

# PROJECT MANUAL

## PROJECT NAME AND LOCATION:

**ROOFING REPLACEMENT, BUILDING C  
BELLEPARK EAST APARTMENTS**

**Contract Number: DW2303331**

## TABLE OF CONTENTS

- 02 Invitation to Bid (1 Page)
- 03 Specifications (20 Pages)
- 04 Plans (1 Sheet)
- 05 Instruction to Bidders (6 Pages)
- 06 General Conditions (15 Pages)
- 07 Bid Form & Bidder Information (4 Pages) – ***Return with Bid***
- 08 Sample Contract Form (1 Page)
- 09 Sample Certificate of Insurance (2 Pages)
- 10 Hazardous Material Report dated December 20, 2017 (27 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, removal and replacement of asphalt shingles, membrane, underlayment, flashing, roof penetration flashing, vents and all accessories and other tasks as described in the bid documents.

**PROJECT MANUAL DISTRIBUTION:**

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

**PRE-BID CONFERENCE:**

Date and Time: 5/16/2023 at 11:00 A.M.  
Jobsite Address: Bellepark East Apartments, 16241 NE 13th Pl, Bellevue, WA 98008.  
In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.  
For Questions: Questions pertaining to the bid are to be sent via email to [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org) no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.  
Posting: Addenda will be posted on KCHA's website.

**BIDS ARE DUE:**

Time: **2:00 pm**  
Date: **June 1, 2023**

Submittal Process: \* Bids may be sent to Michelle Jackson via email to [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org).  
Do Not Drop Off Bids at KCHA  
Process: All Bids must be received by KCHA no later than the above due date and time.  
No Bids will be accepted after that date and time.

**BID GUARANTEE:** Not Required.

**PERFORMANCE AND PAYMENT BONDS:** As a condition of award Performance and Payment bonds for 100% of the Contract Award Amount shall be furnished for the Work. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, at Contractors option the requirement may be waived in lieu of an additional 5% (total 10%) retainage.

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

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

**CONTACT PERSON:** Michelle Jackson at [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org)

# SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331  
Page 1 of 20**

## SECTION 01100 - SUMMARY

### PART 1 - GENERAL

#### 1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Bellepark East Roofing Replacement
- B. Project Location: Bellepark East Apartments, 16241 NE 13th Pl, Bellevue, WA 98008
  - 1. Building C
- C. Work includes but is not limited to:
  - 1. Removal of asphalt shingles, membrane, underlayment, flashing, roof penetration flashing, vents and all accessories.
  - 2. Removal of plywood as indicated and as necessary (see 1.7, Unit Prices).
  - 3. Supply and installation
    - a. Plywood decking (see 1.7, Unit Prices)
    - b. Underlayment
    - c. Asphalt shingles
    - d. Membrane Roofing
    - e. Flashing
    - f. Roof penetration flashing
    - g. Bath fan vents
    - h. Fall arrest/restraint anchors
    - i. Gutters and Downspouts
    - j. Painting

#### 1.2 WORK SEQUENCE

- A. The Work shall be completed in 30 calendar days from the date of Notice to Proceed.
  - 1. Contractor shall be entitled to an equitable adjustment in the Contract Time for changes in the time of performance directly attributable to severe weather conditions. For additional days to be considered the Contractor shall notify the Owner no later than 8:00 a.m. on each day of a severe weather condition.
- B. Contractor will submit written schedule outlining dates and duration of job including:
  - 1. Construction start date
  - 2. Schedule for work in each building
  - 3. Anticipated final completion date

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331  
Page 2 of 20**

### 1.3 LIQUIDATED DAMAGES

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

### 1.4 WORK RESTRICTIONS

#### A. Use of the Premises

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

#### B. Occupancy Requirements

- 1. Full Owner Occupancy: Owner and tenants will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner and tenant usage. Perform the Work so as not to interfere with Owner's operations.

### 1.5 PERMITS

- A. Contractor is responsible for obtaining and paying for all permits and for the coordination of all required inspections.
- B. Prepare and file necessary plans, prepare documents and obtain necessary approvals of Authorities Having Jurisdiction (AHJ). Obtain required certificates of inspection for work and deliver to the Owner before request for acceptance and final payment for the work.

### 1.6 CONTRACT MODIFICATION PROCEDURES

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

## SPECIFICATIONS

**Roofing Replacement – Building C**  
**Bellepark East Apartments**

**Contract Number: DW2303331**  
Page 3 of 20

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

### 1.7 UNIT PRICES

- A. Unit price is an amount, stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the amounts due to the Contractor from the Owner.
- B. Unit prices include necessary material, plus cost for delivery, preparations required for installation, demolition, disposal, insurance, and direct and indirect costs associated with the Unit Price item.
- C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.
- D. Unit Price List
  - 1. Unit Price No. 1 - Sheathing Replacement - ½-inch CDX plywood
    - a. Unit of measure – 4' x 8' sheet.
    - b. The base bid includes replacement of **25** sheets of plywood to be used for deteriorated sheathing.
    - c. If, on inspection, the number of sheets required is reduced by the Owner, the Unit Price will be used as a deductive.
    - d. In the event that further plywood installation is required the Unit Price will be used as an additive.
- E. Obtain approval from the Owner prior to performing added Work. Work performed without approval will not be compensated.

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331**  
Page 4 of 20

### 1.8 PAYMENT PROCEDURES

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

### 1.9 PROJECT MEETINGS

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

### 1.10 SUBMITTALS

- A. Provide product data for each element of construction and type of product or equipment for approval by Owner.
- B. **Subcontract list.** Prepare written information that demonstrates capabilities and experience of firm or persons.
- C. **Contractors project manager and/or supervisors.** Prepare written information that demonstrates capabilities and experience of firm or persons.
  - 1. The Owner will review subcontractors and assigned staff and will accept or reject based on experience or qualifications.

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331  
Page 5 of 20**

- D. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.

### 1.11 TEMPORARY FACILITIES

- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
- B. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics and warning signs to inform personnel and the public of the hazard being protected against.
- C. Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.
- D. Four parking spaces shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

### 1.12 CONSTRUCTION WASTE MANAGEMENT

- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.
- B. Performance Requirements
  - 1. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.
- C. Removal of Construction Waste Management
  - 1. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
  - 2. Transport CDL waste materials off Owner's property and legally dispose of them.
  - 3. Burning of CDL waste is not permitted.

### 1.13 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.

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331  
Page 6 of 20**

### 1.14 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.

### 1.15 DEMOLITION

#### A. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work. A Limited Asbestos Survey dated November 20, 2014 is included in the specifications. Comply with all applicable laws regarding removal and disposal of hazardous materials.

1. If materials suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner.

### 1.16 CLOSEOUT PROCEDURES

#### A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.



## SPECIFICATIONS

**Roofing Replacement – Building C**  
**Bellepark East Apartments**

**Contract Number: DW2303331**  
Page 7 of 20

- B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of one (1) year from final completion.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01100

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331  
Page 8 of 20**

### SECTION 06100 - ROUGH CARPENTRY

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. This Section includes the following:
  - 1. Wood sheathing

#### PART 2 - PRODUCTS

##### 2.1 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.

##### 2.2 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.

##### 2.3 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.

#### PART 3 - EXECUTION

##### 3.1 DEMOLITION

- A. Obtain Owner's written approval prior to removal of any sheathing or other material. Material removed without Owner consent will be at the Contractor's expense.

## SPECIFICATIONS

**Roofing Replacement – Building C**  
**Bellepark East Apartments**

**Contract Number: DW2303331**  
Page 9 of 20

- B. Remove static vents.
- C. Remove bathroom and kitchen fan vents.

### 3.2 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. Published requirements of metal framing anchor manufacturer.
  - 2. IRC Section R905.2.6.Fastening Methods.
  - 3. Sheathing: Nail to wood framing.

END OF SECTION 06100

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331**  
Page 10 of 20

### SECTION 07311 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. This Section includes the following:
  - 1. Fiberglass based asphalt shingles
  - 2. Felt underlayment
  - 3. Hip and ridge shingles.
  - 4. Starter shingles.
  - 5. Shingle underlayment.
  - 6. Fasteners.
  - 7. Accessories

##### 1.2 SUBMITTALS

- A. Product Data: For each product.
- B. Samples: For asphalt shingles.

##### 1.3 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: 30 years from date of Final Acceptance, prorated, with first three years nonprorated.
- 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 2 - PRODUCTS

##### 2.1 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.

## SPECIFICATIONS

**Roofing Replacement – Building C**  
**Bellepark East Apartments**

**Contract Number: DW2303331**  
Page 11 of 20

- B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.
- C. Acceptable Products: Owens Corning TruDefinition Duration, CertainTeed Corporation Landmark, Malarkey 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.

### 2.2 UNDERLAYMENT MATERIALS

- A. Felts: ASTM D 226 Type I, 15 lb. asphalt-saturated organic felts, nonperforated, approved for use with shingles.

### 2.3 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.
  - 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.

### 2.4 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.

## SPECIFICATIONS

**Roofing Replacement – Building C  
Bellepark East Apartments**

**Contract Number: DW2303331  
Page 12 of 20**

### PART 3 - EXECUTION

#### 3.1 DEMOLITION

- A. Remove shingles, felts, metal drip edging, cap flashing, vents, penetration flashing, gutters, downspouts, nails and fasteners and any other covering required to accomplish all of the roof work specified. Removal and the preparation of substrate shall be in accordance with the ARMA Residential Asphalt Roofing Manual.

#### 3.2 UNDERLAYMENT INSTALLATION

- A. Felt Underlayment: Install single layer of felt 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.

#### 3.3 FALL ARREST/FALL RESTRAINT SYSTEM

- A. Install fall arrest/restraint system according to manufacturer's written instructions. Secure roof top tie down strap through structural plywood deck and into dimensional lumber rafter with 8 each (4 each side) 16d Ardos/Spiral nails driven in at an angle to ensure proper penetration.

#### 3.4 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 the City of Bellevue.
- 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 07311

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231  
Page 13 of 20**

### SECTION 07620 - SHEET METAL FLASHING AND TRIM

#### PART 1 - GENERAL

##### 1.1 SUMMARY

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

##### 1.2 SUBMITTALS

- A. Product Data: For each product indicated.

##### 1.3 QUALITY ASSURANCE

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

#### PART 2 - PRODUCTS

##### 2.1 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.

##### 2.2 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.

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231  
Page 14 of 20**

### 2.3 SHEET METAL FABRICATIONS

- A. 26 gauge min. zinc galvanized complying with ASTM A-93 coating not less than 1.50 ounce zinc coating per sq. ft. (total for both sides), with pre-painted finishes on both sides. ("Kynar" bronze color each side.
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" W valley flashing.

### 2.4 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).
  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 3 - EXECUTION

### 3.1 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.



## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231  
Page 15 of 20**

- 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.

### 3.2 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 Flashing: Drip edges.
  - 1. At eaves install directly to wood deck.
  - 2. Along rakes install 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.
- C. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof.

### 3.3 ROOF DRAINAGE SYSTEM INSTALLATION

- 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 36-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.

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231  
Page 16 of 20**

- 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 o.c. in between.
1. Provide elbows at base of downspout to direct water away from building if no site drainage is present.
  2. Connect downspouts to underground drainage system if available.

END OF SECTION 07620

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231**  
Page 17 of 20

### SECTION 07720 - ROOF ACCESSORIES

#### PART 1 - GENERAL

##### 1.1 SUMMARY

A. This Section includes the following:

1. Vents.
2. Pipe boots.

##### 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.

#### PART 2 - PRODUCTS

##### 2.1 MATERIALS

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

##### 2.2 VENTS

A. Bathroom and kitchen fan vents to match existing sizes.

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231  
Page 18 of 20**

### 2.3 VENT PIPE FLASHING

- A. Pipe boots for plumbing penetrations.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install vents, bath and kitchen vents, and pipe boots.
- 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.

END OF SECTION 07720

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

**Contract Number: HW1802231**  
Page 19 of 20

### SECTION 09911 - PAINTING

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. This Section includes field painting of exposed exterior plywood sheathing.

##### 1.2 SUBMITTALS

- A. Product Data: For each product indicated.

#### PART 2 - PRODUCTS

##### 2.1 PREPARATORY COATS

- A. Exterior Primer: Exterior alkyd or latex-based primer of finish coat manufacturer and recommended in writing by manufacturer for use with finish coat and on substrate indicated.
  - 1. Ferrous-Metal and Aluminum Substrates: Rust-inhibitive metal primer.
  - 2. Zinc-Coated Metal Substrates: Galvanized metal primer.
- B. Caulking: WL001360A - Sher-MAX Ultra Urethanized Elastomeric Sealant White.

##### 2.2 EXTERIOR FINISH COATS

- A. Exterior Low-Luster Acrylic Paint: Sherwin-Williams; SuperPaint Exterior Latex Satin Wall Paint A89 Series.

#### PART 3 - EXECUTION

##### 3.1 APPLICATION

- A. Comply with procedures specified in PDCA P4 for inspection and acceptance of surfaces to be painted.
- B. Visible plywood shall match existing color.
- C. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

## SPECIFICATIONS

**Asphalt Roofing Replacement  
Bellepark East**

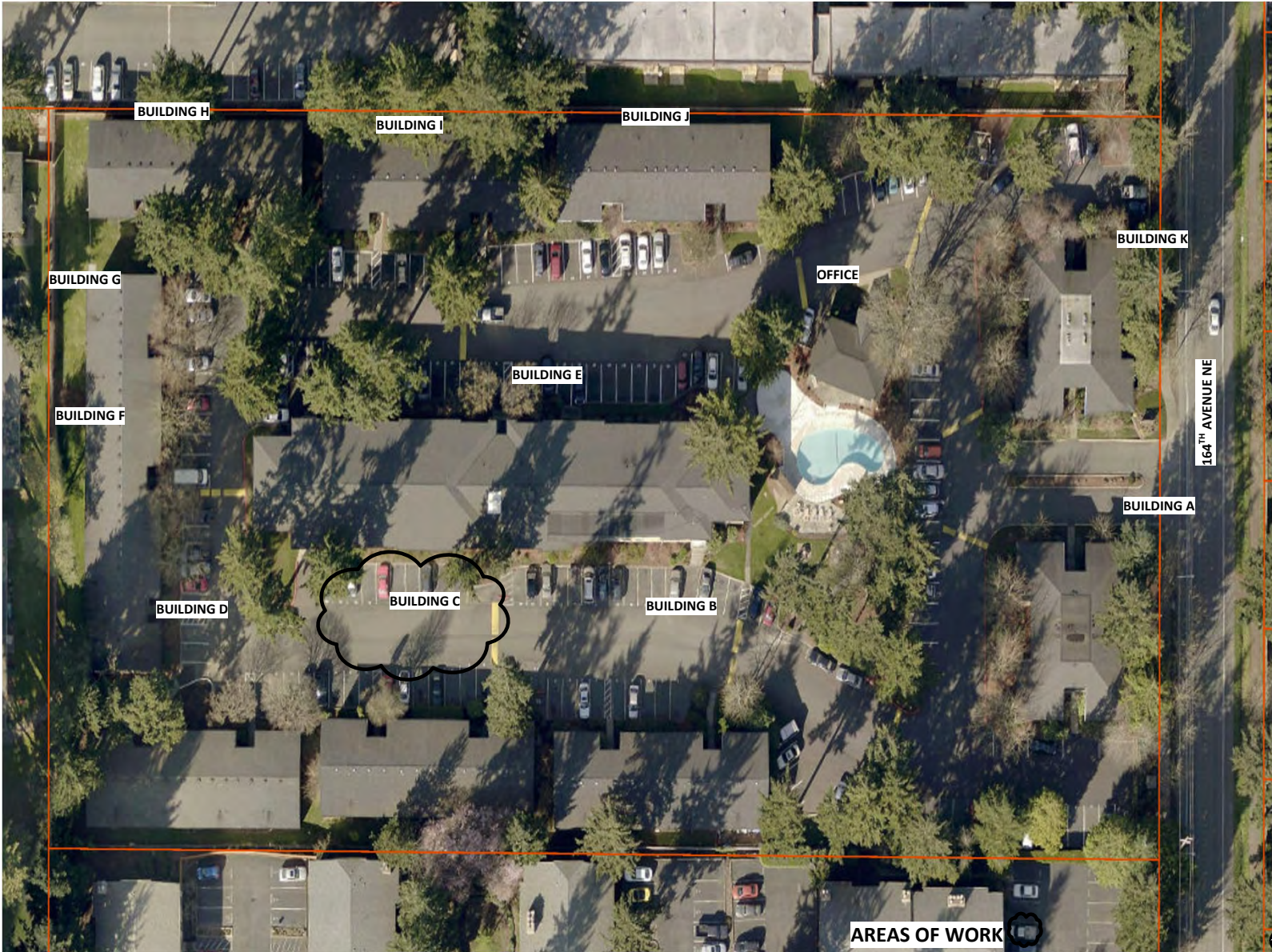
**Contract Number: HW1802231**  
Page 20 of 20

- D. Caulk all splits, cracks and nail holes.
- E. Prime Coats: Before applying finish coats, prime as recommended by manufacturer.
  - 1. Prime all bare material.
- F. Application Procedures: Apply by sprayer one heavy coat with back roll on the body to achieve a minimum dry film thickness of 6 mils or as necessary to achieve manufacturer's warranty.
- G. Protect property from overspray. Contractor is responsible and shall pay for all property damage including cars, walkways, patios and landscaping.

### 3.2 CLEANING AND PROTECTING

- A. At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from Project site.
- B. Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect.
- C. Provide "Wet Paint" signs to protect newly painted finishes. After completing painting operations, remove temporary protective wrappings provided by others to protect their work.
  - 1. After work of other trades is complete, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

END OF SECTION 09911



**BELLEPARK EAST APARTMENTS**  
 16241 NE 13<sup>th</sup> PL, BELLEVUE, WA 98008  
**ROOFING REPLACEMENT**

Date: **May 3, 2023**  
 Revisions:

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

Drawn: **DARRELL WESTLAKE**

**PLAN L1.0**

# INSTRUCTIONS TO BIDDERS

## 1.0 BIDDER RESPONSIBILITY CRITERIA

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

## 1.1 SUBCONTRACTOR RESPONSIBILITY

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



# INSTRUCTIONS TO BIDDERS

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

## 1.2 SUPPLEMENTAL BIDDER RESPONSIBILITY CRITERIA

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

## 1.3 PREPARATION OF BIDS – CONSTRUCTION

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

# INSTRUCTIONS TO BIDDERS

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

## 1.4 AMENDMENTS TO INVITATION TO BID

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

## 1.5 PRE-BID MEETING

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

## 1.6 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

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

# INSTRUCTIONS TO BIDDERS

## 1.7 EXPLANATION TO PROSPECTIVE BIDDERS

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

Michelle Jackson  
King County Housing Authority  
600 Andover Park W  
Seattle, WA 98188  
Email: [MichelleJ@kcha.org](mailto:MichelleJ@kcha.org)

## 1.8 PREVAILING WAGES

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

## 1.9 TAXES

- A. All taxes imposed by law shall be included in the bid amount. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested.
- B. The retail sales tax does not apply to the gross contract price as indicated in WAC 458-20-17001.
- C. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work.

## 1.10 ASSURANCE OF COMPLETION

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

# INSTRUCTIONS TO BIDDERS

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

## 1.11 BID ERROR

- A. In the event Bidder discovers an error in its bid, the Bidder may, under certain conditions and if before the date and time that bids are due, modify, their bid, as detailed below:

1. Prior to Date and Time Bids are Due:

- a. A Bidder may withdraw its bid at any time prior to the date and time bids are due upon written request.
- b. After withdrawing an original submitted bid, a Bidder may modify and resubmit its bid at any time prior to the date and time bids are due.

2. After the Date and Time Bids are Due:

- a. A bidder who submits an erroneous low bid may withdraw the bid. The bid withdrawal is permissible if there was an obvious error in the low bid, and the mistake is readily apparent from the bid itself.
- b. Notification: Provide to the Owner, within 24 hours of bid opening, written notification of the bidder's intent to withdraw the bid due to error.
- c. Documentation: Provide to the Owner within 48 hours of bid opening, documentation sufficient in content to justify bid withdrawal to the satisfaction of the Owner. Include description and evidence of the error.
- d. Approval: the Owner will approve or reject the request for withdrawal in writing.
- e. Any low bidder who withdraws its bid is prohibited from bidding on the same project if it is subsequently re-solicited.

## 1.12 ADDITIVE OR DEDUCTIVE BID ITEMS

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

## 1.13 BID EVALUATION

- A. Responsive Bids: A bid will be considered responsive if it meets the conditions of the solicitation, in addition to but not limited to the following requirements:

1. Bid is received not later than the time and date specified.
2. Bid is submitted in the proper format on the form(s) provided.
3. Bid includes the complete scope of work as defined in bid package.
4. Bid does not include any exclusions or qualifications.
5. Bid includes Unit and Lump Sum Costs as listed in Proposal Form.
6. Forms are complete.

- B. After bid opening, bids will be checked for correctness of bid item price extensions and the total bid price. A discrepancy between a bid item price and the extended amount of any bid item shall be resolved by accepting the bid item price as correct.

# INSTRUCTIONS TO BIDDERS

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

## 1.14 CONTRACT AWARD

- A. Bonding and Insurance: Contract award will be contingent on ability to secure payment/performance bonding, and Contractor’s ability to meet the Owner insurance requirements as detailed in the Bid Documents.
- B. Bonding, insurance certificates and endorsements, and an approved Statement of Intent to Pay Prevailing Wages shall be submitted to the Owner within 14 days of award. A Notice to Proceed shall be issued immediately after receipt.
- C. Right to Reject Bids/Waiver: The Owner reserves the right to reject any or all bids or to waive any informalities or irregularities in the bidding.
- D. Retainage Funds: The Owner will not pay interest to the Contractor for accounts where retainage funds are maintained by the Owner. As part of the procurement by which the Contractor was selected for this work, the Contractor agrees to waive any other options and has made allowances for this waiver.

# GENERAL CONDITIONS

## PART 1 - GENERAL PROVISIONS

### 1.1 DEFINITIONS

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

# GENERAL CONDITIONS

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

## 1.2 EXECUTION AND INTENT

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

## PART 2 - INSURANCE AND BONDS

### 2.1 INSURANCE REQUIREMENTS FOR BUILDING TRADES CONTRACTORS

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

### 2.2 MINIMUM SCOPE OF INSURANCE

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

# GENERAL CONDITIONS

## 2.3 MINIMUM LIMITS OF INSURANCE

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

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

## 2.4 DEDUCTIBLES AND SELF INSURED RETENTION

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

## 2.5 OTHER INSURANCE PROVISIONS

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

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

## 2.6 ACCEPTABILITY OF INSURERS

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



# GENERAL CONDITIONS

## 2.7 VERIFICATION OF COVERAGE

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

## 2.8 SUBCONTRACTORS

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

## 2.9 PAYMENT AND PERFORMANCE BONDS

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

## PART 3 - PERFORMANCE

### 3.1 CONTRACTOR CONTROL AND SUPERVISION

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

### 3.2 PERMITS, FEES, AND NOTICES

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

### 3.3 PREVAILING WAGES

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

# GENERAL CONDITIONS

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

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

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

## 3.4 EQUAL EMPLOYMENT OPPORTUNITY

A. During performance of the Work:

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

## 3.5 SAFETY PRECAUTIONS

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

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

# GENERAL CONDITIONS

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

# GENERAL CONDITIONS

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

## 3.6 INDEPENDENT CONTRACTOR

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

## 3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

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

## 3.8 PRIOR NOTICE OF EXCAVATION

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

## 3.9 UNFORESEEN PHYSICAL CONDITIONS

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

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

# GENERAL CONDITIONS

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

## 3.11 MATERIAL AND EQUIPMENT

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

## 3.12 CORRECTION OF NONCONFORMING WORK

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

## 3.13 CLEAN UP

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

## 3.14 SUBCONTRACTORS AND SUPPLIERS

- A. Contractor shall utilize Subcontractors and suppliers which are experienced and qualified.
- B. By appropriate written agreement, Contractor shall require each Subcontractor to be bound to Contractor by terms of those Contract Documents, and to assume toward Contractor all the obligations and responsibilities which Contractor assumes toward Owner in accordance with the Contract Documents. Each Subcontract shall preserve and protect the rights of Owner in accordance with the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. However, nothing in this paragraph shall be construed to alter the contractual relations between Contractor and its Subcontractors with respect to insurance or bonds.
- C. Contractor shall schedule, supervise, and coordinate the operations of all Subcontractors. No Subcontracting of any of the Work shall relieve Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or any other obligations of the Contract Documents.

# GENERAL CONDITIONS

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

## 3.15 INDEMNIFICATION

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

## 3.16 PROHIBITION AGAINST LIENS

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

## 3.17 DAMAGES FOR FAILURE TO ACHIEVE TIMELY COMPLETION

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

# GENERAL CONDITIONS

## 3.18 WAIVER AND SEVERABILITY

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

## PART 4 - PAYMENTS AND COMPLETION

### 4.1 CONTRACT SUM

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

### 4.2 APPLICATION FOR PAYMENT

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

# GENERAL CONDITIONS

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

## 4.3 FINAL COMPLETION, ACCEPTANCE, AND PAYMENT

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

## PART 5 - CHANGES

### 5.1 CHANGE IN THE WORK

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

### 5.2 CHANGE IN THE CONTRACT SUM

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



# GENERAL CONDITIONS

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

## B. Change Order Pricing - Unit Prices

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

## 5.3 CHANGE IN THE CONTRACT TIME

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

## PART 6 - CLAIMS AND DISPUTE RESOLUTION

### 6.1 CLAIMS PROCEDURE

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

# GENERAL CONDITIONS

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

## 6.2 ARBITRATION

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

## 6.3 CLAIMS AUDITS

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

## PART 7 - TERMINATION OF THE WORK

### 7.1 TERMINATION BY OWNER FOR CAUSE

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

# GENERAL CONDITIONS

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

## 7.2 TERMINATION BY OWNER FOR CONVENIENCE

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

## PART 8 - MISCELLANEOUS PROVISIONS

### 8.1 RECORDS KEEPING AND REPORTING

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

### 8.2 AUDITS AND INSPECTIONS

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

# GENERAL CONDITIONS

## 8.3 ORGANIZATION CONFLICTS OF INTEREST

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

## 8.4 INTERESTS OF MEMBERS OF CONGRESS

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

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

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

# BID FORM

## PROJECT NAME AND LOCATION:

**Roofing Replacement, Building C  
Bellepark East Apartments**

**Contract Number: DW2303331**

## BID FORM

The undersigned, Legal Name of Bidder: \_\_\_\_\_

on this date: \_\_\_\_\_, 2023, having familiarized him/herself with the contract documents, site conditions, and has field verified all measurements contained in the project manual as prepared by the Owner, hereby proposes to furnish labor, materials and necessary equipment – all including, but not limited to, demolition, disposal, new installation and the required applicable taxes and fees to complete the work for the following bid amounts:

**BASE BID** \_\_\_\_\_ (\$ \_\_\_\_\_)  
(Including sales tax indicated in Instructions to Bidders)

## UNIT PRICES See Specification Section 01100, 1.7 – Unit Prices

**Unit Price No. 1** \_\_\_\_\_ (\$ \_\_\_\_\_)  
(Including sales tax indicated in Instructions to Bidders)

**ADDENDA** \_\_\_\_\_  
Acknowledge receipt of any addenda by inserting the number(s) above

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

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 \_\_\_\_\_ 2023

\_\_\_\_\_  
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 <b>all</b> 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, Seattle, WA 98188 and [Name of Contractor], referred to as the "Contractor", whose principal office is located at [Contractor's Address].

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

1.1 Contract Documents

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

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

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

Project: Bellepark East Roofing Replacement

Contract No.: DW2303331

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 thirty (30) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner's sole discretion, may be extended for a period determined by the Owner.

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

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

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

Contractor

Owner

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

\_\_\_\_\_  
Wen Xu  
Director of Asset Management  
KING COUNTY HOUSING AUTHORITY

# CERTIFICATE OF INSURANCE

DATE(MM/DD/YY)

**Issue Date**

<b>PRODUCER</b> <b>Vendor's Insurance Agent</b> <b>Street Address</b> <b>City, State, Zip</b> <b>Phone Number</b>	<b>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.</b>
<b>COMPANIES AFFORDING COVERAGE</b>	
<b>COMPANY A</b>	<b>ABC Insurance Company</b>

<b>INSURED</b> <b>Vendor Name</b> <b>Street Address</b> <b>City, State, Zip</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>COMPANY B</b></td> <td><b>DEF Insurance Company</b></td> </tr> <tr> <td style="text-align: center;"><b>COMPANY C</b></td> <td><b>GHI Insurance Company</b></td> </tr> <tr> <td style="text-align: center;"><b>COMPANY D</b></td> <td></td> </tr> </table>	<b>COMPANY B</b>	<b>DEF Insurance Company</b>	<b>COMPANY C</b>	<b>GHI Insurance Company</b>	<b>COMPANY D</b>	
<b>COMPANY B</b>	<b>DEF Insurance Company</b>						
<b>COMPANY C</b>	<b>GHI Insurance Company</b>						
<b>COMPANY D</b>							

**COVERAGES**  
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**  
**Greystar Real Estate Partners, LLC and King County Housing Authority are named as additional insureds with respect to above general liability and auto coverages. DW2303331**  
**Re: Insured's work/services provided at Bellepark East Apartments located at 16241 NE 13<sup>th</sup> Pl., Bellevue, WA 98008**

<b>CERTIFICATE HOLDER</b> <b>Greystar Real Estate Partners, LLC and King County Housing Authority</b> <b>600 Andover Park West</b> <b>Seattle, WA 98188-3326</b>	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <b>30</b> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES. <b>AUTHORIZED REPRESENTATIVE</b> Signature of Insured's Agent
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**PROVIDE**

**GENERAL LIABILITY  
ENDORSEMENT**

**and**

**AUTO LIABILITY  
ENDORSEMENT**



## Limited Good Faith Asbestos Inspection

"Bellepark East"  
16203 NE 13th Pl.  
Bellevue, WA 98008



Prepared For  
**Mr. Hugh Watkinson**  
**King County Housing Authority**  
600 Andover Park W,  
Seattle, WA 98188

<b>Project Number</b>	2017-1021
<b>Inspection Date</b>	December 14, 2017
<b>Report Date</b>	December 20, 2017
<b>Inspected By</b>	Tanveer Khan / Jason Lindahl
<b>AHERA Certification</b>	# 1626915 / 1627469
<b>Certification Expiration Date</b>	May 10, 2018 / June 2, 2018

# TABLE OF CONTENTS

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<b>1.0</b>	<b>SCOPE OF WORK</b>	<b>3</b>
<b>2.0</b>	<b>SURVEY METHOD</b>	<b>4-5</b>
<b>3.0</b>	<b>LABORATORY INFORMATION</b>	<b>6</b>
<b>4.0</b>	<b>BUILDING DESCRIPTION</b>	<b>7</b>
<b>5.0</b>	<b>FINDINGS</b>	<b>8-19</b>
<b>6.0</b>	<b>CONCLUSIONS AND RECOMMENDATIONS</b>	<b>19-23</b>
<b>7.0</b>	<b>LIMITATIONS OF SURVEY</b>	<b>23</b>

## **APPENDICIES**

- A** Sample Locations (Floor Plan)
- B** Laboratory Analysis Results
- C** AHERA Certification & Laboratory Qualifications

## 1.0 SCOPE OF WORK

A Limited Good Faith Asbestos Inspection was conducted at the "Bellepark East" apartment complex located at 16203 NE 13th Pl., Bellevue, WA 98008 on December 14, 2017.

Jason Lindahl and Tanveer Khan (AHERA Certified Building Inspectors), conducted this inspection at the request of Mr. Hugh Watkinson of King County Housing Authority.

The purpose of this inspection was to identify asbestos containing building materials which would be impacted by the planned renovation of the structures. **As per client, these renovations were limited to roofing materials of the complex only.** Destructive sampling methods were utilized to collect samples of suspect building materials. No soft/limited demolition was performed during this inspection. Hidden materials may exist within the structures, and all suspect materials must be treated as asbestos containing until testing proves otherwise.

This survey constitutes a survey of accessible suspect ACM in the project area and was conducted in accordance with:

The National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 Code of Federal Regulations (CFR) Part 61, Subpart M requires a survey by an accredited asbestos inspector prior to demolition of a structure.

This asbestos survey also satisfies the requirements for "Good Faith" inspection outlined in Washington Administrative Code (WAC) 296-62-07221(2), *Identification*, which requires the owner of a structure to provide contractors with a written report identifying the asbestos-containing materials expected to be disturbed during renovation or demolition.

The asbestos survey section is written to comply with the AHERA asbestos sampling procedure as stated in 40 CFR 763.86. This protocol is required under the Puget Sound Clean Air Agency (PSCAA Regulation III, Article IV, rev. March 26, 2009) for all asbestos surveys prior to a building demolition.

A site plan indicating locations of samples collected by NVL personnel has been included in **Appendix A**.

## 2.0 SURVEY METHOD

### Asbestos Survey Method

The NVL Labs field inspector is an Asbestos Building Inspector, certified under the requirements of the United States Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) regulation 40 CFR 763, Subpart E. A copy of his certificate is provided in Appendix C.

The AHERA Guidelines dictate the following:

The inspector must determine *homogenous areas*, which are defined as an area of Thermal System Insulation, Surfacing Material, or Miscellaneous Material that is uniform in texture and color.

Once homogenous areas have been determined, the inspector must determine whether or not material is friable or non-friable. **Friable** is defined as a material, that when dry, can be crushed, pulverized, or reduced to dust using hand pressure, and **non-friable** material is defined as a material, that when dry, *cannot* be crushed pulverized or reduced to dust using hand pressure. Materials normally defined as non-friable can become friable by definition if sufficiently damaged.

Once friability has been determined, the materials suspected of containing asbestos are divided into one of three categories: Thermal System Insulation (TSI), Surfacing Material (SM), or Miscellaneous Material (MM). Generally speaking, TSI and SM are considered to be friable, with the exception of TSI where the structural integrity of the insulation is intact and the protective out wrap is undamaged.

Once materials are divided into one of the categories, samples are collected in the following manner:

Friable Thermal System Insulation:

1. Inspector shall collect three (3) randomly distributed samples;
2. Inspector shall collect a minimum of one sample of each TSI materials that appears to have been used as a patch, as long as the patch is less than six linear feet or six square feet;
3. Inspector shall collect in a manner sufficient, samples from areas of TSI applied to fittings, tees, and joints.

Friable Surfacing Material:

1. Inspector shall collect samples in random manner of surfacing materials as follows:
  - a. Collect three bulk samples from an area believed to be homogeneous (defined as a material that appears to be the same or similar and was installed at the same time) that is 1,000 square feet or less in size;
  - b. Collect five bulk samples from an area believed to be homogeneous that is greater than 1,000 square feet in size, but less than 5,000 square feet in size;
  - c. Collect seven bulk samples from an area believed to be homogeneous that is greater than 5,000 square feet.

## 2.0 SURVEY METHOD (continued)

### Miscellaneous Materials:

1. Inspector shall collect samples in a manner and number sufficient to determine if the material is asbestos-containing or not.

### All Materials Determined to Be Non Friable:

1. Inspector shall collect samples in a manner and number sufficient to determine if the material is asbestos containing or not.

In addition to these sampling requirements, the AHERA Building Inspector is required to assess the following of each material that is found to be positive for asbestos:

1. The condition of each material;
2. Accessibility;
3. Possibility for air erosion.

Once the samples have been collected, they must be analyzed by an accredited laboratory, and they must be analyzed using polarized light microscopy methods, commonly referred to as EPA Method 600/R-93/116.

NVL Labs collected samples and obtained analytical data for suspect asbestos-containing materials identified in the building. Once collected, each bulk sample was sealed in an unadulterated plastic bag to eliminate the possibility of cross-contamination. "Chain-of-Custody" tracking was followed to maintain sample integrity during handling and data reporting at NVL Labs.

A walk-through inspection of all accessible areas of this structure was performed to identify potential asbestos-containing materials. The walk-through inspection included a review of the internal and external aspects of this structure. The locations and types of potential asbestos-containing materials were noted.

### Homogeneous Materials

Homogeneous materials are defined as an area of asbestos-containing material or presumed asbestos-containing material which appears similar throughout in terms of color, texture, and date of material application. The report listing for homogenous materials will appear as follows:

Sample Number	Material Description by Layer	Location	Asbestos	Quantity	Friable
#	Layer 1 is not asbestos-containing Layer 2 is asbestos-containing	Location description	1. % 2. %	"X" LF/ft <sup>2</sup>	Yes/No



### **3.0 LABORATORY INFORMATION**

#### **Laboratory Analysis: Asbestos**

In accordance with 40 CFR Chapter 1 (1-1-87 edition) Part 763, Subpart F, Appendix A, asbestos samples are analyzed at NVL Labs using polarized light microscopy (PLM) with dispersion staining. If samples are not homogeneous, then sub-samples of the components are analyzed separately. All bulk samples are analyzed using EPA Method 600/R-93/116 with the following measurement uncertainties for reported % asbestos: 1%=0-3%, 5%≥1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%. Only materials containing more than 1% total asbestos were classified as "asbestos-containing" based on EPA, state, and local regulations.

Findings for samples containing more than one separable layer of materials are reported for each layer. The asbestos concentration in the sample is determined by visual estimation.

NVL Labs is accredited by the National Institute of Standards and Technology (NIST) under the National Volunteer Laboratory Accreditation Program (NVLAP) program for bulk asbestos fiber analysis; *NVLAP Lab Code 102063-0*

#### **Laboratory Accreditation**

Professional accreditations for NVL Laboratories, Inc. include the following:

NVL Laboratories, Inc. is currently accredited by the National Institute of Standards and Technology (NIST) under the National Volunteer Laboratory Accreditation Program (NVLAP) program for bulk asbestos fiber analysis.

*NVLAP Lab Code 102063-0*

NVL Laboratories, Inc. is approved by the American Industrial Hygiene Association (AIHA) Asbestos Analysts Registry (AAR) program for airborne asbestos fiber analysis.

*AAR Counter ID 7412*

NVL Laboratories, Inc. is currently accredited by the American Industrial Hygiene Association (AIHA) under the Industrial Hygiene Laboratory Accreditation Program (IHLAP). The IHLAP program is designed specifically for laboratories involved in analyzing samples to evaluate workplace exposure.

*IHLAP Certification Number 563*

## 4.0 BUILDING DESCRIPTION

<b>General Building Type</b>	This is an apartment complex with 11 structures all of traditional wood framed construction.
<b>Primary External Components</b>	The exterior of the structures were not part of the surveyed area.
<b>Foundation Type</b>	The foundation of the buildings was not part of the surveyed area.
<b>Roofing Material(s)</b>	The buildings all have tri-tab shingle roofing. Building E also has rolled membrane roofing.
<b>Window Type(s)</b>	The windows were not part of the surveyed area.
<b>Flooring</b>	The flooring was not part of the surveyed area.
<b>Thermal Systems With Insulation</b>	The thermal system was not part of the surveyed area.
<b>Finishing</b>	The finishes were not part of the surveyed area.

## 5.0 FINDINGS

Sample Number	Material Description by Layer	Location	Asbestos	Quantity**	Friable*
2017-1021-Roof-1	1: Tri-tab shingle with mastic 2: Black felt	Building A, pitched roof	1: ND 2: ND		
2017-1021-Roof-2	1: Tri-tab shingle with mastic 2: Black felt with trace silver paint	Building B, pitched roof	1: ND 2: ND		
2017-1021-Roof-3	1: Tri-tab shingle with mastic 2: Black felt	Building C, pitched	1: ND 2: ND		
2017-1021-Roof-4	1: Tri-tab shingle with mastic 2: Black felt	Building D, pitched roof	1: ND 2: ND		
2017-1021-Roof-5	White roof membrane	Building E, SE entrance, flat roof	ND		
2017-1021-Roof-6	1: White vinyl membrane 2: Gray insulation 3: Yellow foam insulation	Building E, south center entrance, flat roof	1: ND 2: ND 3: ND		
2017-1021-Roof-7	1: White vinyl membrane 2: Gray insulation 3: Yellow foam insulation	Building E, north center entrance, flat roof	1: ND 2: ND 3: ND		
2017-1021-Roof-8	1: Tri-tab shingle with mastic 2: Black felt	Building E, pitched roof	1: ND 2: ND		
2017-1021-Roof-9	1: White vinyl membrane 2: Black felt 3: Black membrane	Building E, top flat roof (on pitched roof)	1: ND 2: ND 3: ND		
2017-1021-Roof-10	1: Tri-tab shingle with mastic 2: Black felt	Building F/G, pitched roof	1: ND 2: ND		
2017-1021-Roof-11	1: Tri-tab shingle with mastic 2: Black felt	Building H, pitched roof	1: ND 2: ND		
2017-1021-Roof-12	1: Tri-tab shingle with mastic 2: Black felt	Building I, pitched roof	1: ND 2: ND		
2017-1021-Roof-13	1: Tri-tab shingle with mastic 2: Black felt	Building J, pitched roof	1: ND 2: ND		
2017-1021-Roof-14	1: Tri-tab shingle with mastic 2: Black felt	Building K, pitched roof	1: ND 2: ND		
2017-1021-Roof-15	1: Tri-tab shingle with mastic 2: Black felt	Office building, pitched roof	1: ND 2: ND		

ND None Detected

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

There was no asbestos-containing roofing materials identified during the Limited Good Faith Asbestos Inspection at the Bellepark East apartments, located at 16203 NE 13th Pl., Bellevue, WA 98008.

Contractors should be aware that concealed suspect asbestos-containing building materials may be uncovered during the course of demolition or renovation work. Contractors should have contingency plans that include stopping work, evacuation of the immediate area and sampling by a certified AHERA Building Inspector whenever these materials are found. Concealed suspect materials may include, but are not limited to: non-fiberglass pipe or roof drain insulation; spray-applied coatings; cement board; asphalt or paper vapor barriers; floorings and adhesives.

If discovered, all asbestos-containing materials that will be disturbed as a natural part of renovation and/or demolition are required to be removed and disposed of in accordance with Washington State regulations. Washington State Department of Labor and Industries and PSCAA require that the abatement be performed using Certified Asbestos Workers under the direct on site supervision by a Certified Asbestos Supervisor.

NVL recommends that an AHERA inspector/project manager be on site at the time of renovation/demolition to ensure that any potentially asbestos-containing materials uncovered during the process of renovation/demolition be dealt with properly.

NVL Labs, Inc. is making the following recommendations regarding asbestos:

1. A copy of this inspection report should be maintained at the site during any renovations.
2. A copy of this inspection report should be provided to the General Contractor and any Sub Contractors working on the renovation project.
3. A licensed asbestos abatement contractor must be utilized to remove any asbestos-containing materials that will be impacted by the planned demolition.
4. Abatement specifications should be prepared by a Hazardous Materials Consulting firm covering the regulated building materials that will be impacted by the renovations / demolition, and these specifications should be part of any contract documents prepared for this project.
5. A licensed asbestos abatement contractor must be utilized to remove any asbestos-containing materials that will be impacted by the planned renovation / demolition.
6. A Hazardous Materials Consulting Firm should provide project oversight and air monitoring during the removal of the asbestos-containing materials.

## 7.0 LIMITATIONS OF SURVEY

The sole purpose of this Limited Good Faith Asbestos Inspection report is to document asbestos-containing building materials discovered at the "Bellepark East" apartments located at 16203 NE 13th Pl. Bellevue, WA 98008.

The purpose of this inspection was to identify asbestos containing building materials which would be impacted by the planned renovation of the structures. **As per client, these renovations were limited to roofing materials of the complex only.** Destructive sampling methods were utilized to collect samples of suspect building materials. No soft/limited demolition was performed during this inspection. Hidden materials may exist within the structures, and all suspect materials must be treated as asbestos containing until testing proves otherwise.

This site visit consisted of a thorough visual walk-through of the building for the purpose of viewing and sampling potential asbestos-containing material. As hazardous material surveys are non-comprehensive by nature, NVL Laboratories, Inc. cannot be held liable for materials which require destructive means to access, materials which are hidden from sight (e.g. materials hidden behind walls), materials which cannot be found due to their obscure nature, or which otherwise cannot be discovered with reasonable diligence.

This document is the sole property of NVL Laboratories and the property owner, or his agent, authorizing this survey.

Inspected By



**Tanveer Khan**  
AHERA Building Inspector  
AHERA Certification: #1626915  
Expiration Date: May 10, 2018

Reviewed By



**Syed Hasan**  
Manager Field Services  
AHERA Certification: # 1628677  
Expiration Date: July 26, 2018

Inspected By



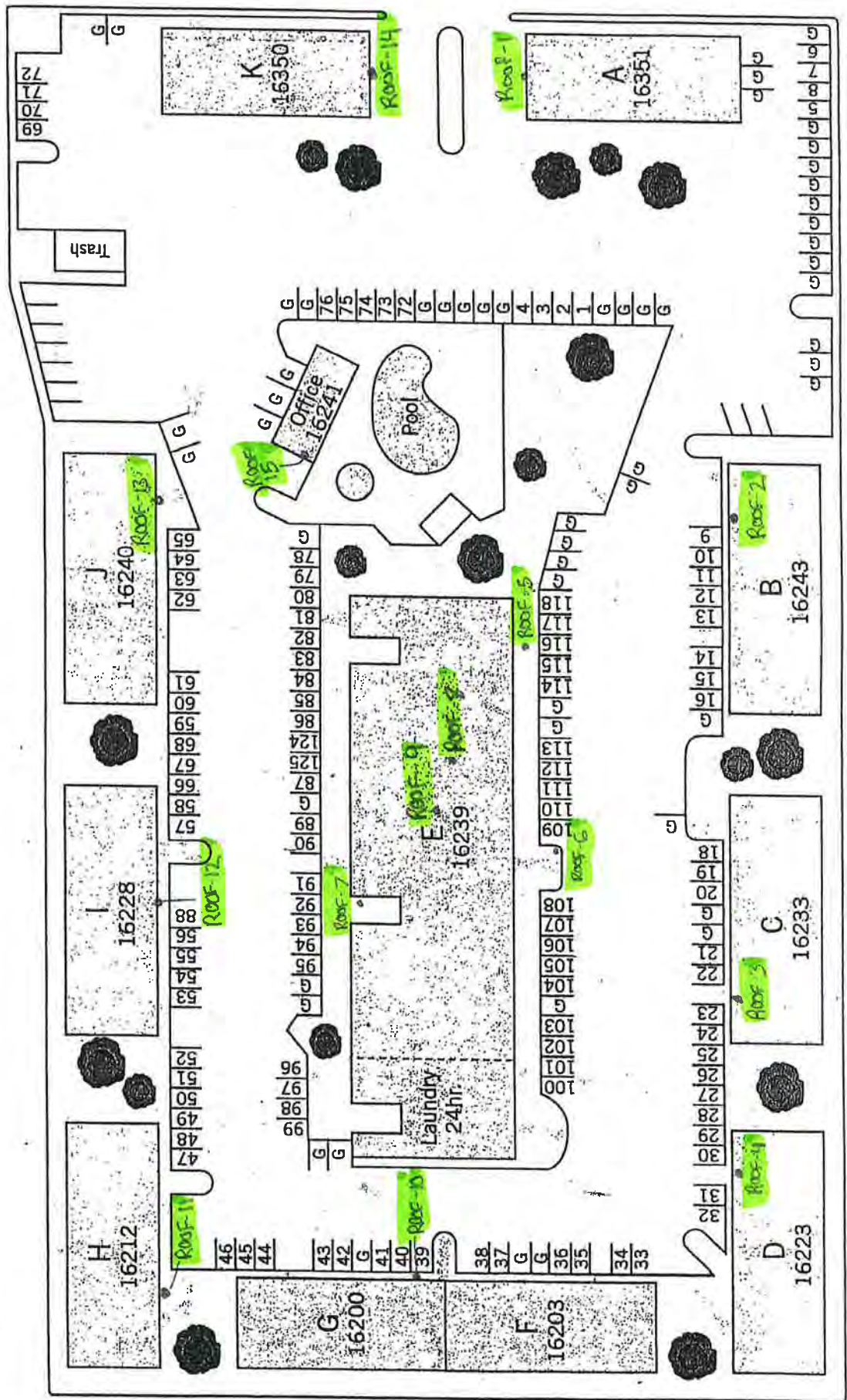
**Jason Lindahl**  
AHERA Building Inspector  
AHERA Certification: #1627469  
Expiration Date: June 2, 2018



# **Appendix A**

## **Sample Locations (Floor Plan)**

**Bellepark East**  
 16241 NE 13th  
 Bellevue, WA 98009  
 425-746-4014



NVL Project # 2017-1021



# **Appendix B**

## **Laboratory Analysis Results**



December 15, 2017

Tanveer Khan  
NVL Field Services Division  
4708 Aurora Ave. N.  
Seattle, WA 98103



INDUSTRIAL  
HYGIENE  
SERVICES

Laboratory | Management | Training

**RE: Bulk Asbestos Fiber Analysis; NVL Batch # 1722653.00**

Client Project: 2017-1021

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

Dear Mr. Khan,

Enclosed please find test results for the 15 sample(s) submitted to our laboratory for analysis on 12/14/2017.

Examination of these samples was conducted for the presence of identifiable asbestos fibers using polarized light microscopy (PLM) with dispersion staining in accordance with both **EPA 600/M4-82-020**, Interim Method for the Determination of Asbestos in Bulk Insulation Samples and **EPA 600/R-93/116** Method for the Determination of Asbestos in Bulk Building Materials.

For samples containing more than one separable layer of materials, the report will include findings for each layer (labeled Layer 1 and Layer 2, etc. for each individual layer). The asbestos concentration in the sample is determined by calibrated visual estimation.

For those samples with asbestos concentrations between 1 and 10 percent based on visual estimation, the EPA recommends a procedure known as point counting (NESHAPS, 40 CFR Part 61). Point counting is a statistically more accurate means of quantification for samples with low concentrations of asbestos.

The detection limit for the calibrated visual estimation is <1%, 400 point counts is 0.25% and 1000 point counts is 0.1%

Samples are archived for two weeks following analysis. Samples that are not retrieved by the client are discarded after two weeks.

Thank you for using our laboratory services. Please do not hesitate to call if there is anything further we can assist you with.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Ly'.

Nick Ly, Technical Director



Lab Code: 102063-0

1.888.NVL.LABS Enc.: Sample Results  
1.888.(685.5227)  
www.nvllabs.com

# Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division  
Address: 4708 Aurora Ave. N.  
Seattle, WA 98103

**Batch #: 1722653.00**

Client Project #: 2017-1021  
Date Received: 12/14/2017  
Samples Received: 15  
Samples Analyzed: 15  
Method: EPA/600/R-93/116  
& EPA/600/M4-82-020

**Attention: Mr. Tanveer Khan**

Project Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

**Lab ID: 17125542 Client Sample #: 2017-1021-ROOF-1**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Asphalt/Binder, Binder/Filler, Granules	Glass fibers 27%	

<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Asphalt/Binder, Binder/Filler	Cellulose 76%	

**Lab ID: 17125543 Client Sample #: 2017-1021-ROOF-2**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

Comments: Unable to analyze silver paint as a separate layer, Layer 2.

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Asphalt/Binder, Binder/Filler, Granules	Glass fibers 24%	

<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt with trace silver paint	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Asphalt/Binder, Binder/Filler, Metallic paint	Cellulose 74%	

**Lab ID: 17125544 Client Sample #: 2017-1021-ROOF-3**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Asphalt/Binder, Binder/Filler, Granules	Glass fibers 24%	

<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Asphalt/Binder, Binder/Filler	Cellulose 78%	

**Sampled by:** Client

**Analyzed by:** Lori Tseng

**Reviewed by:** Nick Ly

**Date:** 12/15/2017

**Date:** 12/15/2017

  
Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

## Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division  
Address: 4708 Aurora Ave. N.  
Seattle, WA 98103

**Attention: Mr. Tanveer Khan**  
Project Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

**Batch #: 1722653.00**  
Client Project #: 2017-1021  
Date Received: 12/14/2017  
Samples Received: 15  
Samples Analyzed: 15  
Method: EPA/600/R-93/116  
& EPA/600/M4-82-020

**Lab ID: 17125545      Client Sample #: 2017-1021-ROOF-4**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	Description: Black asphaltic fibrous material with granules and mastic		
	Non-Fibrous Materials:	Other Fibrous Materials: %	<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler, Granules	Glass fibers 26%	<b>None Detected ND</b>

<b>Layer 2 of 2</b>	Description: Black asphaltic fibrous felt		
	Non-Fibrous Materials:	Other Fibrous Materials: %	<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler	Cellulose 74%	<b>None Detected ND</b>

**Lab ID: 17125546      Client Sample #: 2017-1021-ROOF-5**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 1</b>	Description: White/gray soft material with interwoven fibrous material		
	Non-Fibrous Materials:	Other Fibrous Materials: %	<b>Asbestos Type: %</b>
	Binder/Filler, Vinyl/Binder	Synthetic fibers 44%	<b>None Detected ND</b>

**Lab ID: 17125547      Client Sample #: 2017-1021-ROOF-6**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 3</b>	Description: White/gray soft material with interwoven fibrous material		
	Non-Fibrous Materials:	Other Fibrous Materials: %	<b>Asbestos Type: %</b>
	Vinyl/Binder, Binder/Filler	Synthetic fibers 48%	<b>None Detected ND</b>

<b>Layer 2 of 3</b>	Description: Gray fibrous material		
	Non-Fibrous Materials:	Other Fibrous Materials: %	<b>Asbestos Type: %</b>
	Binder/Filler	Cellulose 59%	<b>None Detected ND</b>
		Glass fibers 11%	

<b>Layer 3 of 3</b>	Description: Yellow foamy material		
	Non-Fibrous Materials:	Other Fibrous Materials: %	<b>Asbestos Type: %</b>
	Synthetic foam	None Detected ND	<b>None Detected ND</b>

<b>Sampled by:</b> Client			
<b>Analyzed by:</b> Lori Tseng	<b>Date:</b> 12/15/2017		
<b>Reviewed by:</b> Nick Ly	<b>Date:</b> 12/15/2017	Nick Ly, Technical Director	

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

**NVL Laboratories, Inc.**

4708 Aurora Ave N, Seattle, WA 98103

p 206 547 0100 | f 206 634 1936 | www.nvllabs.com



# Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division  
Address: 4708 Aurora Ave. N.  
Seattle, WA 98103

**Attention: Mr. Tanveer Khan**  
Project Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

**Batch #: 1722653.00**  
Client Project #: 2017-1021  
Date Received: 12/14/2017  
Samples Received: 15  
Samples Analyzed: 15  
Method: EPA/600/R-93/116  
& EPA/600/M4-82-020

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**Lab ID: 17125548      Client Sample #: 2017-1021-ROOF-7**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 3</b>	<b>Description:</b> White/gray soft material with interwoven fibrous material	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>	
		Binder/Filler, Asphalt/Binder	Synthetic fibers 48%		None Detected ND
<b>Layer 2 of 3</b>	<b>Description:</b> Gray fibrous material	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>	
		Binder/Filler	Cellulose 58%		None Detected ND
			Glass fibers 14%		
<b>Layer 3 of 3</b>	<b>Description:</b> Yellow foamy material	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>	
		Synthetic foam	None Detected ND		None Detected ND

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**Lab ID: 17125549      Client Sample #: 2017-1021-ROOF-8**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008


<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>	
		Binder/Filler, Asphalt/Binder, Granules	Glass fibers 25%		None Detected ND
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>	
		Asphalt/Binder, Binder/Filler	Cellulose 77%		None Detected ND

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**Lab ID: 17125550      Client Sample #: 2017-1021-ROOF-9**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 3</b>	<b>Description:</b> Black/white soft material with interwoven fibrous material	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b>
		Binder/Filler	Synthetic fibers 42%	

<b>Sampled by:</b> Client <b>Analyzed by:</b> Lori Tseng <b>Reviewed by:</b> Nick Ly	<b>Date:</b> 12/15/2017 <b>Date:</b> 12/15/2017	 Nick Ly, Technical Director
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Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

## Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division  
 Address: 4708 Aurora Ave. N.  
 Seattle, WA 98103

**Attention: Mr. Tanveer Khan**  
 Project Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

**Batch #: 1722653.00**  
 Client Project #: 2017-1021  
 Date Received: 12/14/2017  
 Samples Received: 15  
 Samples Analyzed: 15  
 Method: EPA/600/R-93/116  
 & EPA/600/M4-82-020

<b>Layer 2 of 3</b>	<b>Description:</b> Black asphaltic fibrous felt Non-Fibrous Materials: Asphalt/Binder, Binder/Filler	Other Fibrous Materials: % Cellulose 72%	<b>Asbestos Type: %</b> None Detected ND
<b>Layer 3 of 3</b>	<b>Description:</b> Black asphaltic fibrous material Non-Fibrous Materials: Asphalt/Binder, Binder/Filler, Fine grains	Other Fibrous Materials: % Glass fibers 77%	<b>Asbestos Type: %</b> None Detected ND

**Lab ID: 17125551      Client Sample #: 2017-1021-ROOF-10**  
 Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic Non-Fibrous Materials: Asphalt/Binder, Binder/Filler, Granules	Other Fibrous Materials: % Glass fibers 25%	<b>Asbestos Type: %</b> None Detected ND
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt Non-Fibrous Materials: Asphalt/Binder, Binder/Filler	Other Fibrous Materials: % Cellulose 76%	<b>Asbestos Type: %</b> None Detected ND

**Lab ID: 17125552      Client Sample #: 2017-1021-ROOF-11**  
 Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic Non-Fibrous Materials: Asphalt/Binder, Binder/Filler, Granules	Other Fibrous Materials: % Glass fibers 24%	<b>Asbestos Type: %</b> None Detected ND
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt Non-Fibrous Materials: Asphalt/Binder, Binder/Filler	Other Fibrous Materials: % Cellulose 77%	<b>Asbestos Type: %</b> None Detected ND

**Lab ID: 17125553      Client Sample #: 2017-1021-ROOF-12**  
 Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Sampled by:</b> Client		
<b>Analyzed by:</b> Lori Tseng	<b>Date:</b> 12/15/2017	
<b>Reviewed by:</b> Nick Ly	<b>Date:</b> 12/15/2017	Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

# Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division  
Address: 4708 Aurora Ave. N.  
Seattle, WA 98103

**Batch #: 1722653.00**

Client Project #: 2017-1021  
Date Received: 12/14/2017  
Samples Received: 15  
Samples Analyzed: 15  
Method: EPA/600/R-93/116  
& EPA/600/M4-82-020

**Attention: Mr. Tanveer Khan**

Project Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler, Granules	Glass fibers 22%		<b>None Detected ND</b>
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt			
	Non-Fibrous Materials:	Other Fibrous Materials:%		<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler	Cellulose 72%		<b>None Detected ND</b>

**Lab ID: 17125554 Client Sample #: 2017-1021-ROOF-13**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler, Granules	Glass fibers 23%		<b>None Detected ND</b>
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt with debris			
	Non-Fibrous Materials:	Other Fibrous Materials:%		<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler, Wood flakes	Cellulose 69%	Wood fibers 3%	<b>None Detected ND</b>

**Lab ID: 17125555 Client Sample #: 2017-1021-ROOF-14**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic			
	Non-Fibrous Materials:	Other Fibrous Materials:%		<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler, Granules	Glass fibers 23%		<b>None Detected ND</b>
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt			
	Non-Fibrous Materials:	Other Fibrous Materials:%		<b>Asbestos Type: %</b>
	Asphalt/Binder, Binder/Filler	Cellulose 71%		<b>None Detected ND</b>

**Lab ID: 17125556 Client Sample #: 2017-1021-ROOF-15**

Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Sampled by:</b> Client		
<b>Analyzed by:</b> Lori Tseng	<b>Date:</b> 12/15/2017	
<b>Reviewed by:</b> Nick Ly	<b>Date:</b> 12/15/2017	
		Nick Ly, Technical Director

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government

**NVL Laboratories, Inc.**

4708 Aurora Ave N, Seattle, WA 98103

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# Bulk Asbestos Fibers Analysis

By Polarized Light Microscopy

Client: NVL Field Services Division  
Address: 4708 Aurora Ave. N.  
Seattle, WA 98103

**Batch #: 1722653.00**  
Client Project #: 2017-1021  
Date Received: 12/14/2017  
Samples Received: 15  
Samples Analyzed: 15  
Method: EPA/600/R-93/116  
& EPA/600/M4-82-020

**Attention: Mr. Tanveer Khan**

Project Location: "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

<b>Layer 1 of 2</b>	<b>Description:</b> Black asphaltic fibrous material with granules and mastic	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b> <b>None Detected ND</b>
		Asphalt/Binder, Binder/Filler, Granules	Glass fibers 23%	
		Wood flakes	Wood fibers 3%	
<b>Layer 2 of 2</b>	<b>Description:</b> Black asphaltic fibrous felt	Non-Fibrous Materials:	Other Fibrous Materials:%	<b>Asbestos Type: %</b> <b>None Detected ND</b>
		Asphalt/Binder, Binder/Filler	Cellulose 75%	

<b>Sampled by:</b> Client		
<b>Analyzed by:</b> Lori Tseng	<b>Date:</b> 12/15/2017	
<b>Reviewed by:</b> Nick Ly	<b>Date:</b> 12/15/2017	
		<b>Nick Ly, Technical Director</b>

Note: If samples are not homogeneous, then subsamples of the components were analyzed separately. All bulk samples are analyzed using both EPA 600/R-93/116 and 600/M4-82-020 Methods with the following measurement uncertainties for the reported % Asbestos (1%=0-3%, 5%=1-9%, 10%=5-15%, 20%=10-30%, 50%=40-60%). This report relates only to the items tested. If sample was not collected by NVL personnel, then the accuracy of the results is limited by the methodology and acuity of the sample collector. This report shall not be reproduced except in full, without written approval of NVL Laboratories, Inc. It shall not be used to claim product endorsement by NVLAP or any other agency of the US Government



**Company** NVL Field Services Division **NVL Batch Number** **1722653.00**  
**Address** 4708 Aurora Ave. N. **TAT** 2 Days **AH** No  
 Seattle, WA 98103 **Rush TAT**  
**Project Manager** Mr. Tanveer Khan **Due Date** 12/18/2017 **Time** 4:40 PM  
**Phone** (206) 547-0100 **Email** tanveer.k@nvllabs.com  
**Cell** (206) 799-2916 **Fax** (206) 634-1936

**Project Name/Number:** 2017-1021 **Project Location:** "Bellepark East" 16203 NE 13th Pl. Bellevue, WA 98008

**Subcategory** PLM Bulk  
**Item Code** ASB-02 EPA 600/R-93-116 Asbestos by PLM <bulk>

**Total Number of Samples** 15 **Rush Samples**

Lab ID	Sample ID	Description	A/R
1	17125542	2017-1021-ROOF-1	A
2	17125543	2017-1021-ROOF-2	A
3	17125544	2017-1021-ROOF-3	A
4	17125545	2017-1021-ROOF-4	A
5	17125546	2017-1021-ROOF-5	A
6	17125547	2017-1021-ROOF-6	A
7	17125548	2017-1021-ROOF-7	A
8	17125549	2017-1021-ROOF-8	A
9	17125550	2017-1021-ROOF-9	A
10	17125551	2017-1021-ROOF-10	A
11	17125552	2017-1021-ROOF-11	A
12	17125553	2017-1021-ROOF-12	A
13	17125554	2017-1021-ROOF-13	A
14	17125555	2017-1021-ROOF-14	A
15	17125556	2017-1021-ROOF-15	A

	Print Name	Signature	Company	Date	Time
<b>Sampled by</b>	Client				
<b>Relinquished by</b>	Client				

Office Use Only	Print Name	Signature	Company	Date	Time
<b>Received by</b>	Shan Siddiqui		NVL	12/14/17	1640
<b>Analyzed by</b>	Lori Tseng		NVL	12/15/17	
<b>Results Called by</b>					
<input type="checkbox"/> Faxed <input type="checkbox"/> Emailed					

**Special Instructions:**

Date: 12/14/2017  
 Time: 4:39 PM  
 Entered By: Shan Siddiqui



**NVL Laboratories, Inc.**

4708 Aurora Ave N, Seattle, WA 98103

p 206 547.0100 | f 206 634.1936 | www.nvllabs.com

**CHAIN of CUSTODY  
SAMPLE LOG**

**1722653**

**Client** NVL Laboratories Inc

**Street** 4708 Aurora Ave N  
Seattle, WA 98103

**Project Manager** Syed Hasan

**Project Location** "Bellepark East" 16203 NE 13TH PL.  
Bellevue, WA 98008

**NVL Batch Number**

**Client Job Number** 2017-1021

**Total Samples** 15

**Turn Around Time**  1 Hr  6 Hrs  3 Days  10 Days  
 2 Hrs  1 Day  4 Days  
 4 Hrs  2 Days  5 Days

\*Please call for TAT less than 24 Hrs

**Email address** hughw@kcha.org

**Phone:** (206) 574-1230 **Fax:** (206) 357-2441

**Cell** (206) 979-0826

Asbestos Air  PCM (NIOSH 7400)  TEM (NIOSH 7402)  TEM (AHERA)  TEM (EPA Level II)  Other

Asbestos Bulk  PLM (EPA/600/R-93/116)  PLM (EPA Point Count)  PLM (EPA Gravimetry)  TEM BULK

Mold/Fungus  Mold Air  Mold Bulk  Rotometer Calibration

**METALS**  
 Total Metals  FAA (ppm)  Air Filter  Soil  RCRA Metals  All 8  Other Metals  
 TCLP  ICP (ppm)  Drinking water  Paint Chips in %  Arsenic (As)  Chromium (Cr)  All 3  
 Cr 6  GFAA (ppb)  Dust/wipe (Area)  Paint Chips in cr  Barium (Ba)  Lead (Pb)  Copper (Cu)  
 Other Types of Analysis  Fiberglass  Nuisance Dust  Other (Specify) \_\_\_\_\_  Cadmium (Cd)  Mercury (Hg)  Nickel (Ni)  
 Silica  Respirable Dust  Zinc (Zn)

**Condition of Package:**  Good  Damaged (no spillage)  Severe damage (spillage)

Seq. #	Lab ID	Client Sample Number	Comments	A/R
1		2017-1021-ROOF-1		
2		ROOF-2		
3		ROOF-3		
4		ROOF-4		
5		ROOF-5		
6		ROOF-6		
7		ROOF-7		
8		ROOF-8		
9		ROOF-9		
10		ROOF-10		
11		ROOF-11		
12		ROOF-12		
13		ROOF-13		
14		ROOF-14		
15		ROOF-15		

<b>Print Below</b>	<b>Sign Below</b>	<b>Company</b>	<b>Date</b>	<b>Time</b>
Sampled by TAN KHAN	Jawid Khan	NVL	12-14-17	9:00 AM
Relinquished by TAN KHAN	Jawid Khan	NVL	12-14-17	4:30 PM
Received by SHAN SYED	SHAN SYED	NVL CBS	12/14/17	11:30 AM
Analyzed by				
Results Called by				
Results Faxed by				

**Special Instructions:** Unless requested in writing, all samples will be disposed of two (2) weeks after analysis.

Results report to TAN



# **Appendix C**

## **AHERA Certification & Laboratory Qualifications**

United States Department of Commerce  
National Institute of Standards and Technology



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# Certificate of Accreditation to ISO/IEC 17025:2005

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NVLAP LAB CODE: 102063-0

**NVL Laboratories, Inc.**  
Seattle, WA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,  
listed on the Scope of Accreditation, for:

**Asbestos Fiber Analysis**

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

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2016-10-01 through 2017-09-30  
Effective Dates



A handwritten signature in black ink, which appears to read "John S. Lamm".

For the National Voluntary Laboratory Accreditation Program



**SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005**

**NVL Laboratories, Inc.**  
4708 Aurora Avenue N.  
Seattle, WA 98103  
Mr. Nghiep Vi Ly  
Phone: 206-547-0100 Fax: 206-634-1936  
Email: [nick.l@nvlabs.com](mailto:nick.l@nvlabs.com)  
<http://www.nvlabs.com>

**ASBESTOS FIBER ANALYSIS**

**NVLAP LAB CODE 102063-0**

**Bulk Asbestos Analysis**

<u>Code</u>	<u>Description</u>
18/A01	EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

A handwritten signature in black ink, appearing to read "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program

# Certificate of Completion

This is to certify that

**Tanveer E. Khan**

has satisfactorily completed  
4 hours of refresher training as an  
**AHERA Building Inspector**

to comply with the training requirements of  
**TSCA Title II, 40 CFR 763 (AHERA)**

1626915  
Certificate Number



May 10, 2017 Expires in 1 year.

Date(s) of Training

Exam Score: NA  
if appropriate:

A handwritten signature in black ink, appearing to read "D. A. White", is written over a horizontal line.

Instructor

ARGUS PACIFIC, INC. / 1900 WEST NICKERSON ST., SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

# Certificate of Completion

This is to certify that

**Jason Lindahl**

has satisfactorily completed  
24 hours of training as an

**AHERA Building Inspector**

to comply with the training requirements of  
**TSCA Title II, 40 CFR 763 (AHERA)**

1627469

Certificate Number



May 31 - Jun 2, 2017 Expires in 1 year.

Date(s) of Training

Exam Score:  
if appropriate:

92

Instructor

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST. SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM