

# PROJECT MANUAL

## PROJECT NAME AND LOCATION:

WALNUT PARK BUILDING ENVELOPE UPGRADES  
BUILDINGS 14 - 21

CONTRACT NO. HW1501130

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# INVITATION TO BID

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

**SCOPE OF WORK:** Renovations include, but are not limited to, the replacement of the existing building envelopes on Buildings 14 – 21 at Walnut Park Apartments, and other work described in project manual.

## 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: February 26, 2015 at 2:00 P.M.  
Jobsite Address: Walnut Park Apartments, 24817 112<sup>th</sup> Ave. SE, Kent, WA 98030  
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 [alishab@kcha.org](mailto:alishab@kcha.org) no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.  
Posting: Addenda notifications will be emailed to all members of the Planholders List and will be posted on KCHA's website.

## BID GUARANTEE:

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

## BIDS ARE DUE:

Time: **2:00 P.M.**  
Date: **March 10, 2015**  
Address: King County Housing Authority  
600 Andover Park West, Seattle, WA 98188  
Submittal Process: \* **Sealed Envelope marked as "Bid Documents: Walnut Park Building Envelope Upgrades 14 - 21"**  
(Mailing / Shipping Package or Wrapping must also be marked with this information).  
Process: All Bids must be received and time and date stamped at KCHA no later than the above due date and time. No Bids will be accepted after that date and time. No Fax or Email Bids will be accepted.

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: Alisha Benavides at [alishab@kcha.org](mailto:alishab@kcha.org)**

# SPECIFICATIONS

**Walnut Park Apartments  
Building Envelope Upgrades**

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## SECTION 01100 - SUMMARY

### PART 1 - GENERAL

#### 1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Building Envelope Upgrades
  - 1. Project Location: Walnut Park Apartments, 24817 112th Avenue Southeast, Kent, WA 98030-6610
    - a. Building 14, 15, 16, 17, 18, 19, 20 & 21.
- B. The Work consists of, but is not limited to, the removal and disposal of existing siding and windows and supply and installation of blown thermal insulation, insulation board, vinyl windows, cement board siding, trim, exterior painting and gutters and downspouts.
- C. Project will be constructed under a general construction contract.

#### 1.2 WORK SEQUENCE

- A. The Work shall be completed in 120 calendar days from the date of Notice to Proceed.
- B. Contractor will submit written schedule outlining dates and duration of job including:
  - 1. Construction start date
  - 2. Schedule for work in each building
  - 3. Anticipated final completion date

#### 1.3 LIQUIDATED DAMAGES

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

#### 1.4 USE OF THE PREMISES

- A. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.
  - 1. Owner Occupancy: Allow for resident occupancy of site. Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
  - 2. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to residents and emergency vehicles at all times. Do not use these areas for parking or storage of materials.

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

### 1.5 PERMITS

- A. Contractor is responsible for obtaining and paying for all permits and for the coordination of all required inspections.

### 1.6 PAYMENT PROCEDURES

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

### 1.7 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.

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### 1.8 SUBMITTALS

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

### 1.9 DEFINITIONS

- A. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- B. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- C. "Provide": Furnish and install, complete and ready for the intended use.
- D. "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.

### 1.10 TEMPORARY FACILITIES

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

### 1.11 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.

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### 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.

## 1.12 EXECUTION REQUIREMENTS

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

## 1.13 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.

## 1.14 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.

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1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from final completion.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

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## SECTION 01732 - SELECTIVE DEMOLITION

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section includes demolition, and removal and replacement.
  - 1. Selected portions of a building or structure to be demolished include but are not limited to:
    - a. Windows and patio sliders
    - b. Siding
    - c. Soffits
    - d. Barge Boards
    - e. Cornerboards
    - f. Trim
    - g. GWB window liners (adjust to suit new windows).
    - h. Wood sills (adjust to suit new windows).
    - i. Gable roofing material as necessary to install gable siding (cut back) and step flashing.
    - j. Gutters and downspouts.
    - k. All other items necessary to perform the specified work.
  - 2. Selected portions of a building or structure to be removed and reinstalled include but are not limited to:
    - a. Exterior light fixtures.
    - b. Signage.
    - c. Fire suppression equipment and devices.
    - d. Exterior lights.
    - e. All other items necessary to perform the specified work.

#### 1.2 MATERIALS OWNERSHIP

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

#### 1.3 PROJECT CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.

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- B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
  - 1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.
- C. Owner assumes no responsibility for condition of areas to be selectively demolished.
  - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
  - 1. If materials suspected of containing hazardous materials are encountered, do not disturb and immediately notify Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Storage or sale of removed items or materials on-site will not be permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
- G. Temporary roof drainage: A drainage system shall be in place at all times. Water Wick temporary downspouts shall be installed during construction.

### PART 2 - PRODUCTS

#### 2.1 REPAIR MATERIALS

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

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

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### 3.2 UTILITY SERVICES

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

### 3.3 PREPARATION

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

### 3.4 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- B. Removed and Reinstalled Items: Remove and re install items as soon as possible to prevent unsafe conditions.
  - 1. Entry lights shall be functional at all times.

### 3.5 DISPOSAL OF DEMOLISHED MATERIALS

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

END OF SECTION 01732

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### SECTION 07210 – BUILDING INSULATION (EXTERIOR INSULATION BOARD)

#### PART 1 - GENERAL

##### 1.1 SECTION INCLUDES

- A. Provide stone wool fiber insulation at locations indicated on the Drawings for the following applications:
  - 1. Rigid insulation board.

##### 1.2 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Manufacturer's specifications and installation instructions for insulation.
  - 2. Preparation instructions and recommendations.
  - 3. Storage and handling requirements and recommendations.
- B. Verification Samples: For each product specified, provide two samples minimum 6 by 6 inches representing the actual product.

##### 1.3 QUALITY ASSURANCE

- A. Manufacturer: Minimum of 10 years experience in manufacturing of stone wool insulation.

##### 1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials and products in original packaging, containers, or bundles stating the manufacturer's identification, brand name, thermal value, size and product code. Sequence product deliveries to avoid time delays and to minimize on-site storage.
- B. Store products in manufacturer's original packaging, containers, or bundles until ready for installation. Locate materials in dry locations free from moisture or sufficiently protected from moisture in such a manner to permit access for ease of handling and inspection. Provide supplementary protection to stored materials onsite, in addition to original manufacturer's packaging.
- C. Handle materials in such a way to avoid damage to the products. When installing or otherwise handling Roxul insulation products, ensure proper personal protection equipment is used.

## SPECIFICATIONS

### 1.5 PROJECT CONDITIONS

- A. Anticipate environmental conditions (temperature, humidity) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Product should not be exposed to moisture during shipment, storage and/or installation. Any insulation that has become wet or damaged during shipment, storage or installation shall be removed and replaced with new insulation.

### 1.6 WARRANTY

- A. Provide manufacturer's standard warranty against manufacturing defects in materials.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: ROXUL Inc., which is located at: 420 Bronte St. S. Suite 105 ; Milton, ON; Canada L9T 0H9; Toll Free Tel: 800-265-6878; Tel: 905-878-8474; Email: [request info \(contactus@roxul.com\)](mailto:requestinfo@roxul.com); Web: [www.roxul.com](http://www.roxul.com)

### 2.2 INDUSTRIAL PRODUCTS

- A. Rigid mineral wool insulation board:
  - 1. Product: Rockboard 80 by ROXUL Inc.
  - 2. Thermal Resistance: RW 40 R-value of 4.0 per inch at 75 degrees F. RW 60 and RW 80 R-value of 4.3 per inch at 75 degrees.
  - 3. Dimensions: 1-inch x 24-inches x 48-inches.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Installer shall examine substrates, supports, and conditions under which work is to be performed and notify Owner, of conditions detrimental to the proper completion of work. Do not proceed with work until unsatisfactory conditions are correct.

### 3.2 INSTALLATION

- A. Adhere to manufacturer's instructions for conditions of installation. If descriptive installations procedures are not available, refer to local building codes and/or contact the manufacturer's technical representative for specific recommendations prior to start of work.

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- B. Install full thickness of insulation over the entire surface to be installed as indicated on the project documents. Ensure tight fit around penetrating elements and abutting construction. All voids and or gaps should be filled, minimizing the potential for thermal bridging.
  - 1. Gaps larger than 1/8-inch are not acceptable and shall be filled.
- C. Install mechanical fastening as per the manufacturer's recommendations, industry standards and/or by the local building codes.
- D. At the completion of a day's work, all exposed edges should be temporary sealed and or lapped by a moisture retardant barrier.
- E. Coordinate insulation work with installation of other materials.

### 3.3 PROTECTION AND CLOSEOUT

- A. Installed insulation shall be protected from construction traffic during and after completion. Damaged work shall be corrected prior to completion of work. Damaged work shall be corrected prior to completion of work.
- B. Prior to project close out remove related rubbish, material, tools and equipment shall be removed from the site. Dispose of the waste material approved by the applicable jurisdictions.

END OF SECTION 07210

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### SECTION 07210 – BUILDING INSULATION (BLOWN INSULATION)

#### PART 1 - GENERAL

##### 1.1 SECTION INCLUDES

- A. Blown thermal insulation to all exterior walls and soffits separating heated and unheated spaces.

##### 1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's literature describing the products to be used, showing compliance with specified requirements; include installation instructions.
- B. Installer qualifications: Submit Puget Sound Energy (PSE) literature demonstrating the Installer Qualification requirement.

##### 1.3 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Manufacturer regularly engaged, for past 10 years, in manufacture of cellulose insulation of similar type to that specified.
- B. Installer's Qualifications: Installer shall be a PSE Certified Air Sealing Contractor and a member of the PSE Contractor Alliance Network (CAN). The following is a list of CAN members who may perform the work in this section.
  - 1. Energy Savers – Rodrick Williams (206) 772-1971
  - 2. RCC – Viktor Raatz (206) 214-0157
  - 3. Carrig & Dancer – Gary Grover (253) 584-7704
  - 4. Clean Crawls – Chuck Henrichsen (360) 651-1765
  - 5. Superior Weatherization – John Yaskus (360) 658-7411
  - 6. Burnham Insulation – Lindsie Wilkes (425) 881-2666
  - 7. Green Property Solutions – Will Morby (801) 299-0121
- C. Contractors who are not PSE CAN members cannot perform the work.

##### 1.4 CERTIFICATE OF INSULATION

- A. A Certificate of Insulation, signed by the installing contractor and containing the following information, shall be provided to the Owner prior to final payment for each building.
  - 1. Address of building.
  - 2. Date of installation completion.
  - 3. Name, address and phone number of installer.
  - 4. Amount (number and size of bags).

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5. Final R-value of insulation.
6. Area of space in square feet that was insulated.
7. Settled density coverage chart for loose-fill insulation (or post empty bag with chart).

### 1.5 DELIVERY, STORAGE AND HANDLING

- A. Protect insulation from physical damage and from becoming wet, soiled, or covered with ice or snow. Comply with manufacturer's recommendations for handling, storage and protection during installation.
- B. Label insulation packages to include material name, production date and/or product code.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Nu-Wool Company, Inc., 2472 Port Sheldon Street, Jenison, Michigan 49428. Toll Free (800) 748-0128. Phone (616) 669-0100. Fax (616) 669-2370. Website [www.nuwool.com](http://www.nuwool.com). E-mail [info@nuwool.com](mailto:info@nuwool.com).

### 2.2 MATERIALS

- A. Blown Insulation: Cellulose Insulation pneumatically Blown Dry into Roof Assemblies: Nu-Wool Premium Cellulose Insulation.
- B. Accessory Materials and Fasteners: Provide all materials required for complete and proper installation of insulation, whether specified or not.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine the areas and conditions under which work of this section will be installed.
- B. Verify that adjacent materials are dry and ready to receive insulation.
- C. Verify that there are no existing holes in interior and exterior walls prior to work.
- D. Verify mechanical and electrical services within walls have been tested and inspected.
- E. Notify Owner in writing of conditions detrimental to performance of work in this section.
- F. Do not proceed with installation until unsatisfactory conditions have been corrected.

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### 3.2 INSTALLATION - BLOWN INSULATION

- A. All closed wall cavities shall be insulated a loose fill insulation product designed specifically for dense pack applications including all surfaces separating heated space from unheated space as follows:
  - 1. Walls
  - 2. Soffits
  - 3. Joist cavities
- B. Cellulose insulation shall be installed at 3.5 pounds per cubic foot or greater density.
- C. Fill tube method: Insulation will be installed using the fill-tube method.
- D. Interior/exterior installation
- E. Dense pack insulation may be installed from the exterior.
- F. Water column (WC) pressure: Insulation blowing machines shall be tested and perform at a minimum of 80 inches WC on the date of installation. This measurement shall be recorded on the certificate of insulation.
- G. Holes shall be plugged and sealed after inspection.

### 3.3 PROTECTION

- A. Protect insulation from damage and from becoming wet before, during and after installation.
- B. Repair damage to GWB and sheathing.

END OF SECTION 07210

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### SECTION 07462 - FIBER CEMENT SIDING

#### PART 1 - GENERAL

##### 1.1 SECTION INCLUDES

- A. Siding panels.
- B. Soffit panels.
- C. Accessories and trim.

##### 1.2 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods, including nailing patterns.
- B. Siding manufacturer's requirements for vapor retarders, primer, paint, etc.

##### 1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Provide installer with not less than three years of experience with products similar to those specified.

##### 1.4 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's instructions to avoid damage to products.
- B. Store products off the ground, on a flat surface, and under a roof or separate waterproof covering.
  - 1. Stacking materials may result in damage to product or finish.

##### 1.5 PROJECT CONDITIONS

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

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### 1.6 WARRANTY

- A. Provide manufacturer's 50-year limited siding warranty.
- B. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.
- C. Workmanship Warranty: Application warranty for 2 years.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Allura of Plycem, 15055 Woodham Drive Houston, Texas 77073 main: (844) 4 ALLURA or (844) 425-5872 email: info@elementia.com www.alluraUSA.com

### 2.2 SIDING

- A. Fiber Cement Board Panels - General: Allura Fiber Cement Board Panels consist of cement, recycled content and cellulose fiber formed under high pressure into boards with integral surface texture; complying with ASTM C 1186 Type A Grade II; machined edges; for nail attachment.
- B. Horizontal Siding: Allura Lap Siding.
  - 1. Thickness: 5/16 inch.
  - 2. Length: 12 feet.
  - 3. Style: Cedar lap siding.
    - a. Width: 6-1/4 inches (159 mm) wide (5-inch reveal).
  - 4. Sealant/Primer: Allura Sealant/Primer.
  - 5. Field Finish Paint: 100 percent acrylic latex as specified in Section 09911.
- C. Simulated Shingle Siding: Allura FiberCement Shakes.
  - 1. Thickness: 5/16 inch.
  - 2. Style: Random square straight edge, cut between shingles, 7 inches exposure, 16 inches wide by 48 inches long.
  - 3. Sealant/Primer: Allura Sealant/Primer.
  - 4. Field Finish Paint: 100 percent acrylic latex as specified in Section 09911.
- D. Soffit/Porch Panel: Allura FiberCement Soffit/Porch Panel.
  - 1. Thickness: 1/4 inch.
  - 2. Width: 48 inches.
  - 3. Length: 8 feet.
  - 4. Sealant/Primer: Allura Sealant/Primer.
  - 5. Field Finish Paint: 100 percent acrylic latex as specified in Section 09911.

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### 2.3 ACCESSORIES

#### A. Siding and Trim Support Strapping

1. Pressure preservative treated southern pine, without knotholes, checks, or cracks, No.1 grade or better; 1-inch nominal thickness.
2. Pressure treated plywood cut to size.

#### B. Cornerboards: RealCorner as manufactured by Woodtone. Contact: Travis Kissner, travis@woodtone.com, 425 493 5600

1. Species: Western SPF.
2. Milled Texture: To match Building 4
3. Dimension: 5/4" x 4"
4. Finish: Hybrid Alkyd Emulsion primer.

#### C. Fascia, Belly Board and Barge Boards: 5/4-inch material. Primed SPF S1S2E cut to match existing: width.

#### D. Inside Corner: 5/4" x 5/4" primed SPF S1S2E

#### E. All other trim: Primed SPF S1S2E Trim Board #2 & BTR: 5/4-inch material.

#### F. Sealant: Paintable, 100 percent acrylic latex caulk complying with ASTM C 920.

#### G. Building Paper: Tyvek HomeWrap and Self Adhesive Tape.

#### H. Insect Screen: Flexible screen fabric.

#### I. Finish Paint: As specified in Section 09911.

#### J. Nails: Hot dipped galvanized steel.

### 2.4 FINISHES

#### A. Factory Primer: Provide factory applied universal primer.

1. Primer: Factory applied.
2. Topcoat: Factory Applied - Refer to Section 09911.

## PART 3 - EXECUTION

### 3.1 DEMOLITION

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

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- B. Removed, store and reinstalled all items not identified for replacement.

### 3.2 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.

### 3.3 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Install house wrap with penetration and junction flashing and sealed.
  - 1. Use self-adhesive flashing tape to secure joint and laps.
  - 2. Lap barrier over flashing and tape securely.
  - 3. Tape all penetrations.
- D. Install pressure treated wood strapping ensuring 1½-inch penetration into 2”x 4” studs. Nail on 16-inch centers.
- E. Install insect screen at the top and bottom of all fields and ensure that screen wraps over siding starter strip.

### 3.4 INSTALLATION - LAP SIDING

- A. Install materials in strict accordance with manufacturer's installation instructions and recommendations.
- B. Starting: Install a minimum 1/4-inch thick lath starter strip at the bottom course of the wall. Apply planks horizontally with minimum 1-1/4-inches wide laps at the top. The bottom edge of the first plank overlaps the starter strip.
- C. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- D. Align vertical joints of the planks over framing members and use joint flashing plate.
- E. Maintain clearance between siding and adjacent finished grade.
- F. Locate splices at least one stud cavity away from window and door openings.
- G. Locate splices at least 12-inches away from window and door openings.

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### 3.5 INSTALLATION - SHINGLE CLADDING

- A. Install materials in strict accordance with manufacturer's installation instructions and recommendations.
- B. Starting: Install a minimum 1/4-inch thick lath starter strip at the bottom course of the wall.
- C. Maintain clearance between siding and adjacent finished grade.
- D. Apply starter course of 10-inches shingles or 9-1/2-inches lap siding overlapping the starter strip.
- E. Apply subsequent courses horizontally with a minimum 10-inch overlap at the top and a minimum 2-inch side lap. The bottom edge of the first two courses overlaps the starter strip.
- F. Fasten between 1/2-inch and 1-inch in from the side edge and between 8-1/2-inches and 9-inches up from the shingle bottom edge.
- G. Allow minimum vertical clearance between the edge of siding and any other material in strict accordance with the manufacturer's installation instructions.
- H. Ensure vertical joints of overlapping shingle course do not align and include joint flashing.

### 3.6 INSTALLATION - SOFFIT MATERIAL

- A. Install materials in strict accordance with manufacturer's installation instructions. Install flashing around all wall openings.

### 3.7 INSTALLATION - TRIM

- A. Install woodwork true and straight with no distortions. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
- B. Install trim in longest lengths possible.
- C. Corner boards shall be in one single piece.
- D. Clean woodwork on exposed and semi exposed surfaces and leave ready for paint.

### 3.8 ACCESSORIES

- A. Install house wrap and lap over flashing and tape.
  - 1. Tape all joints and seal around penetrations.
- B. Install trim boards as indicated.
- C. Set all nails in trim boards and siding as per manufacturer's instructions.

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- D. Caulk siding joints in strict accordance with manufacturer's installation instructions.
  - 1. Do not caulk rainscreen vent areas at top and bottom of siding fields.

### 3.9 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 07462

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### SECTION 07620 - SHEET METAL FLASHING AND TRIM

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. This Section includes the following:
  - 1. Formed roof drainage system.
  - 2. Sheet metal flashing.

##### 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 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.
- 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.

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### 2.2 ROOF FLASHING

- 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).
- B. 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.
  - 1. Minimum Pre-primed 26 gauge hot-dipped galvanized steel sheet, or aluminum.
    - a. Include folded hem on all exposed flashing.
  - 2. Vents and hoods for kitchen and bath fans.
  - 3. Window and patio door flashing.
  - 4. Blocking flashing.
  - 5. Drip edge.
  - 6. Joint flashing plate.
  - 7. Roof step flashing.
  - 8. Roof to wall flashing.
  - 9. Fasteners: Hot-dipped galvanized or stainless steel as required to penetrate minimum 1-1/4 inch into solid backing.

## PART 3 - EXECUTION

### 3.1 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 24-inches apart. Crimped and sealed end caps and downspout flanges with a heavy bead of non-curing sealant.
  - 1. Anchor gutter not more than 24-inches apart.
  - 2. Slope gutters to downspouts at 1/4" per 1'.
  - 3. When specified use a "Y" attachment to connect two gutters to a single downspout.
- C. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide hex head screws to securely strap to building and downspouts; locate fasteners at top and bottom and at approximately 60-inches 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.

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- D. Tight lines to downspouts are to be excavated and moved as necessary to accommodate additional siding assembly thickness at cornerboard locations.

### 3.2 ROOF 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.
  - 1. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49.
  - 2. Cut back existing asphalt shingles as required for new siding detail. Lift existing shingles to install step flashing and re seal with sealant. Replace broken shingles.

END OF SECTION 07620

## SPECIFICATIONS

### SECTION 08531 – VINYL WINDOWS

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. Section Includes: Operable Extruded Vinyl (PVC) Horizontal Sliding Windows and Sliding Patio Doors.

##### 1.2 SUBMITTALS

- A. Product Data: Provide manufacturer's standard details and catalog data demonstrating compliance with referenced standards; include installation instructions and storage requirements.

1. Samples:

- a. Color samples: Minimum 1 x 4 inch samples of PVC with integral color.
- b. Glass, showing specified tint color.

2. Quality Assurance/Control Submittals:

- a. Qualifications: Proof of manufacturer's qualifications.
- b. U-Factor and structural rating test data.
- c. Manufacturer's Installation Instructions.

- B. Closeout Submittals: Submit following items:

1. Temporary labels marked to identify windows that labels were applied to.
2. Maintenance instructions.
3. Special Warranties.

##### 1.3 QUALITY ASSURANCE

- A. Overall Standards: Comply with AAMA/WDMA/CSA 101/I.S.2/A440-05 except as otherwise noted herein.

- B. Qualifications:

1. Manufacturer Qualifications:

- a. Certified Manufacturer by AAMA, and NFRC.

- C. Certifications for insulated glass windows:

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1. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
2. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.

### D. Mock-up

1. Install window mock-up using approved assembly including fasteners, flashing, tape and related accessories in accordance with the drawings and specifications, and manufacturer's current printed instructions and recommendations.
  - a. Mock-up location: As selected by Owner.
  - b. Coordinate installation with Owner and give a minimum of one week's notice prior to installation.
  - c. Mock-up may remain as part of the work.
2. Testing
  - a. The window assembly shall be tested in accordance with ASTM, E783-02(10) standard test method for field measurement of air leakage through installed exterior windows and doors.
    - 1) The storage room shall be pressurized to 50 Pascal with respect to the exterior.
    - 2) The installation shall be inspected by the Owner with chemical smoke for air leakage of the window installation. This is not a test of the window but of the window installation. The judgment of success of the test will be the approval of the installation by the Owner.
    - 3) The test shall demonstrate that the assembly is substantially airtight with no significant air leakage pathways identified.
    - 4) The installation and test shall be repeated until a satisfactory standard is attained.
    - 5) The successfully tested assembly shall be the method of installation for all the windows in the project.
    - 6) The Owner may test additional windows during the project to ensure compliance. Coordinate with Owner as necessary.

### 1.4 DELIVERY, STORAGE AND HANDLING

- A. Follow manufacturer's instructions on label applied to windows.

### 1.5 WARRANTY

- A. Commercial Special Warranty:
  1. 10 year guarantee.
  2. Guarantee windows against defects in materials and workmanship for ten years on glass and material including parts and labor.

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### PART 2 - PRODUCTS

#### 2.1 MANUFACTURER

- A. Ply Gem Windows, 5001 D Street NW, Auburn, WA 98001 Tel. (800) 227-3699.

#### 2.2 MATERIALS

- A. Window Frame and Sash Members: Impact resistant, exterior grade polyvinyl chloride extrusions complying with AAMA 303 and ASTM D 4726.
1. Non-corroding, non-flaking, non-chipping, non-rotting; no electrical conductance; low thermal conductance
  2. Minimum External Wall Thickness: 0.070 inch nominal.
  3. Finish of Surfaces Exposed to View: Solid vinyl with smooth gloss finish and uniform consistent color.
- B. Insulating Unit: Complying with ASTM E 774, Class CBA.
1. Thermal Performance:
    - a. Total Unit U-Value: 0.30
    - b. Visible Transmittance: 0.54
    - c. Solar Heat Gain Coefficient: 0.28
- C. Screens: Type installable from interior side, providing reasonable insect control (only) when operable sash is in open position; re-wirable glass fiber mesh, 14 x 18 mesh, secured in channel of aluminum box frame with continuous vinyl spline.
1. Frame Color: Matching frame and sash interior color.
- D. Operating Hardware: Types for specified operable-sash windows; sight-exposed hardware of UV-stabilized engineered plastic; color matched to vinyl extrusions for uniform appearance. Die cast zinc cam-type sash locks and keepers, color matched to vinyl extrusions for uniform appearance.
- E. Fasteners: Corrosion-resistant.
- F. Weatherstripping: Types for specified operable-sash windows and operable doors.
- G. Mullions: Structural mullion system complying with AAMA Grade deflection requirements for supported windows; extruded aluminum core; internal and external rigid PVC caps color to match adjacent window frames.
- H. Spacer between nailing fin and sheathing:  $\frac{3}{4}$ -inch structural expanded polystyrene foam.

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### 2.3 GENERAL PERFORMANCE REQUIREMENTS

- A. Thermal Performance: Comply with NFRC 100.
- B. Air Leakage, Water Resistance, Structural Test: Comply with AAMA/WDMA/CSA 101/I.S.2/A440-05
- C. Forced-Entry Resistance: Comply with CAWM 301 and ASTM F588

### 2.4 HORIZONTAL SLIDING WINDOWS

- A. Acceptable Product: Pro Series 200 XO Slider.
  - 1. Frame and Sash Construction: Mitered and fusion-welded corners; integral 1-inch pre-punched nailing fin four sides; integral weep system; integral glazing provision; molded-in glide rail; operable sash interlocks to the staybar; one operable sash, one fixed lite.
  - 2. Factory Glazing:
    - a. Super spacer
    - b. Argon Fill
    - c. HP Low E
    - d. Glass thickness: SS
  - 3. Operating Hardware:
    - a. Locks: Cam-type sash lock and keeper meeting forced entry resistance requirements of CAWM 301, engineered to force meeting stiles/rails, with interlock for minimum air infiltration.
    - b. Rollers: Adjustable brass rollers.
  - 4. Weatherstripping: High-density polypropylene pile, with polypropylene fin, meeting AAMA 701.
  - 5. Screens: Frame color matching window frame and sash interior color.
  - 6. Styles and Sizes: To fit existing rough opening.
  - 7. Operable window: Match existing.

### 2.5 FIXED WINDOWS

- A. Acceptable Product: Pro Series.
  - 1. Frame and Sash Construction: Mitered and fusion-welded corners; integral 1-inch pre-punched nailing fin four sides.
  - 2. Factory Glazing:
    - a. Super spacer
    - b. Argon Fill
    - c. HP Low E
    - d. Glass thickness: Tempered DD

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3. Styles and Sizes: To fit existing rough opening.

### 2.6 PATIO DOORS

#### A. Acceptable Product: Pro Series 960 Sliding Patio Door

##### 1. Frame and Panel Construction:

- a. Mitered and fusion-welded corners; integral 1-inch pre-punched nailing fin four sides; integral weep system; integral J channel (severable) that accepts up to 13/16 inch exterior cladding; integral glazing provision.
- b. Standard or French style panels; reinforced stiles; interlocking meeting stiles.
- c. Fixed Units: Frame profile matching operable units; fixed insulating glazing unit secured in integral glazing provision in panel.

##### 2. Factory Glazing:

- a. Super spacer
- b. Argon Fill
- c. HP Low E
- d. Glass thickness: Tempered DD

##### 3. Operating Hardware:

- a. Roller Track: Extruded rigid vinyl with stainless steel cap.
- b. Rollers: Adjustable tandem stainless steel rollers.
- c. Stops: Anti-lift, preventing operable sash to be removed from exterior.
- d. Locks: Single-lever actuated two-point locking; catch at locking points, meeting forced entry resistance requirements of CAWM 301; lock key-actuated from exterior; white or tan baked enamel handle.
- e. Locks: Single-lever actuated four-point locking; catch at locking points, meeting forced entry resistance requirements of CAWM 301; lock key-actuated from exterior; white or tan baked enamel handle.

##### 4. Weatherstripping: Double-row high-density polypropylene pile, with polypropylene fin, meeting AAMA 701.

##### 5. Screens: Frame color matching patio door frame and panel interior color.

##### 6. Styles and Sizes: To fit existing rough opening.

##### 7. Operable window: Match existing.

### 2.7 FINISH

#### A. Frame and Panel Color: White

#### B. Color match screen frame to frame and panel color and Exterior color matched screen to frame and panel color.

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### 2.8 FLASHING

- A. Self-adhesive flashing tape - 3M™ All weather Flashing Tape 8067.

### 2.9 SEALANTS

- A. Silicone caulk to wet set windows.
- B. Paintable caulk to seal siding and trim.

### 2.10 SPACER

- A. Spacer between window fin and sheathing/housewrap: Rigid structural 1-inch x 3-inch expanded polystyrene (EPS) insulation (7/8-inch final thickness).

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate, and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight window installation.
  - 1. Verify that fasteners in framed walls are fully driven and will not interfere with window installation.
  - 2. Verify that sill is flat and level.
- B. Coordinate with responsible entity to correct unsatisfactory conditions.
- C. Commencement of work by installer is acceptance of substrate conditions.

### 3.2 WINDOW INSTALLATION

- A. Flash head, jamb and sill in accordance as indicated in these specifications and plans and in accordance with industry standards.
  - 1. Adjust GWB liner and wood sills as necessary including either cutting back or extending to match existing.
  - 2. Install spacer between nailing fin and sheathing.
  - 3. Install self-adhesive flashing tape to sill, jambs and head.
  - 4. Include butterflies at bottom corners.
  - 5. Wet set windows with silicon caulk along nailing penetrations.
    - a. Caulk shall be visible through every penetration after installation.

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6. Install self-adhesive flashing tape over the nailing fins.
7. Install flashing as indicated on plans.
8. Caulk interior drywall and sills.
9. Remove and reinstall blinds.

### 3.3 ADJUSTING

- A. Adjust operating sashes and ventilators, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weather tight closure. Lubricate hardware and moving parts if necessary.

### 3.4 CLEANING

- A. Remove temporary labels and retain for Closeout Submittals.
- B. Clean factory-glazed glass immediately after installing windows. Clean soiled surfaces and glass using a mild detergent and warm water solution with soft, clean cloths. Remove nonpermanent labels, and clean surfaces.
- C. Install insect screens on operable panels.

END OF SECTION 08531

# SPECIFICATIONS

## SECTION 09911 – PAINTING

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. Section Includes:

1. Factory applied paint for cement board siding.
2. Exterior painting.
3. Surface preparation.

B. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or a surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the Owner will select from standard colors and finishes available.

C. Table of abbreviations used in this specification:

1. American Society for Testing and Material.
  - a. Shown as ASTM (i.e. ASTM D16 – Standard terminology relating to paint, varnish, lacquer, and related products).
2. Occupational Safety and Health Administration.
  - a. Shown as OSHA or CAL-OSHA when referring to safety regulations.
3. Master Painters Institute.
  - a. Shown as MPI.
4. The Society for Protective Coatings.
  - a. SSPC: Steel Structures Painting Council.
5. Air Quality Management District.
  - a. AQMD – relating to state and local air quality regulations.

D. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.

1. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

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### 1.2 SCHEDULING OF WORK

- A. Coordinate the commencement of work with the Owner so as not to cause inconvenience to the facility.
- B. Post notices in conspicuous areas three to five days in advance of beginning work on specified phase, noting start date, any instructions to occupants and business phone number.
- C. Identify items that need to be moved by occupant (i.e.:automobiles, deck items, BBQ, lounge chairs, plants, etc.).

### 1.3 QUALITY ASSURANCE

- A. Field Samples: Prepare Field Samples for Owner or Owner's Representative's to review and to establish requirements for color and finish texture.
- B. Correct areas, modify method of application/installation, or adjust finish texture as directed to comply with specified requirements.
- C. Maintain field sample accessible to serve as a standard of quality for this Section.
- D. Samples shall consist of the following:
  - 1. Provide 8 x 11 inch samples for approval
  - 2. Provide large mockup of up to 30 square feet for shake siding color using a cement board panel.
  - 3. Provide up to three revisions of colors.

### 1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products in original unopened packaging with legible manufacturer's product identification.
- B. Storage and Protection: Comply with manufacturer's recommendations.
- C. Remove oily rags, waste, etc., every night and take every precaution to prevent fire.
- D. Store in a cool, dry place out of direct sunlight.
- E. Protect from the elements and from damage.
- F. Store at a temperature of not less than 40 degrees F.
- G. Stack materials no more than three high in five-gallon containers.

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### PART 2 - PRODUCTS

#### 2.1 MATERIALS

- A. Paint materials: Commercial quality primers, paints, and accessory materials.
- B. Comply with current health, safety, and environmental regulations.
- C. Paint mixing and thinning: If necessary, comply with manufacturer's instructions.
  - 1. Mix and thin materials in specified work and storage areas only.
  - 2. Return paint thinners, tools, rags and partially filled containers to storage area at the completion of each day.

#### 2.2 MANUFACTURERS

- A. Duckback Products, Inc.: Mason's Select Solid Color Professional Finish – DB5800
- B. Rodda Paint, 25615 104th Avenue SE, Kent, WA 98031. Representative: Craig Turrentine, Property Management Account Manager; (206) 919-3475, cturrentine@roddapaint.com.

#### 2.3 PAINT MATERIALS - GENERAL

- A. Material Compatibility: Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
- B. VOC Classification: Provide materials, including primers, undercoats, and finish-coat materials, that meet local air quality management district regulations.
- C. Color: Refer to Finish Schedule and Paint Legend for paint colors.
- D. Application Rate: Coating thickness for primer, intermediate, barrier and finish coats shall be measured as Dry Film Thickness (DFT) and comply with manufacturer's published recommendations.

#### 2.4 EXTERIOR PRODUCTS

- A. Cement-Fiber Board Siding and Soffits
  - 1. Factory Primed
  - 2. Factory applied Mason's Select Solid Color Professional Finish – DB5800
- B. Wood Trim:
  - 1. Primer: One coat Rodda 501601 First Coat Acrylic Latex Primer.
  - 2. Finish: Satin -Two coats 522601 Ultimate II Exterior Acrylic Satin.

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- C. Exterior Metal Substrate: Ferrous Metal: Windows, Frames, and Doors
  - 1. Primer: Ferrous Metal Surfaces - Prime exposed metal areas with one coat 708225 Barrier III High Solids Alkyd Metal Primer.
  - 2. Finish: Semi Gloss, Acrylic - Two coats Rodda 548901 Multi Master DTM Self Crosslinking Semi Gloss Enamel.
- D. Exterior Metal Substrate: Galvanized Metal.
  - 1. Finish: Satin, Acrylic - Two coats Rodda 528901 Multi Master DTM Self Crosslinking Satin Enamel.
- E. Crack filler and sealant: As recommended by manufacturer.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Closely examine surfaces. Surfaces that are in question or that will affect the execution or quality of work must be brought to the attention of the Owner's Representative before painting will begin.
- B. The Owner or Owner's Representative will inspect preparation before the application of paint finishes.
- C. Rework surfaces not properly prepared to receive paint finishes to the satisfaction of the Owner or Owner's Representative.

#### 3.2 PREPARATION

- A. Prepare surfaces in compliance with Siding Tech Data Recommendations, and Paint's Manufacturer's requirements for coatings to be applied.
- B. Surfaces to be painted: All surfaces must be clean and dry, free of foreign matter and contaminants. Use cleaning methods as appropriate or indicated; including pressure washing, scraping, sanding and wire brushing.
  - 1. Utilize power scrapers, grinders and wire brushes carefully to minimize damage to substrate.
- C. Low-Pressure Water Washing New Trim Surfaces:
  - 1. All surfaces require power washing/cleaning. Use low-pressure water washed to remove dirt, loose or peeling paint, rust, excess chalk, efflorescence and contaminants that will affect adhesion of the prime or finish coats. The optimum pressure range is about 500-1000 PSI as this performs optimum cleaning with low operator fatigue.

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2. Pressure washing may not remove all contaminants or chalk. A close inspection of chalky surfaces should be made to determine the need of more aggressive preparation by hand tools and priming.
  3. Areas that may introduce water into living areas such as entry doors, vents, and soffits should be avoided.
  4. Areas that are affected with mildew growth must be washed using a commercial-grade cleaner or chlorine solution strong enough to kill the mildew. This is normally a 20% or 25% solution.
- D. The contractor must plan for the proper clean up and disposal of spent coatings removed by this process.
- E. Allow all surfaces to dry thoroughly prior to preparation and painting.
- F. Repair damage to substrate caused by preparation work.
- G. Ensure that hardware is removed or protected before painting, and then replaced or uncovered when painting in that area is complete.

### 3.3 SURFACE PREPARATION

#### A. METAL PREPARATION:

1. SSPC-SP 1, Chemical Cleaning: This includes commercial cleaner/de-greaser solutions, steam cleaning, alkaline cleaning or volatile solvent cleaning.
2. SSPC-SP 2, Hand Tool Cleaning: Sound coatings that are very hard or glossy shall be sanded to remove gloss and slightly roughen the surface. Prior to this, remove grease, salt, chemical dust, mildew or other contaminants.
3. SSPC-SP 3, Power Tool Cleaning: Care must be taken to avoid polishing the surface or abrading too deeply.
4. SSPC –SP11, Power Tool Cleaning to Bare Metal: This requires complete removal of all visible grease, oil, dirt dust, mill scale, rust, paint, oxide, corrosion products and other foreign matter. A surface profile must be maintained or produced to a degree suitable for the specified paint system.

#### B. FERROUS METAL – Mechanically high-pressure water wash metal where feasible to remove dirt, contaminants, rust scale or oxides and loose and peeling paint.

1. Remove excess rust, loose or peeling paint using SSPC methods, SP-2 Hand Tool Cleaning or SP-3 Power Tool Cleaning to provide a surface for paint application.
2. Prime bare and sound rusted metal with recommended primer.

#### C. WOOD: Mechanically high-pressure water wash to remove dirt contaminants, dust and loose or peeling paint.

1. Remove excess loose or peeling paint with wire brush, scraper or sanding, as necessary, to provide a smooth surface for paint application.
2. Reset and prime protruding nail heads with rust preventative primer before finish coat is applied.

## SPECIFICATIONS

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Building Envelope Upgrades**

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- D. GENERAL MILDEW REMOVAL: Remove mildew with a solution of one part household bleach to three parts water to leave an uncontaminated, clean surface for paint.
1. Mix cleaning solutions stronger as necessary to produce the desired level of cleanliness. Scrub where necessary with a soft bristle brush.
  2. Spot prime bare surfaces with appropriate primer after crack repair, sealants, and other preparation has been completed and surface has dried.

### 3.4 CRACK REPAIR

- A. Surfaces shall be firm and free of dirt, oil, grease, efflorescence, mildew and loose material. Wire brush or blast unsound masonry to obtain a firm surface. Remove dirt, loose contaminants and chalk by high pressure chemical and water cleaning.

### 3.5 SEALANTS

- A. Fill field cracks and splits.

### 3.6 APPLICATION

- A. Cement board siding and soffits shall be factory painted to manufacturer's recommendations.
1. Woodtone  
9403 24th Place West  
Everett WA 98204  
Phone: 425 493 5600  
Contact: Travis Kissner [travis@woodtone.com](mailto:travis@woodtone.com)
- B. Prepare, paint and finish surfaces specified, scheduled, and indicated on checklists.
- C. Apply material evenly; free from sags, runs, crawls, holidays or defects. Mix to proper consistency; brush out smooth, leaving a minimum of brush marks.
1. Uniformly flow out enamels and varnishes.
- D. Apply by brush, roller or spray as appropriate for conditions.
1. When applying paint by spray method, back roll the final coat.
- E. The number of coats specified is the minimum number acceptable. If full coverage is not achieved with the specified number of coats, apply additional coats as necessary to produce the required finish.
- F. DO NOT apply paint in rain, fog, mist, when surface temperature is below 50 degrees Fahrenheit or when rain is imminent.

## SPECIFICATIONS

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### 3.7 CLEAN UP AND PROTECTION

- A. Protect property from overspray. Contractor is responsible and shall pay for all property damage including cars, walkways, patios and landscaping.
  - 1. Protect trees and shrubs from paint and paint activities.
- B. Immediately clean up accidental splatters, spills and misplaced paint, and restore the affected area to its original condition.
- C. At completion of work, remove materials, supplies, debris and rubbish, and leave workspaces and paint storage areas in a clean, acceptable condition.

### 3.8 EXTERIOR PAINT SCHEDULE

- A. Composite Fiber Masonry Siding and Soffits:
  - 1. Factory painted to achieve 25-year limited warranty.
- B. Whitewood Surfaces:
  - 1. Low pressure wash, using cleaner as appropriate to remove dirt, mildew, chalking, efflorescence, etc. if necessary.
  - 2. Fill cracks and joints as necessary to prevent water intrusion.
  - 3. Prime all surfaces.
- C. Metal Doors, flashing and/or Previously Painted Metal Structures:
  - 1. Clean with appropriate cleaner-degreaser to remove contaminants from surface.
  - 2. Remove loose and peeling paint.
  - 3. Remove loose rust with wire brush, scraper, etc.
  - 4. Spot prime bare and/or new metal.

### 3.9 EXTERIOR PAINT COLORS

- A. Scheme No. 1 (Buildings 16 & 21)
  - 1. Lower lap siding – Mason Select #26-12-643
  - 2. Upper lap siding & Chimney – Mason Select #26-11-1004
  - 3. Upper level shake siding – Mason Select Chestnut Brown #5800
  - 4. Trim: windows, doors, corner boards, rakes, fascia, etc – KM OW240-1 Rice Pudding or Mason select #26 –11–1003
  - 5. Entry doors – KM HL4234-5 Victoria Red
  - 6. Chimney Caps - Black
- B. Scheme No. 2 (Buildings 15 & 19)
  - 1. Lower Lap siding – Mason Select #3547-176
  - 2. Upper lap siding & Chimney - Mason Select #26-12-224

## SPECIFICATIONS

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3. Upper level shake siding – Mason Select Chestnut Brown #5800
  4. Trim: windows, doors, corner boards, rakes, fascia, etc – KM OW240-1 Rice Pudding or Mason select #26 –11–1003
  5. Entry doors – KM HL4234-5 Victoria Red
  6. Chimney Caps - Black
- C. Scheme No. 3 (Buildings No. 14 & 18)
1. Lower Lap siding – Mason Select #26-11-1005
  2. Upper lap siding & Chimney - Select #26-11-1004
  3. Upper level shake siding – Mason Select Chestnut Brown #5800
  4. Trim: windows, doors, corner boards, rakes, fascia, etc – KM OW240-1 Rice Pudding or Mason select #26 –11–1003
  5. Entry doors – KM HL4234-5 Victoria Red
  6. Chimney Caps - Black
- D. Scheme No. 4 (Buildings No. 17 & 20)
1. Lower Lap siding – KM HL4259-3 Hanover Pewter Mason Select #26-11-1007
  2. Upper lap siding & Chimney - KM HL4264-2 Melmac Silver Mason Select #26-11-1006
  3. Upper level shake siding – Mason Select Chestnut Brown #5800
  4. Trim: windows, doors, corner boards, rakes, fascia, etc – KM OW240-1 Rice Pudding or Mason select #26 –11–1003
  5. Entry doors – KM HL4234-5 Victoria Red
  6. Chimney Caps - Black

END OF SECTION 09911

## SPECIFICATIONS

**Walnut Park Apartments  
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### SECTION 16520 - LIGHTING

#### PART 1 - GENERAL

##### 1.1 SUMMARY

- A. This Section includes exterior lights.

##### 1.2 QUALITY ASSURANCE

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- B. Comply with IEEE C2, "National Electrical Safety Code."
- C. Comply with NFPA 70.

#### PART 2 - PRODUCTS

##### 2.1 ACCESSORIES

- A. Materials as necessary to remove and reinstall exterior light fixtures.

#### PART 3 - EXECUTION

##### 3.1 INSTALLATION

- A. Remove and reinstall exterior light fixtures and extend to accommodate new siding dimension.
  - 1. Due to life/safety concerns lighting must be available and functioning at the end of each work day.

END OF SECTION 16521



Revisions:

Drawn By:  
 MW  
 Issue Date:  
 5-16-13

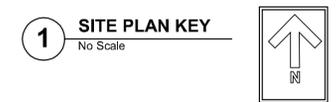
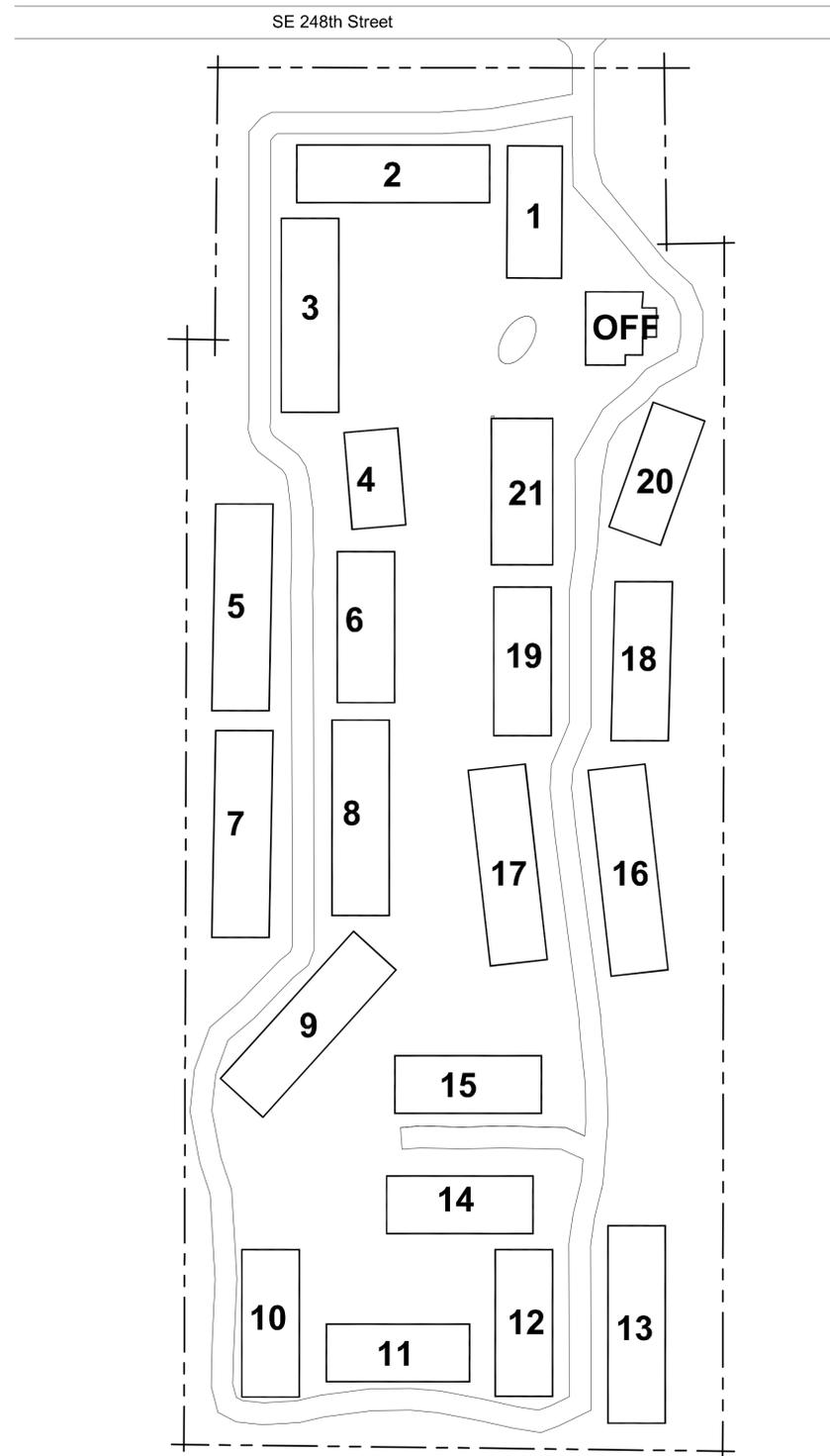
**GENERAL NOTES**

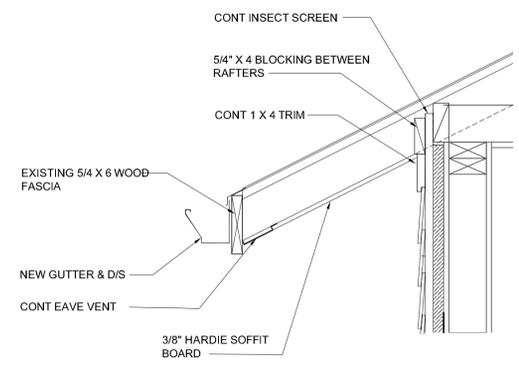
GENERAL NOTES:

1. ALL HARDIE PLANKS, PANELS AND TRIM WILL BE FACTORY PRIMED.
2. ALL VERTICAL JOINTS BETWEEN SIDING AND JAMB TRIM TO BE CAULKED WITH CONT SEALANT.
3. ALL VERTICAL BUTT JOINTS AT SIDING SHALL BE FLASHED PER MANUF RECOMMENDATIONS.
4. ALL PENETRATIONS AT WALLS FOR VENTS, HOSE BIBBS, PIPES OR ELECTRICAL SERVICE EQUIPMENT AND ANY MISC PENETRATIONS WILL BE FURRED OUT TO RECEIVE TRIM AND/OR SIDING AND FLASHED AT HEAD.
5. ALL HOSE BIBBS, VENTS, PIPES, TP DISCHARGE LINES, ETC WILL BE EXTENDED TO THE FACE OF THE NEW WALL ASSEMBLY FOR A FINISHED FLUSH INSTALLATION.
6. ALL FIXTURES EXPOSED TO WEATHER WILL BE MOUNTED ON FLAT BASE AND FLASHED ABOVE THE FIXTURE AND CAULKED AT THE PERIMETER FOR WEATHER TIGHT SEAL.
7. LOOSEN ELEC SERVICE CONDUIT AND METER BOXES & INSTALL NEW WALL ASSEMBLY AND RE-ATTACH EQUIPMENT.
8. REMOVE DOWNSPOUTS AND INSTALL TEMPORARY DRAINAGE SLEEVE TO DIRECT WATER FROM BUILDING DURING CONSTRUCTION
9. ADJUST PVC LEADER AT FOUNDATION EDGE TO ALLOW CLEARANCE OF NEW SIDING ASSEMBLY. ADD 1/16 STREET BEND + 1/16 BEND IF NECESSARY
10. REMOVE ALL WINDOWS AND EXISTNG ALUMINUM FRAMES TO R. O. CUT BACK OR ADD TO WINDOW LINER AS NECESSARY TO ALLOW A MAXIMUM 1/8" GAP FOR CAULKING BETWEEN WINDOW FACE AND LINER.
11. TRIM OUT EXISTING EXPOSED WOOD BEAMS & HEADERS TO MATCH TRIM AT SIDING
12. INSTALL CONT ALUM INSECT SCREEN AT TOP & BOTTOM OF CAVITIES CREATED BY RAINSCREEN ASSEMBLY
13. FOLLOWING REMOVAL OF EXISTING SIDING TAPE ALL JOINTS AND PATCH HOLES OVER SHEATHING FOR AIRTIGHT AND WEATHER RESISTANT MEMBRANE
14. NOTED SIZES OF WINDOWS AND DOORS ARE APPROXIMATE. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ROUGH OPENING TO ACCURATELY SIZE THE WINDOW AND DOOR REPLACEMENTS.
15. **PROVIDE A FULL SIZE "MOCK-UP" OF THE WINDOW AND WALL ASSEMBLY INSTALLATION DETAIL USING THE APPROVED WINDOW UNIT. PROVIDE "BEFORE" AND "AFTER" INSTALLATION DATA ON AIR LEAKAGE. LEAKAGE MUST BE LESS THAN OR EQUAL TO .30 CFM PER LINEAR FOOT OF R.O. PERIMETER MEASURED AT 50 PASCAL.**
16. REPLACE OR REPAIR AND CONCEAL ALL EXPOSED WIRING ATTACHED TO EXTERIOR OF BUILDING. WHEN POSSIBLE ROUTE EXPOSED CONDUIT THROUGH THE RAINSCREEN CAVITY.
17. EXTEND DOWNSPOUT LEADERS AS NECESSARY SO THAT ALL DOWNSPOUTS FOLLOW CORNER TRIM.
18. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE AND BE FAMILIAR WITH THE SCOPE OF THE WORK TO BE DONE. ANY DISCREPENCIES IN THE DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER

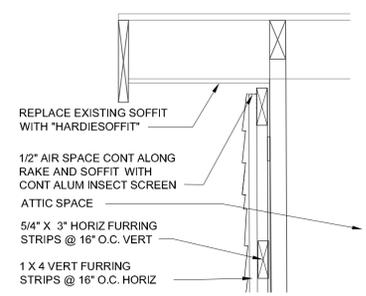
**INDEX TO DRAWINGS**

- A-1 SITE PLAN & GENERAL NOTES
- A-2 TYPICAL DETAILS
- A-3 TYPICAL DETAILS
- A-3.1 DETAIL KEY
- A-3.2 HIDDEN ELEVATIONS & SECTIONS
- A-4 BLDG. 1 - PLAN AND ELEVATION
- A-5 BLDG 2, 3, & 17 - PLAN & ELEVATIONS
- A-6 BLDG 4 - PLAN & ELEVATIONS
- A-7 BLDG 5, & 7 - PLAN & ELEVATIONS
- A-8 BLDG 6, 11, 12 19 - PLAN & ELEVATIONS
- A-9 BLDG 8 - PLAN & ELEVATIONS
- A-10 BLDG 9 - PLAN & ELEVATIONS
- A-11 BLDG 10 & 21 - PLAN & ELEVATIONS
- A-12 BLDG 13 - PLAN & ELEVATIONS
- A-13 BLDG 14 & 15 - PLAN & ELEVATIONS
- A-14 BLDG 16 - PLAN & ELEVATIONS
- A-15 BLDG 18 - PLAN & ELEVATIONS
- A-16 BLDG 20 - PLAN & ELEVATIONS
- A-17 OFFICE - PLAN & ELEVATIONS

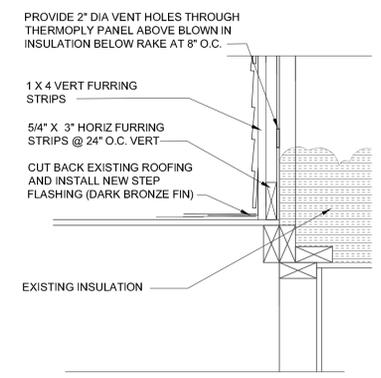




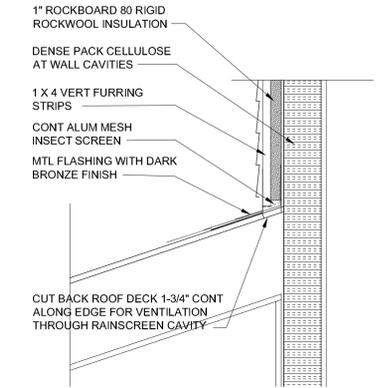
**1 TYP EAVE & SOFFIT TRIM**  
 Scale: 1-1/2"= 1'-0"



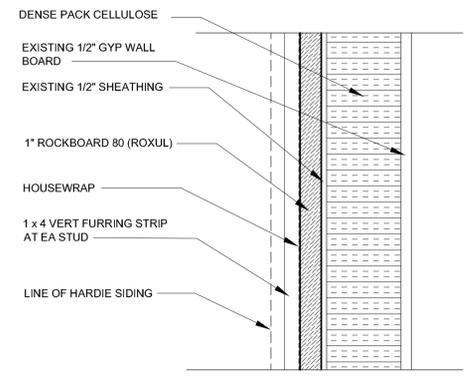
**2 TYP SOFFIT AT RAKE**  
 Scale: 1-1/2"= 1'-0"



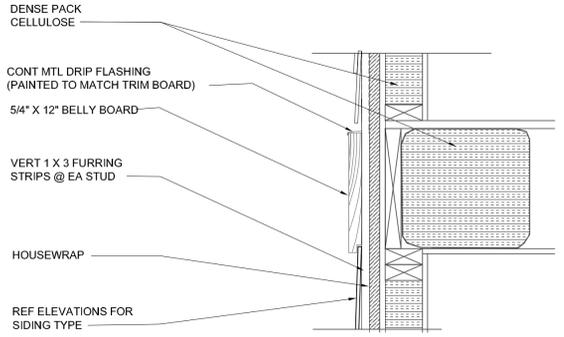
**3 FLASHING @ ROOF TO WALL**  
 Scale: 1-1/2"= 1'-0"



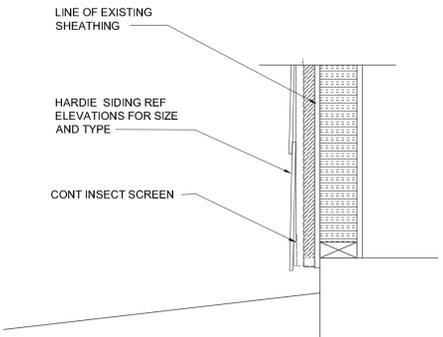
**4 FLASHING @ SLOPED ROOF TO WALL**  
 Scale: 1-1/2"= 1'-0"



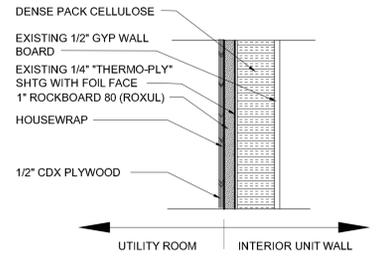
**5 TYPICAL WALL ASSEMBLY**  
 Scale: 3"= 1'-0"



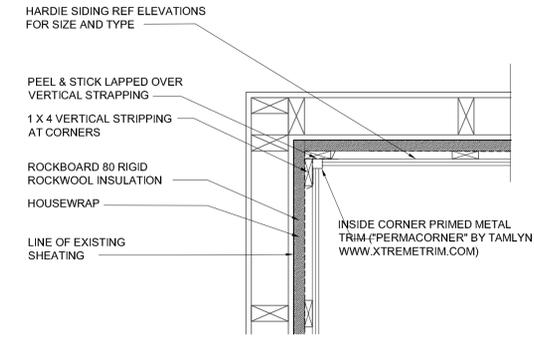
**6 TYPICAL TRIM @ FLOOR LINE**  
 Scale: 1-1/2"= 1'-0"



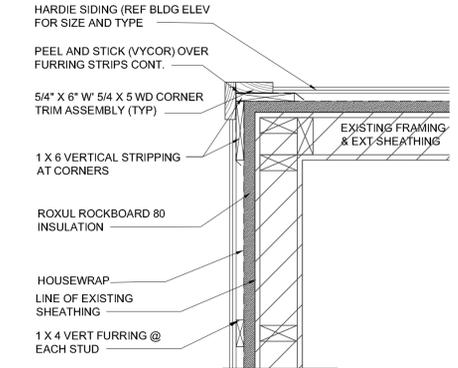
**7 TYPICAL BASE DETAIL**  
 Scale: 1-1/2"= 1'-0"



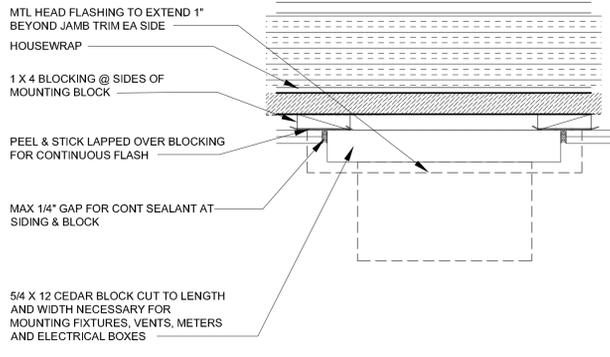
**8 WALL DET BETWEEN GARAGE & INT SPACE**  
 Scale: 1-1/2"= 1'-0"



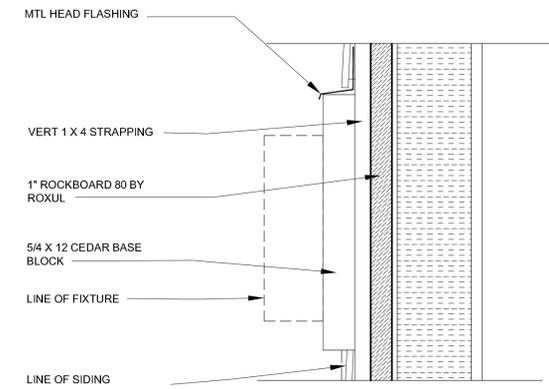
**9 TYPICAL INTERIOR CORNER**  
 Scale: 1-1/2"= 1'-0"



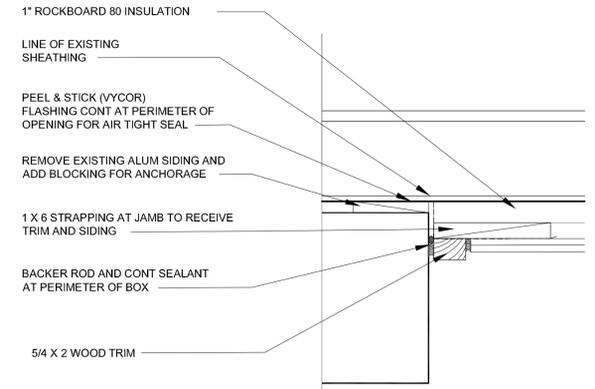
**10 TYPICAL EXTERIOR CORNER**  
 Scale: 1-1/2"= 1'-0"



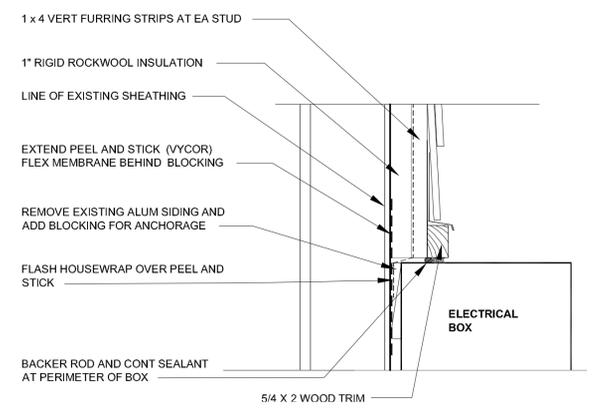
**11 BLOCKING @ FURRED FIXTURE**  
 Scale: 3"= 1'-0"



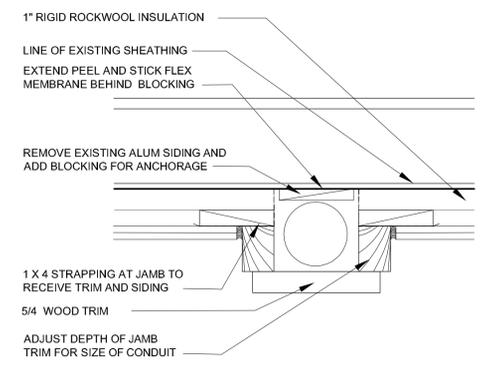
**12 BLOCKING @ FURRED FIXTURE**  
 Scale: 3"= 1'-0"



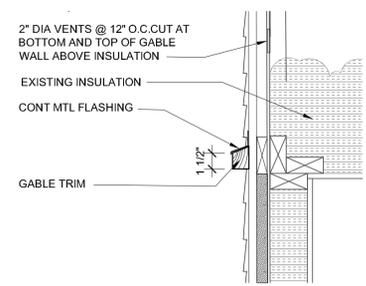
**13 JAMB DET @ ELECTRICAL SERVICE**  
 Scale: 3"= 1'-0"



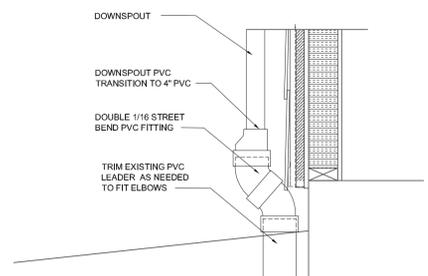
**14 HEAD DET @ ELECTRICAL SERVICE**  
 Scale: 3"= 1'-0"



**15 TRIM AROUND CONDUIT**  
 Scale: 3"= 1'-0"

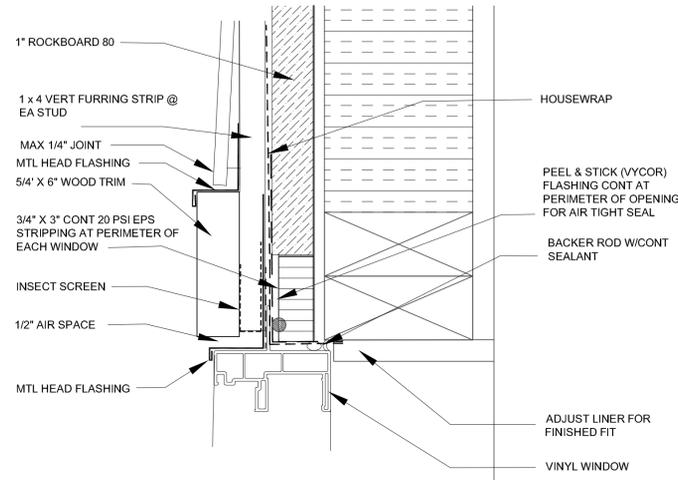


**16 GABLE TRIM**  
 Scale: 1-1/2"= 1'-0"

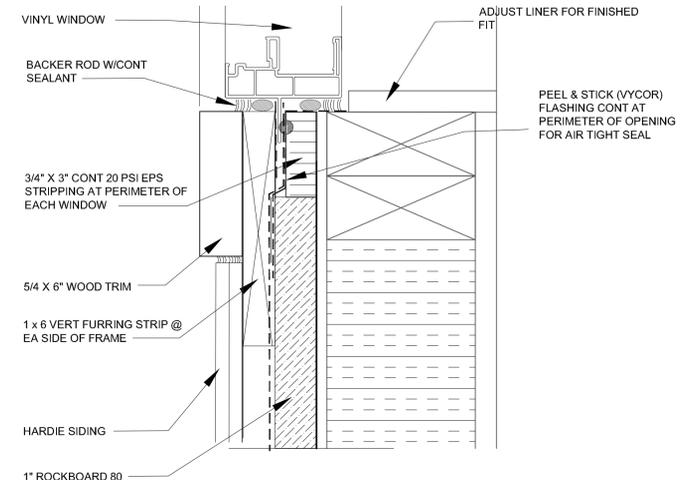


**17 RAIN LEADER EXTENSION**  
 Scale: 1-1/2"= 1'-0"

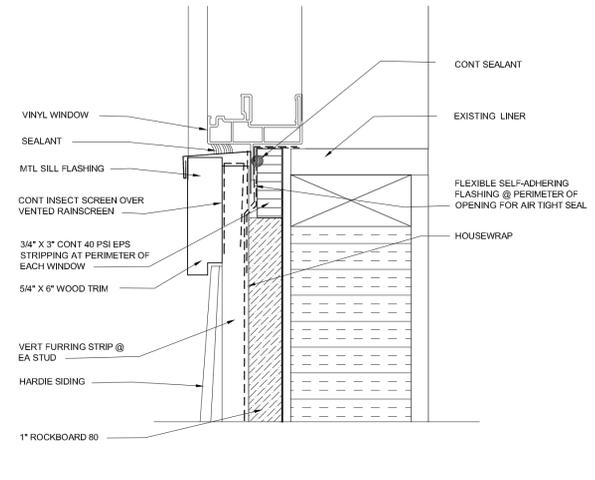
**NOTE:**  
**HEM EXPOSED EDGE OF FLASHING AT ALL LOCATIONS.**



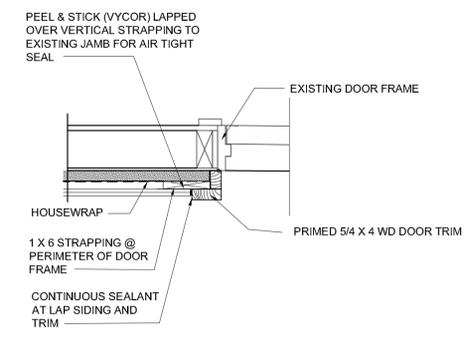
**1 TYP WINDOW HEAD DETAIL**  
 Scale: 6" = 1'-0"



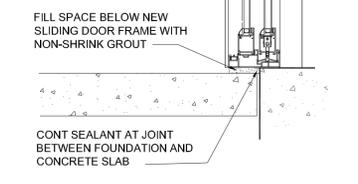
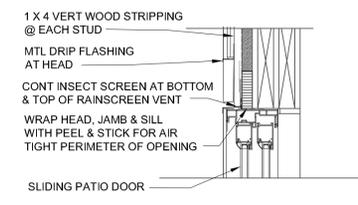
**2 TYP WINDOW JAMB DETAIL**  
 Scale: 6" = 1'-0"



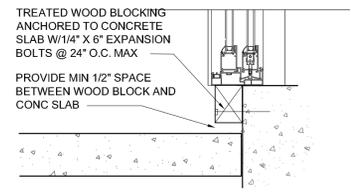
**3 TYP WINDOW SILL DETAIL**  
 Scale: 6" = 1'-0"



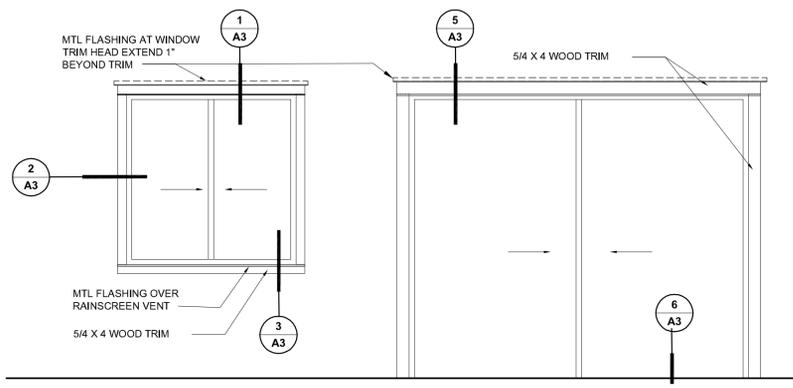
**4 TYP DOOR JAMB DETAIL**  
 Scale: 1-1/2" = 1'-0"



**5 TYP SILL & HEAD @ SLIDING DOOR**  
 Scale: 1-1/2" = 1'-0"

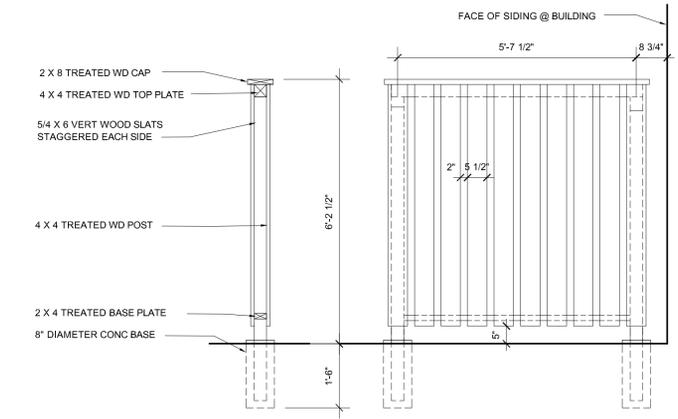


**6 TYP SILL @ SLIDING DOOR**  
 Scale: 1-1/2" = 1'-0"

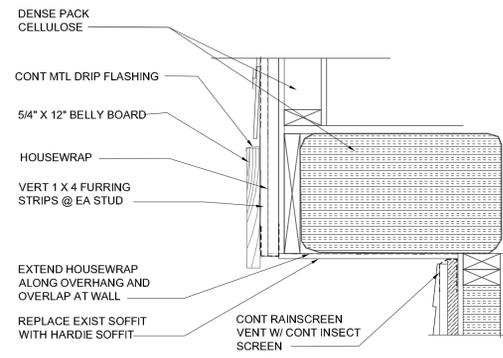


**7 TYP WINDOW & DOOR ELEVATIONS**  
 Scale: 1/2" = 1'-0"

**NOTE:**  
 HEM EXPOSED EDGE OF FLASHING AT ALL LOCATIONS.



**10 TYP PRIVACY WALL**  
 Scale: 1/2" = 1'-0"



**11 SECTION AT BUMP OUT**  
 Scale: 1/2" = 1'-0"

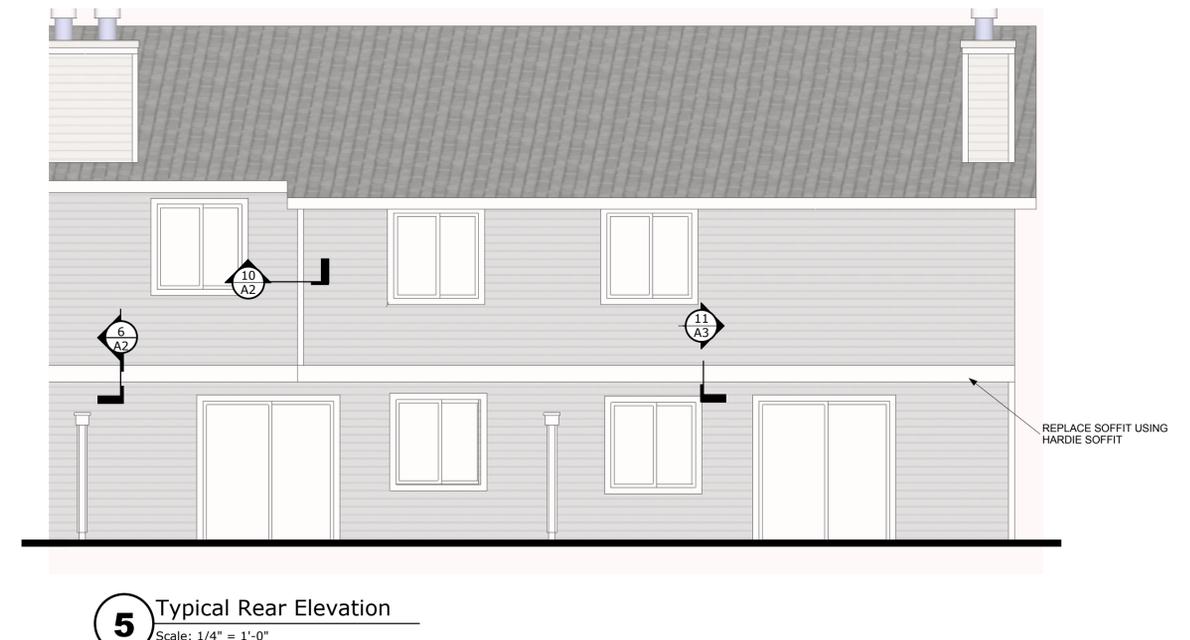
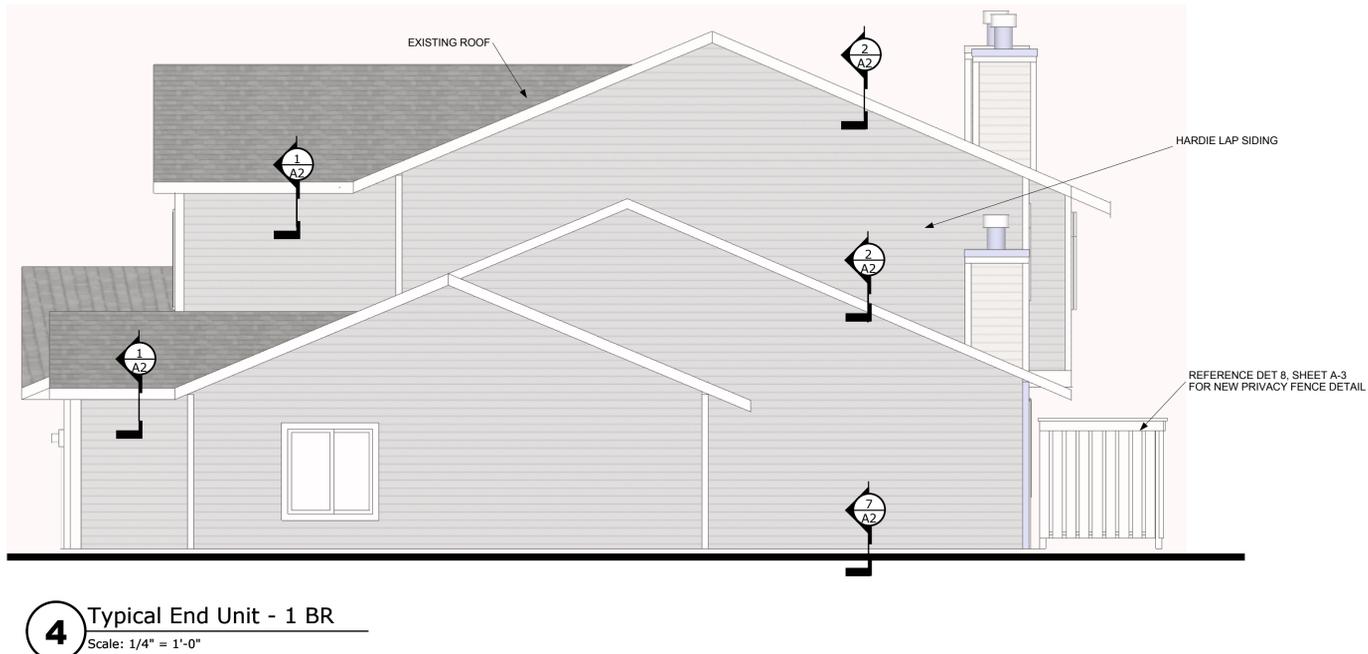
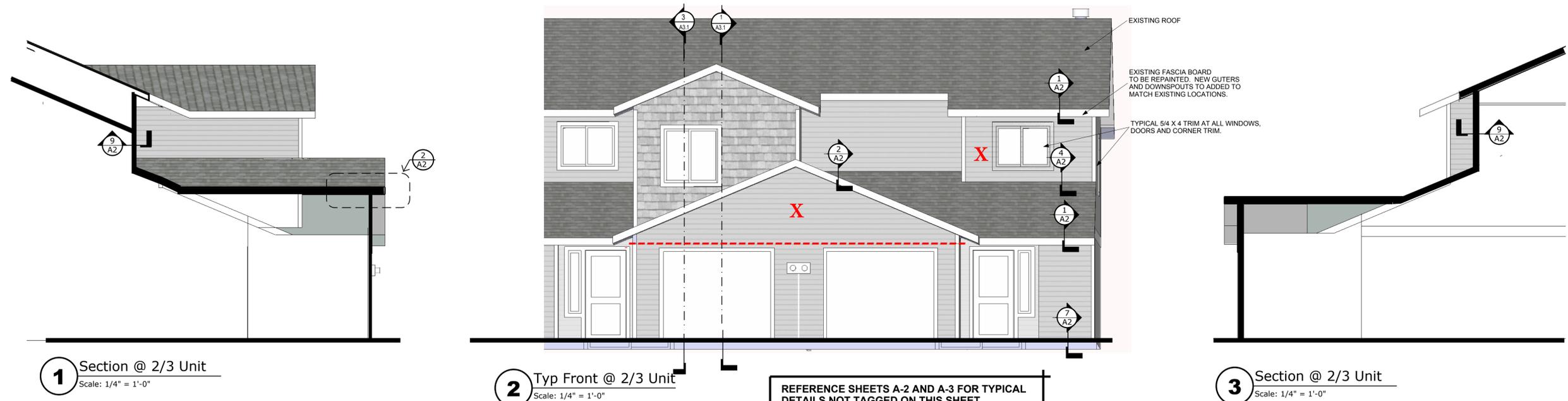
**TYP WALL - THERMAL PERFORMANCE**

Assembly	Building Assembly Description	Surface Film Resistance, R	Interior: 0.74 (hr. <sup>2</sup> F/ BTU)	Exterior: 0.45				
1	Walls							
		Primary Material (Enter from interior to exterior)	Resistivity R per inch (optional)	Secondary Material (optional)	Resistivity R per inch (optional)	Tertiary Material (optional)	Resistivity R per inch	Thickness [in]
1.	GWB	0.510						0.500
2.	Cellulose	3.600	2x4 @ 16" OC	1.280				3.500
3.	Plywood	1.470						0.500
4.	Rigid Rockboard	3.700						1.000
5.								
6.								
7.								
8.								
		Percentage of Mat1 2		Percentage of Mat1 3		Total Width		
		12.0%				5.5 in		
		R-Value: 17.2 (hr. <sup>2</sup> F/ BTU)		U-Value: 0.0580 (BTU/hr. <sup>2</sup> F)				

**Window Specifications:**

Ply Gem Pro Series 200, Double Glazed, w/Argon, WE + Nonmetallic spacer.

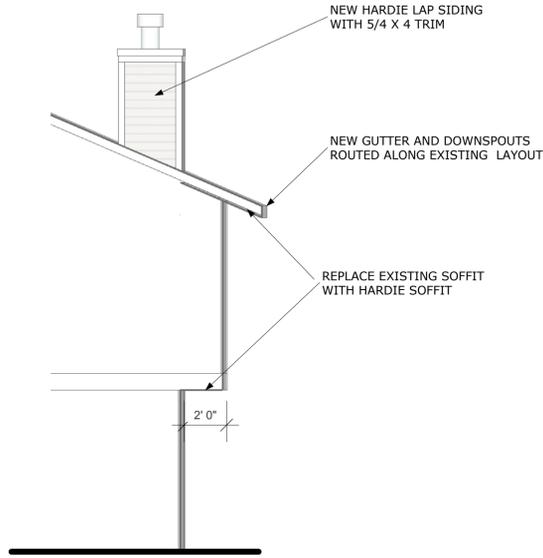
NFRC U-Factor = .29 for Sliders and Fixed



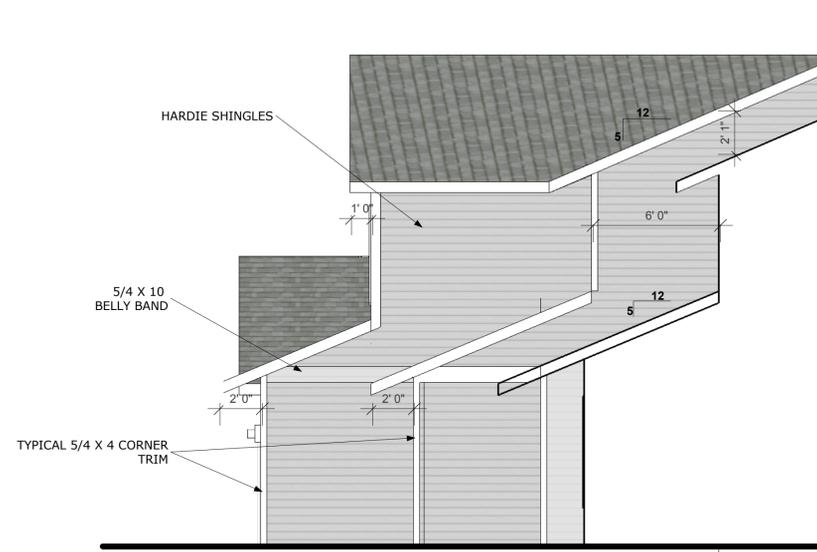
**X -indicates shingles**  
**O -indicates siding**  
**----- indcates belly band**

**1** Not Used  
No Scale

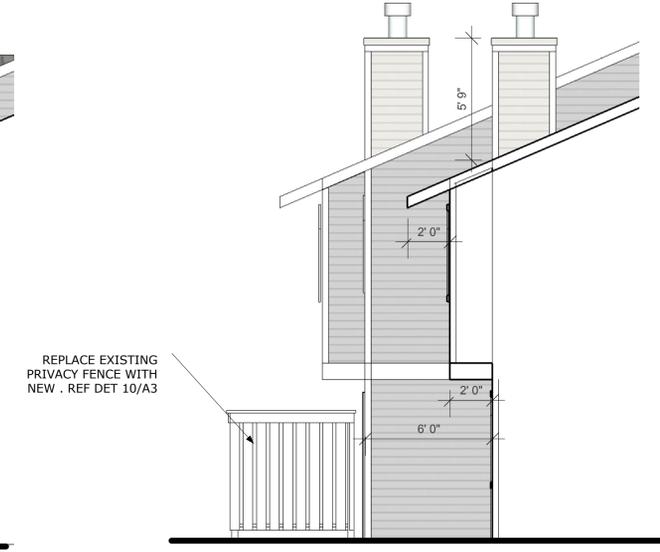
**2** Typical Section  
Scale: 1/4" = 1'-0"



**3** Typical Section @ Offset  
Scale: 1/4" = 1'-0"

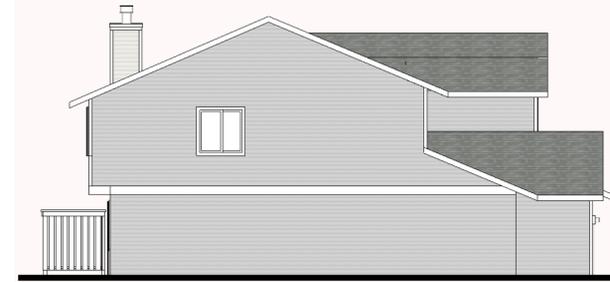


**4** Typ Offset at Rear Face  
Scale: 1/4" = 1'-0"



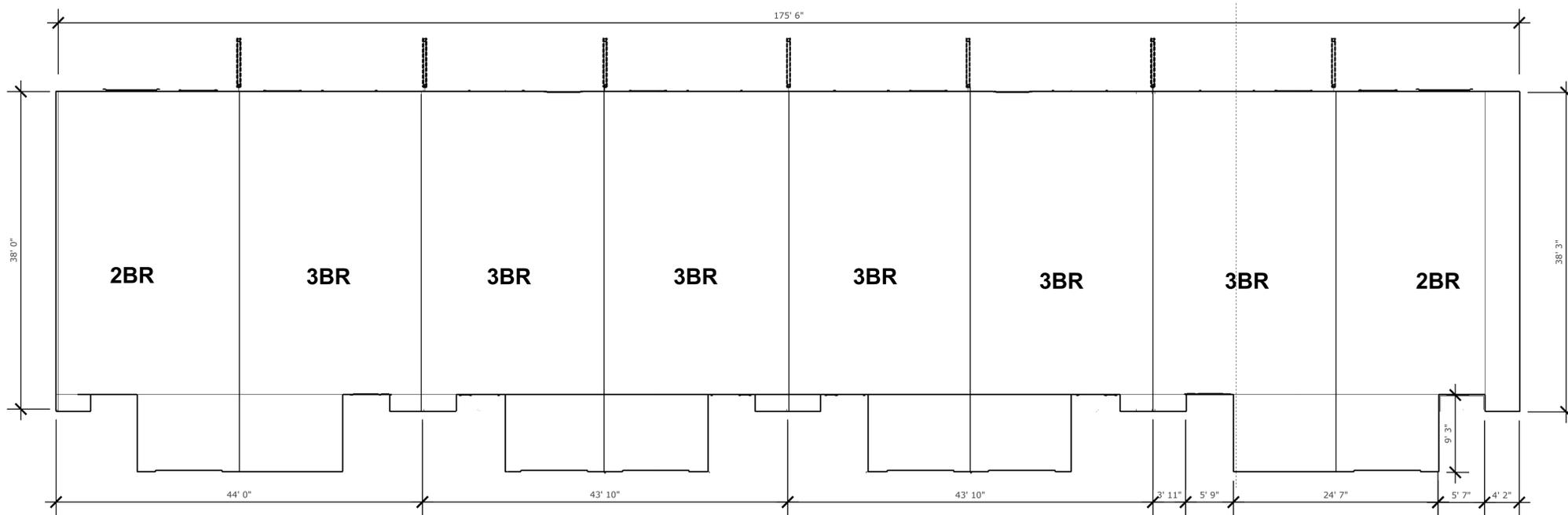


**1** Buildings 2, 3 & 17  
 Scale: 1/8" = 1'-0"



**2** Buildings 2, 3 & 17  
 Scale: 1/8" = 1'-0"

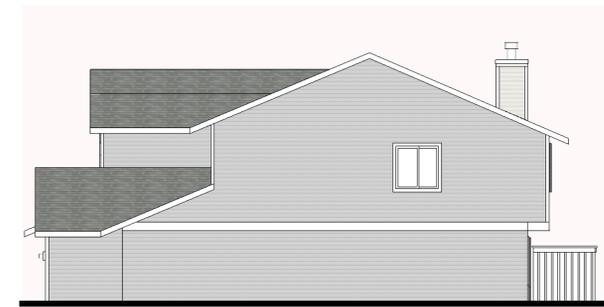
REF SHTS A3.01 AND A3.02 FOR  
 TYPICAL NOTES AND DIMENSIONS



**3** Buildings 2, 3 & 17  
 Scale: 1/8" = 1'-0"



**4** Buildings 2, 3 & 17  
 Scale: 1/8" = 1'-0"



**5** Buildings 2, 3 & 17  
 Scale: 1/8" = 1'-0"

King County Housing Authority  
 600 Ancker Park W  
 Seattle, WA 98188

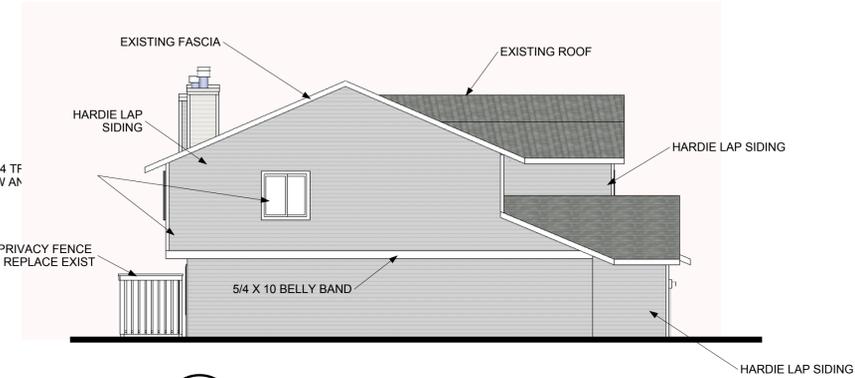
**Walnut Park Townhomes**  
 24817 112th Avenue SE  
 Kent, Washington 98031

**ISSUE**  
 May 16, 2013  
 JAN 14, 2015

**DRAWN BY**  
 MW

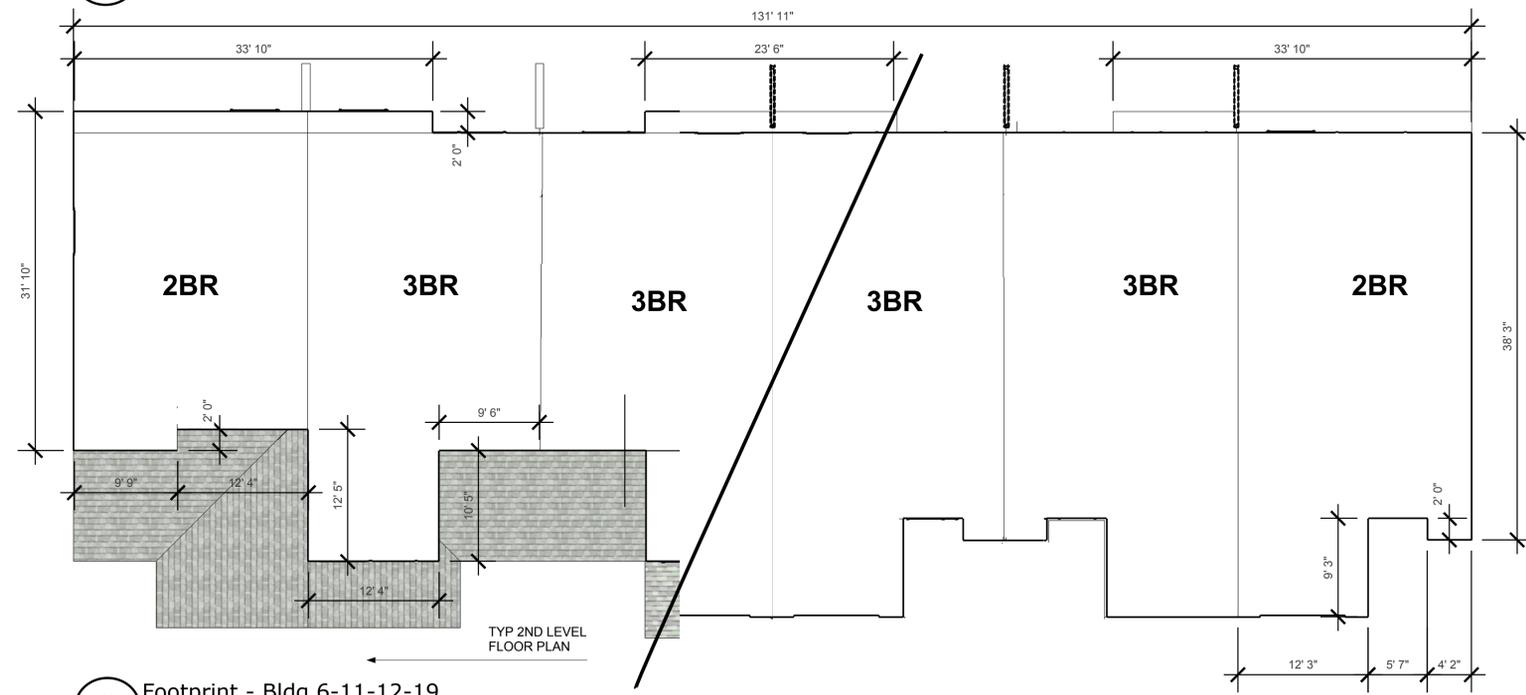


**1** Rear Elevation - Bldg 6-11-12-19  
 Scale: 1/8" = 1'-0"



**2** Left Side Elevation - Bldg 6-11-12-  
 Scale: 1/8" = 1'-0"

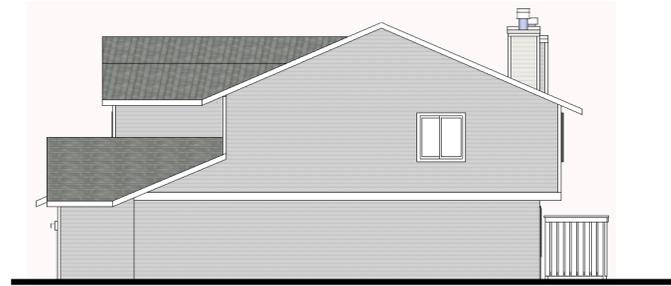
REF SHTS A3.01 AND A3.02 FOR TYPICAL NOTES AND DIMENSIONS



**3** Footprint - Bldg 6-11-12-19  
 Scale: 1/8" = 1'-0"



**4** Front Elevation - Bldg 6-11-12-19  
 Scale: 1/8" = 1'-0"



**5** Right Side Elevation- Bldg 6-11-12-19  
 Scale: 1/8" = 1'-0"

King County Housing Authority  
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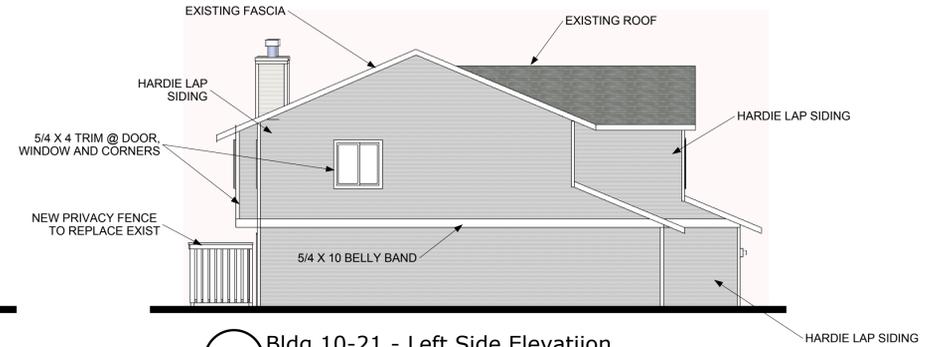
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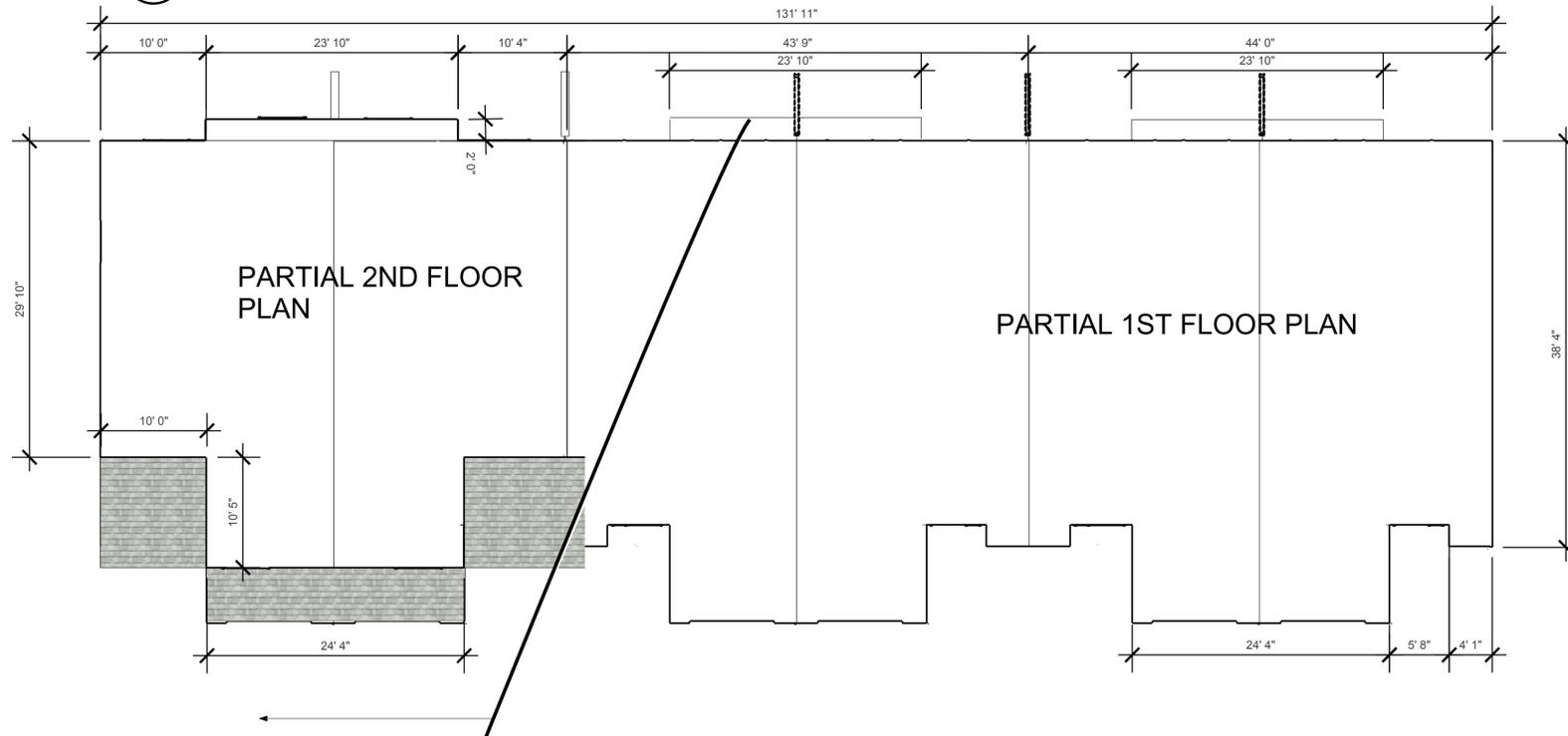


**1** Bldg 10-21 - Rear Elevation  
 Scale: 1/8" = 1'-0"



**2** Bldg 10-21 - Left Side Elevation  
 Scale: 1/8" = 1'-0"

REF SHTS A3.01 AND A3.02 FOR  
 TYPICAL NOTES AND DIMENSIONS



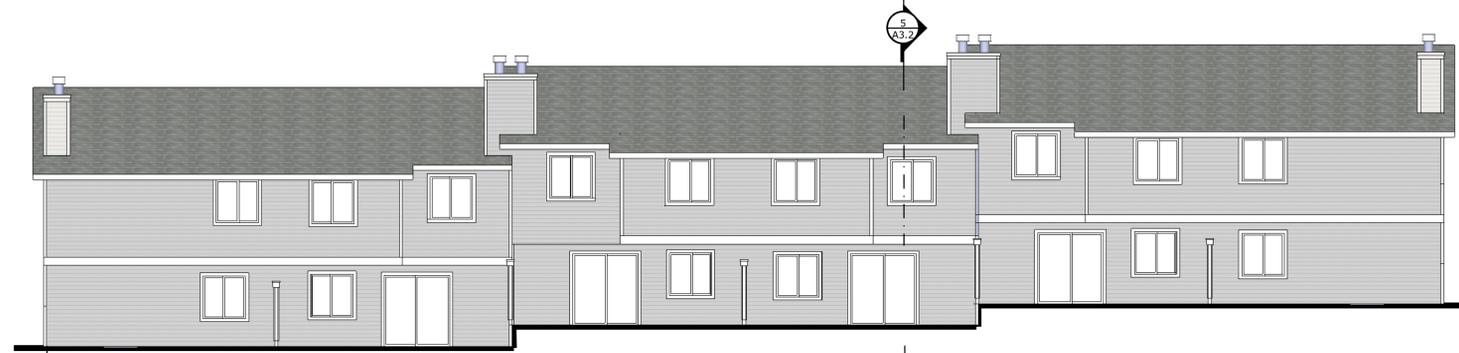
**3** Bldg 10-21 - Footprint  
 Scale: 1/8" = 1'-0"



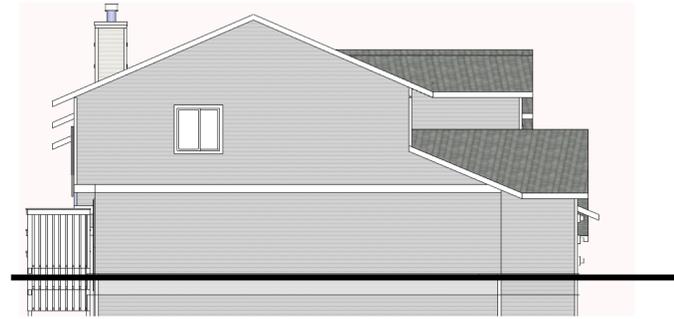
**4** Bldg 10-21 - Front Elevation  
 Scale: 1/8" = 1'-0"



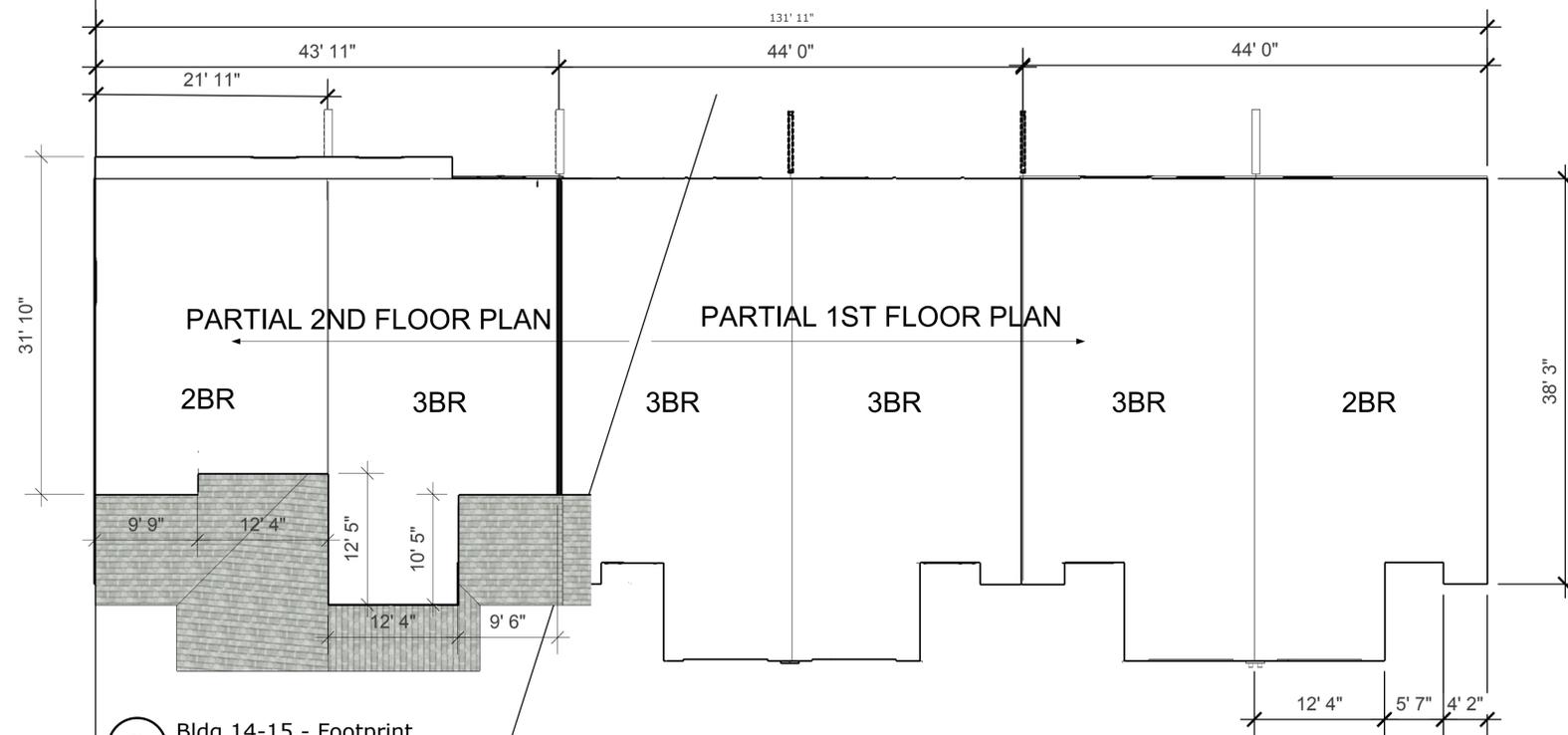
**5** Bldg 10-21 - Right Side Elevation  
 Scale: 1/8" = 1'-0"



**1** Bldg 14-15 - Rear Elevation  
 Scale: 1/8" = 1'-0"



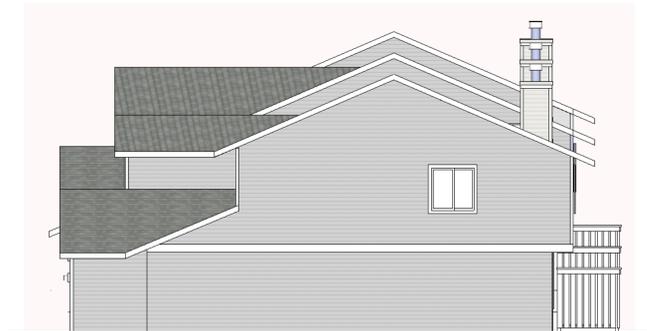
**2** Bldg 14-15 - Side Elevation  
 Scale: 1/8" = 1'-0"



**3** Bldg 14-15 - Footprint  
 Scale: 1/8" = 1'-0"



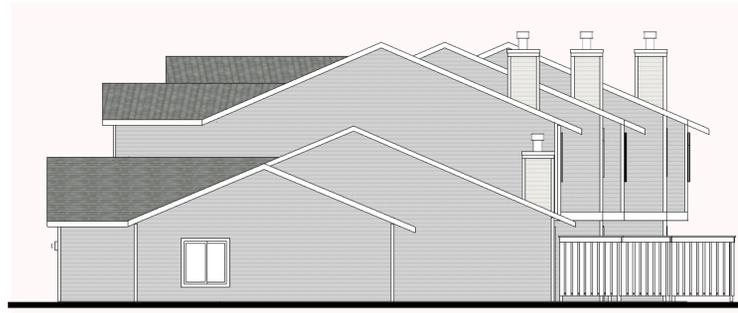
**4** Bldg 14-15 - Front Elevation  
 Scale: 1/8" = 1'-0"



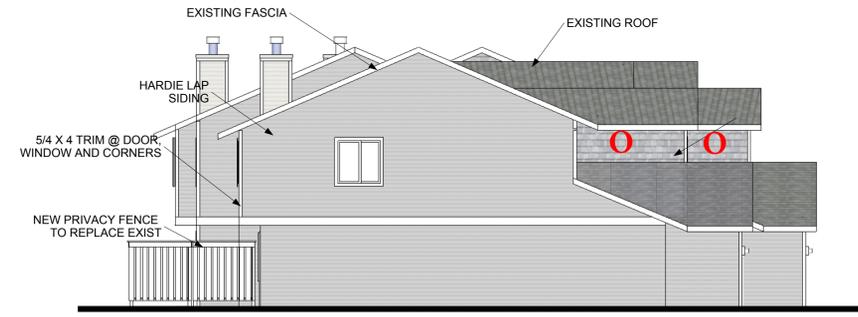
**5** Bldg 14-15 - Side Elevation  
 Scale: 1/8" = 1'-0"



**1** Bldg 16 - West Elevation  
 Scale: 1/8" = 1'-0"

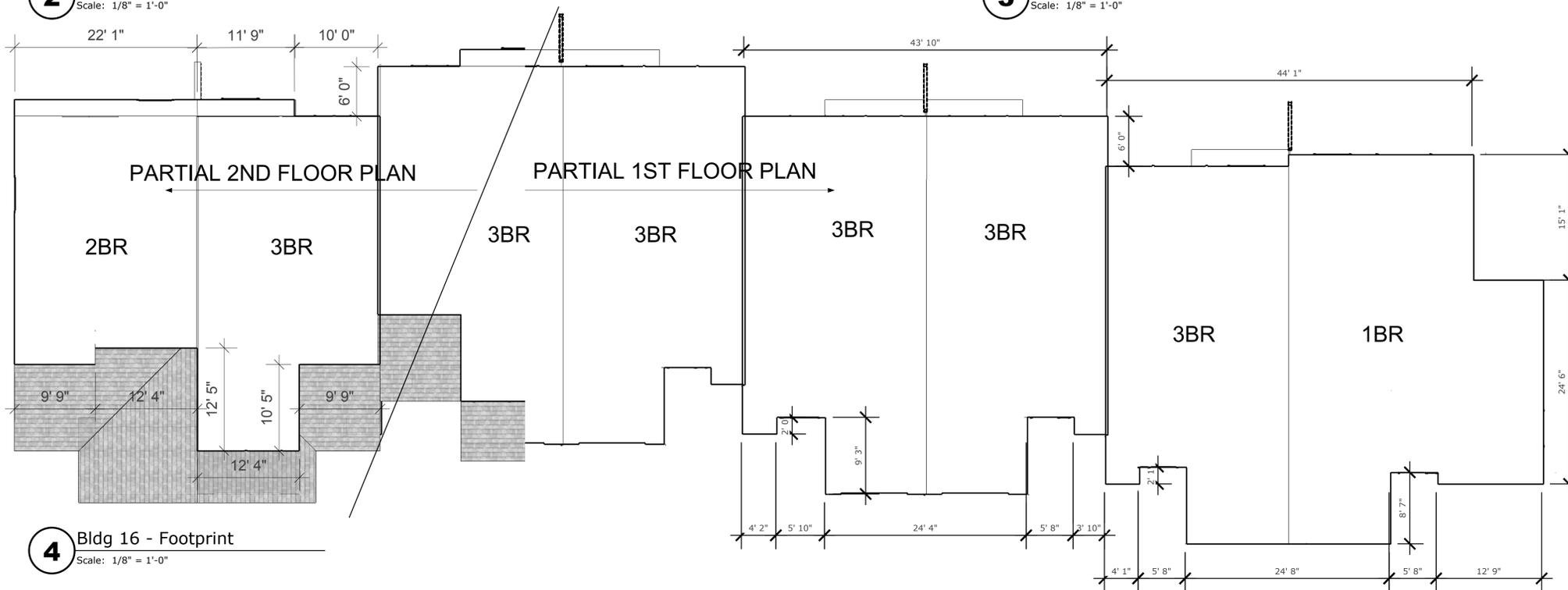


**2** Bldg 16 - South Elevation  
 Scale: 1/8" = 1'-0"



**3** Bldg 16 - North Elevation  
 Scale: 1/8" = 1'-0"

REF SHTS A3.01 AND A3.02 FOR TYPICAL NOTES AND DIMENSIONS



**4** Bldg 16 - Footprint  
 Scale: 1/8" = 1'-0"



**5** Bldg 16 - East Elevation  
 Scale: 1/8" = 1'-0"

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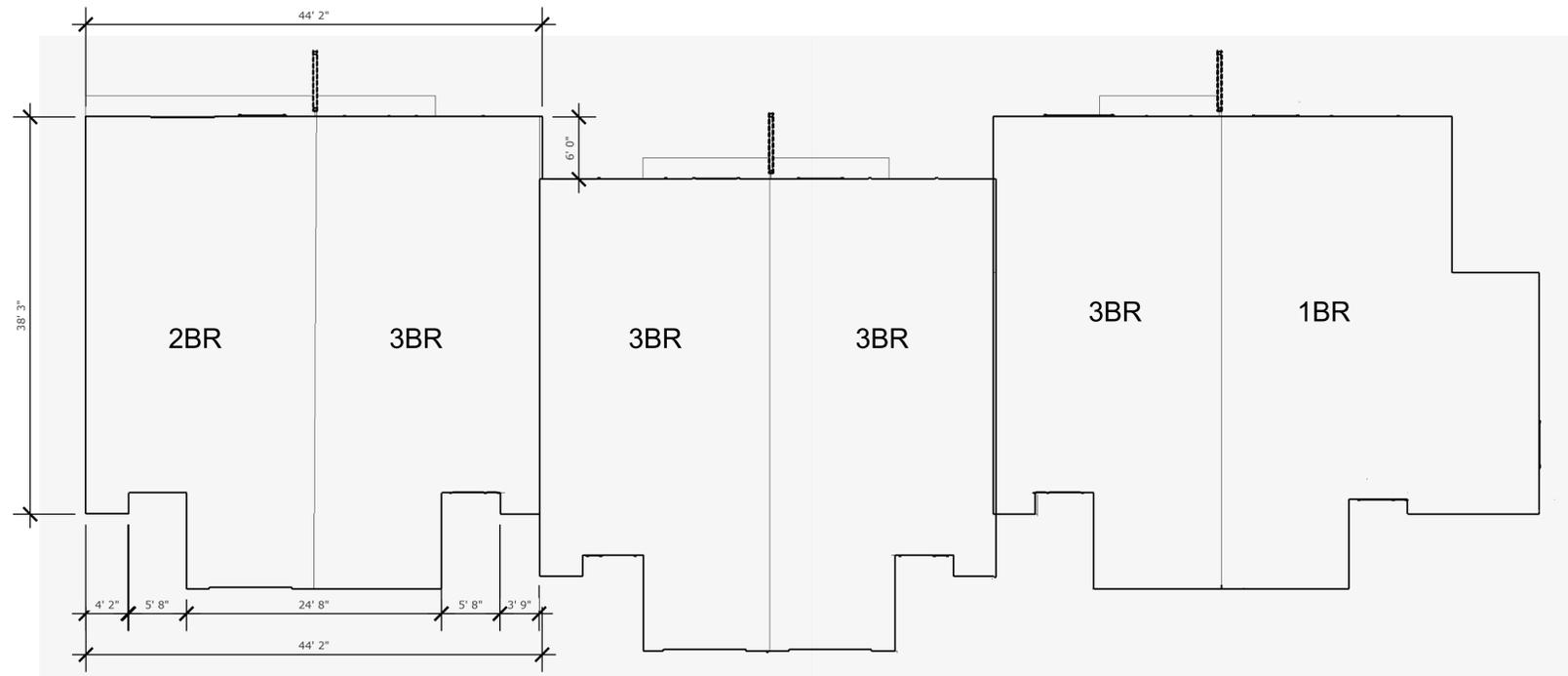
**DRAWN BY**  
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**1** Bldg 18 - Rear Elevation  
 Scale: 1/8" = 1'-0"



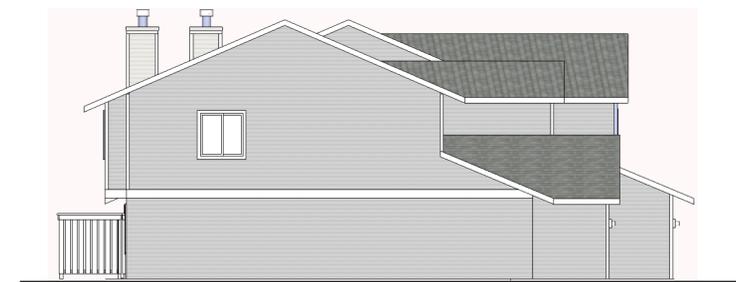
**2** Bldg 18 - Left Side Elevation  
 Scale: 1/8" = 1'-0"



**3** Bldg 18 - Footprint  
 Scale: 1/8" = 1'-0"



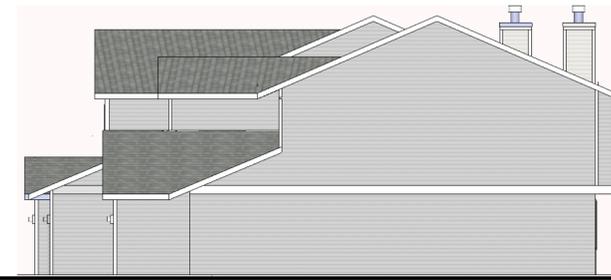
**4** Bldg 18 - Front Elevation  
 Scale: 1/8" = 1'-0"



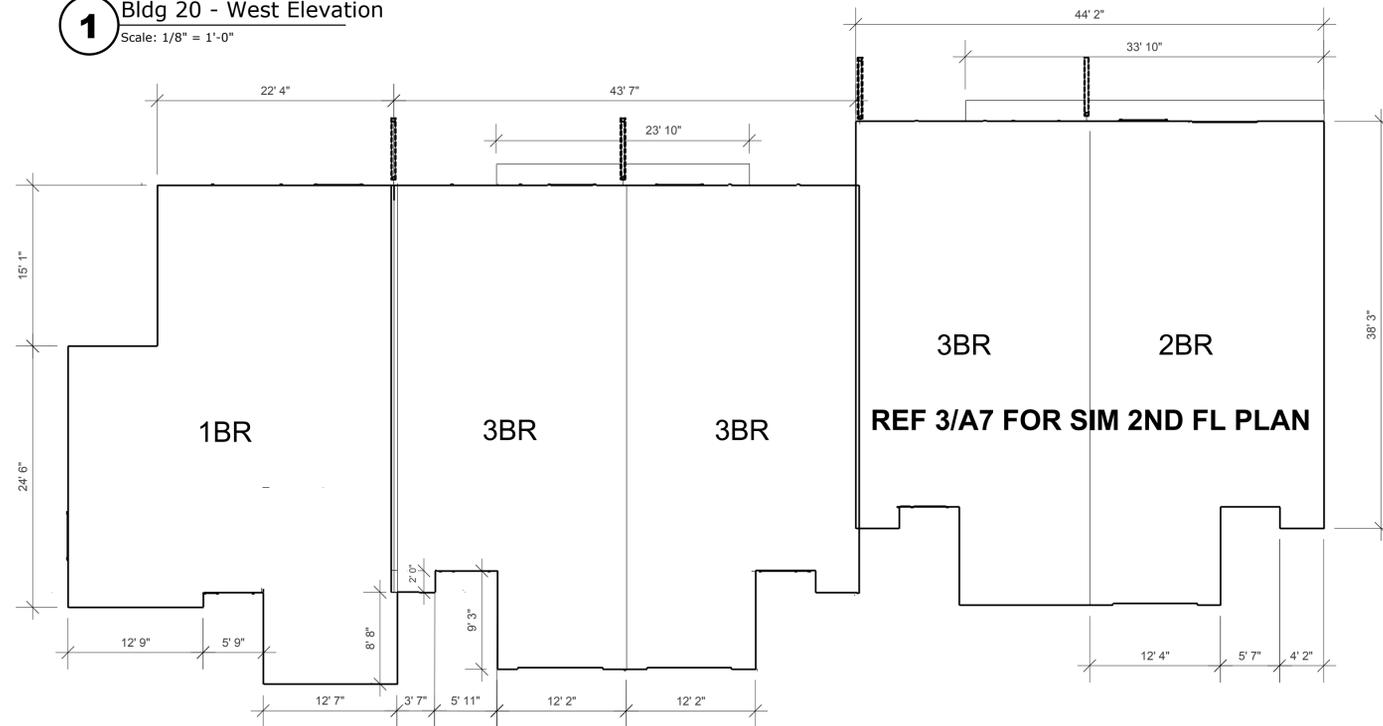
**5** Bldg 18 - Right Side Elevation  
 Scale: 1/8" = 1'-0"



**1** Bldg 20 - West Elevation  
 Scale: 1/8" = 1'-0"



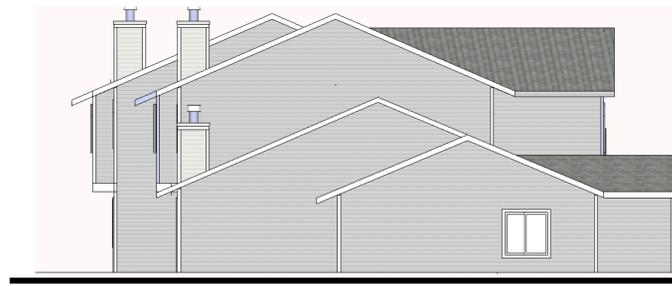
**2** Bldg 20 - North Elevation  
 Scale: 1/8" = 1'-0"



**3** Bldg 20 - Footprint  
 Scale: 1/8" = 1'-0"



**4** Bldg 20 - East Elevation  
 Scale: 1/8" = 1'-0"



**5** Bldg 20 - South Elevation  
 Scale: 1/8" = 1'-0"

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# 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:
    - a. Have Industrial Insurance (workers' compensation) coverage for the bidder's employees working in Washington, as required in Title 51 RCW;
    - b. Have a Washington Employment Security Department number, as required in Title 50 RCW;
    - c. Have a Washington Department of Revenue 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).

## 1.1 SUBCONTRACTOR RESPONSIBILITY

- A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the Owner, the Contractor shall promptly provide documentation to the Owner demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.
- B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:
1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
  2. Have a current Washington Unified Business Identifier (UBI) number;
  3. If applicable, have:
    - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
    - b. A Washington Employment Security Department number, as required in Title 50 RCW;
    - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
    - d. An electrical contractor license, if required by Chapter 19.28 RCW;
    - e. An elevator contractor license, if required by Chapter 70.87 RCW.
  4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

# INSTRUCTIONS TO BIDDERS

## 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 building envelope projects, in occupied buildings, of similar scope and complexity.
- C. Subcontractors shall have had three years minimum experience licensed in Washington State in the specific specialty contracting business.

## 1.3 PREPARATION OF BIDS – CONSTRUCTION

- A. Bids must be submitted on the Bid Form furnished by the Owner.
- B. All fields and questions on required forms must be fully answered and complete. Failure to do so may result in the bid being declared non-responsive.
- C. The Bid shall comply with the following requirements:
  - 1. Pursuant to RCW 39.30.060, the Bidder shall provide names of the Subcontractors with whom the Bidder will subcontract for performance of heating, ventilation and air conditioning (HVAC), plumbing, and electrical.
  - 2. The Bidder can name itself for the performance of the work.
  - 3. The Bidder shall not list more than one Subcontractor for each category of work identified.
  - 4. Failure of the Bidder to list Subcontractors or to name itself to perform such work may render the Bidder's bid nonresponsive and, therefore, void.
- D. 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.
- E. In order for a bid to be considered responsive, bidders must submit the following signed documents with their bid package:

# INSTRUCTIONS TO BIDDERS

1. Bid Form
2. Bidder's Information Form
3. Bid Guarantee
4. Contractor Certification of Prevailing Wage Responsibilities

F. The Bidder agrees to hold the base bid prices for sixty (60) days from date of bid opening.

## 1.4 BID GUARANTEE

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

## 1.5 AMMENDMENTS TO INVITATION TO BID

- A. If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.
- B. Bidders shall acknowledge receipt of all addenda to this solicitation by inserting the addenda numbers in the space provided on the Bid Form. Failure to do so may result in the bid being declared non-responsive.
  1. Bidder is responsible for checking KCHA's website for addenda prior to submitting bid.

## 1.6 PRE-BID MEETING

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

## 1.7 EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE

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

# INSTRUCTIONS TO BIDDERS

labor; and available facilities for transportation, handling, and storage of materials and equipment.

## 1.8 EXPLANATION TO PROSPECTIVE BIDDERS

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

Alisha Benavides  
King County Housing Authority  
600 Andover Park W  
Tukwila, WA 98188  
Email: alishaB@kcha.org

## 1.9 PREVAILING WAGES

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

## 1.10 TAXES

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

## 1.11 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

## 1.12 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.

## 1.13 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.

## 1.14 BID EVALUATION

- A. Responsive Bids: A bid will be considered responsive if it meets the conditions of the solicitation, in addition to but not limited to the following requirements:
1. Bid is received not later than the time and date specified.
  2. Bid is submitted in the proper format on the form(s) provided.
  3. Bid includes the complete scope of work as defined in bid package.
  4. Bid does not include any exclusions or qualifications.
  5. Bid includes Unit and Lump Sum Costs as listed in Proposal Form.
  6. Forms are complete.
- B. After bid opening, bids will be checked for correctness of bid item prices, extensions and the total bid price. Discrepancies shall be resolved by accepting the bid item prices and the corrected extensions and total bid price.
- C. Responsible Bidders: the Owner will award contracts only to responsible bidders who demonstrate the ability to successfully perform under the terms and conditions as set forth in the Contract Documents and have successfully completed projects similar in scope and complexity.

# INSTRUCTIONS TO BIDDERS

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.

## 1.15 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 and an approved Statement of Intent to Pay Prevailing Wages shall be submitted to the Owner within 14 days of contract award. A Notice to Proceed shall be issued immediately after receipt.
- 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. "Contract Documents" means the Instructions to Bidders, Specifications, Plans, General Conditions, Contractor Certification of Prevailing Wage Responsibilities, Prevailing Wage Rates, Bid Form, Contract Form, other Special Forms, Drawings and Specifications, and all Addenda and modifications thereof.
- B. "Contract Sum" is the total amount payable by Owner to Contractor for performance of the Work in accordance with the Contract Documents.
- C. "Day" means calendar day, unless otherwise specified.
- D. "Contract Time" is the number of consecutive Days allotted in the Contract Documents for achieving completion of the Work.
- E. "Notice to Proceed" means a notice from Owner to Contractor that defines the date on which the Contract Time begins to run.
- F. "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.
- G. "Final Acceptance" means the acceptance by Owner that the Contractor has completed the requirements of the Contract Documents.
- H. "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.
- I. "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.
- J. "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.
- K. "Property Manager" means the property management company, its officers and employees.
- L. "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.
- M. "Manager" means the person who is an authorized agent of the King County Housing Authority to administer the Contract.
- N. "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.
- O. "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.
- P. "Subcontractor" means any supplier, vendor, or firm that furnishes supplies, materials, equipment, or services to or for the Contractor or another Subcontractor.

# GENERAL CONDITIONS

## 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.
  - 2. Insurance Services Office covering Automobile Liability, code 1 (any auto).
  - 3. Workers' Compensation insurance as required by State law and Employer's Liability Insurance.
  - 4. Professional Liability / Errors and Omission (when applicable).
  - 5. Builders Risk (Property / Course of Construction insurance covering for all risks of loss for all projects in excess of \$250,000.00)

### 2.3 MINIMUM LIMITS OF INSURANCE

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

# GENERAL CONDITIONS

## 2.4 DEDUCTIBLES AND SELF INSURED RETENTION

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

## 2.5 OTHER INSURANCE PROVISIONS

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

## 2.6 ACCEPTABILITY OF INSURERS

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

## 2.7 VERIFICATION OF COVERAGE

- A. Contractor shall furnish the Owner with original certificates and amendatory endorsements effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Owner before work commences in sufficient time to permit contractor to remedy any deficiencies. The Owner reserves the

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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 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.

## 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:
  - 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

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and Industries of the State of Washington, and the Director's decision shall be final and conclusive and binding on all parties involved in the dispute.

- B. Before commencing the Work, Contractor shall file a statement of "Intent to Pay Prevailing Wages."
- C. After completion of the Work, Contractor shall file an "Affidavit of Wages Paid."

## 3.4 EQUAL EMPLOYMENT OPPORTUNITY

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

## 3.5 SAFETY PRECAUTIONS

- A. In performing this contract, the Contractor shall provide for protecting the lives and health of employees and other persons; preventing damage to property, materials, supplies, and equipment; and avoid work interruptions. For these purposes, the Contractor shall:
  - 1. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific safety plan to the Owner's representative prior to the initial scheduled construction meeting.
  - 2. Provide adequate safety devices and measures including, but not limited to, the appropriate safety literature, notice, training, permits, placement and use of barricades, signs, signal lights, ladders, scaffolding, staging, runways, hoist, construction elevators, shoring, temporary lighting, grounded outlets, wiring, hazardous materials, vehicles, construction processes, and equipment required by Chapter 19.27 RCW, State Building Code (Uniform Building, Electrical, Mechanical, Fire, and Plumbing Codes); Chapter 212-12 WAC, Fire Marshal Standards, Chapter 49.17 RCW, WISHA; Chapter 296-155 WAC, Safety Standards for Construction Work; Chapter 296-65 WAC; WISHA Asbestos Standard; WAC 296-62-071, Respirator Standard; WAC 296-62, General Occupation Health Standards, WAC 296-24, General Safety and Health Standards, WAC 296-24, General Safety and Health Standards, Chapter 49.70 RCW, and Right to Know Act.
  - 3. Comply with the State Environmental Policy Act (SEPA), Clean Air Act, Shoreline Management Act, and other applicable federal, state, and local statutes and regulations dealing with the prevention of environmental pollution and the preservation of public natural resources.
  - 4. Post all permits, notices, and/or approvals in a conspicuous location at the construction site.
  - 5. Provide any additional measures that the Owner determines to be reasonable and necessary for ensuring a safe environment in areas open to the public. Nothing in this part shall be construed as imposing a duty upon the Owner to prescribe safety conditions relating to employees, public, or agents of the Contractors.
- B. Contractor to maintain safety records: Contractor shall maintain an accurate record of exposure data on all incidents relating to the Work resulting in death, traumatic injury, occupational disease, or damage to property,

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materials, supplies, or equipment. Contractor shall immediately report any such incident to Owner. Owner shall, at all times, have a right of access to all records of exposure.

- C. Contractor to provide HazMat training: Contractor shall provide all persons working on the Project site with information and training on hazardous chemicals in their work at the time of their initial assignment, and whenever a new hazard is introduced into their work area.
1. Information. At a minimum, Contractor shall inform persons working on the Project site of:
    - a. WAC: The requirements of chapter 296-62 WAC, General Occupational Health Standards;
    - b. Presence of hazardous chemicals: Any operations in their work area where hazardous chemicals are present; and
    - c. Hazard communications program: The location and availability of written hazard communication programs, including the required list(s) of hazardous chemicals and material safety data sheets required by chapter 296-62 WAC.
  2. Training. At a minimum, Contractor shall provide training for persons working on the Project site which includes:
    - a. Detecting hazardous chemicals: Methods and observations that may be used to detect the presence or release of a hazardous chemical in the work area (such as monitoring conducted by the employer, continuous monitoring devices, visual appearance or odor of hazardous chemicals when being released, etc.);
    - b. Hazards of chemicals: The physical and health hazards of the chemicals in the work area;
    - c. Protection from hazards: The measures such persons can take to protect themselves from these hazards, including specific procedures Contractor, or its Subcontractors, or others have implemented to protect those on the Project site from exposure to hazardous chemicals, such as appropriate work practices, emergency procedures, and personal protective equipment to be used; and
    - d. Hazard communications program: The details of the hazard communications program developed by Contractor, or its Subcontractors, including an explanation of the labeling system and the material safety data sheet, and how employees can obtain and use the appropriate hazard information.
- D. Hazardous, toxic or harmful substances: Contractor's responsibility for hazardous, toxic, or harmful substances shall include the following duties:
1. Illegal use of dangerous substances: Contractor shall not keep, use, dispose, transport, generate, or sell on or about the Project site, any substances now or hereafter designated as, or which are subject to regulation as, hazardous, toxic, dangerous, or harmful by any federal, state or local law, regulation, statute or ordinance (hereinafter collectively referred to as "hazardous substances"), in violation of any such law, regulation, statute, or ordinance, but in no case shall any such hazardous substance be stored on the Project site.
  2. Contractor notifications of spills, failures, inspections, and fines: Contractor shall promptly notify Owner of all spills or releases of any hazardous substances which are otherwise required to be reported to any regulatory agency and pay the cost of cleanup. Contractor shall promptly notify Owner of all failures to comply with any federal, state, or local law, regulation, or ordinance; all inspections of the Project site by any regulatory entity concerning the same; all regulatory orders or fines; and all responses or interim cleanup actions taken by or proposed to be taken by any government entity or private party on the Project site.
- E. Public safety and traffic: All Work shall be performed with due regard for the safety of the public. Contractor shall perform the Work so as to cause a minimum of interruption of vehicular traffic or inconvenience to pedestrians. All arrangements to care for such traffic shall be Contractor's responsibilities. All expenses involved in the maintenance of traffic by way of detours shall be borne by Contractor.
- F. Contractor to act in an emergency: In an emergency affecting the safety of life or the Work or of adjoining property, Contractor is permitted to act, at its discretion, to prevent such threatened loss or injury, and Contractor shall so act if so authorized or instructed.
- G. No duty of safety by Owner: Nothing provided in this section shall be construed as imposing any duty upon Owner with regard to, or as constituting any express or implied assumption of control or responsibility over,

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Project site safety, or over any other safety conditions relating to employees or agents of Contractor or any of its Subcontractors, or the public.

## 3.6 INDEPENDENT CONTRACTOR

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

## 3.7 OPERATIONS, MATERIAL HANDLING, AND STORAGE AREAS

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

## 3.8 PRIOR NOTICE OF EXCAVATION

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

## 3.9 UNFORESEEN PHYSICAL CONDITIONS

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

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

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

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## 3.11 MATERIAL AND EQUIPMENT

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

## 3.12 CORRECTION OF NONCONFORMING WORK

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

## 3.13 CLEAN UP

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

## 3.14 SUBCONTRACTORS AND SUPPLIERS

- A. Contractor shall utilize Subcontractors and suppliers which are experienced and qualified.
- B. By appropriate written agreement, Contractor shall require each Subcontractor to be bound to Contractor by terms of those Contract Documents, and to assume toward Contractor all the obligations and responsibilities which Contractor assumes toward Owner in accordance with the Contract Documents. Each Subcontract shall preserve and protect the rights of Owner in accordance with the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights. Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. However, nothing in this paragraph shall be construed to alter the contractual relations between Contractor and its Subcontractors with respect to insurance or bonds.
- C. Contractor shall schedule, supervise, and coordinate the operations of all Subcontractors. No Subcontracting of any of the Work shall relieve Contractor from its responsibility for the performance of the Work in accordance with the Contract Documents or any other obligations of the Contract Documents.
- D. It is the Contractor's responsibility to pay its Subcontractors and material suppliers on a timely basis. The Owner reserves the right to withhold a portion of the Contractor's payment if the Contractor fails to make timely payments to the Subcontractors and material suppliers.
- E. The Contract Documents shall not be construed to create a contractual relationship of any kind between the Owner and any Subcontractor; or any persons other than Owner and Contractor.
- F. The Contractor shall not enter into any subcontract with any subcontractor who has been suspended or debarred from participating in contracting programs by any agency of the United States Government or by any state, territory, or municipality.

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## 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.

## 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.

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## PART 4 - PAYMENTS AND COMPLETION

### 4.1 CONTRACT SUM

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

### 4.2 APPLICATION FOR PAYMENT

- A. At monthly intervals, unless determined otherwise by Owner, Contractor shall submit to Owner an Application for Payment for Work completed in accordance with the Contract Documents. Each application shall be supported by such substantiating data as Owner may require.
- B. Each invoice shall include the following statement: "I hereby certify that the items listed are proper charges for materials, merchandise or services provided to the King County Housing Authority, and that all goods and/or services have been provided; that prevailing wages have been paid in accordance with the approved statements of intent filed with the Department of Labor and Industries; and that sub-contractors and/or suppliers have been paid, less earned retainage, as their interest appears in the last payment received."
- C. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule. Each Application for Payment shall be consistent with previous applications and payments.
- D. Owner shall retain 5% of the amount of each progress payment until 45 Days after Final Acceptance and receipt of all documents required by law or the Contract Documents, including releases by Washington State Employment Security Department and Washington State Department of Revenue, Department of Labor & Industries, and consent of surety to release of the retainage.
- E. 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.
- 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

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Contract Time, and for every act or omission of Owner relating to or arising out of the Work, except for those Claims made in accordance with the procedures, including the time limits, set forth in PART 7 - .

## PART 5 - CHANGES

### 5.1 CHANGE IN THE WORK

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

### 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&L.
      - 4) Federal Insurance. Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.
      - 5) Safety and small tools: 4% of the sum of the amounts calculated in (1), (2), and (3) above.
    - b. Material Costs: Material costs and applicable sales tax shall be developed from actual known costs, supplier quotations or standard industry pricing guides and shall consider all available discounts. Freight costs, express charges, or special delivery charges shall be itemized.
    - c. Equipment Costs: Itemization of the type of equipment and the estimated or actual length of time the equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for equipment and applicable sales tax only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. The Date Quest Rental Rate (Blue Book) shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed 50% of the applicable rate.
    - d. Allowance for Overhead: This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time and any other cost incidental to the change in the Work. This allowance shall be strictly limited in all cases an amount not to exceed the following:
      - 1) For Contractor, for any Work actually performed by Contractor's own forces, 16% of the cost.

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- 2) For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the cost.
- 3) For Contractor, for any Work performed by its Subcontractor(s), 6% of the amount due each Subcontractor.
- 4) For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 5% of the amount due the sub-Subcontractor.

e. Allowance for Profit:

- 1) For Contractor or Subcontractor of any tier for work performed by their forces, 5% of the cost developed in accordance with subsections a, b & c above.
- 2) For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 5% of the Subcontractor cost.

f. Insurance or Bond Premium: The costs of any change or additional premium of Contractor's liability insurance and public works bond arising directly from the changed Work. The costs of any change in insurance or bond premium shall be added after overhead and profit are calculated.

B. Change Order Pricing - Unit Prices

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

## 5.3 CHANGE IN THE CONTRACT TIME

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

## PART 6 - CLAIMS AND DISPUTE RESOLUTION

### 6.1 CLAIMS PROCEDURE

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

# GENERAL CONDITIONS

## 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.
- 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.

# GENERAL CONDITIONS

- E. If the unpaid balance of the Contract Sum exceeds the cost of finishing the Work, including compensation for A/E services and expenses made necessary thereby and any other extra costs or damages incurred by Owner in completing the Work, or as a result of Contractor's actions, such excess shall be paid to Contractor. If such costs exceed the unpaid balance, Contractor shall pay the difference to Owner. Contractor shall also be liable for liquidated damages until such reasonable time as may be required for Completion. These obligations for payment shall survive termination.
- F. Termination of the Work in accordance with this section shall not relieve Contractor or its surety of any responsibilities for Work performed.
- G. If Owner terminates Contractor for cause, and it is later determined that none of the circumstances set forth in 7.1A exist, then such termination shall be deemed a termination for convenience pursuant to 7.2.

## 7.2 TERMINATION BY OWNER FOR CONVENIENCE

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

## PART 8 - MISCELLANEOUS PROVISIONS

### 8.1 RECORDS KEEPING AND REPORTING

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

### 8.2 AUDITS AND INSPECTIONS

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

### 8.3 ORGANIZATION CONFLICTS OF INTEREST

- A. The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under this Contract and the Contractor's organizational, financial, contractual or other interests are such that:
  - 1. Award of the Contract may result in an unfair competitive advantage; or
  - 2. The Contractor's objectivity in performing the Contract work may be impaired.
- B. The Contractor agrees that if after award they discover an organizational conflict of interest with respect to this Contract, they shall make an immediate and full disclosure in writing to the Contracting Officer, which shall

# GENERAL CONDITIONS

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:

WALNUT PARK BUILDING ENVELOPE UPGRADES  
BUILDINGS 14 – 21

CONTRACT NO. HW1501130

## BID FORM

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

on this date: \_\_\_\_\_, 2015, 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)

**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.

**SUBMITTED ON** \_\_\_\_\_ day of \_\_\_\_\_ 2015

\_\_\_\_\_  
Signature of Bidder

\_\_\_\_\_  
Print Your Name

# 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  See Instructions to Bidders, Part 1.3, C

Subcontractors Name	Subcontractor's UBI#	Phone Number	Trade	Years in Business
1.			HVAC	
2.			PLUMBING	
3.			ELECTRICAL	
4.				
5.				
6.				
7.				
8.				

## 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: \_\_\_\_\_

\_\_\_\_\_

# BIDDER INFORMATION

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: \_\_\_\_\_

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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: \_\_\_\_\_

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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>
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_____	_____	_____
_____	_____	_____

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: \_\_\_\_\_

**Contractor Certification of Prevailing Wage Responsibilities:**

Number of public work Prevailing Wage projects the contractor has completed: None:  1-3  4-6  7-9  10+

	Yes	No
I understand this construction project is subject to Washington State Prevailing Wages and non-compliance with this requirement is a violation of Washington State Law.		
I understand failure to comply with Washington State Prevailing Wage statutes could result in criminal and/or civil penalties and may result in the future debarment from working for KCHA.		
I understand that all wages paid to all workers (whether my employees or the employees of a subcontractor) must be at the Prevailing Wage for the proper job classification (Laborer, Painter, Carpenter, etc.) and that the wage classifications are made at the sole discretion of Labor & Industries. I further acknowledge I have familiarized myself with the applicable prevailing wage rates as published by Labor & Industries and that these wages are incorporated into my bid.		
I understand all workers on the project whether my employees or employees of a subcontractor are to be paid according the required applicable hourly wage rates and workers are not to be paid for piecework.		
I understand I must receive an approved Statement of Intent to Pay Prevailing Wages from L & I before any payments can be made on the contract.		
I understand a Statement of Intent to Pay Prevailing Wages must be approved by L & I for any subcontractor on the project before payments for their work can be made on the contract.		
I understand that retention will not be released until KCHA has received all applicable approvals from pertinent government agencies including an approved Affidavit of Wages Paid for all (prime and subcontractor) workers from L & I.		
I acknowledge that I have read and understand the statutory requirements associated with the administration of a Prevailing Wage project and agree to comply in all respects.		
I understand workers may be interviewed regarding their wages by KCHA, Labor & Industries and/or representatives of interested labor unions as provided by law.		
I understand that as the Prime Contractor, I am responsible for ensuring that any subcontractor(s) with whom I have hired comply with all aspects of the Prevailing Wage statutes and that I agree to be financially responsible for any failure on the part of my subcontractor(s) to comply in full with these requirements.		
I understand that all subcontractors must meet KCHA's General Conditions regarding Subcontractors as set forth in the Contract and General Conditions of the contract. I agree to submit to KCHA in writing all proposed subcontractors and that I must receive written approval from KCHA prior to their work on site. I further agree to make sure the subcontractor(s) have an approved Statement of Intent to Pay Prevailing Wages from L & I before they are allowed to work on site.		
I understand that in the event there are wage disputes, subcontractor or vender claims, KCHA may withhold payment on the contract and that it is the Contractor's responsibility to pay its Subcontractors and material suppliers on a timely basis.		

The individual signing this Certification warrants and represents for them self and for their company that they are duly authorized to sign this Certification.

\_\_\_\_\_ Title: \_\_\_\_\_  
 (Name of responsible official)

\_\_\_\_\_ Date: \_\_\_\_\_  
 (Signature)

# 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 \_\_\_\_\_, referred to as the "Contractor", whose principal office is located at \_\_\_\_\_.

**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. General Conditions
7. Prevailing Wage Rates
8. Contractor Certification of Prevailing Wage Responsibilities

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: Walnut Park Building Envelope Upgrades

Contract No.: HW1501130

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

1.4 Duration of Contract: The Contractor shall commence work after receipt of Notice to Proceed, follow the schedule specified in the contract documents, and all work must be completed within one hundred twenty (120) consecutive calendar days from the date of the Notice to Proceed unless sooner terminated pursuant to the General Conditions. Upon expiration of the original Contract term, the Contract, at the Owner's sole discretion, may be extended for a period determined by the Owner.

1.5 Liquidated Damages: Timely performance and completion of the Work is essential to Owner and time limits stated in the Contract Documents are of the essence. If Completion of the Work does not occur within the Contract Time, the Contractor agrees that Liquidated Damages in the amount of \$ 500 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 \_\_\_\_\_, 2015

Contractor

Owner

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

\_\_\_\_\_  
Stephen Norman  
Executive Director  
KING COUNTY HOUSING AUTHORITY



**PROVIDE**

**GENERAL LIABILITY  
ENDORSEMENT**

**and**

**AUTO LIABILITY  
ENDORSEMENT**