



ADDENDUM:

01

TODAY'S DATE: 04/24/2026

PROJECT NAME: Elevator Maintenance, Testing and Repair Services

CONTACT / TITLE: Danielle Munroe Management Analyst

PHONE / EMAIL: 206-574-1200 daniellem@kcha.org

This Addendum is used to Identify Items in the Original Documents with Action as Follows:

- BID
- RFQ
- RFP
- CLARIFY
- CHANGE
- DELETE
- ADD
- SUBSTITUTE

37 Page(s) Total for this Addenda

DUE TO OUR OMISSION OF A PROPER PRICE SHEET AND ADDITIONAL CONTEXTUAL INFORMATION, WE ARE EXTENDING THE PROPOSAL DUE DATE TO THURSDAY, MAY 14TH, 2026 BY NO LATER THAN 2:00 PM. WE ARE ALSO ADDING A 2ND QUESTION DEADLINE OF MAY 1ST, BY 2:00 P.M.

Q: Will we be able to survey these jobs?

A: *Not formally, however, we are attaching to this Addendum "KCHA Elevator History and Current Status" to provide you with additional information about our assets. Further, we have informed our Property Management staff, in buildings with conveyances, that potential proposers may be contacting them for access. We are including with this Addendum the "KCHA Property Management List with Portfolio Numbers" for anyone who would like to perform a site survey.*

Q: Where on this bid are we in putting our cost for preventative maintenance services?

A: *Please see the attached "Revised Asset List with Monthly Rate", per conveyance, which was mistakenly omitted from the original RFP posting.*

Q: Can you please provide some additional clarification regarding the section "Scope of services Full Service" as follows:

- 1) Unlimited callbacks during regular business hours. Please clarify entire section. What is billable and what isn't?
 - a. *"Unlimited callbacks during regular business hours" means all labor, travel, and covered parts required to correct service interruptions, faults, or performance deficiencies resulting from normal wear and tear, failed*

components, improper operation, or adjustment issues are included in the monthly maintenance fee.

Callbacks not included (billable with prior written authorization and/or purchase order where applicable) resulting from:

- *Vandalism, abuse, misuse, or negligence*
- *Fire, flooding, power anomalies, or other force majeure events*
- *Owner-requested changes, renovations, or capital improvements*
- *Pre-existing deficiencies documented prior to contract award (if any)*

2) Testing- Do you have a list of all testing that is due? Can we exclude past due testing and will provide a separate work order to bring them into compliance.

- a. *The Contractor shall perform and coordinate all recurring periodic testing required during the contract term, including Category 1 (annual) and Category 5 (five-year) tests, and shall file all required documentation with L&I.*

If any testing or corrective work is discovered to be past due as of the contract start date, such work will be treated as out-of-scope legacy work and addressed through a separately authorized work order, provided the Contractor documents the overdue status with KCHA and any other reporting entities as required.

3) Please define extraordinary work.

- a. *“Extraordinary work” means repairs, replacements, or alterations beyond routine maintenance and normal wear items, including but not limited to:*

- *Replacement of major components (e.g., controller replacement, machine replacement, jack replacement, door operator replacement, hydraulic cylinder, or structural components)*
- *Repairs necessitated by vandalism, abuse, fire, water intrusion, or environmental damage*
- *Code-mandated upgrades resulting from newly adopted regulations not in effect at contract award*
- *Modernization, obsolescence-driven replacements, or life-cycle capital improvements*

Extraordinary work requires prior written authorization by KCHA and shall be billed in accordance with the out-of-scope labor rates and material markup limits specified in the contract.

Q: Can you confirm if pollution and crime insurance will be required or waived?

A: *IF the Contractor submits a proposal and IF they are selected for a contract, we would be open to eliminating #4 (based on the scope of work), but not #5.*

END OF ADDENDUM
(Pages 3-37 are attachments as listed above)

Bellevue Manor – Elevator History and Current Status

143 Bellevue Way SE, Bellevue, WA 98004

OVERVIEW

Bellevue Manor is a mixed population building with elderly and young disabled is equipped with a single hydraulic passenger elevator serving three floors. This building is managed and maintained by KCHA staff. The original elevator was installed in concurrent with building construction.

HISTORICAL DATA: Monthly preventive maintenance dating back to 2017.

DATE	DESCRIPTION
7/10/2017	SVC CALL
7/11/2016	SVC CALL
8/29/2016	SVC CALL
1/12/2017	SVC CALL
6/5/2017	SVC CALL
4/1/2017	SVC CALL
6/5/2017	REPLACE FIRE ALARM
6/5/2017	SVC CALL
9/27/2017	SVC CALL
12/17/2018	SVC CALL
1/8/2018	SURVEY
12/30/2019	SVC CALL
3/7/2019	SVC CALL
1/21/2020	SVC CALL

Birch Creek – Kent Family Center – Elevator History and Current Status

13111 SE 274th ST., Kent, WA 98030

OVERVIEW

The Kent Family Center is equipped with a single hydraulic passenger elevator serving two floors. This building has no residential units and runs multiple community programs with different providers who currently lease space in the building from KCHA. The elevator doesn't get the repetitive use compared to our residential properties. The original elevator was installed in concurrent with building construction.

HISTORICAL SYSTEM REPAIRS

- 2024: 5-year overspeed valve test was completed.
- 2022: Entrapment. Got car running as it was on pressure switch in the pit. Phone was inoperable.
- 2020: New intercom and elevator phone installed.
- 2019: Replaced door board.
- 2018: Ruptured valve testing.
- Monthly preventive maintenance dating back to 2014.

DATE	DESCRIPTION	DATE	DESCRIPTION
9/22/2014	SVC CALL	4/15/2021	SVC CALL
8/20/2014	SVC CALL	10/1/2023	SVC CALL
7/11/2014	SVC CALL	12/31/2022	SVC CALL
4/21/2014	SVC CALL	7/1/2021	SVC CALL
5/20/2014	ELEVATOR PERMIT	1/1/2022	SVC CALL
6/20/2014	SVC CALL	4/1/2023	SVC CALL
3/6/2018	RUPTURE VALVE TESTING	10/1/2021	SVC CALL
1/15/2018	SVC CALL	4/1/2022	SVC CALL
4/15/2018	SVC CALL	7/16/2024	SVC CALL
7/15/2018	SVC CALL	7/1/2022	SVC CALL
1/15/2019	SVC CALL	10/1/2022	SVC CALL
10/15/2018	SVC CALL	1/1/2023	SVC CALL
5/16/2019	SVC CALL	7/1/2023	SVC CALL
4/15/2019	SVC CALL	7/1/2024	SVC CALL
5/16/2019	REPLACE DOOR BOARD	1/1/2024	SVC CALL
10/15/2019	SVC CALL	4/1/2024	SVC CALL
10/15/2019	SVC CALL	7/1/2024	SVC CALL
1/15/2020	SVC CALL	4/1/2025	SVC CALL
4/15/2020	SVC CALL	1/1/2025	SVC CALL
4/29/2020	INSTALL ELVATOR PHONE	10/1/2024	SVC CALL
4/29/2020	INSTALL INTERCOM	8/31/2025	SVC CALL

7/15/2020	SVC CALL	11/30/2025	SVC CALL
10/15/2020	SVC CALL	12/31/2025	SVC CALL
1/15/2021	SVC CALL	9/30/2025	SVC CALL

Birch Creek – Recreation Center - Elevator History and Current Status

12910 SE 273rd St, Kent, WA 98030

OVERVIEW

This building runs is a mixed population building with elderly and young disabled with a single hydraulic passenger elevator serving three floors. The building is managed and maintained by KCHA staff. The original elevator was installed in concurrent with building construction.

HISTORICAL DATA:

DATE	DESCRIPTION
7/10/2017	SVC CALL
7/11/2016	SVC CALL
8/29/2016	SVC CALL
1/12/2017	SVC CALL
6/5/2017	SVC CALL
4/1/2017	SVC CALL
6/5/2017	REPLACE FIRE ALARM
6/5/2017	SVC CALL
9/27/2017	SVC CALL
12/17/2018	SVC CALL
1/8/2018	SVC CALL
12/30/2019	SVC CALL
3/7/2019	SVC CALL
1/21/2020	SVC CALL

Boulevard Manor – Elevator History and Current Status

Property: Boulevard Manor, 12039 Roseburg Ave. S., Burien, WA

OVERVIEW

Boulevard Manor is equipped with a single hydraulic passenger elevator serving the residential floors. The original elevator was installed in 1968–1969 concurrent with building construction. Since installation, the system has undergone multiple upgrades and code-driven improvements to extend service life, address safety concerns, and maintain regulatory compliance.

HISTORICAL SYSTEM UPGRADES

- 1998: Major modernization including controller upgrades and operational equipment improvements.
- 2011–2014: Installation of door restrictors, door protection devices, and interior cab improvements.
- 2013: Elevator cab interior modernization.
- 2019: Comprehensive modernization of the elevator system, including:
 - Replacement of controller with microprocessor-based system.
 - Replacement of hydraulic power unit, tank, and piping.
 - Replacement of original single-bottom cylinder with double-wall cylinder.
 - Upgrades to fireman’s service, battery lowering, door restrictors, door edge protection, and car operating panel.
 - Significant upgrades to the machine room, hoistway, and pit
- 2024: Replacement of the elevator soft starter.

CURRENT SYSTEM STATUS

- Elevator type: Hydraulic passenger elevator, 4,000 lb capacity.
- Manufacturer/System: EECO / Eltec hydraulic system.
- Controller and power unit: Installed in 2019, in good to like-new condition.
- Elevator cab and finishes: Modernized in 2019 and remain in good condition.
- Elevator pit, cylinder, and shaft: Upgraded in 2019; double-wall cylinder installed; moisture mitigation measures applied; currently compliant with applicable codes.
- Machine room: Upgraded in 2019 with new HVAC, lighting, electrical panels, and clearances; overall condition is good.
- Remaining useful life: Primary control equipment and major hydraulic components are estimated to have approximately 10–14 years of remaining useful life as of 2025, subject to ongoing maintenance and periodic assessments.

Briarwood – Elevator History and Current Status

PROPERTY OVERVIEW

Briarwood is a 70-unit residential building located at 18026 Midvale Avenue N, Shoreline, Washington. The building is served by one hydraulic passenger elevator providing vertical circulation to all residential floors and common areas.

ELEVATOR SYSTEM HISTORY

- Original elevator installation dates to the building's original construction in 1970. The system is a hydraulic elevator with a 3,500-lb rated capacity.
- A major modernization was completed in 1998, addressing controller equipment, door operations, safety devices, and cab improvements.
- A detailed Capital Needs Assessment (CNA) completed in 2014 identified the elevator as generally serviceable but recommended future modernization planning due to age, along with several code and safety upgrades including top-of-car inspection station compliance, pit safety items, and future cylinder considerations.
- A comprehensive elevator modernization and associated upgrades were completed in 2019. Work included replacement of the controller, power unit, hydraulic cylinder (double-wall PVC-lined type), pit and hoistway upgrades, fire/life-safety components, door equipment, and extensive elevator equipment room improvements.
- In 2024, the solid-state starter was replaced due to performance issues with the unit installed during the 2019 modernization.

CURRENT SYSTEM CONFIGURATION AND CONDITION

- Hydraulic passenger elevator, 3,500-lb capacity.
- Controller: EC Pixel Hydro-S (installed 2019).
- Power Unit: EECO SPU-36 (installed 2019).
- Hydraulic cylinder and piston: Double-wall with PVC liner (installed 2019).
- Door equipment: Updated with infrared door protection, new restrictors, and compliant operators.
- Safety systems: Fireman's service, battery lowering device, rupture valve, top-of-car inspection station, and pit safety devices are compliant.
- Elevator equipment room was upgraded in 2019, including new electrical sub-panel, disconnects, LED lighting, GFCI outlets, ventilation improvements, and cooling via dedicated ductless heat pump.
- Elevator cab interior was fully refurbished in 2019, including new finishes, lighting, car operating panel, voice annunciator, stainless steel reveals, compliant braille, direction lanterns, and hands-free phone.

Property: Brittany Park, 18265 1st Ave S, Normandy Park, WA
Building Type: Three-story senior/disabled housing

ELEVATOR SYSTEM DESCRIPTION

Brittany Park is served by one hydraulic passenger elevator providing access to all residential floors. The elevator is a critical accessibility system for residents and visitors.

HISTORY OF WORK

- 1998: The elevator underwent a partial modernization to extend service life beyond original construction.
- 2007: Elevator cab interior improvements were completed as part of broader common-area upgrades, including coordination with updated building electrical and fire alarm systems.
- 2019: A comprehensive elevator modernization was completed, substantially resetting the lifecycle of the system. Work included:
 - Replacement of controller with modern microprocessor-based controls
 - Installation of a new hydraulic power unit utilizing bio-fluid
 - Replacement of hydraulic tank, piston, and cylinder with double-wall PVC cylinder
 - Replacement of door equipment, safety edges, restrictors, fireman’s service, and battery lowering device
 - Installation of new travel cable, pit equipment, and dedicated electrical disconnect and elevator sub-panel
 - Full cab interior modernization including LED lighting, finishes, flooring, controls, annunciator, rails, and seating

CURRENT EQUIPMENT STATUS (2024)

- Elevator Type: Hydraulic passenger elevator
- Capacity: 3,500 lbs
- Configuration: Eltec Systems hydraulic elevator
- Control System: Microprocessor-based controller (2019)
- Condition: Elevator cab, controls, hydraulics, shaft, pit, and machine room are reported to be in good to like-new condition
- Compliance: Fire service operation, emergency battery lowering, door safety devices, in-car communication, hall/car braille, and direction lanterns are compliant
- Equipment Room: Fully upgraded in 2019 and provided with a dedicated ductless heat pump (cooling-only) to maintain suitable operating temperatures

Brookside Apartments - 7644 NE Bothell Way, Kenmore, WA
Building Type: Multi-story residential (senior/disabled)

ELEVATOR SYSTEM OVERVIEW

Brookside is served by a single hydraulic passenger elevator providing vertical circulation to all residential levels. The elevator is a critical accessibility component for residents, staff, and visitors.

HISTORY OF ELEVATOR WORK

- Installed in 1983 with original hydraulic controls, power unit, and cab finishes.
- 2017: A comprehensive elevator equipment assessment was completed to evaluate condition and code compliance.
- Select safety components were upgraded over time, including door edge protection, door restrictors, and replacement of the hands-free phone (2017).
- Design documents for a full elevator modernization were prepared in 2021; however, modernization construction had not occurred as of the 2022 CNA.

CURRENT EQUIPMENT STATUS (Per 2022 CNA)

- Elevator Type: Hydraulic passenger elevator
- Original Installation: 1983
- Controls: Original micro-processor controller remains in service
- Power Unit: Original hydraulic power unit remains in service
- Cab Interior: Original finishes; aged but serviceable
- Safety Features: Door edge protection and door restrictors upgraded; top-of-car safety equipment is generally compliant
- Fireman's Service & Battery Lowering: Not upgraded and remain original

CONDITION SUMMARY

The elevator remains operational but is beyond its expected useful lifecycle for major components, including controls, hydraulics, cab finishes, and equipment room systems.

CAPITAL OUTLOOK

The 2022 Comprehensive Needs Assessment identifies the Brookside elevator as a candidate for full modernization. Elevator modernization design was completed in 2021.

Property: Burien Park Apartments - 500 SW 148th Street, Burien, WA 98166
Building Type: Three-story residential with basement

ELEVATOR SYSTEM OVERVIEW

Burien Park is served by a hydraulic passenger elevator providing vertical access to all residential floors. The elevator is a critical life-safety and accessibility system for residents, staff, and visitors.

HISTORY OF ELEVATOR WORK

- Original elevator system installed in 1983 at time of construction.
- 1998: Elevator service control equipment was modernized, including installation of a micro-processor controller and hydraulic solid-state starter.
- 2006: Elevator cab interior finishes were upgraded, including ceiling, lighting, wall finishes, flooring, door operator, and ADA-compliant controls.
- 2017: Comprehensive elevator equipment assessment performed.
- 2021: Replaced rupture control valve serving Elevator #1; hydraulic fluid replaced in service tanks and hoistway components painted for compliance.

CURRENT EQUIPMENT STATUS

- Elevator Type: Hydraulic passenger elevator
- Controls: Micro-processor controller installed in 1998; operating without reported functional issues
- Power Unit: Original hydraulic power unit (1983); hydraulic fluid replaced in 2021
- Cab Interior: Last upgraded in 2006; finishes are serviceable but approaching end of useful life
- Safety & Code Features: Door edge protection, car and hall braille, car direction lanterns, hands-free phone, top-of-car inspection station and guardrails are compliant
- Fireman's Service / Battery Lowering: Existing systems remain from prior modernization and are replaced contingent upon failure or code requirements

EQUIPMENT ROOM AND HOISTWAY CONDITIONS

- Elevator equipment room components are largely original (1983) and rated near end of lifecycle.
- Deficiencies noted include inadequate hydraulic line supports, non-compliant shut-off valve, storage use within equipment room, and lighting deficiencies.
- Elevator pit and hoistway exhibit multiple fire/life-safety compliance issues, including pit stop switch non-compliance, inadequate pit lighting, missing heat detectors, and unsealed penetrations.

Property: Casa Juanita Apartments - 9821 NE 122nd Plaza, Kirkland, Washington
Building Type: Multi-story residential building serving senior/disabled residents

ELEVATOR SYSTEM OVERVIEW

Casa Juanita is served by a single hydraulic passenger elevator providing vertical access to residential floors and common areas. The elevator is a critical life-safety and accessibility system and is subject to ongoing inspection, maintenance, and regulatory compliance.

SYSTEM HISTORY

- Original elevator installation: 1980.
- 1998: Major modernization of elevator equipment, including controller, hydraulic power unit components, door operator, solid-state starter, and safety devices.
- 2004: Elevator cab interior finishes upgraded.
- 2013: Elevator equipment assessment conducted as part of CNA update.
- 2014: Detailed elevator system condition review conducted to evaluate lifecycle and capital needs.

CURRENT EQUIPMENT STATUS

- Elevator Type: Hydraulic passenger elevator (double-bottom cylinder).
- Controls & Power Unit: Equipment installed primarily in 1998; operating but near or beyond expected useful life.
- Door Operator & Starter: Installed in 1998; serviceable with replacement typically contingent upon failure or code requirements.
- Cab Interior: Last upgraded in 2004; finishes are functional but approaching end of lifecycle.
- Safety & Accessibility: Hall and car braille, car direction lanterns, door restrictors, and emergency phone are present; some components are noted as obsolete or nearing replacement thresholds.

EQUIPMENT ROOM AND HOISTWAY CONDITIONS

- Elevator equipment room contains largely original finishes; GFCI protection at outlets and lighting upgrades are needed.
- Hoistway and pit deficiencies identified include periodic rupture valve testing requirements, fire/life-safety compliance items, and historical water intrusion concerns at the pit.

OVERALL CONDITION SUMMARY

The Casa Juanita elevator remains operational but relies on aging hydraulic equipment and controls dating to the 1998 modernization. Condition ratings within the CNA identify lifecycle replacement planning needs and specific safety and code-related corrections. The system is suitable for continued service under a comprehensive maintenance program, with future modernization anticipated to address equipment age, code compliance, and long-term reliability.

Casa Madrona – Elevator System History and Current Status

Property: Casa Madrona Apartments - 3948 Martin Way E, Olympia, Washington

Elevator Type: Single hydraulic passenger elevator

SYSTEM OVERVIEW

Casa Madrona is served by a single hydraulic passenger elevator that provides vertical circulation between residential floors and common areas. The elevator is a critical accessibility and life-safety system supporting a senior/disabled residential population.

ELEVATOR SYSTEM HISTORY

- Original elevator installation: 1973.
- 2011: Elevator pit repaired to eliminate water intrusion; sump system abandoned and pit waterproofed.
- 2019: Comprehensive elevator modernization completed, including replacement of cab finishes, controller, power unit, door operator, safety devices, hydraulic jack, cylinder liner, pit channel assembly, and battery lowering system.
- 2021: Fire sealing of penetrations within the hoistway completed.

CURRENT EQUIPMENT STATUS

- Cab Interior: Interior finishes, LED lighting, hall and car braille, direction lanterns, and hands-free phone replaced in 2019 and are compliant and within expected service life.
- Controls & Power Unit: Elevator controller (Pixel system), submersible hydraulic power unit, door operator motor, and control equipment installed in 2019; no operational issues reported.
- Hydraulic System: Double-bottom cylinder with PVC liner, new hydraulic jack, rupture valve, and support brackets installed in 2019.
- Safety Features: Top-of-car inspection station, handrails, pit stop switch, pit lighting, fire sealing, smoke detection, and battery lowering system are compliant.

EQUIPMENT ROOM AND HOISTWAY CONDITIONS

- Elevator equipment room modernized in 2019, including new disconnect, LED lighting, hydraulic supports, and installation of a dedicated ductless heat pump for temperature control.
- Hoistway and pit are dry and in good condition with no reported water intrusion or code deficiencies.

OVERALL CONDITION SUMMARY

The Casa Madrona elevator system is in good operating condition following a full modernization completed in 2019. All major components are within their expected useful lifecycle and compliant with current safety and accessibility requirements. The system is well-suited for continued operation under a comprehensive preventative maintenance program and does not present near-term modernization needs.

Eastridge House – Elevator History and Current Status

Property: Eastridge House - 120 W. Sunset Way, Issaquah, Washington

Building Type: Multi-story senior housing facility

Construction Year: 1972

SYSTEM OVERVIEW

Eastridge House is served by a single hydraulic passenger elevator that provides vertical circulation to residential floors and common areas. The elevator is a critical system supporting accessibility, life-safety, and daily resident operations.

ELEVATOR SYSTEM HISTORY

- Original elevator installation: 1972 (hydraulic type, 3,500-lb capacity).
- 1997: Major elevator modernization completed, including controller, power unit, hydraulic components, door operator, safety devices, and controls.
- 2001: Cab interior finishes replaced; ADA upgrades including hall/car braille, direction lanterns, and hands-free phone installed.
- Ongoing periodic inspections and CNA reviews conducted, most recently in 2017.

CURRENT EQUIPMENT STATUS

- Cab Interior: Finishes and fixtures installed in 2001; currently functional, ADA-compliant, and nearing the end of their typical lifecycle.
- Control Equipment: Controller, power unit, and hydraulic solid-state starter installed in 1997; equipment remains operational but is at or near lifecycle thresholds.
- Hydraulic System: Single-bottom cylinder remains in service; continued monitoring and testing required per code.
- Safety Features: Door edge protection, door restrictors, fireman's service, battery lowering, pit switches, and hoistway access switches present; some fire-rating and top-of-car safety deficiencies noted.

EQUIPMENT ROOM AND HOISTWAY CONDITIONS

- Elevator equipment room retains original construction with limited ventilation and no dedicated heating or cooling.
- Hoistway and pit contain localized fire-sealing deficiencies and exposed materials; ventilation at top of shaft is present.
- Drainage systems within pit remain abandoned and require monitoring.

SUMMARY OF CONDITION

The Eastridge House elevator is operational and continues to serve residents reliably; however, major components are aging and approaching the end of their expected useful life. Future capital planning should anticipate phased repairs, code-driven upgrades, and potential modernization to maintain compliance, safety, and reliability.

Gustaves Manor – Elevator History and Current Status

Property: Gustaves Manor - 107 West Main Street, Auburn, Washington

Five-story senior housing building (west section, 1982) with elevator service

SYSTEM OVERVIEW

Gustaves Manor is served by one hydraulic passenger elevator providing vertical circulation to the residential floors. The elevator is critical to supporting accessibility, resident mobility, and life safety.

ELEVATOR SYSTEM HISTORY

- Original elevator installation: 1982 (hydraulic, approximately 2,500-lb capacity).
- 1997–1998: Major modernization of elevator equipment and controls.
- 2007–2010: Elevator cab interior upgrades performed.
- 2014: Otis Elevator condition review identified aging components and lifecycle-driven needs.
- 2019: Comprehensive elevator modernization completed, including controller, power unit, door operator, solid-state starter, door protection devices, safety features, and electrical upgrades.

CURRENT EQUIPMENT STATUS

- Cab Interior: Upgraded in 2019; finishes, braille, lanterns, and emergency phone are compliant and in good condition.
- Controls & Power Unit: Controller, hydraulic power unit, solid-state starter, and door operator replaced in 2019 and are within expected service life.
- Hydraulic System: Double-bottom cylinder confirmed compliant; rupture valve, pit switches, and GFCI outlets are compliant as of 2019.
- Safety & Code: Fireman’s service, battery lowering, door restrictors, top-of-car inspection station, and guardrails are compliant.

EQUIPMENT ROOM & HOISTWAY

- Elevator equipment room retains original structure but received electrical sub-panel and HVAC (heating and cooling) upgrades in 2019.
- Hoistway and pit deficiencies identified in earlier assessments were corrected in 2019; sump pump was properly abandoned.

SUMMARY OF CONDITION

The Gustaves Manor elevator is fully operational and reflects a relatively recent modernization. Major components are within their useful lifecycle, and the system is generally compliant with current safety and accessibility requirements. Ongoing preventative maintenance, routine inspections, and code compliance monitoring are recommended to protect the recent capital investment and ensure continued reliable service.

Harrison House – Elevator History and Current Status

615 W. Harrison ST., Kent, WA 98032

OVERVIEW

Harrison House is equipped with a two hydraulic passenger elevators serving five residential floors. The original elevator was installed in concurrent with building construction.

HISTORICAL SYSTEM REPAIRS

- 2026: Responded to a callback on 2/1/26, technician found a problem with the components of the main power supply were faulty. Elevator was returned to normal operation.
- Monthly preventive maintenance inspections dating back to 2016.

DATE	DESCRIPTION	DATE	DESCRIPTION
12/8/2016	SVC CALL	10/1/2023	SVC CALL
12/8/2016	SVC CALL	1/1/2022	SVC CALL
6/5/2017	SVC CALL	10/1/2021	SVC CALL
6/5/2017	SVC CALL	7/21/2022	SVC CALL
6/5/2017	SVC CALL	4/1/2022	SVC CALL
10/15/2017	SVC CALL	8/17/2024	SVC CALL
7/15/2017	SVC CALL	7/1/2022	SVC CALL
6/5/2017	SVC CALL	10/1/2022	SVC CALL
6/5/2017	SVC CALL	7/1/2023	SVC CALL
5/31/2017	SVC CALL	1/1/2023	SVC CALL
10/26/2017	REPLACE EMERGENCY LIGHT BATTERY	4/1/2023	SVC CALL
3/15/2018	INSPECTION REPORT ITEMS	1/1/2024	SVC CALL
10/15/2018	SVC CALL	4/1/2024	SVC CALL
1/15/2018	SVC CALL	1/1/2025	SVC CALL
4/15/2018	SVC CALL	7/1/2024	SVC CALL
7/15/2018	SVC CALL	10/1/2024	SVC CALL
1/15/2019	SVC CALL	4/1/2025	SVC CALL
4/15/2019	SVC CALL	9/30/2025	SVC CALL
10/15/2019	SVC CALL	12/31/2025	SVC CALL
1/15/2020	SVC CALL	8/31/2025	SVC CALL
4/15/2020	SVC CALL	11/30/2025	SVC CALL
7/15/2020	SVC CALL	11/30/2025	SVC CALL
10/15/2020	SVC CALL	1/31/2026	SVC CALL
1/15/2021	SVC CALL	1/31/2026	SVC CALL
4/15/2021	SVC CALL	2/25/2026	020126 ELEVATOR REPAIR
12/8/2022	SVC CALL		

Elevator System – History and Current Status

Hillsview Apartments – 830 Township Street, Sedro-Woolley, WA

Elevator Overview

Hillsview is served by one hydraulic passenger elevator providing access to all residential floors and common areas. The elevator is a critical system supporting resident mobility and accessibility within the three-story residential building constructed in 1970.

Installation and Modernization History

The elevator was originally installed in 1970. A major modernization of the elevator service control equipment was completed in 2001, including replacement of the controller, power unit, door operator, solid-state starter, and associated control components. The elevator cab interior was upgraded in 2009. Direction lanterns and hands-free phone have been installed and are compliant with current accessibility requirements. Refurbished the doors in 2025. Relay Board replaced in 2025.

Equipment and System Characteristics

The elevator is a hydraulic system with MCE-manufactured service control equipment rated for approximately 3,500 pounds. The power unit consists of a hydraulic reservoir and motor replaced during the 2001 modernization. The hydraulic cylinder type is presumed to be a lined unit based on construction era, though confirmation is recommended. The elevator equipment room is located on the first floor and is served by a dedicated HVAC system replaced in 2024.

Lake House – Elevator History and Current Status

Property: Lake House - 1313 N. 200th Street, Shoreline, Washington

SYSTEM OVERVIEW

Lake House is served by a single hydraulic passenger elevator providing vertical circulation to residential floors and common areas for a 3 story residential building.

ELEVATOR SYSTEM HISTORY

- Original elevator installation: Original hydraulic system serving the building (pre-1994).
- 1994: Elevator modernized, including control and drive system upgrades.
- 2012–2013: Elevator cab interior improvements completed.
- 2014: Otis Elevator condition assessment identified aging components and code-related upgrades.
- 2020: Comprehensive elevator modernization completed, including controller replacement, hydraulic power unit, cylinder and piston upgrade, door equipment, safety devices, electrical sub-panel, and new equipment room construction.

CURRENT STATUS OF EQUIPMENT

- Cab Interior: Fully upgraded in 2020; lighting, finishes, braille, lanterns, and emergency communications are compliant and in like-new condition.
- Controls & Drive Equipment: Microprocessor-based controller, power unit, door operator, door edge protection, fireman’s service, battery lowering, and keyed stop switch replaced in 2020 and within expected service life.
- Hydraulic System: Double-bottom cylinder with liner, new piston, rupture valve, and hydraulic lines installed in 2020; system is compliant.
- Safety & Code Compliance: Hoistway access, pit switches, lighting, ventilation, and top-of-car safety features are compliant as of 2020 upgrades.

EQUIPMENT ROOM AND HOISTWAY

- Elevator equipment room was newly constructed in 2020 and includes dedicated HVAC, lighting, electrical sub-panel, and disconnects.
- Hoistway and pit were upgraded in 2020; previous deficiencies were corrected and no active issues are reported.

SUMMARY

The Lake House elevator reflects a recent, comprehensive modernization and is currently in good operating condition. Major components are within their useful lifecycle and generally compliant with current safety and accessibility requirements. Continued preventive maintenance, regular inspections, and code compliance monitoring are recommended to ensure reliable long-term service.

Elevator History and Current Status

Mardis Gras Apartments – 24009 104th Avenue SE, Kent, WA

Elevator Overview

The Mardis Gras property is served by one hydraulic passenger elevator originally installed in 1969. The elevator has undergone several modernization efforts and is currently in good to like-new condition following a comprehensive upgrade in 2019, with additional components replaced in 2025.

Historical Improvements

- 1969 – Original elevator installation.
- 1998 – Partial modernization of elevator equipment and controls.
- 2007–2013 – Incremental cab interior improvements.
- 2014 – CNA identified obsolete components and recommended full modernization.
- 2019 – Comprehensive modernization addressing reliability, safety, and code compliance.
- 2025 – Siemens soft starter replaced due to operational issues.

2019 Modernization Scope

The modernization included a new microprocessor controller, bio-fluid hydraulic power unit, double-bottom cylinder with PVC liner, upgraded pit and shaft components, new cab finishes, ADA-compliant safety devices, new disconnect and elevator electrical sub-panel, and a dedicated HVAC system for the elevator equipment room.

Current Status

- Capacity: 2,500-lb hydraulic passenger elevator.
- Fully ADA and code compliant.
- Cab, shaft, pit, and equipment room in good to like-new condition.
- No operational deficiencies identified.
- Priority Rating: 5 (no near-term capital needs).

Summary

The elevator system has been substantially modernized within the past six years and is suitable for continued operation under a routine preventive maintenance contract. No major modernization or replacement work is anticipated during the upcoming contract term.

Elevator History and Current Status

Munro Manor – 630 S. 152nd Street, Burien, Washington

Elevator Overview

Munro Manor is served by one hydraulic passenger elevator originally installed in 1970. The system has undergone multiple upgrades over its service life, including partial modernization in 1998 and a comprehensive, code-compliant modernization in 2019.

Historical Improvements

- 1970 – Original hydraulic elevator installation.
- 1998 – Partial modernization of controls and operating equipment.
- 2005–2010 – Incremental upgrades including oil line replacement, cab interior, door restrictors, and safety features.
- 2014 – CNA identified aging components and recommended full modernization, including cylinder replacement.
- 2019 – Full modernization addressing safety, reliability, ADA compliance, and environmental risk.
- 2020 – Elevator motor replaced following post-modernization failure.

2019 Modernization Scope

The 2019 modernization included replacement of the hydraulic cylinder with a PVC-lined, double-bottom type; new microprocessor-based controller; solid-state starter; hydraulic power unit; door operator; fire service, battery lowering, and safety devices; code-compliant car top inspection station; upgraded pit and hoistway components; new LED pit and cab lighting; new electrical disconnects and panels; and installation of a dedicated heat pump HVAC system for the elevator equipment room.

Current Status

- 3,500-lb hydraulic passenger elevator with modern controls.
- Elevator equipment, cab interior, pit, hoistway, and machine room are in good to like-new condition.
- ADA and current code compliance confirmed.
- No operational deficiencies identified.
- Priority Rating: 5 (no near-term capital needs identified).

Summary

The Munro Manor elevator system has been substantially modernized within the past several years and is well-positioned for continued service under a routine preventive maintenance program. No major modernization or replacement work is anticipated in the near term.

Elevator History and Current Status

Northlake House – 18219 96th Avenue NE, Bothell, Washington

Elevator Overview

Northlake House is served by one hydraulic passenger elevator providing access to all building floors. The building was constructed in 1980, and the elevator system has been maintained through periodic modernization and component upgrades to ensure continued reliability and resident accessibility.

System History and Upgrades

- 1993 – Elevator equipment modernization completed.
- 2003 – Elevator controls and related components modernized in conjunction with building upgrades.
- 2010 – Additional elevator equipment modernization completed.
- 2014 – Door edge protection system replaced.
- 2016–2017 – Hydraulic solid-state starter installed and elevator cab interior upgraded.
- 2017 – Two CNA assessments performed by service technicians and consultants confirming operational condition.

Current Equipment Status (2019 CNA)

- Hydraulic elevator with microprocessor-based controller and hydraulic power unit.
- Cab interior finishes replaced in 2017; hall and car braille, direction lanterns, and hands-free phone are compliant.
- Door operator, door edge protection, and safety devices are functional and code compliant.
- Control equipment shows no reported operational deficiencies.
- Priority Rating: 4/5, indicating a generally serviceable system with no immediate capital replacement need.

Equipment Room and Hoistway

The elevator equipment room and hoistway include original components with selective upgrades. Conditions noted in the 2019 CNA include the need for improved fire sealing, ventilation, and localized code corrections (including pit switch and lighting). These items are considered routine corrective maintenance items and do not impact current operational reliability.

Summary

The Northlake House elevator system has received multiple modernizations and targeted upgrades over its service life. The system is currently operational, provides required accessibility features, and is suitable for continued use under a comprehensive preventive maintenance program. No full modernization or replacement is anticipated in the near term.

Elevator History and Current Status

Northridge I & II Apartments – 1530–1540 NE 177th St., Seattle, WA

Elevator Overview

Northridge I and Northridge II are each served by one hydraulic passenger elevator providing full vertical access to residential floors. Both buildings are of similar construction and elevator configuration and were evaluated together for lifecycle planning and capital needs.

Installation and Modernization History

- Original elevator installations date to initial building construction.
- Full elevator modernization completed in 1995 for both Northridge I and II.
- Hydraulic solid-state starters installed and remain in compliant operating condition.
- Door operators (GAL, 1995 vintage) remain compliant and operational.
- Fireman's service, door restrictors, in-car emergency phones, hall/car braille, and direction lanterns are present and compliant.

2014 Elevator CNA Findings

A focused elevator condition assessment was completed in February 2014:

- Major mechanical components (power unit, valve, starter, door operator) were serviceable at the time of review.
- Car top inspection stations were identified as non-compliant and recommended for replacement.
- Hydraulic line supports, machine-room GFCI protection, pit lighting, and hoistway fire-sealing improvements were recommended.
- Rupture valves are present but require periodic testing and tagging per updated code requirements.

Current Status (2016 CNA Update)

The 2016 Comprehensive Needs Assessment update for Northridge I reported no material change to elevator condition from prior findings. Elevator cab finishes were updated in 2012 and remain in good condition. Overall priority ratings for elevator systems indicate continued serviceability with identified lifecycle and code-related corrective items.

Summary

The Northridge I and II elevator systems have benefited from prior modernization and remain operational and compliant for continued use.

Elevator History and Current Status

Northwood Apartments – 18128 73rd Avenue NE, Kenmore, Washington

Elevator Overview

Northwood Apartments is served by one hydraulic passenger elevator providing access to all residential floors. The building was constructed in 1983 and the elevator system has been maintained through periodic modernization, component upgrades, and corrective maintenance identified through Comprehensive Needs Assessments.

Installation and Modernization History

- Original elevator installation occurred with building construction in 1983.
- Full elevator modernization was completed in 1998, including controller, power unit, solid-state starter, and related systems.
- Subsequent upgrades have included replacement of cab interior finishes (2005 and again in 2018) and ongoing code compliance improvements.

Current Status (2022 CNA Update)

The 2022 CNA update confirmed that the core elevator systems remain serviceable. Cab interior components, door operators, door edge protection, hall and car braille, car direction lanterns, and hands-free phone are compliant. However, elevator control equipment, the equipment room, and hoistway are nearing the end of their useful life.

Summary

The Northwood elevator remains operational and provides required accessibility. The system has exceeded or is nearing the expected lifecycle of several major components. Full replacement has not occurred and future service planning is recommended to address aging infrastructure.

Elevator System History and Current Status

Paramount House – 1750 NE 145th Street, Shoreline, Washington

Elevator Overview

Paramount House is a three-story residential building with basement constructed in 1968 and served by a single hydraulic passenger elevator. The elevator provides vertical access to all residential floors and common areas and is a critical building accessibility component.

Installation and Modernization History

- Original elevator installation dates to building construction (1968).
- Major elevator modernization was completed in 1998, including controller, power unit, door operator, and hydraulic components.
- Cab interior finishes and select ADA-related components were upgraded in 2010.

Current Status (2018 CNA Update)

The 2018 CNA confirmed the elevator remains operational but nearing the end of its useful life for several major components. Cab finishes, hall and car braille, car direction lanterns, door operators, and hands-free phone are present and compliant.

Summary

The Paramount House elevator has exceeded the typical service life of its last modernization and continues to operate. While functional, the system is appropriate for inclusion in a comprehensive elevator service, repair, and modernization program.

Patricia Harris Manor - Elevator History and Current Status

15304 NE 81st ST., Redmond, WA 98052

OVERVIEW

This building runs is a mixed population building with elderly and young disabled with a single hydraulic passenger elevator serving three floors. The building is managed and maintained by KCHA staff. The original elevator was installed in concurrent with building construction.

HISTORICAL DATA: Monthly preventive maintenance dating back to 2017.

DATE	DESCRIPTION
7/10/2017	SVC CALL
7/11/2016	SVC CALL
8/29/2016	SVC CALL
1/12/2017	SVC CALL
6/5/2017	SVC CALL
4/1/2017	SVC CALL
6/5/2017	REPLACE FIRE ALARM
6/5/2017	SVC CALL
9/27/2017	SVC CALL
12/17/2018	SVC CALL
1/8/2018	SVC CALL
12/30/2019	SVC CALL
3/7/2019	SVC CALL
1/21/2020	SVC CALL

Elevator History and Current Status

Plaza Seventeen – 1001 17th Street SE, Auburn, Washington

Elevator Overview

Plaza Seventeen is a six-story residential building originally constructed in 1968 and served by two hydraulic passenger elevators operating as a duplex system. The elevators provide primary vertical transportation for residents and staff and are critical to building accessibility and life-safety operations.

Installation and Modernization History

- Original elevator installation dates to building construction in approximately 1970.
- A full modernization of both elevator systems was completed in 1994, replacing core control and hydraulic components.
- Elevator cab interiors were upgraded between 2007 and 2010.
- A comprehensive elevator system modernization was completed in 2018, including controllers, power units, door operators, starters, door protection devices, battery lowering, fireman's service, and accessibility-related components.

Current Status (2022 CNA Update)

The 2022 Comprehensive Needs Assessment confirms that both elevators were substantially upgraded in 2018 and are currently in good operational condition. Cab finishes, hall and car braille, direction lanterns, hands-free phones, door operators, door edge protection, door restrictors, fireman's service, battery lowering systems, rupture valves, pit devices, hoistway lighting, and fire-sealing upgrades are compliant. Major mechanical and control components have an estimated remaining useful life of approximately 16 years. The elevator equipment rooms and shafts are generally compliant, with finishes showing normal age-related wear.

Summary

The Plaza Seventeen elevator systems have undergone full modernization and corrective upgrades and are currently compliant, reliable, and appropriately positioned within their service lifecycle.

Elevator History and Current Status

Riverton Terrace II (Senior) – 14410 41st Ave. South, Tukwila, Washington

Elevator Overview

Riverton Terrace II (Senior) is a three-story residential building originally constructed in 1969 and served by one hydraulic passenger elevator. The elevator provides essential vertical transportation and accessibility for residents, staff, and emergency services.

Installation and Upgrade History

- Original Installation (1969): Hydraulic elevator installed with original building construction.
- Modernizations (1996 & 1998): Early system upgrades performed to address obsolescence and code requirements.
- Cab Interior Upgrades (1998, 2008, 2013): Incremental improvements to finishes, lighting, and accessibility features.
- Major System Modernization (2019): Comprehensive modernization including controller replacement, new power unit, double-wall cylinder installation, solid-state starter, new safety devices, upgraded cab interiors, and full code compliance.

Equipment Room and Shaft Improvements

The elevator equipment room and shaft were fully upgraded in 2019. Work included new lighting, electrical service panel, disconnect equipment, code-compliant outlets, and installation of a cooling-only ductless heat pump system. The elevator pit and shaft received new safety devices, hydraulic supports, LED lighting, and a new rupture valve, with all prior life-safety deficiencies corrected.

Current Condition and Status

The elevator system is currently in good to like-new condition following the 2019 modernization. All major components are compliant with current safety and accessibility requirements. Estimated remaining useful life for primary elevator components is approximately 14 to 20+ years.

Summary

The Riverton Terrace II (Senior) elevator system has undergone full modernization and corrective upgrades and is currently compliant, reliable, and appropriately positioned within its service lifecycle. Ongoing professional elevator maintenance and testing are required to preserve long-term performance, safety, and regulatory compliance.

Elevator History and Current Status

Southridge House – 30838 14th Avenue South, Federal Way, Washington

Elevator Overview

Southridge House is a multi-story residential building constructed in approximately 1970 and served by two hydraulic passenger elevators configured as a duplex system. The elevators provide essential vertical transportation for residents, staff, and emergency services and support accessibility throughout the building.

Installation and Upgrade History

- Original Installation (1970): Two hydraulic passenger elevators installed at the time of original building construction.
- Modernization (1998): Major system upgrades completed, including controller and operational improvements.
- Control and Starter Upgrades (2003–2014): Replacement of solid-state starters, microprocessor control components, and supporting electrical upgrades.
- Cab Interior Upgrades (2006 & 2019): Elevator cab interiors updated, including finishes, lighting, signage, and ADA features.
- Comprehensive Modernization (2019): System-wide modernization including new elevator service control equipment, door operators, door safety devices, fireman's service, battery lowering, power units, hydraulic piping, double-bottom cylinders, rupture valves, pit equipment, shaft lighting, and full code compliance upgrades.

Equipment Rooms and Hoistways

Elevator equipment rooms and hoistways were upgraded as part of the 2019 modernization. Work included replacement of power units, disconnects, starters, lighting, HVAC for temperature control, and safety systems. Hoistway and pit improvements included new hydraulic lines, compliant pit switches, LED lighting, ventilation, fire-rated sealing, and tested rupture valves. All identified life-safety and code deficiencies were corrected.

Current Condition and Status

The elevator systems are currently in good to like-new condition following the 2019 comprehensive modernization. All major components meet current safety, accessibility, and code requirements. Estimated remaining useful life for primary elevator components is approximately 15–20+ years, subject to routine maintenance, testing, and regulatory inspections.

Summary

Southridge House is served by two fully modernized hydraulic elevators that are compliant, reliable, and appropriately positioned within their service lifecycle.

Elevator Systems – History and Current Status

Vantage Point

17901 105th Pl S.E., Renton, WA 98055

The subject property was constructed in 2015 and is equipped with four elevators designed to serve the residential building. At the time of development, three elevators were fully installed and placed into service, while one hoistway and associated equipment room were constructed but not outfitted with an operational elevator system. The building's elevator systems were manufactured and installed by ThyssenKrupp Elevator Systems and primarily consist of hydraulic elevators serving resident floors and common areas. A 4th elevator was installed in 2024 with the existing elevator hoistway when constructed

System Configuration and Equipment History

- Elevator Quantities: Four elevator shafts were constructed.
- Installation Year: Installed components date to original construction in 2015.
- Equipment Type: Hydraulic elevator systems with microprocessor-based controllers, hydraulic power units, solid-state starters, and dedicated elevator equipment rooms.
- Controls and Safety Features: Elevators are equipped with compliant hall and car Braille, car direction lanterns, hands-free emergency phones, door operators, door edge protection, fireman's service, battery lowering capability, and top-of-car inspection stations.

Current Condition and Performance

Based on the 2022 Comprehensive Needs Assessment, the installed elevator systems are generally reported to be in good working order with no active operational deficiencies. No recurring service interruptions or functional failures were identified at the time of inspection. Elevator cab interior finishes are in like-new condition and appear well maintained.

Key observations include:

- Elevator Cab Interiors are compliant with applicable accessibility and safety requirements and are in good overall condition.
- Elevator Equipment Rooms: Equipment rooms are original to 2015 construction, with sealed concrete floors, dedicated electrical panels, shunt trip disconnects, and HVAC provided via ductless heat pump systems.
- Elevator Controls and Power Equipment: Controllers, hydraulic power units, solid-state starters, and related control equipment were reported to be functioning as designed with no known performance issues.
- Elevator Shafts and Pits: Elevator hoistways and pits were constructed in 2015.

Elevator History and Current Status

Wayland Arms – 307 S. Division Street, Auburn, WA

Elevator Overview

Wayland Arms is served by one hydraulic passenger elevator providing access to all residential floors and common areas. The elevator has undergone multiple modernization phases to extend useful life, improve reliability, and maintain compliance with applicable codes and accessibility requirements.

Installation and Early Modernization History

- Original installation: 1970 – Hydraulic elevator with single-bottom cylinder.
- Modernization: 1997 – Upgrade of core operating components and safety features.
- Additional upgrades: 1998 – Further improvements to address aging equipment.

Major Modernization and System Upgrades (2019–2020)

A full modernization completed in 2019 substantially renewed the elevator system. Improvements included a new microprocessor-based controller, biodegradable hydraulic power unit, replacement of the single-bottom cylinder with a double-wall cylinder, new hydraulic piping and rupture valve, fire service upgrades, battery lowering, door restrictors, door edge protection, new electrical disconnects, and equipment room HVAC and lighting upgrades.

Additional shaft and pit upgrades were completed in 2020, including lighting, ladder, pit safety equipment, and code corrections.

Cab Interior Improvements

The elevator cab interior was upgraded in 2019 and included new wall panels, ceiling and LED lighting, updated car operating panel and voice annunciator, new flooring, refurbished seating, and refreshed door finishes at all landings.

Current Equipment Status

The elevator system is substantially modernized, with major mechanical, hydraulic, and control components dating from 2019–2020. The equipment room, shaft, and cab finishes are in good to very good condition, and the system is compliant with current ADA, life-safety, and operational standards.

Service Expectations

Ongoing service is expected to include full-service maintenance, routine inspections, troubleshooting and repair of wear components, coordination with licensing and inspection authorities, and support for modern hydraulic elevator equipment.

Elevator System History and Current Status

Westminster Manor – 14701 Dayton Avenue North, Shoreline, WA

Elevator Overview

Westminster Manor is served by one hydraulic passenger elevator providing access to all residential floors and common areas. The elevator system is original to the building and remains in operation through ongoing maintenance and limited interim upgrades; a full modernization has not been completed.

Installation and Configuration History

The elevator was originally installed in 1973 as a hydraulic elevator system. Major components—including the controller, power unit, hydraulic starter, and door equipment—date to the original installation, with selective component replacements over time.

Historical Condition Assessments

A 2014 elevator condition assessment identified the system as not modernized and beyond its expected useful lifecycle. The assessment documented obsolete and non-compliant components including the controller, power unit, door operator, door restrictors, top-of-car inspection station, and hydraulic starter.

Interim Improvements

Between 2010 and 2013, limited improvements were completed to maintain elevator functionality and address targeted compliance items. These included replacement of elevator electrical service panels, upgrades to the elevator emergency communication system to meet ADA requirements, replacement of shaft ventilation equipment, and construction of a dedicated elevator equipment room with heating and cooling.

Current Equipment Status

Per the 2019 Comprehensive Needs Assessment, the elevator system remains largely original and has exceeded its expected service life. Key operating components are obsolete, and code, ADA, and life-safety deficiencies remain. Full elevator modernization is identified as a high-priority capital need.

Service Considerations

Elevator service is expected to include full-service maintenance of aging equipment, response to reliability issues, coordination with inspections and licensing, and implementation of interim repairs to support continued safe operation pending modernization.

Elevator System History and Current Status

Yardley Arms – 1000 SW 130th Street, Burien, WA

Elevator Overview

Yardley Arms is served by one hydraulic passenger elevator with a rated capacity of 4,000 pounds. The elevator provides access to all residential floors and common areas and remains a critical building system supporting resident mobility and accessibility.

Installation and Modernization History

The elevator was originally installed in 1970. Major upgrades were completed in 1992, followed by a partial modernization in 2006. A comprehensive modernization was completed in 2019, replacing the majority of core operating and safety components. The elevator cab interior has been upgraded multiple times, with the most recent upgrade completed in 2019.

Major Equipment Upgrades

The 2019 modernization included replacement of the controller with a micro-processor-based system, a new power unit, hydraulic tank, battery lowering device, fireman's service, door operators and safety devices, hallway call stations, electrical disconnects, and associated wiring. The original single-bottom cylinder was removed and replaced with a double-wall hydraulic cylinder with PVC liner, along with replacement of pit components, rupture valve, travel cable, lighting, and ventilation.

Recent Maintenance and Repairs

A recurring issue with the elevator soft starter was identified following the 2019 modernization, resulting in intermittent outages. The soft starter was replaced in 2023, addressing the identified reliability concern.

Current Condition and Compliance Status

As documented in the 2024 Comprehensive Needs Assessment, the elevator system is in good to like-new overall condition. Accessibility features including hall and car Braille, direction lanterns, hands-free phone, inspection stations, and safety systems are compliant with current requirements. No immediate life-safety deficiencies were observed.

Service Expectations

Elevator service is expected to include full-service maintenance of the modernized hydraulic system, routine inspections and testing, response to service calls, coordination with regulatory inspections, and continued support of system reliability and code compliance.

Central Office – Elevator History and Current Status

600 Andover Park West, Tukwila, WA 98188

OVERVIEW

The 600 building is one of two corporate buildings located on our Central Campus. It houses executive and leadership, and departments outside of Property Management and is primarily occupied by business professionals. The 600 Building was built in 1979 and is a two (2) story concrete office building. The elevator services a second floor and is primarily for accommodating ADA requirements.

2023: Replacement of elevator and components

This project included all work related to the removal and replacement of the following items: elevator jack, pit ladder, door and hardware, interior cab lighting, elevator controls, and fan in elevator car, painting, and adjacent architectural improvements (call buttons, alarms, trim panels etc.), machinery. The elevator cab is to had the existing interior removed and a new updated /renovated interior will be installed. New door and hardware was part of the cab refurbishment. The Pit floor will be sealed and waterproofed. Updating, per code requirements, added a jack liner to contain hydraulic oil or spills, sprinkler head in elevator equipment room, closed off wall vent for exterior shaft, install new DHP to cool equipment, and include any code related fire blocking or fire rated insulation.

HISTORICAL DATA: Monthly preventive maintenance dating back to 2018.

DATE	DESCRIPTION	DATE	DESCRIPTION
10/15/2018	SVC CALL	8/24/2021	SVC CALL
1/15/2018	SVC CALL	1/31/2022	SVC CALL
4/15/2018	SVC CALL	1/1/2022	SVC CALL
7/15/2018	SVC CALL	10/1/2021	SVC CALL
4/15/2019	SVC CALL	2/5/2024	SVC CALL
10/15/2019	SVC CALL	1/1/2025	SVC CALL
1/15/2020	SVC CALL	3/31/2025	SVC CALL
4/15/2020	SVC CALL	12/31/2025	SVC CALL
10/15/2020	SVC CALL	8/31/2025	SVC CALL
1/5/2021	SVC CALL	11/30/2025	SVC CALL
4/15/2021	SVC CALL	9/30/2025	SVC CALL
3/11/2021	CAPITAL INSPECTION	1/31/2026	SVC CALL

Name	Location: Street	Location: City	Location: Postal Code	PM Portfolio	Portfolio Email	Portfolio Phone Number	PM Region	PM Office Hours
AVONDALE MANOR	17107 NE 80th St	Redmond	98052	PATRICIA HARRIS	PatriciaHarrisOffice@kcha.org	(206) 574-1142	East	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
BALLINGER HOMES	2200 NE 201st Pl	Shoreline	98155	BALLINGER HOMES	BallingerHomesOffice@Kcha.org	(206) 574-1243	North	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
BELLEVUE HOUSES				COLLEGE PLACE	CollegePlaceOffice@kcha.org	(206) 574-1141	East	
BELLEVUE MANOR	143 Bellevue Way SE	Bellevue	98004	COLLEGE PLACE	CollegePlaceOffice@kcha.org	(206) 574-1141	East	Wed 11:00AM-4:15PM
BIRCH CREEK	27360 129th Pl SE	Kent	98030	BIRCH CREEK	BirchCreekOffice@kcha.org	(206) 315-4360	Southeast	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
BOULEVARD MANOR	12090 Roseberg Ave S	Burien	98168	SEOLA GARDENS	SeolaGardensOffice@kcha.org	(206) 829-2465	Southwest	Mon 1:00PM-4:15PM Tue 9:00AM-12:00PM Wed 11:00AM-4:15PM Thu 9:00AM-12:00PM Fri 1:00PM-4:15PM
BRIARWOOD	18026 Midvale Ave N	Shoreline	98133	BRIARWOOD	BriarwoodOffice@kcha.org	(206) 574-1253	North	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
BRITTANY PARK	18265 1st Ave S	Normandy Park	98148	BURIEN PARK	BurienParkOffice@kcha.org	(206) 693-6403	Southwest	
BURIEN PARK	500 SW 148th St	Burien	98166	BURIEN PARK	BurienParkOffice@kcha.org	(206) 693-6403	Southwest	Mon 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM
BURNDALE HOMES	930 18th Pl NE	Auburn	98002	BURNDALE HOMES	BurndaleHomesOffice@kcha.org	(206) 693-6406	Southeast	
CAMPUS COURT I	24510 26th Pl S	Des Moines	98198	RIVERTON TERRACE	VallikOffice@kcha.org	(206) 693-6430	Southwest	
CAMPUS COURT II	716 3rd Ave S	Kent	98032	RIVERTON TERRACE	CascadeOffice@kcha.org	(206) 693-6430	Southeast	
CASA JUANITA	9821 NE 122nd St	Kirkland	98034	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North	
CASA MADRONA	3948 Martin Way E	Olympia	98506	FIRWOOD CIRCLE	FirwoodCircleOffice@kcha.org	(206) 693-6417	Southeast	Mon 11:00AM-4:15PM Wed 11:00AM-4:15PM Fri 9:00AM-4:15PM
CASCADE	20500 106th Ave SE	Kent	98031	CASCADE	CascadeOffice@kcha.org	(206) 693-6411	Southeast	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
CEDAR GROVE	806 Bingham Pl	Sedro-Woolley	98284	BALLINGER HOMES	BallingerHomesOffice@kcha.org	(206) 574-1243	North	
CEDARWOOD	14415 123rd Ln NE	Kirkland	98034	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North	
COLLEGE PLACE	1249 145th Pl SE	Bellevue	98007	COLLEGE PLACE	CollegePlaceOffice@kcha.org	(206) 574-1141	East	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Thu 9:00AM-4:15PM
EASTRIDGE HOUSE	120 W Sunset Way	Issaquah	98027	VANTAGE POINT	VantagePointOffice@kcha.org	(206) 315-4379	East	
EASTSIDE TERRACE	704 147th Pl NE	Bellevue	98007	COLLEGE PLACE	CollegePlaceOffice@kcha.org	(206) 574-1141	East	
EVERGREEN COURT	33014 19th Ln S	Federal Way	98003	EVERGREEN COURT	EvergreenCourtOffice@kcha.org	(206) 693-6414	Southeast	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
FAIRWIND	487 SW 110th Ln	Seattle	98146	SEOLA GARDENS	SeolaGardensOffice@kcha.org	(206) 829-2465	Southwest	
FEDERAL WAY HOUSES				EVERGREEN COURT	EvergreenCourtOffice@kcha.org	(206) 693-6414	Southeast	
FIRWOOD CIRCLE	313 37th Pl SE	Auburn	98002	FIRWOOD CIRCLE	FirwoodCircleOffice@kcha.org	(206) 693-6417	Southeast	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
FOREST GLEN	8610 164th Ave NE	Redmond	98052	PATRICIA HARRIS	PatriciaHarrisOffice@kcha.org	(206) 574-1142	East	
FOREST GROVE	8350 167th Ave NE	Redmond	98052	PATRICIA HARRIS	PatriciaHarrisOffice@kcha.org	(206) 574-1142	East	
GLENVIEW HEIGHTS	10405 SE 172nd St	Renton	98055	VANTAGE POINT	VantagePointOffice@kcha.org	(206) 315-4379	Southwest	
GREEN LEAF	16714 68th Ave NE	Kenmore	98028	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
GREEN RIVER HOMES	1103 9th St SE	Auburn	98002	GREEN RIVER HOMES	GreenRiverHomesOffice@kcha.org	(206) 574-1263	Southeast	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
GUSTAVES MANOR	107 W Main St	Auburn	98001	BURNDALE HOMES	BurndaleHomesOffice@kcha.org	(206) 693-6406	Southeast	Wed 1:00PM-4:15PM
HARRISON HOUSE	615 W Harrison St	Kent	98032	CASCADE	CascadeOffice@kcha.org	(206) 693-6411	Southeast	Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
HIDDEN VILLAGE	14508 SE 24th St	Bellevue	98007	SPIRITWOOD	SpiritwoodManorOffice@kcha.org	(206) 315-4380	East	
HILLSVIEW	830 Township St	Sedro-Woolley	98284	BALLINGER HOMES	BallingerHomesOffice@Kcha.org	(206) 574-1243	North	Mon 9:00AM-4:00PM Tue 9:00AM-4:00PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM
HOUGHTON	6705 106th Ave NE	Kirkland	98033	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North	
ILLAHEE	14049 Bel Red Rd	Bellevue	98007	SPIRITWOOD	SpiritwoodManorOffice@kcha.org	(206) 315-4380	East	
ISLAND CREST	3030 81st Pl SE	Mercer Island	98040	VANTAGE POINT	VantagePointOffice@kcha.org	(206) 315-4379	East	
JUANITA COURT	9926 NE 126th St	Kirkland	98034	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North	Mon 9:00AM-4:15PM Tue 9:00AM-4:15PM Wed 11:00AM-4:15PM Thu 9:00AM-4:15PM Fri 9:00AM-4:15PM
JUANITA TRACE	13137 107th Pl NE	Kirkland	98034	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North	

KING'S COURT	S 333rd St & 22nd Ln S	Federal Way	98003	EVERGREEN COURT	EvergreenCourtOffice@kcha.org	(206) 693-6414	Southeast
KIRKLAND PLACE	421 7th Ave	Kirkland	98033	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North
KIRKWOOD TERRACE	11925 NE 81st St	Kirkland	98033	PATRICIA HARRIS	PatriciaHarrisOffice@kcha.org	(206) 574-1142	East
LAKE HOUSE	1313 N 200th St	Shoreline	98133	BALLINGER HOMES	BallingerHomesOffice@Kcha.org	(206) 574-1243	North
MARDI GRAS	24009 104th Ave SE	Kent	98030	VALLI KEE	ValliKeeOffice@kcha.org	(206) 693-6435	Southwest
MUNRO MANOR	630 S 152nd St	Burien	98148	BURIEN PARK	BurienParkOffice@kcha.org	(206) 693-6403	Southwest
NEWPORT	12646 SE 42nd St	Bellevue	98006	SPIRITWOOD	SpiritwoodManorOffice@kcha.org	(206) 315-4380	East
NORTHLAKE HOUSE	18219 96th Ave NE	Bothell	98011	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North
NORTHRIDGE	1540 NE 177th St	Shoreline	98155	NORTHRIDGE	NorthridgeOffice@kcha.org	(206) 574-1226	North
NORTHWOOD	18128 73rd Ave NE	Kenmore	98028	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North
NORTHWOOD SQUARE	529 8th St NE	Auburn	98002	GREEN RIVER HOMES	GreenRiverHomesOffice@kcha.org	(206) 574-1263	Southwest
PACIFIC COURT	4028 S 146th St	Tukwila	98168	RIVERTON TERRACE	RivertonTerraceOffice@kcha.org	(206) 693-6430	Southwest
PARAMOUNT HOUSE	1750 NE 145th St	Shoreline	98155	BRIARWOOD	BriarwoodOffice@kcha.org	(206) 574-1253	North
PARK ROYAL	18309 96th Ave NE	Bothell	98011	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North
PARKWAY	3970 W Lake Sammamish Pkwy NE	Redmond	98052	PATRICIA HARRIS	PatriciaHarrisOffice@kcha.org	(206) 574-1142	East
PATRICIA HARRIS	16304 NE 81st St	Redmond	98052	PATRICIA HARRIS	PatriciaHarrisOffice@kcha.org	(206) 574-1142	East
PICKERING COURT	7800 Pickering Ct SE	Snoqualmie	98065	VANTAGE POINT	VantagePointOffice@kcha.org	(206) 315-4379	East
PLAZA SEVENTEEN	1001 17th St SE	Auburn	98002	FIRWOOD CIRCLE	FirwoodCircleOffice@kcha.org	(206) 693-6417	Southwest
RIVERTON TERRACE FAMILY	14440 41st Ave S	Tukwila	98168	RIVERTON TERRACE	RivertonTerraceOffice@kcha.org	(206) 693-6430	Southwest
SHELCOR	503 4th Ave S	Kent	98032	CASCADE	CascadeOffice@kcha.org	(206) 693-6411	Southwest
SHOREHAM	22815 30th Ave S	Des Moines	98198	VALLI KEE	ValliKeeOffice@kcha.org	(206) 693-6435	Southwest
SOUTHRIDGE HOUSE	39838 14th Ave S	Federal Way	98003	EVERGREEN COURT	EvergreenCourtOffice@kcha.org	(206) 693-6414	Southwest
SPIRITWOOD	1424 148th Ave SE	Bellevue	98007	SPIRITWOOD	SpiritwoodManorOffice@kcha.org	(206) 315-4380	East
VALLEY PARK	922 B St SE	Auburn	98002	GREEN RIVER HOMES	GreenbridgeOffice@kcha.org	(206) 574-1263	Southwest
VALLI KEE	23401 104th Ave SE	Kent	98031	VALLI KEE	ValliKeeOffice@kcha.org	(206) 693-6435	Southwest
VANTAGE POINT	17901 105th Pl SE	Renton	98055	VANTAGE POINT	VantagePointOffice@kcha.org	(206) 315-4379	East
VICTORIAN WOODS	22418 30th Ave S	Des Moines	98198	RIVERTON TERRACE	RivertonTerraceOffice@kcha.org	(206) 693-6430	Southwest
VILLAGE PLAZA	11825 100th Ave NE	Kirkland	98034	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North
VISTA HEIGHTS	18415-8419 108th Ave SE	Renton		RIVERTON TERRACE	RivertonTerraceOffice@kcha.org	(206) 693-6430	Southwest
WAYLAND ARMS	307 S Division St	Auburn	98001	BURNDALE HOMES	BurndaleHomesOffice@kcha.org	(206) 693-6406	Southwest
WELLSWOOD	18100 142nd Ave NE	Woodinville	98072	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North
WESTMINSTER MANOR	14701 Dayton Ave N	Shoreline	98133	BRIARWOOD	BriarwoodOffice@kcha.org	(206) 574-1253	North
WOODCREEK LANE	18009 142nd Ave NE	Woodinville	98072	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North
YARDLEY ARMS	1000 SW 130th St	Burien	98146	SEOLA GARDENS	SeolaGardensOffice@kcha.org	(206) 829-2465	Southwest
YOUNG'S LAKE	18923 115th Ln SE	Renton	98055	VALLI KEE	ValliKeeOffice@kcha.org	(206) 693-6435	Southwest
ZEPHYR	11468 4th Pl SW	Seattle	98146	SEOLA GARDENS	SeolaGardensOffice@kcha.org	(206) 829-2465	Southwest
RIVERTON TERRACE SENIOR	14440 41st Ave S	Tukwila	98168	RIVERTON TERRACE	RivertonTerraceOffice@kcha.org	(206) 693-6430	Southwest
BROOKSIDE	7644 NE Bothell Way	Kenmore	98028	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North
ANITA VISTA				CASCADE	CascadeOffice@kcha.org	(206) 693-6411	Southwest
BURIEN VET'S HOUSE	1020 SW 130th St	Burien	98146	SEOLA GARDENS	SeolaGardensOffice@kcha.org	(206) 829-2465	Southwest
SUNNYDALE	15035 8th Ave S	Burien	98148	BURIEN PARK	BurienParkOffice@kcha.org	(206) 693-6403	Southwest
ECHO COVE	19428 Aurora Ave N	Seattle	98133	BRIARWOOD	BriarwoodOffice@kcha.org	(206) 574-1253	North
SLATER PARK	18015 63rd Ave NE	Kenmore	98028	JUANITA COURT	JuanitaCourtOffice@kcha.org	(206) 574-1143	North
HARBOUR VILLA	7217 NE 175th St	Kenmore	98028	GREEN LEAF	GreenleafOffice@kcha.org	(206) 829-2490	North

CAMPUS GREEN	511 S 325th St	Federal Way	98003	EVERGREEN COURT	EvergreenCourtOffice@kcha.org	(206) 693-6414	Southeast
FEDERAL WAY DUPLEXES				EVERGREEN COURT	EvergreenCourtOffice@kcha.org	(206) 693-6414	Southeast

KCHA Asset List with Monthly Rate

Site	Address	Conveyance	Description	Monthly Rate
Plaza 17	1001 17th St SE. Auburn, WA 98002	2550	VMI Controller (Hydraulic)	\$ -
		2551	VMI Controller (Hydraulic)	\$ -
Wayland Arms	307 S Division St. Auburn, WA 98001	1791	VMI Controller (Hydraulic)	\$ -
Gustaves Manor	107 W Main St. Auburn, WA 98002	4867	VMI Controller (Hydraulic)	\$ -
Bellevue Manor	143 Bellevue Way. Bellevue, WA 98004	3264	MCE Controller (Hydraulic)	\$ -
Northlake House	18219 96th Ave NE. Bothell, WA 98011	3946	VMI Controller (Hydraulic)	\$ -
Burien Park	500 SW 148th St. Burien, WA 98166	5124	VMI Controller (Hydraulic)	\$ -
		5125	VMI Controller (Hydraulic)	\$ -
Munro Manor	630 S 152nd St. Burien, WA 98148	2132	VMI Controller (Hydraulic)	\$ -
Southridge House	30838 14th Ave S. Federal Way, WA 98003	2130	VMI Controller (Hydraulic)	\$ -
		2131	VMI Controller (Hydraulic)	\$ -
Eastridge House	120 Sunset Way W. Issaquah, WA 98027	1314	MCE Controller (Hydraulic)	\$ -
Brookside	7644 NE Bothell Way. Kenmore, WA 98028	5083	VMI Controller (Hydraulic)	\$ -
Northwood House	18128 73rd Ave NE. Kenmore, WA 98028	5073	VMI Controller (Hydraulic)	\$ -
Kent Family Center	13111 SE 274th St. Kent, WA 98030	16979	Schindler 330 A (Hydraulic)	\$ -
Springwood (Birch Creek) Rec Center	12910 SE 273rd St. Kent, WA 98030	19315	VMI Controller (Hydraulic)	\$ -
Mardis Gras	24009 104th Ave SE. Kent, WA 98030	29	VMI Controller (Hydraulic)	\$ -
Harrison House	615 W Harrison St. Kent, WA 98032	8583	VMI Controller (Hydraulic)	\$ -
		8584	VMI Controller (Hydraulic)	\$ -
Casa Juanita	9821 NE 122nd St. Kirkland, WA 98034	825	VMI Controller (Hydraulic)	\$ -
Casa Madrona	3948 Martin Way E. Olympia, WA 98506	2668	VMI Controller (Hydraulic)	\$ -
Patricia Harris House	16304 NE 81st Pl. Redmond, WA 98052	3810	MCE Controller (Hydraulic)	\$ -
Vantage Point Apartments	19701 105th Pl SE. Renton, WA 98055	114984	TKE Tac 32 (Hydraulic)	\$ -
		114985	TKE Tac 32 (Hydraulic)	\$ -
		114986	TKE Tac 32 (Hydraulic)	\$ -
Boulevard Manor	12039 Roseberg Ave S. Seattle, WA 98161	830	VMI Controller (Hydraulic)	\$ -
Yardley Arms	1000 SW 130th St. Seattle, WA 98146	94	VMI Controller (Hydraulic)	\$ -
Brittany Park	18265 1st Ave S. Seattle, WA 98148	95	VMI Controller (Hydraulic)	\$ -
Hillsview	830 Township St. Sedro Wooley, WA 98284	5	MCE Controller (Hydraulic)	\$ -
Briarwood	18026 Midvale Ave N. Shoreline, WA 98133	2133	VMI Controller (Hydraulic)	\$ -
Lake House	1313 N 200th St. Shoreline, WA 98133	1355	VMI Controller (Hydraulic)	\$ -
Paramount	1750 NE 145th St. Shoreline, WA 98155	182	VMI Controller (Hydraulic)	\$ -
Westminster	14701 Dayton Ave N. Shoreline, WA 98133	2329	VMI Controller (Hydraulic)	\$ -
Northridge I	1540 NE 177th St. Shoreline, WA 98155	2758	VMI Controller (Hydraulic)	\$ -
Northridge II	1530 NE 177th St. Shoreline, WA 98155	787	VMI Controller (Hydraulic)	\$ -
Riverton Terrace	14440 41st Ave S. Tukwila, WA 98168	831	Dover (Hydraulic)	\$ -
Central Office	600 Andover Park W. Tukwila, WA 98188	3839	Esco (Hydraulic)	\$ -

--