

15043

ATTACHMENT E

**KING COUNTY OFFICE BUILDING
DEVELOPMENT AGREEMENT**

Between

GOAT HILL PROPERTIES

a Washington nonprofit corporation

("Owner")

and

WRIGHT RUNSTAD ASSOCIATES LIMITED PARTNERSHIP

a Washington limited partnership

("Developer")

Dated as of

the _____ day of _____, 2004

King County Office Building

Development Agreement

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<u>Exhibit</u>	<u>Description</u>	<u>Partial Section Reference</u>
A	Legal Description of Garage Land	Recitals
B	Legal Description of Building Land	Recitals
C	Project Lease Agreement	Recitals; Section 1
D	Base Shell and Core Building	Section 1
E	Project Budget	Sections 1, 4(c)
F	List of Preliminary Plans and Specifications	Section 1
G	Project Schedule	Sections 1, 6(d)
H	Tenant Improvement Plans Delivery Date Schedule	Sections 2(b), 6(c)
I	Dispute Resolution Mediation	Section 24
J	List of Additional Warranties	Section 7(h)

KING COUNTY OFFICE BUILDING DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") dated the ____ day of _____, 2004, is by and between **GOAT HILL PROPERTIES**, a Washington nonprofit corporation ("Owner"), and **WRIGHT RUNSTAD ASSOCIATES LIMITED PARTNERSHIP**, a Washington limited partnership ("Developer").

RECITALS

A. Owner is the lessee under that certain Garage Ground Lease dated _____, 2004 (the "Garage Ground Lease"), with King County, a political subdivision of the State of Washington (the "County"), as lessor, pursuant to which Owner leases that certain real property located in the City of Seattle, King County, Washington (the "Garage Land") more specifically described on Exhibit A hereto.

B. Owner is also the lessee under that certain Building Ground Lease dated _____, 2004 (the "Building Ground Lease"), with the County as lessor, pursuant to which Owner leases that certain real property located in the City of Seattle, King County, Washington (the "Building Land") more specifically described on Exhibit B hereto.

C. Owner wishes to construct on the Garage Land an eight-story parking structure containing approximately 829 parking stalls (the "Garage"), and Owner wishes to construct on the Building Land a first-class office building to serve as government offices for the County containing approximately 250,000 to 300,000 square feet of rentable area as more fully described in the Preliminary Plans and Outline Specifications, including all HVAC, electrical and other building systems and Tenant Improvements pursuant to the Preliminary Plans and Outline Specifications (the "Building"). In addition, the Project shall include the construction of a parking garage within the Building which will contain approximately 92 parking spaces. The design and construction of the Garage and the Building are together referred to in this Agreement as the "Project."

D. Owner, as landlord, and the County, as tenant (in its capacity as tenant under the Lease, "Tenant") are parties to that certain Project Lease Agreement dated _____, 2004 (the "Project Lease") whereby Tenant has agreed to leaseback the Garage and the Building upon substantial completion thereof, at the rent and subject to all of the terms, covenants, and conditions set forth in the Project Lease, a copy of which is attached hereto as Exhibit C and by this reference incorporated herein. The Project Lease requires that Owner shall cause Developer to design, develop, construct and complete the Project.

E. Owner hereby engages Developer to develop, oversee and manage the design, permitting and construction phases of the Project in accordance with the terms and conditions of this Agreement for a Fixed Price of \$89,711,000. Developer agrees to perform development and construction management services in connection with the construction of the Project in accordance with the terms and conditions of this Agreement. Subject to the terms and conditions hereof, Developer agrees to provide the financial warranty that the Project will be completed for the Fixed Price of \$89,711,000.

F. Owner understands that Developer will perform no construction services. The parties intend for the Owner to contract directly and separately with those contractors performing construction services and with the Architect designing the Garage and the Base Shell and Core Building and with the Interior Architect designing the Tenant Improvements. If, during the performance of this Agreement, additional construction service contractors are retained, the Owner shall contract with them directly or Developer shall contract with them on behalf of and acting as the Owner's agent.

G. Owner intends to pay the Fixed Price with the proceeds of tax-exempt obligations which satisfy the requirements of Revenue Ruling 63-20, Revenue Procedure 82-26 and other regulations, interpretations and letter rulings issued by the Internal Revenue Service with respect to such financings.

NOW, THEREFORE, in order to fulfill the foregoing objectives, Owner and Developer desire to enter into this Agreement and proceed in accordance with its terms.

1. Definitions. As used herein, the following terms shall have the following meanings:

"ADA" means the Americans With Disabilities Act of 1990, as amended from time to time.

"Architect" means Zimmer Gunsul Frasca, the architect for the Project selected by Owner and Developer with Tenant's approval.

"Architect's Agreement" means the Agreement between Owner and Architect with respect to the Project.

"Base Shell and Core Building" means the Building to be constructed on the Building Land, exclusive of the Tenant Improvements. The Base Shell and Core Building is more particularly described in the attached Exhibit D.

"Bond Closing" refers to the date the Bond proceeds are made available to the Trustee.

"Bond Insurer" means an insurance company which issues a municipal bond insurance policy at the request of Owner in connection with the issuance of the Bonds, if any. If no Bond Insurer is selected to insure the Bonds, references to the Bond Insurer hereunder shall be deemed to be deleted.

"Bonds" means those tax-exempt obligations to be issued by the Owner which satisfy the requirements of Revenue Ruling 63-20, Revenue Procedure 82-26 and other regulations, interpretations and letter rulings issued by the Internal Revenue Service with respect to such financings, from the proceeds of which Owner intends to pay, among other things, the Fixed Price.

"Building" means the first-class office building to serve as government offices for the Tenant to be constructed on the Building Land containing approximately 250,000 to 300,000 square feet of rentable area as more fully described in the Preliminary Plans and Outline Specifications, including all HVAC, electrical and other building systems and Tenant Improvements.

"Building Ground Lease" means the long-term ground lease entered into, or to be entered into, by Goat Hill Properties as the tenant and the County as landlord for the Building Land described on the attached Exhibit B.

"Building Land" means the real property located in the City of Seattle, King County, Washington, more specifically described on Exhibit B hereto.

"Commencement of Construction" means the date Developer executes and delivers to General Contractor the Release for Construction attached to the General Construction Contract.

"Construction Contracts" means (i) the General Construction Contract and (ii) all other contracts for construction services entered into between Owner, or Developer on the behalf of and acting as agent for Owner, and any Contractor, including General Contractor, for construction of Tenant Improvements or any other portion of the Project not covered by the General Construction Contract.

"Construction Documents" means the Construction Drawings and Detailed Specifications approved by the Owner with input from the Tenant for construction of the Project, including technical drawings, schedules, diagrams, plans and specifications setting forth in detail the requirements for construction of the Project and providing information customarily required for the use of the building trades.

"Construction Drawings" means drawings setting forth in detail the requirements for the construction of the Project. As used herein "Construction Drawings" include all graphic and pictorial documents depicting the design, location and dimensions of the elements of the Project (including Tenant Improvements) and include plans, elevations, sections, details, schedules and diagrams for the Project. Construction Drawings may consist of separate Construction Drawings for (i) the Garage and the Base Shell and Core Building prepared by Architect and (ii) the Tenant Improvements prepared by the Interior Architect.

"Contract Documents" means the Construction Documents, the Construction Contracts and the other documents identified as Contract Documents in the General Construction Contract.

"Contractors" means the General Contractor and any other construction contractors with whom Owner enters into direct contracts upon the written recommendation of Developer or with whom the Developer on behalf of and acting as the Owner's agent contracts for the Project.

"Costs Not To Be Reimbursed" means, except as specifically provided in Section 11 hereof (relating to Developer's Overhead Allowance and Developer's Fee), (i) salaries or other compensation of Developer's personnel or of Contractor's personnel normally situated at the Developer's principal office, Contractor's principal office or branch offices, or for any officer of Developer or Contractor; (ii) expenses of Developer's or Contractor's principal office; (iii) overhead or general expenses; and (iv) Project Costs in excess of the Fixed Price.

"Costs Resulting From Owner-Caused Delay" means any increase in costs of constructing the Project resulting from Owner-Caused Delay. Where additional costs are incurred as a result of a

combination of Owner-Caused Delay and (i) failure of Developer to provide, within the time frames allowed hereunder, draw requests, architect's certifications, progress completion certifications, copies of change orders and supporting documentation, shop drawings, schedules, costs, invoices, job progress reports, or other documents or information which Owner is entitled to receive hereunder or which is reasonably requested by Owner in connection with any such decision or response required hereunder, or (ii) delay caused by the existence of reasonable cause to suspect that construction of the Project or Tenant Improvements or any other services provided by Developer hereunder have not been performed in accordance with Construction Documents and other requirements hereunder, Costs Resulting From Owner-Caused Delay shall be only the portion of such costs fairly attributable to Owner-Caused Delay.

"Detailed Specifications" means all written detailed requirements for materials, equipment, construction systems, standards and workmanship for the construction of the Project.

"Developer" means Wright Runstad Associates Limited Partnership, a Washington limited partnership, and its successors and permitted assigns hereunder.

"Developer Obligation Date" means the date thirty (30) months after Bond Closing. The Developer Obligation Date shall be extended to the extent of (i) Unavoidable Delays; provided, however, that extensions due to Unavoidable Delays shall not exceed ninety (90) days; (ii) Owner-Caused Delays; and (iii) delays incurred as a result of the presence of any Hazardous Substances in, on or emanating from the Garage Land or the Building Land as of the Effective Date of the Project Lease (as defined therein) in excess of the time specifically provided in the approved Project Schedule for remediation of any such Hazardous Substances.

"Developer's Fee" means the fee to be paid to Developer subject to the terms and conditions set forth in Sections 11 and 12 of this Agreement.

"Developer's Overhead Allowance" means the monthly allowance to be paid to Developer subject to the terms and conditions set forth in Section 11 of this Agreement.

"Environmental Laws" means, as amended from time to time, the Federal Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901 et seq., Federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Section 9601 et seq., Federal Hazardous Materials Transportation Control Act, 42 U.S.C. Section 1801 et seq., Federal Clean Air Act, 42 U.S.C. Section 7401 et seq., Federal Water Pollution Control Act, Federal Water Act of 1977, 93 U.S.C. Section 1251 et seq., Federal Insecticide, Fungicide and Rodenticide Act, Federal Pesticide Act of 1978, 7 U.S.C. Section 136 et seq., Federal Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq., Federal Safe Drinking Water Act, 42 U.S.C. Section 300f et seq., Washington Water Pollution Control Act, RCW Chapter 90.48, Washington Clean Air Act, RCW Chapter 70.94, Washington Solid Waste Management Recovery and Recycling Act, RCW Chapter 70.95, Washington Hazardous Waste Management Act, RCW Chapter 70.105, Washington Hazardous Waste Fees Act, RCW Chapter 70.95E, Washington Model Toxics Control Act, RCW Chapter 70.105D, Washington Nuclear Energy and Radiation Act, RCW Chapter 70.98, Washington Radioactive Waste Storage and Transportation Act of 1980, RCW Chapter 70.99, Washington Underground Petroleum Storage Tanks Act, RCW Chapter 70.148.

"Final Acceptance" means the Owner's written approval and concurrence that certain events, more fully defined in Section 12 of this Agreement, have occurred prior to Final Payment being made.

"Final Payment" means payment to Developer, General Contractor and any other Contractors following Final Acceptance of the Project pursuant to Section 13 of this Agreement.

"Financing Costs" means all financing costs approved by bond counsel in connection with the issuance of the Bonds.

"Fixed Price" means \$89,711,000, the total amount to be paid by Owner for the completion of the design, development, permitting and construction of the Project, and is the price to be paid by Owner for Project Costs. The Fixed Price includes the amount of the Tenant Improvement Allowance. A detailed description of Project Costs by line item and category is set forth in the Project Budget.

"Garage" means the eight-story parking structure containing approximately 829 parking stalls to be constructed on the Garage Land, including any applicable Tenant Improvements. The Garage is more particularly described in the Preliminary Plans and Outline Specifications.

"Garage Ground Lease" means the long-term ground lease entered into, or to be entered into, by Goat Hill Properties as the tenant and the County as landlord for the Garage Land described on the attached Exhibit A.

"Garage Land" means the real property located in the City of Seattle, King County, Washington, more specifically described on Exhibit A hereto.

"General Construction Contract" means the agreement between Owner and the General Contractor for construction of the Garage, the Base Shell and Core Building and Tenant Improvements for the Project.

"General Contractor" means Turner Construction Company, the general contractor for the Project selected by Owner with Tenant's approval.

"Guaranteed Maximum Construction Price" means the maximum cost for construction of the Garage, the Base Shell and Core Building and Tenant Improvements as guaranteed by the General Contractor pursuant to the terms of the General Construction Contract.

"Hazardous Substances" means any material, waste, substance, industrial waste, toxic waste, chemical contaminant, petroleum, asbestos, polychlorinated biphenyls, radioactive materials or other substances regulated or classified by Environmental Laws as hazardous, toxic or lethal to persons or property.

"Indenture" means the trust indenture pursuant to which Owner will cause the issuance of the Bonds, a copy of which shall be provided to Developer by Owner at Bond Closing.

"Initial Draw" refers to Developer's first application for payment of Project Costs, which shall not occur before Bond Closing.

"Interior Architect" means Zimmer Gunsul Frasca, the interior architect for the Project selected by Owner and Developer with Tenant's approval.

"Interior Design Contract" means the contract for space planning design services in connection with the design of Tenant Improvements entered into by Owner and the Interior Architect.

"Land" means both the Garage Land and the Building Land.

"Laws" means any constitution, statute, ordinance, regulation, rule, resolution, judicial decision, administrative order or other requirement of any federal, state, county, municipal or other governmental agency or authority having jurisdiction over the parties or the Premises, including without limitation, any regulation or order of a quasi-official entity or body (e.g., board of fire examiners or public utilities) and all rules, laws and regulations issued thereunder, as the same may be amended from time to time.

"Master Use Permit" or "MUP" means the Master Use Permit for the Project issued by the City of Seattle.

"Overhead Allowance" means the overhead allowance to be paid to Developer in accordance with the provisions of Section 11(b) of this Agreement.

"Owner" means Goat Hill Properties, a Washington nonprofit corporation, its successors and permitted assigns.

"Owner-Caused Delay" means any period of delay in the overall progress of design, construction, and completion of the Project, including Tenant Improvements, that is caused by Owner-initiated change orders to the General Construction Contracts or by Owner's failure to approve, disapprove, decide, or otherwise respond to Developer with respect to a particular item for which Owner's response is required hereunder or under the General Construction Contract, or failure to deliver plans, information, specifications, or other information within the time frames required under this Agreement or the General Construction Contracts. However, Owner-Caused Delay shall not include: (i) delay for which a substantially contributing cause is Developer's failure to provide, within the time frames allowed hereunder, draw requests, architect's certifications, progress completion certifications, copies of change orders and supporting documentation, shop drawings, schedules, costs, invoices, job progress reports, or other documents or information which Owner is entitled to receive hereunder or which is reasonably requested by Owner in connection with any such decision or response, or (ii) delay caused by the existence of reasonable cause to suspect that construction of the Project or Tenant Improvements or any other services provided by Developer hereunder have not been performed in accordance with Construction Documents and other requirements hereunder, in which case Owner-Caused Delay shall not include the amount of additional time reasonably needed by Owner to determine whether such construction or other services conform to all requirements hereunder, so long as Owner proceeds with all reasonable diligence to make such determination. To facilitate timeliness in Owner's communications with Developer over matters relating to design or construction of the Project and to minimize the possibility of Owner-Caused Delay, Developer shall alert Owner to deadlines for approvals, decisions or other responses that Owner must provide hereunder, including, among other methods, attachment of "deadline cover sheets" on any

submissions to Owner that require response by a particular deadline or distribution of weekly calendars that show deadlines imposed on Owner. If Developer at any time believes that an instance of Owner-Caused Delay has occurred that has directly caused or will directly cause an increase in Project Costs or extension of the Developer Obligation Date, Developer shall send a written notification to Owner within five (5) days of the occurrence of such alleged Owner-Caused Delay explaining the alleged event that constituted such Owner-Caused Delay, specifying the period of alleged Owner-Caused Delay, describing how the alleged Owner-Caused Delay adversely impacted the Project Schedule and identifying any incremental increase in Project Costs that are identifiable or reasonably foreseeable as a direct result of such Owner-Caused Delay. Any disputes between Developer and Owner over Project Costs attributable to Owner-Caused Delay shall not be a reason to stop or delay construction of the Project and shall be resolved by the parties as expeditiously as possible, either by mutual agreement of the parties or in accordance with the dispute resolution mechanisms described in Section 24 hereof.

"Permits" means all land use approvals, permits and approvals required for construction of the Project.

"Permitted Use" means the intended use of the Project by Tenant for government office purposes, parking, retail space and any other lawful use consistent with the provisions of Section 7 of the Project Lease.

"Preliminary Plans and Outline Specifications" are the initial renditions for the Garage and Base Shell and Core Building, schedules of which plans and specifications is attached hereto as Exhibits D and E and incorporated herein by this reference.

"Premises" means the entirety of the Garage to be constructed on the Garage Land and the Building to be constructed on the Building Land together with a leasehold interest in the Garage Land pursuant to the Garage Ground Lease and a leasehold interest in the Building Land pursuant to the Building Ground Lease

"Project" means the total design and construction, including demolition of existing improvements on the Building Land, all professional design services, and all labor, materials and equipment used or incorporated in such design and construction of (i) the Garage to be constructed on the Garage Land; and (ii) the Building to be constructed on the Building Land. The Project shall include work which is consistent with and reasonably inferable from the approved Project Requirements as being necessary to produce the intended results and may include the acquisition of certain light, view or other easements or property interests benefiting the Project not included in the Project Requirements to the extent that the cost thereof is paid from the Tenant's Contingency.

"Project Application for Payment" means the procedures by which requests for payment for Project Costs and other costs shall be made in accordance with Section 9 of this Agreement.

"Project Budget" means the budget for development of the Project attached to this Agreement as Exhibit F, as revised from time to time in accordance with this Agreement.

"Project Contingency" means the contingency by that name set forth in the Project Budget. The amounts of the various line items of the Project Budget are estimates only of the Project Costs to be incurred. To the extent the actual Project Costs in any line item of the Project Budget exceed the amount shown for such line item, Developer shall first allocate amounts in other line items, in which the actual known Project Costs will be less than the amount of the Project Budget, to the line item in which the excess Project Cost has been incurred. Following the allocation by Developer as set forth in the preceding sentence with respect to all line items, Developer is entitled to draw upon the Project Contingency for such excess Project Costs.

"Project Costs" means all costs for the completion of the development, design, permitting and construction of the Project, including, without limitation, all demolition costs, all permit fees, all costs of the Garage, Base Shell and Core Building, HVAC, electrical and other building systems, all costs of Tenant Improvements, all costs of fixtures, furnishing and equipment described in the Construction Documents, all costs of architectural services provided by the Architect under the Architect's Agreement, all costs of services provided by the Interior Architect under the Interior Design Contract with respect to the Tenant Improvements, all other professional design and other services provided by Contractors or other professionals engaged by the Developer or General Contractor, all amounts paid to General Contractor under the General Construction Contract including all labor, material, and equipment used or incorporated in such design and construction, all amounts paid to other Contractors and subcontractors, if any, under any other Construction Contract or subcontract entered into by Owner upon the written approval of Developer or by the Developer on behalf of and acting as the Owner's agent in connection with the Project, including all labor, material, equipment used or incorporated in such design and construction, services provided by engineers, environmental consultants, surveyors and other professionals and consultants retained by Developer in connection with the Project, Developer's Overhead Allowance, Developer's Fee, insurance (other than Bond insurance), bonds (other than the Bonds), applicable state and local retail sales, business and occupation and other taxes (including real property taxes and assessments accruing from Commencement of Construction to Substantial Completion of the Project), plus the Project Contingency; excluding only (a) Tenant's Personal Property and any taxes thereon (which shall be paid by Tenant at its sole cost and expense), (b) Financing Costs, (c) costs for art or similar enhancements that are not included in the Project Requirements and not paid from the Tenant's Contingency; (d) costs of acquiring certain light, view or other easements or property interests benefiting the Project that are not included in the Project Requirements and are not paid from the Tenant's Contingency; (e) costs of removing or remediating any Hazardous Substances in, on or emanating from the Garage Land or the Building Land in excess of the amount specifically set forth in the Project Budget for environmental remediation; (f) to the extent not reflected in the Preliminary Plans and Outline Specifications, costs of any off-site improvements required as a condition to or in connection with the development or construction of the Project; (g) notwithstanding the above, real property taxes and assessments, utilities and other operating costs attributable to the Garage accruing after Substantial Completion of the Garage; and (h) Costs Not To Be Reimbursed.

"Project Fund" means the fund of that name established under the Indenture for the purpose, among others, of paying Project Costs.

"Project Lease" means the lease agreement between Owner and the Tenant for occupancy of the Project in the form attached hereto as Exhibit C.

"Project Requirements" means the Preliminary Plans and Outline Specifications as set forth in Exhibit G and as otherwise specifically agreed to by Owner and Developer.

"Project Schedule" means the schedule for development and construction of the Project as set forth on Exhibit H to this Agreement, as revised from time to time in accordance with this Agreement, provided, however, that in no event shall the Project Schedule provide for Substantial Completion of the Project to occur later than the date thirty (30) months after Bond Closing without the concurrence of Tenant. The initial Project Schedule is set forth in Exhibit H attached hereto and by this reference incorporated herein.

"Punch List" means a list of items required to be completed prior to Final Acceptance that are minor items which do not affect Owner's ability to lease the Premises to Tenant and do not affect Tenant's ability to use the Premises for the Permitted Use.

"Requirements of Law" means all requirements relating to land and building construction (including those specifically applicable to Tenant's contemplated use of the Premises as a government office building and a parking garage), including, without limitation, planning, zoning, subdivision, environmental, air quality, flood hazard, fire safety, accessibility, and other governmental approvals, permits, licenses and/or certificates as may be necessary from time to time to comply with all the foregoing and other applicable statutes, rules, orders, regulations, laws, ordinances, and covenants, conditions and restrictions, which now apply to and/or affect the design, construction, existence, intended use, operation and/or occupancy of the Garage Land, the Building Land, the Premises or any part thereof.

"Sale of the Bonds" means execution and delivery by Owner and a responsible bond underwriter of an agreement providing for the purchase and sale of the Bonds on terms consistent with the terms of the Lease and with no conditions to the underwriter's obligation to pay for and accept delivery of the Bonds other than those conditions contained in said agreement between Owner and the responsible bond underwriter.

"Substantial Completion" has the meaning set forth in Section 12 of this Agreement.

"Substantially Complete" or "Substantially Completed" means that the Project has been constructed in substantial accordance with the Contract Documents and: (a) all elements required for the functioning of the Project shall be operational and in good working order and condition including satisfying applicable ADA building requirements and the Washington State Law Against Discrimination, RCW ch. 49.60, as well as regulations adopted thereunder; (b) the Project shall be weather tight and waterproof; (c) the fire and life safety systems within the Project shall be operational and in good working order and condition; (d) the elevators shall operate and function in good working order and condition, but may still require touch up installation and cleaning; (e) the mechanical and electrical systems, including the HVAC system, shall be individually tested and in good working order able to support the Project and shall also be tested to assure that Project systems operate on an integrated basis, but the HVAC system may still require final balancing work; (f) the finish work is substantially completed, including, but not limited to public lobby, elevator, HVAC, plumbing, fire and life safety, sprinkler and electrical systems, doors, partitions, cabinetry, carpet and base, including removal of all construction debris; (g) all site utilities, sidewalks and landscaping are substantially completed and construction barricades and

equipment have been removed; (h) the Garage and the parking garage in the Building, including parking garage elevators and lobbies, and all entrances and exits thereto are completed; and (i) the access and security systems for the Project are installed and operational, except in each case for minor Punch List items which do not materially affect use and occupancy of the Project for government offices and parking.

"Tenant" means King County and its successors and permitted assigns as tenant under the Project Lease.

"Tenant Improvement Allowance" means, within the Fixed Price, an allowance of \$14,926,000 to cover the design and construction costs of the Tenant Improvements. If any portion of this allowance is not used, it shall remain the property of Owner. Prior to commencement of construction of the Tenant Improvements under the General Construction Contract, Owner and General Contractor intend to agree upon a guaranteed maximum price for construction of the Tenant Improvements, which guaranteed maximum price shall contain a construction contingency line item. Any excess of the Tenant Improvement Allowance over the guaranteed maximum price (the "Excess Tenant Improvement Allowance") shall, upon agreement of the guaranteed maximum price, be automatically transferred to the Tenant's Contingency.

"Tenant Improvements" means any improvements to the interior of the Building beyond the Base Shell and Core Building, including data wiring, all or which are more specifically described in the Construction Documents.

"Tenant's Contingency" means the contingency in the amount of \$1,500,000 which may be used to cover any changes in the Project resulting from any material improvements or deviation required by Owner from the design or level of quality reflected in the Preliminary Plans and Outline Specifications as set forth in Section 4(i) below or for Tenant Improvements requested by Tenant which exceed the Tenant Improvement Allowance.

"Tenant's Personal Property" means Tenant's furniture, equipment, and movable personal property placed in the Premises; provided, however, that fixtures, furnishing and equipment described in the Construction Documents as being part of the Project are not deemed to be part of Tenant's Personal Property. Tenant shall provide Tenant's Personal Property at Tenant's sole cost and expense.

"Title Policies" shall mean the policy of title insurance issued to Owner upon its leasehold of the Land (herein called the "Title Policy") and the lender's policy of title insurance issued to the Trustee upon the recording of the mortgage or deed of trust in favor of the Trustee (the "Lender's Title Policy").

"Trustee" shall mean a national bank or other financial institution with trust powers selected by Owner to serve as the bond trustee under the Indenture or any duly authorized successor thereto appointed pursuant to the Indenture.

"Unavoidable Delays" means any delay in the performance by Developer or General Contractor of its obligations with respect to construction of the Project caused by strikes (other than those directly caused by Developer's acts, omissions or failure to negotiate in good faith), acts of God, Unusually Severe Weather Conditions, unavoidable casualties, acts of the public enemy, acts of

terrorists, governmental embargo restrictions, or similar causes beyond the reasonable control of Developer or General Contractor, which, after the exercise of due diligence to mitigate the effects thereof, delay construction of the Project, other than such delays resulting from (a) Developer's or General Contractor's failure to comply with the terms and provisions of this Agreement or the General Construction Contracts, (b) increased prices, or (c) unavailability of funds, provided the Fixed Price is paid in accordance with Section 10 of this Agreement. Unavoidable Delays will entitle Developer and General Contractor to an extension of the Developer Obligation Date but will in no way entitle Developer to additional compensation. Nothing contained herein shall prevent Developer from allocating the Project Contingency to increased costs of constructing the Project caused by Unavoidable Delays. In the event of any Unusually Severe Weather Conditions, the length of Unavoidable Delay to become effective under this Agreement as a result of such conditions shall be the period of time (not less than one day) by which Developer's progress in constructing the Project has reasonably been delayed as a result of such Unusually Severe Weather Conditions. Developer shall notify Owner in writing as soon as possible but in no event later than 35 days after any Unusually Severe Weather Conditions have occurred, shall provide in such notice a specification as to which of the listed conditions has occurred and the data supporting such determination, and shall provide an explanation of Developer's position as to the length of Unavoidable Delay to be granted as a result of such conditions, explaining how such conditions delayed Developer's construction progress. Owner shall respond within 10 days thereafter as to whether Owner accepts or disagrees with Developer's position. Any disagreements that cannot be resolved by Developer and Owner shall be resolved in accordance with Section 24 hereof, but work shall continue pending resolution of such dispute.

"Unusually Severe Weather Conditions" means the occurrence of any of the following scenarios of precipitation, low temperature, windstorms, or snow or ice, but only if the building shell has not been sealed from weather and there remains substantial external work or other conditions that are affected by adverse weather and that will adversely affect the Developer's ability to achieve Substantial Completion by the Developer Obligation Date:

- (a) Daily rainfall equal to or greater than .80 inch within any 24 hour period.
- (b) Daily rainfall equal to or greater than .50 inch during any "rainy season month" (i.e., October through June) in which the total monthly rainfall (at the end of such month) is at least 115% but less than 150% of the total average monthly rainfall for such month.
- (c) Daily rainfall equal to or greater than .30 inch during any rainy season month in which the total monthly rainfall (at the end of such month) is at least 150% but less than 200% of the total average monthly rainfall for such month.
- (d) Daily rainfall equal to or greater than .20 inch during any rainy season month in which the total monthly rainfall (at the end of such month) is at least 200% of the total average monthly rainfall for such month.
- (e) Daily maximum temperature less than 35 degrees Fahrenheit for two or more consecutive weekday days which impacts critical components of the work.

(f) A combination of temperature and precipitation that results in snowfall in excess of 3 inches on a particular day that does not melt and substantially disappear (but for isolated shaded areas) by 7:00 a.m. on the next work day, or that results in a coating of ice during the bulk of the workday (not merely morning frost) that makes walking, transporting or loading of materials, or operation of equipment or vehicles hazardous or significantly slowed.

(g) Maximum wind gusts exceeding 50 mph at any time during the work day.

(h) Maximum wind gusts exceeding 35 mph during each hour of a continuous four hour period during the work day.

(i) Any other unusually inclement weather condition which causes the construction site to be in a condition such that the General Contractor orders the workers to not work on the construction site.

Weather conditions shall be measured at Sea-Tac International Airport by the Environmental Data and Information Service of the National Oceanic and Atmospheric Administration of the U.S. Department of Commerce. However, if Developer wishes to monitor weather at a location on or nearer to the Project site, Developer may make a proposal to install and operate, at its expense through Project Contingency, a weather monitoring station at the Property or in the vicinity of the Property, monitored by an independent consultant, and Owner shall not unreasonably withhold its approval to utilization of the weather data from such closer site so long as the equipment and independent consultant appear to be capable and trustworthy and the results obtained from such monitoring appear to be reasonably reliable.

"**Warranty Period**" shall mean that period commencing on the date of Substantial Completion of the Project and expiring two (2) years thereafter.

2. Development of the Project.

(a) Fixed Price. Owner hereby retains Developer and Developer shall, in accordance with the terms of this Agreement, develop, oversee and manage the design, permitting and construction phases of the Project in accordance with the terms and conditions of this Agreement. Subject to the terms of this Agreement, and provided the Fixed Price is paid in accordance with Section 9 of this Agreement, Developer warrants (i) the delivery of the Project for a Fixed Price of \$89,711,000, constructed in a good and workmanlike manner and in substantial accordance with the Contract Documents on or before the Developer Obligation Date, free and clear of all liens. Project Costs exceeding the Fixed Price shall be paid by Developer, with Developer depositing any required funds with Trustee pursuant to Section 9(f) below. Upon compliance by Developer with its obligations under this Agreement, Owner shall cause the Trustee to disburse money from the Project Costs Account in the Project Fund (as those terms are defined in the Indenture) to Developer or any other party entitled to receive such disbursement as set forth in Section 9 of this Agreement to pay the Project Costs, until money in an amount equal to the Fixed Price has been disbursed.

(b) Tenant Improvement Allowance. The Fixed Price will include the Tenant Improvement Allowance of Fourteen Million Nine Hundred Twenty Six Thousand Dollars

(\$14,926,000) for the design and construction of Tenant Improvements. Notwithstanding any other provision in this Agreement to the contrary, payment for the construction of Tenant Improvements shall be governed by the terms of this Section 2(b). Exhibit I hereto sets forth the dates for delivery of the space plans by which Owner (i) must deliver the plans if Owner wishes to have the Tenant Improvements bid as a part of the Base Shell and Core Building; or (ii) must deliver the plans to avoid potentially jeopardizing the Project Schedule. Owner's failure to meet those dates shall constitute an Owner-Caused Delay that may result in Costs Resulting From Owner-Caused Delay for which Developer shall not be held responsible. Owner shall pay any Costs Resulting From Owner-Caused Delay unless Owner elects to allocate Tenant's Contingency to pay such costs. Any Owner-Caused Delay shall also result in an adjustment of the Developer Obligation Date under Section 7(b) below.

Developer shall work with Owner to develop the pricing on Owner's desired Tenant Improvements. If the total cost of designing and constructing the Tenant Improvements is less than the Tenant Improvement Allowance, then all excess funds in the Tenant Improvement Allowance shall be retained by Owner upon Final Acceptance. If the total cost of designing and constructing the Tenant Improvements exceeds the Tenant Improvement Allowance, such excess costs shall be paid solely by Owner.

(c) Diligent Efforts; Relationship of the Parties. Developer accepts the relationship of trust and confidence established with Owner by this Agreement and agrees that in providing the services set forth in this Agreement, Developer shall use its diligent efforts and shall furnish its best skill and judgment and shall cooperate with, coordinate, manage, direct and oversee the General Contractor, Architect, Interior Architect, all other Contractors, all other engineers, design consultants, managers and other persons retained in connection with the design, permitting, development and construction of the Project so as to cause Substantial Completion of the Project in an expeditious and economic manner consistent with the best interests of Owner, and otherwise in a good and workmanlike manner and in substantial accordance with the Contract Documents on or before the Developer Obligation Date, free and clear of liens (provided the Fixed Price is paid in accordance with Section 9 of this Agreement). Developer shall perform its services in accordance with the terms of this Agreement, including, without limitation, all services to be provided by Developer as described in Section 5 herein. Developer shall not perform any construction services in connection with this Agreement. By the terms of this Agreement, Developer is not obligated to perform services for which Owner has contracted with a third party without Developer's prior written consent, nor obligated to pay for such services for which Owner has contracted with third parties without Developer's prior written consent, and such services shall be paid for directly by Owner and shall not be considered Project Costs unless they are pre-approved by Developer in writing.

(d) Mutual Cooperation; Liability of Owner. Developer and Owner shall fully and in good faith cooperate with each other to accomplish each of the activities provided herein. Developer acknowledges and agrees that Owner shall have no liability or responsibility whatsoever with respect to the activities provided to be performed by Developer herein, except to pay the Fixed Price pursuant to the terms and conditions contained herein.

(e) Term. The rights and obligations of the Developer and Owner hereunder shall commence on the date of execution of this Agreement and shall continue, subject to early termination pursuant to Section 3(c), until expiration of the Warranty Period, except with respect to those specific obligations of Developer which may survive the Warranty Period.

3. Project Financing.

(a) Issuance of Bonds. Owner intends to issue Bonds in a principal amount sufficient to pay the Project Costs, Financing Costs and other costs payable pursuant to the terms of the Indenture pursuant to and in compliance with the requirements of Revenue Ruling 63-20 and Revenue Procedure 82-26 issued by the Internal Revenue Service (collectively, the "Ruling") and other regulations, interpretations and letter rulings issued by the Internal Revenue Service with respect to such financings. Owner intends to have the payment of principal and interest on the Bonds insured by the Bond Insurer selected by Owner upon recommendation by the underwriter retained by Owner to sell the Bonds. The proceeds of the Bonds shall be used to pay Project Costs (in an amount not in excess of the Fixed Price), Financing Costs and other costs.

(b) Disbursal of Proceeds. A portion of the proceeds from the sale of the Bonds shall be deposited into the Project Fund held by the Trustee and shall be used to pay Project Costs and other costs in accordance with the terms of the Indenture and this Agreement.

(c) Termination of Agreement. In the event the Sale of the Bonds has not occurred on or before December 31, 2005, this Agreement shall terminate and neither Owner nor Developer shall have any further rights, duties or obligations hereunder except as provided below, provided that either Owner or Developer may extend the December 31, 2005 date by up to three (3) periods of thirty (30) days each by delivering written notice to the other of its intention to extend prior to the then-applicable termination date (provided such extension shall be effective only if the Project Lease is similarly extended in accordance with its terms).

4. Project Design. Developer shall cause design services to be performed by qualified architects, engineers and other professionals recommended by Developer, approved by Owner and paid as part of the Project Costs.

(a) Selection of Development Team for Project. The following entities are intended to be retained in connection with the Project:

- (i) Architect: Zimmer Gunsul Frasca
- (ii) General Contractor: Turner Construction Company
- (iii) Structural Engineers: Magnusson Klemencic Associates
- (iv) Land Surveyors: Dowl Engineers
- (v) Mechanical Design Build Engineers: MacDonald Miller
- (vi) Geotechnical Engineers: Geo Engineers
- (vii) Environmental Consultants: Geo Engineers
- (viii) Interior Architect: Zimmer Gunsul Frasca
- (ix) Electrical Design/Build Engineers: Holmes Electric

In order to complete the Project, Developer shall have the right to select other professionals as necessary or desirable for the design, permitting, and development of the Project and

shall have the obligation to recommend other Contractors for Owner's approval. All amounts paid to the entities outlined above and any others hereinafter engaged by Developer in connection with the performance of its duties and responsibilities under this Agreement, or as agent for Owner, shall be part of the Fixed Price.

(b) Design Contracts. Owner shall enter into the Architect's Agreement with the Architect and the Interior Design Contract with the Interior Architect.

Consistent with the terms and conditions of the respective General Construction Contract, Interior Design Contract and the Architect's Agreement, there shall be no amendment to those or any other design contract or Construction Contract, without the prior written consent of Owner. All rights of Owner and Developer, respectively, under the Architect's Agreement, the Interior Design Contract and the General Construction Contract and any other contract designated by either Trustee or Bond Insurer shall be assigned to Trustee and/or Bond Insurer as appropriate under assignment agreements in form and substance satisfactory to Trustee and Bond Insurer. Developer shall obtain, at no cost to Owner, the consent of Architect, Interior Architect, General Contractor and other design professionals and Contractors as necessary to each such assignment.

(c) Project Budget. The Project Budget sets forth a detailed itemization by line item and category of all Project Costs, including Tenant's Contingency, Project Contingency, the Overhead Allowance and Developer's Fee. The Project Budget is attached hereto as Exhibit F.

(d) Construction Drawings. Developer shall cause the Architect to prepare the Construction Drawings and Detailed Specifications for the Garage and the Base Shell and Core Building and cause the Interior Architect to prepare such necessary plans and specifications for the Tenant Improvements, in each case for Developer's review and Owner's approval. The intention of the parties is to cooperate in good faith to provide a completed design which meets all Requirements of Law and is consistent with all Project Requirements and the building quality reflected therein. The Construction Drawings and Detailed Specifications for the Garage, the Base Shell and Core Building construction and Tenant Improvements shall include, at a minimum, all architectural services set forth under Basic Services in the Architect's Agreement and such other architectural services as may be necessary to provide Construction Documents for the Garage, the Base Shell and Core Building and Tenant Improvements portions of the Project.

(e) ADA Compliance. Each design contract shall include a provision requiring that upon Substantial Completion of that portion of the work covered by that design contract, the work and the portion of the Project so constructed shall comply with the applicable Americans With Disabilities Act requirements referenced herein.

(f) Owner's Review. Owner may participate in all design meetings with Developer, Architect, Interior Architect and other design professionals as appropriate in the course of the development of all Construction Documents in order to facilitate the approval of such Construction Documents in accordance with the terms of this Agreement. Owner shall promptly review the Project Budget and all Construction Drawings and Detailed Specifications submitted in accordance with this Agreement and shall give Developer written notice within ten (10) business days following its receipt of the Project Budget and/or Construction Drawings and Detailed Specifications of its approval or disapproval thereof, specifying in the case of its disapproval, its reason therefor. Owner shall have the

right to disapprove such Construction Drawings and Detailed Specifications which (i) do not meet the Project Requirements, (ii) do not comply with Requirements of Law, (iii) do not comply with previous Construction Drawings and Detailed Specifications in all material respects, or (iv) propose changes in work or materials that would result in a material change in appearance or diminution in quality of the Project. If no objections or comments are received within such ten (10) business day period, then the submittals shall be deemed approved.

(g) Resubmittals. If objections or comments are submitted in writing within the time frame and in accordance with the requirements set forth in the preceding subsection, Developer shall cause the Architect and/or the Interior Architect to make changes in the Construction Drawings and/or Detailed Specifications consistent with reasonable objections or comments made by the Owner and shall resubmit the same to Owner in accordance with the foregoing schedule for further review. The process of resubmittal and review shall continue until the submittals have been approved by all the parties. The final Construction Drawings and Detailed Specifications setting forth in detail the requirements for the construction of the Project which have been approved by Owner are called the Construction Documents. There shall be no material change in the Construction Documents except as set forth in Section 8 below.

(h) Permit and Construction Documents. Developer shall cause the Architect and other design professionals to prepare Construction Documents as required for submittal of the building permit and other permit applications in accordance with Section 6 hereof, and as required for construction of the Project by the Contractors.

(i) Tenant's Contingency. The Fixed Price includes a Tenant's Contingency in the amount of \$1,500,000 which shall be allocated to Project Costs as provided herein. If Owner requires any material improvement or material deviation in the Construction Drawings or the Detailed Specifications from the design or level of quality reflected in the Preliminary Plans and Outline Specifications, any resulting increase in design or construction Project Costs shall be charged against the Tenant's Contingency up to a maximum of \$1,500,000, after which no further design changes shall be permitted hereunder unless Owner agrees to pay for any resulting increase in Project Costs. To the extent that the Construction Drawings and Detailed Specifications are consistent developments of the Preliminary Plans and Outline Specifications, the Fixed Price shall not be adjusted for any changes in Project Costs required to construct the Project in accordance with such Construction Documents. Additionally, at Owner's option, the Tenant's Contingency may be used for the design and/or construction of Tenant Improvements desired by Owner in excess of Tenant Improvement Allowance.

5. Construction Management Services. Developer shall provide Owner with all construction administration and construction management services necessary or desirable to cause Substantial Completion of the Project on or before the Developer Obligation Date in a good and workmanlike manner and in substantial accordance with the Contract Documents, including, without limitation, the following:

(a) Preconstruction Phase.

(i) Developer shall oversee all design work done by Architect, Interior Architect and other design professionals for the design and development of the Project. Developer shall expeditiously review design documents during their development and advise on proposed site use

and improvements, selection of materials, building systems and equipment and methods of Project delivery. Developer shall provide recommendations on relative feasibility of construction methods, availability of materials and labor, and time requirements for procurement, installation, construction and factors related to construction costs including, but not limited to, costs of alternative designs or materials, budgets and possible economics.

(ii) Developer shall prepare and periodically update the Project Schedule for Owner's acceptance. Developer shall obtain the Architect's and Interior Architect's approval for the portions of the preliminary Project Schedule relating to the performance of their services. Developer shall coordinate and integrate the Architect's and Interior Architect's services into the Project Schedule and Developer's and Owner's responsibilities with anticipated construction schedules, highlighting critical and long lead time items.

(iii) Developer shall consult with Owner and Architect regarding the Construction Documents and make recommendations whenever design details adversely affect constructibility, cost or schedules.

(iv) Developer shall cause the General Contractor to establish the assignment of responsibilities for temporary Project facilities and equipment, materials and services for common use of the Contractors. Developer shall verify that such requirements and assignment of responsibilities are included in the proposed Contract Documents.

(v) Developer shall cause the General Contractor to determine the division of the Project into individual contracts for various categories of work, including the method to be used for selecting Contractors and awarding Construction Contracts. Developer shall cause the General Contractor to review the Construction Documents as required to provide that (1) the work of the Contractors is coordinated; (2) all requirements for the Project have been assigned to the appropriate Construction Contract; (3) the likelihood of jurisdictional disputes has been minimized; and (4) proper coordination has been provided for phased construction.

(vi) Developer shall prepare a Project Schedule providing for the components of the work and shall consult with the General Contractor in connection with the preparation and updating of the Project Schedule, including phasing of construction, times of commencement and completion required of each Contractor, ordering and delivery of products requiring long lead time, and the occupancy requirements of Owner. Developer shall provide the current Project Schedule to the General Contractor for each set of bidding documents.

(vii) Developer shall work with the General Contractor to expedite and coordinate the ordering and delivery of materials requiring long lead times.

(viii) Developer shall select and coordinate the professional services of surveyors, special consultants and testing laboratories required for the Project.

(ix) Developer shall cause the General Contractor to provide an analysis of the types and quantities of labor required for the Project and shall review with the General Contractor the availability of appropriate categories of labor required for critical phases. Developer shall make recommendations for actions designed to minimize adverse effects of labor shortages.

(x) Following Owner's approval of the Construction Documents, the Developer shall update and submit the latest estimate of Project Costs, Project Budget and the Project Schedule for Owner approval.

(xi) Developer shall direct the General Contractor to develop bidders' interest in the Project, establish bidding procedures, issue bidding documents to bidders and conduct pre-bid conferences with prospective bidders. Developer shall cause the General Contractor to submit the list of prospective bidders for Owner's review. Owner shall have the right to reject any bidder if there exists substantial and reasonable cause for such rejection. Developer shall assist the General Contractor with respect to questions from bidders and the issuance of addenda.

(xii) Developer and General Contractor shall receive bids, prepare bid analyses and award contracts or reject bids.

(b) Construction Phase.

(i) Developer shall administer all Construction Contracts for the Project in cooperation with the Architect.

(ii) Developer shall provide administrative, management and related services to coordinate scheduled activities and responsibility of the Contractors with each other and with those of the Developer, Owner and Architect to manage the Project substantially in accordance with the Project Schedule and Contract Documents.

(iii) Developer shall cause the General Contractor to update the Project Schedule incorporating the activities of the Contractors on the Project, including activity sequences and duration, allocation of labor and materials, processing of shop drawings, product data and samples and delivery of products requiring long lead time and procurement. The Project Schedule shall include Owner's occupancy requirement showing portions of the Project (e.g., the Garage) having occupancy priority. Developer shall update and reissue the Project Schedule as required to show current conditions. If an update indicates that the previously approved Project Schedule may not be met, Developer shall cause the General Contractor to take corrective action so as to cause the Project to be Substantially Completed on or before the Developer Obligation Date.

(iv) Developer shall cause the General Contractor to schedule and coordinate the sequence of construction so as to cause Substantial Completion of the Project on or before the Developer Obligation Date.

(v) Developer shall dutifully administer and enforce the Architect's Agreement and the Interior Design Contract and Developer shall cause the General Contractor to dutifully administer and enforce all Construction Contracts with subcontractors and, provided that Owner authorizes Developer to do so and assigns to Developer any rights necessary in connection therewith, Developer shall fully enforce, administer and take such actions as are necessary to implement contracts with the Architect, Interior Architect, and General Contractor. Developer shall notify and consult with Owner regarding any material breaches or defaults by any party to a Construction Contract relating to the Project. Developer shall, with respect to such breach or default by such contracting party, follow

the instructions or directions of Owner so long as such instructions or directions do not, in the reasonable professional judgment of Developer, restrict, delay, impair or otherwise jeopardize the Substantial Completion of the Project by the Developer Obligation Date.

(vi) Developer shall develop cash flow reports and forecasts for the Project (including variances between actual and budgeted costs) and provide Owner with copies of same.

(vii) In consultation with the Architect, Developer shall oversee the course of construction and shall conduct such inspections of the course of construction and testing of work to insure that the work of each Contractor is being performed in substantial accordance with the requirements of the Contract Documents in a good and workmanlike manner, free of defects and deficiencies in work, and free and clear of all liens. Developer shall reject all work which does not conform to the requirements of the Contract Documents and cause corrective action to be taken.

(viii) Developer shall transmit to Architect requests for interpretations of the meaning and intent of Construction Drawings and Detailed Specifications and assist in the resolution of questions that arise.

(ix) Developer shall expedite the processing and approval of shop drawings, product data, samples and other submittals.

(x) Section 8 of this Agreement shall control with regard to changes in the work.

(xi) Developer shall record the progress of the Project. Developer shall cause the General Contractor to submit written monthly progress reports to Owner and Developer, including information on each Contractor and each Contractor's work, as well as the entire Project, showing percentages of completion. Developer shall maintain or cause the General Contractor to maintain a daily log, containing a record of weather, each Contractor's work on the site, number of workers, identification of equipment, work accomplished, problems encountered and such other information as Owner may require.

(xii) Developer shall maintain at the Project site or at Developer's offices in Seattle, Washington, for Owner one record copy of all Contract Documents, all drawings, specifications, addenda, change orders and other modifications, in good order and marked currently to record changes and selections made during construction together with approved shop drawings, product data, samples and similar required submittals. Developer shall maintain records, in duplicate, of principal building layout lines, elevations of the bottom of the footings, floor levels and key site elevations certified by a qualified surveyor or professional engineer. All such records shall be made available to Architect, Interior Architect and Owner upon request and, upon completion of the Project, duplicate originals shall be delivered to Owner.

(xiii) Although Developer shall not be responsible for the purchase of materials, systems and/or equipment, Developer shall assure that the General Contractor is responsible for the delivery and storage, protection and security of such materials, systems and equipment that are part of the Project until such items are incorporated into the Project.

(xiv) Developer shall develop and implement procedures for the review and processing of applications by Contractors for progress and final payments.

(xv) Based on the Developer's observations and evaluations of each Contractor's Application for Payment, the Developer shall review and certify the amounts due the respective Contractors. The Developer shall prepare Project Applications for Payment based on the Contractors' Applications for Payment.

(xvi) Each Project Application for Payment and certification of the Contractor(s)' certificates for payment shall constitute a representation to Owner based on the Developer's overall supervision of the course of construction, inspections conducted at the site, and review of the data comprising the Contractors' Application for Payment that, to the best of Developer's knowledge, information and belief, the work has progressed to the point indicated and the quality of the work is in substantial accordance with the Contract Documents (subject to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by Developer in Developer's Project Application for Payment).

(xvii) Developer shall supervise the final testing and start-up of utilities, operational systems and equipment.

(xviii) When Developer considers each Contractor's work or a designated portion thereof substantially complete, the Developer shall, jointly with the Architect, prepare for the Contractor a list of incomplete or unsatisfactory items (Punch List) and a schedule for their completion. The Developer shall assist Architect in conducting inspections to determine whether the work or designated portion thereof is substantially complete.

(xix) Developer shall cause the General Contractor to coordinate the correction and completion of the work, including all Punch List items, and shall evaluate the completion of the work of the Contractors and make final recommendations to the Architect when the Project or any designated portion thereof has achieved Final Acceptance. Developer shall assist Architect in conducting final inspections of the work.

(xx) Developer shall take such other and further action as may be necessary or desirable to cause the Project to be Substantially Completed on or before the Developer Obligation Date.

6. Permits.

(a) Master Use Permit. A Master Use Permit will be obtained by the Developer.

(b) Permits. Developer shall obtain all Permits necessary to construct the Project. For those Permits yet to be acquired as of the date of the execution of this Agreement, Owner shall have ten (10) business days to review any Permit application Developer intends to submit. Owner's failure to object to terms or conditions of a Permit application shall not be construed as approval of the same but shall constitute Owner's authorization for Developer to submit the Permit application. For those Permit applications already submitted by Developer prior to the execution of this Agreement, Owner shall receive a copy upon request. Owner shall join in any application for Permits as required,

at the expense of Developer. Developer shall pursue issuance of such Permits with all due diligence.

(c) Costs. All costs associated with issuance of the Permits shall be Project Costs.

(d) Schedule and Delays. Owner and Developer anticipate issuance of Permits by the City of Seattle and commencement of construction of the Project within the time set forth in the Project Schedule set forth as Exhibit H hereto. The Project Schedule shall be updated by Developer and Owner from time to time as reasonably required to reflect the current status of the Project. There shall be no increase in the Fixed Price as a result of any delay in issuance of the Permits or commencement or completion of construction of the Project.

7. Construction.

(a) Commencement of Construction. Developer shall cause Substantial Completion of the Project on or before the Developer Obligation Date in a good and workmanlike manner, free from defects in work or materials and in substantial accordance with the Contract Documents, free and clear of all liens, provided the Fixed Price is paid in accordance with Section 9 hereof. As soon as reasonably practical following issuance of the Permits, Developer shall cause Commencement of Construction to occur and to diligently and continuously prosecute such work to Final Acceptance. Developer shall coordinate the sequencing of all construction and shall cause all other Contractors to commence construction of that portion of the work covered under their respective Construction Contracts and diligently and continuously prosecute such work to Final Acceptance. Developer warrants to the Owner that materials and equipment incorporated into the Project shall be new unless otherwise specified.

(b) Delays. The Developer Obligation Date shall be extended to the extent of (i) Unavoidable Delays, provided however that extensions due to Unavoidable Delays shall not exceed ninety (90) days; (ii) Owner-Caused Delays and (iii) delays incurred as a result of the presence of any Hazardous Substances in, on or emanating from the Garage Land or the Building Land as of the Effective Date of the Project Lease (as defined therein) in excess of the time specifically provided in the approved Project Schedule for remediation of any such Hazardous Substances. The existence of Unavoidable Delays of up to 90 days shall excuse General Contractor and Developer for resulting delays and changes in the Project Schedule, provided however that there shall not be any adjustment to the Fixed Price for additional costs resulting therefrom. If Substantial Completion of the Project fails to occur by the Developer Obligation Date, as extended pursuant to the first sentence of this Section 7(b), then Developer shall pay to Trustee on the first day of each month an amount equal to the sum of the Monthly Rent payable under the Project Lease, until the earlier of Substantial Completion or termination of the Project Lease pursuant to Section 9.18 thereof; provided, however, that to the extent Owner receives insurance proceeds under the Builders Risk Insurance Policy described in Section 17(b)(iv) below to reimburse Owner for loss of income and rents, such sums shall be credited against Developer's obligation to pay Monthly Rent to the Trustee. The Monthly Rent paid by Developer shall be prorated if a partial month elapses before Substantial Completion of the Project occurs. Upon Final Acceptance, if there are funds remaining in the Project Costs Account (as defined in the Indenture) prior to the final distribution of said Account (i.e., the sharing of contingency money), if Substantial Completion of the Project has failed to occur by the Developer Obligation Date, and if Developer has made the payments it is required to make pursuant to this Section 7(b), the Developer and the Owner, with concurrence by the Tenant, shall determine and direct Trustee to pay

to the Developer any additional interest earnings that accrued on the undisbursed Bond proceeds as a direct result of such delay in excess of interest that would have accrued absent such delay.

(c) Guaranteed Maximum Construction Contract. As part of the Fixed Price, the Garage, the Base Shell and Core Building (which constitutes a portion of the Project) and the Tenant Improvements, subject to Section 2(b), shall be constructed pursuant to the General Construction Contract, containing the Guaranteed Maximum Construction Price, between Owner and the General Contractor. The General Construction Contracts shall contain a provision for payment and performance bonds issued by a surety reasonably acceptable to Owner pursuant to which Owner and Trustee shall be named as obligees pursuant to a rider or riders reasonably acceptable to Owner and Trustee.

(d) Construction Contracts. All Construction Contracts shall include recitations or provisions requiring the following:

(i) Owner intends to lease the Project to Tenant, a public agency, and desires that the Project incorporate and include public art, consistent with the spirit and intent of King County's Public Art Program. Tenant shall have the right to review and approve the process for, and selection of, public art for the Project, which approval shall not be unreasonably withheld; provided, however, that Owner may condition or withhold approval for the installation of any public art in the Project if it would have a material and adverse effect on the construction of the Project or on the Project Schedule. The cost of any such public art shall not be a Project Cost and shall not be included in the Fixed Price.

(ii) All Contractors and subcontractors employed on the Project shall pay the prevailing rate of wages as defined in Chapter 39.12 of the Revised Code of Washington.

(iii) Provisions for initiating, maintaining and providing supervision of safety precautions and programs in connection with the construction of the Project.

(e) Protection of Persons and Property.

(i) Developer shall be responsible for initiating, maintaining and providing supervision of safety precautions and programs in connection with the construction of the Project.

(ii) Developer shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: (1) all persons working on the Project construction site and all other persons who may be affected thereby; (2) the Project and materials and equipment to be incorporated therein; and (3) other property at or adjacent to the site.

(iii) Developer shall or shall cause the General Contractor and all other Contractors to give notices and comply with all applicable laws, ordinances, rules, regulations, and orders of public authorities bearing on the safety of persons and property and their protection from damage, injury or loss.

(iv) Developer shall be liable for all damage or loss (other than damage or loss insured under the property insurance) to the Project except to the extent caused by the negligent actions of Owner, its agents or employees or by Tenant.

(f) Insurance During Construction. Insurance shall be provided by Developer, Owner, Architect and Contractors in accordance with the provisions of Section 16 of this Agreement.

(g) Use of Project Contingency. The amounts set forth in the various line items of the Project Budget are estimates only of Project Costs to be incurred. To the extent the actual Project Costs in any line item of the Project Budget exceed the amount shown for such line item, Developer shall first allocate amounts in other line items, in which the actual known Project Costs shall have been less than the amount in the Budget, to the line item in which the excess Project Cost(s) has occurred. Following the allocation by Developer as set forth in the preceding sentence with respect to all line items, except Project Contingency, Developer shall be fully entitled to draw upon the Project Contingency line item of the Project Budget and use the Project Contingency in its entirety, if necessary to pay the Project Costs.

(h) Warranties. Developer shall cause the General Contractor to secure for the benefit of Owner all warranties and guarantees of the work by Contractors, suppliers and manufacturers of components of the Project. Upon Final Acceptance, Developer shall cause the General Contractor to assign such warranties to Owner. After Final Acceptance of the Project and during the Warranty Period, Developer shall assist Owner to enforce any warranties or guarantees with respect to the Project upon request. The General Construction Contract shall provide a warranty of materials and workmanship for a period of two (2) years with respect to each major component of the work following Substantial Completion of the Project. Without increasing the Fixed Price, Developer and Owner have agreed that Developer shall cause the General Contractor to obtain warranties of longer periods from Contractors and material suppliers for the fixtures, services, or subcontracts set forth in Exhibit K, provided, however, that the Developer shall not be required to assist Owner to enforce any warranties or guarantees that extend beyond the Warranty Period.

(i) Correction of Work. During the Warranty Period, Developer shall promptly correct or cause to be corrected work properly rejected by Owner or known by Developer to be defective or failing to conform to the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed, and shall correct or caused to be corrected work found to be defective or non-conforming within the Warranty Period. Such costs (to the extent not borne by insurance) shall be Project Costs. It is intended that at Final Acceptance, there shall remain at least \$50,000 in the Project Costs Account in the Project Fund to cover these items during the Warranty Period; said \$50,000 shall be held by Trustee in trust upon Final Acceptance to be applied toward warranty work in accordance with the General Construction Contract, with any amounts not so expended to be treated as savings in accordance with, and subject to the limitations in, Section 12(g)(ii) below; however if there are no funds left in the Project Costs Account in the Project Fund (including the Project Contingency) to pay for the corrective action, such costs shall be paid by Developer from its own funds.

(j) Stop Work by Owner. If General Contractor fails to correct defective work as required, or persistently fails to carry out work in accordance with the Construction Documents,

Owner, by written order, may order Developer and General Contractor to stop the work, or any portion thereof, until the cause for such order has been eliminated.

(k) Developer Default. If Developer defaults or neglects to carry out the work in accordance with the Contract Documents and fails within seven calendar days after receipt of written notice from Owner to commence and continue correction of such default or neglect with diligence and promptness, Owner may give a second written notice to Developer and, if Developer fails within such second seven calendar day period to commence and continue correction of such default or neglect with diligence and promptness, then Owner may, without prejudice to other remedies Owner may have, act to correct such deficiencies. In such case an appropriate change order shall be issued deducting from the Fixed Price the costs of correcting such deficiencies. If the payments then or thereafter due Developer are not sufficient to cover the amount of the deduction, Developer shall pay the difference to the Owner. Such action by the Owner shall be without prejudice to any other rights or remedies to which Owner may be entitled under this Agreement or applicable law.

8. Changes to the Work.

(a) No Changes Without Owner Approval. Following approval of the Construction Documents by Owner there shall be no changes in the work except in accordance with this Section 8. Changes in the work covered by the General Construction Contract and approved by Owner shall be processed in accordance with the General Construction Contract.

(b) Developer Approved Changes in the Work. It is anticipated that there will be field orders and change orders which shall result in changes to the scope of work. Developer shall use its reasonable efforts to apprise Owner of proposed changes in the work and its recommendations regarding them prior to any action being taken. It is anticipated that it may not always be possible to receive Owner's prior approval to these changes in a timely manner. Therefore, field orders and change orders may be approved by the Developer, without prior Owner approval, but only if the changes authorized by these field orders and change orders shall not have the effect of extending the Developer Obligation Date or materially altering the work. As soon as practical, but no later than with the next Project Application for Payment, Developer shall provide Owner with all field orders and/or change orders approved by Developer. For the purposes of this Section a material alteration would reduce the intended quality of the Project, result in an increase of Owner's operational costs over time, or result in a substitution of any of the systems in the Project (including but not limited to HVAC, plumbing, electrical, elevators, roofing, fire and life safety, infrastructure components). In the case of either a material alteration or a change that would result in failure to Substantially Complete the Project by the Developer Obligation Date, prior written approval by the Owner of the proposed change must be received.

(c) Change Proposals Initiated by Owner. In accordance with the provisions governing Tenant's Contingency, Owner may initiate change proposals which shall be processed in accordance with the General Construction Contract.

9. Payment of Project Costs. Trustee will act as disbursing agent and hold and disburse money on deposit in the Project Fund to pay Project Costs and other costs in accordance with the Indenture and this Agreement. The parties intend that there occur monthly disbursements from the Project Costs Account in the Project Fund to the Architect and Contractors with whom Owner has

contracted and to Developer in order that Developer be able to pay other Project Costs. So long as there has not occurred an Event of Default by Developer under this Agreement, such disbursements of money from the Project Costs Account in the Project Fund shall continue until the Fixed Price has been disbursed. Disbursements received by Developer from the Project Costs Account in the Project Fund shall, except as otherwise expressly provided herein, be used solely to pay the Project Costs. Upon Developer's compliance with its obligations under this Agreement, Owner shall take all such action as is necessary and required to obtain such disbursements of money from the Project Costs Account in the Project Fund by the Trustee.

(a) Applications for Payment. Developer shall submit to Owner and Tenant on or before the last business day of each month a Project Application for Payment signed by Developer, which shall also include a pay application submitted by the General Contractor consistent with the terms of the General Construction Contracts. The Project Application for Payment shall request payment of a specified dollar amount, which shall constitute a portion of the Fixed Price, reasonably detailed to reflect the amount of the Project Costs expended in each category of the Project Budget. Such Project Application for Payment shall request the appropriate amount of hard or soft costs based on a percentage of completion basis with respect to such work as of the date of such Project Application for Payment, less retainage being withheld by the General Contractor from any of the Contractors. When retainage that has been previously withheld from a pay application submitted by the General Contractor is to be paid by the General Contractor to a Contractor, it shall be added to the next pay application of the General Contractor submitted to the Developer. Project Costs other than hard and soft construction costs that are incurred or paid on a schedule that is not related to percentage of completion (e.g., property taxes payable twice per year, Developer's Contingency paid only as allocated by Developer to specific costs incurred, Owner's Contingency paid only as allocated by Owner to specific costs incurred, Developer's Fee paid as described in Section 12(c), Developer's Overhead paid as described in Section 12(b), reserves for warranty work paid only after Substantial Completion, the 150% holdback for uncompleted Punch List items, payment of unutilized contingency accounts or construction savings to Owner and/or Developer, etc.) shall be included in the Project Application for Payment only when such items are to be paid in accordance with other provisions of this Agreement, without regard to the percentage completion of the Project. Developer shall also provide a reconciliation between the total of all draw amounts requested (including such draw request) under a Project Application for Payment and the then current Project Budget and include all the information and documentation required to be provided by the General Contractor to the Owner pursuant to the General Construction Contracts, as well as a conditional partial lien release from the General Contractor to become effective upon payment to the General Contractor of the amount of the payment specified in said Contractor's Application for Payment, and Endorsement No. 122 to the Lender's Title Policy and a similar endorsement to the Owner's Title Policy showing no liens or claims of lien; provided, that if a lien has been filed, Developer and/or General Contractor may resolve such lien in accordance with Section 20 below. Developer shall provide copies of all conditional partial lien releases to the title company issuing the Title Policies and shall execute an indemnity agreement with the title company in a form sufficient to enable the title company to issue the foregoing endorsements.

(b) Payment Procedures. Architect shall certify General Contractor's application for payment. Owner and Tenant shall have the opportunity to attend all meetings between Developer and Contractors at which applications for payments are to be discussed (e.g. Developer shall be available and shall require the General Contractor to be available for a monthly meeting for review of the current month's application for payment, if requested by Owner). Owner and Tenant shall receive

with the Project Application for Payment any documentation submitted to Developer supporting the General Contractor's application for payment. So long as Owner and Tenant shall have received the Project Application for Payment on or before the last business day of a calendar month, Owner shall make any objections regarding such Project Application for Payment in writing prior to the twelfth (12th) day of the succeeding calendar month or the Owner shall be deemed to have waived its right to object to such Project Application for Payment. Owner shall be obligated to pay those portions of the Project Application for Payment as to which there was no objection in accordance with Section 10(d) hereof on or before the twelfth (12th) day of the succeeding calendar month. If Owner fails to receive the Project Application for Payment on or before the last business day of the month, Owner shall have a period of at least 12 days from its receipt of such Project Application for Payment to review, approve and pay the same. If Owner objects to any portion of a Project Application for Payment, Owner shall provide detailed written comments explaining the nature of the disapproval, whereupon (i) Project Costs which are approved by Owner shall be paid in accordance with Section 10(d), and (ii) Developer and Owner shall meet within two (2) business days to determine mutually acceptable revisions to the Project Application for Payment. Failure of Developer and Owner to determine mutually acceptable revisions to the Project Application for Payment within the two business day period shall entitle either Owner or Developer to commence the dispute resolution process described in Section 24 hereof and then, if necessary, litigation.

(c) Review and Inspections. Owner, Tenant and/or Trustee shall have the right, but not the obligation, to have such additional independent consulting architects, engineers or any other appropriate consultants retained and paid by such party (not as a Project Cost), to inspect the construction work as it progresses and to review the Contract Documents. Such inspections shall be coordinated with Developer so as to not interfere with or delay construction of the Project and, if Owner receives any written report from any such consultant that Owner believes would be helpful to Developer in administering and enforcing any of the Contracts or in completing the Project, Owner shall provide Developer with a copy of such written inspection report. If during the course of such construction Owner, Tenant and/or Trustee shall determine that the construction is not proceeding in accordance with the Contract Documents, Owner shall give notice in writing to Developer that includes Owner's best efforts to specify the particular deficiency or omission and Developer shall thereupon take, or cause to be taken, all steps necessary to correct same. The failure to give such notice shall not give rise to any liability for Owner and shall not be considered a waiver of any right of Owner under this Agreement, including, without limitation, the enforcement of the representations and warranties of Developer under this Agreement and the requirements with respect to construction of the Project in accordance with the Contract Documents, but such failure may limit any recovery against Developer if such failure is determined to constitute a breach of a contracting party's duty to take reasonable actions to mitigate its damages caused by another party's breach.

(d) Requisition from Project Costs Account. Owner shall execute and deliver the requisition to the Trustee for the amount of the Project Application for Payment, or such undisputed portion thereof under Section 9(b), on or before expiration of the 12-day period specified in Section 9(b) above. Owner shall take all reasonable steps to cause Trustee to disburse the amount shown on such requisition to Developer for disbursement to applicable Contractors and others on the 10th day of each calendar month and no later than the 12th day of the month if the Project Application for Payment was received by the last business day of the previous month.

(e) Application for Payment for Tenant or Owner Costs. Upon the prior written

request of Owner, Developer shall include in any Project Application for Payment a request that the Trustee disburse to Developer, Owner or Tenant, as appropriate, Bond proceeds held in the Tenant's Contingency Account in the Project Fund or Bond proceeds to be applied to the cost of art or similar Building enhancements that are not Project Costs. Developer shall have no right or responsibility to review or determine the appropriateness of the requests for such costs or the amount thereof.

(f) Initial Draw. The Initial Draw shall include a mutually agreed amount to reimburse Developer and Tenant for Project Costs actually incurred or paid by those parties (including, without limitation, fees and costs incurred prior to this Agreement for the General Contractor, Architect and other design professionals) on and before the date of Bond Closing. Developer and Owner shall agree on the maximum amount of the Initial Draw and shall notify Tenant of that agreed maximum amount by no later than three (3) business days prior to the Sale of the Bonds; in addition, Developer and Owner shall agree on the exact amount of the Initial Draw and shall notify Tenant of that agreed Initial Draw amount by no later than seven (7) business days prior to the Bond Closing.

(g) Cost Overruns; Sufficiency of Funds to Complete Construction. Owner shall have no obligation to request any disbursement of money on deposit in the Project Costs Account in the Project Fund unless and until the Project is in balance. The Project shall be deemed to be in balance only when the undisbursed portion of Bond proceeds in the Project Costs Account in the Project Fund together with funds deposited by Developer with Trustee and expected earnings on the Project Costs Account in the Project Fund to the date of their anticipated disbursement after provision for all contingencies shall equal or exceed the amount reasonably estimated by Owner to pay for all work done or to be done but not yet paid for by Developer and all other Project Costs required to cause Final Acceptance of the Project. In the event Owner advises Developer that the Project is not in balance, Developer shall deposit into the Project Costs Account in the Project Fund held by the Trustee the amount necessary to bring the Project into balance, and such funds shall be disbursed in their entirety prior to any further disbursement of Bond proceeds from the Project Costs Account in the Project Fund, provided that if the shortfall in the Project Costs Account is due to Owner's failure to deposit funds as required in connection with any Owner-initiated change orders, Owner shall deposit the necessary funds into the Project Costs Account in the Project Fund held by the Trustee.

10. Other Services by Developer. Services may be performed by the Developer at the written request of Owner which are not included as part of the Project. Such services shall be performed pursuant to a separate written agreement between Owner and Developer.

11. Developer's Fee and Overhead Allowance.

(a) Developer's Fee. The Fixed Price includes a fee payable to Developer in the amount of Two Million Seven Hundred Forty Thousand Dollars (\$2,740,000) (the "Developer's Fee").

(b) Overhead Allowance. Developer shall be paid an Overhead Allowance in connection with the work in the amount of One Million Four Hundred Seventy Thousand Dollars (\$1,470,000), payable in installments of Forty Four Thousand Five Hundred Forty Five (\$44,545) per month from April 1, 2004 (the commencement of pre-construction activity for the Project) through occupancy of the Project by Tenant (which amount shall not be changed notwithstanding any change to the Fixed Price). Such amount shall be paid to Developer as follows:

(i) At Bond Closing, an amount equal to \$44,545 multiplied by the number of months elapsed from April 1, 2004 to the date of the Bond Closing;

(ii) With each monthly Project Application for Payment prior to Final Acceptance, \$44,545 (not to exceed in the aggregate, including the payment following Bond Closing, the sum of \$1,470,000; and

(iii) Any unpaid balance shall be paid with the Final Payment.

(c) Payment of Developer's Fee.

(i) As part of a Project Application for Payment, Developer shall be entitled to a portion of the Developer's Fee as determined by the following formula: (A) determine the percentage that Developer's Fee is of the sum of Shell and Core Construction Costs and Tenant Improvement costs (up to the Tenant Improvement Allowance) to be incurred through Substantial Completion of the Project (together, the "Hard Costs"), as shown in the Project Budget; (B) identify seventy-five percent (75%) of that percentage (the "Payment Percentage"); and (C) for each payment made on the Project Application for Payment submitted after each of the milestones described below has been achieved (as reasonably determined by Owner and Developer), Developer shall be entitled to a portion of its fee equal to (i) the sum of the Hard Costs incurred to date, multiplied by the Payment Percentage; less (ii) the Developer's Fee previously paid to Developer hereunder; provided, however, that Developer shall be entitled to such payment only if the Hard Costs incurred as of any of the milestone dates set forth below do not exceed the percentage of the Hard Costs budgeted to be incurred as of such milestone date, as also set forth below. If the Hard Costs incurred as of a date a milestone is achieved exceed the budgeted percentage of Hard Costs, as set forth below, Developer shall not be entitled to draw that portion of its Development Fee until the next milestone is achieved, and then only if the Hard Costs incurred as of such milestone do not exceed the budgeted percentage of Hard Costs to be incurred by such milestone date. Any unpaid portion of the Developer's Fee shall be paid with the Final Payment.

The milestone dates and percentages of Hard Costs budgeted to be incurred by each such milestone date are as follows:

<u>Milestone</u>	<u>Budgeted Percentage of Hard Costs</u>
1. Substantial Completion of the Garage	30%
2. Completion of excavation for the Building	35%
3. Completion of structural steel framing of the Building	60%
4. Completion of installation of all exterior curtain walls of the Building	80%
5. Substantial Completion of the Project	100%

(ii) By way of example only, if Hard Costs are \$60,000,000, the Developer's Fee is 4.57% of that total (\$2,740,000/\$60,000,000). Seventy five percent of that percentage is 3.43% (the "Payment Percentage"). If the budgeted Hard Costs as of the first milestone

are ten percent (10%) of the total Hard Costs, or \$6,000,000, and provided the Hard Costs incurred as of the date that milestone is achieved are less than or equal to \$6,000,000 (for this example assume the Hard Costs incurred as of that milestone are exactly \$6,000,000), Developer shall be entitled to a portion of its Developer's Fee equal to \$205,200 (3.42% x \$6,000,000).

12. Completion of the Project.

(a) Substantial Completion of the Garage. "Substantial Completion of the Garage" means that each of the following events shall have occurred with respect to the Garage:

(i) Developer shall have notified Owner in writing that the Garage is Substantially Complete in substantial accordance with the Contract Documents, subject only to the completion of normal Punch List items.

(ii) Architect shall have issued its "Certificate of Substantial Completion" (AIA Document G704) stating that the work under the General Construction Contract related to the Garage is sufficiently complete in substantial accordance with the Contract Documents to permit Tenant to occupy or utilize the Garage for vehicle parking;

(iii) The City of Seattle has issued a temporary certificate of occupancy such that the Tenant is permitted to and could, pursuant to such issued certificate of occupancy, physically occupy the Garage for vehicle parking.

(iv) Owner has received evidence from Developer satisfactory to Owner that all real property taxes and assessments on the Garage Property payable by Developer that were due and owing have been paid.

(v) Each Contractor shall have issued its "Certificate of Substantial Completion" together with its "Affidavit of Payment of Debts and Claims," (AIA Forms 706 and 706A) together with partial waivers and releases of lien for work performed with respect to the Garage prior to the date of its "Certificate of Substantial Completion" in form satisfactory to Owner, from such materialmen, laborers, contractors and subcontractors as Owner, with Tenant's concurrence, may require; and

(vi) Owner, with Tenant's concurrence, shall have accepted the Garage as Substantially Complete, subject to completion of the Punch List items agreed upon by Owner, with Tenant's concurrence.

Notwithstanding that Substantial Completion of the Garage shall have occurred, Owner shall be entitled to provide Developer with a Punch List, in accordance with the provisions of this Section 12.

(b) Substantial Completion of the Project. "Substantial Completion" or "Substantial Completion of the Project" means that each of the following events shall have occurred with respect to the Project:

(i) Developer shall have notified Owner in writing that the Project, including the Tenant Improvements, are Substantially Complete in substantial accordance with the Contract Documents, subject only to the completion of normal Punch List items.

(ii) Architect shall have issued its "Certificate of Substantial Completion" (AIA Document G704) stating that the work under the General Construction Contract is sufficiently complete in substantial accordance with the Contract Documents to permit Tenant to occupy or utilize the Project for government office purposes;

(iii) The City of Seattle has issued a temporary certificate of occupancy such that the Tenant is permitted to and could, pursuant to such issued certificate of occupancy, physically occupy the Project for normal government office purposes, including parking in both the Garage and the Building.

(iv) Owner has received evidence from Developer satisfactory to Owner that all real property taxes and assessments on the Project payable by Developer that were due and owing have been paid.

(v) Each Contractor shall have issued its "Certificate of Substantial Completion" together with its "Affidavit of Payment of Debts and Claims," (AIA Forms 706 and 706A) together with partial waivers and releases of lien for work performed prior to the date of its "Certificate of Substantial Completion" in form satisfactory to Owner, from such materialmen, laborers, contractors and subcontractors as Owner, with Tenant's concurrence, may require; and

(vi) Owner, with Tenant's concurrence, shall have accepted the Project as Substantially Complete, subject to completion of the Punch List items agreed upon by Owner, with Tenant's concurrence.

Notwithstanding that Substantial Completion of the Project shall have occurred, Owner shall be entitled to provide Developer with a Punch List, in accordance with the provisions of this Section 12.

(c) Notice of Substantial Completion. Developer shall give notice in writing to Owner at least thirty (30) days prior to the date upon which Developer anticipates the each of Garage and the Project shall be Substantially Complete. During the fifteen (15) business day period after the delivery of the estimated completion notice, Owner, Developer, Architect, General Contractor and Tenant shall meet on one or more occasions, if necessary, and tour to inspect and review the Garage or the Project, as applicable, to determine whether it is Substantially Complete. The parties shall prepare the Punch List to be completed prior to Final Acceptance. The completion of the Punch List shall not be required in order for the Project to be Substantially Complete.

(d) Completion of Punch List Items. Following Substantial Completion, Developer shall cause all Punch List items to be completed promptly in accordance with the Contract Documents.

(e) Final Acceptance. Upon Final Acceptance, Developer shall be entitled to payment of the balance of Developer's Fee as well as all other Project Costs incurred in connection

with the work, not to exceed the Fixed Price. Developer shall give notice in writing to Owner at least thirty (30) days prior to the date upon which the Project shall be ready for Final Acceptance. "Final Acceptance" means that each of the following items shall have occurred with respect to the Project:

(i) The City of Seattle, Washington has issued all Temporary Certificates of Occupancy.

(ii) Each Contractor shall have issued its "Certificate of Substantial Completion" together with its "Affidavit of Payment of Debts and Claims" (AIA Forms 706 and 706A) together with final waivers and releases of lien in form satisfactory to Owner from such materialmen, laborers, contractors and subcontractors as Owner may require.

(iii) The parties shall have agreed upon the estimated costs of the Punch List items and 150% of such estimated cost shall be withheld by the Trustee in the Project Costs Account until the Punch List items have been completed to the reasonable satisfaction of Owner. When the Punch List items have been completed, Developer shall notify Owner and, upon Owner's reasonable satisfaction that the Punch List items have been completed, Owner shall deliver its requisition to the Trustee for payment of the funds withheld by the Trustee under this Section 13(d)(iii).

(iv) Developer shall have submitted its final Project Application for Payment together with evidence reasonably satisfactory to Owner that all construction costs have been paid in full, including evidence of full payment for any personal property installed on the Garage Land or the Building Land as part of the Project Costs.

(v) The period for filing construction liens has expired or releases or discharges of construction liens in form and substance satisfactory to Owner have been obtained by the Developer from all Contractors in accordance with all Construction Contracts.

(vi) Architect shall have issued its "Certificate of Final Completion" and Owner shall have received the certificate of any other architect or engineer requested by Owner.

(vii) General Contractor shall have issued a certificate that (1) the Project has been finally completed in substantial accordance with the Contract Documents, and (2) no Hazardous Substances as defined in said certificate were incorporated into the structure of the Project.

(viii) Developer shall have delivered to Owner a written report showing the allocation of Project Costs among the categories of the Project Budget and the remaining specified dollar amount of the Tenant's Contingency, Project Contingency and the undisbursed portion of the Developer's Fee.

(ix) Owner shall have received an endorsement to its Title Policy dated as of and issued on the date of Final Acceptance, which shall insure Owner and Trustee (1) against any liens for labor or materials, whether or not of record, which may have arisen in connection with the construction of the Project, and (2) show no additional exceptions to the Title Policy other than those approved by or arising through Owner.

(x) Developer shall have completed and delivered the matters set forth in Section 14.

(f) Approval of Final Application for Payment. Upon delivery of Developer's Final Application for Payment and other materials set forth above, Owner shall, acting reasonably and in good faith, review and approve the Final Application for Payment on or before that period expiring fourteen (14) business days after receipt of the Final Application for Payment, receipt of notice from Developer that the Punch List matters are complete, and Owner's receipt of the materials set forth in Section 14 of this Agreement. In the event no comments are received within said 14 business day period, Owner shall have waived its right to comment on the Final Application for Payment or to disapprove the completion of the Punch List. If Owner disapproves the Final Project Application for Payment or completion of the Punch List, or any portion thereof, Owner shall provide detailed written comments explaining the nature of the disapproval; whereupon, Developer and Owner shall meet within two (2) business days to determine mutually acceptable revisions to the Final Application for Payment and the completion of the Punch List. Failure of Developer and Owner to determine mutually acceptable revisions to the Final Application for Payment and the completion of the Punch List within the five (5) business day period, shall entitle either Owner or Developer to commence the disputes resolution process described in Section 24. Failure to reach agreement on the amount of the Developer's Final Application for Payment which is approved for payment shall in no way release Developer from its duties and obligations under this Agreement.

(g) Requisition of Final Payment. Owner shall execute and deliver the requisition for Final Payment to the Trustee within one (1) business day following expiration of said 14-business day period, or if Owner disapproves of the final Project Application for Payment, then within one (1) business day after the date of approval of the mutually acceptable revisions to the final Project Application for Payment or the determination of the disputes resolution process, if applicable. Owner shall take all steps to cause the Trustee to disburse the remaining money in the Project Costs Account, except for any money withheld for completion of the Punch List items under Section 13(d)(iii) and the \$50,000 reserved for warranty work as provided for in Section 8(i), up to the Fixed Price in the amount shown on such requisition within one (1) business day of Trustee's receipt of such requisition. In addition, Owner shall in such requisition direct payment of the unexpended Tenant's Contingency and Project Contingency and of the remaining Developer's Fee in accordance with the provisions of Sections 11(c) and 13(h) hereof.

(h) Savings; Disbursement of Tenant's Contingency, Project Contingency.

(i) If all or some portion of the \$1,500,000 Tenant's Contingency is not used for the Project, then the remaining portion of the Tenant's Contingency shall be applied as provided in the Indenture.

(ii) If all or some portion of the Project Contingency (as such amount may be increased or decreased in accordance with the terms of this Agreement) is not used for Project Costs, then two thirds of the unused Project Contingency shall be applied as provided in the Indenture and one-third of the unused Project Contingency, capped at a maximum of \$250,000, shall be paid to Developer as part of the Final Payment, as an incentive fee.

(i) Certificate of Occupancy. Beyond Developer's obligation to obtain temporary

certificates of occupancy for all space other than any retail space as a condition of Final Acceptance, Developer shall for a period of one (1) year from Substantial Completion of the Project use its best efforts and due diligence in assisting Owner to obtain from the City of Seattle a final, unconditional certificate of occupancy of the Project permitting Tenant to occupy and use the Project for its Permitted Use, including parking in accordance with the conditions imposed by the City of Seattle.

13. Developer Representations; Warranties. Upon Substantial Completion of the Project, Developer shall represent and warrant as follows:

(a) The Project has been completed in substantial accordance with the Contract Documents (as revised by Project change orders set forth in Section 8) and is, and at all times during the Warranty Period shall be, free from defects in workmanship and materials in connection with the construction thereof.

(b) Developer has no knowledge of any structural defects, latent defects or building systems defects within the Project.

(c) The Project has been constructed in accordance with all Requirements of Law, all Permits and all insurance laws, regulations and requirements in effect at the time of construction of the Project.

(d) The Project is served by water, storm and sanitary sewage facilities, telephone, electricity, fire protection and other required public utilities adequate to serve the Project at the time of Substantial Completion of the Project.

(e) The General Contractor, Architect, Interior Architect and all Contractors, suppliers, materialmen and consultants have (subject to Developer's receipt of the payment of the Fixed Price) been paid in full for work related to construction of the Project and there are no liens, encumbrances or other defects affecting title to the Garage Land or the Building Land which has been or will be filed against the Garage Land or the Building Land and /or the Project with respect thereto, or if any such lien has been filed, Developer and/or General Contractor shall have arranged for a bond to remove such lien in accordance with Section 19 below.

(f) Developer is not aware of any physical defect in the Garage Land or the Building Land or the Project which would prevent Owner from leasing the Project to Tenant for the Permitted Use.

(g) The use and operation of the Project for government offices purposes and parking is permitted pursuant to the MUP.

(h) To the best of Developer's knowledge and except as disclosed in writing there are no condemnation, environmental, zoning or other land use regulation proceedings currently instituted which could detrimentally affect the use and operation of the Project for its intended purpose. If during the term of this Agreement any such proceedings have been instituted, Developer shall have used its best efforts and due diligence to resolve them prior to Substantial Completion.

(i) Developer has provided Owner with prompt notice of any special assessment proceedings affecting the Garage Land or the Building Land.

(j) The Project does not encroach onto adjoining land or onto any easements and there are no encroachments of improvements from adjoining land onto the Garage Land or the Building Land. The location of the Project does not violate any applicable setback requirements. Neither the Garage Land nor the Building Land is not located in a flood zone.

(k) Except as disclosed to Owner in writing, there is no litigation pending, or to the best knowledge of Developer, threatened, with respect to the Project for matters undertaken by Developer under this Agreement.

(l) To the best of Developer's knowledge and except as disclosed in writing, there are no Hazardous Substances located in, on, under or affecting the Garage Land or the Building Land or the Project or any Hazardous Substances incorporated into the structure of the Project.

(m) Prior to Substantial Completion, Developer has removed or remediated and properly disposed of all known Hazardous Substances first existing on the Land following the Commencement of Construction of the Project and if applicable, received a no further action letter from the appropriate governmental agency with respect to such Hazardous Substances, provided the foregoing shall not make the Developer responsible for the removal or remediation of any Hazardous Substances that the County is obligated to remove or remediate under either the Garage Ground Lease or the Building Ground Lease.

(n) To the best of Developer's knowledge, after due and diligent inquiry, all Permits necessary for the construction, use and occupancy of the Project have been obtained and are in full force and effect.

Each of the foregoing warranties with respect to the Project shall expire and be of no further force or effect, unless Owner shall have made a claim based upon an alleged breach of such warranties by Developer on or before the expiration of the Warranty Period; however such expiration shall not otherwise limit Owner's rights and remedies hereunder. In the event Owner alleges a breach of any of the foregoing warranties, Owner shall give Developer written notice of any such allegation together with a detailed explanation of the alleged breach ("Owner's Warranty Claim"). Developer shall, within thirty (30) days of receipt of Owner's Warranty Claim, proceed to commence to cure the circumstances specified in Owner's Warranty Claim, or provide Owner with written notice of Developer's dispute of Owner's Warranty Claim. If Developer commences a cure or correction of the matter alleged in Owner's Warranty Claim, Developer shall proceed reasonably diligently and promptly to complete such cure or correction, and the Warranty Period for the particular matter shall be extended for the period necessary to complete cure or correction.

Developer shall warrant neither artist-made materials included in the Project nor those recycled construction products which Owner has directed Developer to include in the Project over Developer's prior written objections.

14. Developer Obligations. On or before Final Acceptance of the Project, Developer shall obtain and submit to Owner, the following:

(a) As-Built Plans. A complete set of final as-built plans and specifications prepared by General Contractor for the Project. Tenant Improvements will be provided on CAD.

(b) Manuals. All technical and service, instruction and procedure manuals relating to the operation and maintenance of all HVAC systems and other mechanical devices and equipment installed in the Project, except insofar as relating to Tenant's Personal Property.

(c) Warranties. An assignment and delivery of all warranties, guarantees, maintenance contracts, and machinery and equipment warranties received by Developer from the General Contractor or any subcontractor thereof, or any supplier, materialmen or manufacturer relating to the Project; provided, however, that so long as Developer's warranty set forth in Section 13 herein remains in effect, and so long as Developer is not in default of its obligations under this Agreement, Developer reserves the right, notwithstanding the assignment and delivery of such warranties hereunder to Owner, to fully enforce all such warranties in the place and stead of Owner.

(d) Permits and Licenses. The originals (if not posted at the Project) of all Permits, licenses and other approvals necessary for the occupation, use and operation of the Project.

(e) As-Built Survey. An as-built Survey of the Garage Land and the Building Land showing the location of all improvements constructed thereon.

15. Indemnification.

(a) Developer's Indemnification. The Developer shall protect, defend, indemnify, and save harmless the Owner, Trustee, Bond Insurer, Tenant, and their respective officers, officials, employees, and agents, from any and all claims, demands, suits, penalties, losses, damages, judgments, or costs of any kind whatsoever (hereinafter "claims"), arising out of or in any way resulting from the Developer's officers, employees, agents, and/or subcontractors of all tiers, acts or omissions, performance or failure to perform this Agreement, to the maximum extent permitted by law or as defined by RCW 4.24.115, as now enacted or as hereinafter amended.

Developer's obligations under this Section 15 of this Agreement shall include, but not be limited to:

(i) The duty to promptly accept tender of defense and provide defense to Owner at Developer's own expense.

(ii) The duty to indemnify and defend Owner from any claim, demand, and/or cause of action brought by or on behalf of any of Developer's employees, or agents. The foregoing duty is specifically and expressly intended to constitute a waiver of Developer's immunity under Washington's Industrial Insurance Act, RCW Title 51, as respects the Owner only, with a full and complete indemnity and defense of claims made by Developer's employees. The parties acknowledge that these provisions were mutually negotiated and agreed upon by them.

(iii) To the maximum extent permitted by law, Developer shall indemnify and defend Owner from and be liable for all damages and injury which shall be caused to owners of

property on or in the vicinity of the construction of the Project or which shall occur to any person or persons or property whatsoever arising out of this Agreement, whether or not such injury or damage is caused by negligence of the Developer or caused by the inherent nature of the construction of the Project.

(iv) In the event the Owner incurs any judgment, award, and/or costs arising therefrom, including attorneys fees, to enforce the provisions of this Section, all such reasonable fees, expenses, and costs shall be recoverable from the Developer.

Notwithstanding the provisions contained in this subsection above, Developer's obligation to indemnify Owner shall not extend to any claim, demand or cause of action arising or in connection with the negligence, intentional acts or breach of this Agreement by Owner, Trustee, Tenant or their respective agents or employees.

(b) Owner's Indemnification. If prior to Final Acceptance, Owner exercises its rights to enter or allow Tenant to enter upon the Project and occupy any portion of the Project, Owner shall protect, defend, indemnify, and save harmless Developer, Tenant, Trustee, Bond Insurer and their respective officers, officials, employees, and agents, from any and all claims, demands, suits, penalties, losses, damages, judgments, or costs of any kind whatsoever (hereinafter "claims"), arising out of or in any way resulting from Owner's negligence to the maximum extent permitted by law.

Notwithstanding the previous paragraph contained in this subsection above, Owner's obligation to indemnify Developer shall not extend to any claim, demand or cause of action arising or in connection with Developer's negligence, intentional acts or breach of this Agreement.

(c) Notice of Claim. Any party making a claim for indemnification pursuant to this Section 15 (an "Indemnified Party") must give the party from whom indemnification is sought (an "Indemnifying Party") written notice of such claim (an "Indemnification Claim Notice") promptly after the Indemnified Party receives any written notice of any action, lawsuit, proceeding, investigation or other claim (a "proceeding") against or involving the Indemnified Party by a government entity or other third party, or otherwise discovers the liability, obligation or facts giving rise to such claim for indemnification; provided that the failure to notify or delay in notifying an Indemnifying Party will not relieve the Indemnifying Party of its obligations pursuant to this Section 15 except to the extent that the Indemnifying Party's ability to defend against such claim is actually prejudiced thereby. Such notice shall contain a description of the claim and the nature and amount of such loss (to the extent that the nature and amount of such loss is known at such time).

16. Insurance Requirements.

(a) Developer's Insurance. By the date of the execution of this Lease Agreement, Developer shall procure and maintain, at a minimum, for the duration of this Agreement the following insurance against claims for injuries to persons or damages to property which may arise from, or in connection with the performance of work hereunder by the Developer, its agents, representatives, employees and/or subcontractors. The cost of such insurance shall be paid by the Developer or its subcontractor. Coverage shall be at least as broad as:

(i) General Liability: Insurance Services Office form number (CG00 001) covering Commercial General Liability, with a limit of not less than; \$5,000,000 combined single limit per occurrence, \$5,000,000 aggregate.

(ii) Automobile Liability: Insurance Services Office form number (CA 00 01) covering Business Automobile Coverage, symbol 1 "any auto"; or the combination of symbols 2, 8, and 9, with a limit of not less than; \$1,000,000 combined single limit per occurrence.

(iii) Workers' Compensation: Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, statutory limits.

(iv) Employer's Liability or "Stop Gap": The protection provided by the Workers' Compensation Policy, Part 2 (Employer's Liability) or, in states with monopolistic state funds, the protection provided by the "Stop Gap" endorsement to the General Liability Policy in the amount of at least \$1,000,000.

During the period of construction, Developer as construction manager shall also provide:

(v) Builders Risk Insurance: Insurance Services Office form number (CP 00 02 Ed. 10-90) Builders All Risk Coverage Form covering all work to be done on the Property for the full 100% replacement cost of all such improvements. Coverage shall be provided for (i) the perils of earth movement and flood; (ii) resultant damage from errors in design, plans, specifications, faulty workmanship, materials and construction; (iii) "extra expense"; (iv) all materials to be stored offsite and while in transit to the jobsite; (v) "cold testing" of all building systems; (vi) Owner's and Developer's loss of use of the Property due to delays in Project completion caused by covered peril losses to the Project, including loss of income and rents and soft costs such as interest on the Bonds, real estate taxes and insurance premiums; (vii) the increased cost of construction, debris removal and demolition due to the operation of building laws and code upgrades; and (viii) direct physical damage to the Project and loss of use caused by an off premises power interruption. Coverage shall not be provided for Tenant's Personal Property and art not installed by the General Contractor. The policy shall include a waiver of subrogation provision, shall grant permission for partial occupancy of the facilities without having a detrimental affect on the coverage provided, and shall contain a separate debris removal limit of liability which is separate from, in addition to, and not part of the overall policy limit of liability. Notwithstanding the foregoing in this Section 16(b), Developer shall have the required Builder's Risk Policy in place no later than Commencement of Construction. The Builder's Risk Policy shall include Developer, General Contractor and its subcontractors, other Contractors, and Owner as insureds in an amount equal to their interest with a loss payable clause in favor of Trustee. Developer shall keep the Builder's Risk Policy in place from Commencement of Construction to the Commencement Date defined in the Building Lease.

(b) Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by Owner. The deductible and/or self-insured retention of the policies shall be the sole responsibility of Developer.

(c) Other Insurance Provisions. The insurance policies required by this Agreement are to contain or be endorsed to contain the following provisions where applicable:

(i) Liability Policies:

(A) Owner and Tenant, their officers, officials, employees and agents are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of Developer in connection with this Agreement.

(B) Developer's insurance coverage shall be primary insurance as respects Owner and Tenant, their officers, officials, employees and agents. Any insurance and/or self-insurance maintained by Owner and/or Tenant their officers, officials, employees and/agents shall not contribute with Developer's insurance or benefit Developer in any way.

(C) Developer's insurance shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

(ii) All Policies. Coverage shall not be canceled until after forty-five (45) days' (10 days' for non-payment) prior written notice has been given to Owner.

(iii) Acceptability of Insurers.

(A) Unless otherwise approved by Owner and Tenant, insurance is to be placed with insurers with a Best's rating of no less than A:VIII, or, if not rated by Best's, with minimum surpluses the equivalent of Best's surplus size VIII.

(B) If, at anytime, any of the foregoing policies shall fail to meet the above minimum standards, Developer shall, upon notice to that effect from Owner, promptly obtain a new policy, and shall submit the same to Owner, with certificates and endorsements, for approval.

(iv) Verification of Coverage. Developer shall furnish Owner with certificates of insurance and endorsements required by this Agreement. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer. The certificates are to be on standard insurance industry Acord form 25-S with required endorsements attached and are to be received and approved by Owner prior to the commencement of activities associated with this Agreement. Owner reserves the right to require Developer to deliver complete certified copies of all required policies at any time.

(v) Subcontractors. Developer shall include all subcontractors as insureds under its policies, or shall furnish separate certificates of insurance and policy endorsements from each subcontractor. Insurance coverages provided by subcontractors as evidence of compliance with the insurance requirements of this Agreement shall be subject to all of the requirements stated herein.

(vi) For All Coverages.

(A) Each insurance policy shall be written on an "occurrence" form, excepting that insurance for professional liability, errors and omissions, when required, may be acceptable on a "claims made" form.

(B) If coverage is approved (if approval is required above) and purchased on a "claims made" basis, Developer warrants continuation of coverage, either through policy renewals or the purchase of an extended discovery period, if such extended coverage is available, for not less than three years from the date of completion of the work which is subject to said insurance.

(C) By requiring such minimum insurance, Owner and/or Tenant shall not be deemed to, or construed to, have assessed the risks that may be applicable to Developer associated with this Agreement. Developer shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits or broader coverage.

(D) Nothing contained within these insurance requirements shall be deemed to limit the scope, application and/or limits of coverage afforded, which coverage will apply to each insured to the full extent provided by the terms and conditions of the policy(ies). Nothing contained within this provision shall affect and/or alter the application of any other provision contained within this Lease Agreement.

(d) Owner's Insurance. By the date of the execution of this Agreement between the Owner and the Developer, the Owner shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from, or in connection with the performance of work hereunder by the Owner, its agents, representatives, employees and/or subcontractors. The cost of such insurance shall be paid by the Owner. Coverage shall be at least as broad as:

(i) General Liability: Insurance Services Office form number (CG00 001 Ed. 11-88) covering Commercial General Liability, with a limit of not less than: \$1,000,000 combined single limit per occurrence, \$2,000,000 aggregate.

(ii) Workers' Compensation: Workers' Compensation coverage, as required by the Industrial Insurance Act of the State of Washington, statutory limits.

(e) Other Insurance Provisions. The insurance policies required by this Agreement are to contain or be endorsed to contain the following provisions where applicable:

(i) Liability Policies: The Owner, the Tenant and their respective officers, officials, employees and agents are to be covered as additional insureds as respects liability arising out of activities performed by or on behalf of the Developer in connection with this Agreement.

(A) To the extent of the Developer's negligence, insurance coverage shall be primary insurance as respects the Owner, its officers, officials, employees and agents. Any insurance and/or self-insurance maintained by the Owner, its officers, officials, employees and/agents shall not contribute with the Developer's insurance or benefit the Developer in any way.

(B) Developer's insurance shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

(ii) All Policies: Coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except by the reduction of the applicable aggregate limit by claims paid, until after forty-five (45) days prior written notice has been given to the Owner and Trustee.

(iii) Acceptability of Insurers: Unless otherwise approved by the Owner and Bond Insurer, all insurance is to be placed with insurers with a Best's rating of no less than A:VIII, or, if not rated by Best's, with a rating in one of the two highest categories maintained by Standard & Poor's Rating Group and Moody's Investors Service.

If at any time any of the foregoing policies shall be or become unsatisfactory to the Owner, due to a change in form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Owner, the Developer shall, upon notice to that effect from the Owner, promptly obtain a new policy, and shall submit the same to the Owner, with certificates and endorsements, for approval.

(f) Verification of Coverage. The Developer shall furnish the Owner with certificates of insurance and endorsements required by this Agreement. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms reasonably approved by the Owner and are to be received and approved by the Owner prior to the commencement of activities associated with this Agreement. The Owner reserves the right to require complete certified copies of all required policies at any time.

(g) Subcontractors. The Developer shall include all subcontractors as insureds under its policies, or shall furnish separate certificates of insurance and policy endorsements from each subcontractor. Insurance coverages provided by subcontractors as evidence of compliance with the insurance requirements of this Agreement shall be subject to all of the requirements stated herein (provided builders risk coverage must be carried only by the General Contractor).

(h) Factory Mutual Engineering Plan Review. Developer shall submit to Factory Mutual Engineering Association ("Factory Mutual"), for its review, plans of all elements of the building design and construction, including but not limited to: seismic and wind loading, roofing and HVAC systems, fire protection and alarm systems, and boiler systems (if any). Plans shall be submitted for review at the 90% design phase. All Factory Mutual recommendations shall be immediately shared with Owner, and Owner and Developer shall work together with Factory Mutual to reasonably incorporate those recommendations into the Project design. Developer is obligated under this Agreement to design and cause to construct the Project in compliance with Requirements of Law. However, Owner and Developer acknowledge that the Fixed Price may not include the cost of incorporating the recommendations of Factory Mutual, and if Owner elects to incorporate any of the Factory Mutual recommendations and such changes increase Project Costs, Owner shall bear the costs of those changes.

Upon completion of the fire protection system installations; one copy of the Contractor's Materials and Test Certificate shall be forwarded to Factory Mutual's District Office for their records:

Factory Mutual Engineering Association
601 108th Avenue N.E., Suite 1400
Bellevue, Washington 98004
Telephone: (425) 455-5333

17. Representatives.

(a) Developer Representatives. Developer shall consult with Owner on initial assignments of personnel assigned to the Project. Owner agrees that the persons with overall responsibility for the work for the Project for the Developer shall be H. Jon Runstad or Gregory K. Johnson. The Project Manager shall be Cindy Edens. Owner shall have the right to approve any changes in the personnel named above, such approval not to be unreasonably withheld.

(b) Owner Representative. Owner designates John Finke as Owner's Representative authorized to act on the Owner's behalf with respect to the Project. Owner shall promptly render decisions to avoid delay in the orderly process of design and construction of the Project. Owner shall communicate with the Contractor and the Architect only through Developer. Owner's Representative may be changed by Owner from time to time.

18. Accounting, Inspection and Audit.

(a) Accounts. Developer shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement.

(b) Inspection and Audit. Owner may, at its sole discretion, from time to time whether before or after Final Acceptance or termination of this Agreement inspect all books and records of Developer or any Contractor relating to the Project and/or elect to have an audit conducted to verify Project Costs through the date of the latest progress payment. If Owner so elects to conduct such an audit, it shall give notice to Developer, and such audit shall be conducted as soon as is reasonably feasible thereafter, but progress payments to Developer shall not be delayed pending the outcome of the audit. Such audit shall be conducted by an auditor selected by Owner, and Owner shall, except as hereinafter provided, pay the cost of such audit. Developer agrees to cooperate with the auditor and make available for examination at its principal office all of its books, records, correspondence and other documents deemed necessary to conduct the audit by the auditor. If the audit reveals a variation of one percent (1%) or more of the then Project Costs, Developer shall pay the cost of the audit, not to exceed \$10,000.

(c) Preservation of Records. Developer shall preserve all records for a period of six (6) years after Final Payment hereunder; provided, however, if at any time prior to the expiration of seven (7) years after Final Payment, Developer proposes to dispose of any Contract Documents related to the Project, Developer shall deliver the same to Owner for disposition by Owner.

19. Construction Liens. Upon Final Acceptance of the Project and upon Owner's request during the progress of the Project, Developer shall submit evidence that all payrolls, material bills and other indebtedness relating to the work have been paid. If at any time there shall be appropriate evidence of any lien or claim for which, if established, Owner shall be liable, or which would constitute a lien on the Project, and which is chargeable to Developer, Contractor or one of its subcontractors,

upon written request by Owner, Developer or Contractor shall furnish a bond in form and amount satisfactory to remove such lien from the public records. If any potential lien claimant gives notice to Trustee in accordance with the provisions of RCW 60.04.221, there shall be no further disbursement of Bond proceeds until Developer shall have provided Trustee and Owner with a bond or other security in accordance with RCW 60.04.221(5), to the amount claimed under the lien or notice until resolution of such dispute and payment of such lien, agreement with such potential lien claimant that such notice is withdrawn, or a court declaration that such notice is void in accordance with the provisions of RCW 60.04.221(9). Developer shall notify Owner and Trustee upon the filing of any lien or the service of any notice in connection with the Project.

20. Priority Agreements. Developer shall require the General Contractor to subordinate its lien rights, by agreement in form and substance satisfactory to Owner, to the lien of mortgage(s) securing the Bonds in favor of Trustee and Bond Insurer and their respective successors or assigns, and shall use its best efforts to obtain a similar subordination from all subcontractors under this Agreement. Any subcontractor which refuses to so subordinate its lien rights must be specifically approved in writing by Owner.

21. Damage and Destruction; Condemnation.

(a) Damage and Destruction. After the happening of any casualty to the Project, Developer shall give Owner, Tenant and Trustee prompt written notice thereof generally describing the nature and cause of such casualty and the extent of the damage or destruction to the Project. Developer and Owner acknowledge, agree and assign all insurance proceeds which Developer or Owner may be entitled to receive prior to Final Acceptance of the Project with respect to damage or destruction to the Project to Trustee for deposit into the Project Fund held by Trustee under the Indenture, and the insurance carrier is hereby irrevocably instructed in accordance herewith. Such insurance proceeds shall be used to pay Project Costs, including increases in the Project Costs caused by such casualty. If, prior to the Substantial Completion of the Project, damage or destruction occurs to the Project, Developer shall proceed diligently to reconstruct and restore the Project in accordance with the Contract Documents and the provisions of this Agreement. Insurance proceeds deposited in the Project Fund shall be disbursed to Developer in accordance with the provisions of Section 9 herein for payment of progress payments for payment of the costs to repair and restore the Project. All costs of such repair or restoration of the Project exceeding the amount of the insurance proceeds shall be paid by Developer.

(b) Condemnation. In the event of a partial condemnation of the Project to the extent that the Project may still be constructed in accordance with the Contract Documents, or may be constructed in accordance with the Contract Documents as modified by changes acceptable to Owner and Developer, Developer shall proceed diligently to construct the Project in accordance with the Contract Documents, as modified, if applicable. Any such partial condemnation proceeds shall be deposited in the Project Fund and disbursed in accordance with the provisions of Section 9 above. Condemnation proceeds shall be disbursed for such purposes whether or not such disbursements exceed the Fixed Price. In the event of a condemnation of all of the Project or so much thereof that the Project may no longer be constructed in accordance with the Contract Documents, this Agreement shall terminate, Developer shall be paid for all costs incurred as of the date of such condemnation (including costs that Developer is obligated to pay third parties as of that date, together with a prorata portion of the Developer's Overhead and the Developer's Fee), and the parties shall have no further

obligations hereunder. In such event, after Developer has been paid in accordance with the foregoing sentence, all condemnation proceeds shall be paid applied by the Trustee pursuant to the Indenture.

22. Payment of Taxes/Assessments.

(a) Real Property Taxes. Any and all real property taxes and assessments (including leasehold excise tax) levied against the Garage Land or the Building Land and the Project or any portion thereof shall be paid by Owner until the Commencement of Construction. Developer shall pay all such taxes and assessments from the Commencement of Construction until Substantial Completion of the Garage, with respect to taxes and assessments levied on the Garage and the Garage Land, and until Substantial Completion of the Project with respect to taxes and assessments levied on the remainder of the Project.

(b) Other State and Local Taxes. Developer shall pay any and all state and local taxes assessed in connection with the Project (other than real property taxes and assessments as provided in Section 22(a) above), including, but not limited to, state and local retail sales taxes and business and occupation taxes as part of the Fixed Price. Developer shall complete all necessary tax returns relating to such taxes and file the same with the applicable state or local governmental agency and remit, on or before the date such tax payment is due, payment of such state and local taxes to the proper taxing authority.

23. Default.

(a) Developer Default. The following events shall constitute an "Event of Default" by Developer:

(i) If Developer shall fail to perform any material obligation under this Agreement;

(ii) If Developer persistently or repeatedly refuses or fails to cause to be supplied to the Project enough properly skilled workers or proper materials to complete the Project, including Tenant Improvements, or if Developer ceases work on the Project for a period of fourteen (14) consecutive days (subject to Unavoidable Delays);

(iii) If Developer misappropriates any funds received by Developer pursuant to the provisions of this Agreement;

(iv) If Developer persistently disregards and fails to comply with laws, ordinances or rules, regulations or orders of a public authority having jurisdiction over the Project.

(v) If, due to the actions of Developer, any Permit required for construction of the Project shall be revoked or canceled;

(vi) If there shall occur any lien or other encumbrance on the Garage Land or the Building Land or the Project caused by Developer which is not bonded and removed in accordance with Section 19 above;

(vii) If there shall have occurred defective workmanship or materials within the Project which is not cured within the time period provided in Section 7 of this Agreement;

(viii) If Developer shall have assigned, pledged or encumbered its rights, duties or obligations under this Agreement in violation of Section 25 of this Agreement;

(ix) If any warranty made by Developer as set forth in Section 13 shall be untrue or breached in any material respect; or

(x) If Developer files a petition for bankruptcy or if it makes a general assignment for the benefit of Developer's creditors, or if a receiver is appointed on account of Developer's insolvency and any such petition or appointment is not dismissed within sixty (60) days.

(b) Owner Remedies upon Developer Event of Default. Upon any Event of Default by Developer, Owner shall give Developer written notice of the same, whereupon following receipt of such written notice Developer shall have thirty (30) days within which to commence all necessary action to cure any such Event of Default, (and if such cure is commenced, proceed to diligently complete such cure within a reasonable period of time not to exceed 60 days), except with respect to Events of Default set forth in Section 23(a)(iii) and (viii) for which the cure period shall be ten (10) business days, or Section 23(a)(x) for which no cure period exists beyond the time period stated therein; provided however, that such cure period shall not apply to failure of Developer to achieve Substantial Completion of the Project on or before the Developer Obligation Date for the Project. In the event Developer fails to cure such Event of Default within the time period set forth above, Owner shall be entitled to the following remedies:

(i) To take over and complete the Project. Owner is hereby irrevocably appointed attorney-in-fact (the appointment being coupled with an interest) to incur obligations, enforce contracts or agreements theretofore made by Developer and to do any and all things that are necessary and proper to complete the Project and be entitled to use the undisbursed Project Fund proceeds to pay Project Costs;

(ii) In addition to a claim for damages for such breach or default, and in addition to and without prejudice to any other right or remedy available under this Agreement or at law or in equity, the right to demand specific performance of this Agreement;

(iii) To withhold approval of further disbursement of Bond proceeds;

(iv) Bring an action for damages; or

(v) Terminate this Agreement without liability upon ten (10) days written notice.

(c) Owner Default. The following shall constitute an "Event of Default" by Owner:

(i) Owner fails to cause Trustee to make disbursements to Developer of any sum of money owed to Developer pursuant to this Agreement as and when due, including without

limitation, all monies due and owing from the Project Costs Account unless Developer shall have committed an Event of Default as set forth in Section 23(a) above;

(ii) Owner shall have assigned, pledged or encumbered its rights, duties or obligations under this Agreement in violation of Section 25; or

(iii) Owner shall have failed to perform any other material obligation under this Agreement.

(d) Developer Remedies Upon Owner Event of Default. Upon any Event of Default by Owner, Developer shall give Owner written notice of the same. Upon receipt of such written notice Owner shall have ten (10) business days to cure any such Event of Default. In the event Owner fails to cure such Event of Default within said 10 day period, Developer shall be entitled to stop all work relating to the Project, if Developer so desires and shall further be entitled to pursue its rights and remedies at law and in equity under this Agreement, including without limitation, specific performance of Owner's obligations hereunder.

(e) Remedies Not Exclusive. No remedy conferred upon either party in this Agreement is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

24. Disputes. Owner and Developer agree to follow the independent resolution process set forth in this Section 24 to resolve disputes regarding preparation of the Construction Drawings and Detailed Specifications and changes to Construction Documents in an economic and time efficient manner so that such documents conform to the requirements of this Agreement, the Project Schedule is not adversely impacted, and the Project as constructed will satisfy the Project Requirements. In the event that a dispute arises between Owner and Developer during the design or construction of the Project regarding the adequacy of any Drawings or Specifications or the responsibility for any costs associated with any design development, addition or change (e.g., whether any design development is consistent with and reasonably inferable from the Project Requirements), the parties shall attempt to resolve such dispute as expeditiously as possible and shall cooperate so that the progress of the design and construction of the Project is not delayed. If, however, the parties are unable to resolve the dispute within three (3) business days, either party may, by delivering written notice to the other and the Bond Insurer, refer the matter to a dispute resolution mediator as set forth on the attached Exhibit J.

25. Miscellaneous.

(a) Waiver. Any waiver by either of the parties of any breach of any covenant herein contained to be kept and performed by the other party shall not be deemed or considered as a continuing waiver, and shall not operate to bar or prevent the damaged party from declaring a forfeiture for any succeeding breach, either of the same condition or covenant or otherwise.

(b) Neutral Authorship. In connection with the execution and delivery hereof, each party has been represented by counsel. Each of the provisions of this Agreement has been reviewed and negotiated, and represents the combined work product of both parties hereto. No

presumption or other rules of construction which would interpret the provisions of this Agreement in favor of or against the party preparing the same shall be applicable in connection with the construction or interpretation of any of the provisions of this Agreement.

(c) Severability. If any portion or portions of this Agreement is declared void or unenforceable, it shall not affect the other provisions of this Agreement.

(d) Relationship of Parties. Developer and Owner shall not be construed as joint venturers or general partners, and neither shall have the power to bind or obligate the other party except as set forth in this Agreement. Nothing herein shall be construed as reserving to Owner the right to control Developer's business.

(e) No Third Party Rights. The provisions of this Agreement are intended solely for the benefit of, and may only be enforced: (i) by the parties hereto and their respective successors and assigns, including, as to Owner, Trustee and Bond Insurer, and (ii) with respect to rights expressly granted to Tenant in this Agreement, by Tenant. None of the rights or obligations of the parties herein set forth (or implied) is intended to confer any claim, cause of action, remedy, defense, legal justification, indemnity, contribution claim, set-off, or other right whatsoever upon or otherwise inure to the benefit of any Contractor, Architect, subcontractor, worker, supplier, mechanic, architect, insurer, surety, guest, member of the public, or other third parties having dealings with either of the parties hereto or involved, in any manner, in the Project.

(f) Assignment, Encumbrance or Pledge. Neither this Agreement nor any rights or duties hereunder nor any benefits derived herefrom may be assigned, delegated, pledged or encumbered to any other person or entity by either party hereto without the express written consent of the other, which consent may be withheld by either party in the exercise of its absolute discretion, except that Owner may assign its rights under this Agreement to the Trustee and the Bond Insurer pursuant to the Indenture as security in connection with the financing described in Section 3 above.

(g) Notices. Any notices or other communications required or permitted by this Agreement or by law to be served on, given to, or delivered to either party hereto by the other party, shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, three (3) days after it is deposited in the United States mail, first-class postage prepaid, certified or registered, return receipt requested, addressed as follows, or sent via facsimile transmission with received invoice followed by a "hard copy" mailed, regular mail, within one (1) business day to the fax number listed as follows:

Owner: GOAT HILL PROPERTIES
1425 4th Avenue, Suite 608
Seattle, WA. 98101
Fax: 206-448-5246

Developer: WRIGHT RUNSTAD ASSOCIATES
 LIMITED PARTNERSHIP
 Attn: H. Jon Runstad, Gregory K. Johnson and Cindy Edens
 Suite 2700
 1201 Third Avenue
 Seattle, WA. 98101
 Fax: 206-223-8791

Either party may change its address for the purposes of this section by giving written notice of such change to the other party in the manner provided in this Section.

A copy of all notices, plans and specifications, change orders, invoices, documents or other agreements required to be delivered by one party to the other pursuant to this Agreement shall be simultaneously sent to Tenant and Bond Insurer at their addresses set forth below and Tenant shall have the right, but not the obligation, to attend all meetings and participate in all decisions to protect its leasehold interest under the Lease.

Tenant: KING COUNTY

 Property Services Division
 500 King County Administration Building.
 500 Fourth Avenue
 Seattle, Washington 98104
 Fax: 206-205-5070

 Project Manager, Facilities Management Division
 Rm. 320 King County Admin. Bldg.
 500 4th Avenue
 Seattle, Washington 98104
 Fax: 206-205-5695

Bond Insurer: [To be provided if applicable.]
 Attn: _____

 Facsimile: _____

(h) Entire Agreement. This Agreement (and the exhibits referred to herein) constitute the entire agreement between the parties with respect to the subject matter hereof and may be amended only in writing signed by both parties.

(i) Time is of the Essence. Time is of the essence of this Agreement.

(j) Employees of Developer. Developer is acting under this Agreement as an independent contractor and nothing herein contained, or any acts of Developer or Owner, nor any other circumstances, shall be construed to establish Developer as an agent of Owner. Developer shall be responsible for each of Developer's employees or other persons performing services to be performed by Developer hereunder and for determining the manner and time of performance of all acts to be performed by Developer hereunder. Developer shall maintain all required industrial and worker's compensation insurance for all employees of Developer and shall cause all Contractors, Architect and all design professionals and other persons, firms and corporations employed to perform services in connection with the Project to provide worker's compensation and similar insurance with respect to their respective employees.

(k) Exhibits. The Exhibits to this Agreement are:

<u>Exhibit</u>	<u>Description</u>	<u>Partial Section Reference</u>
A	Legal Description of Garage Land	Recitals
B	Legal Description of Building Land	Recitals
C	Project Lease Agreement	Recitals; Section 1
D	Base Shell and Core Building	Section 1
E	Project Budget	Sections 1, 4(c)
F	List of Preliminary Plans and Specifications	Section 1
G	Project Schedule	Sections 1, 6(d)
H	Tenant Improvement Plans Delivery Date Schedule	Sections 2(b), 6(c)
I	Dispute Resolution Mediation	Section 24
J	List of Additional Warranties	Section 7(h)

DATED at Seattle, Washington the day and year first above written.

OWNER: GOAT HILL PROPERTIES,
a Washington nonprofit corporation

By: _____
Its: _____

DEVELOPER: WRIGHT RUNSTAD ASSOCIATES LIMITED PARTNERSHIP,
a Washington limited partnership
By: Wright Runstad & Company,
a Washington corporation, Its General Partner

By: _____
Its: _____

EXHIBIT A

Legal Description of Garage Land

Parcel "A":

Lots 1 through 8, inclusive, in Block 36 of Plat of an Addition to the Town of Seattle, as laid out on the claims of C. D. Boren and A. A. Denny and H. L. Yesler (commonly known as C. D. Boren's Addition to the City of Seattle), according to plat recorded in Volume 1 of plats at Page(s) 25, in King County, Washington.

Except that portion thereof, of Lot 6 conveyed to the State of Washington for highway purposes by deed recorded under Recording No. 5473610;

and Except that portion thereof, of Lot 7 conveyed to the State of Washington for highway purposes by deed recorded under Recording No. 5473611.

Parcel "B":

That part of Lots 2, 3, 6 and 7 in Block 40 of Plat of an Addition to the Town of Seattle, as laid out on the claims of C. D. Boren and A. A. Denny and H. L. Yesler (commonly known as C. D. Boren's Addition to the City of Seattle), according to plat recorded in Volume 1 of plats at Page(s) 25, lying Southwesterly of a line drawn parallel with and 30.0 feet Southwesterly, when measured at right angles and/or radially, from the James-6th F.R. Line Survey of SR 5, Seattle Freeway: Jackson St. to Olive Way, in King County, Washington.

APN: 094200-1050-08

EXHIBIT B

Legal Description of Building Land

Lots 2, 3, 6 and 7 in Block 37 of Plat of an Addition to the Town of Seattle, as laid out on the claims of C. D. Boren and A. A. Denny and H. L. Yesler (commonly known as C. D. Boren's Addition to the City of Seattle), according to plat recorded in Volume 1 of plats at Page(s) 25, in King County, Washington.

APN: 094200-1105-03

EXHIBIT C

Project Lease Agreement

EXHIBIT D

Base Shell and Core Building

TENANT OFFICE SPACE

Walls

- Core walls with GWB fire taped
- Window walls insulated, framed, w/ GWB, screwed to framing
- Columns are framed with GWB, fire taped

MECHANICAL

- Chilled water system with rooftop VAV air handling units
- Central chilled water plant (chilled water pumps, chilled water piping, condenser water pumps and piping, and rooftop cooling tower, ice storage system for cooling efficiency)
- Gas fired boilers and hydronic piping
- Medium-velocity duct distribution system, with supply/return shaft
- Direct Digital Controls (DDC)
- Fire/smoke dampers installed at shaft
- Main building restroom exhaust and shafts
- Building standard drinking fountains installed

Sprinklers

- 12'X12' grid as required by code

ELECTRICAL

Power Distribution

- 4000 amp, 480Y/277 volt, 3 phase service located on Level A feeding a 4000 amp busway riser for tenant distribution on each tenant floor.
- (1) 400 amp, 480Y/277, 3 phase tenant panelboard fed from the busway riser for lighting and mechanical loads on each tenant floor. This panelboard also feeds a 112.5 kVA transformer that feeds the 208 volt panelboard.
- (1) 350 amp, 208Y/120 volt, 3 phase tenant panelboard for receptacle loads on each tenant floor. This panel will have the capacity for additional panelboards to be added as circuits are needed for tenant improvements.
- All finished public areas to have code compliant receptacles and lighting

Security

- Card readers will be installed in each elevator car.
- Raceways only will be installed at the stairwell doors

Life Safety

- 800 kW life safety diesel generator with automatic transfer switch and power distribution

providing emergency power to the fire pump, egress lighting, elevator recall, smoke control, and fire alarm systems.

- Generator fuel storage – 3 hours
- Fire alarm system – Initiating and audible circuits will be available at each floor for tenant improvements.

Phone/Data

- Telephone access provided per floor

LOBBY AND MAIN ENTRY

Ceilings

- Finished gypsum wallboard, painted
- Specialty lighting, downlights and accent lighting

Walls

- Finishes complete with stone and wood paneling

Floors

- Walk off mats at entries
- Carpet at elevator lobbies
- Stone flooring throughout remainder

ELEVATORS

- Interior cabs complete with all lighting and finishes
- Hooks and pads for wall protection provided in freight elevator

MECHANICAL ROOMS, BUILDING STORAGE, ELECTRICAL ROOMS, ELEVATOR MACHINE ROOMS, AND SERVICE AREAS

- Ceilings are exposed construction, unpainted, or gypsum wallboard taped and primed, floors are sealed concrete

JANITOR'S CLOSET

- Walls are painted gypsum wallboard
- Floor is sealed concrete with rubber base
- Shelf and hooks for supplies

RESTROOMS

Ceilings

- 2X2 tegular lay in ceiling
- Fluorescent lighting

Walls

- Ceramic tile at wet walls and floor, with painted gypsum wallboard above the 72" ceramic tile

Lavatory

- Sinks mounted in granite counter with mirror above
- Electronic faucets with soap dispensers by each sink

Miscellaneous

- Toilet accessories (coat hooks, toilet paper dispensers, sanitary napkin disposals, seat cover dispensers, paper towel dispensers and waste receptacles)
- Ceiling mounted toilet partitions with coat hooks

EXIT STAIRS

- Ceilings are painted, exposed construction
- Walls are painted
- Floors are sealed concrete
- All other surfaces are painted (handrails, standpipes etc.)

EXHIBIT E

Project Budget

KING COUNTY GOAT HILL OPTION B
Development Costs

	<u>Original Budget</u>	<u>\$/RSF</u>
ARCHITECTURAL & ENGINEERING		
Basic A & E	1,271,000 (A)	\$4.47
Additional Services	195,000 (B)	\$0.69
Engineering	765,000 (C)	\$2.69
Other Consultants	365,000 (D)	\$1.28
Reimbursables	75,000 (E)	\$0.26
Testing, Inspection, Soils and Survey	432,000 (F)	\$1.52
TOTAL ARCHITECTURAL & ENGINEERING	<u>3,103,000</u>	<u>\$10.92</u>
CONSTRUCTION COSTS		
Shell & Core Construction Costs	54,075,000 (G)	\$190.24
Change Order Allowance	960,000 (H)	\$3.38
Payment & Performance Bond	- (I)	\$0.00
Permits	450,000 (J)	\$1.58
Art	888,000 (K)	\$3.12
Utility Hook-ups	533,000 (L)	\$1.88
Sales Tax	4,843,000 (M)	\$17.04
TOTAL CONSTRUCTION	<u>61,749,000</u>	<u>\$217.23</u>
TENANT COSTS		
Tenant Improvements	14,926,000 (N)	\$52.51
Specialty Tenant Improvements	- (O)	\$0.00
Tenant Design & Engineering Fees	510,000 (P)	\$1.79
Tenant Change Order Allowance	110,000 (Q)	\$0.39
Tenant Design Contingency	1,500,000 (R)	\$5.28
TOTAL TENANT COSTS	<u>17,046,000</u>	<u>\$59.97</u>
MISCELLANEOUS		
Legal & Accounting	208,000	\$0.73
Builder's Risk, Earthquake and Completion Insurance	375,000	\$1.32
Building Commissioning	70,000	\$0.25
Real Estate Taxes During Construction	150,000	\$0.53
Other	100,000	\$0.35
TOTAL MISCELLANEOUS	<u>903,000 (S)</u>	<u>\$3.18</u>
PROJECT ADMINISTRATION		
Developer's Overhead	1,470,000 (T)	\$5.17
Developer's Fee	2,740,000 (U)	\$9.64
TOTAL PROJECT ADMINISTRATION	<u>4,210,000</u>	<u>\$14.81</u>
CONTINGENCY		
General	2,700,000 (V)	\$9.50
TOTAL CONTINGENCY	<u>2,700,000</u>	<u>\$9.50</u>
TOTAL DEVELOPMENT COSTS	<u>89,711,000</u>	<u>\$315.60</u>
Total Rentable Square Feet	<u>284,252</u>	
Cost Per Square Foot if New Boma Standards were used	296,592	302.47
Parking Stalls 921 Stalls Total		

**King County Goat Hill Option B
Development Costs Footnotes**

- (A) Basic A & E includes architectural (ZGF), structural (KPFF) and civil (Skillings) drawings.
- (B) Additional Services is approximately 10% of the fee.
- (C) Engineering includes \$380,000 for structural engineering (MKA); \$145,000 for civil (MKA); \$98,000 for electrical (Holmes), \$111,000 for mechanical (MacDonald-Miller) and \$31,000 for an oversight engineer (TBD).
- (D) Other Consultants includes \$19,000 for curtainwall, \$24,000 for graphics, \$33,000 for elevators, \$10,000 for acoustical, \$7,000 for lighting, \$30,000 for traffic, \$150,000 for green, \$10,000 for roofing, \$57,000 for landscape, and \$25,000 for other.
- (E) Reimbursables are based on historical costs.
- (F) Testing & Inspection includes \$42,000 for survey, \$150,000 for soil, \$225,000 for concrete testing and structural steel testing, and \$15,000 for other.
- (G) The construction budget is based on Turner's GMAX and breaks down as follows: \$32,802,502 for the building; \$4,833,702 for the parking under the building (two levels); \$14,860,468 for the separate garage on 6th Avenue; \$816,809 for the connector from 5th Avenue to the 6th Avenue garage elevators; \$331,830 for lobby allowance and parking equipment; targeted VE reductions of (\$1,333,927); \$1,763,616 escalation contingency. The above construction costs include Payment and Performance Bonds.
- (H) Change Order Allowance is approximately 1.8% of the construction costs and has been agreed to by Turner.
- (I) Payment and Performance Bonds is included in Turner's budget above.
- (J) Permits were based on historical costs.
- (K) Art is 1% of the overall budget.
- (L) Utility Hook-ups is based on historical costs.
- (M) Sales Tax is calculated at 8.8% on Construction Costs and Change Order Allowance only.
- (N) Tenant Improvements is budgeted at approximately \$52.50 per RSF including sales tax.
- (P) Tenant Design & Engineering Fees include Architects fee at \$326,000, \$95,000 for electrical engineering, \$55,000 for mechanical, \$28,000 for data engineering, and \$6,000 for other.
- (Q) Tenant Change Order Allowance is approximately .75% of tenant improvements.
- (R) Tenant Design Contingency of \$1,500,000 to be controlled by Tenant.
- (S) All miscellaneous costs are based on historical costs escalated.
- (T) Developer's Overhead is \$44,545 per month for 33 months starting April 2004.
- (U) Developer's Fee is approximately 3.1% of the total costs before fee.
- (V) Contingency is approximately 3% of total budget.

EXHIBIT F

SCHEDULE OF PRELIMINARY PLANS AND OUTLINE SPECIFICATIONS

<u>Office Building Drawing Index</u>	<u>Architect</u>	
<u>Dated</u>		
MF-C Cover Sheet	Zimmer Gunsel Frasca	06/30/04
A0.01 Project Data & Drawing Index	Zimmer Gunsel Frasca	06/30/04
A0.02 Plot Plan/Comprehensive Project Plan	Zimmer Gunsel Frasca	06/30/04
A0.03 Plan, Floor Diagrams	Zimmer Gunsel Frasca	06/30/04
A1.01 Site Survey – Boundary & Control	Zimmer Gunsel Frasca	06/30/04
A1.02 Site Survey – Grading	Zimmer Gunsel Frasca	06/30/04
A1.03 Site Survey – Utility Sheet	Zimmer Gunsel Frasca	06/30/04
A2.01 Plan, Floor – Levels C & B	Zimmer Gunsel Frasca	06/30/04
A2.02 Plan, Floor – Levels A & 1	Zimmer Gunsel Frasca	06/30/04
A2.03 Plan, Floor – Levels 2 & 3	Zimmer Gunsel Frasca	06/30/04
A2.04 Plan, Floor – Levels 4-6 Human Services Levels 7-12	Zimmer Gunsel Frasca	06/30/04
A2.05 Plan, Floor – Level 13 & Penthouse	Zimmer Gunsel Frasca	06/30/04
A2.06 Plan, Roof	Zimmer Gunsel Frasca	06/30/04
A3.01 Elevation, Exterior – North & South	Zimmer Gunsel Frasca	06/30/04
A3.02 Elevation, Exterior – East	Zimmer Gunsel Frasca	06/30/04
A3.03 Elevation, Exterior – West	Zimmer Gunsel Frasca	06/30/04
A3.04 Building, Section – North-South	Zimmer Gunsel Frasca	06/30/04
A3.05 Building, Section – North-South	Zimmer Gunsel Frasca	06/30/04
A3.06 Building, Section – East-West	Zimmer Gunsel Frasca	06/30/04

<u>Concourse Drawing Index</u>	<u>Architect</u>	<u>Dated</u>
MF-C Cover Sheet	Zimmer Gunsel Frasca	06/30/04
A0.02 Plot Plan – Concourse Comprehensive Project	Zimmer Gunsel Frasca	06/30/04
A1.00 Site Survey	Zimmer Gunsel Frasca	06/30/04

Development Agmt5
9/27/04

A1.01 Site Survey	Zimmer Gunsel Frasca	06/30/04
A1.02 Site Survey	Zimmer Gunsel Frasca	06/30/04
A1.03 Site Plan - Concourse	Zimmer Gunsel Frasca	06/30/04
A3.02 Concourse Elevations – North & South	Zimmer Gunsel Frasca	06/30/04

Parking Garage Drawing Index

	<u>Architect</u>	<u>Dated</u>
MF-C Cover Sheet	Zimmer Gunsel Frasca	06/30/04
A0.01 Project Data & Drawing Index	Zimmer Gunsel Frasca	06/30/04
A0.02 Plot Plan – Comprehensive Project	Zimmer Gunsel Frasca	06/30/04
A1.00 Site Survey	Zimmer Gunsel Frasca	06/30/04
A1.01 Site Survey	Zimmer Gunsel Frasca	06/30/04
A1.02 Site Survey	Zimmer Gunsel Frasca	06/30/04
A1.03 Site Plan	Zimmer Gunsel Frasca	06/30/04
A2.01 Plan, Floor – Levels P1 & P2 (Alley Entry)	Zimmer Gunsel Frasca	06/30/04
A2.02 Plan, Floor – Levels P3 & P4	Zimmer Gunsel Frasca	06/30/04
A2.03 Plan, Floor – Levels P5 & P6 (Sixth Avenue Entry)	Zimmer	
Gunsel Frasca	06/30/04	
A2.04 Plan, Floor – P7 & P8 (Roof)	Zimmer Gunsel Frasca	06/30/04
A3.01 Elevation, Exterior – East	Zimmer Gunsel Frasca	06/30/04
A3.02 Elevation, Exterior – North & South	Zimmer Gunsel Frasca	06/30/04
A3.03 Elevation, Exterior – West	Zimmer Gunsel Frasca	06/30/04
A3.11 Sections, Building	Zimmer Gunsel Frasca	06/30/04
A3.12 Sections, Building	Zimmer Gunsel Frasca	06/30/04

PART I

The following Preliminary outline specifications are included with respect to the Base Shell and Core Building and Structured Parking Garage:

CATEGORY 00 – SITE GOALS

Project Description:

- A. Location: The King County Office project is located in the City of Seattle, King County, between Fifth and Sixth Avenue and Jefferson and Terrace Streets. The total estimated site area is 57,600 sf (excluding the alley). The site has high transit access and is in the Downtown Office Core 2-240.

- B. Site Design Goals:
 - a. The site and building should meet the LEED “silver” standard. Outline and criteria to follow.
 - b. The building and other exterior improvements should blend into the environment without appearing intrusive. The entire development should fit with the surroundings and should minimally affect the site.
 - c. Retain as many healthy trees, and natural features of the site as possible. The project must be a model to others as environmentally responsible:
 - d. Special attention will be given to landscape, irrigation design and water retention to enhance the existing site and to mitigate storm water runoff. If economically feasible, collect runoff and “gray-water” for landscape irrigation.
 - e. The use of recycled materials in the design and construction of the site improvements will be considered.
 - f. Design to emphasize pedestrian access and minimize difficulties of people with disabilities in accessing the site. Focus on site development program for private vehicle parking, transit access, bicycle and motorcycle facilities, encouraging the use of alternate transportation other than single occupancy vehicles.
 - g. Where practical, the office building will be oriented to take advantage of daylighting and views.
 - h. Parking garage should minimize the environmental impact to the site. Parking stalls will be as prescribed by governing codes. All parking areas will be well lit to insure the security of pedestrians. A minimum of one “van accessible parking space per 25 parking stalls will be provided. Bicycle parking for staff to be considered near employee entrances, (secure).
 - i. Areas for building waste and collection of recyclable materials will be part of the loading facility and will be screened and secured away from public view.
 - j. The building will be a non-smoking facility.

C. Building Design Goals:

- a. The building will have a 50 year life expectancy and will express stewardship and public trust.
- b. The architecture will be appropriate to the Pacific NW region and will be civic in its nature (reflecting the public work of the tenants).
- c. The building design should serve as a model of conservation of resources and the County's responsibility to the environment. The building will meet LEED "silver" standard certification.
- d. There will be a minimum 9'4" floor to ceiling height in open office spaces with a 13'2" floor to floor height (assumes indirect office fixtures).
- e. Materials will denote quality and permanence, resource conservation and practicality. Materials will be low maintenance and sustainable under the weather conditions that exist in the NW.
- f. Windows will be non-operable.
- g. The exterior closure system will be energy efficient, requiring minimal maintenance.
- h. The safety of staff and visitors is a primary concern. An overview of safety and security considerations will be applied to all aspects of site, planning, facility design and operations. King County will be made aware of all reasonable options related to safety and personal security.
- i. The office building will be a non-smoking building. Do we want to consider designated areas for smoking that would accommodate smokers with amenities such as, ash urns, covered space, lighting etc?

PART II

The following Outline Specifications are included with respect to the Base Shell and Core Building:

OUTLINE SPECIFICATIONS

CATEGORY 01 – GENERAL DESIGN CRITERIA

Structural and Building Envelope Criteria

A. Live Loads

1. Roof: 40 psf. For concrete or concrete/metal deck roofs (reducible per IBC) Floors:
 - a. 100 psf. Typical office floor – load to slabs and beams (reducible), based on 80 psf plus 20 psf partition load
 - b. 50 psf. Typical office floor – load to girders, columns and foundation (reducible) plus 20 psf partition
 - c. 50 psf. Data Center Live Load. Added dead load is approximately 325 psf added dead load per King County (floor panels plus equipment). MKA recommends reducing this criterion to 125 psf added dead load non-reducible as research shows

that very tightly packed data centers will hold approximately 75 to 80 psf of equipment. 340 psf added dead load equates to 2.72 million pounds of added weight. This seems excessive. Please provide information that indicates the actual weight of equipment that the County will use in the Data Center.

- d. 175 psf. Mechanical penthouse (or use actual equipment weight and housekeeping pads plus 50 psf at open areas around equipment) (no reduction)
- e. 150 psf. Mechanical rooms at typical floors (or use actual equipment weight and housekeeping pads plus 50 psf at open areas around equipment) (no reduction)
- f. 100 psf. Exit corridors and stairways (reducible)
- g. 100 psf. Assembly areas, cafeteria (no reduction)
- h. 100 psf. Retail spaces (reducible)
- i. 125 psf. Light storage (no reduction)
- j. 40 psf. Parking levels (reducible)
- k. 50 psf Vehicle service area (no reduction)
- l. 250 psf. Sidewalks

B. Seismic:

1. Seismic Use Group I
2. Importance Factors, I_e , I_s , $I_w=1.0$
3. Seismic Design Category C
4. $R=6$ for special reinforced concrete shearwalls in Parking Structure and Office Building.
5. Site Class D at the Office Building, Site Class C at the Parking Structure.
6. Allowable Story Drift: $0.025 \times$ story height, based on IBC code level forces
7. Iso-base platform in the Data Center will not affect floor bracing or live load.

C. Wind:

1. Basic Wind Speed = 80 mph
2. Exposure Category B
3. Importance Factor, $I_w = 1.0$
4. Allowable Story Drift = $0.0025 \times$ story height

CATEGORY 02 – DEMOLITION

A. Site Demolition and Relocations:

1. Site demolition to include sidewalk, curb and gutter, asphalt and concrete pavement, tree, bushes, shrubs and misc. items affected by the new construction.
2. Disposal of all removed items shall be off-site at an approved location.
 - a. Comply with City of Seattle and King County recycling guidelines for demolished materials.
3. Relocations shall include any effected utilities; i.e., gas, TV, power, phone, water, sanitary sewer, fiber optics/telecommunications and storm sewer.

CATEGORY 03 – SITE

- A. Plaza Paving:
 - 1. Steps and accents: Concrete; quality finish.
 - 2. Typical pedestrian paving: "City Center Pedestrian System" specification; concrete with lampblack added, light broom finish, and scored joints.
 - 3. Treat concrete paving with curing compound.
- B. Roadways: Improvements will be in conformance with the City of Seattle Standard Specifications for Street Construction, latest edition.
 - 1. Street improvements will be conducted on Terrace, Jefferson and 5th Avenue, as required.
 - 2. Improvements to include sidewalk, curbwalk, curb and gutter, base course and pavement (asphalt or concrete), street lights and street trees.
- C. Utilities: Provide the following in conformance with code, City of Seattle Standards, and utility owner requirements:
 - 1. Domestic and fire protection water supply.
 - 2. Electrical power.
 - 3. Storm and sanitary sewer.
 - 4. Telephone.
 - 5. Fiber optic cable.

CATEGORY 04 – STRUCTURE

Standard Foundations:

- A. Typical: Structural Slab.
- B. Foundation: Concrete.

Description of Structural Systems

- A. Roof: 2½-inch normal weight concrete on 3-inch composite type metal deck. Composite designed steel beams and girders. Steel columns.
- B. Typical floor: One of the following:
 - 1. Parking Garage: 5½-inch one way slab with 36-inch deep post-tensioned joists at 25-feet O.C.
 - 2. King County Office Building: 2½-inches normal weight concrete on 3-inch composite type metal deck. Composite designed steel beams and girders. Steel columns.
 - a. Sprayed fireproofing on steel frame.
- C. Structural slab on grade: 4-inch concrete slab at parking structure. Concrete grade beams.
- D. Lateral force-resisting system: Concrete special moment-resisting frames (Parking Garage).

04 – EXTERIOR WALLS

- A. General Performance Criteria: See Category 01, above.
- B. Typical Walls: Pre-cast concrete, brick, stone or metal panels over lightgauge steel stud framing with fiberglass-faced gypsum (G-P Dens-Glass) and moisture barrier ("BluSkin").
 - 1. R-19 batt insulation in stud space.
 - 2. Through-wall flashing: Stainless steel with self-adhesive rubberized asphalt (Grace "Perm-a-Barrier") in cavity.
- C. Exterior Walls at Parapet, Elevator Penthouse and Mechanical Equipment Screen: Smooth-textured, pre-finished aluminum composite panels or metal siding.
 - 1. Premium system with 10-year warranty.
- D. Exterior Metalwork.
 - 1. Typical: Steel fabrications.
 - a. Shop prime: Zinc-rich urethane.
 - b. Intermediate coat: Polyamide epoxy.
 - c. Finish coat: Acrylic-aliphatic urethane; satin.
- F. Aluminum Curtainwall and Windows: Thermally-broken, curtainwall, storefront and strip window systems.
 - 1. Design to withstand wind loads.
 - 2. Air infiltration: 0.05 cfm per minute at 12 psf.
 - 3. No uncontrolled water penetration at 12 psf.
 - 4. Finish: AAMA 605.2 fluoropolymer.
 - 5. Vision Glass: 1-inch insulated, clear or tinted, Low-E.
 - a. Glass tint or clear to be determined by Energy Code analysis.
- G. Hollow Metal Doors: Non-public exterior doors.
 - 1. Insulated; U-Value 0.10 or better.
 - 2. 16 gage faces, 14 gage frames.
 - 3. Doors and frames: Galvanized, field painted.
- H. Louvers: High-performance, drainable blade; minimum 50 percent free area.
 - 1. Finish: AAMA 605.2 fluoropolymer.
- I. Overhead Sectional Doors at Loading Area:
 - 1. Custom-fabricated steel and glass.
 - 2. Fully weather stripped.
 - 3. Operators: Electric.
- J. Sealants:
 - 1. Traffic Bearing Joints: 2-component urethane.
 - 2. Concealed metal-to-metal joints: Non-skinning polyisobutylene.
 - 3. Joints at edges of roofing and waterproofing: Single component urethane.
 - 4. Other exterior joints: Ultra-low modulus silicone.

CATEGORY 05 - ROOFING

- A. Design Criteria:
 - 1. External Fire Hazard Classification: Class A per IBC or UL.

2. Uplift: Comply with SPRI or FM for design wind speed and building height.
3. Energy-star compliant
- B. Insulation: R-21 minimum, rigid insulation with appropriate facing materials
- C. Single-Ply Membrane Roofing, Typical:
 1. Loose-laid, covered with cast-in-place topping slab, concrete pavers or ballast stone; . Mechanically attached; or fully adhered
- D. Terraces: Hot-rubberized asphalt membrane with protection course.
 1. Cover with cast-in place concrete paving.
- E. Eco-Roof (approx. 50% of total roof area):
 1. "Derbi-base" set in Permastic – 1 ply
 2. "Derbi-base" set in Permastic – 1 ply
 3. "Derbi-Gum GP" set in adhesive with seams heat welded/torched
 4. Drainage mat
 - a. Filter Fabric must be a root barrier
 5. Topsoil 5" to 6" (screened so as to be free-draining)
 6. Seed
- F. Exposed Roof Area (approx. 50% of the total roof area):
 1. "Derbi-Gum GP" set in adhesive – 2 ply
 2. "Derbi-Brite" – 1 ply

CATEGORY 06 - INTERIORS

Interior Construction

- A. Partitions: Gypsum board on metal studs typical:
 1. Provide sound insulation and sealed acoustical partitions:
 - a. Mechanical rooms: STC 48.
 - b. Toilet rooms: STC 42.
 - c. Other: STC 38.
- B. Shaftwall: Gypsum shaftwall system on metal framing.
 1. Elevators and mechanical shafts: 2-hour; STC 45.
- C. Interior Doors:
 1. Non-rated and 20-minute rated door: Solid core flush wood, custom grade, transparent finish veneer faces.
 2. Fire doors: Composition core wood doors with faces to match non-rated doors.
 3. Fire door Frames: Hollow metal, 16 gage typical.
 4. Door Hardware:
 - a. Mortise looks: Sargent or equal.
 - b. Cylinders: Corbin; GMKD to King County (tenant) keying system.
 - c. Closers: Surface mounted with plated cover.
- D. Interior Specialties:
 1. Code required signage.
 2. Fire extinguishers and cabinets.
 3. Toilet partitions: Baked enamel on steel; ceiling hung.

4. Toilet accessories.

Interior Stairways

- A. Stairs:
 1. Treads and risers:
 - a. Cast-in-place or
 - b. Precast concrete with non-slip treads or
 2. Landing: Cast-in-place concrete, or precast.
 3. Railings: Tubular steel.

Interior Finishes

- A. Finish Schedule Criteria:
 1. Building Operation Spaces:
 - a. Floor: VCT.
 - b. Base: RB.
 - c. Typical Wall: Painted gypsum board.
 - d. Ceiling: 2' by 4' acoustical lay-in.
 2. Toilet Rooms:
 - a. Floor: CT.
 - b. Base: CT.
 - c. Typical Wall: gypsum board, water-base epoxy paint.
 - d. Ceiling: 2' by 2' acoustical lay-in.
 3. Entry Lobby:
 - a. Floor: Combination of stone and carpet.
 - b. Base: Stone and wood.
 - c. Wall Features: Wood and GWB.
 - d. Wall: Painted gypsum board with paneling accents.
 - e. Ceiling: Painted gypsum board with features.
 4. Janitor Closets:
 - a. Floor: Sealed concrete.
 - b. Base: RB.
 - c. Walls: Gypsum board, water-based epoxy paint.
 - d. Ceiling: Exposed structure.
 5. Utility Rooms (Data closets, Telephone, Electrical, Etc.):
 - a. Floor: Sealed concrete.
 - b. Base: RB.
 - c. Typical Wall: Painted gypsum board.
 - d. Mounting panels: 3/4-inch thick fire-retardant treated (FRT) plywood.
 - e. Ceiling: Exposed structure.
- B. Resilient Flooring and Accessories:
 1. VCT: Commercial quality vinyl composition tile, 12 by 12 by 1/8 inch.
 2. RB: Rubber base, solid color. 4-inch height typical. Toe base typical, straight

base at carpet. Field-formed corners.

- C. CPT – Carpet: 32 oz. 4th generation nylon; low static generation.
 - 1. Installation: Direct glue typical and/or over pad.
- D. CT – Ceramic Tile:
 - 1. Toilet Room Floors: 2 by 2 by ¼ inch, unglazed ceramic mosaic, cushion edge, 7½ percent slip resistant. Latex thinset; latex grout.
 - 2. Other Floors: 8 by 8 by 3/8 inch, unglazed paver. Latex thinset; latex grout.
 - 3. Toilet Room Wet Walls: 2 by 1 by ¼ inch, glazed ceramic mosaic, cushion edge. Latex thinset on backer unit; latex grout to 5'.
 - 4. Backer Board: Cementitious backer or Georgia Pacific “Dens’Shield” fiberglass-faced gypsum units.
- E. Paint: Water-based, Low VOC, typical:
 - 1. Typical: Latex eggshell.
 - 2. Epoxy: Water-based epoxy, satin.
 - 3. Metal: Doors & frames, handrails, etc.: Acrylic, semi-gloss.
- F. Transparent Finish Wood Paneling:
 - 1. AWI Premium Grade, Wood veneer over particle board.
 - 2. Finish: AWI System TR-4, Conversion Varnish, Premium Grade.
- G. Ceilings:
 - 1. Acoustical lay-in ceilings:
 - a. Utility spaces: 24 by 48 by 5/8 inch thick acoustical panels; 15/16-inch wide, heavy-duty classification painted steel grid, or open to structure.
 - b. Public spaces: 24 by 24 inch by ¾ inch thick acoustical panels; 15/16-inch wide, heavy-duty classification painted steel grid.
 - b. Toilet rooms: 24 by 24 inch by 5/8 inch thick acoustical panels; 15/16-inch wide, heavy-duty classification painted steel grid vinyl or mylar faced in shower rooms.
 - 2. Gypsum board ceiling: 5/8 inch gypsum board on conventional furring with option to use direct-hung grid suspension.

Furnishings

- A. Typical Casework: AWI Custom Grade, Plastic Laminate (HPL) over particle board.
 - 1. Edges: PVC edge band.
 - 2. Tops: HPL
- B. Lavatory Counters: Polished stone.
- C. Entrance Mat: Polypropylene carpet; recessed.

CATEGORY 07 – VERTICAL TRANSPORTATION:

- A. Passenger Elevators – Office:
 - 1. Number of Units: 5-6.
 - 2. Capacity and Speed: To be determined.

3. Supervisory Control: Group Operations with Microprocessor Logic System.
 4. Stops: All office and parking levels.
 5. Openings: In-line.
 6. Entrance Size: 4'-0" wide x 7'-0" high.
 7. Entrance Type: Single Speed, Center Opening
 - a. Finish at lobby: stainless steel.
 - b. Finish elsewhere: Baked enamel, except for 2 additional floors with stainless steel.
 8. Car Finishes: Allow \$15,000 per car.
- B. Service Elevators:
1. Number of Units: 1.
 2. Capacity and Speed: To be determined.
 3. Supervisory Control: Simplex.
 4. Stops: All office levels.
 5. Openings: In-line.
 6. Entrance Size: 4'-0" wide x 7'-0" high. Door opening needs to be wide enough to support pallets and pallet jack.
 7. Entrance Type: Single Speed, Center Opening.
 8. Car Finishes: Manufacturer's standard for services elevators – Stainless.
- D. Additional Elevator Features (Typical):
1. Car Top Inspection Station.
 2. Emergency Car Lighting and Alarm Battery Pack.
 3. Handicapped Signage and Braille.
 4. Hoistway Access Switches (Jamb Mounted).
 5. Infrared proximity door detectors and heavy duty high speed operators.
 6. Wiring Diagrams, Operating Instructions and Parts Ordering Information.
 7. Provisions for Owner to Receive All Necessary Diagnostic Devices for Long Term Maintenance.
 8. Cars to meet size standards per the city of Seattle (may differ from IBC)

CATEGORY 08 – HVAC

See Attachment A, attached.

CATEGORY 09 – PLUMBING

See Attachment A, attached.

CATEGORY 10 – FIRE SPRINKLERS

See Attachment B, attached.

CATEGORY 11 – ELECTRICAL

See Attachment C, attached.

PART III

The following Qualifications are included with respect to the Auxiliary Work:

[No auxiliary work.]

ATTACHMENT A

SECTION 15010

BASIC MECHANICAL REQUIREMENTS

PART 1 GENERAL

1.00 SYSTEM DESCRIPTION

- A. The HVAC system selected for the new King County Office Building is chilled water system with rooftop VAV air handling unit. This system includes a central chilled water plant comprised of a chiller, chilled water pumps, chilled water piping, condenser water pumps, condenser water piping, and a rooftop cooling tower. Each chilled water air handler is complete with a chilled water coil, filters, a VAV supply fan, a VAV exhaust fan and economizer dampers.

Heat for the building is provided by hydronic boilers located in the rooftop penthouse. Distribution piping is routed through the building to provide hot water to the hydronic coils at the VAV zone boxes.

Water is cooled at the chiller and delivered to the chilled water air handler via chilled water piping. A modulating control valve at each air handler allows chilled water to enter the coil to cool the supply air.

The conditioned air is supplied to the building through a medium velocity duct distribution system. Each temperature control zone has a series VAV fan terminal damper unit. The VAV damper unit precisely controls the quantity of cooling required to satisfy the zone. The series VAV fan terminal unit has a fan that runs continuously during occupied hours. The fan draws air from the medium velocity cooling duct or from the ceiling plenum as required to satisfy the zone temperature. When heat is required, the hydronic control valve modulates as required to maintain the space temperature at the minimum setpoint. The occupants perceive the system to be a constant air volume system. Comfort and indoor air quality is increased through constant air motion.

1.01 STAIRWAY PRESSURIZATION

- A. Stairwells are provided with pressurization fans.

1.02 ELEVATOR PRESSURIZATION

- A. Elevator shafts not provided with fire/smoke doors will be pressurized from roof level.

1.03 CONTROL SYSTEM

- A. Complete DDC control system including: electric wiring, thermostats to terminal units, night setback zones, building static pressure control, duct static pressure control, economizer control all associated interlock wiring, and building time clock.

1.04 DESIGN PARAMETERS

- A. The following criteria shall apply to the project:
 - 1) The building will be steel and concrete construction
 - 2) The lighting and equipment load will be no greater than 3.0 watts per square foot.
 - 3) The building occupancy will not exceed 1 person per 140 square feet.
 - 4) The ventilation rate is based at 20 cfm per person.

1.05 COORDINATION

- A. Coordination of Trades: Compare the mechanical drawings and mechanical specifications with all of the drawings and all of the specifications for the complete job and report any discrepancies to the Architect. Obtain written instructions from the Architect for changes required as a result of such discrepancies. The Mechanical work shall be installed in cooperation with other trades. Before installation, make provisions to avoid interferences.
- B. Slots, chases, and openings through floors, walls, ceilings, and roofs as required will be provided by the various trades, but the trade requiring them shall see that they are installed and properly located, and shall be responsible for any cutting and patching caused by their omission or improper location.
- C. Anchor bolts, sleeves, inserts and supports that are required shall be furnished and installed under the same section of the specifications as the respective items to be anchored, sleeved or supported.

1.06 SUBMITTALS

- A. General: Prepare equipment drawings, product data, and a list of specification items, stating the manufacturer and catalog number for each item selected. Materials and equipment shall be in accordance with the contract drawings and specifications. Submit on the following items.
 - 1. All equipment items listed in schedules on the drawings.
 - 2. Fire/smoke dampers.
 - 3. Automatic dampers.
 - 4. Valves.

5. Hydronic piping specialties.
 6. Plumbing specialties.
 7. Air filters.
 8. Temperature Regulation and Building Automation System, Materials and Diagram
- B. Submittal review: Engineer's review does not relieve Contractor of responsibility for providing complete controls, wiring, components, and the like, required for complete operating mechanical systems.

1.07 DRAWINGS

- A. The mechanical drawings show the general arrangement of piping, ductwork, equipment, and appurtenances. The drawings shall be followed as closely as actual building construction and the work of other trades permit. The mechanical work shall conform to the requirements shown on all of the drawings. Mechanical drawings are diagrammatic and do not show all offsets, fittings, and accessories which may be required
- B. Layout drawings by the contractor: Prepare detail layout drawings to a scale equal to or larger than the contract drawings for all piping and sheet metal work in Mechanical and Fan Rooms and in other areas where the work is of sufficient complexity to warrant additional detailing. Prepare these drawings on tracings of the same size as the contract drawings and submit with each set for the Owner's record drawings.
- C. Record drawings: Each subcontractor shall maintain an up-to-date set of record construction drawings in compliance with the requirements of Division 1. Such sets of record drawings shall be kept at all times on the jobsite and shall be available for reference by the Architect. Record drawings shall accurately show changes in pipe or duct locations.
- D. Project Closeout: Submit to the Architect the following, prior to final system check-out.
1. Completed record drawings.
 2. Written notice of completion, certifying that work on each system has been completed per requirements of contract documents, all required testing is completed and that all systems and controls are operational.
 3. Record drawings: Include any detailed layout drawings prepared by the contractor in record drawing information submittal to the Architect.

1.08 OPERATION AND MAINTENANCE MANUALS

- A. Scope: Provide Mechanical Operation and Maintenance Manuals for all mechanical equipment and systems in the project.
- B. General: Provide three finished copies of manuals. The completed manuals shall be

delivered to the Owner at least one month prior to scheduled completion of the project or starting of major equipment, whichever is sooner.

- C. Arrangement: Information contained in the manuals shall be neatly organized in three-ring binders with vinyl covered hardboard covers. Covers shall be imprinted with the name of the job, Owner, Engineer, Contractor and the year of completion. Each copy shall have a typewritten index and tabbed dividers between equipment categories. The manual information shall be grouped in an orderly arrangement under basic categories; i.e., Plumbing Equipment, Plumbing Fixtures, Heating Equipment, Cooling Equipment, Air Distribution Equipment, and Temperature Control Equipment, as a minimum. The preliminary copy shall comply with all requirements.
- D. Contents of Manuals: Manuals shall contain all information needed to operate and maintain all systems and equipment provided in the project. It shall be presented and arranged in a logical manner for efficient use by the Owner's operating personnel. The information provided shall include, but not be limited to, the following.
1. Equipment manufacturer, make, model number, size, etc.
 2. Supplier's name, address, phone, and reference order numbers.
 3. Equipment nameplate data of major items.
 4. Dimensional and performance data for specific unit provided.
 5. Manufacturer's recommended operating instructions as appropriate.
 6. Manufacturer's recommended lubrication and servicing data, including frequency of service, type of service, and description of lubricants required.
 7. Complete parts list including reordering information, recommended spares and anticipated useful life (if appropriate).
 8. Copies of warranties.
 9. Wiring diagrams.
 10. Recommended "turn around" cycles.
 11. Inspection procedures.
 12. Shop drawing and product data.
 13. Description of system configuration and operation including component identification and interrelations. A master control schematic drawing(s) will normally be required for this purpose.

1.09 QUALITY ASSURANCE

- A. All work shall comply with the governing ordinances of the local jurisdiction and applicable Codes of the State of Washington.
- B. Comply with the most recently published versions of the following codes as amended by the City of Seattle:

International Building Code 2003

International Mechanical Code 2003
International Fire Code 2003
Washington State Energy Code
Uniform Plumbing Code
National Electric Code

1.10 BALANCING AND TESTING

- A. Balancing of air conditioning and ventilating systems will be done after the systems are substantially completed and shall be performed by the Mechanical Contractor.

1.11 INSTRUCTION FOR OWNER'S REPRESENTATIVES

- A. Following initial operation of all mechanical equipment and prior to acceptance of the mechanical work, the Contractor shall conduct demonstrations of equipment operation and instruction periods for the Owner's representatives.

- B. Duration of instruction periods:

Plumbing	½ day
Heating Systems	½ day
AC Systems	1 day
Temperature Control/EMS System	2 days

PART 2 PRODUCTS

2.01 MATERIAL AND EQUIPMENT

- A. Provide and install products of recognized manufacturers regularly engaged in the production of latest and best standard design materials and equipment.
1. Contractor is responsible for ensuring equipment is complete with fittings, trimmings, and parts necessary for complete operating installations.
- B. Provide high quality materials, products, and equipment in accordance with governing codes, ordinances, and best current practices.

PART 3 EXECUTION

3.01 PREPARATION

- A. Protection: Protect surrounding areas and surfaces to prevent damage.
- B. Obtain roughing-in dimensions for equipment from approved Shop Drawings or actual

equipment measurements.

3.02 INSTALLATION

- A. Install the work in accordance with Quality Assurance provisions, specifications, Drawings, and manufacturer's instructions. Where these conflict, the more stringent requirements govern.
- B. In laying out piping, allow space for maintenance. Carefully plan work and use proper fittings to ensure maximum headroom. Owner reserves the right to require removal and replacement of work that uses excessive space in cases where the construction varies significantly from what is shown on the plans.
- C. Keep openings in pipes, ducts, and equipment closed during construction.
- D. Install equipment requiring periodic servicing or repairs so it is readily accessible.

3.03 PROTECTION

- A. Properly protect equipment during and between the various operations of preliminary checkout, piping connections, electrical hookup, painting, and final testing. Cover equipment to the extent necessary to prevent foreign materials from contaminating the mechanisms or finishes.

3.04 COMMISSIONING AND OPERATIONAL TESTS

- A. Prior to the inspection to determine substantial completion, the Contractor shall put all mechanical systems into service and check that work required for that purpose has been done, including but not limited to the following condensed check list.
 - 1. Correct rotation of motors and ratings of overload heaters are verified.
 - 2. Specified filters are installed and spares on hand when specified.
 - 3. All equipment has been started, checked, lubricated and adjusted in accordance with the manufacturer's recommendations.
 - 4. Each individual manufacturer's equipment start-up report (generally included in the equipment package) has been completed and transmitted to the Architect.
 - 5. All equipment has been cleaned and damaged painted finishes have been touched-up.
 - 6. Damaged fins on heat exchangers have been combed out. Missing or damaged parts have been replaced.
 - 7. Flushing and cleaning of piping systems has been done and water treatment equipment has been installed and is operating correctly.
 - 8. Equipment labels, pipe marker labels, and valve tags are installed.
 - 9. Test and balance work is complete.

10. Automatic control setpoints are as designated and performance of control system checks out to agree with the sequence of operation.
11. Operation and Maintenance Manuals have been delivered and instructions to operating personnel have been made.
12. Building will be pursuing a LEED Silver certification which will require LEED commissioning.

END OF SECTION

SECTION 15410

PLUMBING/PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Pipe and fittings for domestic or potable water, sanitary sewer, and storm water drainage service.
- B. This section covers service within the building and to 5 feet outside the building.
- C. Miscellaneous piping for instruments, testing, and temporary services. Make same as for the connecting service if not otherwise specified.
- D. Services covered under this section:

{PRIVATE }SYMBOL	SERVICE	DESIGN PRESSURE (PSIG)	DESIGN TEMP. (°F)
CW	Domestic Cold Water	175	50
HW	Domestic Hot Water	175	120/140
HWC	Domestic Hot Water Circulating	175	120/140
SS (W)	Sanitary Sewer (Waste)	10	120
RL	Rainwater Leader	10	32
SD	Storm Drain	10	40

V, VTR	Vents for Sanitary Sewer	10	Ambient
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PART 2 PRODUCTS

2.01 DOMESTIC COLD AND HOT WATER (CW, HW, HWC) - ABOVE GRADE

A. Copper pipe, fittings, and joints: Anaconda, American Brass Co., Nibco, Inc., Mueller Brass Co.

1. Pipe: Type L hard-drawn seamless copper, water tube, ASTM B 88.
2. Fittings: Wrought-copper solder joints fittings, ANSI B16.22 and ASTM B 75. Cast bronze may be used for fittings not available in wrought copper.
3. Unions: Wrought-copper and solder joint unions with copper seats, ANSI B16.22 and ASTM B 75.
4. Flanges: Class 125 cast-bronze solder joint flanges, flat faced, ASTM B 584, 175 lb WOG @ 150° F. Furnish flanges factory-faced, drilled, and spot-faced.
5. Joints: Soldered. Flanged at flanged equipment connections and flanged valves.
6. Solder: 95-5 tin antimony, 95.5/4 tin/copper, 91.5/5/3.5 tin/antimony/copper per ASTM B 32-89, Grade 50A, Alpha Metals, Inc., Anchor Alloys Inc., Kester Solder Co., Harris, Engelhard, or approved.
7. Gaskets: Full face type for flat face flanges. Furnish gaskets factory cut and punched of 1/16 inch thick compressed nitrile bonded asbestos-free fiber, 1450 lb @ 750° F, Richard Klinger, Inc., Crane Packing Co., Garlock Co., or approved.
8. Bolting: Silicon bronze hex-head cap screws with regular hex nuts.

2.02 SANITARY SEWER, STORM DRAIN, AND ASSOCIATED VENT PIPING (SS (W), SD, V) - BELOW GRADE

A. Cast-iron soil pipe and fittings.

1. Pipe: CISPI 301, service weight, cast-iron soil pipe, bituminous coated, hubless type.
2. Fittings: CISPI 301, service weight, hubless type; bituminous coated.

3. Joints: Neoprene gaskets and stainless steel clamp-and-shield assemblies, ASTM C-564, CISPI 310.
- B. Provide factory fabricated transition coupling or adapter gasket at interface between building cast-iron piping and site piping.
- 2.03 SANITARY SEWER AND VENT PIPING (SS (W), V, VTR) - ABOVE GRADE
- A. Use either B or C consistently throughout project for a given size range of piping.
- B. Cast-iron soil pipe and fittings.
1. Pipe: CISPI 301, service weight, cast-iron soil pipe, bituminous coated, hubless type.
 2. Fittings: CISPI 301, service weight, hubless type; bituminous coated.
 3. Joints: Neoprene gaskets and stainless steel clamp-and-shield assemblies, ASTM C-564, CISPI 310.
- C. Copper pipe system:
1. Pipe: 1-1/2" maximum: Type DWV copper tubing, ASTM B306.
 2. Fittings: Wrought copper solder joint drainage fittings, ANSI B16.29 or cast bronze solder joint drainage fittings, ANSI B16.23. Solder per domestic water specification.
- 2.04 STORM DRAIN AND RAINWATER LEADER PIPING (SD, RL) - ABOVE GRADE
- A. Cast-iron soil pipe and fittings.
1. Pipe: CISPI 301, service weight, cast-iron soil pipe, bituminous coated, hubless type.
 2. Fittings: CISPI 301, service weight, hubless type; bituminous coated.
 3. Joints: Neoprene gaskets and stainless steel clamp-and-shield assemblies, ASTM C-564, CISPI 310.
- 2.05 CHILLED AND CONDENSER WATER PIPING (CHWS,CHWR,CWS,CWR)
- A. Black Steel pipe, fittings, and joints (all sizes)

1. Pipe material: Black steel, ASTM A 53, Grade A or B, electric resistance welded or ASTM A106 seamless.
 2. Weight and ends: 1/4 inch through 10 inches, Schedule 40. 12 inches and larger, Schedule 40S (0.375" thickness). Thin wall pipe acceptable for roll-grooved-end pipe: 2 inch to 6 inch: Schedule 10.
 3. Fittings: 2 inches and smaller, Class 150 malleable iron, threaded, ASTM A 197, ANSI B16.3. 2-1/2 inches and larger, Standard weight seamless steel butt welding, ASTM A 234 Grade WPB; dimensions to ANSI B16.9 and B16.10. Weldolets, Thredolets, Sockolets, or as approved may be used where branch pipe size is less than or equal to half the main line size or Grooved end type, ductile iron, ASTM A 536 or malleable iron, ASTM A 47, with EPDM gasket. Victaulic or approved.
 4. Unions: Class 150 malleable iron, brass seat, threaded, ASTM A 197, ANSI B16.3, 150-lb. SWP @ 366°F., 300-lb WOG @ 150°F.
 5. Flanges: Class 150 slip-on or welding neck forged steel flanges with raised face, ASTM A 181-1 or A 105-1, ANSI B16.5, 150-lb WP @ 500°F, 255-lb. WP @ 150°F. Use flat-faced flanges when mating steel flanges to cast iron flanges. Slip-on flanges: Double fillet weld.
 6. Joints: 2 1/2 inches and smaller, threaded or grooved; 3 inches and larger, welded, flanged, or grooved.
 7. Thread lubricant: Teflon tape or pipe dope.
 8. Gaskets: Ring type for raised face flanges and full-face type for flat face flanges. Furnish gaskets factory cut and punched of 1/16 inch thick compressed nitrile bonded asbestos-free fiber, 1000-lb. @ 700°F., Garlock Co., or approved.
 9. Bolting: Carbon steel hex-head machine bolts and hex nuts, ASTM A 307, Grade A bolt, ASTM A563 nut or continuous thread stud bolts and hex nuts, ASTM A193B7 stud, ASTM A1942H nut.
- B. Copper pipe, fittings, and joints: Anaconda, American Brass Co., Nibco, Inc., Mueller Brass Co.
1. Pipe: 1/4 inch through 4": Type L hard-drawn seamless copper, water tube, ASTM B 88.
 2. Fittings: Wrought-copper solder joints fittings, ANSI B16.22 and ASTM B 75. Cast bronze may be used for fittings not available in wrought copper.

3. Unions: Wrought-copper and solder joint unions with copper seats, ANSI B16.22 and ASTM B 75.
4. Flanges: Class 125 cast-bronze solder joint flanges, flat-faced, ASTM B 584, 175-lb WOG @ 150° F. Furnish flanges factory-faced, drilled, and spot-faced.
5. Joints: Soldered, sweat, or threaded. Flanged at flanged equipment connections and flanged valves. Grooved end or Victaulic joint connections also may be approved by mechanical engineer.
6. Solder: 95-5 tin antimony, 95.5/4 tin/copper, 91.5/5/3.5 tin/antimony/copper per ASTM B 32-89, Grade 50A, Alpha Metals, Inc., Anchor Alloys Inc., Kester Solder Co., Harris, Engelhard, or approved.
7. Gaskets: Full-face type for flat face flanges. Furnish gaskets factory cut and punched of 1/16 inch thick compressed nitrile bonded asbestos-free fiber, 1000 lb @ 700° F, Richard Klinger, Inc., Crane Packing Co., Garlock Co., or approved.
8. Bolting: Silicon bronze hex-head cap screws with regular hex nuts.

PART 3 EXECUTION

3.01 TESTING

- A. Hydrostatic test as specified in Section 15060, before disinfection.

3.02 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM

- A. Sterilize all water piping, using 50 ppm chlorine concentration; per Seattle-King County Health Department regulations; 8 hour contact time; open all valves several times during contact period; followed by flushing with clean water until residual chlorine is less than 0.2 ppm.

END OF SECTION

SECTION 15510

HYDRONIC PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Water piping for heating, cooling, and other nonpotable water services as identified below.
- B. Miscellaneous piping for drains, vents, instrument connections and temporary services. Make the same as for the connecting service if not otherwise specified.
- C. Services covered under this section:

SYMBOL	SERVICE	DESIGN PRESSURE (PSIG)	DESIGN TEMP. (°F)
CHWS	Chilled Water Supply	175	42
CHWR	Chilled Water Return	175	54
CWS	Condenser Water Supply	175	85
CWS	Condenser Water Return	175	95
HWS	Heating Water Supply	175	170
HWR	Heating Water Return	175	140
C	Condensate	10	Ambient

1.02 QUALITY ASSURANCE

- A. Welding materials and procedures: Section 15060 - General Piping Requirements.
- B. Welder's certification: Section 15060.

PART 2 PRODUCTS

2.01 CHILLED AND CONDENSER WATER PIPING (CHWS,CHWR,CWS,CWR)

- A. Black Steel pipe, fittings, and joints (all sizes)
 1. Pipe material: Black steel, ASTM A 53, Grade A or B, electric resistance welded or ASTM A106 seamless.
 2. Weight and ends: 1/4 inch through 10 inches, Schedule 40. 12 inches and larger, Schedule 40S (0.375" thickness). Thin wall pipe acceptable for roll-grooved-end pipe: 2 inch to 6 inch: Schedule 10.

3. Fittings: 2 inches and smaller, Class 150 malleable iron, threaded, ASTM A 197, ANSI B16.3. 2-1/2 inches and larger, Standard weight seamless steel butt welding, ASTM A 234 Grade WPB; dimensions to ANSI B16.9 and B16.10. Weldolets, Threadolets, Sockolets, or as approved may be used where branch pipe size is less than or equal to half the main line size or Grooved end type, ductile iron, ASTM A 536 or malleable iron, ASTM A 47, with EPDM gasket. Victaulic or approved.
4. Unions: Class 150 malleable iron, brass seat, threaded, ASTM A 197, ANSI B16.3, 150-lb. SWP @ 366°F., 300-lb WOG @ 150°F.
5. Flanges: Class 150 slip-on or welding neck forged steel flanges with raised face, ASTM A 181-1 or A 105-1, ANSI B16.5, 150-lb WP @ 500°F, 255-lb. WP @ 150°F. Use flat-faced flanges when mating steel flanges to cast iron flanges. Slip-on flanges: Double fillet weld.
6. Joints: 2 1/2 inches and smaller, threaded or grooved; 3 inches and larger, welded, flanged, or grooved.
7. Thread lubricant: Teflon tape or pipe dope.
8. Gaskets: Ring type for raised face flanges and full-face type for flat face flanges. Furnish gaskets factory cut and punched of 1/16 inch thick compressed nitrile bonded asbestos-free fiber, 1000-lb. @ 700°F., Garlock Co., or approved.
9. Bolting: Carbon steel hex-head machine bolts and hex nuts, ASTM A 307, Grade A bolt, ASTM A563 nut or continuous thread stud bolts and hex nuts, ASTM A193B7 stud, ASTM A1942H nut.

B. Copper pipe, fittings, and joints: Anaconda, American Brass Co., Nibco, Inc., Mueller Brass Co.

1. Pipe: 1/4 inch through 4": Type L hard-drawn seamless copper, water tube, ASTM B 88.
2. Fittings: Wrought-copper solder joints fittings, ANSI B16.22 and ASTM B 75. Cast bronze may be used for fittings not available in wrought copper.
3. Unions: Wrought-copper and solder joint unions with copper seats, ANSI B16.22 and ASTM B 75.
4. Flanges: Class 125 cast-bronze solder joint flanges, flat-faced, ASTM B 584, 175-lb WOG @ 150° F. Furnish flanges factory-faced, drilled, and spot-faced.
5. Joints: Soldered, sweat, or threaded. Flanged at flanged equipment connections and flanged valves. Grooved end or Victaulic joint connections also may be approved

by mechanical engineer.

6. Solder: 95-5 tin antimony, 95.5/4 tin/copper, 91.5/5/3.5 tin/antimony/copper per ASTM B 32-89, Grade 50A, Alpha Metals, Inc., Anchor Alloys Inc., Kester Solder Co., Harris, Engelhard, or approved.
7. Gaskets: Full-face type for flat face flanges. Furnish gaskets factory cut and punched of 1/16 inch thick compressed nitrile bonded asbestos-free fiber, 1000 lb @ 700° F, Richard Klinger, Inc., Crane Packing Co., Garlock Co., or approved.
8. Bolting: Silicon bronze hex-head cap screws with regular hex nuts.

2.02 CONDENSATE PIPING

A. Copper pipe and fittings.

1. Pipe material: Type DWV copper tubing, ASTM B306.
2. Fittings: Wrought copper solder joint drainage fittings, ANSI B16.29 or cast bronze solder joint drainage fittings, ANSI B16.23.
3. Solder: Per domestic water specification.

PART 3 EXECUTION

3.01 TESTING

- A. Hydrostatically test piping in accordance with Section 15060.

3.02 CLEANING

- A. Flush system to remove oil and pipe cuttings with a mixture of water and trisodium phosphate, 1 lb for each 50 gallons of water, circulate for 2 hours, then drain and flush with clean water under pressure to remove traces of detergent. Remove strainer baskets and screens, clean thoroughly, and replace.

King County Staff requests excluded in the GMP are listed below as alternates:

- DDC compatibility is not guaranteed as same County system (Siemens) If Siemens is required for 100% compatibility, cost increase will be \$125,000.
- Hot water and chilled water systems will be primary/secondary flow with a secondary variable flow. \$149,000 cost increase to include this feature. This may impact LEED negatively
- Chillers will have 100% redundancy. \$530,000 cost increase to include this feature. Roof

space may not be available.

- Chillers will be York or equal. York is an additional \$140,000.
- Boilers will be Cleaver Brooks (fire tube) or equal. Cleaver Brooks is an additional \$94,000.
- Cooling capacity for 72 deg at 83 deg outside air and heating capacity for 72 deg at 17 deg outside air. This design is an additional \$135,000 and impacts floor efficiency with larger shafts, more roof area, etc...
- Switch gear, fuel tank, generator, lighting system, boilers and chillers will have Modbus interface with DDC. If Siemens, we would assume this is included in upgrade noted above.
- Chemical testing listed Garrett Callahan, add \$35,000 for this vendor.

END OF SECTION

ATTACHMENT B

SECTION 15310

FIRE PROTECTION SPRINKLER AND STANDPIPE SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Provide design and construction of a complete design-build automatic fire protection sprinkler system. The sprinkler system shall extend throughout the building including combustible overhangs. The parking garage shall be fully protected per Seattle's requirements. It is the contractor's responsibility to verify and comply with all applicable city codes and ordinances. In case of any conflict with drawings or specifications, the codes and ordinances shall govern.
2. Shop drawings, hydraulic calculations, material submittals, test reports and certificates, operation and maintenance manuals, as-built drawings.

1.2 REFERENCES

- A. National Fire Protection Association, NFPA 13, Installation of Sprinkler Systems
- B. National Fire Protection Association, NFPA 14, Standpipe and Hose Systems
- C. 2004 International Building Code (IBC)
- D. Underwriters Laboratories (UL)

PART 2 - PRODUCTS

2.1 MATERIALS

- A. All materials and equipment to be new UL listed, pressure rated for system pressures, and shall be in accordance with NFPA 13 and the City of Seattle requirements.

2.2 PIPE AND FITTINGS

- A. Pipe: Provide pipe in accordance with NFPA 13, as applicable for the type of system or

application.

- B. Fittings: Provide sizes and types matching pipe, valves, and equipment connections. Fittings shall be threaded, fit socket, grooved, or flanged.
- C. Pipe used for dry pipe sprinkler systems shall be schedule 10 or schedule 40.

2.3 PIPE HANGERS AND SUPPORTS

- A. Support and seismically restrain the fire protection piping with UL listed hangers and support devices. The design, selection, spacing, restraining, and anchors shall be in accordance with NFPA 13.

2.4 VALVES

- A. All fire protection valves shall be UL listed for fire protection use. Valves shall be threaded, grooved, or flanged, and shall be provided for the correct application and pressure rating as required.

2.5 CHECK VALVES

- A. All check valves shall be UL listed swing type check valves with replaceable seat. Valves shall be threaded, grooved, wafer, or flanged, and shall be provided for the correct application and pressure rating as required.

2.6 SPRINKLER HEADS

- A. All sprinkler heads shall be quick response type. Temperature rating shall be in accordance with NFPA 13.
- B. Sprinkler heads in unfinished areas to be upright or pendent with brass finish.
- C. Sprinkler heads in finished ceiling areas to be recessed with chrome finish and or painted escutcheon.
- D. Provide a metal cabinet containing a stock of spare sprinklers and head wrenches in accordance with NFPA 13. Locate the cabinet in the fire sprinkler riser room.

2.7 VALVE SUPERVISORY SWITCHES

- A. All control valves in the fire protection piping shall be supervised. Supervisory switches shall be furnished and installed by this contractor and wired by the Electrical Contractor. Valves without built in supervisory switches shall be provided with Potter Electric supervisory switches.

2.8 WATERFLOW SWITCHES

- A. All waterflow and pressure alarm switches shall be furnished and installed by this contractor and wired by the Electrical Contractor.
- B. Wet pipe waterflow alarm switches to be Potter VSR-F.
- C. Dry pipe pressure alarm switches to be Potter PS 10-2.
- D. Dry pipe high/low air alarm switches to be Potter PS 40-2.

2.9 ACCESS DOORS

- A. Provide wall or ceiling access doors in finished areas for the access to concealed equipment. Coordinate locations with the architect before installation.
- B. All access doors provided shall be compatible with the type of construction to be installed in. Access doors in fire rated assemblies shall be rated to maintain the rated assembly.

2.10 SLEEVES

- A. Provide sleeves around all piping passing through masonry, CMU, concrete walls and floors.
- B. This contractor is responsible for the timely placement of sleeves in construction. If sleeves are not placed during construction, permission shall be obtained before any core drilling is performed.
- C. Sleeves shall be sized in accordance with NFPA 13.

2.11 FIRESTOPPING

- A. Provide a classified UL firestopping system of all pipe penetrations through fire rated assemblies in accordance with the City of Seattle building inspector.

2.12 FIRE HOSE VALVES

- A. Standard Hose Valves: 2 ½ inch, cast brass finish, angle pattern, with hose threads, cap with 1/8 inch hole, and chain.

2.13 DRY PIPE VALVES

- A. The dry valve is to be Reliable Model D or equal. Include pressure alarm switch, high/low

air switch, and other all necessary trim and devices.

2.14 AIR COMPRESSOR

- A. Provide a tank mounted fire sprinkler system air compressor sized in accordance with NFPA 13. Coordinate electrical wiring requirements with the electrical contractor.

2.15 ELEVATOR MACHINE ROOMS

- A. Elevator machine rooms, shafts, and pits are to be protected in accordance with the state elevator inspector's guidelines.

PART 3 - EXECUTION

3.1 PIPING INSTALLATION

- A. General: The contractor shall provide all piping system components in accordance with NFPA 13, the City of Seattle, and the intent of the drawings and specifications to provide a complete automatic sprinkler and standpipe system.
- B. Piping shall be properly supported and worked in place without springing or forcing. All changes in directions shall be made with fittings, except special conditions that require bending of pipe will be permitted in accordance with NFPA 13.
- C. Concealed and Exposed Pipe: All piping in finished areas to be concealed when practical. Exposed piping shall be neatly installed in an orderly manner and run parallel or perpendicular to the building lines.
- D. Provide all test and drain lines, pressure gauges, signs, and other such standard appurtenances as required for a complete installation in accordance with NFPA 13.

3.2 TESTS AND INSPECTIONS

Tests and inspections required by the City of Seattle shall be arranged and paid for by the fire protection contractor.

The fire protection piping shall be hydrostatically tested at 200 PSI and shall maintain that pressure without loss for two hours. Loss shall be determined by a drop in gauge pressure or visual leak. Portions of systems normally subjected to working pressures in excess of 150 PSI shall be tested as described above at a pressure of 50 PSI in excess of normal working pressure.

When hydrostatic and all other tests have been performed, a completed Contractor's Material and

Test Certificate is to be provided.

END OF SECTION 15550

ATTACHMENT C

SECTION 16000

PRELIMINARY ELECTRICAL OUTLINE

1.01 SERVICE AND DISTRIBUTION

ELECTRICAL UTILITY SERVICE ENTRANCES

- A) **KING COUNTY OFFICE BUILDING:** A reliable utility “network” transformer vault located in the building will supply power for two (2) services, one 4,000 ampere and one 2,000 ampere, 480Y/277 volt. These are estimated service sizes based on a typical “high-rise” mechanical system. These services do not include power for a data center.
- B) The base building electrical system shall be designed to support an average electrical load of 16.0 watts/sf, based on 300,000 gsf. The office building garage levels work out to an average of 4.5 watts/sf, based on 56,000 gsf.
- C) **STRUCTURED PARKING GARAGE:** The 9-story garage building will be fed by Seattle City Light via their 208Y/120 volt “spot” network. A transformer vault and/or transformer will not be utilized. The parking garage will have a 1,000 ampere, 208Y/120 volt service.
- D) The structured parking garage electrical system shall be designed to support an electrical load of 1.4 watts/sf, based on 244,000 gsf.

POWER DISTRIBUTION

Provide the following distribution systems in the facility:

- A) 480Y/277 volt normal power.
- B) 208Y/120 volt normal power.
- C) Emergency power via diesel generator set.
- D) Legally Required Standby (per code) power via generator set.
- E) Provide electrical spaces or rooms specifically dedicated to electrical equipment per NEC. No mechanical, plumbing or architectural appurtenances not specifically related to the electrical space shall be installed in the electrical spaces.
- F) Lighting shall be powered from the 480Y/277 volt system where practical and allowed by code.
- G) Provide convenience receptacles in each mechanical room, electrical room, storage room, and telephone MDF & IDF room.
- H) Electrical rooms will be sized for the initial shell and core electrical installation and allow for future tenant improvement additions of transformers & panelboards.

Coordinate with mechanical contractor for ventilation requirements and automatic ventilation controls in all electrical rooms.

- I) Code required receptacles for mechanical and conveyance systems will be provided.
- J) Transient voltage surge suppression will be provided in each of the two main electrical switchboards.
- K) The lighting system shall comply with the latest Seattle Energy codes and IESNA recommendations.
- L) The distribution system shall include the following:
 - 1) One electrical room per floor.
 - 2) Each floor will be served by a single, surface mounted 400 amp, 480Y/277 volt panelboard, one (1) - 112.5 kVA, K-13 rated transformer, and one (1) - 350 amp, 208Y/120 volt panelboard. The 208Y/120 volt panelboard will be of sufficient ampacity to allow additional panelboards to be added as circuit capacity is needed for future tenant loads and distribution.
 - 3) Rooftop mechanical and elevator loads will be fed from a separate electrical panelboard.
 - 4) Emergency and Legally Required Standby (per code) loads will be supplied through a common generator and distributed through separate Automatic Transfer Switches.
 - 5) Controls and switching for the life safety generator will be accommodated in the building design.

1.02 TELECOMMUNICATIONS/SPECIAL ELECTRICAL SYSTEMS

TELECOMMUNICATIONS NARRATIVE

- A) **KING COUNTY OFFICE BUILDING:** A total of four (4) – 4” underground conduits will be installed to the Main Telecommunications (MDF) room from the nearest serving utility interface point. Two (2) of these conduits will be supplied from the north end of the building and the remaining two (2) will be supplied from the south end of the office building. This is based on the serving utility providing interface points at these locations. These conduits will be for telephone, fire alarm, and security use. The additional twenty (20) conduits requested by Hanker are excluded and cost approximately \$250,000 to add.
- B) **PARKING GARAGE BUILDING:** A single 4” underground conduit will be installed to the Parking Garage’s Demarcation location from the nearest serving utility interface point. This conduit will be for telephone, fire alarm, and security use.

SPECIAL SYSTEMS NARRATIVE

- A) **ACCESS CONTROL SYSTEM OFFICE BUILDING:** Card readers shall be provided at the main entrance to the building, in all elevators, and at all underground parking level entrances and exits. Raceways only for the access control system shall be provided in the office building stairwells on each floor. The access control, shell and core "base" system shall have the capability to be expanded for future tenant improvements. The system shall allow for single point control of the entire system. The system shall be coordinated with the fire alarm and elevator systems and the locking hardware provider. The Structured Parking Garage shall include an access control system at entries and exits.
- B) **SECURITY (CCTV) SYSTEM OFFICE BUILDING:** Provide a "base" shell and core closed circuit television (CCTV) system. The system shall have the capability to be expanded for future tenant improvements. CCTV cameras will be provided at the main entrance to the building, in the main lobby, at the roof access door(s), at the loading dock, and at all garage level entrances and exits. These cameras shall be connected back to a central monitoring location within the building.
- C) **SECURITY (CCTV) SYSTEM STRUCTURED PARKING GARAGE:** Provide a "base" closed circuit television (CCTV) system. CCTV cameras will be provided at all entrances and exits to the garage and at all elevator lobbies. These cameras shall be connected back to a central monitoring location. The system shall have the capability to add additional cameras.
- D) **ARCHITECTURAL LIGHTING:** An allowance for feature lighting has been provided at this time. Fixture types will be determined as the design develops.
 - 1) Canopy lighting at 5th Avenue
 - 2) Indoor/Feature lighting shall be provided in the building lobby.
 - 3) Main entryway and feature wall lighting shall be integrated with the building lighting control panel.

1.03 GENERAL PROVISIONS

GENERAL SHELL AND CORE:

- A) **Project Design:** Provide complete electrical design, including (where applicable):
 - 1) Power and Lighting device layout and circuiting.
 - 2) Mechanical device coordination and circuiting.
 - 3) Complete load calculations.
 - 4) Fault current calculations.
 - 5) Energy Calculations.
 - 6) Procure available SCL rebates.
- B) **CODES:** Comply with:
 - 1) City of Seattle Electrical Code Supplement.

- 2) Seattle Energy Code.
 - 3) National Electrical Code, latest edition.
 - 4) The City of Seattle Plan Review Requirements.
 - 5) NFPA 110-Standard for emergency and standby power systems.
- C) PERMITS: The Electrical Contractor shall obtain and pay for permits.
- D) CONSTRUCTION:
- 1) Perform the electrical construction work as described in the drawings and specifications.
 - 2) Contractor shall visit site prior to bidding. Bids shall serve as evidence of knowledge of visible existing conditions.
- E) SUBMITTALS:
- 1) Submittal Package: Submit one complete package with the following data:
 - a) Equipment identification numbers as shown on the drawings.
 - b) Manufacturers' names and addresses.
 - c) Catalog numbers and trade names.
 - d) Detailed description and/or catalog cuts; highlight all significant information such as voltage, current (or wattage), dimensions and colors, if applicable.
 - 2) Required Submittals: Provide descriptive data on the following (as applicable):
 - a) Circuit breakers
 - b) Switchboards/Panelboards
 - c) Transformers
 - d) Receptacles
 - e) Motor Starters
 - f) Control Devices
 - g) Lighting Fixtures
 - h) Other devices as identified by the building engineer and/or building owner.
- F) PROJECT CLOSE-OUT:
- 1) Leave project clean and free of electrical debris.
 - 2) Demonstrate to Owner satisfactory performance of electrical equipment and satisfactory workmanship.

- 3) Present Owner with a Certificate of Compliance from Electrical Inspector.
- 4) Provide accurate "as built" reproducible drawings to Owner, including panel circuit directories. All as-builts shall be produced in AutoCAD 2002.

MECHANICAL/ELECTRICAL COORDINATION:

- A) Check mechanical drawings and specifications to ensure proper location and electrical characteristics of outlets serving mechanical equipment. Confer with Mechanical Contractor to determine requirements of equipment furnished. All power wiring shall be provided under Division 16, Electrical. Except as furnished with equipment, motor starters, protective devices, and other means of operation shall be furnished under Division 16, Electrical. All control wiring shall be provided by Division 15.

GUARANTEE:

- A) The Electrical Contractor shall guarantee all electrical work for a period of two years from date of substantial completion, and shall repair or replace any materials or equipment identified as defective during this period.

1.04 BASIC MATERIALS AND METHODS

- A) **GENERAL:** This section of specifications includes materials and installation requirements common to more than one system.

- B) **CONDUIT AND FITTINGS**

Shall be rigid steel (zinc-coated) conduit (GRS), rigid nonmetallic conduit (PVC), intermediate metal conduit (IMC), electrical metallic tubing (EMT), plastic coated rigid steel and IMC conduit, flexible metal conduit, liquid-tight flexible conduit, electrical non-metallic tubing (ENT), MC Cable, and PVC coated MC cable conforming to the following:

- 1) Rigid Steel Conduit (Zinc-Coated) (GRS): ANSI C80.1, UL 6.
- 2) Rigid Nonmetallic Conduit: (PVC) Type EPC-40 and EPC-80 in accordance with NEMA TC 2.
- 3) Intermediate Metal Conduit (IMC): UL 1242, zinc-coated steel only.
- 4) Electrical Metallic Tubing (EMT): UL 797, ANSI C80.3.
- 5) Plastic-Coated Rigid Steel and IMC Conduit: NEMA RN 1, Type 40 (40 mils thick).
- 6) Flexible Metal Conduit: UL 1.

- 7) Liquid-Tight Flexible Metal Conduit, Steel: UL 360.
- 8) Fittings for Metal Conduit, EMT, and Flexible Metal Conduit: UL 514B. Ferrous fittings shall be cadmium-coated or zinc-coated in accordance with UL 514B.
- 9) Fittings for Rigid Metal Conduit and IMC: Threaded-type, split couplings unacceptable.
- 10) Fittings for EMT: Steel compression type or set-screw.
- 11) Fittings for Rigid Nonmetallic Conduit: NEMA TC 3.

C) WIRES AND CABLES

Wires and cables shall meet applicable requirements of NFPA 70 and UL for type of insulation, jacket, and conductor specified or indicated.

- 1) Conductors: Conductors No. 8 AWG and larger diameter shall be stranded. Conductors No. 10 AWG and smaller diameter may be solid, except that conductors for remote control, alarm, and signal circuits, classes 1, 2, and 3, shall be stranded unless specifically indicated otherwise.
- 2) Minimum Conductor Sizes: Minimum size for branch circuits shall be No. 12 AWG; for Class 1 remote-control and signal circuits, No. 14 AWG; for Class 2 low-energy, remote-control and signal circuits; and No. 16 AWG for Class 3 low-energy, remote-control, alarm and signal circuits.
- 3) Color Coding: Provide for service, feeder, branch, control, and signaling circuit conductors. Conductors to be color coded throughout the project with the same color applying to the same phase throughout.
- 4) Color codes are as follows for the 208/120 volt, 3 phase, 4 wire systems:
 - a) A – phase – black
 - b) B – phase – red
 - c) C – phase – blue
 - d) Neutral – white; except where neutrals of more than one system are installed in the same raceway or box, other neutrals shall be white with colored (not green) stripe
 - e) Equipment Ground – green
 - f) Isolated Ground – green with yellow stripe
- 5) Color codes are as follows for the 480/277 volt, 3 phase, 4 wire system:
 - a) A – phase – brown
 - b) B – phase – orange

- c) C – phase – yellow
 - d) Neutral – gray
 - e) Equipment Ground green
- 6) Where these colors cannot be provided in the wire and cable insulation or jacket, color coding tape of the designated color shall be continuously applied in sufficient quantity to ensure permanency at all switchboards, panelboard, exposed terminals of other apparatus, conductor loops, and splices.
 - 7) Insulation: Unless specified or indicated otherwise or required by NFPA 70 power and lighting wires shall be 600-volt, Type THHN or XHHW.
 - 8) Bonding Conductors: ASTM B 1, solid bare copper wire for sizes No. 8 AWG and smaller diameter; ASTM B 8, Class B, stranded bare copper wire for sizes No. 6 AWG and larger diameter.
 - 9) Service Entrance Cables: Service Entrance (SE) and Underground Service Entrance (USE) Cables, UL 854.

PANELBOARDS

- 1) UL 67 and UL 50. Panelboards for use as service disconnecting means shall additionally conform to UL 869. Panelboards shall be bolt-on circuit breaker equipped. Design shall be such that individual breakers can be removed without disturbing adjacent units or without loosening or removing supplemental insulation supplied as means of obtaining clearances as required by UL. Panelboard locks shall be keyed same. Directories shall indicate load served by each circuit of panelboard. Directories shall also indicate source of service (upstream panel, switchboard, etc.) to panelboard. Type directories and mount in holder behind transparent protective covering.
- 2) Panelboard Buses: Bussing shall be copper or tin plated aluminum. Support bus bars on bases independent of circuit breakers. Main buses and back pans shall be designed so that breakers may be changed without machining, drilling, or tapping. Provide isolated neutral bus in each panel for connection of circuit neutral conductors. Provide separate ground bus identified as equipment grounding bus per UL 67 for connecting grounding conductors. In addition to equipment grounding bus, provide second "isolated" ground bus, where indicated.
 - a) Panelboard Neutrals for Non-Linear Loads: UL listed, and panelboard type shall have been specifically UL heat rise tested for use on non-linear loads. Panelboard shall be heat rise tested in accordance with UL 67, except with the neutral assembly installed and carrying 200 percent of the phase bus current during testing. Verification of the testing procedure shall be provided upon request. Two neutral assemblies paralleled together with cable are not acceptable. Nameplates for panelboard rated for use on non-linear loads shall be marked "SUITABLE FOR NON-LINEAR LOADS".

Provide a neutral label with instructions for wiring the neutral of panelboards rated for use on non-linear loads.

- b) Panelboards shall be Eaton, Square D, GE, Siemens, or equivalent.
- 3) Circuit Breakers: UL 489, bolt-on, thermal magnetic type having a minimum short-circuit current rating equal to the short-circuit current rating of the panelboard in which the circuit breaker shall be mounted. Breaker terminals shall be UL listed as suitable for type of conductor provided. Series rated circuit breakers and plug-in circuit breakers are unacceptable.
 - a) Multi-pole Breakers: Provide common trip-type with single operating handle. Breaker design shall be such that overload in one pole automatically causes all poles to open.
 - b) Maintain phase sequence throughout each panel so that any three adjacent breaker poles are connected to Phases A, B, and C, respectively.
 - c) Circuit Breakers shall be Eaton, Square D, GE, Siemens, or equivalent.
- E) ENCLOSED CIRCUIT BREAKERS
 - 1) UL 489. Individual molded case circuit breakers with voltage and continuous current ratings, number of poles, overload trip setting, and short circuit current interrupting rating as indicated. Enclosure type as indicated. Provide solid neutral.
 - 2) Enclosed Circuit Breakers shall be Eaton, Square D, GE, Siemens, or equivalent.
- F) FUSES
 - 1) NEMA FU 1. Provide complete set of fuses for each fusible switch. Time-current characteristic curves of fuses serving motors or connected in series with circuit breakers shall be coordinated for proper operation. Fuses shall have voltage rating not less than circuit voltage.
 - 2) Cartridge Fuses, Current Limiting Type (Class R): UL 198E, Class RK-5, time-delay type. Associated fuse holders shall be Class R only.
 - 3) Fuses shall be Bussman or approved equal.
- G) CABLE TRAYS
 - 1) NEMA VE 1. UL Classified E80034 Control No. 46B8; NEMA Class 8C and RB. Cable trays shall be constructed of Aluminum Alloy 6063-T6. Trays shall include connectors, splice and end plates, dropouts, rung caps and miscellaneous hardware. Edges, fittings, and hardware shall be finished free

from burrs and sharp edges. Fittings shall have not less than load-carrying ability of straight tray sections and shall have manufacturer's minimum standard radius, in no case less than 2".

- 2) Ceiling cable trays may be ladder or center spine type by Mono-Systems, B-Line, Husky, P.W. Industries, or approved equal. Square/rectangular cross rungs shall be spaced 6" o.c.

H) DRY TRANSFORMERS

- 1) General: Dry transformers shall be totally metal enclosed ventilated two winding type, with six 2-1/2 percent taps, 2-FCAN, 4-FCBN unless otherwise noted. Temperature rise shall be 150 or 115 degrees C and the transformer shall be rated and labeled for 10 percent continuous overload. Oversize or de-rated transformers not acceptable. Sound ratings shall not exceed NEMA Standards for nominal size indicated. Transformers shall be TP-1 rated unless they are feeding high harmonic loads. In this case they shall be K rated in accordance with the loads served.
- 2) Vibration Mounts: All transformers shall be provided with internal vibration isolators. Transformers rated 30kVA and larger shall be provided with external vibration isolators between the transformer and mounting surface.
- 3) Transformer Connections: Provide flexible conduit connections to transformer casing for primary and secondary feeders.
- 4) Dry Transformer shall be Eaton, Square D, GE, Siemens, or equivalent.

I) GROUNDING AND BONDING

- 1) Ensure that the conduit system is effectively grounded, and that bonding is obtained between conduits, boxes, and receptacles.
- 2) Utilize equipment grounding conductors in all branch circuit raceways for power and lighting.
- 3) Provide a separate grounding conductor in all flexible conduit.

J) LIGHTING FIXTURES

- 1) KING COUNTY OFFICE BUILDING
 - a) Building standard 2 x 4 fluorescent troffer lighting shall be Lightron 25G-2X4-232T unless otherwise indicated.
 - b) Restrooms will have Building standard 2 x 4 fluorescent lighting.
 - c) Hallways will have fluorescent downlights in public areas and surface mounted fluorescent wraparound fixtures in rated "back of house" corridors.
 - d) Stairwells will have 4' two lamp fluorescent surface mounted fixtures.

- e) Shipping / Receiving offices will have building standard 2 x 4 fluorescent troffer lighting.
 - f) Loading dock will utilize fluorescent lighting.
 - g) Exit lighting as required by Code.
 - h) All egress and emergency lighting shall be connected to the building's emergency system.
 - i) All fluorescent lighting will be equipped with electronic ballasts if applicable.
 - j) The lighting design shall comply with the latest Seattle energy code and IESNA recommendations.
- 2) PARKING GARAGE
- a) Parking areas will have 4' two lamp fluorescent fixtures.
 - b) Stairwells will have 4' two lamp fluorescent surface mounted fixtures.
 - c) Exit lighting as required by Code.
 - d) All fluorescent lighting will be equipped with electronic ballasts if applicable.
 - e) The lighting design shall comply with the latest Seattle energy code and IESNA recommendations.
- K) LIFE SAFETY GENERATOR
- 1) Provide an emergency generator – The unit shall be sized to provide power to elevators, pressurization fans, and egress lighting.
 - 2) Generator: Onan, Caterpillar, Kohler, Detroit Deisel or approved equal.

END, SECTION 16000

EXHIBIT G
Project Schedule

EXHIBIT H

TENANT IMPROVEMENT PLANS DELIVERY DATES

1. WITH SHELL AND CORE. In order to have the Tenant Improvements in the Building bid with the Base Shell and Core Building, Tenant must deliver the Final Plans (as defined below) to Developer no later than the date one hundred twenty (120) days after Bond Closing. Notwithstanding the foregoing, with respect to any Tenant Improvements in the Building that are not standard office space improvements (e.g., computer center, print shop, cafeteria, conferencing center), the engineering drawings (but not the architectural drawings) for such Tenant Improvements must be delivered to Developer no later than the date ninety (90) days after Bond Closing in order to have such Tenant Improvements bid with the Base Shell and Core Building.

2. SEPARATE FROM SHELL AND CORE. If Tenant does not meet the above dates, the Tenant Improvements in the Building shall be bid separately from the Base Shell and Core Building. In order to avoid an Owner-Caused Delay, as described in Section 2(b) of this Agreement, Tenant must deliver to Developer the Final Plans for the Building no later than the date three hundred sixty (360) days after Bond Closing. Notwithstanding the foregoing, with respect to any Tenant Improvements in the Building that are not standard office space improvements (e.g., computer center, print shop, cafeteria, conferencing center), the engineering drawings (but not the architectural drawings) for such Tenant Improvements must be delivered to Developer no later than the date ninety (90) days after Bond Closing in order to avoid an Owner-Caused Delay.

3. DESCRIPTION OF MATERIALS. The "Final Plans" shall mean plans for the Tenant Improvements that include all of the following information:

(a) Architectural Floor Plans: These shall be fully dimensioned floor plans showing partition layout and identifying each room with a number and each door with a number. The Basic Plans must clearly identify and locate equipment requiring plumbing or other special mechanical systems, area(s) subject to above-normal floor loads, special openings in the floor, and other major or special features.

(b) Electrical and Telephone Outlets: Locate all power and telephone requirements: Dimension the position from a corner and give height above concrete slab for all critically located outlets. Identify all dedicated circuits and identify all power outlets greater than 120 volts. For the equipment used in these outlets which require dedicated circuits and/or which require greater than 120 volts, identify the type of equipment, the manufacturer's name and the manufacturer's model number, and submit a brochure for each piece of equipment. Also identify the manufacturer's name of the phone system to be used and the power requirements, size, and location of its processing equipment.

(c) Reflected Ceiling Plan: Lighting layout showing location and type of all Building Standard and special lighting fixtures.

(d) Furniture Layout: Layout showing furniture location so that Landlord's engineer can review the location of all light fixtures.

(e) Millwork Details: These drawings shall be in final form with Tenant's office planner's title block in the lower right hand corner of the drawing, and shall include construction details of all cabinets, paneling, trim, bookcases, and door and jamb details for non-Building Standard doors and jambs.

(f) Keying Schedules and Hardware Information: This information shall be in final form and include a Keying Schedule indicating which doors are locked and which key(s) open each lock, plus an "X" on the side of the door where the key will be inserted if a keyed door. Complete specifications for all non-Building Standard hardware will also be provided.

(g) Room Finish and Color Schedule: This information shall be in final form and include locations and specifications for all wall finishes, floor covering and base for each room.

(h) Construction Notes and Specifications: Complete specifications for every item included except those specified by the Landlord.

Tenant shall be responsible for delays and additional costs in completion of Tenant's work caused by changes made to the Final Plans after the Final Plans have been delivered to Developer or by delays in delivery of special materials requiring long lead times.

EXHIBIT I

DISPUTE RESOLUTION PROCEDURE

Owner and Developer shall act in good faith and deal fairly in performing their respective duties under this Agreement in order to accomplish their mutual objectives and avoid disputes. If a dispute arises with respect to design or construction of the Project, the parties agree to utilize the dispute resolution process contained herein, which will be non-binding but a condition precedent to having said dispute decided in court by a judge or jury.

1. Mediation. Pursuant to Section 24 of this Agreement, in the event a dispute arises between Developer and Owner with respect to design and/or construction of the Project the parties shall proceed in good faith to resolve such dispute as expeditiously as possible and shall cooperate so that the progress of the design and construction of the Project is not delayed. If, however, the parties are unable to resolve the dispute within three (3) business days, either party may refer the dispute to the Mediator named below.

1.1 Mediator. For any dispute which cannot be resolved by the parties, the mediator hereunder ("Mediator") shall be John Beyer of Badger Consulting Services, or in the event he is unable or unwilling to act as such independent mediator, a mediator whom Owner and Developer have mutually designated to resolve such dispute. The Mediator is to act impartially and independently in the consideration of facts and conditions surrounding any dispute presented by Developer and Owner; however, the Mediator's recommendations concerning any such dispute are advisory only. The Mediator's recommendations shall be based on the pertinent provisions of this Agreement, and the facts and circumstances involved in the dispute. The Mediator's recommendations shall be furnished in writing to the parties.

1.2 Developer Responsibility. Developer shall furnish the Mediator one copy of all documents it might have, other than those furnished by the Owner, which are pertinent to the performance of the Mediator's duties hereunder.

1.3 Owner Responsibility. Owner shall furnish the Mediator one copy of all Contract Documents, including but not limited to the Building Design Guidelines, applicable contracts, interpretative reports, progress schedule and updates, monthly progress reports, and other documents pertinent to the performance of this Agreement and necessary to the performance of the Mediator's duties hereunder.

1.4 Term. Following execution of this Agreement, the Mediator shall have authority to act hereunder upon written request from either Owner or Developer and such authority shall terminate upon Final Acceptance, after Final Payment has been made.

1.5 Payment. The fees charged by the Mediator shall be shared equally by the parties. The Mediator's compensation shall include compensation for all materials, supplies, travel, office assistance and support and incidentals necessary to provide the services described herein. Payment for services rendered by the Mediator will be at the Mediator's standard hourly rate as approved by Owner and Developer prior to commencement of the dispute resolution proceeding.

1.6 Legal Relationship. The Mediator, in the performance of the duties described herein, is acting in the capacity of an independent agent and not as an employee of either Developer or Owner. The Mediator is absolved of any personal or professional liability arising from the recommendations made hereunder, unless due to gross negligence or willful malfeasance.

EXHIBIT J

LIST OF ADDITIONAL WARRANTIES

<u>Item</u>	<u>Warrantor</u>	<u>Warranty Period in Years</u>
Hot Rubberized Asphalt Waterproofing		15
Water Repellant Sealer		10
Metal Wall Panels		10 – Coiled Coated Metal
Metal Wall Panels		5 – Sprayed- on Coating Systems
Built-up Roofing		15 – NDL
Fluid Applied Roofing		5
Sheet Metal Flashing and Trim		15
Joint Sealants		5
Wood Doors		Lifetime of Project – Warping doors material only
All-Glass Entrances and Storefronts		2
Glass and Glazing		10
Glazed Aluminum Curtainwall and Window		5 – NDL
Waterproof membrane for ceramic tile		5
Broadloom Carpet		1 – Workmanship
Broadloom Carpet		10 – Wear Warranty
High Performance Coating		5
Variable Frequency Drives		2