ATTACHMENT A:

SEATTLE SCHOOL LEASE AGREEMENT

LEASE AGREEMENT

PART I - LEASE COVER SHEET

Open School-Exclusive Use and Joint Use

Contract No. A5

School: Rainier Beach

Date: October 1, 2014

Recitals

The Health Resources and Services Administration ("HRSA") has granted \$212,590 to King County to renovate its school-based health center at Rainier Beach High School under the Affordable Care Act Grants for School-Based Health Center Capital Program. The City of Seattle has granted \$63,000 to King County for this project via its Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG"). In order to satisfy grant conditions, provisions pertaining to both of these agencies are included in this Lease.

1. Basic Lease Information

1.1 Lease Reference Date: October 1, 2014

1.2 Tenant: King County, a political subdivision of the State of Washington

1.3 Notices to Tenant:

King County Real Estate Services

500 Fourth Avenue, Room 830

Seattle, WA 98104

Attn: Real Estate Services Manager

Notice to HRSA:

HRSA Bureau of Primary Health Care

Office of Policy & Program Development

Fishers Lane

Rockville, MD 20857 Attn: Miguel Greer

Notice to the City of Seattle:

Seattle Human Services Department

P.O. Box 34215

Seattle, WA 98124-4215

Attn: Ken Astrein

1.4 Landlord: Seattle School District No. 1 (the "District")

1.5 Landlord Address:

Property Management Office, MS 32-151

Seattle School District No. 1

P O Box 34165 Seattle, WA 98124-1165

1.6 Premises:

Teen Health Center, consisting of 1100 square feet located in the northeast corner of Building A, adjacent to the corner of Hamlet Avenue and Seward Park Avenue, which Premises are depicted in Exhibit A.

1.7 Building:

The building known as Rainer Beach High School, located at 8815 Seward Park S., Seattle, WA 98118, which is situated on the Land (the "Building").

1.8 Land:

The real property more particularly described on Exhibit B attached hereto (the "Land").

1.9 Lease Term:

Commencing on October 1, 2014 (the "Commencement Date") and terminating on June 30, 2019, ("the Termination Date"), with two options that may be exercised by Tenant to extend an additional five (5) years to June 30, 2024 and June 30, 2029, with the end of each of these additional terms being a Termination Date.

Use: Teen Health Center

Permitted Use Hours: School Year: Monday – Friday 7 a.m. to 3:30 p.m., except during Legal Holidays and other School Breaks ("Normal Academic Hours"). During other School Breaks Permitted Use Hours include those times when the Building is open and staffed, which times will be treated as Normal Academic Hours for the purpose of assessing custodial and utility services under Section 3 of this Lease.

Requests for access to the Premises during Legal Holidays and any other days or hours not specified in this Section 1.9 shall be submitted in writing and approved by the School Principal. Such requests shall be assessed by the School Principal on a case-by-case basis. Requests shall be submitted by Tenant to the School Principal in writing at least TEN (10) working days in advance. Tenant agrees to pay all applicable charges for such additional uses if approved.

In cases of emergency school closures due to inclement weather, natural disaster, fire, or other casualty, Tenant will have access to the Premises on the same basis as for other School Breaks.

1.10 Rent:

The value of the base rent for the Premises is established at \$353.00 per month from October 1, 2014 through June 30, 2019. This rate is subject to an annual CPI increase and adjustment to meet Seattle Public Schools Land Value requirements, provided that such increase and adjustment may only be applied if Landlord is implementing a uniform policy for

such increases and adjustments for School District No. 1. In consideration of the program alignment services to be provided by Tenant to Landlord as described in the Memorandum of Understanding School Alignment 2014-19 attached as Exhibit E ("MOU"), Landlord agrees to provide the Premises to Tenant free of the base rent stated herein; however, such free rent is contingent on: Tenant's performance of the services and satisfaction of the criteria as stated in the MOU or any amendment, extension or renewal thereof. If Tenant fails to perform the above conditions stated herein, Tenant agrees to pay the base rent established in this section for all periods during which it fails to perform.

1.11 Security Deposit: \$0.

1.12 Permitted Use:

Tenant is permitted to operate a teen health center on the Premises. The School Nurse's office is co-located within the Premises. Tenant bears no responsibility for the activities associated with the School Nurse's office that occur within the Premises, and specifically disclaims liability for any such activities.

1.13 Cancellation:

This Lease shall be subject to cancellation by Landlord prior to the Lease Termination Date upon 90 days advance written notice. This Lease shall be subject to cancellation by Tenant prior to the Lease Termination Date upon 90 days advance written notice. In addition, Tenant's obligations to Landlord, if any, that extend beyond a current year are contingent upon approval of the Lease by the King County Council or appropriation by the King County Council of sufficient funds to pay such obligations. Should such approval or appropriation not occur, this Lease and all Tenant's obligations hereunder will terminate at the end of the current calendar year, and Tenant will not be subject to any obligation under this Lease to provide advance notice of termination or pay any early termination penalties.

1.14 Early Termination Penalty:

If Landlord terminates this Lease prior to the Termination Date it shall pay Tenant the costs of Tenant's Work performed under this Lease. If Tenant terminates this Lease prior to the Termination Date without giving the full 90-day written notice to Landlord, Tenant agrees to pay Landlord the base rent as established in Section 1.10 of Part I of this Lease, prorated for each day of late notice. For example, if this Lease expires on August 31, 2015, Tenant gives its notice of early termination on July 10, 2015, Tenant shall pay Landlord 38 days of base rent. This Section 1.14 shall not apply if the King County Council fails to approve this Lease or appropriate sufficient funds to pay Tenant's obligations to Landlord as set forth in Section 1.13 of this Lease.

1.15 The following Attachments and Exhibits are incorporated herein as part of this Lease:

Lease Agreement - Part II

Exhibit A: Diagram of the Premises
Exhibit B: Legal Description of Land

Exhibit C: General Rules and Regulations For Use of School Facilities

Exhibit D: Holiday/Vacation Schedule and Charges

Exhibit E Memorandum of Understanding School Alignment 2014-19

Exhibit F: Work Letter Agreement

2. Tenant Improvements

2.1 Tenant shall construct the Tenant's Work pursuant to the provisions of the Work Letter Agreement attached as Exhibit F. Tenant and Landlord have agreed in writing to the Final Approved Design described in Exhibit F ("Tenant's Work") and the Final Project Budget ("Budget") also described in Exhibit F.

The Commencement Date of this Lease shall precede the commencement of Tenant's Work. Tenant shall Substantially Complete or cause to be Substantially Completed all of Tenant's Work, subject to punch list items, in accordance with the Work Letter Agreement.

2.2 Tenant Delay: Tenant shall have no liability for loss or damage to Landlord resulting in any delay in the Substantial Completion of Tenant's Work.

3. Custodial and Utilities Services

If Tenant chooses to operate outside of Normal Academic Hours, Tenant agrees to pay for the heating/cooling and custodial staffing costs as indicated in Exhibit D (FY 2014-2015 Holiday/Vacation Schedule and Charges), which may be updated by Landlord, provided that such updates may only be applied if Landlord is implementing a uniform policy for such updates for School District No. 1.

4. Alterations and Improvements

Except as provided in the Work Letter Agreement, Tenant agrees to be responsible for all costs of any alterations or improvements to the Premises.

5. Use of Common Areas and Other Space in the Building

In addition to the Premises, Other Spaces in the Building may be used occasionally by the Tenant when requested rent free at the sole discretion of the School Principal or Building Manager. Tenant agrees it has an obligation to regularly inspect Other Spaces prior to its use. Other Space is used "AS IS" and use of such space by Tenant constitutes acceptance of its "AS IS" condition.

Other Spaces are spaces that are used occasionally, but not included in the Premises and not Common Areas ("Other Spaces"). The Common Areas consist of those areas of the Building that Landlord and all other occupants of the Building, and their employees, agents, customers and invitees have access to ("Common Areas"). The Tenant agrees that any damage caused by Tenant or an agent, employee, contractor, servant, invitee, licensee, or concessionaire of Tenant to any personal or real property in the Common Areas or Other Spaces shall be promptly repaired or replaced by Tenant at the Tenant's sole expense. Except as provided above, Tenant is not responsible for any maintenance or repair to the Common Areas or to Other Spaces.

6. Maintenance

- 6.1 Landlord may inspect Premises at all reasonable times to ensure Premises is kept in a neat, clean, and sanitary condition and Tenant has made all necessary repairs.
- 6.2 Tenant is required to make all necessary repairs and maintenance to the Premises as provided for in the Lease Agreement, Part II (Section 8), except it is the District's responsibility to repair any conditions tied to main building systems, structural defects in the walls, foundation or roof of the Premises or Buildings, and the following specific items:
 - (a) Repair a roof leak in a District building or portable, based on District standards and the District's priority for scheduling and making the repair;
 - (b) Repair or replace light fixtures in a District building or portable, based on District standards and the District's priority for scheduling and making the repair;
 - (c) Take down, repair or replace falling ceiling tiles (at the District's discretion) in a District building or portable caused by a roof leak (Tenant may also take down such tiles after obtaining permission from the District), based on District standards and the District's priority for scheduling and making the repair;
 - (d) Repair interior walls when the damage was caused solely by a roof leak in a District building or portable, based on District standards and the District's priority for scheduling and making the repair;
 - (e) Repair or fix water temperature problems tied to a District-owned building system, based on District standards and the District's priority for scheduling and making the repair; and
 - (f) Repair the heating and ventilation system in a District building or portable, based on District standards and the District's priority for scheduling and making the repair.
- 6.3 Landlord will repair the portions of the Premises or Building listed in Section 6.2 of this Lease based on District's standards and the District's priority for scheduling the repair at

the Landlord's sole discretion. Landlord is not responsible for any loss caused to Tenant by Landlord's failure to make these repairs. The District's priority and scheduling may push these repairs out several years.

Any repairs or improvements that are required to permit Tenant to use the Premises for the purpose(s) set forth in Section 1.12 above, or to obtain licensing for Tenant's operation shall be the sole responsibility of Tenant. Any repairs or improvements done by Tenant must have prior approval by Landlord before commencing work.

7. Special Provisions

- 7.1 Landlord, acting through its Board of Directors, has approved the scope of health services offered on the Premises.
- 7.2 Tenant shall set medical policies and procedures, hire and supervise all clinic staff, and assume responsibility for the professional activities of the staff. Landlord's role in the clinic's operation shall be confined to referring students to the clinic through the school nurse.
- 7.3 It is the policy of the Seattle School District to require written parent or guardian permission for students' visits to and treatment on the Premises. Landlord and Tenant shall cooperate in the distribution and obtaining of appropriate consent forms, which shall describe the scope of health services approved by the District, from parents and guardians of Rainier Beach High School students. Tenant will attempt to secure such written consent in all cases, and will not provide treatment and services without such written consent except in situations (e.g., STD's, drug/alcohol, and mental health) where federal and/or state law require provision of treatment or services to minors without parent/guardian consent; provided, in no event shall any treatment or services exceed the scope of health services approved by the District.
- 7.4 Tenant shall retain all medical records, and such records shall be the property of Tenant, and not a part of student's educational records.
- 7.5 Tenant acknowledges that the Seattle-King County Department of Public Health has overall responsibility for evaluation of the teen health centers.

8. [Reserved]

9. Compliance With Rules and Regulations

Tenant agrees to comply with the General Rules and Regulations For Use Of School Facilities which are attached as Exhibit C, which may be updated by Landlord, provided that such updates may only be applied if Landlord is implementing a uniform policy for such updates for School District No. 1.

10. Duty of Cooperation

Tenant will not interfere with the operation of the regular school program and will cooperate with the School Principal's reasonable guidelines and requests to assure same.

11. <u>Dispute Resolution Process</u>

In the event that Tenant is dissatisfied with issues pertaining to space use and/or access, repairs, maintenance and custodial staffing, a request can be made through the Seattle School District's Property Management Office for a meeting with the District's Executive Director of Facilities to try to reach an amicable resolution.

12. Entire Agreement

This Printed Lease, with the attached Lease Agreement Part II, and all exhibits expressly incorporated herein by reference attached hereto shall constitute the whole agreement between Landlord and Tenant. There are no terms, current or past representations, obligations, covenants or conditions other than those contained herein. No modification or amendment of this Lease shall be valid unless evidenced by an agreement in writing and signed by both Landlord and Tenant. In the event of any conflict between this Part I - Lease Cover Sheet and the terms of Part II - Lease Agreement, the terms of this Lease Cover Sheet shall control.

| Landlord: | Tenant: |
|---|---|
| By Colon DISTRICT NO. 1 By Maneyer Date Celebra 8, 2014 | By Gail Houser Its King County Date 10/8/2014 |
| | APPROVED AS TO FORM: By Rosecuting Attacks |

| STATE OF WASHINGTON) | |
|---|--|
| COUNTY OF KING) | SS. |
| is the person who appeared before me, and sinstrument, on oath stated that said person wit as the REAL ESTATE SERVICES MON | tory evidence that |
| Dated this 8th day of Oct | DBER , 20 <u>14</u> . |
| NOTARY BOLIG | (Signature of Notary) DENISE HAULE (Legibly Print or Stamp Name of Notary) Notary public in and for the state of Washington, residing at SEATHLE My appointment expires January 14, 2018 |
| STATE OF WASHINGTON))ss. COUNTY OF KING) | |
| the person who appeared before me, an instrument, on oath stated that said person as the Property Manager | is d said person acknowledged that said person signed this was authorized to execute the instrument and acknowledged it of SEATTLE SCHOOL DISTRICT NO. 1, a Washington voluntary act of such corporation for the uses and purposes |
| Dated this day of _ OctoV | 221 , 2014. |
| 3 # | Julis Dom hullo |
| ARBELLO ON EXPLANATION OF ART AND | (Signature of Notary) (Legibly Print or Stamp Name of Notary) Notary public in and for the state of Washington, residing at Seattle, WA My appointment expires |

Page 8 of 18

EXHIBIT A

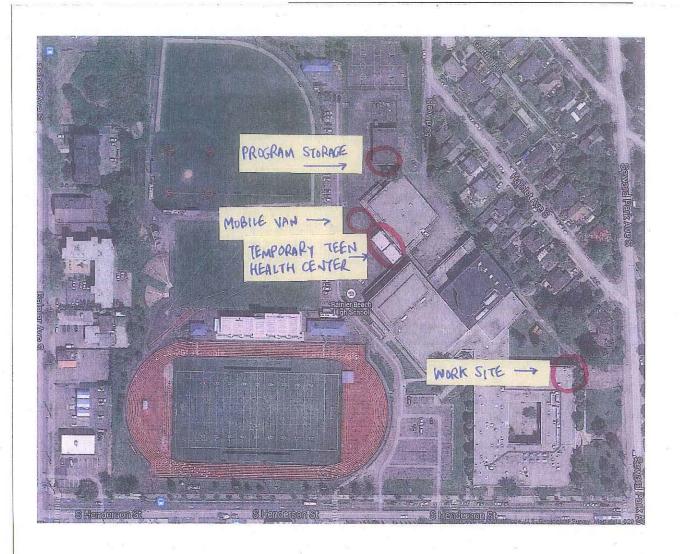


EXHIBIT B

EXHIBIT B Rainier High School Legal Description Tax Assessor #352404-9149 & 352404-9146

That portion of Government Lots 2 and 3 in Section 35, Township 24N, Range 4 E., W.M. situate in King County, Washington

Beginning at a point on the South line of said Government Lot 2 which is \$89° 54'13" E 208.75 feet from the southwest corner thereof;

Thence North $00^{\circ}07'22''$ West parallel with the West line of Government Lot 2 , a distance of 163.75 feet:

Thence North 89° 54'13" West 31.75 feet;

Thence North 00° 07'22" West 276.50 feet;

Thence South 89°54'13" East 63 feet;

Thence North $00^{\circ}07'22''$ West 459.47 feet in the Southerly margin of Cloverdale Street as established by Ordinance No. 35610;

Thence North 47°54′48″ East along the margin of Cloverdale Street 232.49 feet to the Westerly line of Block 9, C.D. Hillman's Atlantic City Addition;

Thence South 33°05'12" East 462.20 feet to the southwesterly corner of said Block 9;

Thence South 89°54′00″ East 189.98 feet along the South line of Block 9 to the West line of 53rd Avenue South;

Thence South 00°06′00″ East along said Avenue line 669.66 feet to the line of Government Lots 2 and 3; Thence South 89°54′13″ East along the north line of Government Lot 3 to the Westerly line of Seward Park Avenue, as established by Ordinance No. 65076;

Thence South 02°40'40" East 202.94 feet along said Westerly line;

Thence North 89°50'52" West 100.00 feet;

Thence South 02°40′40″ East 100 feet to a point in the North line of Henderson Street as established by Ordinance No. 39385;

Thence North 89°50′52″ West along the north line of Henderson Street 1,044.93 feet to a point 125.00 feet from the East line of Rainier Avenue as established by Ordinance No. 29364;

Thence North 00°09'08" East 301.47 feet to the North line of Government Lot 3;

Thence South 89°54′13″ East 43.75 feet along the line of Government Lots 2 and 3 to the point of beginning.

TOGETHER WITH Lots 1 through 5 inclusive Block 10 and Lots 21 through 34 inclusive Block 11, C. D. Hillman's Atlantic City Addition, as recorded in Volume 12 of Plats, page 45, Records of King County, Washington;

TOGETHER WITH vacated Gibbs Place and vacated 53rd Avenue South, South of Hamlet Avenue as vacated by Ordinance No. 87920;

TOGETHER WITH a portion of Government Lot 2, if any, Section 35, Township 24 North, Range 4 East., W.M. lying south of South line of C. D. Hillman's Atlantic City Addition and between 53rd Avenue South and 54th Ave South (Sewer Park Avenue).

EXHIBIT C

GENERAL RULES AND REGULATIONS FOR USE OF SCHOOL FACILITIES

Safety and conduct: Applicant/Organization is responsible for the safety and conduct of its participants and speciators.

HB 1824 Compliance: All non-profit youth sports groups must verify that all coaches, athletes, and athletes' parent/guardian have complied with the mandated policies for concussion and head injury education, prevention, and management as prescribed by HB 1824, section 2.

Supervision: All groups using school facilities must have an adult supervisor with the group. That supervisor is responsible for the group's complying with all applicable regulations.

Security: The School District may require that security be provided for activities, such as, dances, large lecture audiences, community celebrations, etc. Applicants may call the Seattle School District Security Office at 298-7707 for information about security services and charges.

<u>Vacatina Times</u>: All activities must end at least (15) minutes before the time approved on the agreement to allow the building to be completely vacated prior to locking the facility.

Protecting School Facilities: Groups must use the utmost care in the use of school facilities, and the use of facilities is restricted to those spaces and times specifically covered in the agreement. School furniture and equipment must not be moved from one room to another unless specifically authorized by designated school staff and supervised or performed by a School District employee. No decorations or other items may be attached to walls, ceilings, or floors, if it would mark or damage the surface. No wax or other substances may be applied to the floors.

Care of Premises: Users must leave the school facilities in the same order and condition in which they found them. For example, any decorations or equipment brought by the user or any rubbish generated by the user must be removed.

Advertising: Any type of advertising material may be distributed only during the times and the areas listed on the agreement. In addition, the Premises may not be used by religious groups for recruitment or proselytizing activities.

Weapons, Alcohol, Drugs, and Smoking. Weapons (guns, knives, and other dangerous weapons), alcohol, drugs, smoking, or use of tobacco products are prohibited on Seattle Public Schools property.

Games Of Chance: Games of chance, lotteries, raffles and the giving of door prizes are not allowed except as permitted by law, and then only with proper clearances, if applicable, from The State Gambling Commission.

Admission Charaes: When admission tax is to be collected or when fees are to be paid to any agency or group, the organization using the facility must assume all responsibility.

Baisterous Conduct: Boisterous conduct, profane or other improper language is not allowed.

Fire and Safety: All events will be required to meet the occupancy load and fire and safety regulations of the Seattle Public Schools, the City of Seattle, and the State of Washington.

Copyrighting: Per Federal copyright law, all organizations must get permission from the copyright holder if the work, program or performance is copyrighted.

Equipments Applicants who wish to use School District equipment, such as the PA system, stage lighting, overhead projectors, screens, chalkboards, must make arrangements with the secretary at the respective school. There may be charges for such equipment use.

<u>Playaround Use</u>: Playground use must not interfere with school activities, subject the grounds and/or playground equipment to undue wear, create a hazard, or result in unreasonable restriction of use by others. All organized use of the School District grounds must be covered by a building and grounds use permit or agreement.

Kitchen Facilities: All use of kitchens must be approved by the Child Nutrition Services Office. Users must call 206-298-7675 to make arrangements for kitchen use. The labor charge will be based on the current pay scale, including benefits, with a minimum of three hours for a call back. There will be an additional charge for weekends and holidays.

Additional Rules: Administrative offices and individual schools may compile special rules applicable to specific situations and locations. Any such special rules will be posted in a conspicuous location where they apply.

I acknowledge that I have read and understand and agree to comply with the Rules and Regulations stated herein.

MARK ZANDBERF 7/2/2014

APPLICANT SIGNATURE PRINTED NAME DATE

EXHIBIT D

SEATTLE SCHOOL DISTRICT





A. 2014-2015 Holiday/Vacation Schedule for Custodial Staff

**There is NO school staffing on these 12 Seattle School District designated holidays for Custodial staff:

September 1, 2014 November 11, 2014 November 27, 2014 November 28, 2014 Labor Day Veteran's Day Thanksgiving Day Day after Thanksgiving Christmas Eve Holiday Christmas Day Holiday December 24, 2014 December 25, 2014 December 31, 2014 New Year's Eve Holiday New Year's Day Holiday January 1, 2015 Martin Luther King Jr. Day January 19, 2015 President's Day February 16, 2015 May 25, 2015 Memorial Day Independence Day July 3, 2015

*** School staff MAY NOT be available during the designated school breaks (Custodial Holidays excluded). If available, Custodial Break hours are typically 7:00am — 3:00pm, however may vary by school.

 Winter Break
 December 22, 2014—Jonuary 2, 2015

 Mid-Winter Break
 February 17, 2015

 Spring Break
 April 13, 2015 — April 17, 2015

 Summer Break
 June 16, 2015 — August 31, 2015

B. Staffing Charges

Custodial Overtime Rate (four hour minimum). Charges are incurred from one-half hour before the starting times to onehalf hour after the ending times indicated on applications/leases.

> Week Days (after hours) \$43.25 per hour Saturdays (four hours minimum) \$43.25 per hour Sundays and Holidays (four hours minimum) \$56.00 per hour

C. Heat/Cooling Cost Per Use:

Any additional heat/cooling requests outside of normal Academic operating school hours is subject to billing. Some school sites require a custodian to appear onsite to operate heating/cooling, at which staffing charges may be incurred as well. For information about which category the school you are leasing or plan to lease belongs, please refer to the Property Management website at www.seattleschools.org or call (206) 252-0633.

| | Category A | Category B | Category C | Category D |
|--------------------------------------|------------|------------|------------|------------|
| Startup Cost (one time cost per use) | \$144.50 | \$90.80 | \$40.25 | \$26.80 |
| Plus: 1 to 5 Classroom(s)/hour | \$18.70 | \$10.15 | \$5.10 | \$4.30 |
| Gym per hour | \$18.70 | \$10.15 | \$5.10 | \$4.30 |
| Cafeteria per hour | \$18.70 | \$10.15 | \$5.10 | \$4.30 |
| Auditorium | \$18.70 | \$10.15 | \$5.10 | \$4.30 |

PPLICANT SIGNATURE PRINTED NAME

RAINIER BEACH

7/2/2014 DATE

4.2014

^{**} Programs that request staff service on the Holidays noted above will be charged the Holiday staffing rate.

The number of holidays is subject to change at the discretion of the Seattle School District.

^{***}Applicable staffing rate is charged.

18017 **EXHIBIT E**

Memorandum of Understanding School Alignment 2014 – 19

Seattle Public Schools & School-Based Health Centers Rainier High School & Public Health & Seattle & King County

Background

All investments funded through the renewed Families and Education Levy, including those provided for and coordinated by school-based health centers, are intended to contribute significantly to the citywide goal of increasing the number of children ready for school, achieving academically, and on track toward a timely high school graduation.

Aligning School-Based Health Interventions with School Needs

Building on this intention, the school-based health center will develop and implement a strategic plan for interventions to support the academic success of students at risk of falling behind. A working plan was developed during the 2005- 06 school year and that plan is the basis of a working document to be used and augmented during the 2014 – 19 school year.

Plan to Support School Success

To facilitate communication, the health center will develop and refine a written plan describing its efforts to support school success. The plan will include descriptions of the following:

- Methods used to identify and assess students at risk of academic failure;
- Strategies, services and multidisciplinary interventions developed and used to support students at risk;
- Linkages to appropriate community-based organizations that serve Seattle's students; and descriptions of students' academic goals;
- Methods to monitor students' progress in achieving academic goals.

Time Line for Plan Development

To fully align and coordinate efforts, the organizations agree to the following time line;

- The plan for school success will be updated as needed within the first two months of school
- School leadership will provide initial feedback and direction no later than November 22, 2013
- In accordance with FERPA and HIPAA requirements, the parties agree to regularly communicate concerning the identification of appropriate students for academic support, and students' academic needs, goals and progress
- Additional tie lines and mutual arrangements for further feedback and communication will be determined by school and health center leadership
- Public Health Seattle-King County will work with the parties throughout the school year to support an on-going improvement process for the strategic plan to support students' capacity to succeed.

Confidential Student Information

King County further agrees and understands that the District will only provide identifiable student information or academic records to King County upon a signed release of information, which must be signed by each separate parent or the student, if the student is 18 years of age or older. King County Public Health has the responsibility to get the consent form signed.

18017 **EXHIBIT E**

King County also understands and agrees that any educational records received from the District are considered confidential student information protected by federal law, the Family Educational Rights and Privacy Act ("FERPA"), 20 U.S.C. Section 1232g. King County further agrees that student educational records received from the District will not be disclosed to any other person, agency, or entity without the prior written consent of the district unless required to make such a disclosure under an applicable law or court order. King County agrees that any student information obtained through this MOU is confidential and cannot be disclosed to a third-party unless disclosure is required by law, not including aggregated numerical data on student performance of students covered under this MOU and may be used only to perform the services described in this MOU. The unauthorized or unlawful disclosure of student records is just cause for the District to immediately terminate the Memorandum of Understanding.

District staff understand that protected health information received from the SBHC is considered confidential and will not be disclosed in any manner to any other person, agency, or entity without the prior written consent of the student or parent, unless allowed or required to make such a disclosure under an applicable law or court order.

Washington State regulations and case law allow minors to independently consent for and receive the following confidential health services:

- Alcohol/drug abuse treatment
- Outpatient mental health treatment
- Birth control
- Pregnancy care
- STD/HIV diagnosis and testing

District and SBHC staffs need to understand that all information in students' school written records is governed by FERPA and therefore available for parental review until a student turns 18. This means that Washington State minors' rights to privacy are at risk of being violated when school records include information about confidential health services listed above. District staff agrees to consider what information from the SBHC would be included in students' school written records to avoid the risk.

| For Seattle Publ | ic Schools: | For School-Based Health | Centers: |
|------------------|-------------|-------------------------|----------|
| | | | |
| | | | |
| Principal | Date | Program Manager | Date |

EXHIBIT F

WORK LETTER GREEMENT FOR TENANT'S WORK

This Work Letter Agreement is part of and incorporated into that certain Lease (the "Lease") between and Seattle School District No. 1 (the "Landlord"), and King County, a political subdivision of the State of Washington (the "Tenant") (collectively "Parties"), for the Building and Premises, as defined in Sections 1.6 and 1.7 of the Lease Cover Sheet. Capitalized terms in this Work Letter Agreement shall have the meanings set forth in the Lease. In case of conflicting definitions or terms, the definitions contained herein shall control. This Work Letter and the terms herein apply only to Tenant's Work, and do not apply to circumstances arising outside of Tenant's Work.

1. General Intent

It is the intent of this Work Letter Agreement ("Work Letter") that Tenant shall construct improvements to the Premises (the "Tenant's Work") in accordance with the design (described below) at Tenant's expense, except as specifically provided herein. Tenant has executed or will execute that certain contract for construction of Tenant's Work, entitled Rainier Beach High School-Based Health Center Renovation, King County Contract C00911C14 (the "Contract"), dated July 2014. Tenant has procured a design for the Tenant Improvements which has been reviewed and approved by Landlord (the "Final Approved Design"), which is attached to this Work Letter and incorporated herein as Attachment 1. Landlord and Tenant have agreed to a final project budget (the "Budget"), which establishes Tenant's total cost liability for construction of the Tenant's Work. The Budget is attached hereto and incorporated herein as Attachment 2. As set out in the Final Approved Design, the Tenant's Work shall be comprised of the following:

- Demolition of the existing offices in the Premises, and the associated hazardous materials abatement activities identified in the Hazardous Materials Survey;
- Construction of three (3) new acoustically private offices;
- Construction of a lab and exam room;
- Installation of new sinks and associated plumbing; and
 - Associated casework, lighting and branch wiring modifications, fire alarm modifications, data cabling, and flooring

Tenant may modify the Final Approved Design with the written approval of Landlord, which approval shall not be unreasonably withheld, conditioned, or denied.

2. Costs of Construction

Tenant has contracted with a construction contractor (the "Contractor") for construction of the Tenant's Work. Tenant shall be liable to Contractor for all costs of construction of the Tenant's Work in the Premises, including Change Orders, except that if during the construction of the Tenant's Work any Pre-Existing Hazardous Materials as defined in Section 35 of Part II of the Lease or any other preexisting conditions are discovered in the Premises (except for Hazardous Materials identified in the Hazardous Building Materials Survey dated May 2014) and the expense of addressing such conditions causes the cost of the Tenant's Work to exceed the Budget, then Landlord and Tenant agree to enter into negotiation in good faith to expeditiously find a mutually acceptable allocation of liability and cost, subject to appropriation by their governing bodies, that will return the Premises to a usable condition.

3. Construction of Tenant's Work

For any work to be performed in connection with Tenant's Work on the Premises by Tenant or Contractor, the following shall apply:

- 3.1 Tenant shall undertake construction of the Tenant's Work after execution of the Lease and shall prosecute construction in a timely manner consistent with this Work Letter until such time as the Tenant's Work is Substantially Completed, as defined in Section 3.5 below.
- 3.2 Landlord shall make the Premises available to Tenant and Contractor Monday through Friday, between the hours of 6 a.m. and 11:00 p.m., for entry and construction of the Tenant's Work. Tenant will make requests to Landlord four (4) days in advance to access the Premises for entry and construction of Tenant's Work between the hours of 11:00 p.m. and 6:00 a.m. or on weekends, and Landlord shall not unreasonably withhold, condition or delay approval of such requests. Landlord shall be solely liable for any costs associated with delay caused by Landlord's refusal or inability to make the Premises available as provided herein, except when refusal or inability is based upon a disruption to the educational environment caused by the Tenant's work.
- 3.3 Tenant shall be responsible for obtaining all permits and approvals required by the City of Seattle associated with the Tenant's Work.
 - **3.4** The Tenant's Work shall revert to the ownership of Landlord upon expiration or earlier termination of the Lease.
 - 3.5 Substantial Completion. As used herein, "Substantial Completion" or "Substantially Completed" shall mean that each of the following have occurred subject only to completion of customary "punch list" items: (a) Tenant's Contractor shall have notified Tenant in writing that Tenant's Work is substantially complete; and (b) Tenant shall have issued a Certificate of Substantial Completion to its Contractor.

3.6 Points of Contact During Tenant's Work. Through the period of construction of Tenant's Work, the points of contact for Tenant and Landlord shall be as follows:

Tenant's Project Representative: Denise Thompson King County Facilities Management Division Capital Planning and Development (206) 296-0552

Landlord's Project Representative: Gre

Gretchen DeDecker

Self Help Projects Program Manager

Seattle Public Schools

(206) 252 0637

4. Indemnification

To the maximum extent required by law, each party shall protect, defend, indemnify, and save harmless the other party, its elected officials, officers, officials, employees, and agents while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages to the extent arising out of or in any way resulting from each party's own negligent acts or omissions. Each party agrees that it is fully responsible for the acts and omissions of its own contractors and subcontractors, their employees and agents, acting within the scope of their employment as such, as it is for the acts and omissions of its own employees and agents. Each party agrees that its obligations under this Section 4 extend to any claim, demand, and/or cause of action brought by or on behalf of any of its employees or agents. This indemnity is specifically and expressly intended to constitute a waiver of each party's immunity under Washington's Industrial Insurance Act, RCW Title 51, as respects the other party only, and only to the extent necessary to provide the indemnified party with a full and complete indemnity of claims made by the indemnitor's employees. The parties acknowledge that the provisions of this Section 4 were specifically negotiated and agreed upon by them. In the event it is determined that RCW 4.24.115 applies to this Agreement, each party agrees to defend, hold harmless and indemnify the other Party to the maximum extent permitted thereunder.

Tenant shall require its Contractors and subcontractors to indemnify and hold Landlord harmless from and against liability for all claims arising out of or in connection with the Tenant's Work to the extent required by R.C.W. 4.24.115.

5. Insurance

After taking into account the scope of work and services which may be performed by its Contractor(s), the Tenant shall require that its Contractor maintain Commercial General Liability, Professional Liability if professional services are required, Automobile Liability insurance, Contractor's Pollution Liability, Statutory Workers Compensation, Employers Liability/Stop Gap, Builder's Risk and other insurance as may be required with prudent limits of liability as established by a Tenant risk assessment.

Such contractor insurance shall insure Tenant, its Contractor, and Landlord and their officers, officials, agents and employees against loss arising out of or in connection with activities, performed in furtherance of this Work Letter Agreement by, the Tenant's Contractor. Contractor's general and automobile liability insurance and other liability insurance as may be required shall include the Tenant, Landlord and their officers, officials, agents and employees as an additional insured and shall contain standard separation of insureds language. The Contractor's insurance shall be primary to and not contributing with any insurance or self-insurance that may be carried by Tenant or Landlord.

ATTACHMENT 1:

FINAL APPROVED DESIGN

MCA MINIMUM CIRCUIT AMPS

MCB MAIN CIRCUIT BREAKER

MCMTHOUSAND CIRCULAR MILLS

MANUFACTURE

METAL HALIDE

MISCELLANEOUS

MOUNTING

NUMBER

OVERALL

ON CENTER

OVERFLOW

OPPOSITE

PARALLFI

PULL BOX

PERP PERPENDICULAR

PLACE(S)

POWER

SECURITY

SECTION

SHEATH SHEATHING

SOUARE FOOT

SECT

PHASE

PERFORATED

PCF

PARTICLE BOARD

OUTSIDE FACE

OWNER FURNISHED

OWNER FURNISHED

OWNER INSTALLED

OPEN TO CEILING SPACE

POUNDS PER CUBIC FOOT

NOMINAL

NTS NOT TO SCALE

O to O OUT TO OUT

NOM

MARKER WALL

NOT IN CONTRACT

OPERATION AND MAINTENANCE

METAL

SIM

SLNT

SIMILAR

SEALANT

SPL BLK SPLASH BLOCK

STAIR

STAG'D STAGGERED

STEEL

SUSP SUSPENDED

SYM

STANDARD

SURFACE

SHEET VINYL

SHORT WAY

SYMMETRICAL

THERMOSTAT

TOP & BOTTOM

TRANSFER AIR

TERMINAL BOX

TOWEL BAR

TACK BOARD

TEMP TEMPERATURE

TEXTURED

THRESHOLD

THICK(NESS)

TOP OF BEAM

TOP OF CONCRET

TOP OF FOOTING

TOP OF PAVING

TEMPERATURE SENSOR

TEMPERATURE TRANSMITTER

UNDERWRITERS LABORATORIES

UNLESS NOTED OTHERWISE

TOP OF STEEL

UNIT HEATER

TOW TOP OF WALL

TRANS TRANSVERSE

UNFIN UNFINISHED

TRANSFER DUCT

TANGENT

TEST AND BALANCE

TEMPERATURE CONTROL

TEMPERED - TEMPORARY

SWITCH

SOUARE

SHORT LEG

SHEET METAL

STAINLESS STEEL

STRUCTURAL - STRUCTURE

STORM SEWER

RAINIER BEACH HS

HEALTH SERVICES RENOVATION

8815 SEWARD PARK AVE S SEATTLE, WA 98118 06/04/2014

FLOW TRANSMITTER

GENERAL CONTRACTOR

FOOTING

FUTURE

GALVANIZED

GLUE LAMINATED

GYPSUM WALL BOARD

GROUND

H 1E HOOK ONE END

HOSE BIB

HOLLOW METAI

HORIZONTAL

HEAT PUMP

HANDRAIL

HEADSTUD

HEATER

HIGH PRESSURE

HIGH STRENGTH

INDOOR AIR QUALITY

INSIDE FACE

ANGLE

LIGHTING

LONG WAY

THOUSAND

MANIJAI

MAXIMUM

MAINTENANCE

THOUSAND BTU PER HOUR

MBTUH THOUSAND BTU PER HOUR

ISOLATION JOINT

IN JOIST SPACE

HAND OFF AUTOMATIC

HOLLOW STRUCTURAL SECTION

INTERNATIONAL BUILDING CODE

INTERMEDIATE METAL CONDUIT

HANDICAP

HEADER

HDWD HARDWOOD

HDWR HARDWARE

GRILLE

INDEX OF DRAWINGS

.GENERAL.

COVER SHEET

.ARCHITECTURAL.

DEMOLITION PLAN, FLOOR PLAN, & DETAILS

REFLECTED CEILING PLAN & DOOR SCHEDULE

CASEWORK ELEVATIONS & DETAILS

.ELECTRICAL

ELECTRICAL SYMBOLS AND SPECS

ELECTRICAL PLAN

ENLARGED ELECTRICAL PLANS

ELECTRICAL SCHEDULES

MP0.0 MECHANICAL & PLUMBING LEGEND AND SPECIFICATIONS

FIRST FLOOR MECHANICAL HVAC DEMOLITION PLAN

FIRST FLOOR MECHANICAL HVAC PLAN

FIRST FLOOR PLUMBING DEMOLITION PLAN FIRST FLOOR PARTIAL PLUMBING PLAN

PARCEL NUMBER AND **LEGAL DESCRIPTION**

PARCEL NUMBER: 352404-9149

POR GL 3 BEG AT PT ON N LN OF HENDERSON ST 650 FT E OF E LN OF RAINIER AVE TH N 00-09-08 E 301.94 FT TO N LN SD GL TH E TO WLY LN OF SEWARD PARK AVE TH SLY TO N LN OF HENDERSON ST TH W TO BEG LESS S 100 FT OF E 100 FT THOF LESS



PROJECT SUMMARY

RENOVATION OF THE EXISTING 1100 SQUARE FOOT INTERIOR PUBLIC HEALTH SPACE IN RAINIEI BEACH HIGH SCHOOL TO EXPAND OFFICE SPACES, IMPROVE SOUND PRIVACY, ENHANCE STORAGE SPACE AND ENHANCE EFFICIENCY OF PROVIDER CLERICAL WORKSPACES.

CONTACTS

KING COUNTY CAPITAL PLANNING AND DEVELOPMENT SECTION FACILITIES MANAGEMENT DIVISION, DES

500 FOURTH AVENUE, ROOM 820

CONTACT: DENISE THOMPSON EMAIL: denise.thompson@kingcounty.gov

PROJECT MANAGER 51 UNIVERSITY ST, SUITE 600 SFATTLE, WASHINGTON 98101

CONTACT: DIANA BROWN PHONE: (206) 461-6000 FAX: (206) 461-6049

EMAIL: dlbrown@dlrgroup.com ARCHITECTURAL

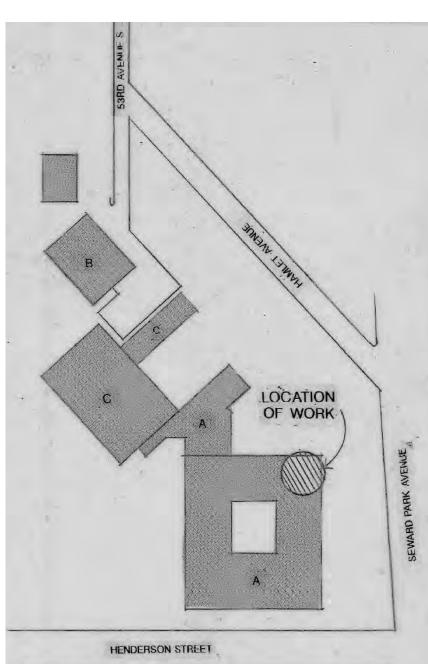
CONTACT: ERICA LOYND PHONE: (206) 461-6000 FAX: (206) 461-6049

CONTACT: OANA STEPHENS PHONE: (206) 461-6000 FAX: (206) 461-6049 EMAIL: ostephens@dlrgroup.com

CONTACT: SURRANDER NAGANATHAN

EMAIL: eloynd@dlrgroup.com

PHONE: (206) 461-6000 FAX: (206) 461-6049 EMAIL: snaganathan@dlrgroup.com



ABBREVIATIONS

ADDN

ADMIN ADMINISTRATION

ALTERNATE

ACCESS PANEL

ACOUSTICAL WALL PANEL

BALANCING COCK

BELOW FLOOR

BUILDING LINE

BREAKER

BLOCKING

BENCH MARK

BEARING

CABINET

CANTILEVER

CAPACITY

CUBIC FFF

CAST IRON

CURB INLE

CIRCUIT

CKT BK CIRCUIT BREAKER

CEILING

CLOSET

COLUMN

COMP COMPRESSOR UNIT

CONFERENCE

COMPR COMPRESSIBLE

CONFIG CONFIGURATION

CONC CONCRETE

CONN CONNECT

CONN CONNECTION

CONST CONSTRUCTION

COVER PLATE

COUNTERSINK

CSTJ CONSTRUCTION JOINT

CENTERLINE

CIRCUIT LINE

CEILING MOUNTED

COMMUNICATIONS

CONTR CONTRACTOR OR CONTRACT

CONDUIT ONLY

CAST IN PLACE

CAST IRON PIPE

CONTROL JOINT

CIRCULATING

CONTROL JOINT ABOVE

BOTTOM OF FOOTING

BRITISH THERMAL UNIT

BUILT UP ROOFING

COVER ELEVATION

CORNER GUARD

CUBIC FEET PER HOUR

BRITISH THERMAL UNIT PER HOUR

BLOCK

AMBIEN1

APPROX APPROXIMAT

AUTO AUTOMATIC

AV AIR VENT

BET BETWEEN

ARCH ARCHITECTURA

ANCH ANCHOR

AREA ALARM PANEL ANCHOR BOLT ACOUSTICAL CEILING ADDITION OR ADDITIONA ADJ ADJUSTABLE

CUBIC YARD CYLINDER DATA DECIBEL

DEFORMED BAR ANCHOR DOUBLE DIRECT CURRENT DOOR GRILLE APC ACOUSTICAL PANEL CEILING

DIFFUSER DIMENSION

CERAMIC TILE

CENTER

CUBIC

DISC DISCONNECT

DISCH DISCHARGE DISTR DISTRIBUTION DOWN DOWNSPOUT NOZZLE DO OR " DITTO DPFG DAMPROOFING

DOOR DRAIN DOWNSPOUT DETAIL DRAWING DOWEL DOUBLE EXTRA STRONG EAST

EACH **EXPANSION BOLT** ELECTRICAL CONTRACTOR ELECTRIC DUCT HEATER **EACH FACE EXHAUST FAN EFFICIENCY** ELECTRICAL HEATER EXPANSION JOIN

ELEVATION ELASTOMERIC ELECTRIC(AL) ELEV ELEVATOR EMER EMERGENCY ELECTRICAL METALLIC ENCL ENCLOSURE ENTR ENTRANCE EQ EQUAL EQUIP EQUIPMENT ESTIMATE EACH WAY

FIGURE

FINISH

FLOOR

FINISH OPENING

FACE OF STUD

FACE OF WALL

FIREPROOFING

FEET (FOOT)

FEET PER MINUTE

FACE OF FINISH

EXIST

EXP

EXHAUST EXISTING EXPANSION **EXPOSED EXTERIOR** FAHRENHEI FIRE ALARM FRESH AIR FARRICATED FLOOR DRAIN FOUNDATION FEEDER

LINO FINISH FLOOR FINISH FLOOR ELEVATION FLASH FLASHING FLEX FLEXIBLE FLUOR FLUORESCEN FLOORING FIRE MAIN

INCLUDE (ING) PLAM; PL PLASTIC LAMINATE INSULATION PLAS PLASTER INTERIOR PLYWD PLYWOOD PNEU PNEUMATIC JUNCTION BOX PANEL JUNCTION JOINT FILLER BOARD PREFAB PREFABRICATED KILOVOLT KILOVOLT AMPERES KII OWATT KILOWATT HOUR LAMINATE(D) RAD or R RADIUS POUND RUBBER BASE LUMBER POUNDS LOADING LINEAR FOOT (FEE LENGTH (LONG) LINOLEUM REGISTER LOCKER REINF REINFORCEMENT LIVE LOAD REMOVABLE LONG LEG HORIZONTA REQ(D) REQUIRE(D) RESIL RESILIENT LOCATION REV REVISIONS LONGITUDINAL LIFE SAFETY CODE ROOM ROUND LINED TRANSFER DUCT

UNIT VENTILATOR POINT OF CONNECTION VOI T VAPOR BARRIER VINYL BASE VINYL COMPOSITION TILI POUNDS PER SQUARE INCH VELOCITY VERTICAL SOUND POWER LEVEL VESTIBULE VINYL FLOOR VENEER PLASTER REFLECTED CEILING PLAN REINFORCED CONCRETE PIPE VTR VENT THROUGH ROOF

VINYL WALLCOVERING ROOF DRAIN RECEPTACLE REFERENCE REFLECTED WIDE FLANGE WITH WITHOUT WALL COVERING WATER COLUMN WOOD RECESSED FLOOR MAT WINDOW WHM WATT HOUR METER WNSCT WAINSCOT ROUGH OPENING WEATHERPROOF WATERPROOF SOLID CORE SPECIAL COATING SCHED SCHEDULE SMOKE DETECTOR SECONDARY WWF

WPFG WATERPROOFING WATER RESISTANT WARM WHITE XFMR TRANSFORMER XMTR TRANSMITTER Z IMPEDANCE

WELDED WIRE FABRIC

GENERAL SYMBOLS

WOOD (NON-CONTINUOS BLOCKING) **ROOM NUMBER** CROSS REFERENCE WOOD (TRIM/FINISH) SIMILAR OR TYPICAL REFERENCE **GLASS** WINDOW NUMBER SHINGLES SIMILAR OR TYPICAL REFERENCE METAL STUDS STEEL (LARGE SCALE) PLYWOOD (LARGE SCALE) ୂଁ ୍ଷ୍ଟିଭ୍ୟ GRAVEL/BALLAST (LARGE SCALE) BATT INSULATION BUILDING SECTION **BUILDING ELEVATION** INTERIOR ELEVATION RIGID INSULATION ACOUSTICAL TILE (LARGE SCALE) LEGEND/KEY NOTE WOOD (CONTINUOUS BLOCKING ?)— — COLUMN LINE

GENERAL NOTES

USE DIMENSIONS SHOWN; IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. ALL WALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED OR DIMENSION TO CENTERLINE IS SPECIFICALLY SHOWN. CEILING HEIGHT DIMENSIONS ARE FROM FLOOR TO FINISH FACE OF

CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES JNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION 15. GENERAL NOTES APPLY TO ALL DRAWINGS SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT.

MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED IEREIN BUT REQUIRED FOR THE SUCCESSFUL AND EFFICIENT COMPLETION OF THE 👚 17. WHERE EXISTING WORK IS DAMAGED, CUT, OR DEFACED, AS A RESULT OF INSTALLATION SHALL BE HELD TO BE IMPLIED, SHALL BE EQUIVALENT TO THE SPECIFIED MATERIALS OF THE PROJECT, AND SHALL BE FURNISHED AND NSTALLED FOR NO ADDITIONAL COST. WHERE NO OTHER METHOD IS SPECIFIED, ALL MATERIALS AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY.

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS WITH APPROPRIATI RADES PRIOR TO THE CONSTRUCTION.

PATCH AND REPAIR EXISTING WHERE IT IS DAMAGED DURING CONSTRUCTION.

ALL CONDITIONS AND DIMENSIONS ON SITE SHALL BE VERIFIED PRIOR TO STARTING CONSTRUCTION INCLUDING THOSE OF EXISTING ELEMENTS AND EXISTING GRIDLINE DIMENSIONS. SHOULD A DISCREPANCY APPEAR ON THE DRAWINGS, OR IN THE WORK DONE BY OTHERS, FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR NSTRUCTION ON HOW TO PROCEED.

THE BUILDING AND SITE SHALL BE KEPT CLEAN, AND ALL WORK SHALL BE PERFORMED TO ENSURE WORKER AND PUBLIC SAFETY.

THE WORK SHALL BE CONFINED ON THE SITE TO AREAS PERMITTED BY THE DWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, OCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS

ENSURE FIRE SAFETY DURING CONSTRUCTION, ALL WORK SHALL COMPLY NITH THE REQUIREMENTS OF THE IBC AND AUTHORITIES HAVING JURISDICTION

SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT ACCEPTANCE OF OWNER

0. ALL MATERIALS AND LABOR INDICATED TO BE PROVIDED AS A PART OF THE WORK SHALL BE FURNISHED AND INSTALLED COMPLETE AND IN PLACE, UNLESS

12. ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK SHALL BE NEW AND FREE FROM DEFECTS, UNLESS NOTED FOR REUSE. DAMAGED WORK MUST BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

13. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH

THE MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY NOTED 14. ALL ITEMS NOT SPECIFICALLY SPECIFIED ON THESE DRAWINGS TO BE

APPROVED BY THE OWNER OR ENGINEER.

16. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL BY THE

PERFORMANCE OF REMOVAL OR NEW WORK, OR WHERE EXISTING WALLS ARE DAMAGED (I.E. HOLES NO GREATER THAN 4 INCH DIAMETER, MARRED SURFACES) SHALL BE PATCHED AND REPAIRED THE SAME TO MATCH ADJOINING

SURFACES. REPAIRED FINISHES SHALL BE EXTENDED TO THE NEAREST VISUAL

BREAK LINES SUCH AS CORNERS, CEILING LINES, TOP OF BASE OR SIMILAR.

18. THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. ALL WORK SHALL BE COORDINATED TO AVOID AS MUCH AS POSSIBLE ANY INCONVENIENCE TO BUILDING OCCUPANTS AND PROVIDE FOR THEIR SAFETY, ACCESS AND EGRES: THROUGHOUT THE PROJECT WORK. AREAS UNDER CONSTRUCTION SHALL BE FULLY SCREENED OFF BY TEMPORARY SCREENS OR PARTITIONS TO LIMIT DUST, DIRT, NOISE, FUMES, OR OBJECTIONABLE ODORS FROM ENTERING OCCUPIED AREAS. CONTRACTOR SHALL CLEAN NIGHTLY ALL WORK AREAS AND SURROUNDING ELEMENTS AFFECTED BY WORK. ALL INTERUPTIONS IN SERVICE FOR THE BUILDING SHALL BE COORDINATED WITH THE OWNER AT LEAST 1 WEEK

19. ALL PERMIT AND ASSOCIATED FEES, EXCEPT THE BUILDING PERMIT, ARE TO BE OBTAINED AND PAID FOR BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

20. EQUIPMENT SHALL BE RECYCLED OR REUSED WHEREVER PRACTICAL PER RCW 39.04.135. CONTRACTOR TO SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN TO OWNER PRIOR TO COMMENCING WORK. WASTE MANAGEMENT REPORTING FORM AND RECEIPTS OF RECYCLING SHALL BE SUBMITTED TO OWNER AT END OF PROJECT.

1... CONTRACTOR SHALL COORDINATE WITH OWNER FOR LAYDOWN AND STORAGE OF EQUIPMENT AND MATERIALS.

23. ALL EXISTING ELECTRICAL, FIRE ALARM, AND HVAC SYSTEMS, CONTROLS, AND ASSOCIATED APPARATUS TO REMAIN IN OPERATION UNTIL NEW ELECTRICAL, FIRE ALARM, HVAC SYSTEMS, CONTROLS AND ASSOCIATED APPPARATUS ARE INSTALLED AND READY TO INTEGRATE INTO THE EXISTING

DLR

King County

Facilities Management Division Capital Planning and Developmen

500 4th Avenue, Room 320 Seattle, Washington 98104 Геlephone: (206) 205-0516 Fax: (206) 296-0186

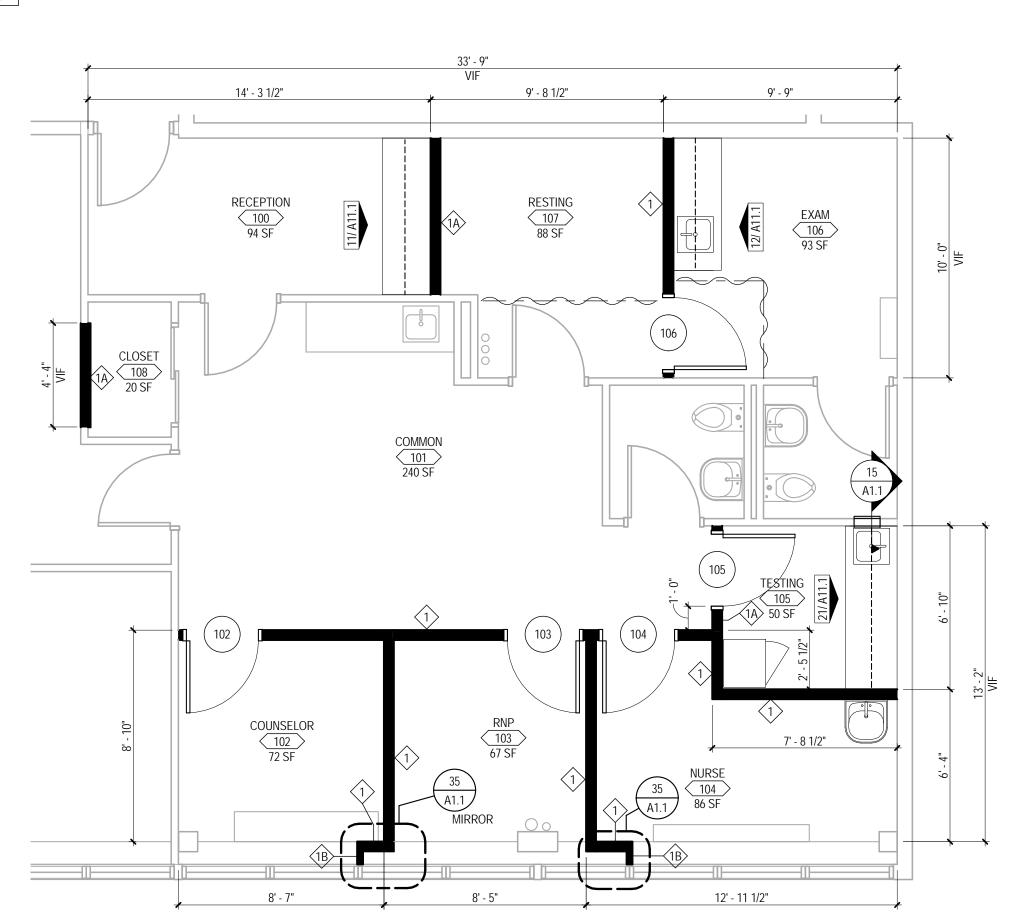
PERMIT SET

PROJECT NO. 73-12103-47/1115440 06/09/2014

PERMIT SET CHECKED BY

COVER SHEE

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





DEMO PLAN KEYNOTES

- DEMOLISH EXISTING CMU WALL, PATCH AND REPAIR FLOORS AND WALLS TO REMAIN TO CREATE A SMOOTH FINISH TO RECEIVE PAINT OR
- (2) DEMOLISH EXISTING GWB STUD WALL
- DEMOLISH CASEWORK AND SINK, SEE PLUMBING DEMOLITION PLAN DP1.1 FOR ADDITIONAL INFORMATION
- (4) DEMOLISH CLOSET DOOR AND FRAME
 - SALVAGE EXISTING DOOR AND FRAME TO BE REUSED IN RENOVATION
- REMOVE EXISTING FLOORING (ACM) AND MASTIC (NON-ACM) TO PROVIDE A SMOOTH SUBSTRATE TO RECEIVE NEW FLOORING
- REMOVE AND SALVAGE EXISTING 2x2 CEILING TILES, DEMOLISH EXISTING **CEILING GRID**

3 5/8" METAL STUD W/ BATT INSULATION, TYP

5/8" GWB

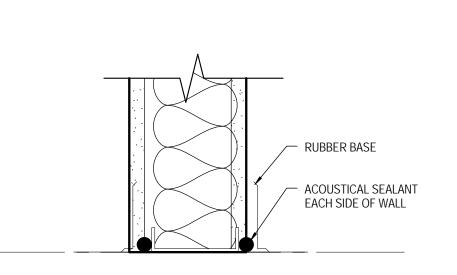
- DOOR JAMB BEYOND

- FLOORING - SEE ROOM

NOTE: PROVIDE ACOUSTIC GASKETS AROUND DOOR

SET IN CONT. BED OF MASTIC

(8) SEE PLUMBING DEMOLITION PLAN DP1.1 FOR WORK IN THIS AREA







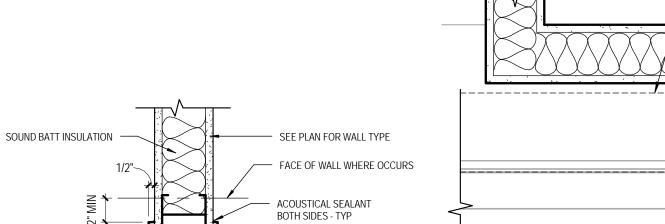
5/8" GWB -

33 HM DOOR SILI SCALE: 1 1/2" = 1'-0"



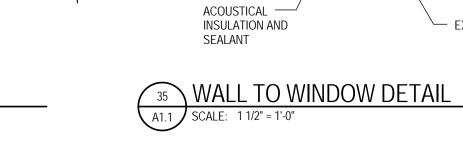






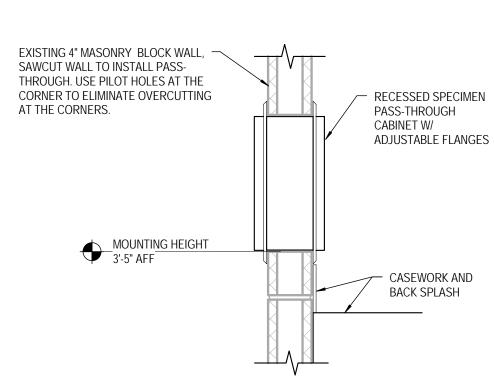


DOOR W/ ACOUSTIC GASKETS AROUND DOOR AT JAMB, TRANSOM LIGHT AT HEAD

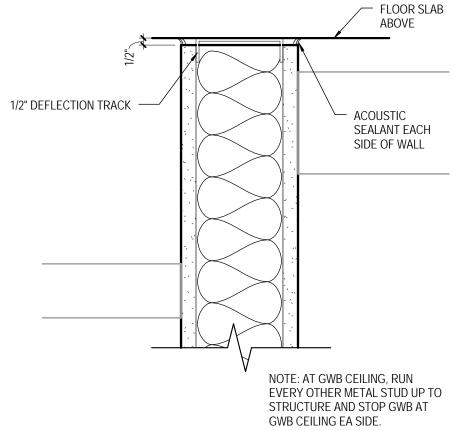


| | _ROOM FINISH SCHEDULE_ | | | | | | | | | | | |
|-------|------------------------|--------------|-------------|--------------|-------|------|-------|------|----------------------------|--------|--------|----------|
| | ROOM | | | | | WALL | | | CEILIN | IG | | |
| IMBER | NAME | FLOOR FINISH | BASE FINISH | MATERIAL | NORTH | EAST | SOUTH | WEST | MATERIAL | FINISH | HEIGHT | COMMENTS |
| | | | | | | | | | | | | |
| 100 | RECEPTION | VCT | RB | GWB/CONC/CMU | PT-2 | PT-1 | PT-1 | PT-1 | NEW ACT | - | 9'-0" | |
| 101 | COMMON | VCT | RB | GWB/CMU | PT-1 | PT-2 | PT-1 | PT-1 | NEW & EXIST ACT (NEW GRID) | - | 10'-0" | |
| 102 | COUNSELOR | VCT | RB | GWB/CONC/CMU | PT-1 | PT-1 | PT-1 | PT-1 | GWB | - | 9'-6" | |
| 103 | RNP | VCT | RB | GWB/CONC | PT-1 | PT-1 | PT-1 | PT-1 | GWB | - | 9'-6" | |
| 104 | NURSE | VCT | RB | GWB/CONC | PT-1 | PT-1 | PT-1 | PT-1 | GWB | - | 9'-6" | |
| 105 | TESTING | VCT | RB | GWB/CONC/CMU | PT-1 | PT-1 | PT-1 | PT-1 | GWB | - | 9'-6" | |
| 106 | EXAM | VCT | RB | GWB/CONC/CMU | PT-1 | PT-1 | PT-1 | PT-1 | GWB | - | 9'-6" | |
| 107 | RESTING | VCT | RB | GWB/CONC/CMU | PT-1 | PT-1 | PT-1 | PT-1 | NEW ACT | - | 9'-0" | |
| 108 | CLOSET | VCT | RB | GWB/CMU | PT-1 | PT-1 | PT-1 | PT-1 | EXISTING | - | - | |

1. CONTRACTOR SHALL SALVAGE AND REUSE EXISTING CEILING TILES WHERE 'EXIST ACT' IS CALLED OUT. NEW GRID SHALL BE INSTALLED IN ALL LOCATIONS. IF NOT ENOUGH EXISTING CEILING TILES ARE IN GOOD CONDITION, CONTRACTOR SHALL OBTAIN NEW CEILING TILE WITH THE SAME PERFORATION PATTERN AS THE EXISTING CEILING.







25 WALL TOP DTL
A1.1 SCALE: 3" = 1'-0"

EXIST WINDOW
SASH OPENS INTO
THE ROOM

EXTERIOR WALL LEDGE

─ EXISTING WINDOW AND FRAME

SEE PLAN FOR WALL TYPE,
WALL WIDTH TO MATCH AND
ALIGN WITH EXISTING
WINDOW MULLION TO ALLOW
OPERATION OF WINDOWS

PERMIT SET

King County

Department of Executive Services

Facilities Management Division
Capital Planning and Development

King County Administration Building 500 4th Avenue, Room 320 Seattle, Washington 98104 Telephone: (206) 205-0516 Fax: (206) 296-0186

ISSUE / REVISIONS
ID DATE DESCRIPTION PROJECT NO. 73-12103-47/1115440 06/09/2014

PERMIT SET CHECKED BY

DEMOLITION PLAN, FLOOR PLAN, & **DETAILS**



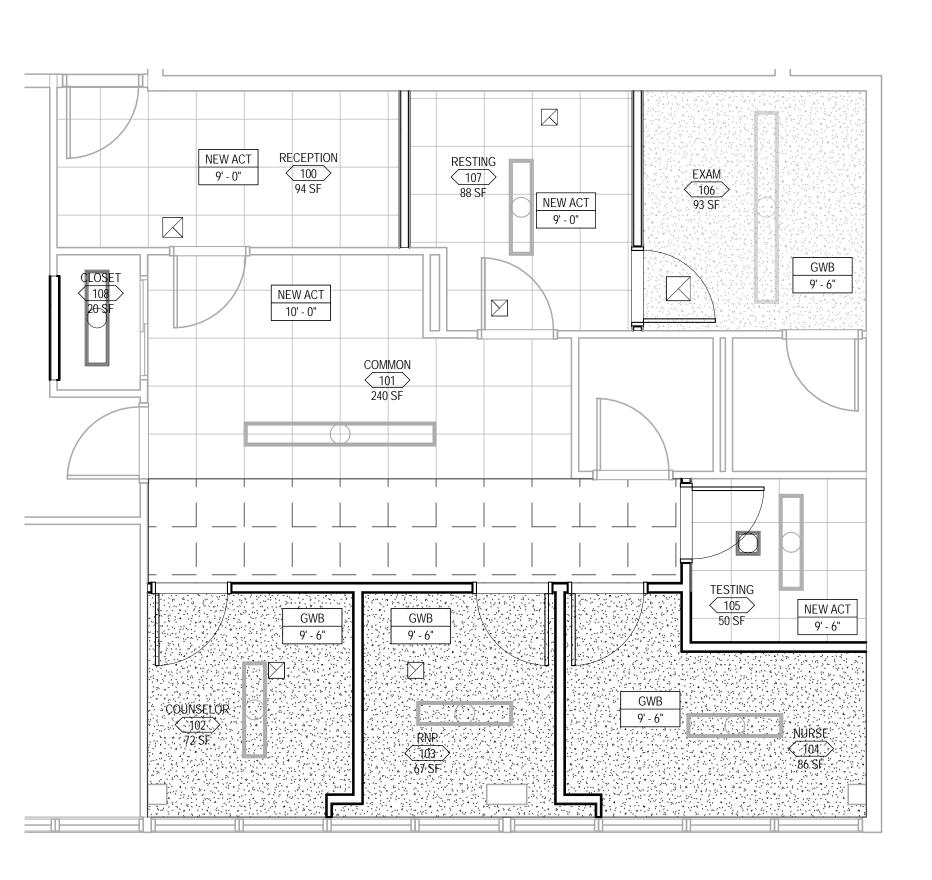
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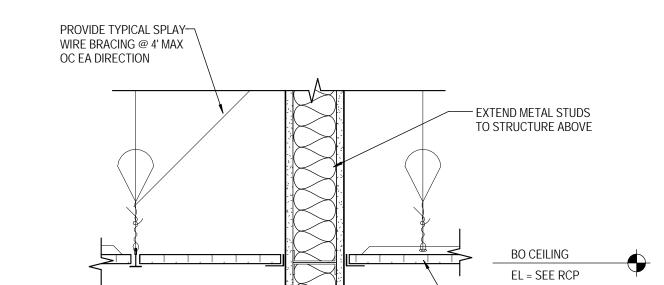
PERMIT SET

PROJECT NO. 73-12103-47/1115440 06/09/2014 PERMIT SET

REFLECTED CEILING PLAN & DOOR SCHEDULE







SUSPENDED ACOUSTICAL

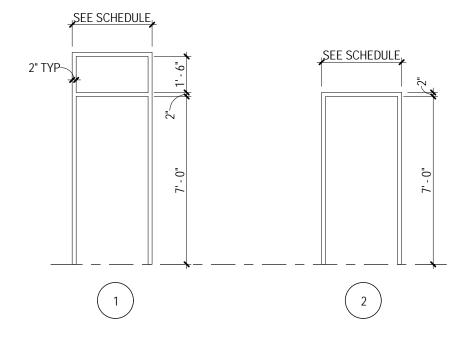
CEILING TILE

A3.1 SCALE: 1 1/2" = 1'-0"

NOTE: CONTRACTOR SHALL REUSE EXISTING CEILING TILES IN NEW ADJUSTED GRID WHERE INDICATED ON THE PLANS AND IN THE ROOM FINISH SCHEDULE.

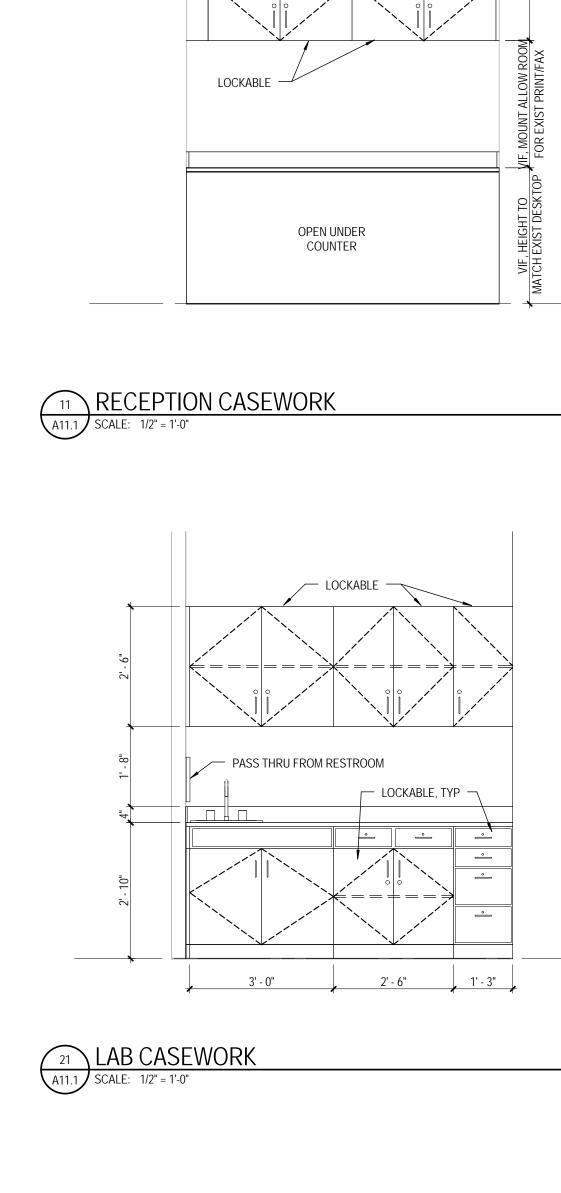
| | | | | | | | | _DOO | R AND FF | RAME SCHEDUL | .E_ | | | | | |
|--------|------------------|---------|---------|-----------|----------|------|--------|----------|----------|-----------------|-------------|------|--------------|---------------|------|---------------------------------|
| | | | D | OOR | | | | FRAME | | | | | DET | AILS | | |
| NUMBER | NO. OF PANELS | WIDTH | HEIGHT | THICKNESS | MATERIAL | TYPE | DEPTH | MATERIAL | TYPE | HARDWARE SET | FIRE RATING | HEAD | JAMB LEFT | JAMB RIGHT | SILL | COMMENTS |
| | | | I | | | | | | | | | | | | | |
| 02 | 1 | 3' - 0" | 7' - 0" | 1 3/4" | HM | Α | 5 3/4" | НМ | 1 | | | TYP | TYP | TYP | TYP | ACOUSTICAL |
| 03 | 1 | 3' - 0" | 7' - 0" | 1 3/4" | HM | А | 5 3/4" | НМ | 1 | | | TYP | TYP | TYP | TYP | ACOUSTICAL |
| 04 | 1 | 3' - 0" | 7' - 0" | 1 3/4" | НМ | Α | 5 3/4" | НМ | 1 | | | TYP | TYP | TYP | TYP | ACOUSTICAL |
| 05 | 1 | 3' - 0" | 7' - 0" | 1 3/4" | WD | Α | 5 7/8" | WD | 2 | | | TYP | TYP | TYP | TYP | REUSE EXISTING - NON ACOUSTICAL |
| 06 | 1 | 3' - 0" | 7' - 0" | 1 3/4" | WD | Α | 5 7/8" | WD | 2 | | | TYP | TYP | TYP | TYP | ACOUSTICAL |





Frame Elevations

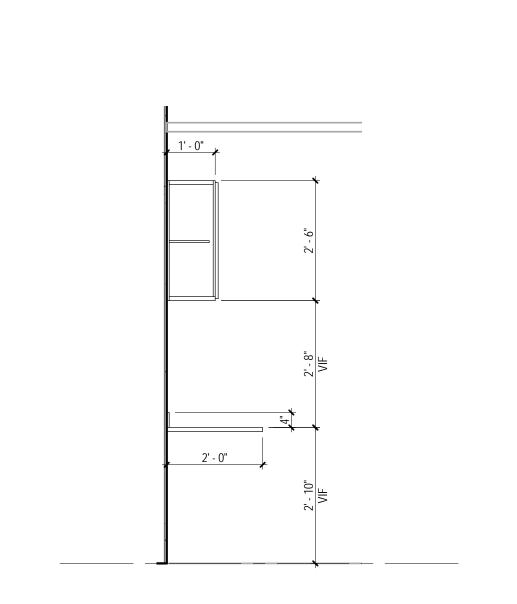
SCALE: 1/4" = 1'-0"



2' - 0"

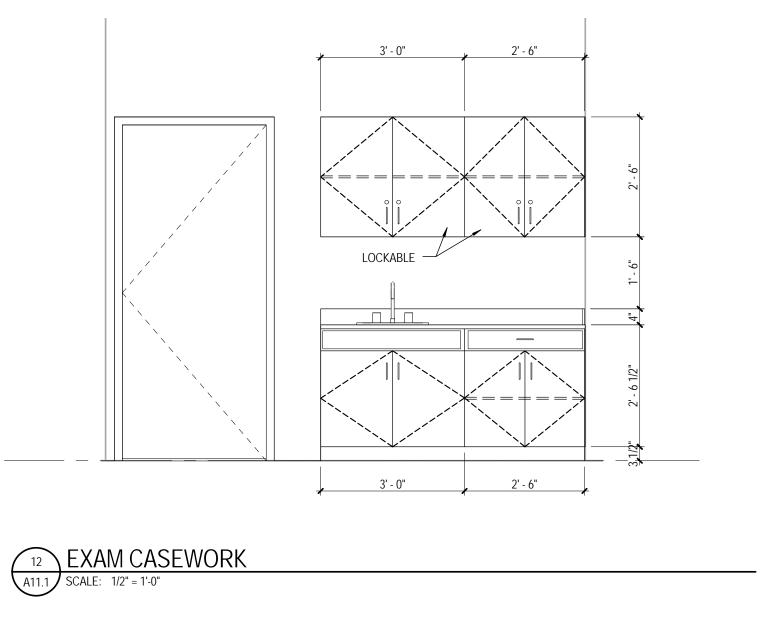
SECTION AT LAB & EXAM CASEWORK

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



SECTION AT RECEPTION CASEWORK

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



RAINIER BEACH HIGH SCHOOL HEALTH SERVICES RENOVATION

PERMIT SET

King County

Department of Executive Services Facilities Management Division
Capital Planning and Development

King County Administration Building 500 4th Avenue, Room 320 Seattle, Washington 98104 Telephone: (206) 205-0516 Fax: (206) 296-0186

RAINIER BEACH HIGH SCHOC 8815 SEWARD PARK AVE S SEATTLE, WA 98118

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CASEWORK ELEVATIONS & DETAILS

A11.1

GENERAL NOTES

- . DRAWINGS INDICATE GENERAL DESIGN INTENT AND PLACEMENT OF FLECTRICAL FOLIPMENT AND DOES NOT NECESSARILY SHOW EVERY REQUIRED ACCESSORY EXTENSION OR MOUNTING OPTION PROVIDE FOLIPMENT COMPLETE WITH ALL NECESSARY ACCESSORIES AND HARDWARE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, PROVIDE COMPLETE AND OPERATING SYSTEMS MEETING THE DESIGN INTENT.
- 2. DO NOT SCALE DRAWINGS, COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. LOCATIONS OF DEVICES AND EQUIPMENT SHALL SUIT SITE CONDITIONS.
- 3. CEILING CAVITY SPACES AND SPACES BELOW ACCESS FLOORS SHALL BE CAREFULLY COORDINATED WITH OTHER TRADES. RACEWAY AND SYSTEM ROUTINGS ARE DIAGRAMMATIC AND FOR COORDINATION PURPOSES ONLY.
- 4. PROVIDE A CONTINUOUS GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL POWER AND LIGHTING CIRCUITS SIZED IN
- ACCORDANCE WITH THE NEC. 5. BRANCH CIRCUITS AND HOMERUNS ARE SHOWN DIAGRAMMATIC ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING REQUIRED WIRECOUNT INCLUDING PHASE CONDUCTORS, NEUTRAL CONDUCTOR, EQUIPMENT GROUNDING CONDUCTOR AND SIZING CONDUIT ACCORDINGLY. THE OWNER SHALL NOT BE LIABLE FOR ANY COST INCREASES DUE TO WIRECOUNT CHANGES.

ABBREVIATIONS

| A AMP | AMPERE AMPERA DOOR |
|----------------|---|
| AD ADJ | ACCESS DOOR |
| ADMIN | ADJUSTABLE ADMINISTRATION |
| AFF | ABOVE FINISH FLOOR |
| AHJ | AUTHORITY HAVING JURISDICTION |
| AHU ALT | AIR HANDLING UNIT ALTERNATE |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| AUTO | AUTOMATIC |
| AV BOF | AVERAGE BOTTOM OF FIXTURE |
| С | CONDUIT |
| СВ | CIRCUIT BREAKER |
| CKT | CIRCUIT |
| CKT BK D | CIRCUIT BREAKER DATA |
| DB | DRY BULB |
| DC | DIRECT CURRENT |
| DEG | DEGREE |
| DIFF | DIFFUSER |
| DIM DISC SW | DIMENSION DISCONNECT SWITCH |
| DISC SW | DISCONNECT |
| DISCH | DISCHARGE |
| DISTR | DISTRIBUTION |
| EC EF | ELECTRICAL CONTRACTOR EXHAUST FAN |
| EFF | EFFICIENCY |
| EH | ELECTRICAL HEATER |
| EL ELEC | ELEVATION ELECTRIC(AL) |
| ENCL | ENCLOSURE |
| F | FAHRENHEIT |
| FC | FOOT CANDLE |
| FLUOR FP | FLUORESCENT FIREPROOFING |
| FT | FEET (FOOT) |
| FUT | FUTURE |
| G GEN | GROUND GENERAL |
| GFI | GROUND FAULT INTERRUPTER |
| GND | GROUND |
| HP HT | HORSEPOWER HEIGHT |
| IBC | INTERNATIONAL BUILDING CODE |
| IES | ILLUMINATING ENGINEERING SOCIETY |
| IG JB | ISOLATED GROUND JUNCTION BOX |
| KCMIL | THOUSAND CIRCULAR MILS |
| KCP | KEENE'S CEMENT PLASTER |
| KV KVA | KILOVOLT KILOVOLT AMPERES |
| KVAR | KILOVOLT AMPERES KILOVOLT AMPERES REACTIVE |
| KW | KILOWATT |
| KWH | KILOWATT HOUR |
| LF LTG | LINEAR FOOT (FEET) LIGHTING |
| MCA | MINIMUM CIRCUIT AMPS |
| MCB | MAIN CIRCUIT BREAKER |
| MD NEC | MANUAL VOLUME DAMPER |
| NEC NEMA | NATIONAL ELECTRIC CODE NATIONAL ELECTRICAL MANUFACTURERS ASSN. |
| NEUT | NEUTRAL |
| PH | PHASE |
| PWR RECP | POWER RECEPTACLE |
| RMC | RIGID METALLIC CONDUIT |
| RNC | RIGID NONMETALLIC CONDUIT |
| SPEC | SPECIFICATIONS SUPERCE |
| SURF SUSP | SURFACE SUSPENDED |
| TEMP | TEMPERATURE |
| TEMP | TEMPORARY |
| TYP UG | TYPICAL UNDERGROUND |
| UT | UTILITY TRANSFORMER |
| UTIL | UTILITY |
| V XFMR | VOLT TRANSFORMER |
| XHIVIR | TRANSMITTER |
| & | AND |
| @ | AT |
| i.e. | THAT IS |
| # | NUMBER |

ELECTRICAL SYMBOLS

LIGHTING SWITCH, SINGLE POLE EXISTING SURFACE MOUNT FLUORESCENT LIGHTING FIXTURE SWITCH, OCCUPANCY SENSOR CIRCUIT HOME RUN WITH PANEL DESIGNATION AND OS OCCUPANCY SENSOR CIRCUIT NUMBERS INDICATED. PROVIDE MINIMUM #12 CIRCUIT SINGLE RECEPTACLE CONDUCTORS WITH EQUIPMENT GROUNDING CONDUCTOR IN 3/4"C. ONDUIT TURNING UP DUPLEX RECEPTACLE CONDUIT TURNING DOWN FOURPLEX RECEPTACLE CONDUIT STUB-UP DUPLEX RECEPTACLE, CEILING MOUNTED — E CONDUIT SLEEVE DUPLEX RECEPTACLE TO SERVE TELEVISION CONDUIT SEAL DUPLEX RECEPTACLE, HORIZONTALLY MOUNTED CONDUIT CONCEALED IN CEILING OR WALLS, POWER DUPLEX RECEPTACLE, EMERGENCY CONDUIT CONCEALED IN CEILING OR WALLS, OTHER (* = SEE ABBREVIATIONS) FOURPLEX RECEPTACLE, EMERGENCY CONDUIT CONCEALED IN FLOOR OR UNDERGROUND, POWER DUPLEX RECEPTACLE, LOWER SWITCH * CONDUIT CONCEALED IN FLOOR OR UNDERGROUND. OTHER DUPLEX RECEPTACLE, SWITCHED (* = SEE ABBREVIATIONS) RANGE RECEPTACLE TRANSFORMER BRANCH CIRCUIT PANEL BOARD FLUSH JUNCTION BOX, CEILING MOUNTED JUNCTION BOX ABOVE SUSPENDED CEILING DISTRIBUTION PANEL BOARD WITH FLEX CONNECTION FLUSH JUNCTION BOX, WALL MOUNTED SYSTEM GROUND ELECTRODE SURFACE JUNCTION BOX, CEILING MOUNTED MANUAL SWITCH, WITH FUSE SURFACE JUNCTION BOX, WALL MOUNTED MANUAL SWITCH, WITH THERMAL OVERLOAD PULL BOX MOTOR RATED TOGGLE SWITCH DISCONNECT SWITCH, WITH FUSE EQUIPMENT CONNECTION ELECTRICAL METER EQUIPMENT CONNECTION SPECIAL SYSTEMS FIRE ALARM FACP FILE ALARM CONTROL PANEL TELEPHONE OUTLET, WALL FAA FILE ALARM ANNUNCIATOR PANEL TELEPHONE BACKBOARD, SIZE AS SHOWN TECHNOLOGY OUTLET, WALL (VOICE, DATA, CATV) NEP N.A.C. EXTENDER PANEL F MANUAL FIRE ALARM PULL STATION F FIRE ALARM BELL F A FIRE ALARM HORN FIRE ALARM VISUAL WARNING SIGNAL FIRE ALARM HORN WITH VISUAL WARNING SIGNAL SMOKE DETECTOR - PHOTOELECTRIC TYPE (D = DUCT) SMOKE DETECTOR - IONIZATION TYPE SMOKE DETECTOR - PHOTOELECTRIC TYPE HEAT DETECTOR RATE-OF-RISE AND FIXED TEMPERATURE, 135 F HFAT DETECTOR, RATE-OF-RISE AND FIXED TEMPERATURE, 200 F (•) HEAT DETECTOR, FIXED TEMPERATURE ONLY, HEAT DETECTOR, FIXED TEMPERATURE ONLY,

VOICE EVACUATION SPEAKER

FIRE ALARM MAGNETIC DOOR HOLDER

ELECTRICAL SPECIFICATIONS

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COMMON WORK RESULTS FOR ELECTRICAL

1. EXISTING SYSTEMS: THE DRAWINGS SHOW PORTIONS OF THE EXISTING ELECTRICAL SYSTEMS DERIVED
                                                                                                                                           60553 IDENTIFICATION FOR ELECTRICAL SYSTEMS

1. COLOR-CODING FOR PHASE AND VOLTAGE LEVEL IDENTIFICATION, 600 V AND LESS: USE THE COLORS LISTED BELOW
         FROM THE EXISTING RECORD DRAWINGS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL
                                                                                                                                                  FOR FEEDER AND BRANCH-CIRCUIT CONDUCTORS.
                                                                                                                                                  A. COLOR SHALL BE FACTORY APPLIED OR, FOR SIZES LARGER THAN NO. 1/0 AWG IF AUTHORITIES
          VISIT THE SITE TO VERIFY EXISTING CONDITIONS, DEMOLITION WORK AND NEW WORK REQUIRED.
                                                                                                                                                        HAVING JURISDICTION PERMIT, FIELD APPLIED.
                                                                                                                                                  B. COLORS FOR 208/120-V CIRCUITS:
          A. COORDINATE ARRANGEMENT, MOUNTING, AND SUPPORT OF ELECTRICAL EQUIPMENT:
                                                                                                                                                        1) PHASE A: BLACK
              1. TO ALLOW MAXIMUM POSSIBLE HEADROOM UNLESS SPECIFIC MOUNTING HEIGHTS THAT
                                                                                                                                                         2) PHASE B: RED
                   REDUCE HEADROOM ARE INDICATED
                                                                                                                                                        3) PHASE C: BLUE
              2. TO PROVIDE FOR EASE OF DISCONNECTING THE EQUIPMENT WITH MINIMUM INTERFERENCE
                                                                                                                                                         4) NEUTRAL: WHITE
                   TO OTHER INSTALLATIONS.
                                                                                                                                                        GROUND: GREEN.
              3. TO ALLOW RIGHT OF WAY FOR PIPING INSTALLED AT REQUIRED SLOPE.
                                                                                                                                                   C. FIELD-APPLIED. COLOR-CODING CONDUCTOR TAPE: APPLY IN HALF-LAPPED TURNS FOR A MINIMUM DISTANCE OF
              4. TO ALLOW CONNECTING RACEWAYS, CABLES, AND WIREWAYS TO BE CLEAR OF
                                                                                                                                                        6 INCHES (150 MM) FROM TERMINAL POINTS AND IN BOXES WHERE SPLICES OR TAPS ARE MADE. APPLY
                    OBSTRUCTIONS AND OF THE WORKING AND ACCESS SPACE OF OTHER EQUIPMENT.
                                                                                                                                                        LAST TWO TURNS OF TAPE WITH NO TENSION TO PREVENT POSSIBLE UNWINDING. LOCATE BANDS TO AVOID
                                                                                                                                                        OBSCURING FACTORY CABLE MARKINGS.
         A. APPLY FIRESTOPPING TO PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES FOR
                                                                                                                                              2. INDOOR EQUIPMENT: ENGRAVED, LAMINATED ACRYLIC OR MELAMINE LABEL.
          ELECTRICAL INSTALLATIONS TO RESTORE ORIGINAL FIRE-RESISTANCE RATING OF ASSEMBLY.
                                                                                                                                              3. EQUIPMENT TO BE LABELED:
                                                                                                                                                  A. ENCLOSURES AND ELECTRICAL CABINETS
          A. GENERAL: FOLLOW THE PROCEDURES SPECIFIED IN DIVISION 01 SECTION "SUBMITTALS."
          B. PRODUCT DATA: FOR EACH TYPE OF PRODUCT.
                                                                                                                                                   B. ENCLOSED SWITCHES
          C. PRIOR APPROVALS:
                                                                                                                                                   C. CIRCUIT BREAKERS
               1. SUBMIT FOR PRIOR APPROVAL ON SUBSTITUTION REQUEST FORMS. ONLY WRITTEN REQUESTS ON
                    THESE FORMS WITH COMPLETE SUBMITTAL DATA WILL BE CONSIDERED.
                                                                                                                                         262416 OVERCURRENT PROTECTIVE DEVICES IN EXISTING PANELBOARDS
               2. PRIOR APPROVAL DOES NOT AUTOMATICALLY MEAN EQUIPMENT IS APPROVED. FINAL APPROVAL
                                                                                                                                                INTERRUPTION OF EXISTING ELECTRIC SERVICE: NOTIFY OWNER NO FEWER THAN FIVE DAYS IN ADVANCE OF PROPOSED
                   OF ALL EQUIPMENT AND MATERIALS SHALL BE DETERMINED DURING SUBMITTAL REVIEW. ANY
                                                                                                                                              INTERRUPTION OF ELECTRIC SERVICE.
                    CHANGES REQUIRED DUE TO SUBSTITUTION ARE THE CONTRACTOR'S RESPONSIBILITY.
                                                                                                                                              2. MATCH EXISTING MANUFACTURER SQUARE-D IN THE BUILDING AND AIC RATING.
     5. ELECTRICAL INSPECTIONS AND TESTING
          A. ALL INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES AND
                                                                                                                                              3. BRANCH OVERCURRENT PROTECTIVE DEVICES: BOLT-ON CIRCUIT BREAKERS, REPLACEABLE WITHOUT DISTURBING ADJACENT UNITS.
               STANDARDS INCLUDING: NATIONAL ELECTRICAL CODE, ANSI, IEEE, NFPA, NEMA, NETA, AND OSHA.
          B. THE TESTING FIRM SHALL PROVIDE ALL TEST INSTRUMENTS, MATERIAL, EQUIPMENT, LABOR, AND
                                                                                                                                             4. CREATE A DIRECTORY TO INDICATE INSTALLED CIRCUIT LOADS. USE A COMPUTER TO CREATE DIRECTORY;
               TECHNICAL SUPERVISION TO PERFORM SUCH INSPECTIONS AND TESTS.
                                                                                                                                               HANDWRITTEN DIRECTORIES ARE NOT ACCEPTABLE.
          C. IT IS THE PURPOSE OF THESE SPECIFICATIONS TO ASSURE THAT ALL TESTED ELECTRICAL EQUIPMENT,
                                                                                                                                         262726 WIRING DEVICES

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
              BOTH CONTRACTOR AND OWNER SUPPLIED, IS OPERATIONAL AND WITHIN INDUSTRY AND MANUFACTURERS
              TOLERANCES AND IS INSTALLED IN ACCORDANCE WITH DESIGN SPECIFICATIONS AND MANUFACTURERS
              RECOMMENDATIONS
                                                                                                                                                  A. LEVITON MFG. COMPANY INC
          D. THE INSPECTIONS AND TESTS SHALL DETERMINE SUITABILITY FOR ENERGIZATION.
                                                                                                                                                   B. PASS & SEYMOUR/LEGRAND; WIRING DEVICES & ACCESSORIES
          E. PERFORM REQUIRED INSPECTIONS AND TESTING THAT REQUIRED BY THE LOCAL AUTHORITY HAVING
                                                                                                                                             2. STRAIGHT BLADE RECEPTACLES - CONVENIENCE RECEPTACLES, 125 V, 20 A: COMPLY WITH NEMA WD 1, NEMA WD 6
                                                                                                                                                   CONFIGURATION 5-20R. AND UL 498. LEVITON #5362-SI OR PASS & SEYMOUR #PT5362-I. REQUIRES PIG-TAIL CONNECTOR.
     6. OUALITY ASSURANCE
          A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A
                                                                                                                                             3. GFCI RECEPTACLES - DUPLEX GFCI CONVENIENCE RECEPTACLES. 125 V. 20 A.
                                                                                                                                                  A. GENERAL DESCRIPTION: STRAIGHT BLADE, FEED-THROUGH TYPE. COMPLY WITH NEMA WD 1. NFMA WD 6.
              TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE
          B COMPLY WITH NATIONAL FLECTRICAL CODE
                                                                                                                                                       UI 498 AND UI 943 CLASS A AND INCLUDE INDICATOR LIGHT THAT IS LIGHTED WHEN DEVICE IS TRIPPED
          C. ALL ELECTRICAL WORKMEN ON THIS PROJECT SHALL BE THOROUGHLY KNOWLEDGEABLE OF ALL APPLICABLE CODES RELATED
                                                                                                                                                  B. NON-FEED-THROUGH-TYPE GFCI UNIT MAY BE SELECTED WHERE NO PROTECTION OF DOWNSTREAM
              TO ALL ELECTRICAL SYSTEMS FOR THIS PROJECT. ALL INSTALLATIONS SHALL BE PERFORMED BY SKILLED ELECTRICIAN
                                                                                                                                                       RECEPTACLES IS REQUIRED.
               TRADESMEN FULLY AWARE OF THE LATEST TECHNIQUES, PRACTICES, AND STANDARDS OF THE INDUSTRY. HAZARD OR POOR
                                                                                                                                              4. SWITCHES: COMPLY WITH NEMA WD 1 AND UL 20, SEE PLANS FOR DETAILS.
              INSTALLATION PRACTICE WILL BE CAUSE FOR REJECTION OF WORK.
          D. GOOD WORKMANSHIP AND APPEARANCE SHALL BE CONSIDERED IMPORTANT. CAREFULLY LAY OUT ALL WORK IN ADVANCE TO
              INSTALL IN A NEAT AND GOOD WORKMANSHIP_LIKE MANNER ALL IN ACCORDANCE WITH RECOGNIZED PRACTICES AND STANDARDS
                                                                                                                                                   A. SINGLE AND COMBINATION TYPES TO MATCH CORRESPONDING WIRING DEVICES.
              OF THE INDUSTRY.
          E. INTERRUPTION OF EXISTING ELECTRIC SERVICE: DO NOT INTERRUPT ELECTRIC SERVICE TO FACILITIES OCCUPIED BY OWNER OR
                                                                                                                                                   B. PLATE-SECURING SCREWS: METAL WITH HEAD COLOR TO MATCH PLATE FINISH.
              OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS:
                                                                                                                                                   C. MATERIAL: SMOOTH, HIGH-IMPACT THERMOPLASTIC, MATCH COLOR OF WIRING DEVICE.
          F. NOTIFY OWNER / OWNER'S REPRESENTATIVE NO FEWER THAN 5 WORKING DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF
                                                                                                                                             6. FINISHES: WHITE, UNLESS OTHERWISE INDICATED OR REQUIRED BY NFPA 70 OR DEVICE LISTING.
              ELECTRIC SERVICE.
          G. DO NOT PROCEED WITH INTERRUPTION OF ELECTRIC SERVICE WITHOUT OWNER'S/OWNER REPRESENTATIVE'S WRITTEN
                                                                                                                                         271500 COMMUNICATIONS HORIZONTAL CABLING

1. GENERAL REQUIREMENTS: AN ELECTRICAL OUTLET SHALL BE INSTALLED WITHIN 2 FEET WITH AT LEAST 2" SEPARATION OF VOICE/DATA
              PERMISSION.
                                                                                                                                                   AND MEDIA OUTLET LOCATIONS.
         A. ALL TEMPORARY AND REMODELING WORK SHALL BE CONSIDERED A PART OF THIS CONTRACT. THIS SHALL INCLUDE ALL ITEMS,
               MATERIAL OR EQUIPMENT AND LABOR NECESSARY TO MEET THE REQUIREMENTS AND INTENT OF THE PROJECT
                                                                                                                                               2. WIRING REQUIREMENTS:
          B. PRIOR TO SUBMITTING BID PROPOSAL, THE CONTRACTOR SHALL HAVE HAD VISITED AND EXAMINED THE CONSTRUCTION SITE. HE
                                                                                                                                                   A. MATCH EXISTING DATA AND VOICE WIRING CAT 5e UNSHIELDED TWISTED PAIR CABLE.
                                                                                                                                                   B. (2) CATEGORY 5e UNSHIELDED TWISTED PAIRS STATE BY ROUTE ACEPTATE.

D. THE JACKS SHALL BE LABELED AS MDF-15-PATCH PANEL-PORT NUMBER PREFACED BY THE COMMUNICATIONS FACEPLATE
               SHALL BE FAMILIAR WITH ALL EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT
               THE WORK UNDER THIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN BEHALF OF THE
               CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
                                                                                                                                                   NUMBERING SCHEME FOR THE BUILDING
E. ALL RJ-45 JACKS SHALL BE 568B VIRING ALLOWING VOICE OF. ALL TERMINATION EQUIPMENT SHALL BE RATED AT CAT 5e.
          C. CERTAIN REMODELING OF THE EXISTING ELECTRICAL FACILITIES WILL BE REQUIRED. EXISTING CONDUIT RUNS ARE GENERALLY
               NOT SHOWN, ALTHOUGH AN ATTEMPT HAS BEEN MADE TO SHOW SOME EXISTING CONDITIONS, FROM WHICH INFORMATION HAS
               BEEN TAKEN IN REGARD TO EXISTING RECORD DRAWINGS PERTAINING TO THIS PARTICULAR PROJECT. THE DRAWINGS SHOWING
                                                                                                                                                   G. THE WIRING SHALL COMPLY WITH EIA/TIA 568B STANDARDS
               LOCATION OF EXISTING EQUIPMENT ARE APPROXIMATE ONLY (FIELD VERIFY).
                                                                                                                                                   H. CABLE LENGTH SHALL NOT EXCEED 295 FEET (90 METERS) OF INSTALLED CABLE FROM THE WORKSTATION JACK TO THE IDF
          D. WHERE EXISTING ELECTRICAL EQUIPMENT, ARE REMOVED AND THE FEEDER OF CIRCUITING IS NOT INTENDED TO BE RE-USED, ALL
              CONDUIT AND WIRING SHALL BE COMPLETELY REMOVED WHERE EXISTING CONDUIT IS NOT BEING RE_USED. WHERE IT IS
                                                                                                                                                    I. FACEPLATE MATERIAL: 4-PORT IVORY, HIGH-IMPACT THERMOPLASTIC WI
              IMPOSSIBLE TO REMOVE CONDUIT, SUCH AS IN MASONRY WALLS, UNDERGROUND, CONCRETE FLOORS, ETC. IT SHALL BE CUT OFF
                                                                                                                                                   J. IDF ROOM SHALL HAVE THE VOICE/DATA WORKSTATION WIRING ON
              FLUSH WITH THE WALL OR FLOOR AND CAPPED OR PLUGGED.
                                                                                                                                                       MATCH PREVIOUSLY INSTALLED CABLING.
          E. PRIOR TO PROGRESSING WITH ANY NEW INSTALLATION OR ROUGH-INS, THE CONTRACTOR SHALL STUDY THE DRAWINGS AND
                                                                                                                                                   K. PROVIDE UNIQUE LABEL FOR EACH TERMINATION "MDF-xx-xx-xx" FOR DATA AND "MDF-xxxx" FOR VOICE JAC
               CAREFULLY EXAMINE ALL EXISTING CONDITIONS AND OBSTRUCTIONS. TO DETERMINE THE BEST METHOD OF INSTALLATION AND
               CONDUIT ROUTING. ALL CONDUITS SHALL BE UNDERGROUND AND CONCEALED INSIDE BUILDINGS. THE INSTALLATION WILL REQUIRE
                                                                                                                                              3. CABLE REQUIREMENTS:
                                                                                                                                                  A. ALL CABLE SHALL BE INSTALLED TO CATSE 3,50MHZ INSTALLATION STANDARDS (EIA/TIA) TO MATCH EXISTING.
              MANY OFFSETS, BENDS, J-BOXES, PULLBOXES, SPECIAL FITTINGS, ETC. WHICH ARE NOT SHOWN, BUT SHALL BE
              INSTALLED IN ACCORDANCE TO THE N.E.C. AND IN A NEAT AND WORKMANSHIP-LIKE MANNER.
<u>260519 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES</u>
1. CONDUCTORS AND CABLES
          A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
                                                                                                                                                    CONDUITS IN NON-ACCESIBLE CEILINGS.
                                                                                                                                                    F. CABLE BUNDLES SAHLL BE SUPPORTED AT INTERVALS OF NOT LESS THAI^{f r}THRFF FFFT (
              1. AMP CABLE ONLY FOR VOICE AND DATA CABLES (NO SUBSTITUTES.)
                                                                                                                                                   G. SUPPORT POINTS CANNOT BEND LESS THAN A FOUR INCH (4") RADIUS OR PHICHANTON ACKETS OF THE CABLES.
              \mathsf{QPPFR} CONDUCTORS: COMPLY WITH NATIONAL FLECTRICAL COD
                                                                                                                                                  H ALL DATA WIRING FOR A FLOOR SHALL BE TERMINATED IN STORAGE ROOM
            CONDUCTOR INSULATION: COMPLY WITH NATIONAL FLACTRICAL CODE FOR TYPES THHN/THWN
                                                                                                                                                   I. CABLE INSTALLATION, ROUTING AND DRESSING SHALL BE DONE FOLLOWING ALL APLICABLE LOCAL, REGIONAL AND NATIONAL
                                                                                                                                                   CODES AS WELL AS INDUSTRY BEST PRACTICES
          A. FEEDERS: COPPER. SOLID FOR NO. 10 AWG AND SMALLER: STRANDED FOR NO. 8 AWG AND LARGER
          B. BRANCH CIRCUITS: COPPER. SOLID FOR NO. 12 AWG AND SMALLER; STRANDED FOR NO. 10 AWG AND LARGER.
                                                                                                                                                        MOUITS SHARE NOT HAVE A BEND RADIUS OF LESS THAN ONE FOOT.
                                                                                                                                                     C. EACH CONDUIT SHALL HAVE A PULL STRING WITH NO LESS THAN TWELVE INCHES (12") EXCESS AT EACH END OF THE PULL
     3. CONNECTORS AND SPLICES
          A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE
                                                                                                                                                  D. OUTLET BOXES SHALL BE NO SMALLER THAN 4 INCHES (100 mm) WIDE, 4 INCHES (100 mm) HIGH, AND 2-1/8 INCHES
          FOLLOWING:
              1. HUBBELL POWER SYSTEMS.
              2. ILSCO; A BRANCH OF BARDES CORPORATION.
               3. O-Z/GEDNEY; A BRAND OF THE EGS ELECTRICAL GROUP.
                                                                                                                                              5. FINAL VERIFICATION TESTS: PERFORM VERIFICATION TESTS FOR OTRESPONDED TO THE COMMUNICATIONS CABLING
          B. DESCRIPTION: FACTORY-FABRICATED CONNECTORS AND SPLICES OF SIZE, AMPACITY RATING, MATERIAL, TYPE,
                                                                                                                                                   AND WORKSTATIONS OUTLET/CONNECTORS ARE INSTALLED.
              AND CLASS FOR APPLICATION AND SERVICE INDICATED.
          C. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS ACCORDING TO MANUFACTURER'S PUBLISHED
                                                                                                                                              6. DOCUMENT DATA FOR EACH MEASURMENT. DATA FOR SUBMITTALS SHALL BE PRINTED IN A SUMMARY REPORT THAT IS FORMATTED
                                                                                                                                                   SIMILAR TO TABLE 10.1 IN BICSI TDMM, OR TRANSFERRED FROM THE INSTRUMENT TO COMPUTER, SAVED AS TEXT FILES, AND
              TORQUE-TIGHTENING VALUES. IF MANUFACTURER'S TORQUE VALUES ARE NOT INDICATED, USE THOSE
              SPECIFIED IN UL 486A-486B.
               1. CONCEAL CABLES IN FINISHED WALLS AND CEILINGS WHERE EXISTING CONDITIONS ALLOW.
                                                                                                                                              7. END-TO-END CABLING WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
              2. COMPLETE RACEWAY INSTALLATION BETWEEN CONDUCTOR AND CABLE TERMINATION POINTS
                   PRIOR TO PULLING CONDUCTORS AND CABLES.
                                                                                                                                              8. PREPARE TEST AND INSPECTION REPORTS.
              3. USE PULLING MEANS, INCLUDING FISH TAPE, CABLE, ROPE, THAT WILL NOT DAMAGE CABLES OR RACEWAY.
                                                                                                                                         283111 DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM
260526 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
                                                                                                                                             2. OVERSEE THAT VENDOR'S PROVISION OF THE FIRE ALARM DEFERRED SUBMITTAL AND THEIR OBTAINING OF PERMIT APPROVAL FROM
         A. INSULATED CONDUCTORS: COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS OTHERWISE
              REQUIRED BY APPLICABLE CODE OR AUTHORITIES HAVING JURISDICTION.
    2. CONDUCTOR TERMINATIONS AND CONNECTIONS:
                                                                                                                                              3. FIRE ALARM CIRCUITS AND EQUIPMENT CONTROL WIRING ASSOCIATED WITH THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN A
         A. PIPE AND EQUIPMENT GROUNDING CONDUCTOR TERMINATIONS: BOLTED CONNECTORS.
                                                                                                                                                  DEDICATED RACEWAY SYSTEM.
         B. CONNECTIONS TO STRUCTURAL STEEL: WELDED CONNECTIONS.
                                                                                                                                               1. CUT, PATCH, AND RESTORE TO PRE-EXISTING QUALITY AND CONDITION ANY AND ALL SURFACES IMPACTED BY THE ABOVE ELCTRICAL
         A. INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH CIRCUITS.
    4. COMPLY WITH UL 467 FOR GROUNDING AND BONDING MATERIALS AND EQUIPMENT.
                                                                                                                                               1. ON COMPLETION OF INSTALLATION. INCLUDING OUTLETS, FITTINGS, AND DEVICES, INSPECT EXPOSED FINISH. REMOVE
260529 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

1. DESIGN SUPPORTS FOR MULTIPLE RACEWAYS CAPABLE OF SUPPORTING COMBINED WEIGHT OF SUPPORTED
                                                                                                                                                  BURRS, DIRT, PAINT SPOTS, AND CONSTRUCTION DEBRIS.
     SYSTEMS AND ITS CONTENTS.
                                                                                                                                              2. PROTECT EQUIPMENT AND INSTALLATIONS AND MAINTAIN CONDITIONS TO ENSURE THAT COATINGS, FINISHES, AND
                                                                                                                                                   CABINETS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
    2. STEEL SLOTTED SUPPORT SYSTEMS: COMPLY WITH MFMA-4, FACTORY-FABRICATED COMPONENTS FOR FIELD
         A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE
         OF THE FOLLOWING:
              1. COOPER B-LINE, INC.; A DIVISION OF COOPER INDUSTRIES.
              2. ERICO INTERNATIONAL CORPORATION.
              3. UNISTRUT; TYCO INTERNATIONAL, LTD.
260533 RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS
     1. METAL CONDUITS AND TUBING
         A. GRC (GALVANIZED RIGID STEEL CONDUIT): COMPLY WITH ANSI C80.1 AND UL 6.
         B. EMT: COMPLY WITH ANSI C80.3 AND UL 797.
          C. FMC: COMPLY WIHT UL 1: ZINC-COATED STEE
          D. LFMC: FLEXIBLE STEEL CONDUIT WITH PVC JACKET AND COMPLYING WIHT UL 360.
          E. FITTINGS FOR EMT: STEEL COMPRESSION TYPE.
    2. BOXES, ENCLOSURES, AND CABINETS
         A. SHEET METAL OUTLET AND DEVICE BOXES: NEMA OS 1.
     3. RACEWAY APPLICATION
               - EXPOSED, NOT SUBJECT TO PYSICAL DAMAGE: EMT.
       - EXPOSED AND SUBJECT TO SEVERE PHYSICAL DAMAGE: GRC
         A. 3/4-INCH TRADE SIZE.
           B. EXCEPT VOICE AND DATA LOCATIONS: 1-INCH TRADE SIZE.
           ALL NO MORE THAN THE FOUIVALENT OF THREE 90-DEGREE BENDS IN ANY CONDUIT RUN EXCEPT FOR
          COMMUNICATIONS CONDUITS, FOR WHICH TWO 90-DEGREE BENDS ARE ALLOWED.
     6. INSTALL PULL LINE IN EMPTY RACEWAYS. USE POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE WITH NOT LESS.
          THAN 200-LB (90-KG) TENSILE STRENGTH. LEAVE AT LEAST 12 INCHES (300 MM) OF SLACK AT EACH END OF PULL LINE.
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King County

Department of Executive Services Facilities Management Division **Capital Planning and Development** King County Administration Building 500 4th Avenue, Room 320 Seattle, Washington 98104 Telephone: (206) 205-0516

Fax: (206) 296-0186

CONSULTANT

PERMIT SET

ID DATE DESCRIPTION

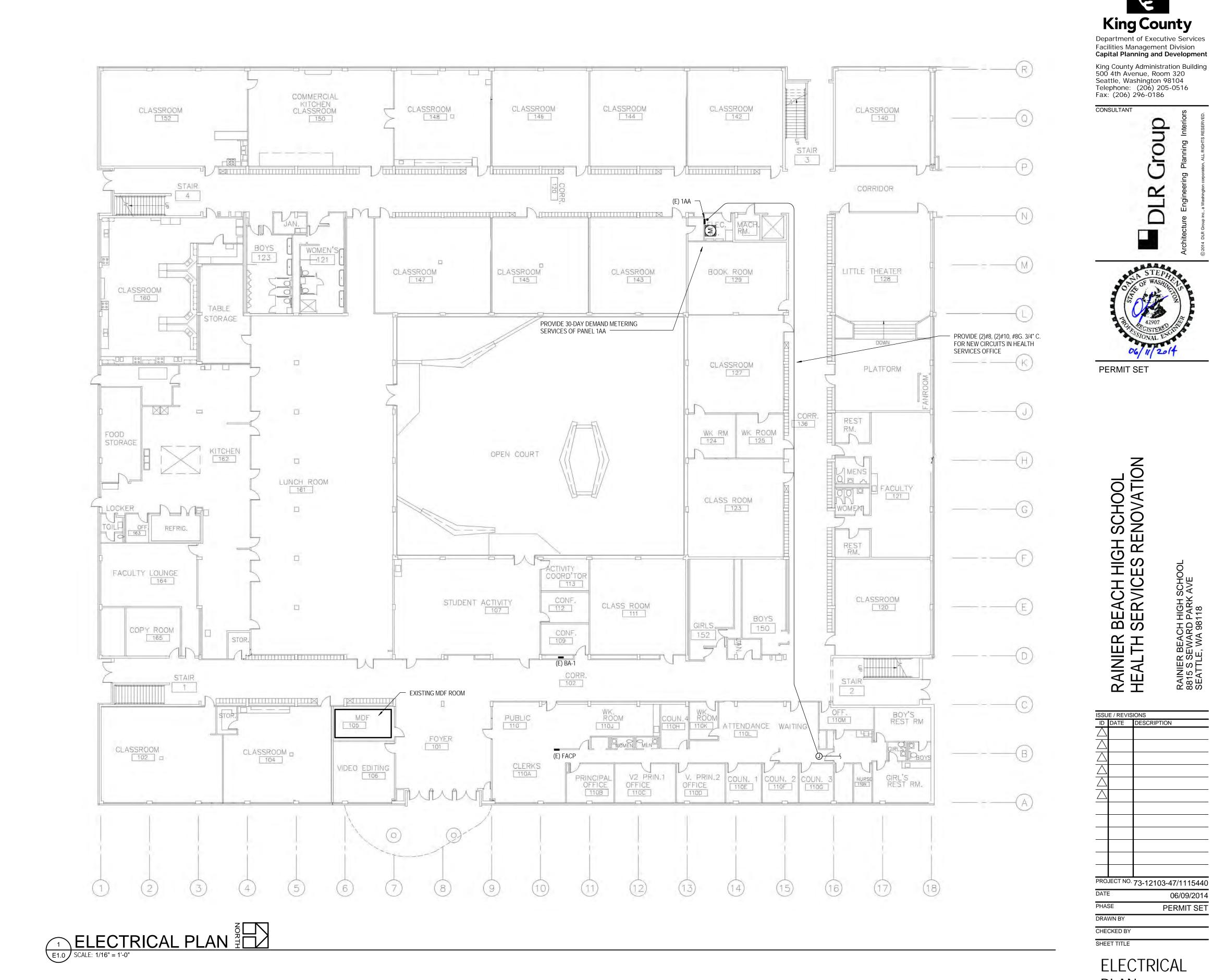
PROJECT NO. 73-12103-47/1115440 06/09/2014 PERMIT SET

CHECKED BY

06/09/2014 PERMIT SET ELECTRICAL

PLAN

E1.0

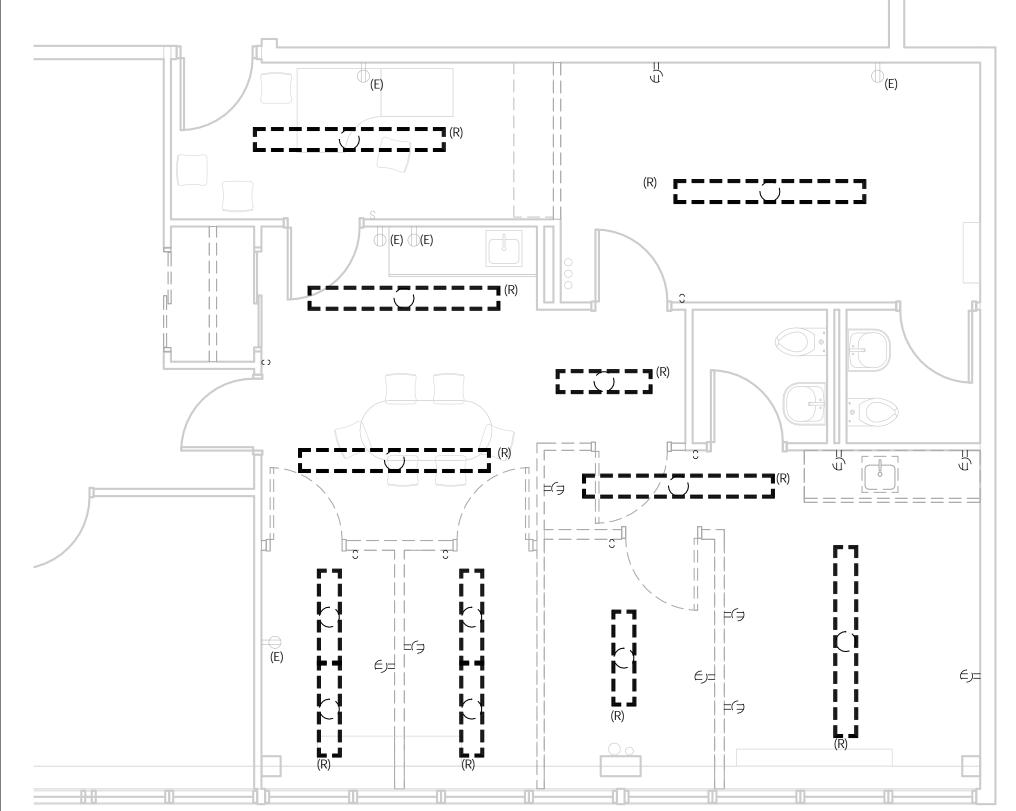


2. RELOCATE EXISTING LIGHTING FIXTURES PER LIGHTING PLAN. CLEAN LENS, REPLACE BALLAST(S) AS REQUIRED,

LIGHTING PLAN

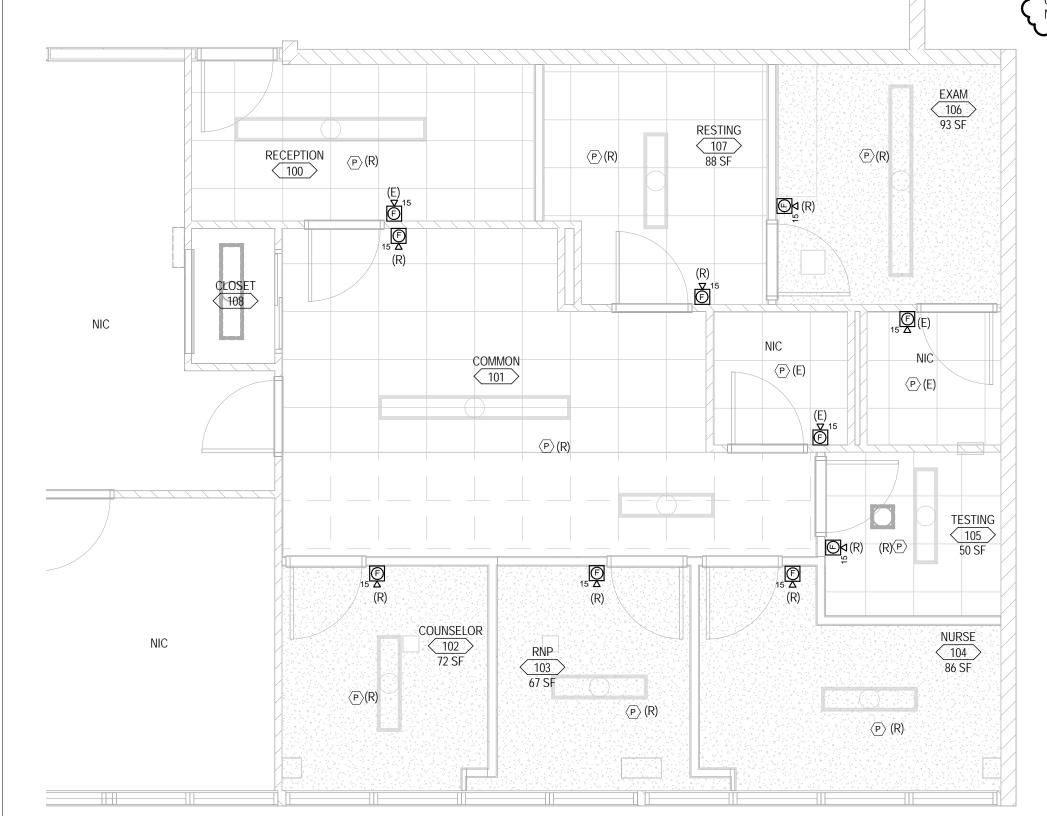
- PROVIDE 120V POWER CONNECTION TO CEILING EXHAUST FAN AND MOTORIZED DAMPER, SEE MECHANICAL PLANS FOR EXACT LOCATION AND DETAILS. CONNECT OCCUPANCY SENSOR TO SWITCH EXHAUST FAN "ON" AND "OFF" WITH
- PROVIDE PASSIVE INFARED (PIR) WALL SWITCH SENSOR WITH MANUAL ON, AUTO OFF FUNCTION AND 15 MINUTE TIMEOUT

- PROVIDE 120V POWER CONNECTION TO MECHANICAL



ELECTRICAL DEMO PLAN

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



FIRE ALARM PLAN

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

DEMO PLAN LEGEND

ALL DEVICES REMOVED AND DEMOLISHED UNLESS OTHERWISE NOTED:

(E) EXISTING TO REMAIN (R) EXISTING TO RELOCATE

DEMO PLAN CONSTRUCTION NOTES

1. DEMO DRAWINGS ARE BASED ON AS-BUILT DRAWINGS. BEFORE SUBMITTAL OF BID. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE CONDITIONS OF ALL EXISTING SYSTEMS AND SERVICE CONNECTIONS INCLUDING ALL NECESSARY PULL BOXES, PANELBOARDS, EQUIPMENT AND FEEDERS/BRANCH CIRCUITS RELATED TO THE WORK DEMOLITION AREAS, WHETHER INDICATED ON THE

2. CONTRACTOR SHALL CONDUCT DEMOLITION SO THAT OPERATIONS WILL NOT BE DISRUPTED. MAINTAIN CONTINUITY OF ALL EXISTING POWER, LIGHTING AND COMMUNICATIONS CIRCUITS THAT PASS TROUGH THE DEMOLITION AREA BUT ARE NOT INDICATED FOR DEMOLITION.

3. THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL MATERIAL, EQUIPMENT, WIRING DEVICES, LIGHTING FIXTURES, CONDUIT AND WIRING, INCLUDING THOSE ITEMS ASSOCIATED WITH THE TELEPHONE, FIRE ALARM, SECURITY, DATA AND PAGING SYSTEMS, UNLESS NOTED OTHERWISE. (SEE DEMO LEGEND)

4. ALL UNUSED CONDUIT AND WIRING SHALL BE COMPLETELY STRIPPED AND REMOVED BACK TO THE SOURCE, EXCEPT WHEN LOCATED IN AN EXISTING FLOOR SLAB NOT SCHEDULED FOR DEMOLITION. THESE UNUSED CONDUITS SHALL BE CUT OFF AND PLUGGED FLUSH WITH THE SLAB

5. WHERE DEMOLITION OF A CIRCUITS, CONDUIT AND WIRE BACK TO A PANEL, PROVIDE CORRECTION ON PANEL DIRECTORY TO CALL OUT AS

6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DIRECTIONS CONCERNING THE SALVAGE OR RELOCATION OF REMOVED ITEMS. CONTRACTOR SHALL DISPOSE OF ALL ITEMS NOT SALVAGED IN A LEGAL MANER.

7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DE-ENERGIZING ANY POWER SERVICE REQUIRED FOR DEMOLITION WORK TO ENSURE SAFE WORKING CONDITIONS.

8. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND SCHEDULE WITH THE OWNER ANY POWER OR SYSTEMS SHUTDOWN(S) REQUIRED BY THE DEMOLITION WORK. ALSO THE ELECTRICAL CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY AND/OR REROUTING SERVICES ARE PROVIDED TO AREAS NOT PART OF THIS DEMOLITION WORK, BUT ARE ADJACENT OR INSIDE THE DEMOLITION WORK AREA AND WHICH WILL BE AFFECTED BY A SHUTDOWN. THE ELECTRICAL CONTRACTOR SHALL PREPARE, COORDINATE, AND FOLLOW LOCKOUT/TAGOUT PROCEDURES THROUGHOUT THE SHUTDOWN, DEMOLITION WORK AND TEMPORARY RECONNECTION PROCESS.

9. THE ELECTRICAL CONTRACTOR SHALL OBTAIN FROM, AND COORDINATE PROVISIONS. WITH THE OWNER THE REQUIREMENTS FOR TEMPORARY POWER FOR THE DEMOLITION WORK.

10. REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS (FLUORESCENT LIGHTING FIXTURE PCB'S BALLAST'S AND THE LIKE) SHALL BE PERFORMED FOLLOWING THE REQUIREMENTS OF OSHA, EPA AND ANY OTHER AUTHORITY HAVING JURISDICTION IN APPLICABLE STATE AND LOCAL

11. LOW VOLTAGE COMMUNICATION CABLES CAN BE REUSED IF THERE IS ENOUGH LENGTH TO REACH THE RELOCATED OUTLETS. IF PHONE/DATA OUTLETS ARE NEW OR RELOCATED DEVICES AND REQUIRE LONGER CABLE, NEW CABLES MUST BE PULLED FROM THE TELECOM ROOM.

King County Department of Executive Services Facilities Management Division **Capital Planning and Development**

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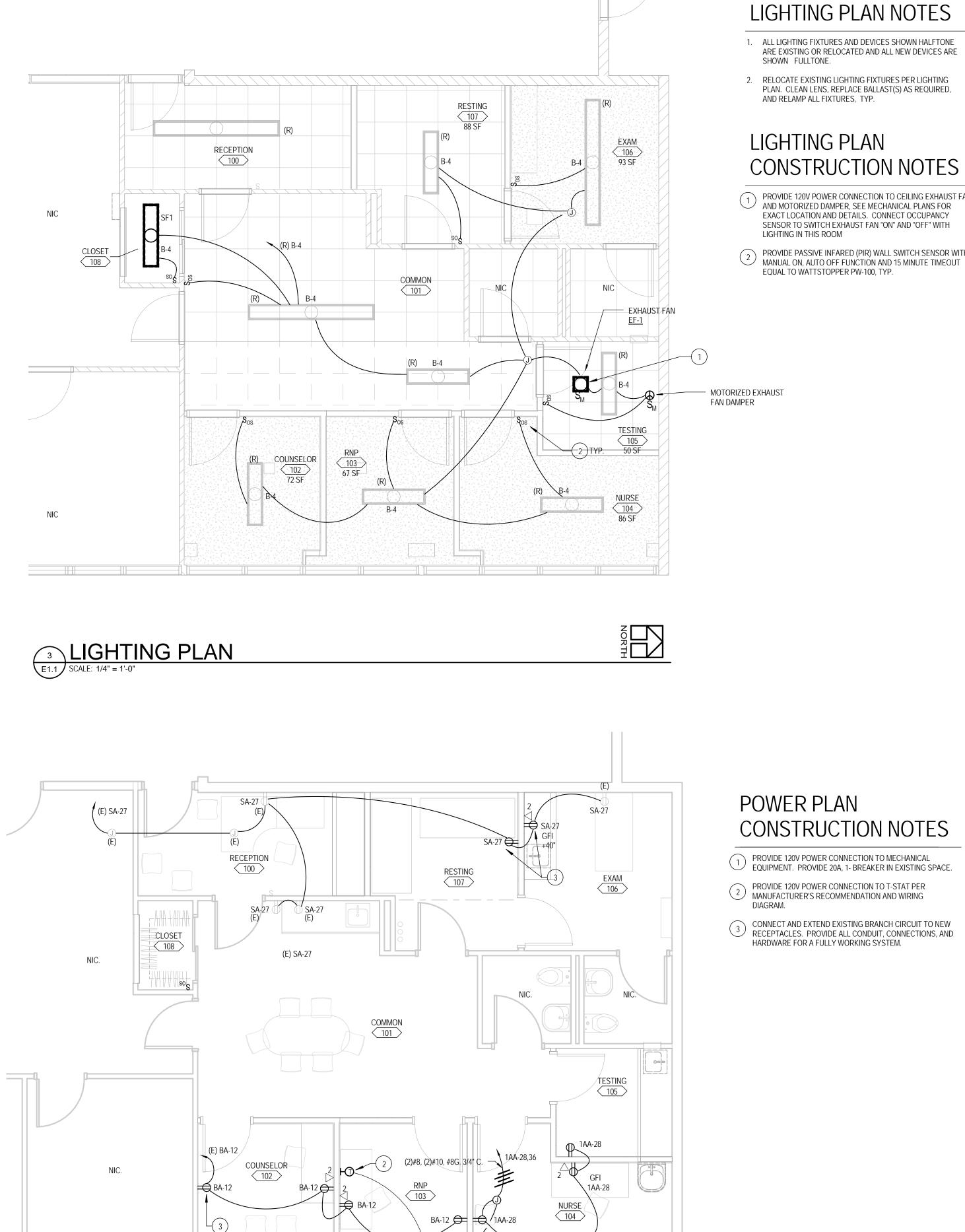
PERMIT SET

SH SCHOOL RENOVATION

ISSUE / REVISIONS
ID DATE DESCRIPTION PROJECT NO. 73-12103-47/1115440 06/09/2014

PERMIT SET

ENLARGED ELECTRICAL **PLANS**



BASEBOARD

HEATER
BB-1

4 POWER PLAN
E1.1 SCALE: 1/4" = 1'-0"

| | PANEL: (E) 1 <i>A</i> | AA | | | | | | | | | | | |
|--|--|--------------|-------------------------------------|-------|-------|---------|--------|---------|----------|---------------|--|----------|--------------------------------------|
| LOCATION: 1ST FLOOR ELECT RM BUS RATING: 225 A MAIN BREAKER: 225 | | | VOLTS: 120/208 \ PHASES: 3 WIRES: 4 | | | | | | | | MOUNTING: SURFACE FED FROM: SEE ONE-LINE SCCR: 10,000A | | |
| NOTE: Type 1 | S: | | | | | | | | | | | | |
| СКТ | CIRCUIT DESCRIPTION | BKR TRIP | POLES | | A | | В | С | POLE | BKR S TRIP | CIRCUIT DESCRIPTION | скт | |
| _1 | (E) REC's RM 120 | 20 A | 1 | 0 VA | 0 VA | | | | 1 | | (E) REC'S ROOM 144 | 2 | |
| 3 | (E) REC's RM 120 | 20 A | 1 | | | 0 VA | 0 VA | | 1 | | (E) REC'S ROOM 144 | 4 | |
| 5 | (E) REC's RM 120 | 20 A | 1 | 0.1/4 | 0.14 | | | 0 VA | 0 VA 1 | | (E) REC'S ROOM 144 | 6 | |
| 7 | SPACE | | | 0 VA | 0 VA | 0.1/4 | 0.1/4 | | 1 | | (E) REC'S ROOM 144 | 8 | |
| 9 | SPACE | | | | | 0 VA | 0 VA | 0.1/4 | 1 | | (E) REC'S ROOM 144 | 10 | |
| 11 | SPACE | | | 0.1/4 | 0.1/4 | | | 0 VA | 0 VA 1 | | (E) REC'S ROOM 144 | 12 | |
| 13 | SPACE | | | 0 VA | 0 VA | 0.1/4 | 0.1/4 | | 1 | | (E) USED | 14 | |
| 15 | (E) REC'S RM 127 & BOOK ROOM | 20 A | 1 | | | 0 VA | 0 VA | 0.1/4 | 0 \ | | (E) REC'S ROOM 144 | 16 | |
| 17 | SPACE | | | 0.1/4 | 0.1/4 | | | 0 VA | U VA I | | (E) REC'S ROOM 144 | 18 | |
| 19 | (E) TELEPHONE CAB & BOOK RM. | 20 A | 1 | 0 VA | 0 VA | 0.1/4 | 0.1/4 | | 1 | | (E) REC'S ROOM 144 | 20 | |
| 21 | (E) REC'S-TELE. CAB. & BK RM. (E) REC'S-HALL | 20 A 20 A | 1 | | | 0 VA | 0 VA | 0.1/4 | 0 \/ \ | | (E) USED | 22 24 | |
| 23 | (E) REC'S-HALL | 20 A | 1 1 | 0.1/4 | 0 VA | | | 0 VA | 0 VA 1 | | (E) USED | | |
| 25 | (E) REC'S-HALL | 20 A | 1 | 0 VA | UVA | 0.1/4 | 720 VA | | 1 | | (E) REC'S ROOM 146 (N) RECEPTS HEALTH CENTR | 26 | - DDOVIDE NEW 1D/200 DDEAKED SOLIADE |
| 27 29 | (E) REC'S-HALL | 20 A | 1 | | | UVA | 720 VA | | 0 VA 1 | | (E) REC'S ROOM 146 | 28 30 | PROVIDE NEW 1P/20A BREAKER, SQUARE |
| 31 | (E) REC'S ELEV PIT ELEC RM/ | 20 A | 1 | 0 VA | 0 VA | | | UVA | 0 VA 1 | | (E) USED | 32 | |
| 33 | (E) REC'S RM 145 | 20 A | 1 | UVA | UVA | 0 VA | 0 VA | | 1 | | (E) REC'S-HALL | 34 | |
| 35 | (E) REC'S RM 145 | 20 A | 1 | | | UVA | UVA | 0 VA 1 | 312 1 | | (N) HEATER HEALTH CENTR | 36 | PROVIDE NEW 1P/20A BREAKER, SQUAR |
| 37 | SPARE | 20 A | 1 | 0 VA | 0 VA | | | UVA | 1 | | (E) REC'S-HALL | 38 | TROVIDE NEW 11/20A DICERCEN, SQUAR |
| 39 | (E)HEATER RM 127 | 20 A | 1 | UVA | UVA | 0 VA | 0 VA | | 1 | | (E) REC'S-HALL | 40 | |
| 41 | (E) HEATER RM 127 | 20 A | 1 | | | 0 1/1 | 0 7/1 | 0 VA | 0 \/Δ 1 | | (E) USED | 42 | |
| ••• | | | LOAD: | 0 | VA | 720 |) VA | 1312 \ | | 2071 | (1) 0010 | - | |
| | | | AMPS: | | Α | | A | 12 A | | | | İ | |
| | | | | | | | | | | | | | |
| .OAD | CLASSIFICATION | CONN | NECTED | LOAD | DEM | AND FA | CTOR | ESTIMAT | ED DEMAN | D | PANEL TOTALS | | |
| pare | | | 2032 VA | 4 | | 100.00% | , 0 | 20 |)32 VA | | | | |
| | | | | | | | | | | | CONNECTED LOAD: 2032 VA | | |
| | | | | | | | | | | | ESTIMATED DEMAND: 2032 VA | | |
| | | | | | | | | | | | CONNECTED CURRENT: 6 A | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | EMD CURRENT: 6 A | | |
| | | 1 | | | 1 | | | 1 | | 1 | | | |

EXISTING DEMAND LOAD TO BE METERED FOR (30) DAYS PER NEC REQUIREMENTS.

LOAD SUMMARY - PANEL BA

| | , | , | |
|--------------------------------------|---|----------------------------|------------------------|
| QTY OF REMOVED DEVICES | TOTAL REMOVED WATTAGE | QTY OF ADDED DEVICES | TOTAL ADDED WATTAGE |
| (6) 2 LAMP FLUOR (13) RECEPTACLES | 348W 2340W | 0 4 (1) 1 LAMP FLUOR | 0 720 33 |
| TOTAL | 2688W | (1) EF-1 | 98W |
| | | | 851W |
| | | (1837) TO | TAL LOAD REMOVED |

LOAD SUMMARY - PANEL 1AA

| | | · · · · · · · · | |
|---------------------------|-----------------------|-----------------------------|------------------------|
| QTY OF REMOVED DEVICES | TOTAL REMOVED WATTAGE | QTY OF ADDED DEVICES | TOTAL ADDED WATTAGE |
| - | - | (4) RECEPTACLES (1) BB-1 | 720W 1560W |
| | | | ADDED 2280w |

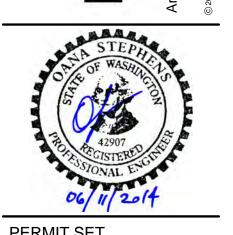
| | LIGHTING FIXTURE SCHEDULE | | | | | | | | |
|----------------|---------------------------|-------------------|-----------------|----------|---|--|--|--|--|
| YPE | MFR. | CATALOG NUMBER | LAMP | MOUNTING | DESCRIPTION | | | | |
| - 1 | DAYBRITE | SJ-1-32-UNV | 32W T8 3500K | | SURFACE MOUNTED 1X4 1-LAMP WRAP WITH ACRYLIC LENS | | | | |

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Capital Planning and Development

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PDLR Group
hitecture Engineering Planning Interiors



VIER BEACH HIGH SCHOOL LTH SERVICES RENOVATION

RAINIER BEACH HIC 8815 S SEWARD PA SEATTLE, WA 98118

| ID | DATE | DESCRIPTION |
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| PRO | JECT NO. | 73-12103-47/1115440 |
| DATE | = | 06/09/2014 |
| PHAS | SE | PERMIT SET |
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ELECTRICAL SCHEDULES

E7.1

С

| M | MECHANICAL LEGEND | | | | | | | | | | | | | |
|--------|------------------------|--|-------------|--|---------------------------------|-------|---------------------------|---|------------|--|-------------|---|--|--|
| (NOT A | LL SYMBOLS SHOWN ARE U | USED ON THESE DRAWINGS) | | | | | | | | | | | | |
| ABBR. | SYMBOL | DESCRIPTION | | | | ABBR. | DESCRIPTION | | ABBR. | DESCRIPTION | ABBR. | DESCRIPTION | | |
| | ①H | THERMOSTAT | | | DUCT INSULATED WITH DUCT LINER | | \boxtimes | SUPPLY DIFFUSER (RECTANGULAR) | ADJ | ADJUSTABLE | NC | NORMALLY CLOSED | | |
| | 1# | SINGLE - PHASE | | | | | © | SUPPLY DIFFUSER (ROUND) | AFF | ABOVE FINISH FLOOR | N.I.C. | NOT IN CONTRACT | | |
| | 36 | THREE - PHASE | OBD | 1 | OPPOSED BLADE DAMPER | | | SOFTER DIFFOSER (ROUND) | AHU | AIR HANDLING UNIT | NO | NORMALLY OPEN | | |
| | ®⊣ | HUMIDITY SENSOR | CHARLE . | | | | | return air transfer grille | AP | ACCESS PANEL | OSA PD | outside air Pressure difference | | |
| | S | DDC ROOM TEMPERATURE SENSOR | CV | 桑/姆 | AUTOMATIC CONTROL VALVE, 2-WAY | | | | APD BOD | AIR PRESSURE DROP BACK DRAFT DAMPER | PE | POLYETHELYNE | | |
| | UP DOWN | | CV | │ | AUTOMATIC CONTROL VALVE, 3-WAY | | | EXHAUST CRILLE | BEL | BELOW | PVC | POLYVINYLCHLORIDE | | |
| | | EXHAUST OR RELIEF AIR DUCT | | ቸ | | | | | BFF | BELOW FINISH FLOOR | QTY | YTITINAUD | | |
| | | | | | BALANCING VALVE | | | WALL DIFFUSER | BMS | BUILDING MANAGEMENT SYSTEM | R | REGISTER | | |
| | | SUPPLY AIR DUCT | | | CHECK VALVE | FLEX | | FLEXIBLE PIPE CONNECTOR | BOC | BOTTOM OF CASING | RA | RETURN AIR | | |
| | | DETURN OF OUTSIDE AIR DUCT | | <u> </u> | | | ─ ─₩= | HOSE END VALVE | BOP | BOTTOM OF PIPE | rel Rijs | relief air Rise in Joist Space | | |
| | | RETURN OR OUTSIDE AIR DUCT | CW | | DOMESTIC COLD WATER | | 1 1 | STRAINER | CW | COLD WATER DIFFUSER | RL | REFRIGERANT LIQUID LINE | | |
| | | ROUND DUCT | HW | 8 <u></u> 9 | DOMESTIC HOT WATER | | | | DG | DOOR GRILLE | RS | REFRIGERANT SUCTION LINE | | |
| | | | 1144 | | DOMESTIC NOT WATER | | | UNION | DH | DUCT HEATER | SID | DUCT SMOKE DETECTOR | | |
| l vo | | MANUAL VOLUME DAMPER IN DUCT | HW (140F) | 140F | DOMESTIC HOT WATER (140F) | | | PRESSURE REGULATOR | DMPR | DAMPER | SA SM | SUPPLY AIR SHEET METAL | | |
| 875. | | | | \Q | | | % — | POCCOUNT ATTUNED ATTUNE DELICE VALVE | DP | DIFFERENTIAL PRESSURE | S.O.V. | SHUT-OFF VALVE | | |
| FLEX. | | FLEXIBLE CONNECTION IN DUCT | MAV | <u> </u> | MANUAL AIR VENT | | 🗜 | PRESSURE/TEMPERATURE RELIEF VALVE | DWG | DRAWNG | TA | TRANSFER AIR | | |
| CONN. | | | | ¥ | DDCD01DF 040F | | | PLUG VALVE | EA (E) | EXHAUST AIR EXISTING | TSP | TOTAL STATIC PRESSURE | | |
| | 1 | MOTORIZED DAMPER IN DUCT | | | PRESSURE GAGE | | - | BALL VALVE | EAT | ENTERING AIR TEMPERATURE | TYP. UNO | Typical Unless noted otherwise | | |
| | | WITH ACCESS PANEL | P/ T | | PRESSURE/TEMPERATURE TEST POINT | | | DALL VALVE | EF | EXHAUST FAN | ٧ | VENT | | |
| | <u> m </u> | THE PROPERTY OF STREET | | Д | THERMOMETER AND THERMOWELL | | | TEMPERATURE SENSOR | ELE | ELEVATION | VTR | VENT THROUGH ROOF | | |
| | 1 | TEMPERATURE SENSOR IN DUCT | | | HERMONE IEI PRO HEIMOREEL | | S | TONI DIFFICIE DETON | ESP EWT | EXTERNAL STATIC PRESSURE ENTERING WATER TEMPERATURE | WSEC | 2009 WASHINGTON STATE ENERGY CODE SANITARY WASTE | | |
| | <u>(TS)</u> | | | a.——↓ I ———. | UNION | | (100) (100) | FOUNDATION AND AND AND AND AND AND AND AND AND AN | EXH | EXHAUST | " | JOHN PART TO THE | | |
| | + + | FLEXIBLE DUCT WITH SPIN-IN FITTING AND VOLUME DAMPER | | _ | | | | YYY EQUIPMENT/FIXTURE NUMBER | FD | FLOOR DRAIN | | | | |
| | - + | 1.555 | | —————————————————————————————————————— | ELBOW UP | | | | FLR | FLOOR | | | | |
| | 1 1 n | COUNTER WEIGHTED | | | ELBOW DOWN | | | DETAIL NUMBER | G HC | GRILLE HEATING COIL | | | | |
| BD | * | BACKDRAFT DAMPER | | +0+ | TEE UP | | | SHEET NUMBER -(WHERE DETAIL IS SHOWN) | HW | DOMESTIC HOT WATER | | | | |
| | . BD | | | | TEE DOWN | | | | HWR | HOT WATER RETURN | | | | |
| | 1 | FIRE & SMOKE DAMPER | | | PIPING CAP OR PLUG | | | SECTION NUMBER | IJS | IN JOIST SPACE | | | | |
| | FS FS | WITH ACCESS PANEL | 52.00 | _ | | | | SHEET NUMBER - (WHERE SECTION IS SHOWN) | IE IE | INVERT ELEVATION | | | | |
| | | | RL | | REFRIGERANT LIQUID LINE | | | SILLY HORDER (MILIC SCOTOR TO STORM) | JS LAT | Janitors sink Leaving air temperature | | | | |
| | [(₁ , | ELBOW WITH TURNING VANES (FOR ALL DUCTS | RS | | REFRIGERANT SUCTION LINE | | | | LWT | LEAVING WATER TEMPERATURE | | | | |
| | | EXCEPT RELIEF AND | 133 | | HE HOLIVALL COUNTY LITE | | | KEY NOTES | MA | MIXED AIR | | | | |
| | 141 | TRANSFER DUCTS) | V | | DOMESTIC VENT | | | | MFR | MANUFACTURER | | | | |
| | | | | | | | TYPE - CFM | GRILLE, REGISTER OR DIFFUSER | MOD | MOTORIZED DAMPER | | | | |
| | • | CONNECTION OF NEW TO | | | VENT BELOW SLAB | | | | (N) | NEW | | | | |
| | | EXISTING | NG | G | NATURAL GAS | | | DEMOLITION | | | | | | |

MECHANICAL SPECIFICATION

FACILITY. COORDINATE WITH OWNER FOR MOBILIZATION.

A. GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIAL CONDITIONS, AND OTHER RELATED PORTIONS OF DIVISION 1,

- A. THE WORK INCLUDED CONSISTS OF FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR THE INSTALLATION AND PLACING INTO OPERATION A COMPLETE AND OPERABLE COOLING AND PIPING AS SPECIFIED AND SHOWN, INCLUDING, BUT NOT LIMITED TO: PIPING, AIR DEVICES, AND ACCESSORIES, EXCEPT AS OTHERWISE NOTED. WORK SHALL ALSO INCLUDE REMOVAL OF (E) EQUIPMENT AS INDICATED.
- 1.3 REGULATIONS, CODES, PERMITS AND INSPECTIONS A. COMPLY WITH NATIONAL, STATE, COUNTY, AND CITY CODES, ORDINANCES, ETC., HAVING JURISDICTION, INCLUDING
- RULES AND REQUIREMENTS OF UTILITY SERVING AGENCIES. SEC, IBC, & SMC SHALL BE CONFORMED TO. B. INCORPORATE CODES, ORDINANCES, ETC., INTO THE BASE BID AND INSTALLATION OF WORK. NO ADDITIONAL FUNDS WILL BE ALLOCATED FOR WORK REQUIRED TO CONFORM TO REGULATIONS AND REQUIREMENTS AND/OR TO OBTAIN APPROVAL OF WORK.

1.4 DESIGN DRAWINGS

- A. DESIGN DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED ONLY TO DEFINE THE BASIC FUNCTIONS REQUIRED. PROVIDE LABOR, MATERIAL, ETC., NECESSARY TO ACCOMPLISH THESE REQUIREMENTS. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK INCLUDED; HOWEVER, NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE PERMITTED. DO NOT SCALE THE DESIGN DRAWINGS.
- B. IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE OWNER. AT THAT POINT, AN INTERPRETATION WILL BE MADE BY THE OWNER AND SAID DECISION SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
- 1.5 QUALIFICATIONS OF SUBCONTRACTORS/WORKERS A. USE SUFFICIENT JOURNEYMEN, CRAFTSMEN AND SUPERVISORS TO ENSURE PROMPT, PROPER, AND SAFE
- B. CONTRACTORS, JOURNEYMEN, CRAFTSMEN AND SUPERVISORS NEED TO OBTAIN OWNER'S PERMISSION TO ACCESS
- C. MECHANICAL CONTRACTOR SHALL SUBCONTRACT ELECTRICAL CONTRACTOR TO REMOVE AND INSTALL
- D. CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE BONDED, LICENSED AND INSURED TO PERFORM COMMERCIAL

CONNECTIONS TO MECHANICAL EQUIPMENT PER NEC AS DESCRIBED IN THE SCOPE OF THE PROJECT.

1.6 SUBSTITUTIONS

- A. SUBSTITUTIONS OF MATERIALS OR EQUIPMENT FOR THE MANUFACTURERS LISTED WILL BE CONSIDERED. PRIOR TO PROPOSING ANY SUBSTITUTE ITEM, CONTRACTOR SHALL SATISFY THEMSELVES THAT THE ITEM PROPOSED IS, INFACT, EQUAL OR BETTER TO THAT SPECIFIED, THAT SUCH ITEM WILL FIT INTO THE SPACE ALLOCATED, THAT SUCH ITEM AFFORDS COMPARABLE EASE OF OPERATION, MAINTENANCE AND SERVICE, THAT THE APPEARANCE, LONGEVITY, CAPACITY AND SUITABILITY ARE COMPARABLE, AND THAT BY REASON OF COST SAVINGS, REDUCED CONSTRUCTION TIME, OR SIMILAR DEMONSTRABLE BENEFIT THE SUBSTITUTION OF SUCH ITEM WILL BE IN THE OWNER'S INTEREST.
- B. THE BURDEN OF PROOF OF EQUALITY OF A PROPOSED SUBSTITUTION FOR A SPECIFIED ITEM SHALL BE UPON THE CONTRACTOR. CONTRACTOR SHALL SUPPORT ITS REQUEST WITH SUFFICIENT TEST DATA AND OTHER MEANS TO PERMIT THE ENGINEER TO MAKE A FAIR AND EQUITABLE DECISION ON THE MERITS OF THE PROPOSED SUBSTITUTION. INSUFFICIENT SUBMITTAL DATA WILL RESULT IN REJECTION OF THE PROPOSED SUBSTITUTION. ANY GENERIC SPECIES OTHER THAN THOSE SPECIFIED, WILL BE CONSIDERED A SUBSTITUTION IS EQUAL IN
- C. APPROVAL OF A SUBSTITUTION SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH UTILITY AND ECONOMY TO THAT SPECIFIED. CONTRACTOR SHALL BEAR THE EXPENSE FOR ANY CHANGES IN OTHER PARTS OF THIS WORK OR OTHER WORK CAUSED BY THE PROPOSED SUBSTITUTION.

- A. SUBMITTALS ARE FOR INFORMATION AND COORDINATION ONLY AND SHALL BE SUBMITTED. REVIEW OF MATERIAL AND/OR EQUIPMENT SUBMITTALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH PLANS AND SPECIFICATION REQUIREMENTS. POINTS OF NONCOMPLIANCE, WHICH ARE NOT NOTED, SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF THE NONCOMPLIANCE. SUBMITTALS SHALL CLEARLY STATE WHERE EQUIPMENT DOES NOT AGREE WITH THE CONTRACT DOCUMENTS.
- B. SUBMITTALS SHALL INCLUDE MANUFACTURER'S SPECIFICATIONS, PHYSICAL DIMENSIONS, WEIGHTS AND RATINGS OF
- C. SUBMIT THE FOLLOWING ITEMS FOR APPROVAL: TRANSFER DUCTS, GRILLES, PLUMBING FIXTURE, EXHAUST FAN, BASEBOARD, PIPE MATERIALS AND INSULATION.
- D. RECORD DRAWINGS 1. MAINTAIN ACCURATE RECORDS OF ANY CHANGES FROM THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. UPON COMPLETION OF THE PROJECT, DELIVER TO THE OWNER ONE (1) SET OF LEGIBLE AND REPRODUCIBLE COPIES OF

D. MANUAL AND OPERATING INSTRUCTIONS:

- 1. UPON THE COMPLETION OF THE PROJECT, DELIVER TO THE OWNER ONE (1) HARDBOUND AND ONE (1) ELECTRONIC COPY OF THE "OPERATION AND MAINTENANCE MANUAL". INCLUDE IN THE MANUAL INSTRUCTIONS PREPARED SPECIFICALLY FOR THE SYSTEMS PROVIDED, ALONG WITH PAPERS, DESCRIPTIONS, PARTS LISTS, INSTRUCTIONS, WARRANTIES, ETC., WHICH WERE DELIVERED WITH THE MATERIALS AND EQUIPMENT UTILIZED IN THE PROJECT. IDENTIFY EACH ITEM BY THE DESIGNATION APPEARING ON THE DRAWINGS.
- 2. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO TRAIN OWNER'S MAINTENANCE PERSONNEL TO ADJUST. OPERATE. AND MAINTAIN THE EQUIPMENT. 4-HOURS. MINIMUM.

PART 2 - PRODUCTS

TO EQUIPMENT.

PROVIDE DUCTWORK FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE ASHRAE GUIDES AND WITH SMACNA DUCT CONSTRUCTION STANDARDS. DUCT SYSTEM SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS.

DUCTS SHALL BE ROUND OR RECTANGULAR AND SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL. DUCT HANGERS SHALL BE INSTALLED PER SMACNA DUCT CONSTRUCTION STANDARDS. DAMPERS SHALL BE GALVANIZED STEEL WITH OIL IMPREGNATED BRONZE BEARINGS.

DUCTWORK SHALL BE LINED WITH FIBROUS GLASS DUCT LINER: 1 INCH (25MM) THICK, TYPE 1, ASTMC 1071, WITH ANTI-MICROBIAL EROSION RESISTANT COATING, AND WATER BASED ADHESIVE. JOHNS MANVILLE, KNAUF INSULATION, OWENS CORNING OR EQUAL.

PROVIDE DOMESTIC HW/CW PIPING AS SHOWN. PIPING MATERIAL SHALL BE ASTM B88 COPPER TYPE L, WITH SOLDERED FITTINGS. VÁLVES SHALL BE BALL TYPE ONLY. INSTALL ESCUTCHEONS FOR PIPES PENETRATING WALLS, CEILINGS AND FLOORS. PROVIDE DIELECTRIC COUPLINGS OR NIPPLES WHEN CONNECTING PIPES OF DISSIMILAR METALS. PROVIDE TRAPEZE PIPE HANGERS FOR DOMESTIC WATER EVERY 5' FOR HORIZONTAL PIPE SIZE OF 3/4" AND EVERY 6' FOR PIPE SIZE OF 1" AND GREATER. PIPING SHALL BE INSULATED WITH MINERAL FIBER PREFORMED PIPE

SANITARY WASTE AND VENT SHALL BE HUBLESS ASTM A888 CAST IRON WITH HEAVY DUTY STAINLESS STEEL ASTM C1277/ASTM C1540 HUBLESS COUPLINGS. PIPE HANGER SHALL BE SPACED FOR EVERY 5' HORIZONTAL LENGTH. INSTALL UNIONS FOR PIPE SIZES 2" OR LESS AND FLANGER FOR PIPE SIZES GREATER THAN 2" FOR CONNECTIONS

PROVIDE IDENTIFICATION LABELS FOR ALL PIPING. LABEL SHALL WRAP AROUND PIPE WITH FLOW DIRECTION INDICATOR.

EF-1: EXHAUST FAN SHALL BE DIRECT DRIVEN, UL LISTED, BEAR AMCA CERTIFIED RATING SEAL, CENTRIFUGAL FORWARD CURVED WHEEL INJECTION MOLDED POLYPROPYLENE, OPEN DRIP PROOF MOTOR WITH PERMANENTLY LUBRICATED BEARINGS, THERMAL OVERLOAD PROTECTION.

BB-1: ELECTRIC BASEBOARD FRONT COVER SHALL BE 0.048" THICK STEEL MINIMUM, HEATING ELEMENT WIRE SHALL BE 80%/20% NICKEL/CHROMIUM, ALUMINUM FINS, FACTORY INSTALLED THERMAL CUT-OUT, 6-3/4*Hx2-7/8*DEEP, LENGTH AS SCHEDULED, AND UL LISTED.

DIFFUSERS AND GRILLES SHALL BE MADE OF STEEL AS SCHEDULED.

S-1: STAINLESS STEEL SINK, SINGLE COMPARTMENT, 18 GAUGE TYPE 304, WITH LEDGE, 18"X15". CONFORM TO ASME/ANSI A112.19.3M, 4"CENTER HOLES. PROVIDE WITH FLAT GRID STRAINER, BRASS CHROME PLATED, INCLUDING TAIL PIECE, SWING TYPE GOOSENECK SOLID BRASS CHROME PLATED FAUCET.

PART 3 - EXECUTION

- A. INSTALL MATERIALS AND EQUIPMENT IN AN ARRANGEMENT THAT WILL GIVE THE GREATEST PRACTICAL EASE OF OPERATION AND SERVICE TO THE OWNER.
- B. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED WRITTEN INSTALLATION PROCEDURES. PROVIDE CLEARANCES AS REQUIRED BY MANUFACTURER.
- C. PERFORM WORK IN ACCORDANCE WITH THE BEST TRADE PRACTICES. INSTALL MATERIALS AND EQUIPMENT SQUARELY WITH THE BUILDING LINES. PROVIDE RIGID PERMANENT BASES AND SUPPORTS FOR WORK. CONSTRUCT AND BRACE EQUIPMENT, DUCTWORK, PIPING, ETC., SO THAT THERE WILL BE NO VIBRATION AND/OR RATTLING WHEN THE SYSTEM IS IN OPERATION, HANGERS AND SUPPORTS FOR PIPING SHALL BE PER MSS
- D. COVER AND PROTECT EQUIPMENT AND MATERIALS FROM WEATHER, THEFT, ETC., UNTIL DATE OF COMPLETION. PLUG AND/OR CAP OPEN ENDS OF INSTALLED PIPING AND/OR DUCTWORK PENDING EXTENSION OF FINAL
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER IMMEDIATELY OF ANY CONFLICT OR PROBLEMS DURING INSTALLATION.
- F. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO VERIFY THE AS-BUILT CONDITIONS AND ALSO TO REVIEW THE CONSTRUCTABILITY OF THE PROJECT. CONTRACTOR SHALL OBTAIN THE COPY OF THE EXISTING AS-BUILT DRAWINGS FROM THE OWNER.
- G. IT IS THE CONTRACTOR'S REPONSIBILITY TO FIX ANY LEAKS OR DAMAGE THAT OCCUR TO EXISTING PIPING OR EQUIPMENT DURING THIS PROJECT.

A. COORDINATE WITH OWNER REGARDING CLEARANCES TO ACCESS SITE, MOBILIZATION AND SCHEDULING. ANY CHANGE IN SCHEDULE DURING CONSTRUCTION SHALL BE NOTIFIED TO THE OWNER AT LEAST ONE WEEK BEFORE THE CHANGE HAPPENS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. COORDINATE WITH OWNER FOR PRE-CONSTRUCTION FIELD VISIT. ANY CONFLICT SHALL BE REPORTED TO THE OWNER AND COPIED TO THE ARCHITECT FOR RESOLUTION. COORDINATE WITH ALL TRADES AND GENERATE SHOP DRAWINGS FOR APPROVAL CLEARANCES OF DUCTS/PIPING WITH CABLE TRAYS AND OTHER ELECTRICAL ACCESSORIES SHALL BE MAINTAINED

3.3. TESTING. ADJUSTING AND BALANCING:

A. PROVIDE BALANCING FOR THE DIFFUSERS BY ADJUSTING DAMPERS ON TRANSFER AIR DUCTS. BALANCING SHALL BE DONE PER NEBB GUIDELINES.

GENERAL NOTES

BY THE ENGINEER.

- 1. DRAWINGS AND SPECIFICATIONS: THE MECHANICAL DRAWINGS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DO NOT SCALE DRAWINGS. REFER TO GO.1 DRAWING AND EQUIPMENT TO BE FURNISHED FOR DIMENSIONS, MEASUREMENTS, EQUIPMENT LOCATIONS,
- 2. CONFER AND COOPERATE WITH OTHER TRADES AND COORDINATE THE WORK WITH THEIRS COORDINATE SPACE CAREFULLY WITH OTHER TRADES. BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3. BASE FINAL INSTALLATION OF MATERIALS AND EQUIPMENT ON ACTUAL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE. FIELD MEASURE FOR MATERIALS OR EQUIPMENT
- 4. CONTRACTOR SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED IN FULLY ACCESSIBLE POSITIONS. EQUIPMENT SHALL INCLUDE (BUT NOT BE LIMITED TO) VALVES, TRAPS, CLEANOUTS, MOTORS, CONTROLLERS, SWITCHGEAR, AND DRAIN POINTS. MINOR DEVIATIONS FROM DRAWINGS MAY BE ALLOWED TO PROVIDE FOR BETTER ACCESSIBLITY. ANY CHANGES SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO MAKING THE CHANGE.
- 5. MECHANICAL CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH THE EXACT LOCATIONS AND SIZES OF ACCESS DOORS, WALL OPENINGS OR ANY OTHER CONSTRUCTION REQUIREMENTS NEEDED TO ACCOMMODATE THE MECHANICAL EQUIPMENT. LOCATIONS OF THESE OPENINGS SHALL BE SUBMITTED IN SUFFICIENT TIME TO BE INSTALLED IN THE
- 6. PROVIDE ADEQUATE MAINTENANCE CLEARANCE FOR ALL MECHANICAL EQUIPMENT.
- 7. PAINT EXPOSED PIPES IN FINISHED AREAS PER PAINT MANUFACTURER'S RECOMMENDATIONS. COLOR SHALL MATCH EXISTING WALL COLOR.
- 8. COORDINATE WITH OWNER AT LEAST ONE WEEK IN ADVANCE REGARDING ANY SERVICE
- 9. IT IS CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ITEMS BEING REMOVED BY DEMOLITION. EQUIPMENT SHALL BE RECYCLED OR REUSED WHEREVER PRACTICAL PER RCW 39.04.135. CONTRACTOR TO SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN TO OWNER PRIOR TO COMMENCING WORK. WASTE MANAGEMENT REPORTING FORM AND RECEIPTS OF RECYCLING SHALL BE SUBMITTED TO OWNER AT END OF PROJECT.
- 10. EQUIPMENT SHOWN IN LIGHTER COLOR ARE EXISTING TO REMAIN. PIPING/EQUIPMENT IN HATCHED AREA TO BE DEMOLISHED.
- 11. DEMOLITION DRAWINGS ARE BASED ON AS-BUILT DRAWINGS AVAILABLE AND PRELIMINARY FIELD INVESTIGATIONS. THEY MAY NOT BE COMPLETELY ACCURATE. ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE DEMOLITION. COORDINATE WITH OWNER FOR ACCESS TO SPACE AND ANY AS-BUILT DRAWINGS THAT ARE AVAILABLE.
- 12. MODIFY AND EXTEND EXISTING SERVICE (i.e. ELECTRICAL, CONTROLS, PIPING, ETC.) AS NEEDED TO ACCOMODATE NEW SYSTEM, AND TO RELOCATE EXISTING AS REQUIRED FOR
- 13. DO NOT CUT STRUCTURAL ELEMENTS (CONCRETE WALLS, ETC.) WITHOUT PRIOR APPROVAL

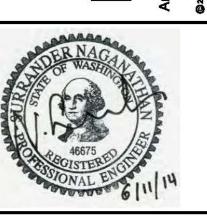


King County Department of Executive Services

Facilities Management Division Capital Planning and Development King County Administration Building 500 4th Avenue, Room 320

Seattle, Washington 98104 Telephone: (206) 205-0516 Fax: (206) 296-0186 CONSULTANT

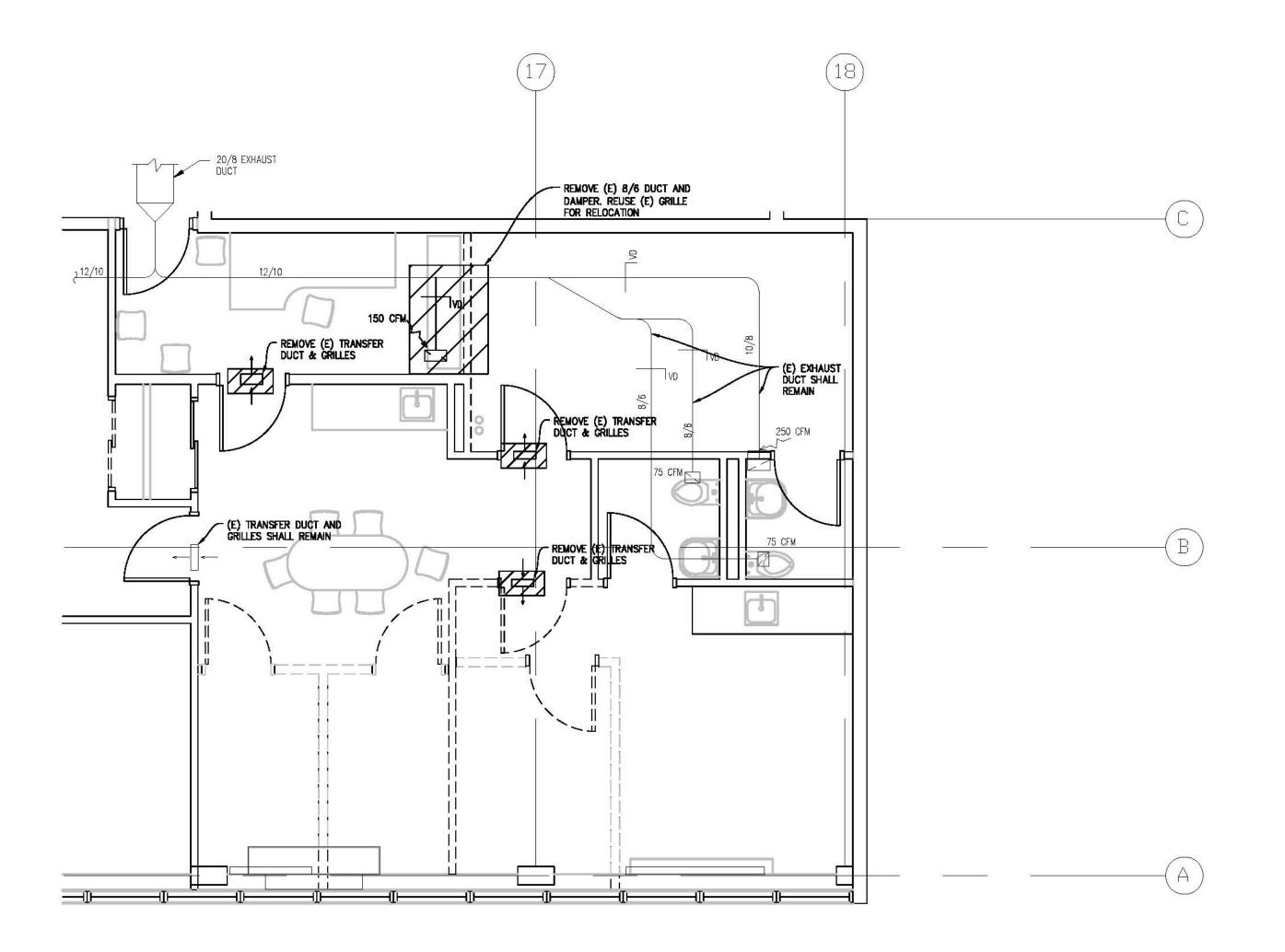




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MECHANICAL & PLUMBING LEGEND **SPECIFICATIONS**



FIRST FLOOR MECHANICAL HVAC DEMOLITION PLAN

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

GENERAL NOTES

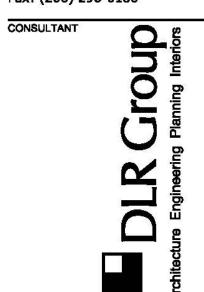
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- 2. COORDINATE WITH OWNER REGARDING DISCONNECTING SERVICES AT LEAST ONE WEEK IN ADVANCE. COORDINATE WITH OTHER TRADES DURING NEW WORK. MECHANICAL, AND ELECTRICAL UTILITIES TO BUILDING SHALL NOT BE AFFECTED DURING NEW WORK. REROUTING OF ELECTRICAL, AND CONTROL WRING SHALL BE COORDINATED WITH ELECTRICAL AND CONTROLS CONTRACTOR. FIRE ALARM CONFLICTS SHALL BE COORDINATED WITH OWNER AND AHJ BEFORE REROUTING. REROUTING IS IN CONTRACTOR'S SCOPE. CONTRACTOR SHALL ATTEND MANDATORY PREBID WALK THROUGH. NEW WORK SHALL BE FIELD VERIFIED.
- PIPING/DUCT/EQUIPMENT SHOWN IN LIGHTER COLOR ARE EXISTING TO REMAIN.
- 4. DEMOLITION DRAWINGS ARE BASED ON ORIGINAL AS-BUILT DRAWINGS. BEFORE SUBMITTAL OF BID, THE MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE CONDITIONS OF ALL EXISTING SYSTEMS AND SERVICE CONNECTIONS RELATED TO THE WORK DEMOLITION AREAS, WHETHER INDICATED ON THE DRAWINGS OR NOT.
- MAINTAIN CONTINUITY OF ALL EXISTING HVAC THAT PASS TROUGH THE DEMOLITION AREA BUT ARE NOT INDICATED FOR DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DIRECTIONS CONCERNING THE SALVAGE OR RELOCATION OF REMOVED ITEMS. CONTRACTOR SHALL DISPOSE OF ALL ITEMS NOT SALVAGED IN A LEGAL MANNER.
- 7. CONTRACTOR SHALL COORDINATE AND SCHEDULE WITH THE OWNER ANY SYSTEMS SHUTDOWN(S) REQUIRED BY THE DEMOUTION WORK. ALSO THE CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY AND/OR REROUTING SERVICES ARE PROVIDED TO AREAS NOT PART OF THIS DEMOLITION WORK, BUT ARE ADJACENT OR INSIDE THE DEMOLITION WORK AREA AND WHICH WILL BE AFFECTED BY A SHUTDOWN. THE CONTRACTOR SHALL PREPARE, COORDINATE WITH THE OWNER AND FOLLOW LOCKOUT/TAGOUT PROCEDURES THROUGHOUT THE SHUTDOWN, DEMOLITION WORK AND TEMPORARY RECONNECTION PROCESS.
- 8. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S DECISIONS FOR THE REROUTING OF ALL EXISTING HVAC SYSTEM DETERMINED BY THE OWNER TO REMAIN ACTIVE, THAT PASS THROUGH THE DEMOLITION AREA BUT, ARE NOT INDICATED ON THE DRAWINGS.
- 9. THE CONTRACTOR SHALL OBTAIN FROM, AND COORDINATE PROVISIONS WITH, THE OWNER THE REQUIREMENTS FOR TEMPORARY EXHAUST FOR THE DEMOLITION WORK. ALSO COORDINATE WITH ELECTRICAL CONTRACTOR FOR TEMPORARY POWER.
- 10. HAZARDOUS MATERIAL, IF FOUND DURING DEMOUTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.



King County

Department of Executive Services
Facilities Management Division
Capital Planning and Development
King County Administration Building

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RAINIER BEACH HIGH SCHOOL HEALTH SERVICES RENOVATION

KING COUNTY FMD 500 FOURTH AVE, SUITE 83 SEATTLE, WA 98104

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PROJECT NO.73-12103-47/1115440

DATE 06/10/2014

PHASE PERMIT SET

DRAWN BY M JUDGE

CHECKED BY S NAGANATHAN

FIRST FLOOR
MECHANICAL HVAC
DEMOLITION PLAN

DM1.1

- 1. HATCHED AREA IS DEMOLITION SCOPE OF WORK.
- COORDINATE WITH OWNER REGARDING DISCONNECTING SERVICES AT LEAST ONE WEEK IN ADVANCE. COORDINATE WITH OTHER TRADES DURING NEW WORK. MECHANICAL, AND ELECTRICAL UTILITIES TO BUILDING SHALL NOT BE AFFECTED DURING NEW WORK.
 REROUTING OF ELECTRICAL, AND CONTROL WIRING SHALL BE COORDINATED WITH ELECTRICAL AND CONTROLS CONTRACTOR. FIRE ALARM CONFLICTS SHALL BE COORDINATED WITH OWNER AND AHJ BEFORE REROUTING. REROUTING IS IN CONTRACTOR'S SCOPE.
 CONTRACTOR SHALL ATTEND MANDATORY PREBID WALK THROUGH. NEW WORK SHALL BE FIELD VERIFIED.
- PIPING/DUCT/EQUIPMENT SHOWN IN LIGHTER COLOR ARE EXISTING TO REMAIN.
- 4. DEMOLITION DRAWINGS ARE BASED ON ORIGINAL AS-BUILT DRAWINGS. BEFORE SUBMITTAL OF BID, THE MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE CONDITIONS OF ALL EXISTING SYSTEMS AND SERVICE CONNECTIONS RELATED TO THE WORK DEMOLITION AREAS, WHETHER INDICATED ON THE DRAWINGS OR NOT.
- 5. MAINTAIN CONTINUITY OF ALL EXISTING HVAC THAT PASS TROUGH THE DEMOLITION AREA BUT ARE NOT INDICATED FOR DEMOLITION.
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- 7. CONTRACTOR SHALL COORDINATE AND SCHEDULE WITH THE OWNER ANY SYSTEMS SHUTDOWN(S) REQUIRED BY THE DEMOLITION WORK. ALSO THE CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY AND/OR REPOUTING SERVICES ARE PROVIDED TO AREAS NOT PART OF THIS DEMOLITION WORK, BUT ARE ADJACENT OR INSIDE THE DEMOLITION WORK AREA AND WHICH WILL BE AFFECTED BY A SHUTDOWN. THE CONTRACTOR SHALL PREPARE, COORDINATE WITH THE OWNER AND FOLLOW LOCKOUT/TAGOUT PROCEDURES THROUGHOUT THE SHUTDOWN, DEMOLITION WORK AND TEMPORARY RECONNECTION PROCESS.
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- HAZARDOUS MATERIAL, IF FOUND DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

BASIS OF DESIGN

COOK GC-144

NOTES

1,2,3,4

S. S. **King County**

Department of Executive Services Facilities Management Division

Capital Planning and Development

King County Administration Building 500 4th Avenue, Room 320 Seattle, Washington 98104 Telephone: (206) 205-0516 Fax: (206) 296-0186

Group CONSULTANT



RAINIER BEACH HIGH SCHOOL HEALTH SERVICES RENOVATION

ISSUE/REVISIONS
ID DATE DESCRIPTION PROJECT NO.73-12103-47/1115440

PERMIT SET CHECKED BY S NAGANATHAN

SHEET TITLE FIRST FLOOR **MECHANICAL HVAC PLAN**

FIRST FLOOR MECHANICAL HVAC PLAN

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

| MARK | MAX STATIC PD (IN WG) | MAX NC | MATERIAL | DAMPER (Y/N) | MOUNTING | BASIS OF DESIGN | MECH NOTES |
|--------|-----------------------------|-----------|----------|-----------------|----------|------------------------|---------------|
| D-1 | 0.1 | 20 | STEEL | Ň | SURFACE | TITUS 301RS | 1,2 |
| D-2 | 0.1 | 20 | STEEL | N | LAY-IN | TITUS 301RS | 1,2 |
| OMO NO | | 4885 U | 000 | 499 | | VICTOR OF ACT HE STEEL | |
| G-1 | 0.1 | 20 | STEEL | N | SURFACE | TITUS 355RL | 1,2 |

MECHANICAL NOTES:

CONTRACTOR SHALL COORDINATE MOUNTING AND SURFACE CONSTRUCTION PRIOR TO FURNISHING MATERIAL.
 SEE PLANS FOR LOCATION, NECK SIZE, FRAME TYPE AND CFM

| | NOTES | |
|----|-------|-----------|
| | 1,2 | 1 |
| | 1,2 | コ |
| J. | 1,2 | \exists |
| | | 7 |

FAN SCHEDULE

MARK

EF-1

NOTES:

| 1. | MOTORIZED | DAMPE | R (MOI | D) PER | WSEC | PROVIDED | BY CONTRACTOR. | MOD | INTERLOCKED | то | OPERATE | WITH | FAN |
|----|-----------|---------|--------|--------|-------|----------|----------------|-----|-------------|----|---------|------|-----|
| 2. | PROVIDE W | ITH WAL | L CAP | COOK | MODEL | . WCR8. | | | | | | | |

FAN

TYPE

RF MTD DOWNBLAST

3. UL LISTED 4. MOUNT WITH THREADED HANGER RODS AND RUBBER IN SHEAR ISOALTORS.

SERVICE

TESTING

| CTRIC BA | RIC BASEBOARD | | | | | | | | | | | | | | |
|----------|----------------|----------|---------|------|------|----------------|-----------------|----------------------------|-------|--|--|--|--|--|--|
| OTRIO DA | <u>JEDOMID</u> | ELECTRIC | AL DATA | | | | | | | | | | | | |
| MARK | LOCATION | KW | VOLTS | РН | AMPS | LENGTH (FT) | WEIGHT (LBS) | Basis of Design (QMark) | NOTES | | | | | | |
| BB-1 | RNP 103 | 1.25 | 120 | rij. | 10.4 | 5'-0" | 15 | QMKC2515W | 1,2 | | | | | | |

FAN DATA

CFM

100

EXTERNAL S.P.

(IN WG)

0.250

FAN

RPM

1100

SOUND

(SONES)

WHEEL

TYPE

CENT

CONTROL

3.2 LIGHT SWITCH DIRECT

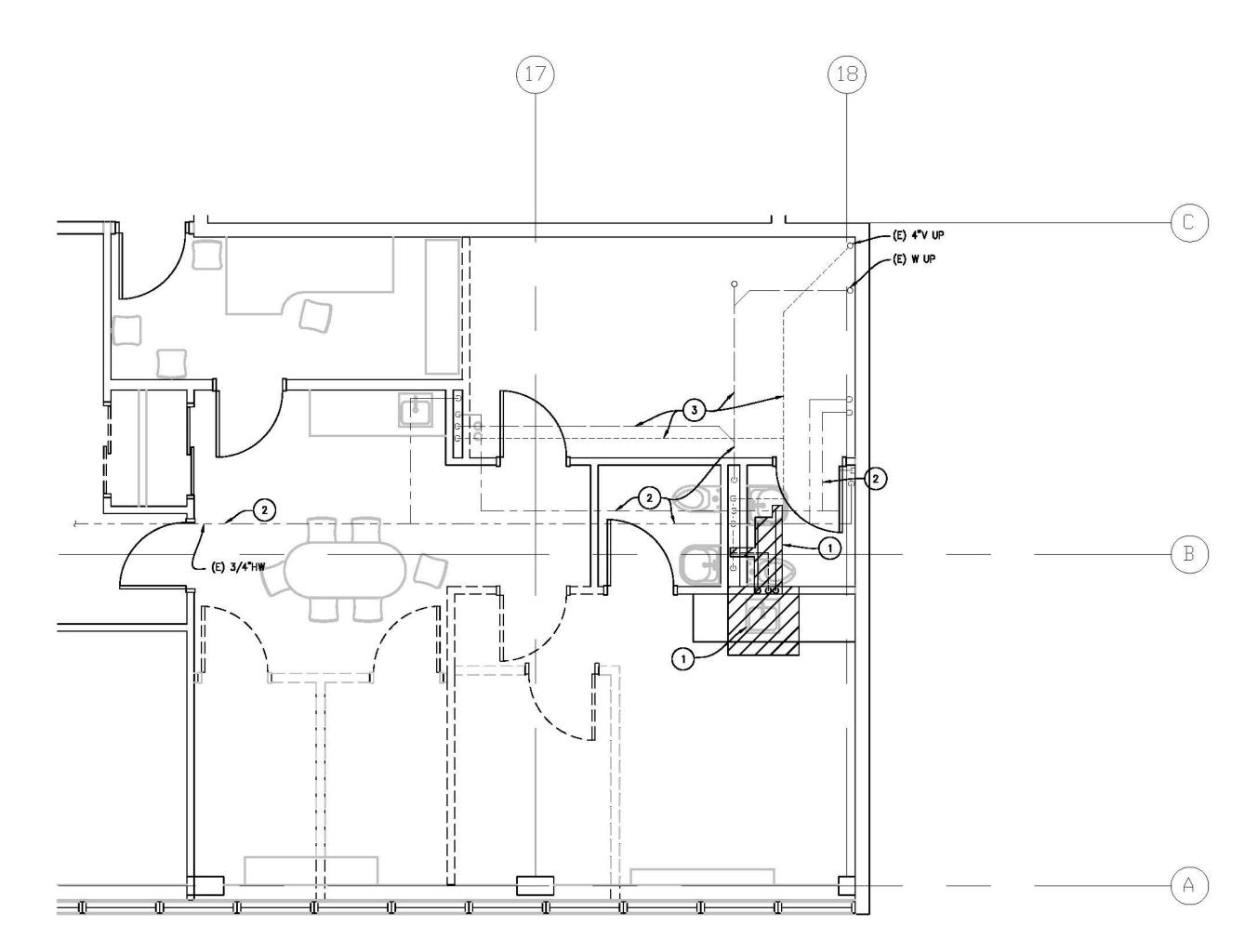
DRIVE

TYPE

(98) 115

WALL MTD TAMPER RESISTANT LINE VOLTAGE THERMOSTAT MODEL NUMBER TA1AW-120V.

INSTALL WITH CLEARANCES PER MANUFACTURER'S INSTRUCTIONS.





FIRST FLOOR PLUMBING DEMOLITION PLAN

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

GENERAL NOTES

- 1. HATCHED AREA IS DEMOLITION SCOPE OF WORK.
- 2. COORDINATE WITH OWNER REGARDING DISCONNECTING SERVICES AT LEAST ONE WEEK IN ADVANCE. COORDINATE WITH OTHER TRADES DURING NEW WORK. MECHANICAL PROFESSIONAL DISCONNECTION OF THE PROPERTY OF SHALL NOT BE AFFECTED DURING NEW WORK. REROUTING OF ELECTRICAL, AND CONTROL WIRING SHALL BE COORDINATED WITH ELECTRICAL AND CONTROLS CONTRACTOR. FIRE ALARM CONFLICTS SHALL BE COORDINATED WITH OWNER AND AHJ BEFORE REROUTING REROUTING IS IN CONTRACTOR'S SCOPE.
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 THROUGH. NEW WORK SHALL BE FIELD VERIFIED.
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 OR INSIDE THE DEMOLITION WORK AREA AND WHICH WILL BE AFFECTED BY A SHUTDOWN. THE CONTRACTOR SHALL PREPARE, COORDINATE WITH THE OWNER AND FOLLOW LOCKOUT/TAGOUT PROCEDURES THROUGHOUT THE SHUTDOWN, DEMOLITION WORK AND TEMPORARY RECONNECTION PROCESS.
- 8. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S DECISIONS FOR THE REPOUTING OF ALL EXISTING PLUMBING SYSTEM DETERMINED BY THE OWNER TO REMAIN ACTIVE, THAT PASS THROUGH THE DEMOLITION AREA BUT, ARE NOT INDICATED ON THE
- 9. THE CONTRACTOR SHALL OBTAIN FROM, AND COORDINATE PROVISIONS WITH, THE OWNER THE REQUIREMENTS FOR TEMPORARY EXHAUST FOR THE DEMOLITION WORK TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR TEMPORARY POWER.
- HAZARDOUS MATERIAL, IF FOUND DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

KEYNOTES

- 1 REMOVE EXISTING SINK. REMOVE (E) WASTE AND VENT, HW/CW AND CAP AT MAINS.
- 2 EXISTING TO REMAIN.
- 3 REUSE EXISTING WASTE AND VENT.



King County Department of Executive Services

Facilities Management Division

Capital Planning and Development King County Administration Building 500 4th Avenue, Room 320 Seattle, Washington 98104 Telephone: (206) 205-0516 Fax: (206) 296-0186

CONSULTANT Group B Planning Land



RAINIER BEACH HIGH SCHOOL HEALTH SERVICES RENOVATION

ISSUE / REVISIONS
ID DATE DESCRIPTION

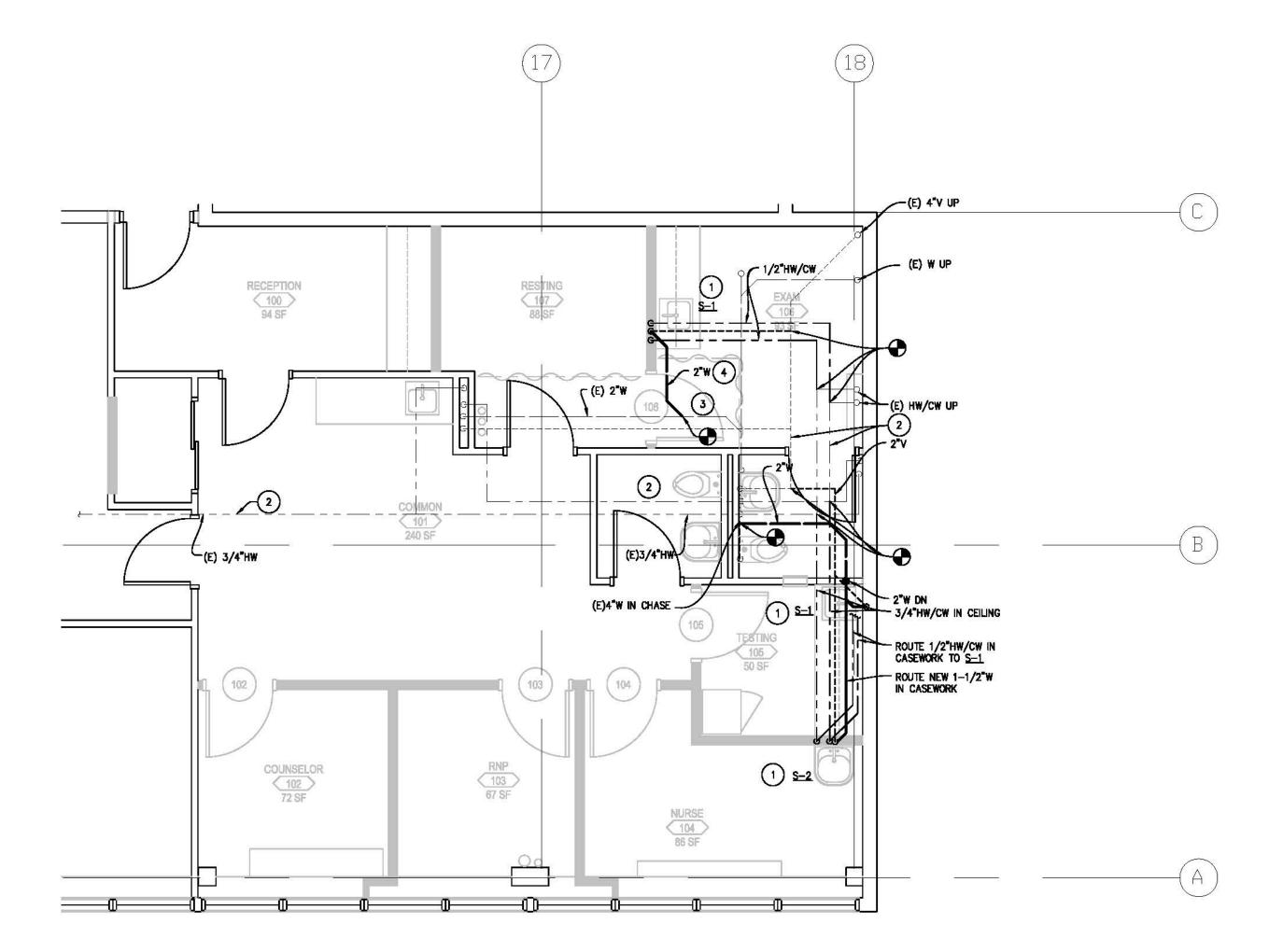
PROJECT NO.73-12103-47/1115440 PERMIT SET

CHECKED BY S NAGANATHAN

FIRST FLOOR **PLUMBING DEMOLITION PLAN**

DP1.1

18017



FIRST FLOOR PLUMBING PLAN SCALE: 1/4" - 1'-0"

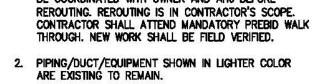
| | | LOCAL CON | NECTIONS | | | | | | | |
|------|------------------------|-----------|-----------|------------|------------|------------------------|------------------|--|-------|-----------------|
| MARK | FIXTURE | ₩ (IN) | V (IN) | CW (IN) | H₩ (IN) | TEMP. WATER (IN) | GAS (IN) | BASIS OF DESIGN | NOTES | REMARKS |
| S-1 | EXAM/TESTING ROOM SINK | 1-1/2* | 1-1/2* | 1/2" | 1/2" | 35-3.1 | , - , | ELKAY LR1316, WITH CHICAGO FAUCET-786E29ABCP, SWING SPOUT | 1,2 | STAINLESS STEEL |
| S-2 | NURSE ROOM SINK | 1-1/2* | 1-1/2" | 1/2" | 1/2" | 71 233 | 3 <u>1—</u> 8 | ADVANCE TABCO HAND SINK, 16X14X5" WALL MTD, ADA, MODEL 7-PS-25 | 1,2 | STAINLESS STEEL |

1. PROVIDE LAVS/SINK WITH CHROME PLATED BRASS GRID DRAINS, TRAPS AND APPURTENANCES.

2. PROVIDE WITH GOOSENECK FAUCET AND 4"WRIST HANDLES.

GENERAL NOTES

1. COORDINATE WITH OWNER REGARDING DISCONNECTING SERVICES AT LEAST ONE WEEK IN ADVANCE. COORDINATE WITH OTHER TRADES DURING NEW WORK, MECHANICAL, AND ELECTRICAL UTILITIES TO BUILDING SHALL NOT BE AFFECTED DURING NEW WORK. REROUTING OF ELECTRICAL, AND CONTROL WIRING SHALL BE COORDINATED WITH ELECTRICAL AND SHALL BE COORDINATED WITH ELECTRICAL AND CONTROLS CONTRACTOR. FIRE ALARM CONFLICTS SHALL BE COORDINATED WITH OWNER AND AHJ BEFORE



- 3. DEMOLITION DRAWINGS ARE BASED ON ORIGINAL AS-BUILT DRAWINGS. BEFORE SUBMITTAL OF BID, THE MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE CONDITIONS OF ALL EXISTING SYSTEMS AND SERVICE CONNECTIONS RELATED TO THE WORK DEMOLITION AREAS, WHETHER INDICATED ON THE DRAWINGS OF NOT INDICATED ON THE DRAWINGS OR NOT.
- MAINTAIN CONTINUITY OF ALL EXISTING HVAC THAT PASS TROUGH THE DEMOLITION AREA BUT ARE NOT INDICATED FOR DEMOLITION.
- 5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DIRECTIONS CONCERNING THE SALVAGE OR RELOCATION OF REMOVED ITEMS. CONTRACTOR SHALL DISPOSE OF ALL ITEMS NOT SALVAGED IN A LEGAL
- 6. CONTRACTOR SHALL COORDINATE AND SCHEDULE WITH THE OWNER ANY SYSTEMS SHUTDOWN(S) REQUIRED BY THE DEMOLITION WORK. ALSO THE CONTRACTOR SHALL ENSURE THAT ADEQUATE TEMPORARY AND/OR REROUTING SERVICES ARE PROVIDED TO AREAS NOT PART OF THIS DEMOLITION WORK, BUT ARE ADJACENT OR INSIDE THE DEMOLITION WORK AREA AND WHICH WILL BE AFFECTED BY A SHUTDOWN. THE CONTRACTOR SHALL PREPARE, COORDINATE WITH THE OWNER AND FOLLOW LOCKOUT/TAGOUT PROCEDURES THROUGHOUT THE SHUTDOWN, DEMOLITION WORK AND TEMPORARY RECONNECTION PROCESS.
- 7. THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE OWNER'S DECISIONS FOR THE REPOUTING OF ALL EXISTING HVAC SYSTEM DETERMINED BY THE OWNER TO REMAIN ACTIVE, THAT PASS THROUGH THE DEMOLITION AREA BUT, ARE NOT INDICATED ON THE
- 8. THE CONTRACTOR SHALL OBTAIN FROM, AND COORDINATE PROVISIONS WITH, THE OWNER THE REQUIREMENTS FOR TEMPORARY EXHAUST FOR THE DEMOLITION WORK. ALSO COORDINATE WITH ELECTRICAL CONTRACTOR FOR TEMPORARY POWER.
- HAZARDOUS MATERIAL, IF FOUND DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

KEYNOTES

- 4 CUT AND PATCH SLAB FOR WASTE INSTALLATION.



King County Department of Executive Services

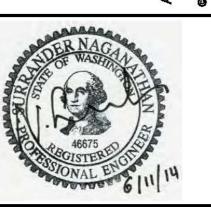
Facilities Management Division

Capital Planning and Development King County Administration Building 500 4th Avenue, Room 320 Seattle, Washington 98104 Telephone: (206) 205-0516 Fax: (206) 296-0186

CONSULTANT Group

Ig Planning Interiors

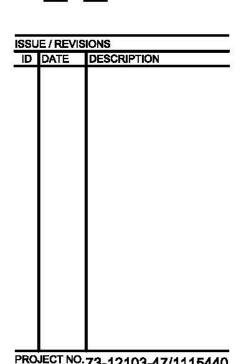




1 NEW SINK. (2) EXISTING TO REMAIN.

(3) reuse existing waste and vent.

RAINIER BEACH HIGH SCHOOL HEALTH SERVICES RENOVATION



PROJECT NO. 73-12103-47/1115440 06/10/2014 PERMIT SET

CHECKED BY S NAGANATHAN

FIRST FLOOR PLUMBING PLAN

ATTACHMENT 2:

BUDGET

TENANT IMPROVEMENT COST ESTIMATE SUMMARY

| Project Name: | | each HS Clinic Remodel | MMRF/CIP #: | | Date: | Rev. 7/21/2014 |
|--|-------------------------------------|--|--|---|----------------------|---|
| Requesting Agency: | Public He | alth | Estimator: | Denise Thompson | | |
| Implementing Agency: | FMD | | Checked by: | | | |
| | | | | | | |
| Project Scope: | provider of immunization efficiency | of 1098.5 square feet of the of the office space; improve acoution and pharmacy storage of provider and clerical we care provided to Rainier E | ustic privacy; enhance st e; improve clinical works orkspaces. The propose | orage space; add laborat spaces; improve supervis d project will improve effi | ory faci ion of d | lities including lay room; and enhance |
| | | | | | | PROJECT |
| ELEMENT - DESCRIPTION | | | | | | COSTS |
| 01 - CONSULTANT DESIGN | | | | | | |
| Basic A/E Fee - DLR | | | | | | \$24,701 |
| Add. Services (incl. services during c | onstruction) - | Herrera, Seahurst | | | | \$15,925 |
| Total 01 - Consultant Design Cost | | | | | | \$40,626 |
| es construction | | | | | | _ |
| 03 - CONSTRUCTION | (MACC) | | | | | ¢470.407 |
| MAX. ALLOWABLE CONST. COST (Sales Tax | ` | of MACC (Chark site as | > | | | \$172,497 |
| Building Permit Fees | 9.50% 1.50% | of MACC (Check site ar of MACC | rea) | | | \$16,387 \$2,587 |
| Moving Cost | | 000/person) | | | | \$3,000 |
| Special Inspection & Testing Fee | 0.75% | | | | | \$1,294 |
| Total 03 - Construction Cost | 0.7370 | OI WACC | | | | \$195,765 |
| | | | | | | |
| 05 - CONTINGENCY | | | | | | |
| Project Contingency | | | | | | \$39,965 |
| Total 05 - Contingency Cost | | | | | | |
| 09 - COUNTY FORCE ADMINISTRA | TION | | | | | _ |
| Project Management Time | | 200 | Hours | | | |
| Total 09 - County Force Admin. Co | st | | • | | | \$29,000 |
| | | | | | | |

TOTAL TENANT IMPROVEMENT COSTS

\$305,356.00

LEASE AGREEMENT

PART II

THIS LEASE AGREEMENT is made by and between SEATTLE SCHOOL DISTRICT NO. 1, a municipal corporation (hereinafter "Landlord"), and Tenant, and dated as of the Lease Reference Date set forth in PART I of the Lease Agreement ("Lease Cover Sheet").

WITNESSETH

FOR AND IN CONSIDERATION of the rents herein reserved and in further consideration of the mutual promises, terms and conditions hereof, the parties hereby agree as follows:

1. PREMISES

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises described in Section 1.6 of the Lease Cover Sheet, together with a non-exclusive right during the term of this Lease to use the Common Areas and Other Spaces as described in Section 5 of the Lease Cover Sheet. Tenant's use of Common Areas shall be common with Landlord and all other occupants of the Building, and their employees, agents, customers and invitees. Landlord reserves the right to make changes in the Common Areas and the Building as Landlord deems necessary and to establish reasonable rules and regulations for the use of the Common Areas and the Building.

2. BUSINESS PURPOSES

The Premises are to be used only for the purposes described in Section 1.12 of the Lease Cover Sheet and for no other business or purpose without the written consent of Landlord, which it may give or withhold in its sole discretion.

3. <u>TERM</u>

The term of this Lease shall commence on the Commencement Date and shall terminate at midnight on the Termination Date, with the days and hours of use as stated in Section 1.9 of the Lease Cover Sheet.

4. [Reserved]

5. RENT.

5.1 In the event Tenant is required to pay base rent, Tenant covenants and agrees to pay Landlord, as monthly rental for the Premises, in lawful money of the United States, in advance on the first day of each calendar month to Landlord at Landlord's office or at such other place as Landlord may hereafter designate, the amount(s) stated in Section 1.10 of the Lease Cover Sheet.

Tenant acknowledges that late payment to Landlord of rental or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which would be extremely difficult and impractical to ascertain. Such costs include, but are not limited to, processing and accounting charges. Therefore, in the event Tenant should fail to pay any installment of rental or any sum due hereunder after such amount is due, Tenant shall pay to Landlord as additional rental a late charge equal to five percent (5%) of each such late installment or the sum of Twenty-Five Dollars (\$25.00) per month, whichever is greater. A Fifteen Dollar (\$15.00) charge will be paid by Tenant to Landlord for each returned check.

6. SECURITY ALARM

- 6.1 Tenant is responsible for securing the Premises before leaving the Building.
- 6.2 Tenant agrees to reimburse Landlord for all reasonable costs incurred for each security call due to failure of Tenant to properly follow established procedures for securing the Building or using the security alarm system upon leaving or entering the Building.

7. UTILITIES AND SERVICE

- 7.1 During the term of this Lease, Landlord will provide to the Premises during Normal Academic Hours, the following utilities and services (provided that, costs for additional custodial and utilities services incurred by Landlord due to Tenant's use will be billed to Tenant, as stated in Section 3 of the Lease Cover Sheet in addition to the monthly rent):
 - (a) Electricity, water, gas and sewer service;
 - (b) Telephone connection, but not including telephone stations and equipment (it being expressly understood and agreed that Tenant shall be responsible for the ordering and installation of telephone lines and equipment which pertain to the Premises);
 - (c) Heating and cooling to such extent and to such levels as, in Landlord's judgment, is reasonably required for the comfortable use and occupancy of the Premises while premises also are occupied by Landlord's educational programs; and
 - (d) Custodial and window washing service in the Premises and Common Areas.
- 7.2 Tenant shall arrange for and shall pay the entire cost and expense of all telephone stations, equipment and use charges, electric light bulbs and all

- other materials and services not expressly required to be provided and paid by Landlord pursuant to the provisions of paragraph 7.1 above.
- 7.3 Tenant shall not, without the written consent of Landlord, use any apparatus or device on the Premises (including, but without limitation thereto, electronic data processing machines, punch card machines or machines using current in excess of 110 volts) which will substantially increase the amount of electricity or water supplied at the Premises as compared to the amount of such utilities historically used in the Premises. If Tenant requires such substantial increase in water or electric current at the Premises, Tenant shall first procure the written consent of Landlord for the use thereof. Landlord may cause a water meter or electric current meter to be installed in the Premises. The cost of such meters and of installation, maintenance, and repair thereof shall be paid by Tenant. Tenant further agrees to pay Landlord promptly upon demand for all such water and electric current consumed at the rates charged for such services by the City of Seattle or the local public utility, plus any additional expense incurred by Landlord in keeping account of the water and electric current so consumed. Tenant shall not connect with electrical current, except through electrical outlets in the Premises.
- 7.4 Landlord shall not be liable for and Tenant shall not be entitled to terminate this Lease or to effectuate any abatement or reduction of rent by reason of Landlord's failure to provide or furnish any of the foregoing utilities or services unless such failure was due to the negligence or intentional misconduct of Landlord.

8. ACCEPTANCE AND CARE OF PREMISES

8.1 Tenant has inspected the Premises and accepts the Premises "AS IS" in its present condition. During the term of this Lease and any extension thereof, Tenant, at Tenant's sole cost, excluding custodial services to be provided by Landlord, shall keep the Premises in a neat, clean, and sanitary condition and shall make all necessary repairs and maintenance to the Premises.

Tenant shall maintain the Premises including, but not limited to, glass, and plumbing, in good and proper repair, and in accordance with all applicable statutes, city ordinances and directions or regulations of the proper public authorities. However, Tenant shall not be required to make any repairs with respect to any conditions tied to main building systems, structural defects in the walls, foundation or roof of the Premises or Building, or other items identified in Section 6.2 of the Lease Cover Sheet.

8.2 In the event Tenant fails to maintain the Premises in good order, condition, and repair, Landlord shall give Tenant notice to do such acts as are reasonably required to so maintain the Premises. In the event Tenant fails to commence such work within ten (10) days of notice and to diligently prosecute it to completion, then Landlord shall have the right, at its option and in addition to all other remedies, to do such acts and expend such funds to maintain the Premises and to invoice Tenant for costs incurred. Landlord shall have no liability to Tenant for any damage,

inconvenience or interference with the use of the Premises by Tenant as a result of performing any such work.

- 8.3 Except as provided in Section 6.2 of the Lease Cover Sheet, Tenant acknowledges and agrees that Landlord shall have no obligation whatsoever to make any alterations, additions, renovations or improvements to the Premises or to determine if any alterations are necessary in order for Tenant to conduct its business as set forth in Section 2 above. In the event that any federal, state, or city department or agency determines that certain alterations, additions, renovations or improvements are required to permit Tenant to use the Premises for the purpose(s) set forth in Section 2 above, Landlord shall have no obligation to make such changes, except as provided in Section 6.2 of the Lease Cover Sheet. If Tenant is unable, in its sole judgment, to make such changes, then this Lease shall be terminated and both parties relieved of all rights and obligations hereunder.
- 8.4 This Section 8 shall not apply to Tenant's Work, which shall be governed by the Section 2 of the Lease Cover Sheet and the Work Letter Agreement.

9. WAIVER OF SUBROGATION

- 9.1 Landlord and Tenant do each herewith and hereby release and relieve the other from responsibility for, and waive their entire claim of recovery for, any loss or damage to the real or personal property of either located anywhere in the Premises or the Building, arising out of or incident to the occurrence of any of the perils which are covered by any property insurance policy obtained by Tenant or Landlord or required by this Lease to be obtained. Each party shall obtain any special endorsements, if required by its insurer, to evidence this waiver of the insurer's right to subrogation against the other party.
- 9.2 The mutual waivers and waivers of subrogation rights in Section 9.1 above shall not apply to the extent Tenant self-insures for property damage, if allowed to do so by Landlord. Additionally, the mutual waivers and waivers of subrogation in Section 9.1 above shall not apply for losses or claims for any one (1) property damage occurrence, in which the amount of damages is equal to or less than Landlord's property damage deductible or self-insurance retention (collectively, the "Deductible"), which is, as of the date of execution hereof, \$100,000 ("Deductible").

10. INSURANCE

- 10.1 Tenant, at its own expense, shall provide and keep in force with companies reasonably acceptable to Landlord, the following:
 - Commercial general liability insurance against liability for bodily injury and property damage for a combined single limit of not less than One Million Dollars (\$1,000,000) for any one occurrence and Two Million

Dollars (\$2,000,000) in the aggregate for this leased space, including coverage for contractual liability and personal injury, and One Hundred Thousand Dollars (\$100,000) for tenant's legal liability;

- If Tenant provides or allows its contractors or sublessees to provide professional medical or mental health services, medical professional liability (errors and omissions) coverage shall be required with a minimum limit of \$1,000,000 per wrongful act and \$2,000,000 annual aggregate;
- Statutory Workers' Compensation, including Employer's Contingent Liability (Stop Gap) in Tenant's commercial general liability coverage with a limit of at least \$1,000,000 per bodily injury/accident; \$1,000,000 bodily injury/disease-policy aggregate, and \$1,000,000 bodily injury/disease-employee;
- Automobile Liability Insurance with a combined single limit for bodily injury and property damage of not less than \$1,000,000, including all owned, non-owned and hired vehicles and covering claims for damages because of bodily injury or death of any person or property damage arising out of ownership, maintenance or use of any motor vehicle; and
- Products/Completed Operations Liability in the amount of \$1,000,000 per occurrence and \$2,000,000 general aggregate.

The foregoing insurance shall be placed with an insurance company or companies licensed to do business in the State of Washington and shall have an A.M. Best's rating of A or better. Tenant shall furnish Landlord with a copy or certificate of such policies before the Commencement Date of this Lease and whenever required shall satisfy Landlord that such policies are in full force and effect. Such policies shall list Landlord as an additional insured and shall be primary and noncontributing with any insurance carried by Landlord. Such policies shall not be cancelable or materially altered without forty-five (45) days' prior written notice to Landlord. In addition, the policies shall provide for ten (10) days' written notice to Landlord in the event of cancellation for non-payment of premium. In the event that Tenant fails to deliver the policies or certificates to Landlord as required above, Landlord may, after fifteen (15) days' notice to Tenant, take out such coverage and/or policies as Landlord may deem necessary or prudent in its sole discretion and for its sole benefit, and charge their costs to Tenant as additional rent, to be paid by Tenant on the fifth day of the month following the date on which Landlord takes out such coverage and/or policies and sends notice to Tenant demanding such payment.

10.2 If Landlord permits Tenant to self-insure for all or any portion of the insurance coverages required to be carried by Tenant hereunder, Tenant hereby agrees to provide written proof of such self-insurance program.

- 10.3 Tenant, a charter county government under the constitution of the State of Washington maintains a fully funded self-insurance program as defined in King County Code 2.12 for the protection and handling of the County's liabilities including injuries to persons and damage to property. Landlord acknowledges, agrees and understands that the Tenant is self-funded for all of its liability exposures. The Tenant agrees, at its own expense, to maintain, through its self-funded program, coverage for all of its liability exposures for this Lease. The Tenant agrees to provide the Landlord with at least 30 days prior written notice of any material change in the Tenant's self-funded program and upon request will provide the Landlord with a certificate of self-insurance as adequate proof of coverage. The Landlord further acknowledges, agrees and understands that the Tenant does not purchase Commercial General Liability insurance and is a self-insured governmental entity; therefore the Tenant does not have the ability to add the Landlord as an additional insured.
- 10.4 Landlord, at its own expense, shall provide and keep in force the following:
 - Commercial general liability insurance against liability for bodily injury and property damage for a combined single limit of not less than One Million Dollars (\$1,000,000) for any one occurrence and Two Million Dollars (\$2,000,000) in the aggregate for this leased space, including coverage for contractual liability and personal injury.

The foregoing insurance shall be placed with an insurance company or companies licensed to do business in the State of Washington and shall have an A.M. Best's rating of A or better. Landlord shall furnish Tenant with a copy or certificate of such policies before the commencement date of this Lease and whenever required shall satisfy Tenant that such policies are in full force and effect. Such policies shall list Tenant as an additional insured and shall be primary and non-contributing with any insurance carried by Tenant. If Landlord is self-insured for all or any portion of the insurance coverages required to be carried by Landlord hereunder, Landlord hereby agrees to provide written proof of such self-insurance program.

11. ALTERATIONS OR IMPROVEMENTS

This Section 11 shall not apply to Tenant's Work, which shall be governed by Section 2 of the Lease Cover Sheet and the Work Letter Agreement.

Tenant shall not make any alterations, additions, renovations or improvements in or to the Premises without first obtaining the written consent of Landlord. All alterations, additions, renovations and improvements which shall be made shall be at the sole cost and expense of Tenant and shall become a part of the real property and belong to Landlord and shall remain in and be surrendered with the Premises as a part thereof at the termination of this Lease, or be removed from the Premises by Tenant at the sole discretion of Landlord. Landlord reserves the right to review and approve Tenant's plans, specifications and contractor and, further, Landlord reserves the right to impose such restrictions or conditions upon its consent to the above work, including the requirement that Tenant appropriately bond the same, as Landlord may deem reasonably appropriate.

Tenant shall provide Landlord within sixty (60) days after receipt from contractor of "Asbuilt documentation", a set of reproducible copies of record drawings and other data showing the construction project. Tenant shall also furnish to Landlord one preliminary review copy and three finished copies of "Equipment Operation and Maintenance Manual" for the Premises at which work was performed. All plan views of the construction project shall be prepared using the most current AutoCAD software available. Copies of all plan drawings shall be submitted to District in AutoCAD drawing format as well as PDF format.

Landlord further reserves the right to make any alterations, additions, or improvements to the Premises at the sole cost of Landlord which, in Landlord's sole discretion, are necessary or appropriate for the Premises, provided that Landlord will avoid to the extent reasonably possible interfering with Tenant's use of the Premises.

12. DAMAGE OR DESTRUCTION

- 12.1 In the event the Premises or the Building are partially or wholly destroyed or damaged by fire, earthquake, or other casualty, it shall be optional with Landlord to repair or rebuild the same, and in the meantime the monthly rental and any other costs for which Tenant is responsible shall be abated in the same proportion as the untenantable portion of the Premises bears to the tenantable portion thereof, and Tenant shall not be obligated to provide services pursuant to the MOU while the Building and/or the Premises remain in such condition. Unless Landlord within sixty (60) days after the happening of any such damage or casualty shall notify Tenant of its election to restore said Premises or Building, this Lease shall thereupon terminate. Landlord shall not be required to repair or restore any damage or injury nor replace any equipment, inventory, fixtures or other personal property of Tenant or others located on the Premises. Any proceeds payable to Landlord from insurance policies carried by Landlord covering the Premises or the Building shall be the sole and exclusive property of Landlord.
- 12.2 In the event the Premises or the Building are partially or wholly destroyed or damaged by fire, earthquake, or other casualty during Tenant's Work and prior to Substantial Completion as defined in the Work Letter Agreement, and Landlord elects to rebuild pursuant to Section 12.1 above, Landlord and Tenant shall cooperate to rebuild the Tenant Improvements consistent with the Final Approved Design attached to the Work Letter Agreement and shall rebuild the remainder of the Premises and Building to pre-casualty condition, with Tenant bearing responsibility and cost for the Tenant's Work and Landlord bearing responsibility and cost for the remainder of the Premises and Building. Landlord and Tenant shall cooperate in the reconstruction, including public work administration, and may agree to different allocations of responsibility, including cost, for the most efficient and expeditious arrangement for construction.

13. CONDEMNATION

If any part of the Premises or the Building shall be taken or condemned, and a part thereof remains which is susceptible to occupation hereunder, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor, and the rental payable hereunder shall be adjusted so that Tenant shall be required to pay for the remainder of the term only such portion of such rent as the number of square feet in the part remaining after the condemnation bears to the number of square feet of the entire Premises at the date of condemnation; but in such event Landlord shall have the option to terminate this Lease by written notice to Tenant within thirty (30) days of the date when title to the part so condemned vests in the condemnor. If part or all of the Premises or the Building be taken or condemned, all compensation awarded to Landlord upon such condemnation or taking shall go to Landlord and Tenant shall have no claim thereto. Tenant may make separate claims against the condemning authority for damages to its personal property or moving expenses.

14. ACCIDENTS AND INDEMNIFICATION

- Accidents and Liability. Except as otherwise provided in this Lease and to the extent of Landlord's negligence or willful misconduct, Landlord or its agent shall not be liable for any injury or damage to persons or property sustained by Tenant or any other person or entity, in and about the Premises, including without limitation any loss or damage to person or property sustained by Tenant, its appointed and elected officials, and employees, which may be caused by the Building, or the Premises, or any appurtenance thereto, being out of repair, or the bursting or leakage of any water, gas, sewer or steam pipe, or by theft, or by any act or neglect of any tenant or occupant of the Building, or of any other person, or by any other cause of whatsoever nature.
- 14.2 <u>Tenant Indemnification</u>. To the fullest extent permitted by law Tenant agrees to indemnify and hold Landlord harmless as provided herein to the maximum extent possible under law. Accordingly, Tenant agrees for itself, its successors, assigns, or any agents, contractors, subcontractors, licensees or invitees of Tenant, to defend, indemnify, and hold harmless Landlord, its board members, and employees from and against liability for all claims, demands, suits, and judgments, including costs of defense thereof for injury to persons, death, or property damage which is caused by, arises out of, or is incidental to Tenant's exercise of rights and privileges granted by this Lease, except to the extent of Landlord's negligence. Tenant's obligations under this section shall include:
 - (a) The duty to promptly accept tender of defense and provide defense to Landlord with legal counsel reasonably acceptable to Landlord at Tenant's own expense; and
 - (b) Indemnification of claims made by Tenant's own employees or agents; and
 - (c) Waiver of Tenant's immunity under the industrial insurance provisions of Title 51 R.C.W. but only to the extent necessary to indemnify Landlord, which waiver has been mutually negotiated by the parties.

In the event it is necessary for Landlord to incur attorney's fees, legal expenses or other costs to enforce the provisions of this section, all such fees, expenses and costs shall be recoverable from Tenant.

- 14.3 <u>Landlord Indemnification</u>. To the fullest extent permitted by law, Landlord agrees to indemnify and hold Tenant harmless as provided herein to the maximum extent possible under law. Accordingly, Landlord agrees for itself, its successors, assigns or by others including, without limitation, all persons directly or indirectly employed by Landlord, or any agents, directors, contractors, subcontractors, licensees or invitees of Landlord, to defend, indemnify, and hold harmless Tenant, its appointed and elected officials, and employees from and against liability for all claims, demands, suits, and judgments, including costs of defense thereof for injury to persons, death, or property damage which is caused by, arises out of, or is incidental to Landlord's exercise of rights and privileges granted by this Lease, except to the extent of Tenant's negligence. Landlord's obligations under this section shall include:
 - (a) The duty to promptly accept tender of defense and provide defense to Tenant with legal counsel reasonably acceptable to Tenant at Landlord's own expense; and
 - (b) Indemnification of claims made by Landlord's own employees or agents; and
 - (c) Waiver of Landlord's immunity under the industrial insurance provisions of Title 51 R.C.W. but only to the extent necessary to indemnify Tenant, which waiver has been mutually negotiated by the parties.

In the event it is necessary for Tenant to incur attorney's fees, legal expenses or other costs to enforce the provisions of this section, all such fees, expenses and costs shall be recoverable from Landlord.

The provisions of this Section shall survive the expiration, abandonment or termination of this Lease for a period of two (2) years.

15. [Reserved]

16. COMPLIANCE WITH LAWS

Tenant shall comply fully with all federal and state statutes and city ordinances now or hereafter in force in respect to the Premises and Tenant's activities therein. Tenant warrants and represents to Landlord that Tenant shall use the Premises only for lawful purposes.

17. ACCESS

Landlord shall have the right to inspect the Premises at all reasonable times and enter the same for purposes of cleaning, repairing, altering, improving the Premises or the Building, but nothing contained in this Section 17 shall be construed so as to impose any obligation on Landlord to make any repairs, alterations or improvements. Tenant shall not install any new lock or bolt on any door without Landlord's prior written consent. Landlord shall

have the right to show the Premises to prospective tenants three months prior to the expiration of the term of this Lease.

18. SIGNS OR ADVERTISING

Tenant will not inscribe, post, place, or in any manner display any sign, notice, picture, poster or any advertising matter whatsoever anywhere in or about the Premises, without first obtaining Landlord's written consent thereto, which shall not be unreasonably withheld. All requests made by Tenant pursuant to this Section 18, shall be submitted to the School Principal and Landlord will either approve or disapprove any request pursuant to this Section 18 within 10 days of receipt. If Landlord withholds consent for such a request, Landlord shall detail in writing its reasons for withholding consent. Any consent so obtained from Landlord shall be with the understanding and agreement that Tenant will remove same at the termination of the tenancy herein created and repair any damage or injury to the Premises or the Building caused thereby, and must comply with applicable governmental requirements. Any advertising, flyers or posters must state that Landlord is not in any way sponsoring or endorsing this activity. In addition, the Premises may not be used by religious groups for recruitment or proselytizing activities.

19. WASTE AND UNLAWFUL USE

Tenant will not commit or suffer any waste upon the Premises, or disturb the quiet enjoyment of any other occupants of the Building by making or suffering any nuisance, undue or unseemly noise, or otherwise, and will not do or permit to be done in or about the Premises anything which is illegal or unlawful, or which will be dangerous to life or limb, or which will increase any insurance rate upon the Premises or the Building.

20. SUCCESSORS

All the covenants, agreements, terms and conditions contained in this Lease shall apply to and be binding upon Landlord and Tenant and their respective heirs, executors, administrators, successors, marital communities and assigns. Any assignment or subletting of the Premises or any interest in this Lease shall not relieve Tenant of primary responsibility for the performance of the terms and payment of the sums to be performed or paid by Tenant hereunder.

21. POSSESSION

In the event of the inability of Landlord to deliver possession of the Premises or any portion thereof at the time of the Commencement Date of this Lease, Landlord shall not be liable for any loss or damage caused thereby, nor shall this Lease thereby become void or voidable, nor shall the term herein specified be in any way extended, but in such event Tenant shall not be liable for any rental until such time as Landlord can deliver possession. If Landlord shall deliver possession of the Premises to Tenant prior to the

Commencement Date of this Lease and Tenant agrees to accept the same at such time, both Landlord and Tenant agree to be bound by all the provisions and obligations of this Lease during the prior period, including the payment of rental and other amounts payable by Tenant to Landlord hereunder at the same monthly rate prorated for the prior period.

22. TAXES

In the event Tenant is required to pay base rent, the monthly base rent payments required hereunder are exclusive of any sales, business or occupation or other state taxes levied or assessed against Landlord and which are based on rents, and should any such taxes apply, or be enacted during the life of this Lease, the rental shall be increased by such amount. Tenant shall pay before delinquency any and all taxes, assessments, license fees and public charges levied, assessed or imposed and which shall become payable during the term of this Lease upon Tenant's fixtures, furniture and personal property installed or located in the Premises.

23. [Reserved]

24. COSTS AND ATTORNEYS' FEES

If, by reason of any default or breach hereunder by Landlord or by Tenant, it becomes necessary to institute suit, the prevailing party in such suit shall be entitled to recover, as part of any judgment, such amount as the court shall determine reasonable as attorneys' fees for the prevailing party in such suit, together with taxable costs, including such costs and attorneys' fees on appeal.

25. NON WAIVER OF BREACH

The failure of Landlord to insist upon strict performance of any of the covenants and agreements of this Lease or to exercise any option herein conferred in any one or more instances shall not be construed to be a waiver or relinquishment of any such or of any other covenant or agreement, but the same shall be and remain in full force and effect.

26. REMOVAL OF PROPERTY

In the event of any entry in, or taking possession of, the Premises upon the termination of this Lease, Landlord shall have the right, but not the obligation, to remove from the Premises all personal property located therein, and may store the same in any place selected by Landlord, including but not limited to a public warehouse, at the expense and risk of the owners thereof, with the right to sell such stored property, without notice to Tenant, after it has been stored for a period of thirty (30) days or more. The proceeds of such sale shall be applied first to the cost of such sale, second to the payment of the charges for storage, if any, and third to the payment of any other sums of money which may then be due from Tenant to Landlord under any of the terms hereof, with the balance, if any, to be paid to Tenant.

27. HOLDOVER

If Tenant shall, without the written consent of Landlord, hold over after the expiration of the term of this Lease, such tenancy shall be for an indefinite period of time on a month-to-month tenancy, which tenancy may be terminated as provided by the laws of the State of Washington. During such tenancy, Tenant agrees to be subject to the same rent arrangement described in Section 1.10 of the Lease Cover Sheet including all other amounts then payable by Tenant to Landlord, unless a different rent arrangement is agreed upon, and to be bound by all the terms, covenants, and conditions as herein specified, so far as applicable.

28. ASSIGNMENT AND SUBLETTING

- 28.1 Tenant shall not transfer, dispose, assign, mortgage, or hypothecate this Lease, in whole or in part, or permit the use of the Premises by any person or persons other than Tenant, or sublet the Premises, or any part thereof (each of the foregoing shall be a "Transfer") without the prior written consent of Landlord, HRSA and the City of Seattle in each instance, which may be withheld in Landlord's sole discretion and subject to HRSA and City of Seattle approval. Such prohibition against Transfer shall include any transfer by operation of law and any transfer of this Lease from the Tenant by merger, consolidation, transfer of assets, or liquidation.
- Any Transfer without Landlord's consent shall, at Landlord's sole discretion, be void, and shall constitute a default hereunder which, at the option of Landlord, shall result in the termination of this Lease or exercise of Landlord's other remedies hereunder. Consent to any Transfer shall not operate as a waiver of the necessity for consent to any subsequent Transfer, and the terms of such consent shall be binding upon any person holding by, under, or through Tenant.
- 28.3 If this Lease or all or any portion of the Premises is Transferred or occupied by any person other than Tenant or Tenant's service providers, Landlord may collect rent and other charges from such other party and apply the amount collected to the rent and other charges reserved hereunder, but such collection shall not constitute consent or waiver of the necessity of consent to such Transfer, nor shall such collection constitute the recognition of such assignee, sublessee, or other party as Tenant hereunder or a release of Tenant from the further performance of all of the covenants and obligations of Tenant herein contained. In the event that Landlord shall consent to a Transfer, Tenant shall pay to Landlord a fee equal to ten percent (10%) of one month's rent for expenses incurred in connection with processing of documents necessary to the giving of such consent, and shall include with the request for consent a copy of the proposed transfer document and adequate financial information for the proposed transferee.

29. <u>NOTICES</u>

All notices, statements, demands, requests, consents, approvals, authorization, offers, agreements, appointments, or designations under this Lease by either party to the other shall be in writing and shall be sufficiently given and served upon the other party if personally delivered or sent by certified mail, return receipt requested, postage prepaid, and addressed as follows:

If to Tenant, addressed to Tenant at the address set forth in Section 1.3 of the Lease Cover Sheet;

If to Landlord, addressed to Landlord at the address set forth in Section 1.5 of the Lease Cover Sheet, or to such other place as Landlord may from time to time designate by notice to Tenant.

30. LIENS AND ENCUMBRANCES

Tenant shall keep the Premises free and clear of any liens and encumbrances arising out of the use and occupancy of the Premises by Tenant. At Landlord's request Tenant shall furnish Landlord with written proof of payment of any item which, if not paid, would or might constitute the basis for such a lien on the Premises. Tenant may contest the validity or amount of any such lien or encumbrance in good faith provided that, within forty-five (45) days after the filing of such lien or encumbrance, Tenant discharges the same by providing and recording a bond which complies with the requirements of RCW 60.04.161 eliminating said lien and/or encumbrance.

31. BREACH BY TENANT

In the event that Tenant defaults in the performance of any of the terms, provisions, covenants and agreements on the Tenant's part to be kept, observed and performed, and such default is not corrected within sixty (60) days after the provision of notice thereof from Landlord, or such longer period as may be reasonable under the circumstances; or shorter period if required by applicable fire or safety codes; or if Tenant shall abandon, desert, vacate or remove from the Premises; or if Tenant shall fail to pay any amount due hereunder for more than five (5) days after written notice thereof from Landlord, then, in such event, Landlord, at its option at any time thereafter, may terminate this Lease together with all of the estate, right, and title thereby granted to or vested in Tenant by giving sixty (60) days notice in writing of such election, by certified mail addressed to Tenant at the address specified in this Lease, and notification to HRSA and the City of Seattle of any default by the Tenant under the Lease. HRSA and/or the City of Seattle shall have sixty (60) days from the date of receipt of the Landlord notice of default in which to attempt to eliminate the default, and the Landlord will delay exercising remedies until the end of the sixty (60) day period. At the expiration of such sixty (60) day period, this Lease and all of the estate, right, title and interest thereby granted to or vested in Tenant shall then cease and terminate, and Landlord may re-enter said Premises using such force as may be required. Notwithstanding such re-entry by Landlord and anything to the contrary in this agreement, the liability of Tenant for the rent provided for herein shall not be extinguished for the balance of the term of this Lease. The Manager of Landlord's Property Management Office shall have the right to determine on Landlord's behalf the existence of any default in performance or other breach or violation of the terms and conditions hereof on the part of Tenant. Notwithstanding anything to the contrary herein, Landlord has the right to terminate this Lease immediately, or to suspend access to the Premises if Landlord determines that access to the Premises or continuation of Tenant's occupancy would jeopardize the health or safety of the students, staff or public.

HRSA and/or the City of Seattle may intervene to ensure that the default is eliminated by the Tenant or another grant recipient named by HRSA and/or the City of Seattle that is assigned this Lease ("Other Grant Recipient"); the lessor shall accept payment of money or performance of any other obligation by HRSA/City of Seattle's designee, for the Tenant or Other Grant Recipient, as if such payment of money or performance had been made by the Tenant or Other Grant Recipient; in the event that the Tenant or Other Grant Recipient defaults, the award is terminated, or the Tenant or Other Grant Recipient vacates the leasehold before the end of the lease term, HRSA and/or the City of Seattle shall have the right to designate a replacement for the Tenant or Other Grant Recipient for the balance of the lease term, subject to approval by the lessor, which will not be withheld except for good reason and within the guidelines of the MOU.

In the event of an uncorrected default by Tenant, Landlord, in addition to other rights or remedies that it may have, shall have the right to either terminate this Lease or from time to time, without terminating this Lease, enter and relet the Premises or other part thereof for the account and in the name of Tenant or otherwise, for any such term or terms and conditions as Landlord in its sole discretion may deem advisable with the right to make alterations and repairs to the Premises. Tenant shall pay to Landlord as soon as ascertained, the costs and expenses incurred by Landlord in such reletting or in making such alterations and repairs. Rentals received by Landlord from such reletting shall be applied: First, to the payment of any indebtedness, other than rental, due hereunder from Tenant to Landlord: second, to the payment of the cost of any alterations and repairs to the Premises necessary to return the Premises to good condition, normal wear and tear excepted, for uses permitted by this Lease and the cost of storing any of Tenant's property left on the Premises at the time of reletting; third, to the payment of rental due and unpaid hereunder and the residue, if any, shall be held by Landlord and applied in payment of future rent or damages in the event of termination as the same may become due and payable hereunder and the balance, if any, at the end of the term of this Lease shall be paid to Tenant. Should such rental received from time to time from such reletting during any month be less than that agreed to be paid during that month by Tenant hereunder, Tenant shall pay such deficiency to Landlord. Such deficiency shall be calculated and paid monthly.

32. CANCELLATION

In the event Landlord determines at any time during the term of this Lease that the Premises are required for other purposes, this Lease shall be subject to cancellation by Landlord as provided in Section 1.13 and 1.14 of the Lease Cover Sheet.

33. VACATING OF PREMISES

Upon termination of this Lease, Tenant shall return the Premises in good order and condition, except for normal wear and tear and damage by fire or other casualty. On or before the date of termination, Tenant shall have removed all furniture, equipment, supplies, and other materials owned and controlled by Tenant. At the election of Landlord, Tenant shall restore the Premises to their original condition, including the removal of all improvements, additions, fixtures or alterations made by Tenant to the Premises, other than Tenant's Work.

34. MISCELLANEOUS

- 34.1 The paragraph and section headings hereof are for convenience only and shall not be used to expand or interpret the meaning of any part of this Lease.
- 34.2 Time is of the essence hereof.
- 34.3 If any portion of this Lease shall be deemed void, illegal or unenforceable, the balance of this Lease shall not be affected thereby.
- 34.4 This Lease shall be interpreted under the laws of the State of Washington.
- 34.5 The parties agree that the Superior Court of the State of Washington for King County shall have sole jurisdiction over any question, claim, loss or injury arising hereunder.
- 34.6 Tenant acknowledges that except as expressly set forth in this Lease, neither Landlord nor any other person has made any representation or warranty with respect to the Premises or any other portion of the Building. Specifically, but not in limitation of the foregoing, no representation has been made or relied on with respect to the suitability of the Premises or any other portion of the Building for the conduct of Tenant's business.
- 34.7 If Tenant fails to pay, when the same is due and payable, any rent, or other sum required to be paid by Tenant hereunder, such unpaid amounts shall bear interest from the due date thereof to the date of payment at a rate equal to ten percent (10%). Landlord may elect to make payment of any unpaid amounts required to be made by Tenant hereunder and, upon demand, Tenant shall reimburse Landlord for said amounts together with interest.
- 34.8 Landlord does not by this Lease, in any way or for any purpose, become a partner or joint venturer of Tenant in the conduct of its business or otherwise.
- 34.9 Landlord shall be excused for the period of any delay in the performance of any obligations hereunder when prevented from so doing by cause or causes beyond Landlord's control, including labor disputes, civil commotion, war, governmental regulations or controls, fire or other casualty, inability to obtain any material or service, or acts of God.
- 34.10 [Reserved]
- 34.11 Landlord reserves the right to change the name of the Building in its sole discretion, without notice or liability to Tenant.
- 34.12 Each of the parties represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, and defend with

- counsel acceptable to such party, all liabilities arising from any such claim (including, without limitation, the cost of counsel fees in connection therewith).
- 34.13 The lease and any amendment to it shall be recorded by the Tenant in the land records of the jurisdiction where the property is situated.
- 34.14 Landlord and Tenant shall not discriminate on the basis of race, color, marital status, national origin, religious affiliation, disability, sexual orientation, gender identity or expression or age except by minimum age and retirement provisions, unless based upon a bona fide occupational qualification, in the employment or application for employment or in the administration or delivery of services or any other benefits under King County Code Ch. 12.16.125. Landlord and Tenant shall comply fully with all applicable federal, state and local laws, ordinances, executive orders and regulations that prohibit such discrimination. These laws include, but are not limited to, chapter 49.60 RCW, and Titles VI and VII of the Civil Rights Act of 1964. Any violation of this provision shall be considered a default of this Lease and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Lease and may result in ineligibility for further agreements with King County.

35. HAZARDOUS MATERIALS

- 35.1 Defined.
 - 35.1.1 For the purposes of this Lease, the term "Hazardous Materials" shall mean: any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any Environmental Law.
 - 35.1.2 For purposes of this Lease, the term "Environmental Law" shall mean: any federal, state or local statute, regulation, code, rule, ordinance, order, judgment, decree, injunction or common law pertaining in any way to the protection of human health, safety, or the environment, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 6901 et. seq. ("CERCLA"); the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq. ("RCRA"); the Washington State Model Toxics Control Act, RCW ch. 70.105D ("MTCA"); the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), the Washington Water Pollution Control Act (RCW 90.48), and any laws concerning above ground or underground storage tanks.
- 35.2 Tenant agrees to protect, indemnify, defend (with counsel satisfactory to Landlord) and hold Landlord and its officials, officers, employees and agents, harmless from any claims, judgments, damages, penalties, fines, expenses, liabilities or losses arising after the execution of this Lease and arising out of or relating to the presence, release or disposal of Hazardous Materials placed or released in the Premises during the term of this Lease by Tenant, its officials, officers, employees, contractors, or invitees. Notwithstanding the foregoing, in no event shall Tenant be obligated to indemnify Landlord under this Lease, from any such claims, judgments, damages, penalties, fines, expenses, liabilities or losses relating to the presence, release or disposal of Hazardous

Materials that were (a) present within or under the Premises as of the date of execution of this Lease other than those identified in the Hazardous Building Materials Survey dated May 2014 ("Pre-Existing Hazardous Materials"), or (b) released or disposed on, within or under the Premises after the date of execution of this Lease except for releases or disposal caused by Tenant, its officials, officers, employees, contractors, or invitees.

- 35.3 The indemnification provided by Sections 35.2 and 35.4 shall specifically cover, without limitation, costs incurred (in connection with any investigation of site conditions or condition of the Premises) arising from any cleanup, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party because of the presence or suspected presence of Hazardous Materials in the Premises. Such costs shall include but not be limited to consultant's fees, expert fees and attorney's fees. This indemnification shall survive the termination of the Lease. This indemnity is specifically and expressly intended to constitute a waiver of each party's immunity under Washington's Industrial Insurance Act, RCW Title 51, as respects the other party only, and only to the extent necessary to provide the indemnified party with a full and complete indemnity of claims made by the indemnitor's employees.
- Landlord's Liability. Landlord shall be solely responsible for all claims, judgments, 35.4 damages, penalties, fines, expenses, liabilities or losses relating to the presence, release or disposal of Pre-Existing Hazardous Materials on, within or under the Premises, including without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of the presence or suspected presence of Pre-Existing Hazardous Materials. Such costs shall include, but not be limited to, sums paid in settlements of claims, attorney's fees, consultant's fees and expert fees. Landlord agrees to protect, indemnify, defend (with counsel satisfactory to Tenant) and hold Tenant and its officials, officers, employees and agents, harmless from any claims, judgments, damages, penalties, fines, expenses, liabilities or losses arising after the execution of this Lease and arising out of or relating to the presence, release or disposal of Hazardous Materials that were (a) present within or under the Premises as of the date of execution of this Lease other than those identified in the Hazardous Building Materials Survey dated May 2014 ("Pre-Existing Hazardous Materials"), or (b) released or disposed on, within or under the Premises after the date of execution of this Lease except for releases or disposal caused by Tenant, its officials, officers, employees, contractors, or invitees.
- 35.5 Remediation of Pre-Existing Hazardous Materials. If Tenant discovers during construction of the Tenant's Work that Pre-Existing Hazardous Materials exist in the Premises, Tenant shall promptly notify Landlord of its discovery of Pre-Existing Hazardous Materials. The remediation of such Pre-Existing Hazardous Materials discovered during Tenant's Work shall be governed by Section 2 of the Work Letter Agreement.

-END OF PART II-