assembly - ABS (plastic)	1.00 EA
378. Plumbing fixture supply line	3.00 EA
379. Dishwasher - Reset	1.00 EA
380. Range - electric - Reset	1.00 EA
381. Refrigerator - Reset	1.00 EA
382. Cove base molding - rubber or vinyl, 4" high	23.42 LF
383. Final cleaning - construction - Residential	59.33 SF

NOTES:

Main Floor



102 Bathroom

Height: 8'

204.00 SF Walls	38.51 SF Ceiling
242.51 SF Walls & Ceiling	38.51 SF Floor
4.28 SY Flooring	25.50 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

DESCRIPTION	QTY
384. 5/8" drywall - hung, taped, ready for texture	38.51 SF
385. 1/2" drywall - hung, taped, ready for texture	38.51 SF
386. Seal the ceiling w/latex based stain blocker - one coat	38.51 SF
387. Acoustic ceiling (popcorn) texture	38.51 SF



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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 102 Bathroom

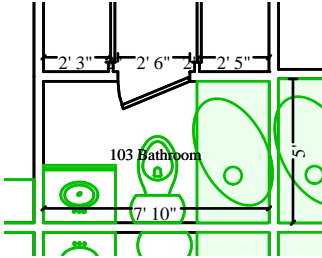
DESCRIPTION	QTY
388. 5/8" drywall - hung, taped, floated, ready for paint	204.00 SF
389. Texture drywall - machine	204.00 SF
390. Seal/prime (1 coat) then paint (1 coat) the walls	204.00 SF
391. Mask and prep for paint - plastic, paper, tape (per LF)	25.50 LF
392. Floor preparation for resilient flooring	38.51 SF
393. Vinyl floor covering (sheet goods)	44.29 SF
15 % waste added for Vinyl floor covering (sheet goods).	
394. Cove base molding - rubber or vinyl, 4" high	25.50 LF
395. Light bar - 3 lights	1.00 EA
396. Fiberglass tub & shower combination	1.00 EA
397. Tub/shower faucet	1.00 EA
398. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
399. Vanity	3.00 LF
400. Countertop - flat laid plastic laminate	3.00 LF
401. Countertop subdeck - plywood	6.00 SF
402. Sink faucet - Bathroom	1.00 EA
403. Sink - single	1.00 EA
404. Toilet - Reset	1.00 EA
405. Exhaust fan	1.00 EA
406. Bathroom mirror - Detach & reset	6.00 SF
407. Interior door - Reset - slab only	1.00 EA
408. Paint door slab only - 2 coats (per side)	2.00 EA
409. Final cleaning - construction - Residential	38.51 SF

NOTES:



Zaremba Claims Service - Yakima

P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F



103 Bathroom

Height: 8'

204.00 SF Walls	38.51 SF Ceiling
242.51 SF Walls & Ceiling	38.51 SF Floor
4.28 SY Flooring	25.50 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

DESCRIPTION

QTY

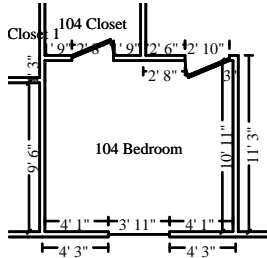
410. Batt insulation - 4" - R11- unfaced batt	125.33 SF
411. 5/8" drywall - hung, taped, ready for texture	38.51 SF
412. 1/2" drywall - hung, taped, ready for texture	38.51 SF
413. Texture drywall - light hand texture	242.51 SF
414. 5/8" drywall - hung, taped, floated, ready for paint	204.00 SF
415. Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	242.51 SF
416. Mask and prep for paint - plastic, paper, tape (per LF)	25.50 LF
417. Vinyl plank flooring	38.51 SF
418. Vanity	4.00 LF
419. Countertop - post formed plastic laminate	4.00 LF
420. Sink - single	1.00 EA
421. P-trap assembly - ABS (plastic)	1.00 EA
422. Fiberglass tub surround only	1.00 EA
423. Bathtub	1.00 EA
424. Sink faucet - Bathroom	1.00 EA
425. Tub/shower faucet	1.00 EA
426. Detach & Reset Light bar - 3 lights	1.00 EA
427. Shower curtain rod	1.00 EA
428. Mirror - 1/4" plate glass	9.00 SF
429. Toilet	1.00 EA
430. Toilet seat	1.00 EA
431. Plumbing fixture supply line	3.00 EA
432. Cove base molding - rubber or vinyl, 4" high	25.50 LF
433. Final cleaning - construction - Residential	38.51 SF

NOTES:



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Yakima, WA 98907
509-452-6527 O
509-452-7236 F



104 Bedroom

Height: 8'

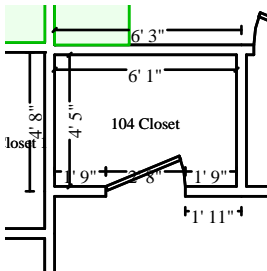
366.67 SF Walls	131.00 SF Ceiling
497.67 SF Walls & Ceiling	131.00 SF Floor
14.56 SY Flooring	45.83 LF Floor Perimeter
45.83 LF Ceil. Perimeter	

DESCRIPTION

QTY

434. 5/8" drywall - hung, taped, ready for texture	37.67 SF
435. Texture drywall - machine	40.00 SF
436. Seal/prime (1 coat) then paint (1 coat) the walls	366.67 SF
437. Mask and prep for paint - plastic, paper, tape (per LF)	45.83 LF
438. Seal & paint window sill	5.00 LF
439. Window blind - PVC - 1" - 20.1 to 32 SF	1.00 EA
440. Floor preparation for resilient flooring	131.00 SF
441. Carpet pad	131.00 SF
442. Carpet	150.65 SF
15 % waste added for Carpet.	
443. Interior door - Reset - slab only	1.00 EA
444. Baseboard - 2 1/4"	6.00 LF
445. Paint baseboard - two coats	45.83 LF
446. Paint door slab only - 2 coats (per side)	2.00 EA
447. Final cleaning - construction - Residential	131.00 SF

NOTES:



104 Closet

Height: 8'

168.34 SF Walls	26.96 SF Ceiling
195.30 SF Walls & Ceiling	26.96 SF Floor
3.00 SY Flooring	21.04 LF Floor Perimeter
21.04 LF Ceil. Perimeter	

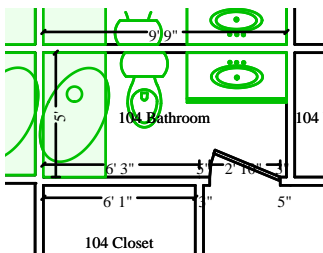


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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

DESCRIPTION	QTY
448. Carpet pad	26.96 SF
449. Carpet	31.00 SF
15 % waste added for Carpet.	
450. Paint baseboard - two coats	21.04 LF
451. Paint door slab only - 2 coats (per side)	2.00 EA
452. Closet shelf and rod package	9.00 LF
453. Seal & paint closet shelving - single shelf	9.00 EA
454. Final cleaning - construction - Residential	26.96 SF

NOTES:



104 Bathroom

Height: 8'

236.34 SF Walls	48.85 SF Ceiling
285.19 SF Walls & Ceiling	48.85 SF Floor
5.43 SY Flooring	29.54 LF Floor Perimeter
29.54 LF Ceil. Perimeter	

DESCRIPTION	QTY
455. 5/8" drywall - hung, taped, ready for texture	48.85 SF
456. 1/2" drywall - hung, taped, ready for texture	48.85 SF
457. Seal the ceiling w/latex based stain blocker - one coat	48.85 SF
458. Acoustic ceiling (popcorn) texture	48.85 SF
459. 5/8" drywall - hung, taped, floated, ready for paint	236.34 SF
460. Texture drywall - machine	236.34 SF
461. Seal/prime (1 coat) then paint (1 coat) the walls	236.34 SF
462. Mask and prep for paint - plastic, paper, tape (per LF)	29.54 LF
463. Floor preparation for resilient flooring	48.85 SF
464. Vinyl floor covering (sheet goods)	56.18 SF
15 % waste added for Vinyl floor covering (sheet goods).	
465. Cove base molding - rubber or vinyl, 4" high	29.54 LF
466. Light bar - 3 lights	1.00 EA
467. Fiberglass tub & shower combination	1.00 EA



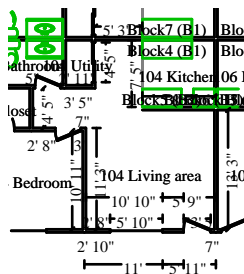
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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 104 Bathroom

DESCRIPTION	QTY
468. Tub/shower faucet	1.00 EA
469. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
470. Vanity	4.00 LF
471. Countertop - flat laid plastic laminate	4.00 LF
472. Countertop subdeck - plywood	6.00 SF
473. Sink faucet - Bathroom	1.00 EA
474. Sink - single	1.00 EA
475. Exhaust fan	1.00 EA
476. Bathroom mirror - Detach & reset	6.00 SF
477. Paint door slab only - 2 coats (per side)	2.00 EA
478. Paint door or window opening - 2 coats (per side)	1.00 EA
479. Final cleaning - construction - Residential	48.85 SF

NOTES:



104 Living area

Height: 8'

596.67 SF Walls	258.28 SF Ceiling
854.95 SF Walls & Ceiling	258.28 SF Floor
28.70 SY Flooring	74.58 LF Floor Perimeter
74.58 LF Ceil. Perimeter	

Missing Wall

7' 5" X 8'

Opens into DEF_104_KITC

DESCRIPTION	QTY
480. 5/8" drywall - hung, taped, ready for texture	43.75 SF
481. 1/2" drywall - hung, taped, ready for texture	43.75 SF
482. Seal the ceiling w/latex based stain blocker - one coat	258.28 SF



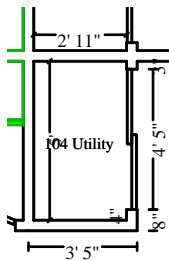
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P.O. Box 87
Yakima, WA 98907
509-452-6527 O
509-452-7236 F

CONTINUED - 104 Living area

DESCRIPTION	QTY
483. Acoustic ceiling (popcorn) texture	258.28 SF
484. Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	854.95 SF
485. Mask and prep for paint - plastic, paper, tape (per LF)	74.58 LF
486. Floor preparation for resilient flooring	258.28 SF
487. Carpet pad	233.28 SF
488. Carpet	268.28 SF
15 % waste added for Carpet.	
489. Baseboard - 2 1/4"	37.29 LF
490. Paint baseboard - two coats	74.58 LF
491. Snaplock Laminate - simulated wood flooring	25.00 SF
492. Light fixture	1.00 EA
493. Paint door slab only - 2 coats (per side)	2.00 EA
494. Final cleaning - construction - Residential	258.28 SF

NOTES:



104 Utility

Height: 8'

126.67 SF Walls	14.58 SF Ceiling
141.25 SF Walls & Ceiling	14.58 SF Floor
1.62 SY Flooring	15.83 LF Floor Perimeter
15.83 LF Ceil. Perimeter	

DESCRIPTION	QTY
495. Batt insulation - 4" - R11- unfaced batt	16.00 SF
496. 5/8" drywall - hung, taped, ready for texture	14.58 SF
497. 1/2" drywall - hung, taped, ready for texture	14.58 SF



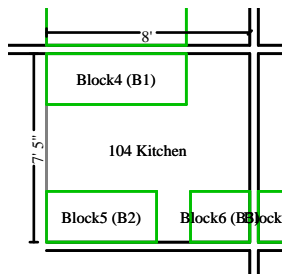
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CONTINUED - 104 Utility

DESCRIPTION	QTY
498. Texture drywall - light hand texture	141.25 SF
499. 5/8" drywall - hung, taped, floated, ready for paint	50.00 SF
500. Seal/prime (1 coat) then paint (1 coat) the walls and ceiling	141.25 SF
501. Mask and prep for paint - plastic, paper, tape (per LF)	15.83 LF
502. Snaplock Laminate - simulated wood flooring	14.58 SF
503. Cove base molding - rubber or vinyl, 4" high	15.83 LF
504. Washer/Washing machine & dryer combo - Electric	1.00 EA
505. Detach & Reset Water heater - 50 gallon - Electric - 6 yr	1.00 EA
506. Exhaust fan	1.00 EA
507. Bypass (sliding) door set - lauan/mahogany	1.00 EA
508. Paint door slab only - 2 coats (per side)	4.00 EA
509. Final cleaning - construction - Residential	14.58 SF

NOTES:



104 Kitchen

Height: 8'

187.33 SF Walls	59.33 SF Ceiling
246.67 SF Walls & Ceiling	59.33 SF Floor
6.59 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

Missing Wall

7' 5" X 8'

Opens into DEF_104_LIVI

DESCRIPTION	QTY
510. 5/8" drywall - hung, taped, ready for texture	59.33 SF
511. 1/2" drywall - hung, taped, ready for texture	59.33 SF
512. Seal the ceiling w/latex based stain blocker - one coat	59.33 SF



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CONTINUED - 104 Kitchen

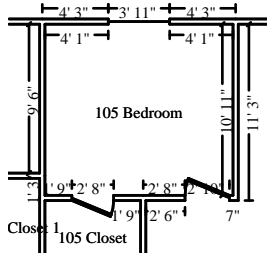
DESCRIPTION	QTY
513. Acoustic ceiling (popcorn) texture	59.33 SF
514. Batt insulation - 4" - R11- unfaced batt	64.00 SF
515. 5/8" drywall - hung, taped, floated, ready for paint	64.00 SF
516. Texture drywall - machine	64.00 SF
517. Seal/prime (1 coat) then paint (1 coat) the walls	187.33 SF
518. Mask and prep for paint - plastic, paper, tape (per LF)	23.42 LF
519. Cabinetry - lower (base) units	9.00 LF
520. Countertop subdeck - plywood	18.00 SF
521. Countertop - flat laid plastic laminate	9.00 LF
522. Cabinetry - upper (wall) units	14.00 LF
523. Sink - single - Reset	1.00 EA
524. P-trap assembly - ABS (plastic)	1.00 EA
525. Plumbing fixture supply line	3.00 EA
526. Range hood	1.00 EA
527. Dishwasher - Reset	1.00 EA
528. Range - electric - Reset	1.00 EA
529. Refrigerator - Reset	1.00 EA
530. Floor preparation for resilient flooring	59.33 SF
531. Snaplock Laminate - simulated wood flooring	59.33 SF
532. Cove base molding - rubber or vinyl, 4" high	23.42 LF
533. Light fixture	1.00 EA
534. Final cleaning - construction - Residential	59.33 SF

NOTES:



Zarembo Claims Service - Yakima

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105 Bedroom

Height: 8'

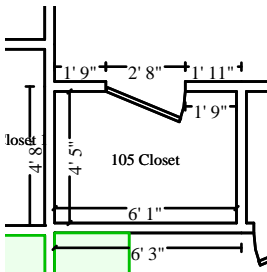
366.67 SF Walls	131.00 SF Ceiling
497.67 SF Walls & Ceiling	131.00 SF Floor
14.56 SY Flooring	45.83 LF Floor Perimeter
45.83 LF Ceil. Perimeter	

DESCRIPTION

QTY

535. 5/8" drywall - hung, taped, ready for texture	131.00 SF
536. 1/2" drywall - hung, taped, ready for texture	131.00 SF
537. Seal the ceiling w/latex based stain blocker - one coat	131.00 SF
538. Acoustic ceiling (popcorn) texture	131.00 SF
539. Mask and prep for paint - plastic, paper, tape (per LF)	45.83 LF
540. Floor preparation for resilient flooring	131.00 SF
541. Carpet pad	106.00 SF
542. Carpet	121.90 SF
15 % waste added for Carpet.	
543. Baseboard - 2 1/4"	45.83 LF
544. Paint baseboard - two coats	45.83 LF
545. Final cleaning - construction - Residential	131.00 SF

NOTES:



105 Closet

Height: 8'

168.34 SF Walls	26.96 SF Ceiling
195.30 SF Walls & Ceiling	26.96 SF Floor
3.00 SY Flooring	21.04 LF Floor Perimeter
21.04 LF Ceil. Perimeter	

DESCRIPTION

QTY

546. 5/8" drywall - hung, taped, ready for texture	26.96 SF
547. 1/2" drywall - hung, taped, ready for texture	26.96 SF



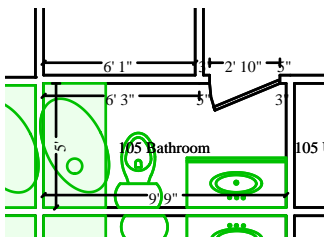
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CONTINUED - 105 Closet

DESCRIPTION	QTY
548. Seal the ceiling w/latex based stain blocker - one coat	26.96 SF
549. Acoustic ceiling (popcorn) texture	26.96 SF
550. Mask and prep for paint - plastic, paper, tape (per LF)	21.04 LF
551. Floor preparation for resilient flooring	26.96 SF
552. Light fixture	1.00 EA
553. Carpet pad	1.96 SF
554. Carpet	2.25 SF
15 % waste added for Carpet.	
555. Baseboard - 2 1/4"	21.04 LF
556. Paint baseboard - two coats	21.04 LF
557. Paint door slab only - 2 coats (per side)	2.00 EA
558. Closet shelf and rod package	9.00 LF
559. Seal & paint closet shelving - single shelf	9.00 EA
560. Final cleaning - construction - Residential	26.96 SF

NOTES:



105 Bathroom

Height: 8'

236.34 SF Walls	48.85 SF Ceiling
285.19 SF Walls & Ceiling	48.85 SF Floor
5.43 SY Flooring	29.54 LF Floor Perimeter
29.54 LF Ceil. Perimeter	

DESCRIPTION	QTY
561. 5/8" drywall - hung, taped, ready for texture	48.85 SF
562. 1/2" drywall - hung, taped, ready for texture	48.85 SF



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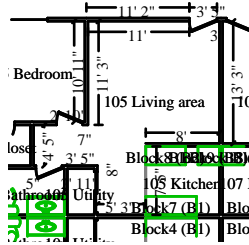
CONTINUED - 105 Bathroom

DESCRIPTION	QTY
563. Seal the ceiling w/latex based stain blocker - one coat	48.85 SF
564. Acoustic ceiling (popcorn) texture	48.85 SF
565. 5/8" drywall - hung, taped, floated, ready for paint	236.34 SF
566. Texture drywall - machine	236.34 SF
567. Seal/prime (1 coat) then paint (1 coat) the walls	236.34 SF
568. Mask and prep for paint - plastic, paper, tape (per LF)	29.54 LF
569. Floor preparation for resilient flooring	48.85 SF
570. Vinyl floor covering (sheet goods)	56.18 SF
15 % waste added for Vinyl floor covering (sheet goods).	
571. Cove base molding - rubber or vinyl, 4" high	29.54 LF
572. Light bar - 4 lights	1.00 EA
573. Fiberglass tub & shower combination	1.00 EA
574. Tub/shower faucet	1.00 EA
575. Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA
576. Vanity	3.00 LF
577. Countertop - flat laid plastic laminate	3.00 LF
578. Countertop subdeck - plywood	6.00 SF
579. Sink faucet - Bathroom	1.00 EA
580. Sink - single	1.00 EA
581. Bathroom ventilation fan w/light	1.00 EA
582. Bathroom mirror - Detach & reset	6.00 SF
583. Interior door unit	1.00 EA
584. Detach & Reset Door knob - interior	1.00 EA
585. Interior door - Reset - slab only	1.00 EA
586. Paint door slab only - 2 coats (per side)	2.00 EA
587. Final cleaning - construction - Residential	48.85 SF

NOTES:

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105 Living area

Height: 8'

596.67 SF Walls
854.95 SF Walls & Ceiling
28.70 SY Flooring
74.58 LF Ceil. Perimeter

258.28 SF Ceiling
258.28 SF Floor
74.58 LF Floor Perimeter

Missing Wall

7' 5" X 8'

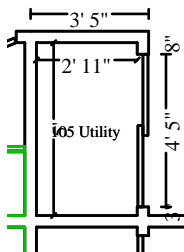
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DESCRIPTION

QTY

588. 5/8" drywall - hung, taped, ready for texture	258.28 SF
589. 1/2" drywall - hung, taped, ready for texture	258.28 SF
590. Seal the ceiling w/latex based stain blocker - one coat	258.28 SF
591. Acoustic ceiling (popcorn) texture	258.28 SF
592. Mask and prep for paint - plastic, paper, tape (per LF)	74.58 LF
593. Floor preparation for resilient flooring	258.28 SF
594. Carpet pad	233.28 SF
595. Carpet	268.28 SF
15 % waste added for Carpet.	
596. Baseboard - 2 1/4"	74.58 LF
597. Paint baseboard - two coats	74.58 LF
598. Snaplock Laminate - simulated wood flooring	25.00 SF
599. Light fixture	1.00 EA
600. Final cleaning - construction - Residential	258.28 SF

NOTES:



105 Utility

Height: 8'

126.67 SF Walls
141.25 SF Walls & Ceiling
1.62 SY Flooring
15.83 LF Ceil. Perimeter

14.58 SF Ceiling
14.58 SF Floor
15.83 LF Floor Perimeter

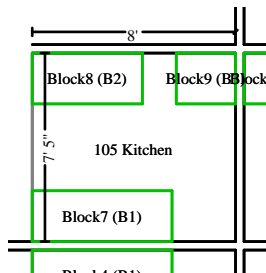


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DESCRIPTION	QTY
601. 5/8" drywall - hung, taped, ready for texture	14.58 SF
602. 1/2" drywall - hung, taped, ready for texture	14.58 SF
603. Seal the ceiling w/latex based stain blocker - one coat	14.58 SF
604. Acoustic ceiling (popcorn) texture	14.58 SF
605. Seal/prime (1 coat) then paint (1 coat) the walls	126.67 SF
606. Mask and prep for paint - plastic, paper, tape (per LF)	15.83 LF
607. Floor preparation for resilient flooring	14.58 SF
608. Washer/Washing machine & dryer combo - Electric	1.00 EA
609. Water heater - 50 gallon - Electric - 6 yr	1.00 EA
610. Exhaust fan	1.00 EA
611. Snaplock Laminate - simulated wood flooring	14.58 SF
612. Cove base molding - rubber or vinyl, 4" high	15.83 LF
613. Final cleaning - construction - Residential	14.58 SF

NOTES:



105 Kitchen

Height: 8'

187.33 SF Walls	59.33 SF Ceiling
246.67 SF Walls & Ceiling	59.33 SF Floor
6.59 SY Flooring	23.42 LF Floor Perimeter
23.42 LF Ceil. Perimeter	

Missing Wall

7' 5" X 8'

Opens into DEF_105_LIVI

DESCRIPTION	QTY
614. 5/8" drywall - hung, taped, ready for texture	59.33 SF
615. 1/2" drywall - hung, taped, ready for texture	59.33 SF
616. Seal the ceiling w/latex based stain blocker - one coat	59.33 SF
617. Acoustic ceiling (popcorn) texture	59.33 SF
618. Batt insulation - 4" - R11- unfaced batt	102.00 SF
619. 5/8" drywall - hung, taped, floated, ready for paint	102.00 SF
620. Texture drywall - machine	187.33 SF
621. Seal/prime (1 coat) then paint (1 coat) the surface area	102.00 SF



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CONTINUED - 105 Kitchen

DESCRIPTION	QTY
622. Mask and prep for paint - plastic, paper, tape (per LF)	12.75 LF
623. Seal & paint cabinetry - lower - inside and out	9.83 LF
624. Seal & paint cabinetry - upper - inside and out	14.00 LF
625. Garbage disposal / disposer	1.00 EA
626. Dishwasher	1.00 EA
627. Range - freestanding - electric	1.00 EA
628. Refrigerator - top freezer - 14 to 18 cf	1.00 EA
629. Floor preparation for resilient flooring	59.33 SF
630. Snaplock Laminate - simulated wood flooring	59.33 SF
631. Cove base molding - rubber or vinyl, 4" high	23.42 LF
632. Light fixture	1.00 EA

NOTES:

General Conditions

DESCRIPTION	QTY
633. Electrical (Bid Item)	1.00 EA
2 - 4 units will need wiring based on the fire damage	
634. Plumbing (Bid Item)	1.00 EA
2 - 4 units will need rough in plumbing based on the fire damage	
635. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA
636. Temporary toilet (per month)	3.00 MO
637. Taxes, insurance, permits & fees (Bid Item)	1.00 EA



Zaremba Claims Service - Yakima

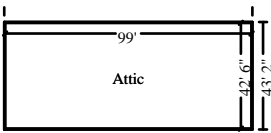
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CONTINUED - General Conditions

DESCRIPTION	QTY
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NOTES:

Attic



Attic	Height: 8'
2264.00 SF Walls	4207.50 SF Ceiling
6471.50 SF Walls & Ceiling	4207.50 SF Floor
467.50 SY Flooring	283.00 LF Floor Perimeter
283.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
638. Batt insulation - 10" - R30 - unfaced batt	4207.50 SF
639. 2" x 6" lumber (1 BF per LF)	166.00 LF
Sister damaged joists	
640. Carpenter - General Framer - per hour	16.00 HR
Sister damaged joists	

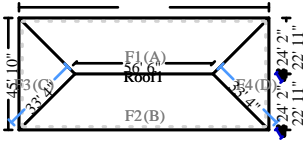
NOTES:

Roof



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Roof1

4943.99	Surface Area	49.44	Number of Squares
296.33	Total Perimeter Length	56.50	Total Ridge Length
133.19	Total Hip Length		

DESCRIPTION	QTY
641. Tear off, haul and dispose of comp. shingles - 3 tab	49.44 SQ
642. Remove Additional charge for high roof (2 stories or greater)	49.44 SQ
643. Sheathing - plywood - 1/2" CDX	625.00 SF
644. Roofing felt - 15 lb.	49.44 SQ
645. 3 tab - 25 yr. - comp. shingle roofing - w/out felt	49.67 SQ
646. Hip / Ridge cap - cut from 3 tab - composition shingles	179.83 LF
647. Additional charge for high roof (2 stories or greater)	49.44 SQ
648. R&R Drip edge	296.33 LF
649. Asphalt starter - universal starter course	296.33 LF
650. Roof vent - turtle type - Metal	16.00 EA
651. Flashing - pipe jack	16.00 EA

NOTES:

Labor Minimums Applied

DESCRIPTION	QTY
652. Window labor minimum	1.00 EA
653. Door labor minimum	1.00 EA
654. Mirror/shower door labor minimum	1.00 EA
655. Heat, vent, & air cond. labor minimum	1.00 EA

NOTES:

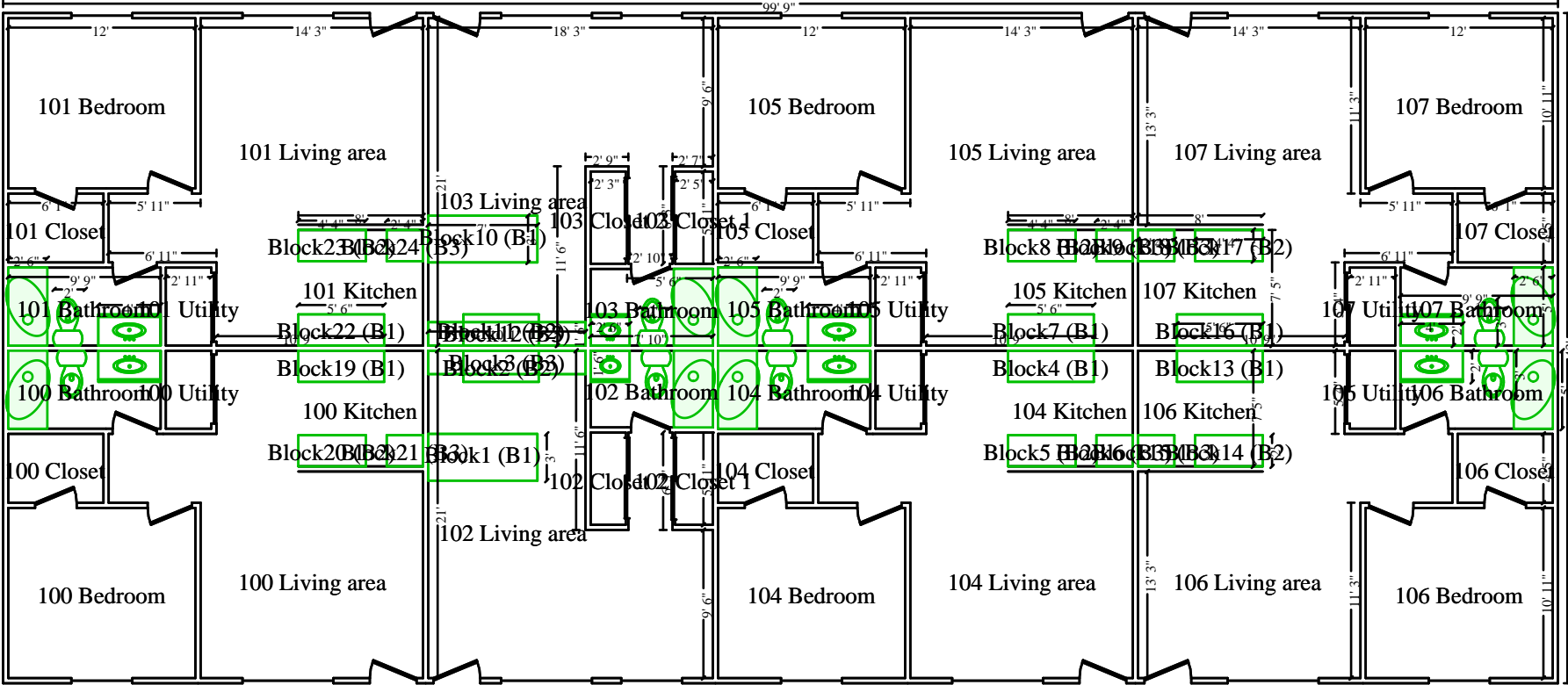


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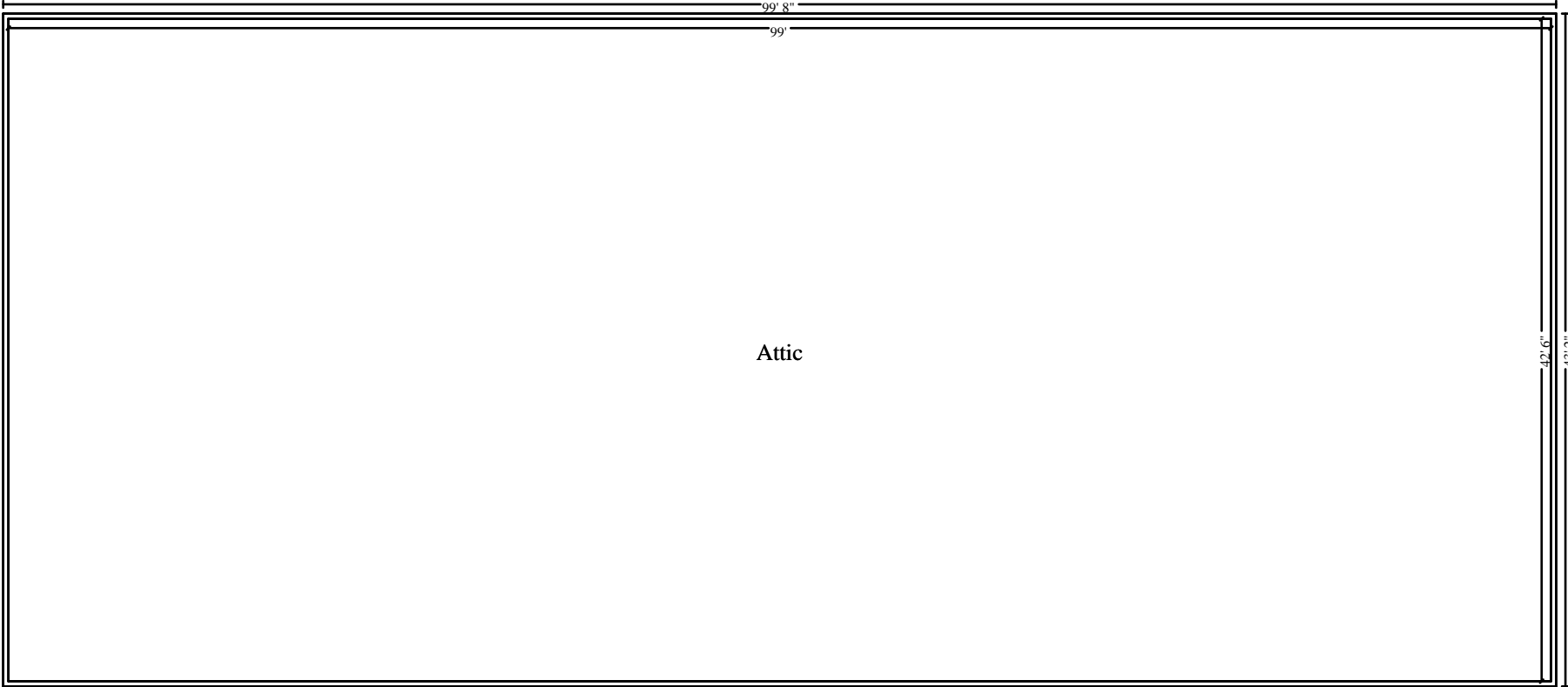
Grand Total Areas:

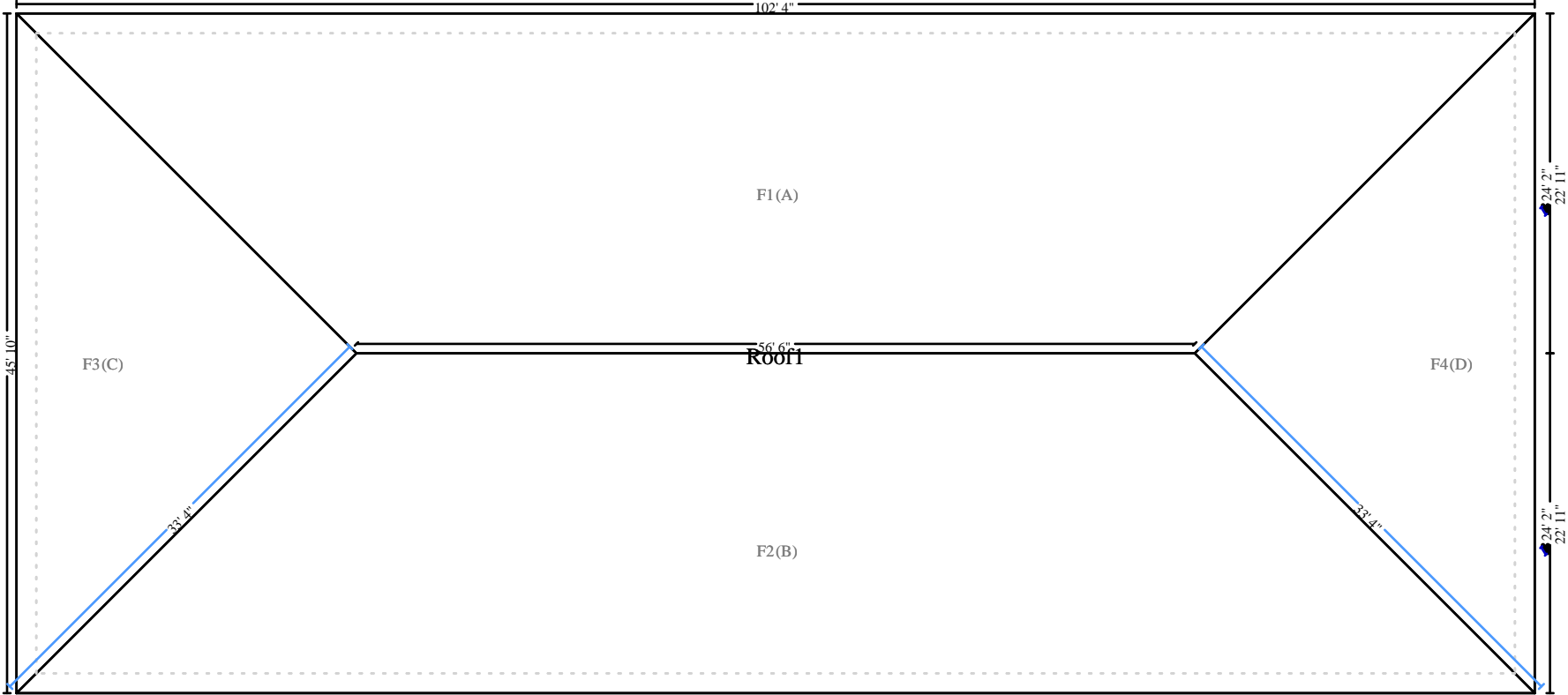
27,232.06	SF Walls	12,168.37	SF Ceiling	39,400.44	SF Walls and Ceiling
12,168.37	SF Floor	1,352.04	SY Flooring	3,404.01	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	3,404.01	LF Ceil. Perimeter
12,168.37	Floor Area	12,879.03	Total Area	27,232.06	Interior Wall Area
7,709.27	Exterior Wall Area	856.59	Exterior Perimeter of Walls		
4,943.99	Surface Area	49.44	Number of Squares	296.33	Total Perimeter Length
56.50	Total Ridge Length	133.19	Total Hip Length		



Main Floor







The map shows the location of the proposed site in Bellevue, WA. The site is marked with a red 'SITE' label and a yellow building icon. The map includes major roads like I-520, NE 20th St, and NE 36th St. The site is located near the intersection of NE 20th St and Bel-Red Rd. Surrounding areas include Overlake, Highlands, Crossroads, and Lake Hills. A north arrow is in the bottom right corner.

ADDRESS OF PROPERTY: BUILDING A & BUILDING H - 15301 NE 26TH ST BELLEVUE, WA 98007

ASSESSOR PARCEL NO.: 262505-9247

ZONING: R-30

PROJECT DESCRIPTION: THE KENDALL APARTMENTS PROPERTY IS APPROXIMATELY 11.18 ACRES AND INCLUDES 240 UNITS IN SIXTEEN RESIDENTIAL BUILDINGS. THERE ARE UNIQUE BUILDING CONFIGURATIONS COMPRISED OF STUDIOS, ONE-BEDROOMS, AND TWO-BEDROOMS. IN 2025, BUILDING A & H EXPERIENCED A FIRE IN WHICH SEVERAL APARTMENTS WERE DAMAGED. PROJECT SCOPE IS LIMITED TO UNIT RESTORATION IN BUILDINGS A & H, AND A NEW ROOF ON BUILDING A.

LEGAL DESCRIPTION: LOT 2 LESS RD OF BELLEVUE SP77-72 REC AF #7711291208 SD SP DAF - W 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4 LESS N 30 FT THOR FOR RD T&W N 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4 LESS W 1/2 OF W 1/2 LESS CO RD & LESS POR FOR RD AS DESCRIBED IN CITY OF BELLEVUE ORDINANCE NO 5368

PROJECT INFORMATION:
BUILDING AREA TO RECEIVE WORK:
BUILDING A: 4,461 SF
BUILDING H: 6,395 SF
BUILDING HEIGHT: 25'-0"
CONSTRUCTION: WOOD FRAME
YEAR BUILT: 1978
SITE AREA: 487,178 SF

REFERENCE CODES, INCLUDING BUT NOT LIMITED TO:
BELLEVUE CITY CODE
2021 WASHINGTON STATE EXISTING BUILDING CODE
2021 WASHINGTON STATE BUILDING CODE
2021 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS
2020 NATIONAL ELECTRICAL CODE (NFPA 70)

PROPERTY OWNER:
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
TUKWILA, WA 98188
PH: 206.863.8415
CONTACT:
TOM SPAULDING, SENIOR CONSTRUCTION PROJECT MANAGER: toms@kcha.org

ARCHITECT:
SMR ARCHITECTS
117 SOUTH MAIN ST SUITE 400
SEATTLE, WA 98104
PH: 206.623.1104
CONTACT:
ANDY PHILLIPS, PRINCIPAL: aphillips@smrarchitects.com
DEAN KRALOS, PRINCIPAL: dkralos@smrarchitects.com
KIM ANH TRAN-DINH, PROJECT MANAGER: katrandinh@smrarchitects.com

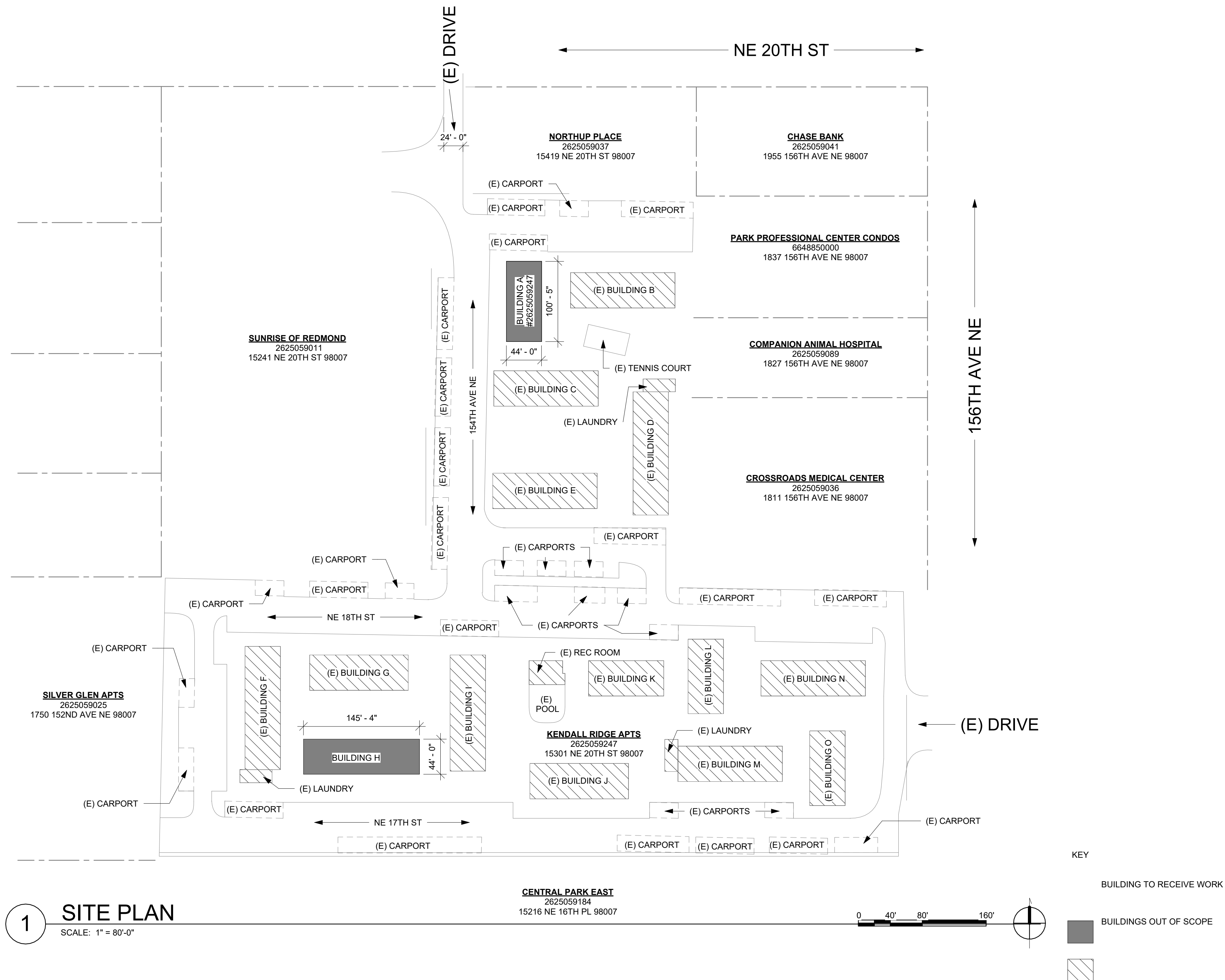
STRUCTURAL ENGINEER:
I.L. GROSS STRUCTURAL ENGINEERS
23914 6TH AVE W SUITE 400
MOUNT LAKE TERRACE, WA 98043
PH: 425.640.7333
CONTACT: VICTOR MARTINEZ

SCOPE OF WORK - A			
FLOOR	NAME	UNIT	AREA
LEVEL 1	ONE BEDROOM	A105	562 SF
LEVEL 1	ONE BEDROOM	A104	562 SF
LEVEL 1	STUDIO	A103	382 SF
LEVEL 1	STUDIO	A102	382 SF
LEVEL 2	ONE BEDROOM	A205	562 SF
LEVEL 2	ONE BEDROOM	A204	562 SF
LEVEL 2	STUDIO	A203	382 SF
LEVEL 2	STUDIO	A202	382 SF
LEVEL 2	ONE BEDROOM	A207	561 SF
ROOF	ROOF	ROOF	5016 SF
TOTAL AREA OF WORK			9355 SF

THE COST FOR EACH BUILDING DOES NOT EXCEED THE 50% OF THE MARKET VALUE OF THE STRUCTURE BEFORE THE IMPROVEMENT IS STARTED. FIRE SPRINKLERS ARE NOT REQUIRED.

SCOPE OF WORK - H			
FLOOR	NAME	UNIT	AREA
LEVEL 1	TWO BEDROOM	H102	755 SF
TOTAL AREA OF WORK			755 SF

000 INDEX - BUILDING PERMIT - A	
SHEET NO.	SHEET NAME
G001	SHEET INDEX & PROJECT INFO
G002	GENERAL NOTES AND SYMBOLS
A100	FLOOR/ ROOF PLANS - A
A101	FLOOR/ ROOF PLANS - H
A120	ELEVATIONS - A
A450	ENLARGED PLAN - UNITS A102 & A104
A451	ENLARGED PLAN - UNITS A103 & A105
A452	ENLARGED PLAN - UNITS A202 & A204
A453	ENLARGED PLAN - UNITS A203 & A205
A454	ENLARGED PLAN - UNIT A207
A455	ENLARGED PLAN - UNIT H102
A500	ASSEMBLIES - WALLS/ROOF
A595	DETAILS - DOOR/FINISHES
S100	GENERAL STRUCTURAL NOTES
S200	LEVEL 1 FRAMING PLAN
S201	LEVEL 2 FRAMING PLAN
S202	ROOF FRAMING PLAN
S400	TYPICAL WOOD DETAILS



PH: 206.623.1104
FX: 206.623.5285

BUILDING A
5301 NE 20TH ST 98007



**NOT FOR
CONSTRUCTION**

ISSUED SETS	
DATE	DESCRIPTION

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

HJ STAMP

TITLE

SHEET INDEX & PROJECT INFO

RAWN	K
CHECKED	A
ISSUE DATE	8/8/2
PROJECT #	2503
HEET #	

G001

ABBREVIATIONS:

&	AND	FL	FLOORING	QT	QUARRY TILE
<	ANGLE	FLASH	FLASHING		
@	AT	FLUOR	FLUORESCENT	R	RISER
		FOC	FACE OF CONCRETE	RAD	RADIUS
#	CENTERLINE	FOF	FACE OF FINISH	RCP	REFLECTED CEILING PLAN
	POUND OR NUMBER	FOP	FACE OF PARTITION	RD	ROOF DRAIN
ACOUST	ACOUSTICAL	FOS	FACE OF STUDS	RECEPT	RECEPTACLE
AD	AREA DRAIN	FOT	FACE OF TILE	REF	REFRIGERATOR
ADJUST	ADJUSTABLE	FPRF	FIREPROOF	REG	REGISTER
AF	ACCESS FLOOR	FR	IN FLOOR ELECT. RECEPTACLE	REINF	REINFORCED
AGGR	AGGREGATE	FS	FULL SIZE	REMOVE(D)	REMOVE(D)
ALUM	ALUMINUM	FT	FOOT OR FEET	REQ	REQUIRED
APPROX	APPROXIMATE	FTG	FOOTING	RM	ROOM
ARCH	ARCHITECTURAL	FUR	FURRING	RO	ROUGH OPENING
ASB	ASBESTOS	FUT	FUTURE	RWD	REDWOOD
ASPH	ASPHALT			RWL	RAIN WATER LEADER
		GA	GAUGE		
BD	BOARD	GALV	GALVANIZED	S	SOUTH
BF	BRACE FRAME	GB	GRAB BAR	SAM	SELF ADHESIVE MEMBRANE
BITUM	BITUMINOUS	GL	GLASS	SC	SOLID CORE
BLDG	BUILDING	GND	GROUND	SCD	SEAT COVER DISPENSER
BLK	BLOCKING	GR	GRADE	SCHED	SCHEDULE
BM	BEAM	GWB	GYPSUM WALL BOARD	SD	SOAP DISPENSER
BOT	BOTTOM	GYP	GYPSUM	SECT	SECTION
				SF	SQUARE FEET
C.I.	CONT. INSULATION	HB	HOSE BIB	SH	SHELF
CAB	CABINET	HC	HOLLOW CORE	SHWR	SHOWER
CB	CATCH BASIN	HDWD	HARDWOOD	SHT	SHEET
CEM	CEMENT	HDWE	HARDWARE	SIM	SIMILAR
CER	CERAMIC	HM	HOLLOW METAL	SND	SANITARY NAPKIN DISPENSER
CH	CHALK	HORIZ	HORIZONTAL	SNR	SANITARY NAPKIN RECEPTACLE
CI	CAST IRON	HR	HOUR	SPEC	SPECIFICATION
CJ	CONTROL JOINT	HGT	HEIGHT	SQ	SQUARE
CL	CHAIN LINK			SS	STAINLESS STEEL
CLG	CEILING	ID	INSIDE DIAMETER	SSK	SERVICE SINK
CLKG	CAULKING	INSUL	INSULATION	STA	STATION
CLR	CLEAR	INT	INTERIOR	STD	STANDARD
CMU	CONCRETE MASONRY	INCL	INCLUDE	STL	STEEL
CNTR	COUNTER			STOR	STORAGE
CO	CASED OPENING	JAN	JANITOR	STRL	STRUCTURAL
COL	COLUMN	JT	JOINT	SUSP	SUSPENDED
CONC	CONCRETE	KIT	KITCHEN	SYM	SYMMETRICAL
CONN	CONNECTION			TRD	TREAD
CONSTR	CONSTRUCTION	LAB	LABORATORY	TB	TOWEL BAR
CONT	CONTINUOUS	LAM	LAMINATE	T-BD	TACK BOARD
CORR	CORRIDOR	LAV	LAVATORY	TC	TOP OF CURB
CTR	CENTER	LKR	LOCKER	TEL	TELEPHONE
CTSK	COUNTERSUNK	LT	LIGHT	TERR	TERRAZZO
		LVT	LUXURY VINYL TILE	T&G	TONGUE & GROOVE
				THK	THICK
DBL	DOUBLE	MAS	MASONRY	TO	TOP OF
DEPT	DEPARTMENT	MAT	MATERIAL	TOIL	TOILET
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	TP	TOILET PAPER
DET	DETAIL	MECH	MECHANICAL	TPO	THERMOPLASTIC POLYOLEFIN
DIA	DIAMETER	MEMB	MEMBRANE	TPD	TOILET PAPER DISPENSER
DIM	DIMENSION	MTL	METAL	TV	TELEVISION
DISP	DISPENSER	MI	MATCH LINE	TW	TOP OF WALL
DN	DOWN	MFR	MANUFACTURE(R)	TYP	TYPICAL
DO	DOOR OPENING	MH	MANHOLE		
DP	DEEP	MIN	MINIMUM	UNF	UNFINISHED
DR	DOOR	MIR	MIRROR	UON	UNLESS OTHERWISE NOTED
DWR	DRAWER	MISC	MISCELLANEOUS	UR	URINAL
DS	DOWNSPOUT	MTD	MOUNTED		
DSP	DRY STANDPIPE	MUL	MULLION	VAC	VACUUM
DW	DISHWASHER	MV	MICROWAVE	VCT	VINYL COMPOSITE TILE
DWG	DRAWING			VERT	VERTICAL
		(N)	NEW	VEST	VESTIBULE
(E)	EXISTING	N	NORTH		
E	EAST	NIC	NOT IN CONTRACT	W	WEST
EA	EACH	NO	NUMBER	W/	WITH
EJ	EXPANSION JOINT	NOM	NOMINAL	WC	WATER CLOSET
EL	ELEVATION	NTS	NOT TO SCALE	WD	WOOD
ELEC	ELECTRICAL			WO	WITHOUT
ELEV	ELEVATOR	OA	OVERALL	WP	WATERPROOF
EME	EMERGENCY	OBS	OBSCURE	WSCT	WAINSCOT
ENCL	ENCLOSURE	OC	ON CENTER	WT	WEIGHT
EOS	EDGE OF SLAB	OD	OUTSIDE DIAMETER (DIM.)	WDW	WINDOW
EP	ELECTRICAL PANEL	OFCI	OWNER FURNISH CONTRACTOR INSTALL	WRB	WEATHER RESISTIVE BARRIER
EQ	EQUAL				
EQPT	EQUIPMENT	ORD	OVERFLOW ROOF DRAIN		
EWC	ELEC. WATER COOLER	OSB	ORIENTED STRAND BOARD		
EX	EXISTING				
EXIST	EXISTING	PRCST	PRE-CAST		
EXPO	EXPOSED	PL	PLATE		
EXP	EXPANSION	PLAM	PLASTIC LAMINATE		
EXT	EXTERIOR	PLAS	PLASTER		
		PLYWD	PLYWOOD		
FA	FIRE ALARM	PR	PAIR		
FB	FLAT BAR	PT	PRESSURE TREATED		
FC	FIBER CEMENT	PT SLAB	POST-TENSIONED SLAB		
FD	FLOOR DRAIN	PTD	PAPER TOWEL DISPENSER		
FDN	FOUNDATION	PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE		
FE	FIRE EXTINGUISHER				
FEC	FIRE EXT. CABINET	PTN	PARTITION		
FHC	FIRE HOSE CABINET	PTR	PAPER TOWEL RECEPTACLE		
FIN	FINISH				

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH CODES AND LOCAL ORDINANCES. SEE "REFERENCE CODES" ON SHEET GA001.
2. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS OF THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. IN CASES OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRATOR SHALL OBTAIN WRITTEN DIRECTIONS FROM THE ARCHITECT PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (+) INDICATE UNVERIFIED DISTANCE TO EXISTING REFERENCE AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR VARIATION FROM INDICATED DIMENSION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. REPETITIVE FEATURES DRAWN OR NOTED ONLY ONCE SHALL BE COMPLETELY PROVIDED AS IF DRAWN OR NOTED IN FULL.
5. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. STRUCTURAL DETAILS TAKE PRECEDENCE OVER ARCHITECTURAL. WHERE INCONSISTENCIES EXIST, CONTACT ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR SHALL CONSULT PLANS OF ALL TRADES FOR DUCTS, PIPING, CONDUIT AND EQUIPMENT. ALL SHALL VERIFY SIZE OF ALL OPENINGS REQUIRED AND SHALL COORDINATE WITH TRADE REPRESENTATIVES AS APPLICABLE. VERIFY ALL FIELD DIMENSIONS WITH CONDITIONS FOR ITEMS FURNISHED AND INSTALLED. NOTIFY ARCHITECT IMMEDIATELY WHERE FIELD CONDITIONS VARY OR CONFLICT WITH INDICATED.
7. CONTRACTOR TO PROVIDE SHORING AND/OR BRACINGS AS REQUIRED TO COMPLETE THE WORK.
8. PENETRATIONS FOR CONDUITS, DUCTS AND PIPES SHALL BE FIRE SEALED AND DUCTS FIRE DAMPERED, AS INDICATED AND AS REQUIRED BY INTERNATIONAL BUILDING CODE, AT FIRE ASSEMBLIES.
9. FIRE PROTECT ALL STEEL COLUMNS & BEAMS TO THE LEVEL OF FIRE RESISTANCE NOTED ON DETAILS AND DRAWINGS.
10. THE CONTRACTOR, AT THE COMPLETION OF THIS WORK, SHALL REMOVE ALL DEBRIS RESULTING FROM THE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DONE BY SUBCONTRACTORS TO ADJACENT WORK AND SHALL MAKE GOOD SUCH DAMAGE AT THEIR OWN EXPENSE. CONDITIONS TO BE RETAINED WHICH ARE DAMAGED AS A RESULT OF WORK DONE UNDER CONTRACT SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT FINISHES.
12. ALL FRAMING AND INTERIOR PARTITIONS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S NOTES.

SYMBOLS

	WALL ASSEMBLY (NOT RATED)		WALL ASSEMBLY (1HR RATED)
	WALL ASSEMBLY (2HR RATED)		WALL ASSEMBLY (3HR RATED)
	WALL ASSEMBLY (4HR RATED)		CENTERLINE
	WINDOW TYPE		HIDDEN LINE (ABOVE OR BELOW)
	RELITE TYPE		EXTERIOR ELEVATION
	DOOR NUMBER		BUILDING SECTION
	TYPE A BARRIER FREE UNIT		WALL SECTION
	PROPERTY LINE		DETAIL
	INTERIOR ELEVATION		GRID MARKER
	SMOKE DETECTOR		CURB STEP (PLAN VIEW)
	EXIT SIGN		DEPRESSED SLAB (PLAN VIEW)
	FIRE EXTINGUISHER		INDICATES OPENING IN FLOOR
	HOSE BIB		SPOT ELEVATION
	FLOOR DRAIN		ACCESSIBLE CLEARANCES
	ROOF DRAIN		



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KENDALL
RIDGE

BUILDING A
15301 NE 20TH ST 98007



NOT FOR
CONSTRUCTION

ISSUED SETS
DATE DESCRIPTION

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE

GENERAL NOTES
AND SYMBOLS

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

G002

8/6/2025 10:09:34 AM

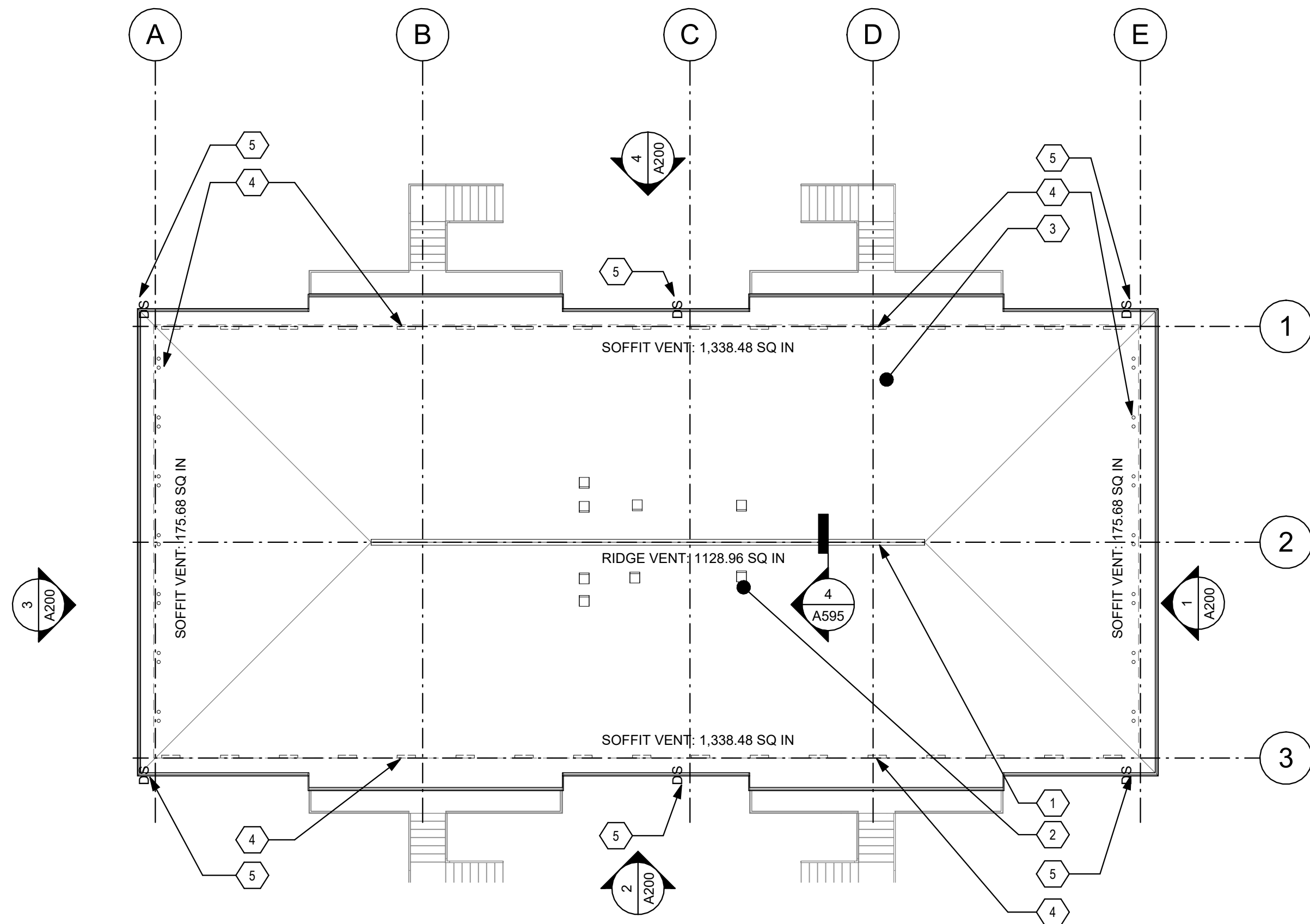
3

ROOF

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"

- AREA OF SPACE VENTILATED = 4,321 SF
- REQUIRED FREE VENTILATING AREA = 1/150 x 4,321 SF = 28.81 SF = 4,148.64 SQ. IN.
- PROVIDED FREE VENTILATING AREA = 4,157.28 SQ. IN.

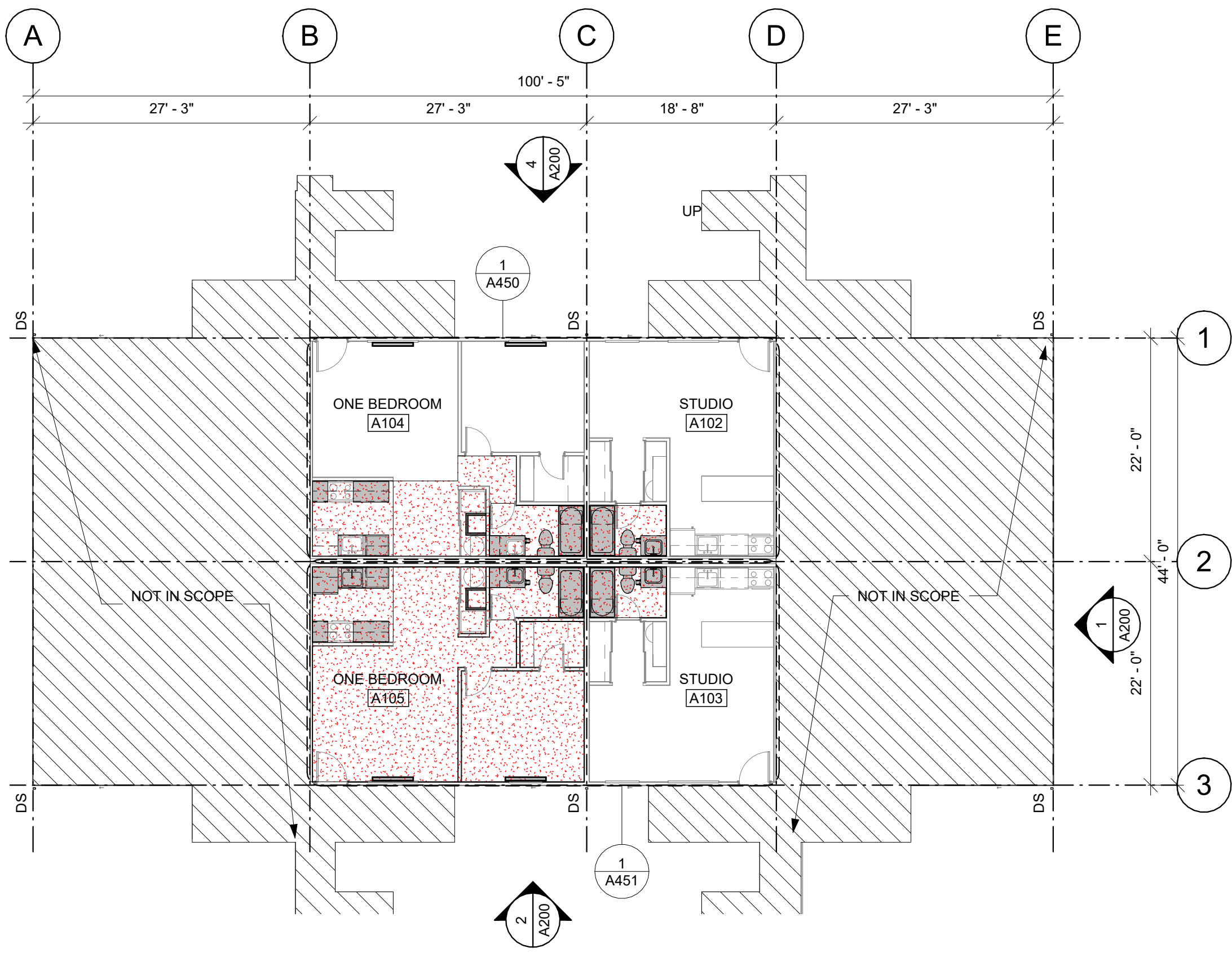


1

LEVEL 1

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"

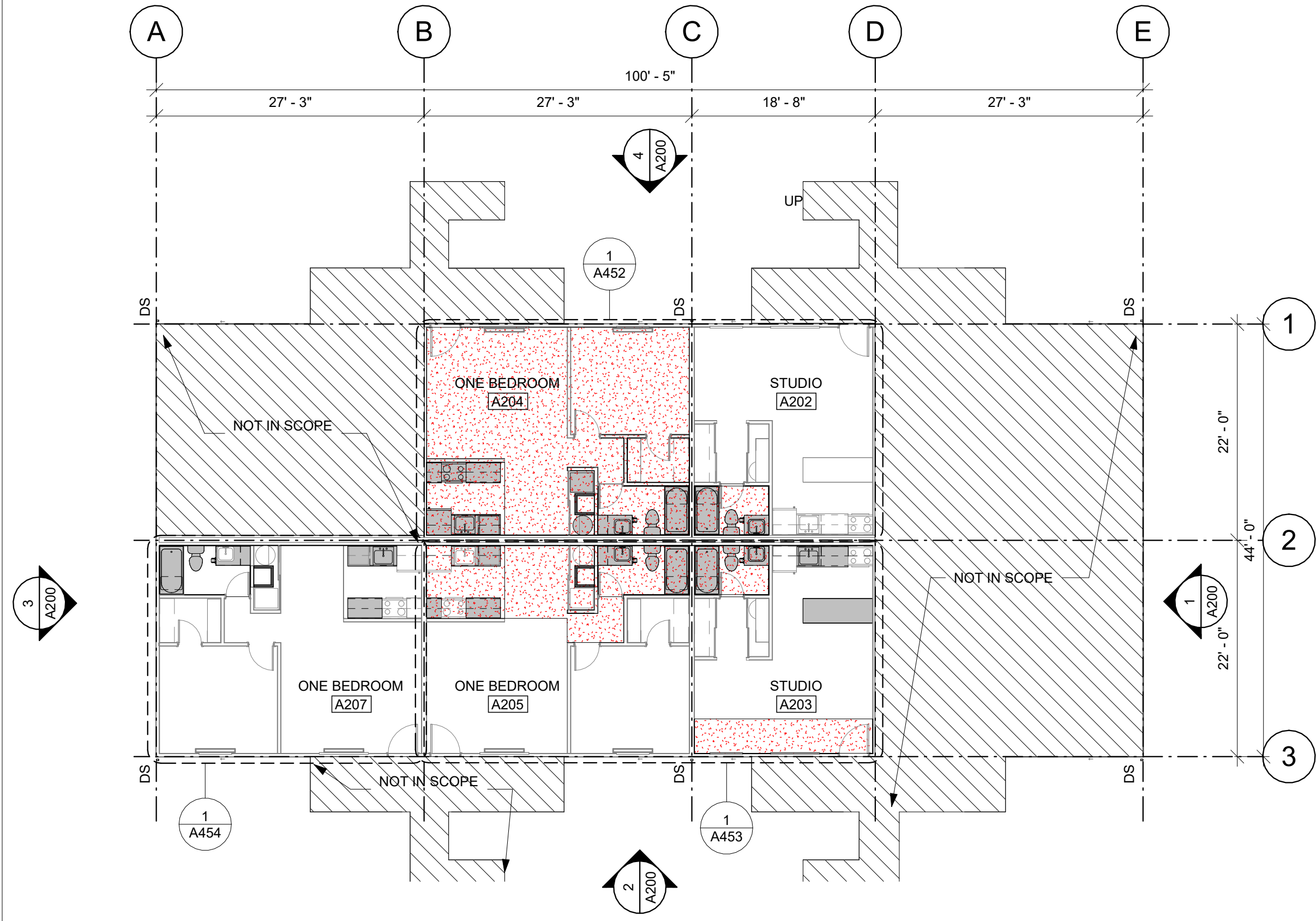


2

LEVEL 2

SCALE: 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"



GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	NEW RIDGE VENT
2	EXISTING ROOF EXHAUST VENTS TO BE REPLACED W/ ARTIS RDVG ROOF VENT OR APPROVED EQUAL. CONNECT DUCTWORK TO ROOF VENT W/ G.S.M. SEAL AIRTIGHT. CONTRACTOR TO VERIFY IN FIELD LOCATION OF EXISTING VENT REGISTERS
3	REMOVE EXIST. SHINGLE & TEMP. MEMBRANE ROOF. NEW ASPHALT SHINGLE ROOF WITH RIDGE VENT. ASSUME 25% OF EXIST. PLYWOOD SHEATHING TO BE REMOVED AND REPLACED.
4	EXISTING SOFFIT VENTS TO REMAIN, TYP
5	REMOVE EXIST. AND INSTALL NEW SHEET METAL GUTTERS AND REMOVE DOWNSPOUTS.

GENERAL NOTES

1. THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
2. FIELD VERIFY AND COORDINATE W/ ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
3. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.

LEGEND

- NOT IN SCOPE
- NEW GWB CEILING
- EXISTING WALL / ELEMENT TO REMAIN
- NEW WALL / ELEMENT
- ELEMENT TO BE DEMOLISHED



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KENDALL
RIDGE

BUILDING A
15301 NE 20TH ST 98007



NOT FOR
CONSTRUCTION

ISSUED SETS
DATE DESCRIPTION

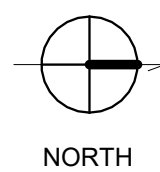
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NO DATE DESCRIPTION

AHJ STAMP

TITLE
FLOOR/ ROOF
PLANS - A

DRAWN KC
CHECKED AP
ISSUE DATE 8/8/25
PROJECT # 25032
SHEET #

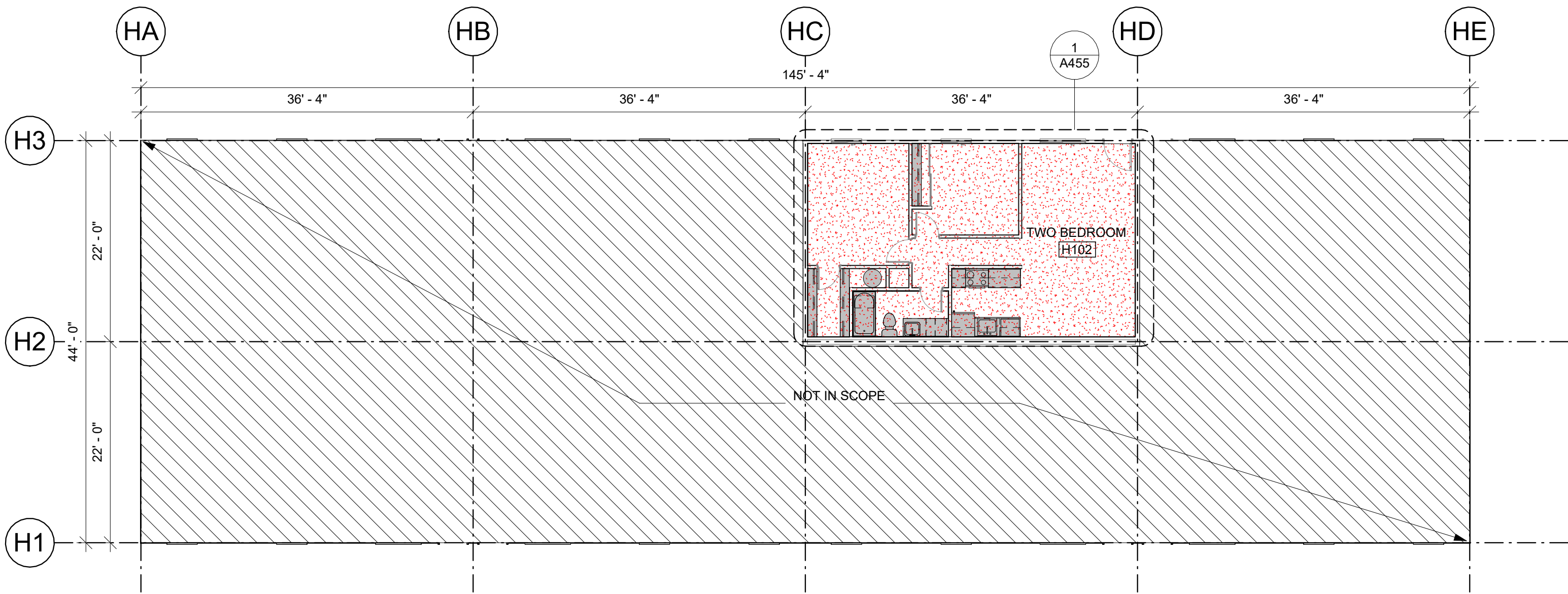
A100



8/8/2025 10:09:34 AM

1

LEVEL 1 - H
SCALE: 3/32" = 1'-0"



- GENERAL NOTES**
1. THESE DRAWINGS ARE BASED ON INFORMATION AND DRAWINGS PROVIDED BY OTHERS AND/OR LIMITED SITE CONDITIONS. ALL REPRESENTATIONS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FURTHER FIELD VERIFICATION. EXISTING WALL CONSTRUCTION IS ASSUMED AND MUST BE VERIFIED IN FIELD.
 2. FIELD VERIFY AND COORDINATE W/ ELECTRICAL & MECHANICAL SUB-CONTRACTORS FOR ADDITIONAL REPAIR WORK DUE TO NEW INSTALLATIONS.
 3. FIELD VERIFY ALL DIMENSIONS BEFORE PRODUCTION/INSTALLATION.

- LEGEND**
- NOT IN SCOPE
 - NEW GWB CEILING
 - EXISTING WALL / ELEMENT TO REMAIN
 - NEW WALL / ELEMENT
 - ELEMENT TO BE DEMOLISHED



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KENDALL RIDGE

BUILDING A
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NOT FOR
CONSTRUCTION

ISSUED SETS
DATE DESCRIPTION

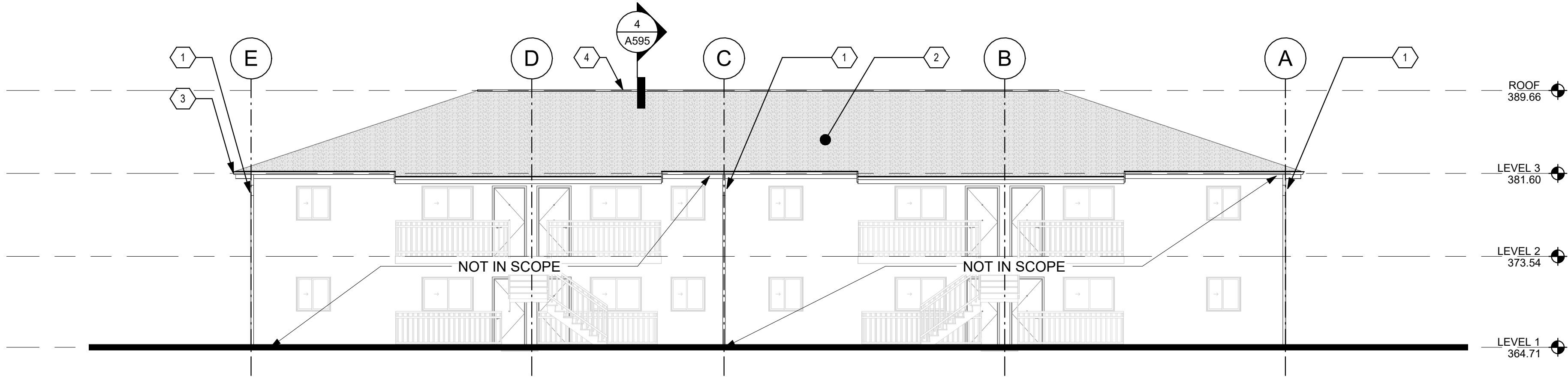
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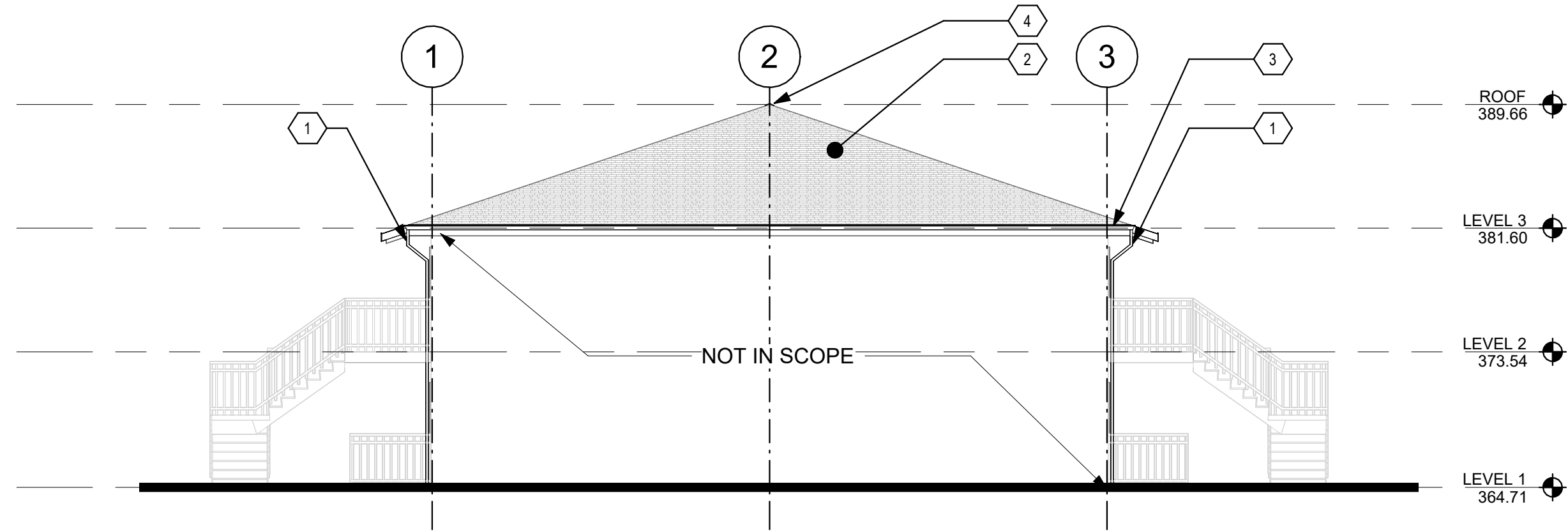
TITLE
FLOOR/ ROOF
PLANS - H

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

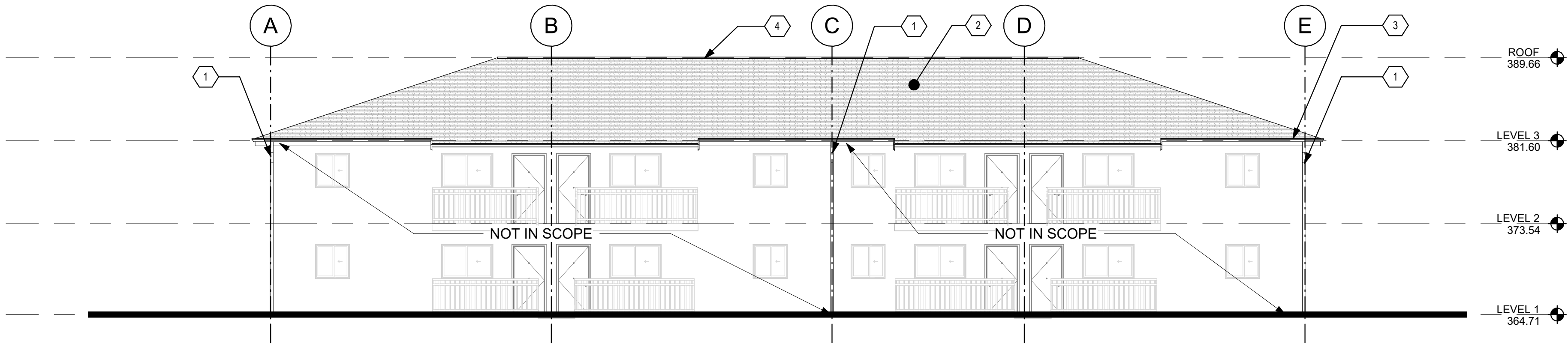
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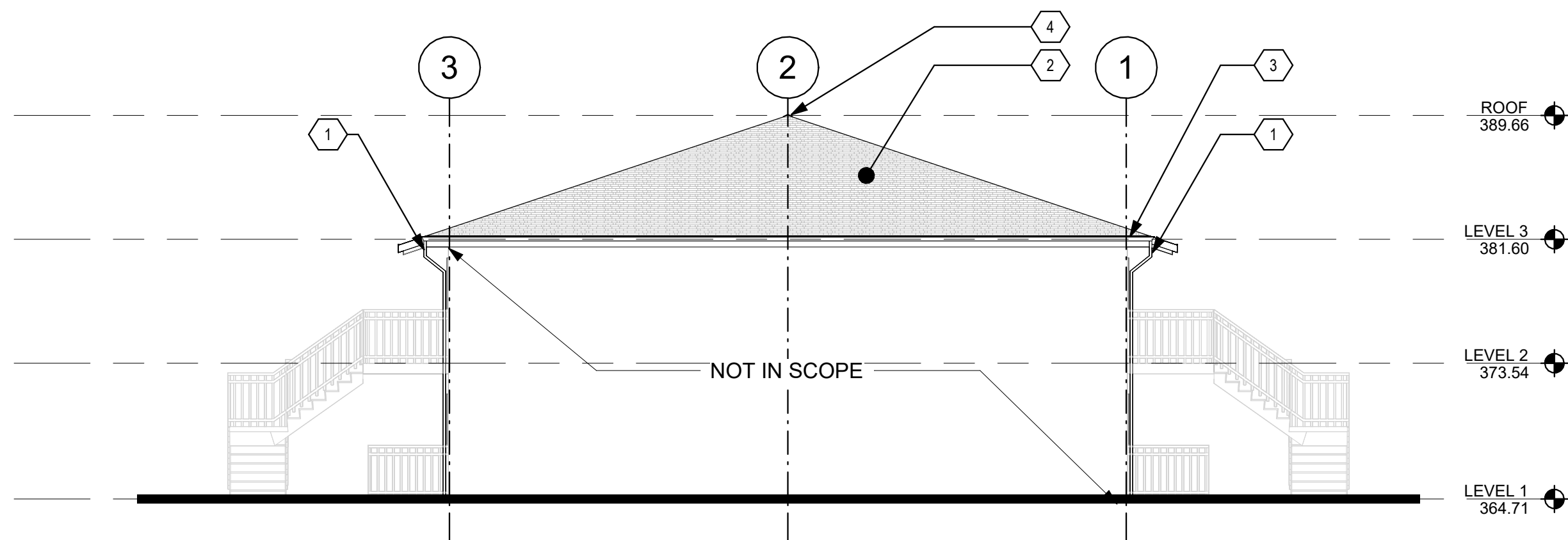
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	REMOVE EXIST. AND INSTALL NEW SHEET METAL GUTTERS AND REMOVE DOWNSPOUTS.
2	REMOVE EXIST. SHINGLE & TEMP. MEMBRANE ROOF. NEW ASPHALT SHINGLE ROOF WITH RIDGE VENT. ASSUME 25% OF EXIST. PLYWOOD SHEATHING TO BE REMOVED AND REPLACED.
3	NEW GUTTERS THROUGHOUT TO REPLACE EXISTING
4	NEW RIDGE VENT



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KENDALL
RIDGE

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NOT FOR
CONSTRUCTION

ISSUED SETS	
DATE	DESCRIPTION

REVISIONS / NOTES		
NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
ELEVATIONS - A

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

A200

8/8/2025 10:09:39 AM



GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	INSTALL NEW G.W.B. AT UNIT INTERIOR WHERE THE EXISTING GWB WAS REMOVED FROM WATER/FIRE DAMAGE, PATCH, AND PAINT TO MATCH EXISTING
2	UNIT INTERIOR WALLS TO BE WALL TYPE 1 UON
3	NEW INTERIOR H.C. WOOD DOORS, PAINT, MATCH EXIST. HARDWARE STYLE & FINISHES. - SLIDING DOOR: SLIDING TRACK AND FLOOR GUIDE. - BED/BATH DOORS: PRIVACY LATCH LEVERS
4	NEW PAINT THROUGHOUT UNIT
5	PROVIDE NEW RUBBER BASE TO ALL UNITS TO MATCH EXISTING
6	PREPARE EXISTING SUB FLOOR. INSTALL NEW L.V.T. THROUGHOUT UNIT
7	PREPARE EXISTING SUB FLOOR. INSTALL NEW SHEET VINYL FLOOR IN KITCHEN. PROVIDE TRANSITION TO L.V.T.
8	PREPARE EXISTING SUB FLOOR. INSTALL NEW SHEET VINYL FLOOR IN BATH. PROVIDE TRANSITION TO L.V.T.
9	NEW BASEBOARD HEATERS IN LIVING/BEDROOM
10	PROVIDE NEW VANITY LIGHT & EXHAUST FAN W/ INTEGRAL HEAT LAMP
11	NEW CEILING LIGHT, MATCH EXISTING LOCATION
12	NEW KITCHEN CABINETS, COUNTERTOP
13	REINSTALL EXISTING DOOR
14	NEW VANITY, COUNTERTOP, BASE CABINETS
15	NEW TUB/SURROUND, TOILET
16	PROVIDE PANASONIC FV-08 EXHAUST FAN OR APPROVED EQUAL
17	PROVIDE GALVANIZED SHEET METAL DUCTWORK TO ROOF CAP. ROOF CAPS ARTIS RDVG OR APPROVED EQUAL
18	EXISTING HEADER & GRILL
19	NEW 24" TOWEL BAR, TOILET PAPER DISPENSER
20	NEW MIRROR, SURFACE MOUNTED MEDICINE CABINET
21	NEW SINK, FAUCET

LEGEND	
	NOT IN SCOPE
	EXISTING WALL/ELEMENT TO REMAIN
	NEW WALL/ELEMENT
	NEW GWB



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KENDALL RIDGE

BUILDING A
15301 NE 20TH ST 98007



NOT FOR CONSTRUCTION

ISSUED SETS	
DATE	DESCRIPTION

REVISIONS / NOTES	
NO	DATE DESCRIPTION

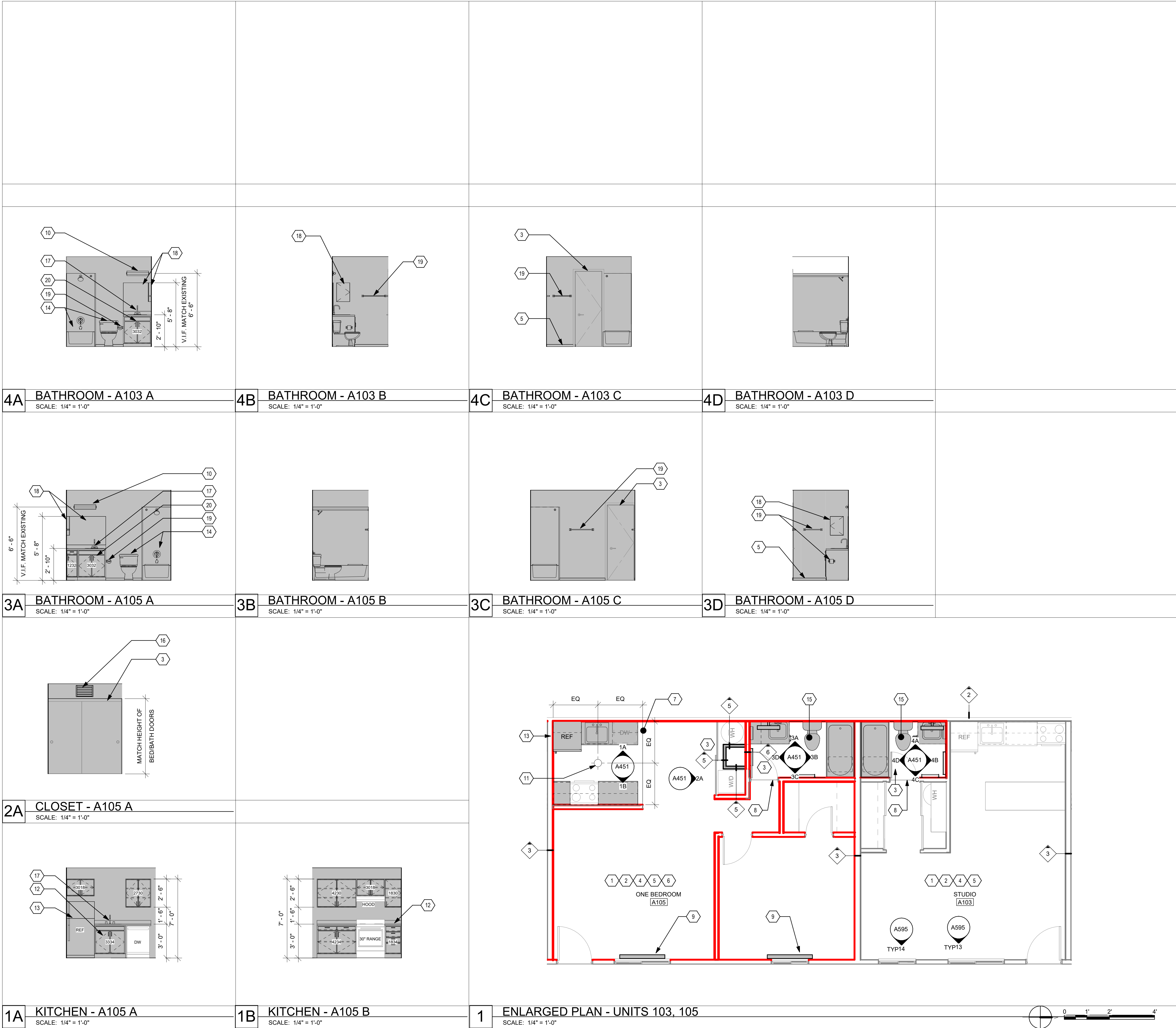
AHJ STAMP

TITLE
ENLARGED PLAN
- UNITS A102 &
A104

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

A450

8/8/2025 10:09:40 AM



GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	INSTALL NEW G.W.B. AT UNIT INTERIOR WHERE THE EXISTING GWB WAS REMOVED FROM WATER/FIRE DAMAGE, PATCH, AND PAINT TO MATCH EXISTING
2	UNIT INTERIOR WALLS TO BE WALL TYPE 1 UON
3	NEW INTERIOR H.C. WOOD DOORS, PAINT, MATCH EXIST. HARDWARE STYLE & FINISHES. - SLIDING DOOR: SLIDING TRACK AND FLOOR GUIDE. - BED/BATH DOORS: PRIVACY LATCH LEVERS
4	NEW PAINT THROUGHOUT UNIT
5	PROVIDE NEW RUBBER BASE TO ALL UNITS TO MATCH EXISTING
6	PREPARE EXISTING SUB FLOOR. INSTALL NEW L.V.T. THROUGHOUT UNIT
7	PREPARE EXISTING SUB FLOOR. INSTALL NEW SHEET VINYL FLOOR IN KITCHEN. PROVIDE TRANSITION TO L.V.T.
8	PREPARE EXISTING SUB FLOOR. INSTALL NEW SHEET VINYL FLOOR IN BATH. PROVIDE TRANSITION TO L.V.T.
9	NEW BASEBOARD HEATERS IN LIVING/BEDROOM
10	PROVIDE NEW VANITY LIGHT & EXHAUST FAN W/ INTEGRAL HEAT LAMP
11	NEW CEILING LIGHT, MATCH EXISTING LOCATION
12	NEW KITCHEN CABINETS, COUNTERTOP
13	NEW FRIDGE
14	NEW TUB/SURROUND, TOILET
15	PROVIDE GALVANIZED SHEET METAL DUCTWORK TO ROOF CAP. ROOF CAPS ARTIS RDVG OR APPROVED EQUAL
16	NEW FRAMED/G.W.B. HEADER & GRILL TO MATCH EXISTING
17	NEW SINK, FAUCET
18	NEW MIRROR, SURFACE MOUNTED MEDICINE CABINET
19	NEW 24" TOWEL BAR, TOILET PAPER DISPENSER
20	NEW VANITY, COUNTERTOP, BASE CABINETS

LEGEND	
	NOT IN SCOPE
	EXISTING WALL/ELEMENT TO REMAIN
	NEW WALL/ELEMENT
	NEW GWB



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KENDALL RIDGE

BUILDING A
15301 NE 20TH ST 98007



NOT FOR
CONSTRUCTION

ISSUED SETS	
DATE	DESCRIPTION

REVISIONS / NOTES	
NO	DATE DESCRIPTION

AHJ STAMP

TITLE
ENLARGED PLAN
- UNITS A103 &
A105

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

A451

8/8/2025 10:09:41 AM



GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	INSTALL NEW G.W.B. AT UNIT INTERIOR WHERE THE EXISTING GWB WAS REMOVED FROM WATER/FIRE DAMAGE, PATCH, AND PAINT TO MATCH EXISTING
2	UNIT INTERIOR WALLS TO BE WALL TYPE 1 UON
3	NEW INTERIOR H.C. WOOD DOORS, PAINT, MATCH EXIST. HARDWARE STYLE & FINISHES. - SLIDING DOOR: SLIDING TRACK AND FLOOR GUIDE. - BED/BATH DOORS: PRIVACY LATCH LEVERS
4	NEW PAINT THROUGHOUT UNIT
5	PROVIDE NEW RUBBER BASE TO ALL UNITS TO MATCH EXISTING
6	PREPARE EXISTING SUB FLOOR, INSTALL NEW L.V.T. THROUGHOUT UNIT
7	PREPARE EXISTING SUB FLOOR, INSTALL NEW SHEET VINYL FLOOR IN KITCHEN, PROVIDE TRANSITION TO L.V.T.
8	PREPARE EXISTING SUB FLOOR, INSTALL NEW SHEET VINYL FLOOR IN BATH, PROVIDE TRANSITION TO L.V.T.
10	PROVIDE NEW VANITY LIGHT & EXHAUST FAN W/ INTEGRAL HEAT LAMP
11	NEW CEILING LIGHT, MATCH EXISTING LOCATION
12	NEW KITCHEN CABINETS, COUNTERTOP
13	NEW WASHER/DRYER
14	NEW FRIDGE, RANGE, RANGE HOOD, DISHWASHER
15	NEW TUB/SURROUND, TOILET
16	NEW HOT WATER HEATER, MATCH EXISTING
17	PROVIDE GALVANIZED SHEET METAL DUCTWORK TO ROOF CAP, ROOF CAPS ARTIS RDVG OR APPROVED EQUAL
18	NEW FRAMED/G.W.B. HEADER & GRILL TO MATCH EXISTING
19	NEW VANITY, COUNTERTOP, BASE CABINETS
20	NEW SINK, FAUCET, DISPOSAL
21	NEW MIRROR, SURFACE MOUNTED MEDICINE CABINET
22	NEW 24" TOWEL BAR, TOILET PAPER DISPENSER

LEGEND	
	NOT IN SCOPE
	EXISTING WALL/ELEMENT TO REMAIN
	NEW WALL/ELEMENT
	NEW GWB



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KENDALL RIDGE

BUILDING A
15301 NE 20TH ST 98007



NOT FOR CONSTRUCTION

ISSUED SETS
DATE DESCRIPTION

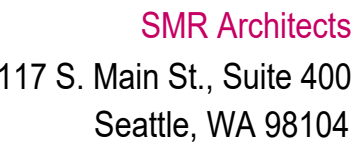
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NO DATE DESCRIPTION

AHJ STAMP

TITLE
ENLARGED PLAN
- UNITS A202 &
A204

DRAWN KC
CHECKED AP
ISSUE DATE 8/8/25
PROJECT # 25032
SHEET #

A452



117 S. Main St., Suite 400
Seattle, WA 98104

H: 206.623.1104
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BUILDING A
301 NE 20TH ST 98007



DUED SETS	
DATE	DESCRIPTION

DATE DESCRIPTION

J STAMP

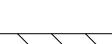



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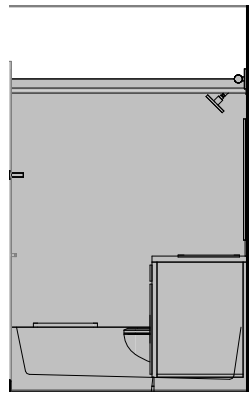
ENLARGED PLAN UNITS A203 & 205

AWN	KC
HECKED	AR
UE DATE	8/8/2
JECT #	2503
HEET #	

A453

LEGEND

	NOT IN SCOPE
	EXISTING WALL/ELEMENT TO REMAIN
	NEW WALL/ELEMENT
	NEW GWB

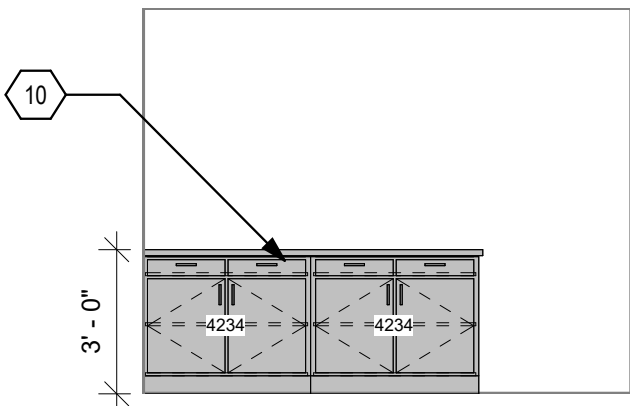


SCALE: 1/4" = 1'-0"

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

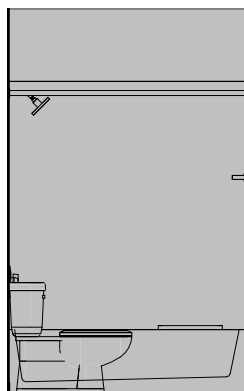
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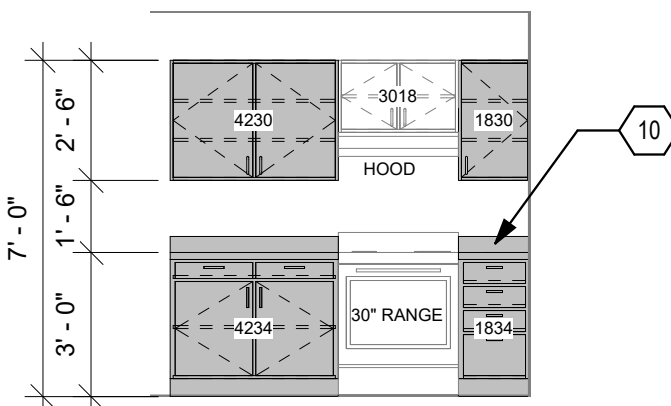


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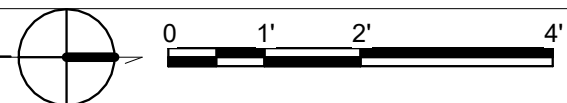
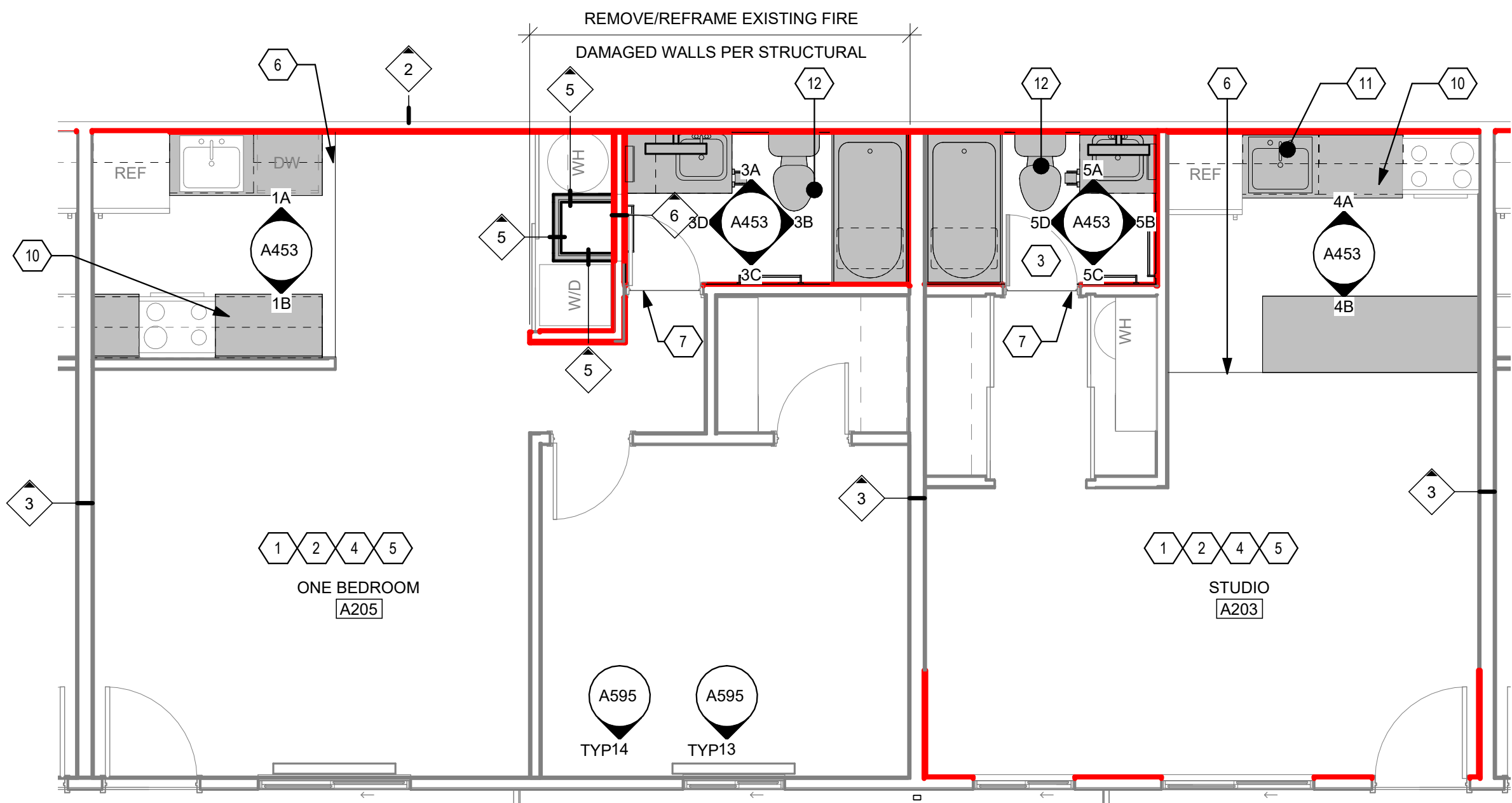
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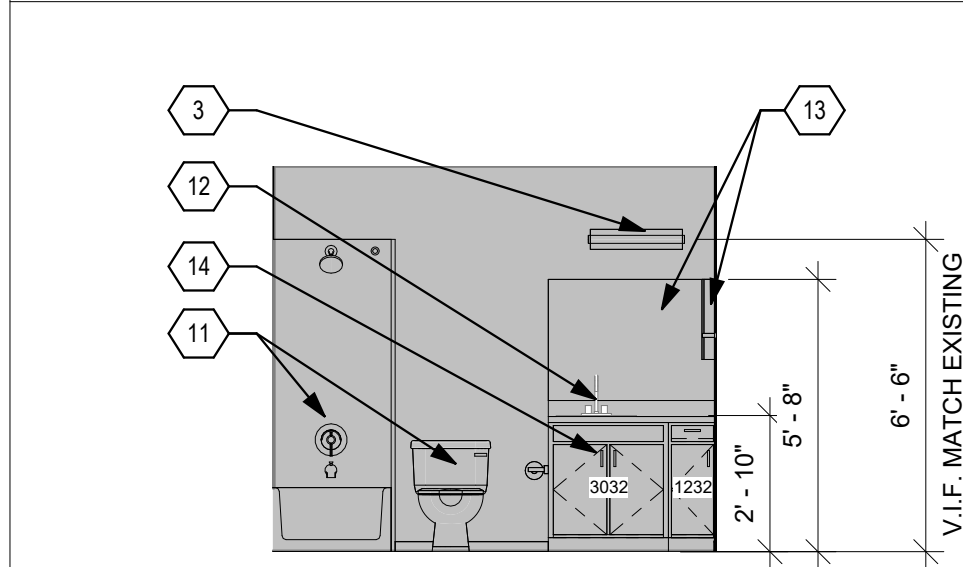
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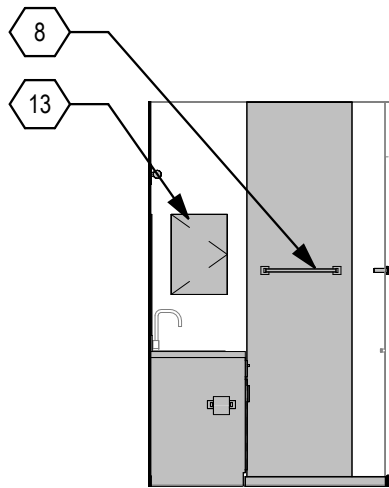
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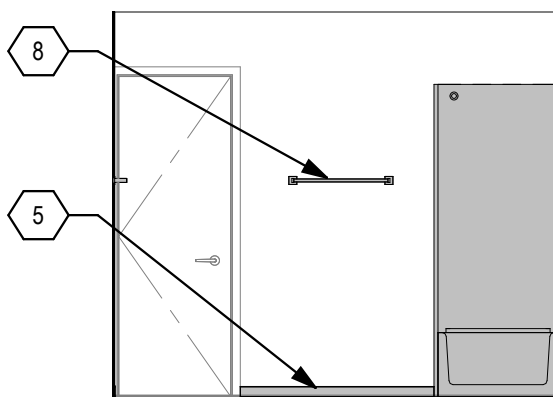
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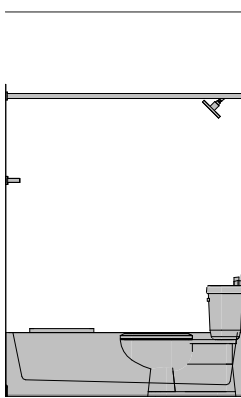
3A BATHROOM - A207 A
SCALE: 1/4" = 1'-0"



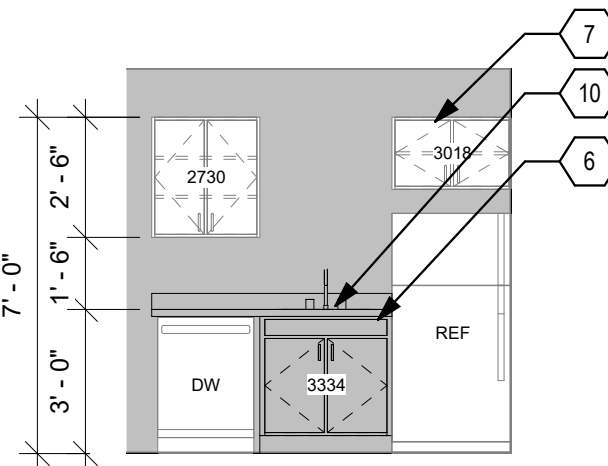
3B BATHROOM - A207 B
SCALE: 1/4" = 1'-0"



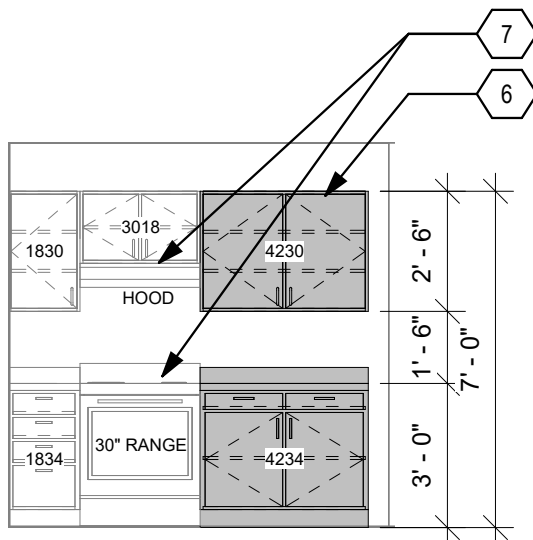
3C BATHROOM - A207 C
SCALE: 1/4" = 1'-0"



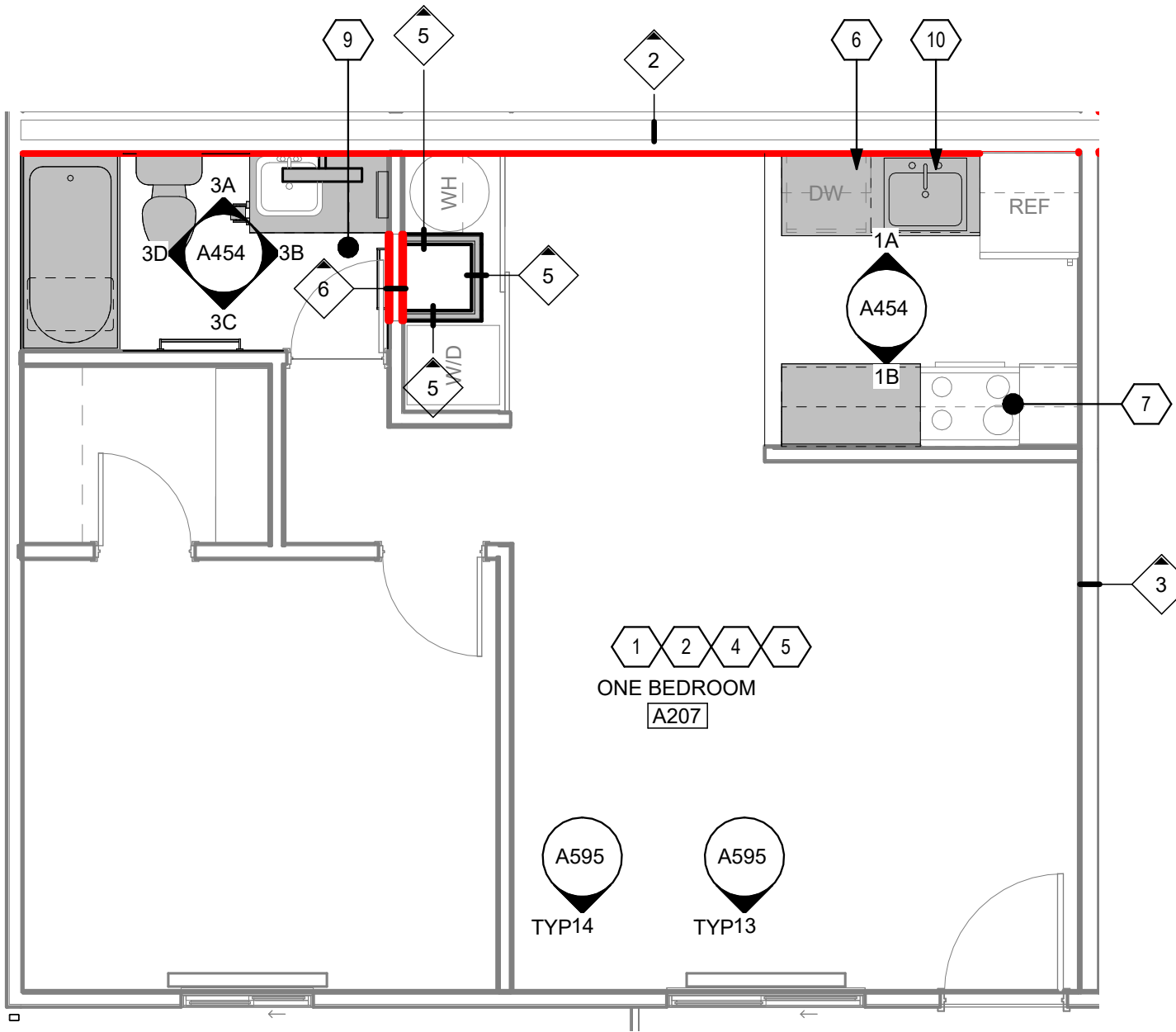
3D BATHROOM - A207 D
SCALE: 1/4" = 1'-0"



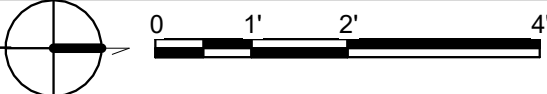
1A KITCHEN - A207 A
SCALE: 1/4" = 1'-0"



1B KITCHEN - A207 B
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - UNIT 207
SCALE: 1/4" = 1'-0"



GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	INSTALL NEW G.W.B. AT UNIT INTERIOR WHERE THE EXISTING GWB WAS REMOVED FROM WATER/FIRE DAMAGE, PATCH, AND PAINT TO MATCH EXISTING
2	UNIT INTERIOR WALLS TO BE WALL TYPE 1 UON
3	PROVIDE NEW VANITY LIGHT & EXHAUST FAN W/ INTEGRAL HEAT LAMP
4	NEW PAINT THROUGHOUT UNIT
5	PROVIDE NEW RUBBER BASE TO ALL UNITS TO MATCH EXISTING
6	NEW CABINETS, COUNTERTOP
7	CABINETS, COUNTERTOP, RANGE, HOOD TO REMAIN
8	NEW 24" TOWEL BAR, TOILET PAPER DISPENSER
9	PROVIDE GALVANIZED SHEET METAL DUCTWORK TO ROOF CAP. ROOF CAPS ARTIS RDVG OR APPROVED EQUAL
10	NEW SINK, FAUCET, DISPOSAL
11	NEW TUB/SURROUND, TOILET
12	SINK/FAUCET TO BE REINSTALLED
13	NEW MIRROR, SURFACE MOUNTED MEDICINE CABINET
14	NEW VANITY, COUNTERTOP, BASE CABINETS

LEGEND	
	NOT IN SCOPE
	EXISTING WALL/ELEMENT TO REMAIN
	NEW WALL/ELEMENT
	NEW GWB



KENDALL RIDGE

BUILDING A
15301 NE 20TH ST 98007

NOT FOR
CONSTRUCTION

ISSUED SETS	
DATE	DESCRIPTION

REVISIONS / NOTES	
NO	DATE DESCRIPTION

AHJ STAMP

TITLE
ENLARGED PLAN
- UNIT A207

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

A454



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GENERAL NOTES LEGEND	
NOTE #	DESCRIPTION
1	INSTALL NEW G.W.B. AT UNIT INTERIOR WHERE THE EXISTING GWB WAS REMOVED FROM WATER/FIRE DAMAGE, PATCH, AND PAINT TO MATCH EXISTING
2	UNIT INTERIOR WALLS TO BE WALL TYPE 1 UON
3	NEW INTERIOR H.C. WOOD DOORS, PAINT, MATCH EXIST. HARDWARE STYLE & FINISHES - SLIDING DOOR: SLIDING TRACK AND FLOOR GUIDE. - BED/BATH DOORS: PRIVACY LATCH LEVERS
4	NEW PAINT THROUGHOUT UNIT
5	PROVIDE NEW RUBBER BASE TO ALL UNITS TO MATCH EXISTING
6	PREPARE EXISTING SUB FLOOR. INSTALL NEW L.V.T. THROUGHOUT UNIT
7	PREPARE EXISTING SUB FLOOR. INSTALL NEW SHEET VINYL FLOOR IN KITCHEN. PROVIDE TRANSITION TO L.V.T.
8	PREPARE EXISTING SUB FLOOR. INSTALL NEW SHEET VINYL FLOOR IN BATH. PROVIDE TRANSITION TO L.V.T.
9	NEW BASEBOARD HEATERS IN LIVING/BEDROOM
10	PROVIDE NEW VANITY LIGHT & EXHAUST FAN W/ INTEGRAL HEAT LAMP
11	NEW CEILING LIGHT, MATCH EXISTING LOCATION
12	NEW KITCHEN CABINETS, COUNTERTOP
13	NEW FRIDGE, RANGE, RANGE HOOD, DISHWASHER
14	NEW TUB/SURROUND, TOILET
15	NEW HOT WATER HEATER, MATCH EXISTING
16	PROVIDE GALVANIZED SHEET METAL DUCTWORK TO ROOF CAP. ROOF CAPS ARTIS RDVG OR APPROVED EQUAL
17	NEW FRAMED/G.W.B. HEADER & GRILL TO MATCH EXISTING
18	NEW SINK, FAUCET
19	NEW MIRROR, SURFACE MOUNTED MEDICINE CABINET
20	NEW 24" TOWEL BAR, TOILET PAPER DISPENSER
21	NEW SINK, FAUCET, DISPOSAL
22	NEW VANITY, COUNTERTOP, BASE CABINETS

LEGEND	
	NOT IN SCOPE
	EXISTING WALL/ELEMENT TO REMAIN
	NEW WALL/ELEMENT
	NEW GWB



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CONSTRUCTION

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DATE	DESCRIPTION

REVISIONS / NOTES	
NO	DATE DESCRIPTION

AHJ STAMP

TITLE
ENLARGED PLAN
- UNIT H102

DRAWN	KC
CHECKED	AP
ISSUE DATE	8/8/25
PROJECT #	25032
SHEET #	

A455

WALL ASSEMBLY TYPES: INTERIOR WALLS				FIRE RATING	STC/IIC RATING	THERMAL VALUE	ROOF/CEILING/FLOOR TYPES				FIRE RATING	STC/IIC RATING	THERMAL VALUE
NO.	DIAGRAM	ASSEMBLY COMPONENTS	REPORT #	REPORT #			NO.	DIAGRAM	ASSEMBLY COMPONENTS	REPORT #	REPORT #		
1		INT	INT	REPLACE GWB WHERE NOTED IN PLAN			A		EXT	REPLACE GWB WHERE NOTED IN PLAN	0HR		
				- (1) LAYER 5/8" TYPE "X" GWB					- ASPHALT COMPOSITION SHINGLES				
				- 2X4 WOOD STUDS 16" OC					- 1/2" PLYWOOD SHEATHING PER STRUCTURAL				
				- (1) LAYER 5/8" TYPE "X" GWB					- ROOF TRUSS @ 24" OC				
									- MATCH EXISTING R-19 MIN BATT INSULATION			R-19	
									- VAPOR RETARDER				
									- (1) LAYER 5/8" TYPE "X" GWB				
2		INT	INT	REPLACE GWB WHERE NOTED IN PLAN REPLACE 2X4 WOOD STUDS WHERE NOTED PER STRUCTURAL REPLACE INSULATION WHERE REMOVED	1HR GA WP 3112	55-59 GA WP 3112							
				- (1) LAYER 5/8" TYPE "X" GWB									
				- 3-1/2" FIBERGLASS BATT INSULATION									
				- 2X4 WOOD STUDS 16" OC PER STRUCTURAL									
				- 6" CHASE									
				- 3-1/2" FIBERGLASS BATT INSULATION									
				- 2X4 WOOD STUDS 16" OC PER STRUCTURAL									
				- (1) LAYER 5/8" TYPE "X" GWB									
3		INT	INT	REPLACE GWB WHERE NOTED IN PLAN	1HR GA WP 3111								
				- (1) LAYER 5/8" TYPE "X" GWB									
				- MATCH EXISTING FIBERGLASS BATT INSULATION - FILL CAVITY									
				- 2X4 WOOD STUDS 16" OC STAGGERED 8" OC ON 2X6 WOOD PLATE									
				- (1) LAYER 5/8" TYPE "X" GWB									
5		-	SHAFT SIDE		1HR GA WP 6804	45-49 GA WP 6804							
				- (N) (1) LAYER 5/8" TYPE "X" GWB									
				- (N) 1-1/2" GLASS FIBER INSULATION IN CAVITY									
				- (N) 2-1/2" FLOOR AND STEEL RUNNERS W/ 'T' SECTION OF 2-1/2" STEEL (N) SHAFT WALL STUDS BETWEEN PANELS									
				- (N) (1) LAYER 1"X24" TYPE "X" GYPSUM PANEL									
6		-	-		1HR GA WP 3510	- -							
				- (N) (1) LAYER 5/8" TYPE "X" GWB									
				- 2X4 WOOD STUD @ 16" O.C. MIN/24" O.C. MAX									
				- (N) (1) LAYER 5/8" TYPE "X" GWB									

GA FILE NO. WP 3111	PROPRIETARY	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS, INSULATION Fire Design: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 1-1/4" screws 8" o.c. Joints staggered 24" on opposite sides. (LOAD-BEARING) Minimum 3-1/2" glass fiber insulation woven in cavity. Sound Design: Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation in stud cavity on both sides.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC - 5/8" FireBloc® Type X Gypsum Board		Thickness: 6-3/4" (Fire) 7-1/4" (Sound)	Approx. Weight: 8 psf (Fire) 10 psf (Sound)
		Fire Test: UL R14196, 4787112870, 10-14-15, UL Design U340	Sound Test: RAL TL11-165, 7-13-11
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED			
GA FILE NO. WP 3112	PROPRIETARY	1 HOUR FIRE	55 to 59 STC SOUND
GYPSUM PANELS, WOOD STUDS, INSULATION Fire Design: One layer 5/8" proprietary type X gypsum panel applied parallel or at right angles to each side of double row of 2 x 4 wood studs spaced 16" o.c. on separate plates with 1-7/8" Type W screws at 7" o.c. No minimum airspace between rows of studs. 3-1/2" glass fiber insulation friction fit to fill stud cavity on both sides. Joints staggered 16" on opposite side. (LOAD-BEARING) Sound Design: Sound tests constructed with 1" airspace between rows of studs.			
PROPRIETARY GYPSUM PANEL PABCO® Gypsum - 5/8" FLAME CURB® Type X		Thickness: 8-1/4" (Fire) 9-1/4" (Sound)	Approx. Weight: 7.0 psf (Fire and Sound)
		Fire Test: R7094, 07CA62988, 04-01-2008, UL Design U341	Sound Test: NOAL 17-1107, 11-06-2017
GA FILE NO. WP 3510	GENERIC	1 HOUR FIRE	
GYPSUM WALLBOARD, WOOD STUDS Fire Design: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 24" on opposite sides. (LOAD-BEARING)			
		Thickness: 4-7/8" (Fire)	
		Approx. Weight: 7 psf (Fire)	
		Fire Test: UL R3501-47, -48, 9-17-65, UL Design U309, UL R1319-129, 7-22-70, UL Design U314	
SHAFT WALLS			
GA FILE NO. WP 6804	PROPRIETARY	1 HOUR FIRE	45 to 49 STC SOUND
GYPSUM PANELS, STEEL STUDS Fire Design: One layer 1" x 24" proprietary type X gypsum panel inserted between 2-1/2", 18 mil floor and ceiling J runners with H section of 2-1/2" C-H steel studs between panels. OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel to studs with 1" Type S screws 12" o.c. (NLB) Sound Design: Sound tested with 1-1/2" glass fiber insulation in cavity.			
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum, Inc. - 5/8" CertainTeed® Type X - 1" CertainTeed® M2Tech® Shaftliner		Thickness: 3-1/8" (Fire and Sound)	
		Approx. Weight: 6.5 psf (Fire and Sound)	
		Fire Test: UL R3660, 10NK07103, 5-2-10, 4788558870, 7-25-18, UL Design U469	
		Sound Test: NOAL 19-0705, 7-9-19	



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KENDALL RIDGE

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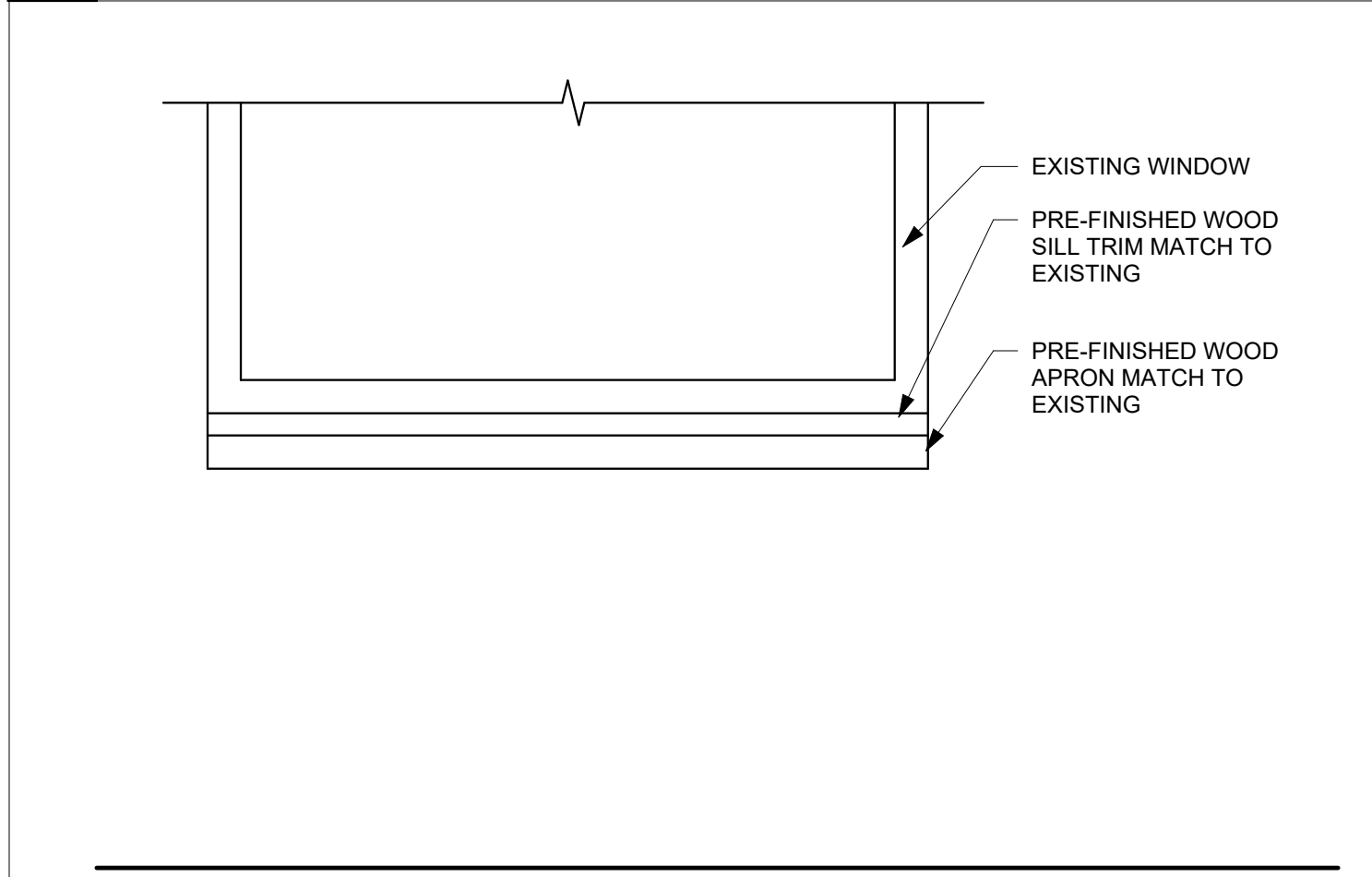
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DRAWN KC
CHECKED AP
ISSUE DATE 8/8/25
PROJECT # 25032
SHEET #

A500

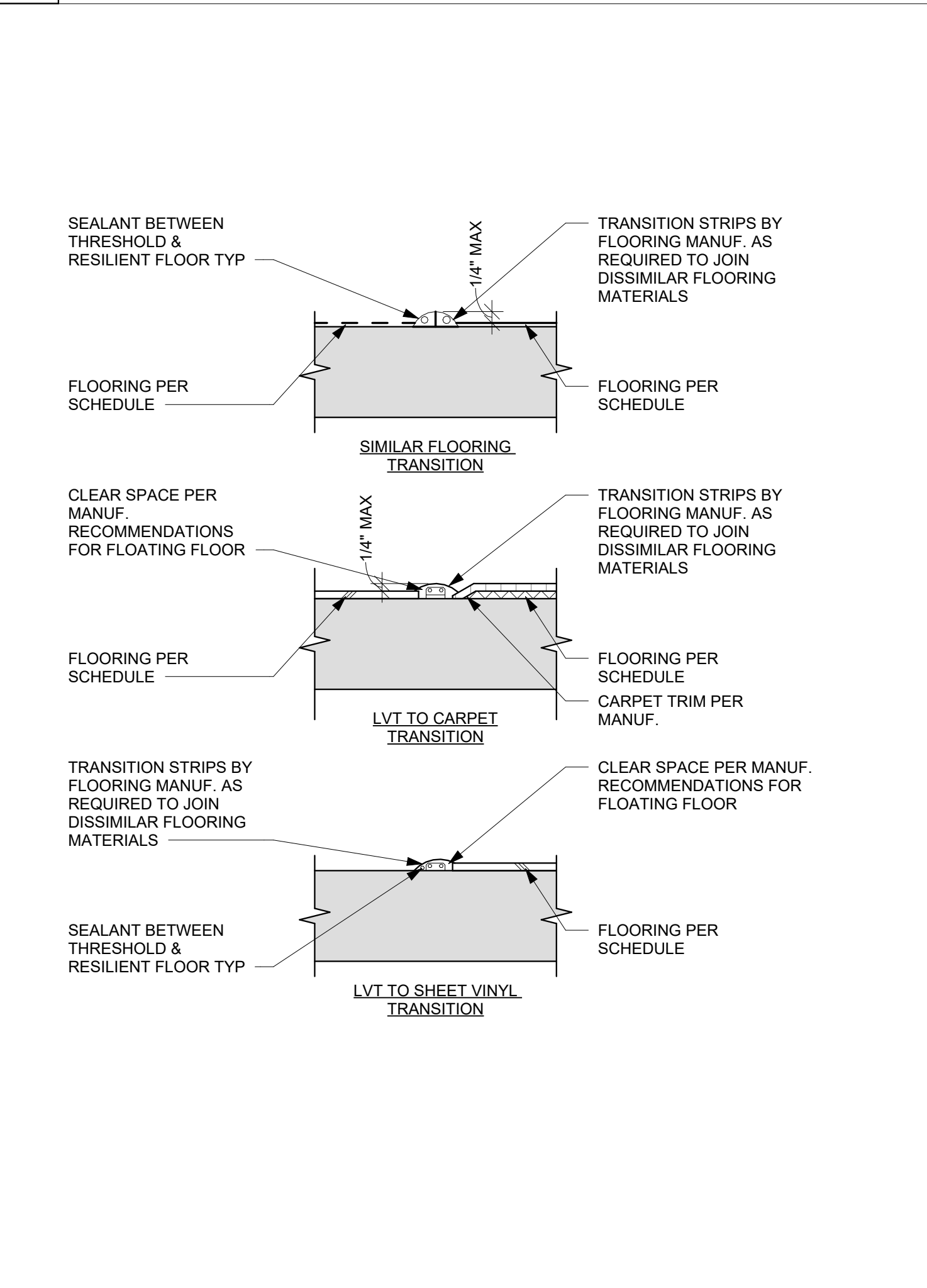
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14 ELEVATION - OUTLETS, SWITCHES, & CONTROLS TYP
SCALE: 1 1/2" = 1'-0"

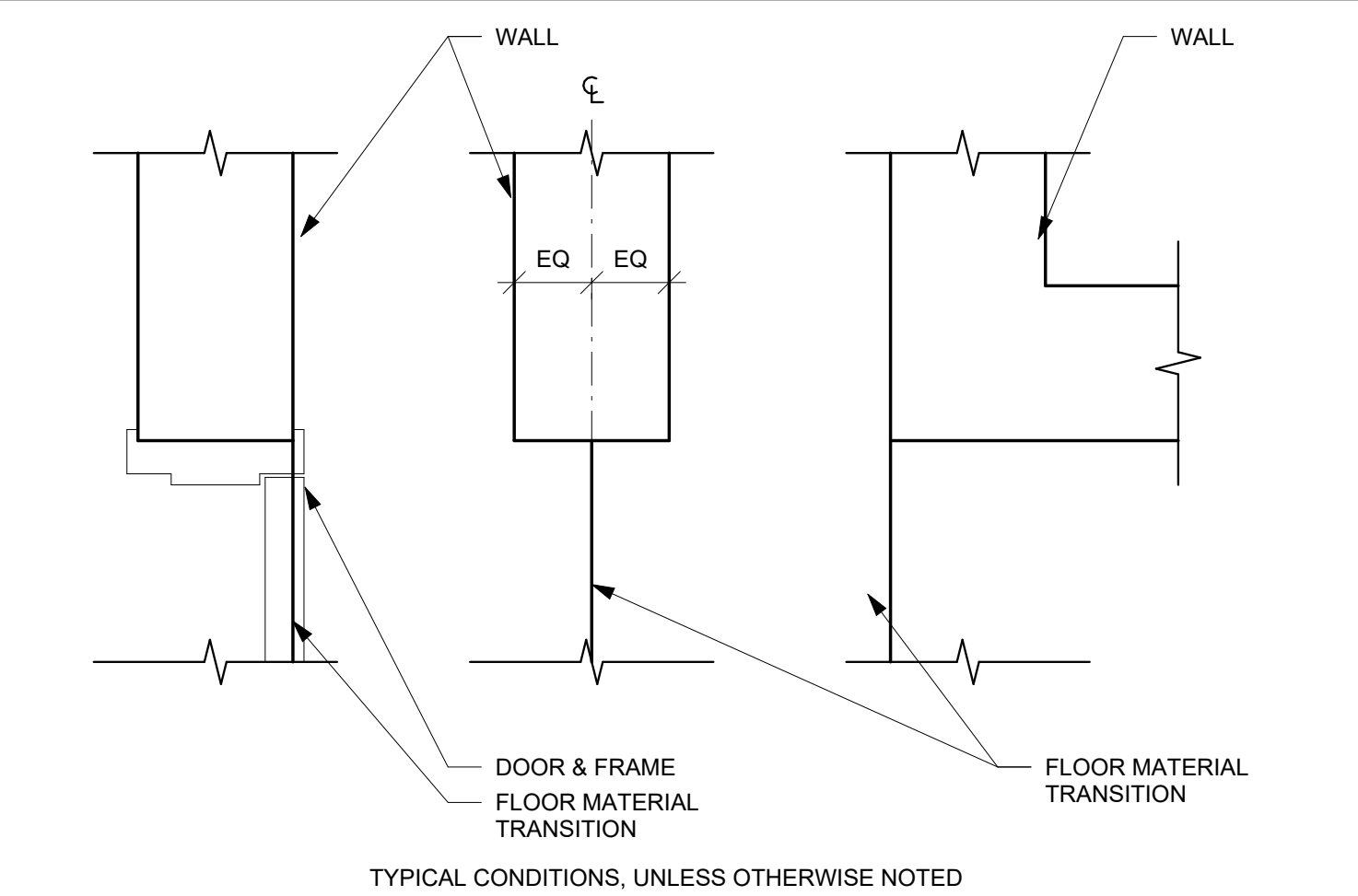


13 ELEVATION - WINDOW SILL TRIM @ INTERIOR, TYP
SCALE: 1 1/2" = 1'-0"

10 PLAN - TYP FLOOR MATERIAL TRANSITIONS
SCALE: 3" = 1'-0"

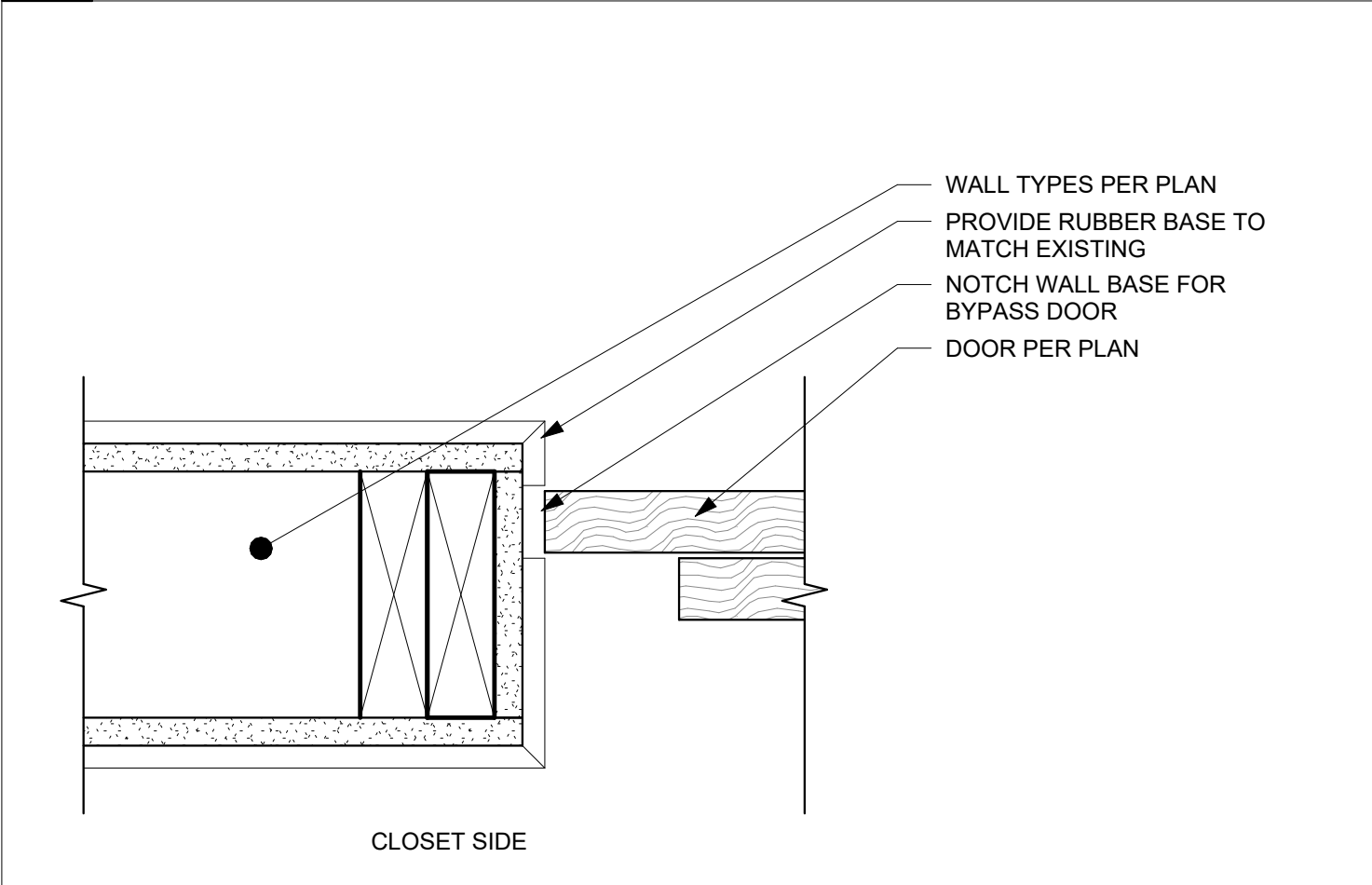


9 SECTION - TYP FLOOR MATERIAL TRANSITIONS
SCALE: 3" = 1'-0"

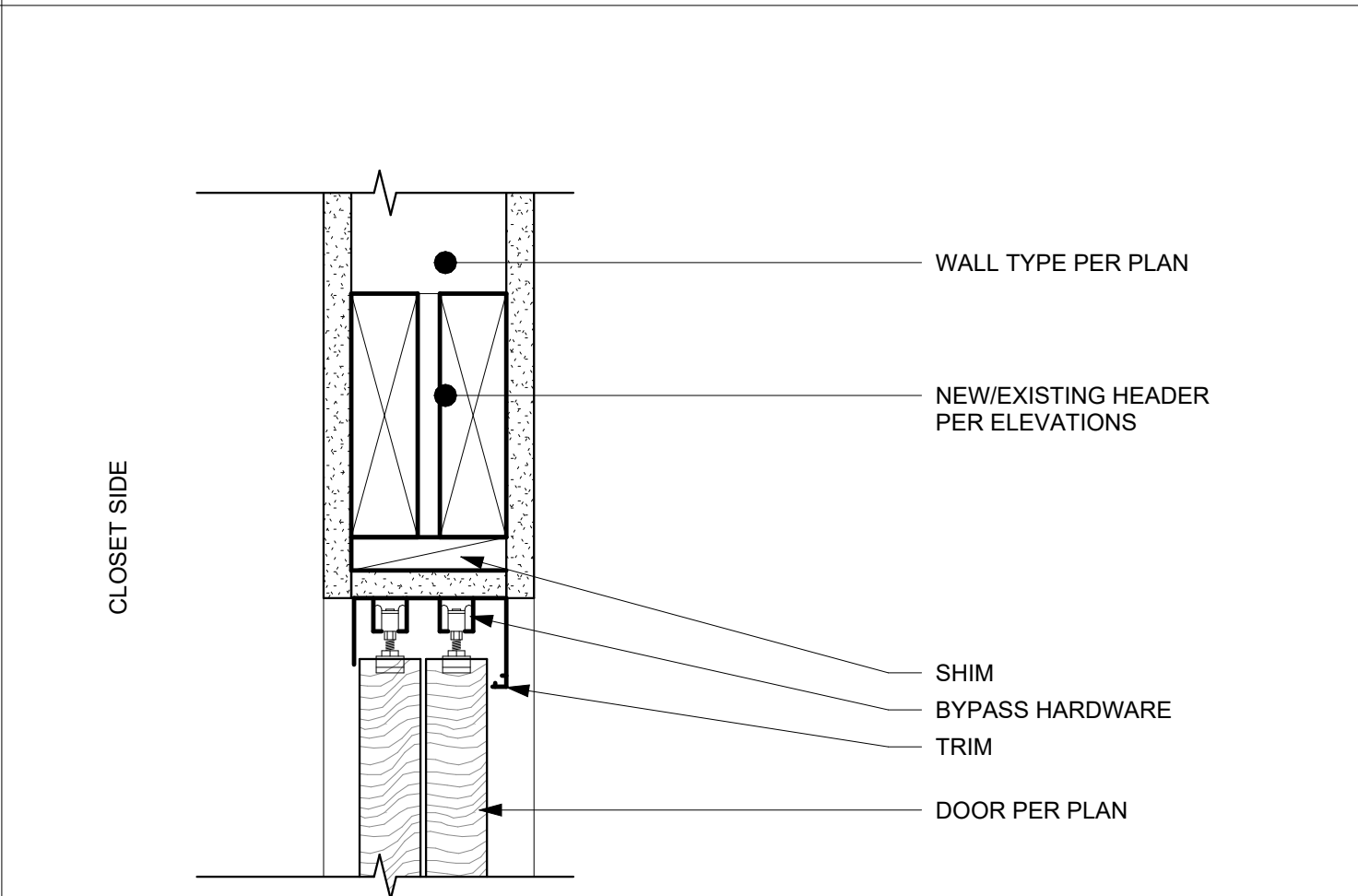


10 PLAN - TYP FLOOR MATERIAL TRANSITIONS
SCALE: 3" = 1'-0"

6 SECTION - BYPASS DOOR HEAD
SCALE: 3" = 1'-0"



5 PLAN - BYPASS DOOR JAMB
SCALE: 3" = 1'-0"

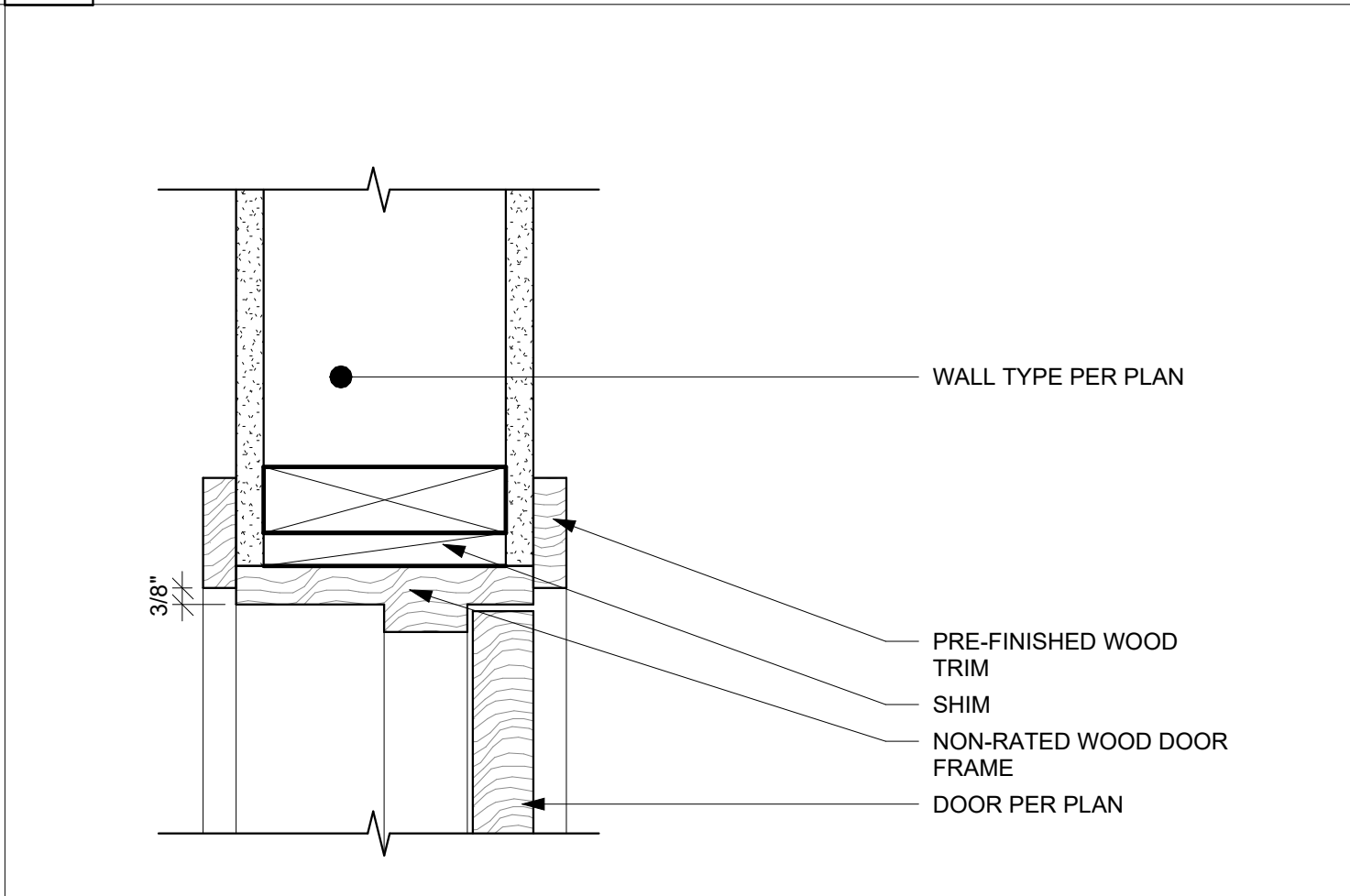


6 SECTION - BYPASS DOOR HEAD
SCALE: 3" = 1'-0"

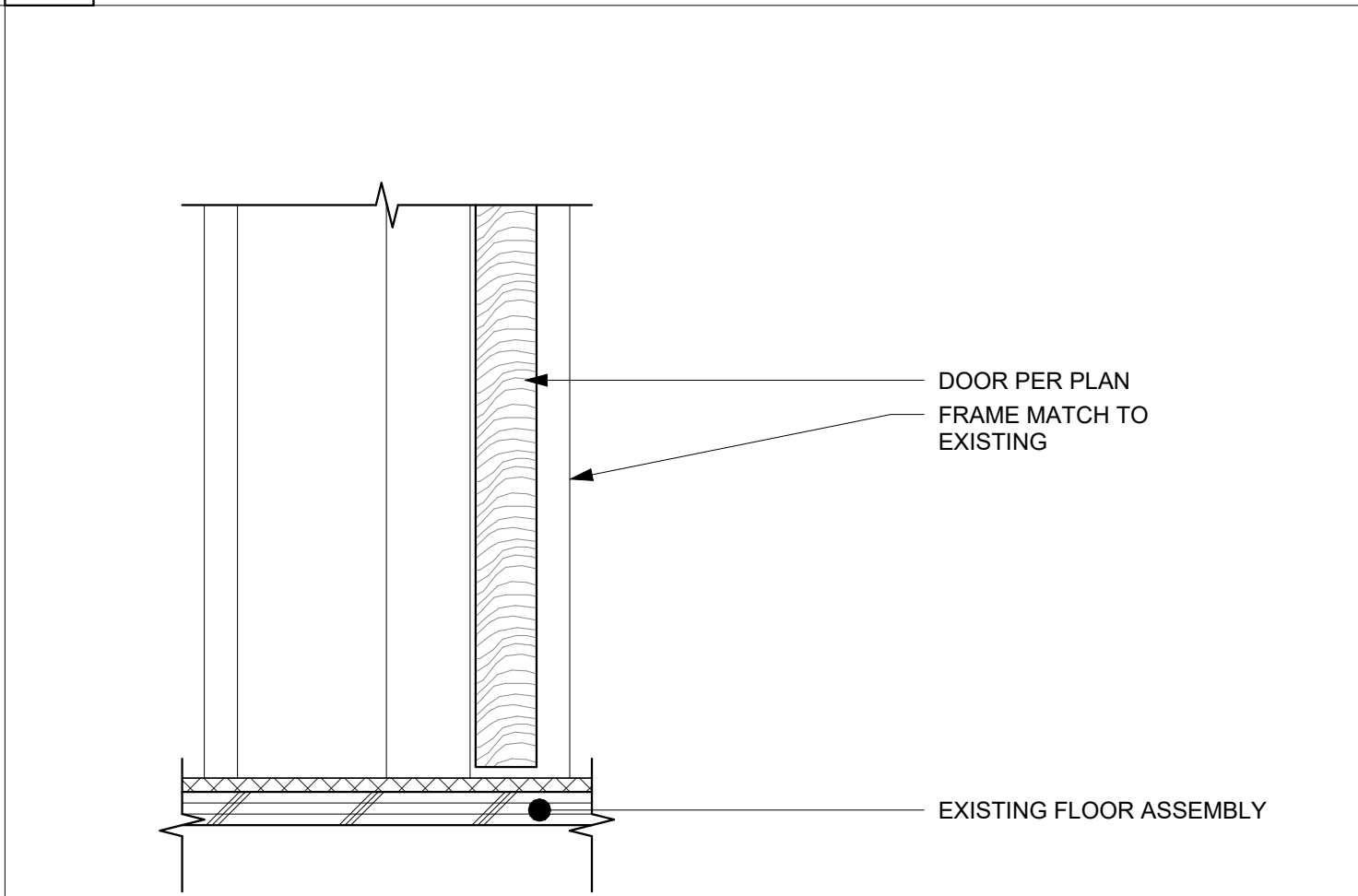


6 SECTION - BYPASS DOOR HEAD
SCALE: 3" = 1'-0"

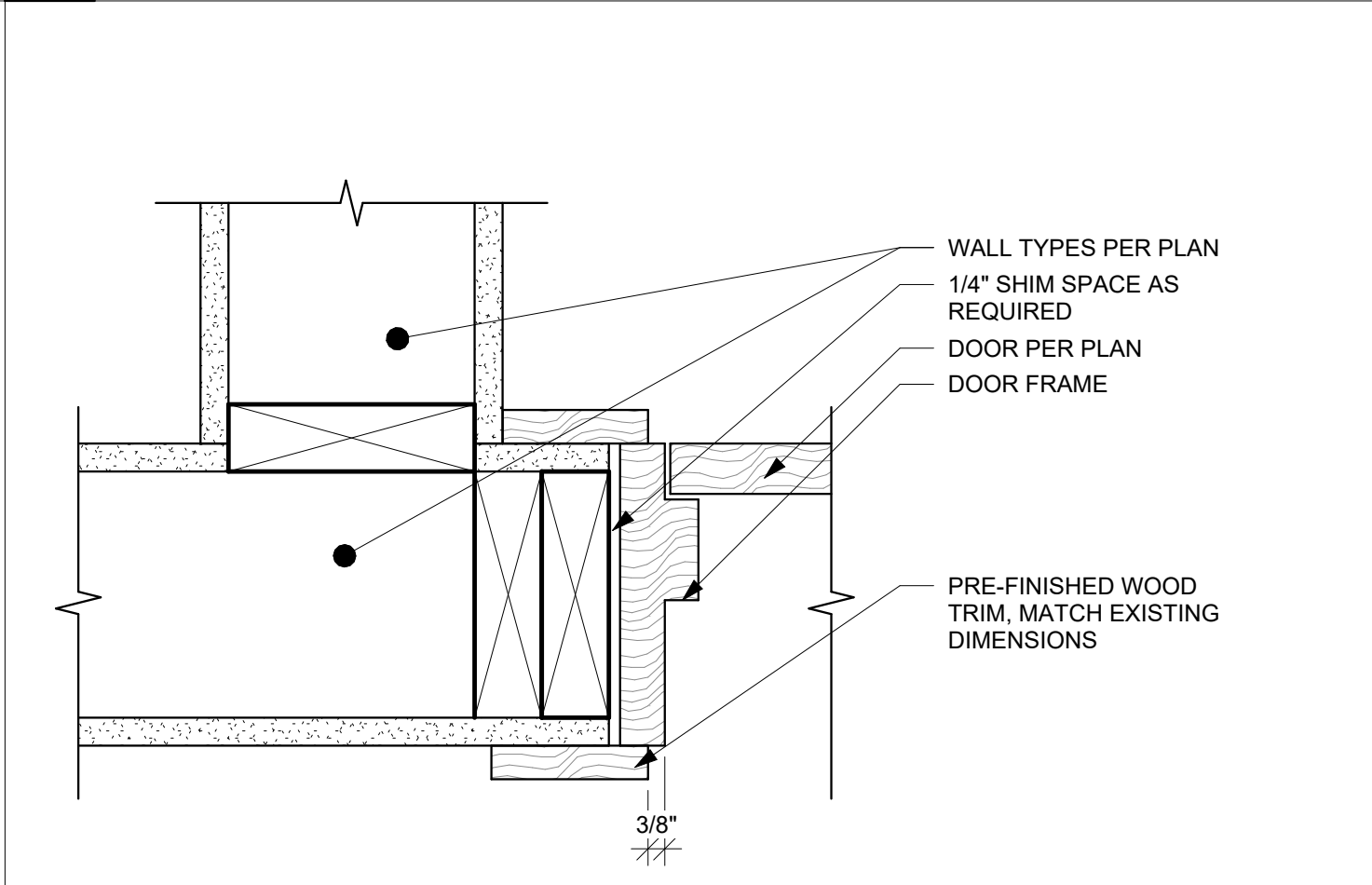
4 SECTION - TYP ROOF RIDGE VENT
SCALE: 1 1/2" = 1'-0"



3 SECTION - NON-RATED INT. WOOD DOOR HEAD/JAMB
SCALE: 3" = 1'-0"



2 SECTION - NON-RATED INT. DOOR SILL
SCALE: 3" = 1'-0"



1 PLAN - DOOR JAMB @ WALL INTERSECTION
SCALE: 3" = 1'-0"



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TITLE
DETAILS -
DOOR/FINISHES

DRAWN KC
CHECKED AP
ISSUE DATE 8/8/25
PROJECT # 25032
SHEET #

A595

INSTRUCTIONS TO BIDDERS

1.0 BIDDER RESPONSIBILITY CRITERIA

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

1.1 SUBCONTRACTOR RESPONSIBILITY

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

INSTRUCTIONS TO BIDDERS

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

1.2 SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA

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

1.3 PREPARATION OF BIDS – CONSTRUCTION

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

INSTRUCTIONS TO BIDDERS

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

1.4 BID GUARANTEE

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

1.5 AMENDMENTS TO INVITATION TO BID

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

1.6 PRE-BID MEETING

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

1.7 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

INSTRUCTIONS TO BIDDERS

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

1.8 EXPLANATION TO PROSPECTIVE BIDDERS

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

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

1.9 PREVAILING WAGES

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

1.10 TAXES

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

INSTRUCTIONS TO BIDDERS

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

1.11 INSURANCE

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

1.12 ASSURANCE OF COMPLETION

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

1.13 BID ERROR

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

1.14 ADDITIVE OR DEDUCTIVE BID ITEMS

INSTRUCTIONS TO BIDDERS

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

1.15 BID EVALUATION

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

INSTRUCTIONS TO BIDDERS

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

1.16 CONTRACT AWARD

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

GENERAL CONDITIONS

PART 1 - GENERAL PROVISIONS

1.1 DEFINITIONS

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

GENERAL CONDITIONS

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

1.2 EXECUTION AND INTENT

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

PART 2 - INSURANCE AND BONDS

2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

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

2.2 MINIMUM SCOPE OF INSURANCE

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

GENERAL CONDITIONS

2.3 MINIMUM LIMITS OF INSURANCE

A. Contractor shall maintain limits no less than:

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

2.4 DEDUCTIBLES AND SELF INSURED RETENTION

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

2.5 OTHER INSURANCE PROVISIONS

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

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

GENERAL CONDITIONS

2.6 ACCEPTABILITY OF INSURERS

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

2.7 VERIFICATION OF COVERAGE

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

2.8 SUBCONTRACTORS

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

2.9 PAYMENT AND PERFORMANCE BONDS

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

PART 3 - PERFORMANCE

3.1 CONTRACTOR CONTROL AND SUPERVISION

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

3.2 PERMITS, FEES, AND NOTICES

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

3.3 PREVAILING WAGES

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

GENERAL CONDITIONS

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

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

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

3.4 EQUAL EMPLOYMENT OPPORTUNITY

A. During performance of the Work:

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

3.5 SAFETY PRECAUTIONS

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

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

GENERAL CONDITIONS

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

GENERAL CONDITIONS

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

3.6 INDEPENDENT CONTRACTOR

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

3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

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

3.8 PRIOR NOTICE OF EXCAVATION

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

3.9 UNFORESEEN PHYSICAL CONDITIONS

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

GENERAL CONDITIONS

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

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

3.11 MATERIAL AND EQUIPMENT

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

3.12 CORRECTION OF NONCONFORMING WORK

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

3.13 CLEAN UP

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

3.14 SUBCONTRACTORS AND SUPPLIERS

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

GENERAL CONDITIONS

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

3.15 INDEMNIFICATION

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

3.16 PROHIBITION AGAINST LIENS

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

3.17 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

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

GENERAL CONDITIONS

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

3.18 WAIVER AND SEVERABILITY

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

PART 4 - PAYMENTS AND COMPLETION

4.1 CONTRACT SUM

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

4.2 APPLICATION FOR PAYMENT

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

GENERAL CONDITIONS

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

4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

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

PART 5 - CHANGES

5.1 CHANGE IN THE WORK

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

GENERAL CONDITIONS

5.2 CHANGE IN THE CONTRACT SUM

- A. Change Order Pricing - Fixed Price: When the fixed price or time and materials method is used to determine the value of any Work covered by a Change Order, or of a request for an equitable adjustment in the Contract Sum, the following procedures shall apply:
1. Contractor's Change Order proposal, or request for adjustment in the Contract Sum, shall be accompanied by a complete itemization of the costs, including labor, material, subcontractor costs, and overhead and profit. The costs shall be itemized in the manner set forth below, and shall be submitted on breakdown sheets with documentation in a form approved by Owner.
 2. Any request for adjustment of Contract Sum shall include only the following items:
 - a. Craft labor costs for Contractors and Subcontractors.
 - 1) Basic wages and benefits: Hourly rates and benefits according to applicable prevailing wages.
 - 2) Direct supervision shall not to exceed 15% of the cost of direct labor. No supervision markup shall be allowed for a working supervisor's hours.
 - 3) Worker's Insurance. Direct contributions to the State for industrial insurance, medical aid, and supplemental pension by the class and rates established by L&I.
 - 4) Federal Insurance. Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.
 - 5) Safety and small tools: 4% of the sum of the amounts calculated in (1), (2), and (3) above.
 - b. Material Costs: Material costs and applicable sales tax shall be developed from actual known costs, supplier quotations or standard industry pricing guides and shall consider all available discounts. Freight costs, express charges, or special delivery charges shall be itemized.
 - c. Equipment Costs: Itemization of the type of equipment and the estimated or actual length of time the equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for equipment and applicable sales tax only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. The Date Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed 50% of the applicable rate.
 - d. Allowance for Overhead: This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time and any other cost incidental to the change in the Work. This allowance shall be strictly limited in all cases an amount not to exceed the following:
 - 1) For Contractor, for any Work actually performed by Contractor's own forces, 16% of the cost.
 - 2) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the cost.
 - 3) For Contractor, for any Work performed by its Subcontractor(s), 6% of the amount due each Subcontractor.
 - 4) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 5% of the amount due the sub-Subcontractor.
 - e. Allowance for Profit:
 - 1) For Contractor or Subcontractor of any tier for work performed by their forces, 5% of the cost developed in accordance with subsections a, b & c above.
 - 2) For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 5% of the Subcontractor cost.
 - f. Insurance or Bond Premium: The costs of any change or additional premium of Contractor's liability insurance and public works bond arising directly from the changed Work. The costs of any change in insurance or bond premium shall be added after overhead and profit are calculated.
- B. Change Order Pricing - Unit Prices

GENERAL CONDITIONS

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

5.3 CHANGE IN THE CONTRACT TIME

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

PART 6 - CLAIMS AND DISPUTE RESOLUTION

6.1 CLAIMS PROCEDURE

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

6.2 ARBITRATION

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

6.3 CLAIMS AUDITS

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

GENERAL CONDITIONS

PART 7 - TERMINATION OF THE WORK

7.1 TERMINATION BY OWNER FOR CAUSE

- A. Owner may, upon a written Notice to Contractor and to its surety, terminate (without prejudice to any right or remedy of Owner) the Work, or any part of it, for cause upon the occurrence of any one or more of the following events:
1. Contractor fails to prosecute the Work or any portion thereof with sufficient diligence to ensure Completion of the Work within the Contract Time;
 2. Contractor is adjudged bankrupt, makes a general assignment for the benefit of its creditors, or a receiver is appointed on account of its insolvency;
 3. Contractor fails in a material way to replace or correct Work not in conformance with the Contract Documents;
 4. Contractor repeatedly fails to supply skilled workers or proper materials or equipment;
 5. Contractor repeatedly fails to make prompt payment due to Subcontractors, suppliers, or for labor;
 6. Contractor materially disregards or fails to comply with laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction; or
 7. Contractor is otherwise in material breach of any provision of the Contract Documents.
- B. Upon termination, Owner may at its option:
1. Take possession of the Project site and take possession of or use all materials, equipment, tools, and construction equipment and machinery thereon owned by Contractor to maintain the orderly progress of, and to finish, the Work;
 2. Finish the Work by whatever other reasonable method it deems expedient.
- C. Owner's rights and duties upon termination are subject to the prior rights and duties of the surety, if any, obligated under any bond provided in accordance with the Contract Documents.
- D. When Owner terminates the Work in accordance with this section, Contractor shall take the actions set forth in paragraph 7.2B, and shall not be entitled to receive further payment until the Work is accepted.
- E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. Contractor shall also be liable for liquidated damages until such reasonable time as may be required for Completion. These obligations for payment shall survive termination.
- F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.
- G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in 7.1A exist, then such termination shall be deemed a termination for convenience pursuant to 7.2.

7.2 TERMINATION BY OWNER FOR CONVENIENCE

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

GENERAL CONDITIONS

PART 8 - MISCELLANEOUS PROVISIONS

8.1 RECORDS KEEPING AND REPORTING

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

8.2 AUDITS AND INSPECTIONS

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

8.3 ORGANIZATION CONFLICTS OF INTEREST

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

8.4 INTERESTS OF MEMBERS OF CONGRESS

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

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

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

BID FORM

PROJECT NAME AND LOCATION:

**Building A Fire Restoration
Kendall Ridge Apartments**

Contract Number: TS2501831

BID FORM

The undersigned, Legal Name of Bidder: _____

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

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

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

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

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

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

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

Signature of Bidder

Print Your Name

Submitted on _____ day of _____ 2025

City

State

BIDDER INFORMATION

BIDDER INFORMATION

Name of Bidder (Company): _____

Address: _____

Contact Name: _____

Phone Number: _____ Email Address: _____

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

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

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

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

Business License #: _____ Federal ID #: _____

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

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

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

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

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

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

Approximate % of work your company will actually perform: _____

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

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

BIDDER INFORMATION

SUBCONTRACTORS

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

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

BIDDER'S EXPERIENCE

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

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

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

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

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

BIDDER INFORMATION

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

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

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

Bidders current Experience Modification Rate (EMR): _____

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

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

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

TITLE: _____ DATE: _____

CONTRACT FORM

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

- 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: Kendall Ridge Building A Fire Restoration

Contract No.: TS2501831

- 1.3 Compensation: The total amount of the Contract shall be [\$\$\$] dollars and [¢¢] cents (\$[\$\$\$.\$\$]) subject to additions and deductions provided therein.

- 1.4 Duration of Contract: The Contractor shall commence work after receipt of Notice to Proceed, follow the schedule specified in the contract documents, and all work must be completed within one hundred eighty (180) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner’s sole discretion, may be extended for a period determined by the Owner.

- 1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of \$500.00 per day will be assessed for each calendar day that the Contractor exceeds the time for completion.

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

DATED this _____ day of _____, 2025

Contractor

Owner

President/Owner

Lauren Mathisen
Executive VP of Real Estate Development
KING COUNTY HOUSING AUTHORITY

CERTIFICATE OF INSURANCE							DATE(MM/DD/YY)			
							Issue Date			
PRODUCER Vendor's Insurance Agent Street Address City, State, Zip Phone Number				THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.						
				COMPANIES AFFORDING COVERAGE						
INSURED Vendor Name Street Address City, State, Zip				COMPANY A	ABC Insurance Company					
				COMPANY B	DEF Insurance Company					
				COMPANY C	GHI Insurance Company					
				COMPANY D						
COVERAGES										
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH REPSECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.										
CO LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS				
A	GENERAL LIABILITY		XXX123	01/01/00	01/01/01	GENERAL AGGREGATE		2,000,000		
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG		1,000,000		
	<input type="checkbox"/>	CLAIMS MADE				<input checked="" type="checkbox"/>	OCCUR	PERSONAL & ADV INJURY		1,000,000
	<input type="checkbox"/>	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE		1,000,000		
	<input type="checkbox"/>					FIRE DAMAGE (Any one fire)		50,000		
	<input type="checkbox"/>					MED EXP (Any one person)		5,000		
	<input type="checkbox"/>									
B	AUTOMOBILE LIABILITY		XXX456	01/01/00	01/01/01	COMBINED SINGLE LIMIT		1,000,000		
	<input checked="" type="checkbox"/>	ANY AUTO				BODILY INJURY (Per person)				
	<input type="checkbox"/>	ALL OWNED AUTOS				BODILY INJURY (Per accident)				
	<input type="checkbox"/>	SCHEDULED AUTOS				PROPERTY DAMAGE				
	<input checked="" type="checkbox"/>	HIRED AUTOS								
	<input type="checkbox"/>	NON-OWNED AUTOS								
	<input type="checkbox"/>									
	GARAGE LIABILITY					AUTO ONLY-EA ACCIDENT				
	<input type="checkbox"/>	ANY AUTO				OTHER THAN AUTO ONLY:				
	<input type="checkbox"/>					EACH ACCIDENT				
	<input type="checkbox"/>					AGGREGATE				
	<input type="checkbox"/>									
	EXCESS LIABILITY					EACH OCCURRENCE				
	<input type="checkbox"/>	UMBRELLA FORM				AGGREGATE				
	<input type="checkbox"/>	OTHER THAN UMBRELLA FORM								
	<input type="checkbox"/>									
C	WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY		XXX789	01/01/00	01/01/01	<input checked="" type="checkbox"/>	STATUTORY LIMITS			
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE:					<input type="checkbox"/>	INCL	EACH ACCIDENT	1,000,000	
						<input type="checkbox"/>	EXCL	DISEASE-POLICY LIMIT	1,000,000	
						<input type="checkbox"/>		DISEASE-EACH EMPLOYEE	1,000,000	
	OTHER									
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS										
Greystar Real Estate Partners, LLC and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverage. Re: Contract TS2501831 at Kendall Ridge Apartments, 15301 NE 20 th St., Bellevue, WA 98007.										
CERTIFICATE HOLDER				CANCELLATION						
Greystar Real Estate Partners, LLC King County Housing Authority 600 Andover Park West Seattle, WA 98188-3326				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.						
				AUTHORIZED REPRESENTATIVE						
				Signature of Insured's Agent						
ACORD 25-S (3/93)				ACORD CORPORATION 1993						

PROVIDE

GENERAL LIABILITY
ENDORSEMENT

and

AUTO LIABILITY
ENDORSEMENT