



**INFORMATIONAL MEMORANDUM**

**TO: Transportation & Infrastructure Services Committee**  
**FROM: Hari Ponnekanti, PW Director/City Engineer**  
**BY: Justine Kim, Program Manager, Shiels Obletz Johnsen**  
**CC: Allan Ekberg, Mayor**  
**DATE: August 26, 2022**  
**SUBJECT: Public Works Fleet & Facilities Building Improvements Project**  
**Project Number 91630601, Contract 21-046 (Q)**  
**Construction Contract Change Order No. 17**

**ISSUE**

Approve Change Order No.17 to Contract No. 21-046 with Lincoln Construction, Inc. to complete the roof improvements and exterior envelope on the Public Works Fleet & Facilities Building.

**BACKGROUND**

The City Council adopted a Combined Public Works Shop Capital Project as part of the City’s Public Safety Plan. This project was most recently updated in the 2021-2022 Adopted Budget. The City chose a site in 2017, purchased properties in 2018 and began Phase 1 design and construction in 2019. The Public Works Fleet and Facilities Tenant Improvement Project scope includes seismic upgrades, plumbing and electrical, fire protection, HVAC upgrades, and interior offices, locker rooms, and showers. The Fleets and Facilities division moved in July of 2022.

At the April 11, 2022 Committee of the Whole meeting, Council provided their consensus to add an additional \$1 Million of funding to this project to complete exterior work (roofing work, exterior envelope, and covered storage), as was discussed at Transportation and Infrastructure Services Committee on April 4, 2022. This Change Order is one of the steps in proceeding with the funding plan, specifically related to the roofing work.

In June of 2022, Council approved Change Order No. 15 for pre-ordering the necessary roofing material in anticipation of the long lead time associated with supply chain issues. Change Order No. 17, seen below, will allow the City to complete the roof improvements and exterior envelope on the Fleet & Facilities Building. Exterior storage scope of work has been removed from this phase and is included in Phase Two test-to-fit.

**ANALYSIS**

Change Order No. 17 includes five change order proposals for the Public Works Fleet & Facilities project:

- **COP 046:** Roof Envelope
- **COP 046A1:** Roof Envelope Alternate 1 - Added Nailer
- **COP 046A2:** Roof Envelope Alternate 2 - Gutters and Downspouts
- **COP 046A:** Roof Envelope – Mechanical
- **COP 046A3R1:** Exterior Envelope Siding and Painting

**FISCAL IMPACT**

This Change Order is within the \$10.75 million project budget authorized by the Council, with \$572,441.00 budget remaining to reserve for Change Orders during the installation phase and other unforeseen project related costs.

Lincoln’s Change Order No. 17 is in the amount of \$1,667,894.00. This amount is within the project’s overall budget that Council approved in April of 2022. The total contract amount will now be \$7,336,513.

<b>Total Phase One Budget</b>	
<b>Total Project Budget (June 2022)</b>	<b>\$10,750,000.00</b>
Current Lincoln Contract including Change Orders (1 to 16)	\$5,668,619.00
<b>Change Order #17 for Roofing Enhancement &amp; Exterior Envelope</b>	<b>\$1,667,894.00</b>
Total Lincoln Construction Contract Amount (without sales tax)	\$7,336,513.00
Other Project Costs expended and expected	\$2,841,046.00
Total Current Costs obligated for this project	\$10,177,559.00
<b>Remaining Project Budget</b>	<b>\$572,441.00</b>

The newly appointed Project Management Quality Assurance (PMQA), John Palewicz, has reviewed these documents and provided his concurrence.

**RECOMMENDATION**

Approve Change Order No. 17 to Contract No. 21-046 with Lincoln Construction and consider this item on the Consent Agenda at the September 12, 2022 Special Council Meeting.

Attachments: 2021 CIP, pg 56  
Lincoln Construction Change Order No.17.

# CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2021 to 2026

**PROJECT:** Public Works Shops

Project No. 91630601

**DESCRIPTION:** Construct a new City Public Works maintenance and operations center, combining all operational functions at one location. Facility may also include a City Clerk & Police Records Center and Police evidence storage. Existing Public Works operations and maintenance areas are inadequate structurally and seismically. Current land for staging dirt and vector materials is only temporary. Project includes selling dirt/vector land, Minkler Shops, and George Lona Shops to acquire the real estate to build an equipment operations center that meets current

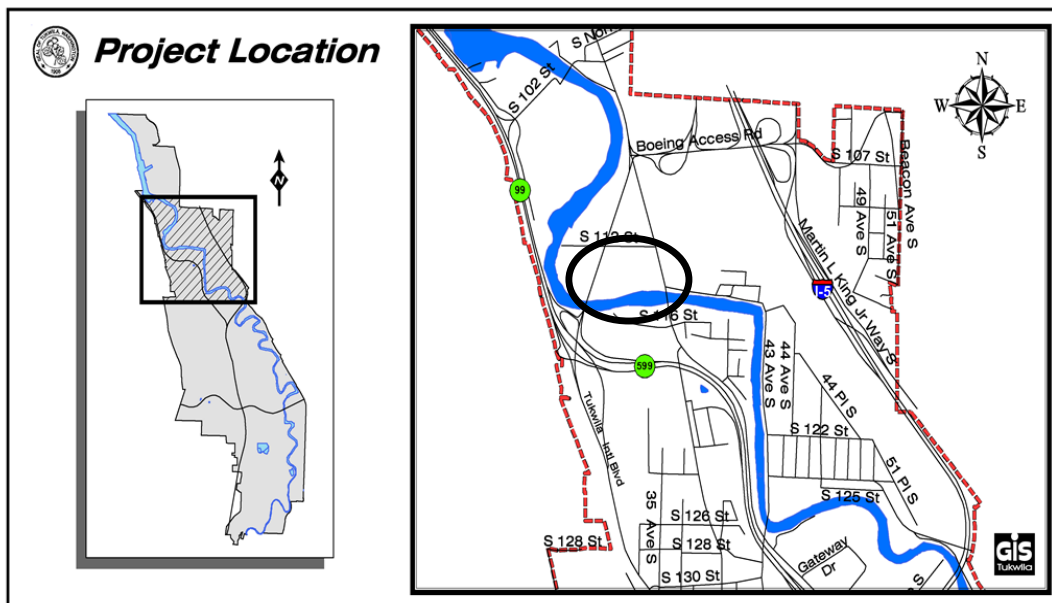
**JUSTIFICATION:**

**STATUS:** Separate from the Public Safety Plan. Was formerly known as City Maintenance Facility.

**MAINT. IMPACT:** Improves safety and efficiency for First Responders and maintenance operations.

**COMMENT:** Based on usage and benefits, it is estimated that the Water, Sewer, and Surface water enterprise funds will fund 50% of the Public Works Shops with the other 50% funded by Streets, Facilities, & Equipment Rental.

FINANCIAL (in \$000's)	Through 2019	Estimated 2020	2021	2022	2023	2024	2025	2026	BEYOND	TOTAL
<b>EXPENSES</b>										
Design/PM	722	300			500					1,522
Land (R/W)	25,462									25,462
Const. Mgmt.	11		1,050							1,061
Construction	14	624	7,517			20,000	20,000			48,155
<b>TOTAL EXPENSES</b>	<b>26,209</b>	<b>924</b>	<b>8,567</b>	<b>0</b>	<b>500</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>76,200</b>
<b>FUND SOURCES</b>										
Enterprise Funds	8,572	462	4,284		250	20,000				33,568
Councilmatic Bond	5,572					20,000				25,572
REET/ Funds	3,000		3,000							6,000
General Fund		462	1,283		250					1,995
306 Fund Balance	9,065	0	0	0	0	(20,000)	20,000	0	0	9,065
<b>TOTAL SOURCES</b>	<b>26,209</b>	<b>924</b>	<b>8,567</b>	<b>0</b>	<b>500</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>76,200</b>





# CITY OF TUKWILA CONTRACT CHANGE ORDER NO. 17

DATE: **8/18/2022**  
PROJECT NO.: **91630601**  
PROJECT NAME: PW Fleet & Facilities

BUDGET NO.: 306.98  
CONTRACT NO.: 21-046 ( Q )

TO:

You are hereby directed to make the herein described changes to the plans and specifications or do the following described work not included in the plans and specifications on this contract:

NOTE: This change order is not effective until approved by the "Owner" and a notice to proceed is issued.

Conditions:

- A. The following change, and work affected thereby, are subject to all contract stipulations and covenants;
- B. The rights of the "Owner" are not prejudiced;
- C. All claims against the "Owner" which are incidental to or as a consequence of this change are waived; and
- D. The Contractor must submit all Field Overhead and Home Office Overhead Rates for approval in advance of all change orders.

**CHANGE: See Attached Exhibit "A"**

We the undersigned Contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefore the prices shown above and below.

ACCEPTED: Date \_\_\_\_\_ Contractor \_\_\_\_\_

By \_\_\_\_\_ Title \_\_\_\_\_

Original Contract (without tax)*	\$ 4,427,221.00
Previous Change Order	\$ 1,241,398.00
This Change Order (without tax)	\$ 1,667,894.00
REV. CONTRACT AMOUNT	\$ 7,336,513.00

APPROVED BY THE CITY OF TUKWILA

Date \_\_\_\_\_

By \_\_\_\_\_  
Mayor

Public Works Director \_\_\_\_\_

SOJ Program Director \_\_\_\_\_

Original Contract Time: **242 days** (December 3, 2021)  
Additional Contract Time from previous Change Orders: 129 days  
Additional Contract Time for this Change Order: **0 days**  
Updated Contract Time: **371 days** (April 11, 2022)

ORIGINAL: City Clerk (1 of 2)  
Contractor (2 of 2)

cc: Finance Department (w/encumbrance)  
Project Management File  
PW Project Finance File

\*The original contract value is construction only and does NOT include preconstruction or amendments to preconstruction.

**Exhibit "A"**

**CHANGE ORDER - SUMMARY OF CHANGE**



**CITY OF TUKWILA - Public Works (PW) Fleet & Facilities**

Project Name PW Fleet & Facilities CO # 017  
Project # 91630601 Contract # 21-046 (Q)  
Date 8/18/22

TO CONTRACTOR: Lincoln Construction, Inc  
11803 101st Ave Ct E, Suite 201  
Puyallup, WA 98373

COP/CCD	#	Description	Reason Code	Amount
COP	046	<b>Per COPR 002 Roof Envelope.</b> The cost for Roof Envelope scope labor and equipment, excluding mechanical and electrical work.	OC	\$1,039,722.00
COP	046A	<b>Roof Envelope (Mechanical/Electrical) Allowance.</b> The estimated allowance for the mechanical and electrical scope tied to the Roof Re-work.	OC	\$200,000.00
COP	046A1	<b>Per COPR 002 Roof Envelope - Alternate 1.</b> The cost for alternate one, added nailer with SA (self-adhered) waterproofing strip in.	OC	\$30,097.00
COP	046A2	<b>Per COPR 002 Roof Envelope - Alternate 2.</b> The cost for alternate two, which includes gutters, drip edge, spacer, downspouts, and demo of existing downspouts and gutters.	OC	\$102,678.00
COP	046A3R1	<b>Exterior Envelope Siding and Painting.</b> Alternate 3 Exterior Siding and Painting. The cost of wall panel demo/replacement and to clean, prime as needed, and paint exterior of building.	OC	\$295,397.00

Change Order No. **017**

**\$1,667,894.00**

# CHANGE PROPOSAL REQUEST

**Lincoln Construction**

## Public Works Fleet and Facilities

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COP NO: 046R4  
CCD/PR No.: COPR 002  
Date: 7/15/2022  
Project: \_\_\_\_\_

Attn.: Tukwila Public Works Fleet & Facilities Building

LCI Project No.: 1239

A. TOTAL MATERIAL/EQ BASE COST \$ 83,275.00  
B. TOTAL LABOR COST \$ 184,974.80

SUBTOTAL \$ 268,249.80

C. OVERHEAD AND PROFIT (13%) \$ 34,872.47

SUBTOTAL \$ 34,872.47

D. SUBCONTRACT COST \$ 666,336.00

E. OVERHEAD AND PROFIT ON  
SUBCONTRACT COST (6%) \$ 39,980.16

SUBTOTAL \$ 706,316.16

H. BOND (GC ONLY) \$ 30,283.15

SUBTOTAL \$ 30,283.15

TOTAL CHANGE PROPOSAL COST \$ 1,039,722

CONTRACT TIME ADJUSTMENT (DAYS) **TBD**

Lincoln Construction, Inc.  
CONTRACTOR  
7/15/2022  
DATE

Thomas Romberg U  
Tom Romberg

# Lincoln Construction

# Change Order Request

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_

Date: 7/15/2022  
COP #: 046R4  
Owner COP/CCD/PR #: COPR 002

Re: Public Works Fleet and Facilities

Please provide a change order for the following work:

Roof re-work per COPR 002

Excludes weather protection, unforeseen elements, removal and replacement of existing roof units, electrical and mechanical work of any kind, any new metal or steel framing and raiing of existing roof curbs and vents. This excludes any other exterior improvemnts including exterior painting, patching and caulking. This work would not be able to take place during the time frame of the current contractual completion dates.

Total price per attached breakdown: \$ 1,039,722  
State and local sales tax: \_\_\_\_\_ include  not included  
Extension of time: TBD

\_\_\_\_\_  
\_\_\_\_\_ We have proceeded with the work  
Work will not proceed without formal authorization

This price is good for 5 days from the above date, after which this request is subject to revision.

Sincerely,  
*Thomas Romberg - Project Manager*

# Lincoln Construction

## CHANGE ORDER REQUEST SUMMARY

**Public Works Fleet and Facilities**      COP: **046**      REV: **002**      DATE: **7/15/2022**

DESCRIPTION:      Owner COP/CCD/PR #:      COPR 002

LABOR	HOURS		RATE	TOTAL
PROJECT MANAGER	110	X	95.00 = \$	10,450.00
SUPERINTENDENT	180	X	88.95 = \$	16,011.00
ASSISTANT SUPERINTENDENT		X	77.15 = \$	-
CARPENTER	1572	X	75.85 = \$	119,236.20
LABORER	580	X	67.72 = \$	39,277.60
		X		-
		X		-
<b>SUBTOTAL</b>				<b>\$ 184,974.80</b>
SMALL TOOL ALLOWANCE @			0.0%	\$ -
<b>SUBTOTAL</b>				<b>\$ 184,974.80</b>
MARK-UP @			13.0%	\$ 24,046.72
<b>TOTAL LABOR</b>				<b>\$ 209,021.52</b>
MATERIALS/EQUIPMENT	PHASE CODE	UNITS	RATE	
Plywood (3200 sq ft)		1	X 6,500.00 = \$	6,500.00
2x lumber (6865 lft) and fasteners		1	X 35,000.00 = \$	35,000.00
Metal Panels-Screws-Caulking		1	X 9,775.00 = \$	9,775.00
Dumpsters and Lifts		1	X 32,000.00 = \$	32,000.00
<b>SUBTOTAL</b>				<b>\$ 83,275.00</b>
USE TAX ON MATERIALS AND EQUIPMENT			0.0%	\$ -
MARK-UP @			13.0%	\$ 10,825.75
<b>TOTAL MATERIAL/EQUIPMENT</b>				<b>\$ 94,100.75</b>
SUBCONTRACTS	PHASE CODE	UNITS	RATE	
		1	X	= \$ -
Northshore Exteriors		1	X 89,545.00 = \$	89,545.00
Wayne's Roofing		1	X 566,273.00 = \$	566,273.00
PNW Enviromental		1	X 10,518.00 = \$	10,518.00
		1	X 0.00 = \$	-
		1	X 0.00 = \$	-
		1	X 0.00 = \$	-
			X	= \$ -
<b>SUBTOTAL</b>				<b>\$ 666,336.00</b>
MARK-UP @	Sub Direct Cost	89,545	6.0%	Less Sub Fee \$ 39,980.16
<b>TOTAL SUBCONTRACTS</b>				<b>\$ 706,316.16</b>
<b>PROPOSAL SUBTOTAL</b>				<b>\$ 1,009,438.43</b>
BONDS/Liability/Builders Risk/B&O Tax			3.000%	\$ 30,283.15
<b>PROPOSAL TOTAL</b>				<b>\$ 1,039,721.59</b>



Attention: Tom Romberg Date: 7/6/2022  
 Project: Tukwila Public Works NSE Ref: n/a  
 COP / RFI #: per request By: Jeremy Hughes

Work Description	QUANTITIES		LABOR		MATERIALS		EQUIPMENT	
	No of Units	Unit Description	\$/Hour	Total	\$/Unit	Total	Rate	Total

**Labor**

Shop Journeymen	122	Per Hr	\$ 113.33	\$ 13,826.50		\$ -		\$ -
Shop Foreman	50	Per Hr	\$ 170.29	\$ 8,514.60		\$ -		\$ -
Field Journeymen	161	Per Hr	\$ 103.86	\$ 16,720.93		\$ -		\$ -
Field Foreman	89	Per Hr	\$ 115.90	\$ 10,315.31		\$ -		\$ -
Delivery Driver	4	Per Hr	\$ 59.64	\$ 238.56		\$ -		\$ -

**Material**

24ga; Kynar Flatsheet	156	ea	\$ 76.60	\$ 11,949.60		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -

**Equipment**

20 ft flat bed	4	Per Hr		\$ -		\$ -	\$ 57.00	\$ 228.00
8 ft 1/2 ton		Per Hr		\$ -		\$ -	\$ 32.29	\$ -
Finn Power Shear Genius	19	Per Hr		\$ -		\$ -	\$ 396.14	\$ 7,526.66
RAS 90 Break	9	Per Hr		\$ -		\$ -	\$ 74.28	\$ 668.52
CNC Router		Per Hr		\$ -		\$ -	\$ 89.51	\$ -
Salvagnini		Per Hr		\$ -		\$ -	\$ 342.57	\$ -
45 ft boom Manlift (Rented)	8	Day		\$ -		\$ -	\$ 530.00	\$ 4,240.00
65 ft Boom Manlift (Rented)		Day		\$ -		\$ -	\$ 655.00	\$ -
26 Ft Scissor Lift 1000# (rented)		Day		\$ -		\$ -	\$ 300.00	\$ -
Lift Delivery Fee	1	EA		\$ -		\$ -	\$ 150.00	\$ 150.00

Subtotals	\$ 61,565.50	\$ -	\$ 12,813.18
Safety act expense @ 2% of direct labor	\$ 1,231.31		
Small tools expense @ 3% of direct labor	\$ 1,846.96		
Transportation \$4.76 per Field Foreman Hour			\$ 423.64
Subtotals without overhead & profit	\$ 64,643.77	\$ -	\$ 13,236.82

Other Expense:

Subtotal of all expenses (labor, materials, & equipment)	\$ 77,880.59
Contractor liability insurance = 1.75% of labor, materials, & equipment	\$ 1,362.91
Total value of work for this contract before overhead & profit	\$ 79,243.51
13 % overhead & profit	\$ 10,301.66

**Total Value of work for this contract including overhead & profit \$ 89,545.16**

**Exclusions:**

**Note:** All owned equipment rates are from the National Roofing Contractors Association's, "Roofing Contractors Equipment Cost Schedule", Ninth Edition, Copyright 2003. Rented equipment as quoted.

Contractor agrees that by ordering Northshore to proceed on such above mentioned work, contractor agrees that such work is above and beyond the scope of the original contract, and accepts this itemized breakdown in its entirety as fair compensation for such work. Contractor further agrees that by ordering such extra work, it shall issue a change order as soon as possible, regardless of whether or not owner approves such changes.

CONTRACTOR APPROVAL	
The Contractor/Owner by signing below hereby orders Northshore Exteriors, Inc. to proceed with the above mentioned extra work, and will issue a formal Change Order as soon as possible.	
_____ Signature	_____ Name (printed)
_____ Date	_____ Title

Hourly Wage Breakout						
10/1/2021						
		Field		Shop		Driver
		Journeyman	Foreman	Journeyman	Foreman	Material Handler
Scale		\$ 66.26	\$ 74.26	\$ 61.12	\$ 85.05	\$ 31.57
Benefits		\$ 22.34	\$ 25.60	\$ 32.63	\$ 63.31	\$ 20.19
FICA	7.65%	\$ 5.07	\$ 5.68	\$ 4.68	\$ 6.51	\$ 2.42
SUI	1.57%	\$ 1.04	\$ 1.17	\$ 0.96	\$ 1.34	\$ 0.50
FUI	0.60%	\$ 0.40	\$ 0.45	\$ 0.37	\$ 0.51	\$ 0.19
Workman's Comp		\$ 4.52	\$ 4.52	\$ 0.55	\$ 0.55	\$ 0.55
<b>Total</b>		<b>\$ 99.63</b>	<b>\$ 111.67</b>	<b>\$ 100.30</b>	<b>\$ 157.26</b>	<b>\$ 55.41</b>
Transportation		\$ 1.83	\$ 1.83	\$ -	\$ -	\$ 1.83
Consumable		\$ 2.40	\$ 2.40	\$ -	\$ -	\$ 2.40
Indirect Fabrication Cost		\$ -	\$ -	\$ 13.03	\$ 13.03	\$ -
<b>Total Trans, Fab, and Ind Fab Costs</b>		<b>\$ 4.23</b>	<b>\$ 4.23</b>	<b>\$ 13.03</b>	<b>\$ 13.03</b>	<b>\$ 4.23</b>
<b>Total wage + trans, fab &amp; ind</b>		<b>\$103.86</b>	<b>\$ 115.90</b>	<b>\$ 113.33</b>	<b>\$ 170.29</b>	<b>\$ 59.64</b>
Time & a half Premium		\$ 36.38	\$ 40.78	\$ 33.56	\$ 46.70	\$ 17.34
Total time & a half		\$140.24	\$ 156.68	\$ 146.89	\$ 216.99	\$ 76.98
Double time Premium		\$ 72.77	\$ 81.55	\$ 67.12	\$ 93.40	\$ 34.67
Total Double time		\$176.62	\$ 197.45	\$ 180.45	\$ 263.69	\$ 94.31

Northshore Labor Rate Breakdown

# BREAKDOWN OF COST

**WAYNE'S ROOFING, INC.**  
 PO Box 2287  
 Sumner, WA 98390



JOB NAME: **Tukwial Public Works Fleet & Facilities Building**      DATE: **7/13/2022**  
 CR DESCRIPTION: **PVC Roof Installation Labor**      JOB NO: **22-039**

Labor for the Installation of the PVC Roof Membrane recover system at metal roof areas and PVC roof system at lower low slope roof area.

	QTY	UNIT	DESCRIPTION	ITEM COST	TOTAL
MATERIALS	421.00	SQ	20 Year Warranty Fee	\$13.00	\$5,473.00
	20.00	TN	Disposal	\$200.00	\$4,000.00
	421.00	SQ	Consumables (Visquene, Shrink Wrap, Rags)	\$5.00	\$2,105.00
LABOR	4,678.00	HR	ROOFER STANDARD LABOR RATE	\$82.72	\$386,964.16
		HR	ROOFER OVERTIME LABOR RATE	\$114.04	
EQUIP	3.00	MONTH	CREW CAB CREW TRUCK (PER MONTH)	\$4,285.19	\$12,855.57
	3.00	MONTH	CREW CAB CREW TRUCK (PER MONTH)	\$4,285.19	\$12,855.57
	1.00	MONTH	2 TON FLATBED/DUMP TRUCK 2GVWR (PER MONTH)	\$9,874.91	\$9,874.91
	10.00	DAY	23 TON BOOM TRUCK (PER DAY)	\$1,785.27	\$17,852.70
	3.00	MONTH	8K REACH FORKLIFT (PER MONTH)	\$9,539.06	\$28,617.18
	3.00	MONTH	10K GENERATOR	\$566.22	\$1,698.66
	3.00	MONTH	MOBILE FALL PROTECTION CART	\$501.10	\$1,503.30
	3.00	MONTH	MOBILE FALL PROTECTION CART	\$501.10	\$1,503.30
	3.00	MONTH	HOT AIR WELDER AUTOMATIC	\$769.57	\$2,308.71
	3.00	MONTH	HOT AIR WELDER AUTOMATIC	\$769.57	\$2,308.71
	3.00	MONTH	CONTAINER, 20 FEET	\$297.62	\$892.86
SUB	1.00	LS	Signature Safety - Inspection/Audit	\$500.00	\$500.00

Draft

COUNTY	TOTAL MATERIALS	\$11,578.00
KING	TOTAL LABOR	\$386,964.16
WRI PM	TOTAL EQUIPMENT	\$92,271.47
AARON LEONARD	<b>SUBTOTAL</b>	<b>\$490,813.63</b>
GC COP #	13.00 % OH / PROFIT	\$63,805.77
N/A	<b>TOTAL MATERIAL LABOR &amp; EQUIP.</b>	<b>\$554,619</b>
WRI CR #	TOTAL SUBCONTRACTOR	\$500.00
002	10.00 % OH / PROFIT	\$50.00
	<b>TOTAL SUBCONTRACTOR</b>	<b>\$550</b>
	2.00 % INSURANCE	\$11,103.39
	% BONDING	
	<b>TOTAL PRICE</b>	<b>\$566,273</b>

# WAYNE' S ROOFING, INC

## BREAKDOWN OF HOURLY CHARGES

EFFECTIVE DATE: 02/01/2022

EXPIRES: 12/31/2022

ITEM DESCRIPTION	SEATTLE AREA		
	Regular	Time + 1/2	Double Time
ROOFER BASIC WAGE	43.09	64.64	86.18
FRINGE BENEFITS	16.25	16.25	16.25
FICA	3.30	4.94	6.59
SUTA/FUTA	2.38	3.57	4.77
STATE INDUSTRIAL INSURANCE	2.92	2.47	2.47
GENERAL LIABILITY INSURANCE	4.05	6.08	8.10
SICK LEAVE	1.08	1.62	2.15
PFML	0.17	0.26	0.34
SUPERVISION	6.46	9.70	12.93
SMALL TOOLS	2.15	3.23	4.31
WISHA	0.86	1.29	1.72
<b>TOTAL HOURLY RATE - DAYS</b>	<b>82.72</b>	<b>114.04</b>	<b>145.82</b>
OT Premium Portion Only		31.32	63.10
<b>TOTAL HOURLY RATE - NIGHTS</b>	<b>91.28</b>	<b>125.60</b>	<b>160.38</b>

NOTES: Updated 1/28/2022

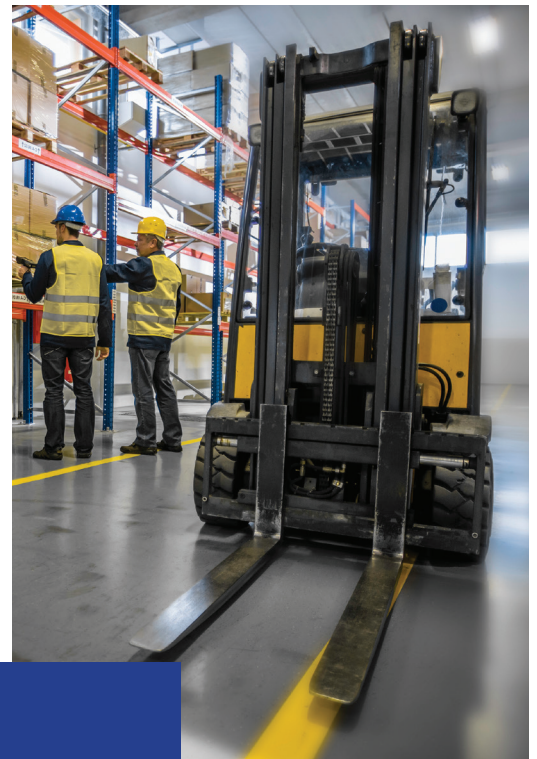
**SEATTLE =** King, Kitsap, Mason, Snohomish, Clallam,  
& Jefferson Counties

NATIONAL ROOFING CONTRACTORS ASSOCIATION


ROOFING CONTRACTORS

# EQUIPMENT COST SCHEDULE

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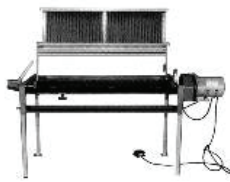
## CRANES, TRUCK-MOUNTED (ALL CONFIGURED WITH JIB)

	DESCRIPTON	COST	Month	Week	Day	Hour
		8-ton, 65-foot extension, single-axle	\$179,300.00	\$9,525.31	\$3,333.86	\$1,238.29
	12-ton, 118-foot extension, tandem-axle, 10,000-pound front, 38,000-pound rear	\$220,000.00	\$11,687.50	\$4,090.63	\$1,519.38	\$187.00
	17-ton, 140-foot extension, tandem-axle	\$220,000.00	\$11,687.50	\$4,090.63	\$1,519.38	\$187.00
	23 tons, 95 feet	\$258,500.00	\$13,732.81	\$4,806.48	\$1,785.27	\$219.73
	37½ ton, 100-foot extendable boom	\$544,500.00	\$28,926.56	\$10,124.30	\$3,760.45	\$462.83
	*Add for hydraulic reel package which includes reel, clam, hopper, and tear-off box	\$22,000.00	\$1,168.75	\$409.06	\$151.94	\$18.70


## CUT-OFF SAWS

	DESCRIPTON	COST	Month	Week	Day	Hour
		Electric, 12 inches	\$867.90	\$143.75	\$50.31	\$18.69
	Gas, 12 inches	\$1,021.90	\$169.25	\$59.24	\$22.00	\$2.71
	Gas, 14 inches	\$1,375.00	\$227.73	\$79.71	\$29.61	\$3.64


## FELT SLITTERS

	DESCRIPTION	COST	Month	Week	Day	Hour
	Electric, 40 inches	\$4,392.30	\$425.50	\$148.93	\$55.32	\$6.81
	Hand-operated, 40 inches	\$1,424.50	\$138.00	\$48.30	\$17.94	\$2.21


## FORKLIFTS, STRAIGHT-MAST

	DESCRIPTION	COST	Month	Week	Day	Hour
	Four-wheeled, 20 feet, 6,000-pound capacity	\$40,425.00	\$2,804.48	\$981.57	\$364.58	\$44.87
	Four-wheeled, 30 feet, 8,000-pound capacity	\$53,515.00	\$3,712.60	\$1,299.41	\$482.64	\$59.40

## FORKLIFTS AND HIGHTLIFTS, REACH-TYPE

	DESCRIPTION	COST	Month	Week	Day	Hour
	Four-wheeled, diesel, 20-foot forklift 5,000-pound capacity	\$82,500.00	\$5,723.44	\$2,003.20	\$744.05	\$91.58
	Four-wheeled, diesel, 36-foot forklift 6,000-pound capacity	\$97,900.00	\$6,791.81	\$2,377.13	\$882.94	\$108.67
	Four-wheeled, diesel, 42-foot forklift 8,000-pound capacity	\$137,500.00	\$9,539.06	\$3,338.67	\$1,240.08	\$152.63
	Four-wheeled, diesel, 54-foot forklift 10,000-pound capacity	\$163,900.00	\$11,370.56	\$3,979.70	\$1,478.17	\$181.93
	Manlift, 40 feet	\$37,514.40	\$2,602.56	\$910.90	\$338.33	\$41.64

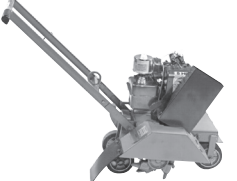
## FRONT-END LOADERS

	DESCRIPTION	COST	Month	Week	Day	Hour
	Deck-top, four-wheel drive, riding unite with front-end loader attachment	\$19,249.99	\$1,022.66	\$357.93	\$132.95	\$16.36
	Ground skid-steer loader, riding unit	\$18,150.00	\$964.22	\$337.48	\$125.35	\$15.43

## GENERATORS, PORTABLE










	DESCRIPTON	COST	Month	Week	Day	Hour
	2,500 watts	\$1,089.00	\$112.30	\$39.31	\$14.60	\$1.80
4,000 watts	\$2,090.00	\$215.53	\$75.44	\$28.02	\$3.45	
8,000 watts	\$3,245.00	\$334.64	\$117.12	\$43.50	\$5.35	
9,000 watts	\$2,935.90	\$302.76	\$105.97	\$39.36	\$4.84	
	10,000 watts	\$5,494.50	\$566.62	\$198.32	\$73.66	\$9.07
	15,000 watts	\$6,154.50	\$634.68	\$222.14	\$82.51	\$10.15

## GRAVEL SCRAPERS

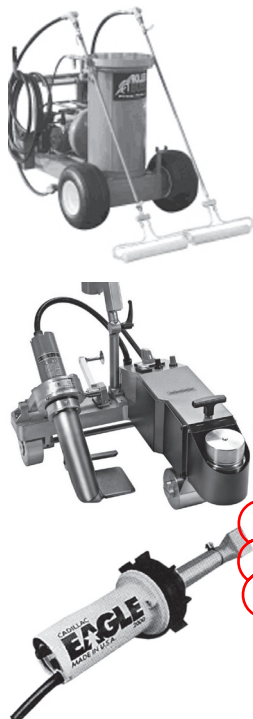
	DESCRIPTON	COST	Month	Week	Day	Hour
	Rotary with 8-inch cutting tool	\$2,194.50	\$308.60	\$108.01	\$40.12	\$4.94
	Rotary with 12-inch cutting tool	\$3,646.50	\$512.79	\$179.48	\$66.66	\$8.20
	Scratcher with 12- to 12-inch cutting tool	\$3,955.60	\$556.26	\$194.69	\$72.31	\$8.90




# SAFETY EQUIPMENT

	DESCRIPTON	COST	Month	Week	Day	Hour
	50-foot fall-protection kit, includes harness, anchor rope grab, lanyard and lifeline	\$109.95	\$16.84	\$5.89	\$2.19	\$0.27
	Fall-arrest system, mobile	\$4,524.30	\$692.78	\$242.47	\$90.06	\$11.08
	Fire extinguisher, 10 pounds, 4A-60BC	\$150.48	\$23.04	\$8.06	\$3.00	\$0.37
	Guardrail with base, 10 feet for low-slope	\$423.50	\$64.85	\$22.70	\$8.43	\$1.04
	Guardrail system for steep-slope, 16 feet (two corners and one regular post)	\$91.25	\$13.97	\$4.89	\$1.82	\$0.22
	Horizontal lifeline roof system and kits	\$3,392.42	\$519.46	\$181.81	\$67.53	\$8.31
	Lifelines, retractable, 50-foot cable	\$621.45	\$95.16	\$33.31	\$12.37	\$1.52
	Mobile fall-protection system, four-wheel cart	\$2,722.50	\$416.88	\$145.91	\$54.19	\$6.67
	Mobile fall-protection system, four-wheel cart, 4-person capacity	\$3,272.50	\$501.10	\$175.39	\$65.14	\$8.02
	Mounting bracket with retractable system, 50 feet	\$1,492.70	\$228.57	\$80.00	\$29.71	\$3.66
	Respirator with cartridge, half mask	\$11.39	\$1.74	\$0.61	\$0.23	\$0.03
	Respirator, Dust/Mist NIOSH/MSHA-approved for dusts and mists with a PEL not less than .05 mg/m <sup>3</sup>	\$25.30	\$3.87	\$1.36	\$0.50	\$0.06
	Respirator with cartridge, full mask	\$112.81	\$17.27	\$6.05	\$2.25	\$0.28
	Scaffolding, 11 foot tall rolling tower, 5 feet by 10 feet	\$1,788.60	\$273.88	\$95.86	\$35.60	\$4.38
	Scaffolding system, mobile	\$3,678.40	\$563.26	\$197.14	\$73.22	\$9.01
	Skylight screen (4'x8')	\$399.30	\$61.14	\$21.40	\$7.95	\$0.98
	Warning lines, perimeter	\$434.50	\$66.53	\$23.29	\$8.65	\$1.06



## SINGLE-PLY EQUIPMENT

	DESCRIPTON	COST	Month	Week	Day	Hour
	Induction welding portable bonding unit and magnetic heat sinks, with carrying cases	\$6,484.50	\$1,074.00	\$375.90	\$139.62	\$17.18
	Heat sink magnets—6PK	\$1,610.13	\$266.68	\$93.34	\$34.67	\$4.27
	Powered adhesive roller	\$6,160.00	\$465.85	\$163.05	\$60.56	\$7.45
	Powered seam hand roller, gas or electric	\$2,785.15	\$210.63	\$73.72	\$27.38	\$3.37
	Welder, detail (tri-ac)	\$302.50	\$22.88	\$8.01	\$2.97	\$0.37
	Welder, hot air, automatic	\$10,176.10	\$769.57	\$269.35	\$100.04	\$12.31
	Welder, hot air, handheld	\$302.50	\$22.88	\$8.01	\$2.97	\$0.37







## SINGLE-PLY TOOLS

	DESCRIPTON	COST	Month	Week	Day	Hour
	Adhesive spreader, manual, 14 inches	\$506.00	\$83.81	\$29.33	\$10.89	\$1.34
	Adhesive super spreader, 40 inches	\$598.40	\$99.11	\$34.69	\$12.88	\$1.59
	Caulking dispenser, bulk	\$660.00	\$109.31	\$38.26	\$14.21	\$1.75
	Caulking gun, battery powered	\$275.00	\$45.55	\$15.94	\$5.92	\$0.73
	Seam-finishing tool, drill attachment	\$88.32	\$14.63	\$5.12	\$1.90	\$0.23







# STORAGE UNITS

	DESCRIPTION	COST	Month	Week	Day	Hour
	  	Container, 20 feet	\$4,290.00	\$297.62	\$104.17	\$38.69
Container, 40 feet		\$5,830.00	\$404.46	\$141.56	\$52.58	\$6.47
Dump trailer/tear-off trailer		\$22,550.00	\$1,564.41	\$547.54	\$203.37	\$25.03
Flatbed, 40-foot trailer		\$19,250.00	\$1,335.47	\$467.41	\$173.61	\$21.37
Office-type, 8 feet by 32 feet		\$22,572.00	\$1,565.93	\$548.08	\$203.57	\$25.05
Office-type, 10 feet by 40 feet		\$28,589.00	\$1,983.36	\$694.18	\$257.84	\$31.73
Office-type, 12 feet by 56 feet		\$41,101.50	\$2,851.42	\$998.00	\$370.68	\$45.62
Portable toilet		\$1,483.46	\$102.92	\$36.02	\$13.38	\$1.65
Van (pup), 20 feet		\$49,500.00	\$3,434.06	\$1,201.92	\$446.43	\$54.95
Van, 40 feet		\$35,090.00	\$2,434.37	\$852.03	\$316.47	\$38.95


## TRUCKS (AUTO TRANSMISSION, A/C, AM/FM RADIO)

	DESCRIPTION	COST	Month	Week	Day	Hour
	½-ton pickup, extended cab, V8 gasoline, 6,400 GVWR	\$39,319.50	\$2,826.09	\$989.13	\$367.39	\$45.22
	¾-ton pickup, extended cab diesel, 9,200 GVWR	\$46,101.00	\$3,313.51	\$1,159.73	\$430.76	\$53.02
	1-ton pickup, extended cab diesel, 9,200 GVWR	\$54,725.00	\$3,933.36	\$1,376.68	\$511.34	\$62.93
	1-ton pickup, crew cab diesel, single rear wheels, 9,200 GVWR	\$47,300.00	\$3,399.69	\$1,189.89	\$441.96	\$54.40
	1-ton pickup, crew cab diesel, dual rear wheels, 11,400 GVWR	\$59,620.00	\$4,285.19	\$1,499.82	\$557.07	\$68.56
	1-ton service van, V8 gasoline, 155-inch wheel base, 9,600 GVWR	\$39,968.50	\$2,872.74	\$1,005.46	\$373.46	\$45.96
	1-ton stake bed (12 feet), single cab diesel, dual rear wheels, 11,400 GVWR	\$37,508.90	\$2,695.95	\$943.58	\$350.47	\$43.14
	1-ton stake bed (9 feet), crew cab diesel, single rear wheels, 9,200 GVWR	\$36,074.50	\$2,592.85	\$907.50	\$337.07	\$41.49
	1-ton stake bed (9 feet), crew cab diesel, dual rear wheels, 11,400 GVWR	\$58,297.80	\$4,190.15	\$1,466.55	\$544.72	\$67.04
	1 ½-ton stake bed (16 feet), single cab diesel, dual rear wheels, 18,000 GVWR	\$63,630.60	\$4,573.45	\$1,600.71	\$594.55	\$73.18
	2-ton stake bed (20 feet), single cab diesel, dual rear wheels, 25,950 GVWR	\$58,103.10	\$4,176.16	\$1,461.66	\$542.90	\$66.82




## TRUCKS (AUTO TRANSMISSION, A/C, AM/FM RADIO) (continued)

	1 1/2-ton dump bed (16 feet) diesel, enclosed sides, dual rear wheels, 18,000 GVWR	\$60,467.00	\$4,346.07	\$1,521.12	\$564.99	\$69.54
	2-ton dump bed (20 feet), diesel, enclosed sides, dual rear wheels, 25,950 GVWR	\$137,390.00	\$9,874.91	\$3,456.22	\$1,283.74	\$158.00
	2-ton scissor-lift truck, 16 foot bed, 25, 950 GVWR	\$138,413.00	\$9,948.43	\$3,481.95	\$1,293.30	\$159.17
	Tractor, road (nonsleeper), 350-h. pengine, tandem axle	\$147,400.00	\$10,594.38	\$3,708.03	\$1,377.27	\$169.51
	Tractor, yard/spotter, tandem axle	\$115,390.00	\$8,293.66	\$2,902.78	\$1,078.18	\$132.70
	Vacuum loader, trailer-mounted, industrial	\$111,980.00	\$18,546.69	\$6,491.34	\$2,411.07	\$296.75

## TRUCK ACCESSORIES

	DESCRIPTION	COST	Month	Week	Day	Hour
	Ladder/equipment rack	\$1,095.60	\$78.75	\$27.56	\$10.24	\$1.26

## VACUUMS AND BLOWERS

	DESCRIPTION	COST	Month	Week	Day	Hour
	Back-pack blower	\$906.95	\$150.21	\$52.57	\$19.53	\$2.40
	Roof blower, 5 h.p.	\$825.00	\$136.64	\$47.82	\$17.76	\$2.19
	Roof dryer, 5 h.p(LPG)	\$1,496.00	\$247.78	\$86.72	\$32.21	\$3.96

# WAYNE' S ROOFING, INC

## BREAKDOWN OF HOURLY CHARGES

EFFECTIVE DATE: 02/01/2022

EXPIRES: 12/31/2022

ITEM DESCRIPTION	SEATTLE AREA		
	Regular	Time + 1/2	Double Time
ROOFER BASIC WAGE	43.09	64.64	86.18
FRINGE BENEFITS	16.25	16.25	16.25
FICA	3.30	4.94	6.59
SUTA/FUTA	2.38	3.57	4.77
STATE INDUSTRIAL INSURANCE	2.92	2.47	2.47
GENERAL LIABILITY INSURANCE	4.05	6.08	8.10
SICK LEAVE	1.08	1.62	2.15
PFML	0.17	0.26	0.34
SUPERVISION	6.46	9.70	12.93
SMALL TOOLS	2.15	3.23	4.31
WISHA	0.86	1.29	1.72
<b>TOTAL HOURLY RATE - DAYS</b>	<b>82.72</b>	<b>114.04</b>	<b>145.82</b>
OT Premium Portion Only		31.32	63.10
<b>TOTAL HOURLY RATE - NIGHTS</b>	<b>91.28</b>	<b>125.60</b>	<b>160.38</b>

NOTES: Updated 1/28/2022

**SEATTLE =** King, Kitsap, Mason, Snohomish, Clallam,  
& Jefferson Counties



Project Name	Tukwila Public Works Fleet	Project No. 10-21-2010
COR Description		COR ID
Extra Description		Extra ID
Status	Date Approved	Date
Scope of Work		

<b>0. DIRECT PROJECT MANAGEMENT</b>		
a. Project Manager		\$ -
b. Assistant Project Manager		\$ -
c. Project Engineer		\$ -
d. Project Safety Manager		\$ -
e. Mobilization		\$ 539
<b>Subtotal Project Management</b>		<b>\$ 539</b>

<b>1. DIRECT TRADE LABOR</b>		
a. Journeyman and Apprentice		\$ 3,415
b. Foreman		\$ -
c. Superintendent		\$ -
d. Direct Supervision @15% of 1.a	0%	\$ -
e. Safety	0%	\$ -
<b>Subtotal Labor</b>		<b>\$ 3,415</b>

<b>2. DIRECT MATERIAL COST</b>	<b>4,270</b>
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<b>3. EQUIPMENT COST</b>	<b>1,420</b>
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<b>4. SMALL TOOLS</b>	0%	-
<b>Subtotal 2-4</b>		<b>\$ 5,690</b>

<b>5. Overhead and Profit</b>		
a. Overhead on first \$50,000.00	8%	772
b. Overhead on excess of \$50,000	8%	-
c. Profit on lines 1-4	4%	386
		<b>\$ 1,157</b>

<b>6. Subcontractors</b>		
a.		
b.		
c.		
d.		
<b>Subtotal Subcontractors</b>		<b>\$ -</b>

<b>7. Overhead and Profit on Subcontractors</b>		
a. Overhead on first \$50,000.00	4%	-
b. Overhead on excess of \$50,000	4%	-
c. Profit on lines 1-4	2%	-
		<b>\$ -</b>

<b>7. Insurance and Bonds</b>		
GL Insurance	1.95% of Total	205
B&O Tax	0.484% of Total	51
		<b>\$ 256</b>
<b>Total COP Price</b>		<b>\$ 10,518</b>

Draft

Project Name:		Tukwila Public Works Fleet   COR -												
Project No.:		10-21-2010												
EMP ID	Description	Labor				Materials				Equipment				Total Cost
		Quantity	Hours	Rate	Cost	Quantity	Units	Unit Cost	Cost	Quantity	Units	Unit Cost	Cost	
	<b>General Conditions</b>				\$ 539.44				\$ 4,270.00				\$ 1,420.00	\$ 6,229.44
	<b>Direct Project Management</b>				\$ 539.44				\$ -				\$ -	\$ 539.44
	Mobilization / Eq and Supply Delivery and Pic	2.00	Ea	8.00	67.43									539.44
<b>01-200</b>	<b>Site Supplies and Equipment</b>				\$ -				\$ 970.00				\$ 1,320.00	\$ 2,290.00
	PPE			-	-	25	Sets	15.00	375.00				-	375.00
	Waste Packaging - Drop Box Liners			-	-	2	ea	150.00	300.00				-	
	Waste Packaging - 6 mil Poly			-	-	1	roll	95.00	95.00				-	95.00
	Reach Forklift			-	-	1	Ea	200.00	200.00	1	Ea	1,100.00	1,100.00	1,300.00
	Lift Pick-up/Delivery			-	-				-	2	Ea	110.00	220.00	220.00
<b>01-800</b>	<b>Waste Disposal and Handling</b>				\$ -				\$ 3,300.00				\$ -	\$ 3,300.00
01-800	Waste Transport			-	-	3	Loads	300	900.00				-	900.00
	Waste Disposal			-	-	12	Tons	200	2,400.00				-	2,400.00
				-	-				-				-	-
<b>10-700</b>	<b>Inspections Testing and Design</b>				\$ -				\$ -				\$ 100.00	\$ 100.00
	Personal Air Monitoring			-	-				-	4	Ea	25	100.00	100.00
	<b>Hazardous Materials Abatement</b>				\$ 3,414.76				\$ -				\$ -	\$ 3,414.76
<b>20-AAA</b>	<b>Asbestos Abatement</b>				\$ 3,414.76				\$ -				\$ -	\$ 3,414.76
	Roof Removal	1,800.00	SF	50.00	68.30				3,414.76				-	3,414.76
	<b>Totals</b>				\$ 3,954.20				\$ 4,270.00				\$ 1,420.00	\$ 9,644.20

Draft



# CHANGE PROPOSAL REQUEST

**Lincoln Construction**

## Public Works Fleet and Facilities

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COP NO: 046A1  
\_\_\_\_\_  
CCD/PR No.: COPR 002  
\_\_\_\_\_  
Date: 7/15/2022  
\_\_\_\_\_  
Project: \_\_\_\_\_

Attn.: Tukwila Public Works Fleet & Facilities Building

LCI Project No.: 1239  
\_\_\_\_\_

A. TOTAL MATERIAL/EQ BASE COST \$ -  
B. TOTAL LABOR COST \$ -

SUBTOTAL \$ -

C. OVERHEAD AND PROFIT (13%) \$ -

SUBTOTAL \$ -

D. SUBCONTRACT COST \$ 27,566.00

E. OVERHEAD AND PROFIT ON  
SUBCONTRACT COST (6%) \$ 1,653.96

SUBTOTAL \$ 29,219.96

H. BOND (GC ONLY) \$ 876.60

SUBTOTAL \$ 876.60

TOTAL CHANGE PROPOSAL COST	\$	30,097
CONTRACT TIME ADJUSTMENT (DAYS)		<b>TBD</b>

Lincoln Construction, Inc.  
CONTRACTOR  
7/15/2022  
DATE

Thomas Romberg U  
Tom Romberg

**Lincoln Construction**

**Change Order Request**

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_

Date: 7/15/2022  
COP #: 046A1  
Owner COP/CCD/PR #: COPR 002

Re: Public Works Fleet and Facilities

Please provide a change order for the following work:

Roof envelope per COPR 002  
Alternate 1 added nailer

**Draft**

Total price per attached breakdown: \$ 30,097  
State and local sales tax: \_\_\_\_\_ include  not included  
Extension of time: TBD

\_\_\_\_\_  
\_\_\_\_\_  
We have proceeded with the work  
Work will not proceed without formal authorization

This price is good for 5 days from the above date, after which this request is subject to revision.

Sincerely,  
*Thomas Romberg - Project Manager*

# Lincoln Construction

CHANGE ORDER REQUEST SUMMARY

**Public Works Fleet and Facilities**      COP: **046A1**      REV: **000**      DATE: **7/15/2022**

DESCRIPTION:      Owner COP/CCD/PR #:      COPR 002

LABOR	HOURS		RATE	TOTAL
PROJECT MANAGER		X	95.00	\$ -
SUPERINTENDENT		X	88.95	\$ -
ASSISTANT SUPERINTENDENT		X	77.15	\$ -
CARPENTER		X	75.85	\$ -
LABORER		X	67.72	\$ -
		X		\$ -
		X		\$ -
SUBTOTAL				\$ -

SMALL TOOL ALLOWANCE @		0.0%	\$ -
SUBTOTAL			\$ -
MARK-UP @		13.0%	\$ -
<b>TOTAL LABOR</b>			<b>\$ -</b>

MATERIALS/EQUIPMENT	PHASE CODE	UNITS		RATE	TOTAL
		1	X		\$ -
		1	X		\$ -
		1	X		\$ -
		1	X		\$ -
SUBTOTAL					\$ -
USE TAX ON MATERIALS AND EQUIPMENT				0.0%	\$ -
MARK-UP @				13.0%	\$ -
<b>TOTAL MATERIAL/EQUIPMENT</b>					<b>\$ -</b>

SUBCONTRACTS	PHASE CODE	UNITS		RATE	TOTAL
		1	X		\$ -
Northshore Exteriors		1	X	27,566.00	\$ 27,566.00
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
SUBTOTAL					\$ 27,566.00
MARK-UP @	Sub Direct Cost	27,566		6.0%	\$ 1,653.96
<b>TOTAL SUBCONTRACTS</b>					<b>\$ 29,219.96</b>

<b>PROPOSAL SUBTOTAL</b>					<b>\$ 29,219.96</b>
BONDS/Liability/Builders Risk/B&O Tax				3.000%	\$ 876.60
<b>PROPOSAL TOTAL</b>					<b>\$ 30,096.56</b>

Attention: Tom Romberg Date: 7/6/2022  
 Project: Tukwila Public Works NSE Ref: n/a  
 COP / RFI #: per request By: Jeremy Hughes

Work Description	QUANTITIES		LABOR		MATERIALS		EQUIPMENT	
	No of Units	Unit Description	\$/Hour	Total	\$/Unit	Total	Rate	Total

**Labor**

Shop Journeymen	0	Per Hr	\$ 113.33	\$ -		\$ -		\$ -
Shop Foreman	0	Per Hr	\$ 170.29	\$ -		\$ -		\$ -
Field Journeymen	64	Per Hr	\$ 103.86	\$ 6,646.83		\$ -		\$ -
Field Foreman	64	Per Hr	\$ 115.90	\$ 7,417.75		\$ -		\$ -
Delivery Driver	2	Per Hr	\$ 59.64	\$ 119.28		\$ -		\$ -

**Material**

2x4x12	250	ea	\$ 16.39	\$ 4,097.50		\$ -		\$ -
HT i/w shield	5	ea	\$ 225.00	\$ 1,125.00		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -

**Equipment**

20 ft flat bed	2	Per Hr		\$ -		\$ -	\$ 57.00	\$ 114.00
8 ft 1/2 ton		Per Hr		\$ -		\$ -	\$ 32.29	\$ -
Finn Power Shear Genius	0	Per Hr		\$ -		\$ -	\$ 396.14	\$ -
RAS 90 Break	0	Per Hr		\$ -		\$ -	\$ 74.28	\$ -
CNC Router		Per Hr		\$ -		\$ -	\$ 89.51	\$ -
Salvagnini		Per Hr		\$ -		\$ -	\$ 342.57	\$ -
45 ft boom Manlift (Rented)	6	Day		\$ -		\$ -	\$ 530.00	\$ 3,180.00
65 ft Boom Manlift (Rented)		Day		\$ -		\$ -	\$ 655.00	\$ -
26 Ft Scissor Lift 1000# (rented)		Day		\$ -		\$ -	\$ 300.00	\$ -
Lift Delivery Fee	0	EA		\$ -		\$ -	\$ 150.00	\$ -

Subtotals	\$ 19,406.36	\$ -	\$ 3,294.00
Safety act expense @ 2% of direct labor	\$ 388.13		
Small tools expense @ 3% of direct labor	\$ 582.19		
Transportation \$4.76 per Field Foreman Hour			\$ 304.64
Subtotals without overhead & profit	\$ 20,376.68	\$ -	\$ 3,598.64

Other Expense:

Subtotal of all expenses (labor, materials, & equipment)	\$ 23,975.32
Contractor liability insurance = 1.75% of labor, materials, & equipment	\$ 419.57
Total value of work for this contract before overhead & profit	\$ 24,394.89
13 % overhead & profit	\$ 3,171.34

**Total Value of work for this contract including overhead & profit \$ 27,566.22**

**Exclusions:**

**Note:** All owned equipment rates are from the National Roofing Contractors Association's, "Roofing Contractors Equipment Cost Schedule", Ninth Edition, Copyright 2003. Rented equipment as quoted.

Contractor agrees that by ordering Northshore to proceed on such above mentioned work, contractor agrees that such work is above and beyond the scope of the original contract, and accepts this itemized breakdown in its entirety as fair compensation for such work. Contractor further agrees that by ordering such extra work, it shall issue a change order as soon as possible, regardless of whether or not owner approves such changes.

**CONTRACTOR APPROVAL**

The Contractor/Owner by signing below hereby orders Northshore Exteriors, Inc. to proceed with the above mentioned extra work, and will issue a formal Change Order as soon as possible.

Signature

Name (printed)

Date

Title

# CHANGE PROPOSAL REQUEST

**Lincoln Construction**

## Public Works Fleet and Facilities

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COP NO: 046A2  
\_\_\_\_\_  
CCD/PR No.: COPR 002  
\_\_\_\_\_  
Date: 7/15/2022  
\_\_\_\_\_  
Project: \_\_\_\_\_

Attn.: Tukwila Public Works Fleet & Facilities Building

LCI Project No.: 1239

A. TOTAL MATERIAL/EQ BASE COST \$ 6,600.00  
B. TOTAL LABOR COST \$ -

SUBTOTAL \$ 6,600.00

C. OVERHEAD AND PROFIT (13%) \$ 858.00

SUBTOTAL \$ 858.00

D. SUBCONTRACT COST \$ 87,009.00

E. OVERHEAD AND PROFIT ON  
SUBCONTRACT COST (6%) \$ 5,220.54

SUBTOTAL \$ 92,229.54

H. BOND (GC ONLY) \$ 2,990.63

SUBTOTAL \$ 2,990.63

TOTAL CHANGE PROPOSAL COST \$ 102,678

CONTRACT TIME ADJUSTMENT (DAYS) TBD

Lincoln Construction, Inc.  
CONTRACTOR

Thomas Romberg U  
Tom Romberg

7/15/2022  
DATE

**Lincoln Construction**

**Change Order Request**

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_

Date: 7/15/2022  
COP #: 046A2  
Owner COP/CCD/PR #: COPR 002

Re: Public Works Fleet and Facilities

Please provide a change order for the following work:

Roof envelope per COPR 002  
Alternate 2 Gutters and Downspouts

**Draft**

Total price per attached breakdown: \$ 102,678  
State and local sales tax: \_\_\_\_\_ include  not included  
Extension of time: TBD

\_\_\_\_\_  
\_\_\_\_\_  
We have proceeded with the work  
Work will not proceed without formal authorization

This price is good for 5 days from the above date, after which this request is subject to revision.

Sincerely,  
*Thomas Romberg - Project Manager*

# Lincoln Construction

CHANGE ORDER REQUEST SUMMARY

**Public Works Fleet and Facilities**      COP: **046A2**      REV: **000**      DATE: **7/15/2022**

DESCRIPTION:      Owner COP/CCD/PR #:      COPR 002

LABOR	HOURS		RATE	TOTAL
PROJECT MANAGER		X	95.00	\$ -
SUPERINTENDENT		X	88.95	\$ -
ASSISTANT SUPERINTENDENT		X	77.15	\$ -
CARPENTER		X	75.85	\$ -
LABORER		X	67.72	\$ -
		X		\$ -
		X		\$ -
<b>SUBTOTAL</b>				<b>\$ -</b>

SMALL TOOL ALLOWANCE @	0.0%	\$ -
SUBTOTAL		\$ -
MARK-UP @	13.0%	\$ -
<b>TOTAL LABOR</b>		<b>\$ -</b>

MATERIALS/EQUIPMENT	PHASE CODE	UNITS		RATE	TOTAL
		1	X		\$ -
Dumpster		3	X	2,200.00	\$ 6,600.00
		1	X		\$ -
		1	X		\$ -
<b>SUBTOTAL</b>					<b>\$ 6,600.00</b>
USE TAX ON MATERIALS AND EQUIPMENT			0.0%		\$ -
MARK-UP @			13.0%		\$ 858.00
<b>TOTAL MATERIAL/EQUIPMENT</b>					<b>\$ 7,458.00</b>

SUBCONTRACTS	PHASE CODE	UNITS		RATE	TOTAL
		1	X		\$ -
Northshore Exteriors		1	X	87,009.00	\$ 87,009.00
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
		1	X	0.00	\$ -
<b>SUBTOTAL</b>					<b>\$ 87,009.00</b>
MARK-UP @	Sub Direct Cost	87,009	6.0%	Less Sub Fee	\$ 5,220.54
<b>TOTAL SUBCONTRACTS</b>					<b>\$ 92,229.54</b>

<b>PROPOSAL SUBTOTAL</b>		<b>\$ 99,687.54</b>
BONDS/Liability/Builders Risk/B&O Tax	3.000%	\$ 2,990.63
<b>PROPOSAL TOTAL</b>		<b>\$ 102,678.17</b>

Attention: Tom Romberg Date: 7/6/2022  
 Project: Tukwila Public Works NSE Ref: n/a  
 COP / RFI #: per request By: Jeremy Hughes

Work Description	QUANTITIES		LABOR		MATERIALS		EQUIPMENT	
	No of Units	Unit Description	\$/Hour	Total	\$/Unit	Total	Rate	Total

**Labor**

Shop Journeymen	103	Per Hr	\$ 113.33	\$ 11,673.19		\$ -		\$ -
Shop Foreman	43	Per Hr	\$ 170.29	\$ 7,322.55		\$ -		\$ -
Field Journeymen	148	Per Hr	\$ 103.86	\$ 15,370.80		\$ -		\$ -
Field Foreman	98	Per Hr	\$ 115.90	\$ 11,358.43		\$ -		\$ -
Delivery Driver	2	Per Hr	\$ 59.64	\$ 119.28		\$ -		\$ -

**Material**

24ga; Kynar Flatsheet	65	ea	\$ 76.60	\$ 4,979.00		\$ -		\$ -
24ga; Galvalume flatsheet	30	ea	\$ 60.00	\$ 1,800.00		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -

**Equipment**

20 ft flat bed	2	Per Hr		\$ -		\$ -	\$ 57.00	\$ 114.00
8 ft 1/2 ton		Per Hr		\$ -		\$ -	\$ 32.29	\$ -
Finn Power Shear Genius	30	Per Hr		\$ -		\$ -	\$ 396.14	\$ 11,884.20
RAS 90 Break	48	Per Hr		\$ -		\$ -	\$ 74.28	\$ 3,565.44
CNC Router		Per Hr		\$ -		\$ -	\$ 89.51	\$ -
Salvagnini		Per Hr		\$ -		\$ -	\$ 342.57	\$ -
45 ft boom Manlift (Rented)	8	Day		\$ -		\$ -	\$ 530.00	\$ 4,240.00
65 ft Boom Manlift (Rented)		Day		\$ -		\$ -	\$ 655.00	\$ -
26 Ft Scissor Lift 1000# (rented)		Day		\$ -		\$ -	\$ 300.00	\$ -
Lift Delivery Fee	1	EA		\$ -		\$ -	\$ 150.00	\$ 150.00

Subtotals	\$ 52,623.25	\$ -	\$ 19,953.64
Safety act expense @ 2% of direct labor	\$ 1,052.47		
Small tools expense @ 3% of direct labor	\$ 1,578.70		
Transportation \$4.76 per Field Foreman Hour			\$ 466.48
Subtotals without overhead & profit	\$ 55,254.41	\$ -	\$ 20,420.12

Other Expense:

Subtotal of all expenses (labor, materials, & equipment)	\$ 75,674.53
Contractor liability insurance = 1.75% of labor, materials, & equipment	\$ 1,324.30
Total value of work for this contract before overhead & profit	\$ 76,998.84
13 % overhead & profit	\$ 10,009.85

**Total Value of work for this contract including overhead & profit \$ 87,008.69**

**Exclusions:**

**Note:** All owned equipment rates are from the National Roofing Contractors Association's, "Roofing Contractors Equipment Cost Schedule", Ninth Edition, Copyright 2003. Rented equipment as quoted.

Contractor agrees that by ordering Northshore to proceed on such above mentioned work, contractor agrees that such work is above and beyond the scope of the original contract, and accepts this itemized breakdown in its entirety as fair compensation for such work. Contractor further agrees that by ordering such extra work, it shall issue a change order as soon as possible, regardless of whether or not owner approves such changes.

**CONTRACTOR APPROVAL**

The Contractor/Owner by signing below hereby orders Northshore Exteriors, Inc. to proceed with the above mentioned extra work, and will issue a formal Change Order as soon as possible.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



**CHANGE PROPOSAL REQUEST**

**Lincoln Construction**

**Public Works Fleet and Facilities**

To: City of Tukwila

Attn.: Tukwila Public Works Fleet & Facilities Building

COP NO: 046A3R1  
CCD/PR No.: COPR 002  
Date: 8/10/2022  
Project:   
LCI Project No.: 1239

A. TOTAL MATERIAL/EQ BASE COST \$ 11,100.00  
B. TOTAL LABOR COST \$ 4,269.60

SUBTOTAL \$ 15,369.60

C. OVERHEAD AND PROFIT (13%) \$ 1,998.05

SUBTOTAL \$ 1,998.05

D. SUBCONTRACT COST \$ 254,175.00

E. OVERHEAD AND PROFIT ON  
SUBCONTRACT COST (6%) \$ 15,250.50

SUBTOTAL \$ 269,425.50

H. BOND (GC ONLY) \$ 8,603.79

SUBTOTAL \$ 8,603.79

TOTAL CHANGE PROPOSAL COST	\$	295,397
CONTRACT TIME ADJUSTMENT (DAYS)		<b>TBD</b>

Lincoln Construction, Inc.  
CONTRACTOR  
8/10/2022  
DATE

Thomas Romberg 0  
Tom Romberg

**Lincoln Construction**

**Change Order Request**

To: City of Tukwila  
\_\_\_\_\_  
\_\_\_\_\_

Date: 8/10/2022

COP #: 046A3R1

Owner COP/CCD/PR #: COPR 002

Re: Public Works Fleet and Facilities

Please provide a change order for the following work:

Roof envelope per COPR 002

Alternate 3 Exterior Siding and Painting. Lead times on siding are assumed to be 8 to 12 weeks. Painting cannot take place until spring of 2023.

Excludes any additional framing, mechanical, electrical, caulking, structural work, gutters and downspouts.

**Draft**

Total price per attached breakdown: \$ 295,397

State and local sales tax: \_\_\_\_\_ include  not included

Extension of time: TBD

\_\_\_\_\_  
\_\_\_\_\_ We have proceeded with the work  
\_\_\_\_\_ Work will not proceed without formal authorization

This price is good for 5 days from the above date, after which this request is subject to revision.

Sincerely,  
*Thomas Romberg - Project Manager*

# Lincoln Construction

## CHANGE ORDER REQUEST SUMMARY

**Public Works Fleet and Facilities**

COP: **046A3**

REV: **001**

DATE: **8/10/2022**

DESCRIPTION: Owner COP/CCD/PR #: COPR 002 A3

LABOR	HOURS		RATE	TOTAL
PROJECT MANAGER		X	95.00 = \$	-
SUPERINTENDENT	48	X	88.95 = \$	4,269.60
ASSISTANT SUPERINTENDENT		X	77.15 = \$	-
CARPENTER		X	75.85 = \$	-
LABORER		X	67.72 = \$	-
		X	= \$	-
		X	= \$	-
<b>SUBTOTAL</b>				<b>\$ 4,269.60</b>
SMALL TOOL ALLOWANCE @			0.0%	\$ -
<b>SUBTOTAL</b>				<b>\$ 4,269.60</b>
MARK-UP @			13.0%	\$ 555.05
<b>TOTAL LABOR</b>				<b>\$ 4,824.65</b>
MATERIALS/EQUIPMENT	PHASE CODE	UNITS	RATE	
		1	X	= \$ -
Dumpster		6	X	1,600.00 = \$ 9,600.00
Sweeper		1	X	1,500.00 = \$ 1,500.00
		1	X	= \$ -
<b>SUBTOTAL</b>				<b>\$ 11,100.00</b>
USE TAX ON MATERIALS AND EQUIPMENT			0.0%	\$ -
MARK-UP @			13.0%	\$ 1,443.00
<b>TOTAL MATERIAL/EQUIPMENT</b>				<b>\$ 12,543.00</b>
SUBCONTRACTS	PHASE CODE	UNITS	RATE	
		1	X	= \$ -
Northshore Exteriors		1	X	183,755.00 = \$ 183,755.00
Todd Robinson		1	X	70,420.00 = \$ 70,420.00
		1	X	0.00 = \$ -
		1	X	0.00 = \$ -
		1	X	0.00 = \$ -
		1	X	0.00 = \$ -
<b>SUBTOTAL</b>				<b>\$ 254,175.00</b>
MARK-UP @	Sub Direct Cost	183,755	6.0%	Less Sub Fee \$ 15,250.50
<b>TOTAL SUBCONTRACTS</b>				<b>\$ 269,425.50</b>
<b>PROPOSAL SUBTOTAL</b>				<b>\$ 286,793.15</b>
BONDS/Liability/Builders Risk/B&O Tax			3.000%	\$ 8,603.79
<b>PROPOSAL TOTAL</b>				<b>\$ 295,396.94</b>

# Itemized Change Order Proposal

Attention: <b>Tom Romberg</b>	Date: <b>7/28/2022</b>
Project: <b>Tukwila Public Works</b>	NSE Ref: <b>6233-006 Rev.2</b>
COP / RFI #: <b>Request for Alt 3 Pricing - Wall Panel</b>	By: <b>Jeremy Hughes</b>

Work Description	QUANTITIES		LABOR		MATERIALS		EQUIPMENT	
	No of Units	Unit Description	\$/Hour	Total	\$/Unit	Total	Rate	Total

<b>Labor</b>								
Shop Journeymen	160	Per Hr	\$ 105.70	\$ 16,911.45		\$ -		\$ -
Shop Foreman	110	Per Hr	\$ 138.65	\$ 15,251.16		\$ -		\$ -
Field Journeymen	280	Per Hr	\$ 98.18	\$ 27,491.41		\$ -		\$ -
Field Foreman	280	Per Hr	\$ 105.99	\$ 29,676.61		\$ -		\$ -
Project Admin (drawings, PM)	62	Per Hr	\$ 138.65	\$ 8,596.30		\$ -		\$ -
Delivery Driver	12	Per Hr	\$ 52.07	\$ 624.83		\$ -		\$ -

<b>Material</b>								
Metal Wall Panel	5352	sf	\$ 3.50	\$ 18,732.00				\$ -
Flat sheet	56	sheets	\$ 78.75	\$ 4,410.11				\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -

<b>Equipment</b>								
20 ft flat bed	12	Per Hr		\$ -		\$ -	\$ 57.00	\$ 684.00
8 ft 1/2 ton		Per Hr		\$ -		\$ -	\$ 32.29	\$ -
Finn Power Shear Genius	72	Per Hr		\$ -		\$ -	\$ 396.14	\$ 28,522.08
RAS 90 Break	90	Per Hr		\$ -		\$ -	\$ 74.28	\$ 6,685.20
CNC Router		Per Hr		\$ -		\$ -	\$ 89.51	\$ -
Salvagnini		Per Hr		\$ -		\$ -	\$ 342.57	\$ -
45 ft boom Manlift (Rented)		Day		\$ -		\$ -	\$ 530.00	\$ -
65 ft Boom Manlift (Rented)		Day		\$ -		\$ -	\$ 655.00	\$ -
Forklift (rented)	3	Day		\$ -		\$ -	\$ 300.00	\$ 900.00
Lift Delivery Fee		EA		\$ -		\$ -	\$ 150.00	\$ -

Subtotals	\$	121,693.87	\$	-	\$	36,791.28
Safety act expense @ 0% of direct labor	\$	-				
Small tools expense @ 0% of direct labor	\$	-				
Transportation \$4.76 per Field Foreman Hour					\$	1,332.80
Subtotals without overhead & profit	\$	121,693.87	\$	-	\$	38,124.08

Other Expense:

Subtotal of all expenses (labor, materials, & equipment)	\$	159,817.95
Contractor liability insurance = 1.75% of labor, materials, & equipment	\$	2,796.81
Total value of work for this contract before overhead & profit	\$	162,614.77
13 % overhead & profit	\$	21,139.92

**Total Value of work for this contract including overhead & profit \$ 183,754.69**

**Exclusions:** Custom colors, any framing, wood and or wood working, lead and or pipe flashings, any exposed caulking, any Demo, liquid applied flashings, saw cutting, any insulation / scrim work, any interior work, any hoisting, and any work at downspouts.

**Note:** All owned equipment rates are from the National Roofing Contractors Association's, "Roofing Contractors Equipment Cost Schedule", Ninth Edition, Copyright 2003. Rented equipment as quoted.

Contractor agrees that by ordering Northshore to proceed on such above mentioned work, contractor agrees that such work is above and beyond the scope of the original contract, and accepts this itemized breakdown in its entirety as fair compensation for such work. Contractor further agrees that by ordering such extra work, it shall issue a change order as soon as possible, regardless of whether or not owner approves such changes.

**CONTRACTOR APPROVAL**

The Contractor/Owner by signing below hereby orders Northshore Exteriors, Inc. to proceed with the above mentioned extra work, and will issue a formal Change Order as soon as possible.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



**LABOR RATE**

\$	35.95	per hour	
\$	5.93	Employment Security	
\$	2.06	FICA	
\$	1.45	Medicare	
\$	4.73	L&I	
\$	7.40	Health & Welfare	
\$	0.18	SUTA	
\$	1.04	Training Fund	
\$	0.03	Painter Progression	
\$	0.27	FUTA	
\$	4.35	WW Pension	
\$	2.73	WWSPE	
\$	0.05	IUPAT	
\$	-	Small Tools & Consumable	
\$	-	Safety	
\$	-	Direct Supervision	
\$	-	Fuel	
\$	66.17		
Add \$1.50	Foreman	\$	67.67
Add \$0.50	Industrial	\$	66.67
<b>Travel Time:</b>	<b>\$ 35.00</b>		

Draft

# TUKWILA PUBLIC WORKS FLEET & FACILITIES BUILDING

1050 N. 38th St.  
Seattle, WA 98103  
PH 206.675.9151  
www.shksarchitects.com

## ABBREVIATIONS

<b>&amp; L</b>	AND ANGLE	<b>GA</b>	GAUGE	<b>QT</b>	QUARRY TILE
<b>@</b>	AT	<b>GALV</b>	GALVANIZED	<b>R or RAD</b>	RADIUS
<b>#</b>	DIAMETER	<b>GB</b>	GRAB BAR	<b>RB</b>	RESILIENT BASE
<b>(E)</b>	EXISTING	<b>GL</b>	GLASS	<b>RCP</b>	REFLECTED CEILING PLAN
<b>C</b>	CENTERLINE	<b>GLB</b>	GLU-LAM BEAM	<b>RD</b>	ROOF DRAIN
<b>A.B.</b>	ANCHOR BOLT	<b>GND</b>	GROUND	<b>REF</b>	REFERENCE
<b>ABV</b>	ABOVE	<b>GR</b>	GROUTED	<b>REFR</b>	REFRIGERATOR
<b>AC</b>	AIR CONDITIONING	<b>GRTD</b>	GYPSSUM WALL BOARD	<b>REINF</b>	REINFORCED
<b>ACT</b>	ACOUSTIC CEILING TILE	<b>GWB</b>		<b>RELOC</b>	RELOCATE
<b>ACU</b>	AIR CONDITION UNIT	<b>HB</b>	HOSE BIBB	<b>REQD</b>	REQUIRED
<b>ADJ</b>	ADJUSTABLE	<b>HC</b>	HANDICAP	<b>RES</b>	RESINOUS FLOORING
<b>AFF</b>	ABOVE FINISHED FLOOR	<b>HCMU</b>	HOLLOW CLAY MASONRY UNIT	<b>RF</b>	RESILIENT FLOORING
<b>ALT</b>	ALTERNATE	<b>HDWD</b>	HARDWOOD	<b>RM</b>	ROOM
<b>ALUM</b>	ALUMINUM	<b>HWDE</b>	HARDWARE	<b>RO</b>	ROUGH OPENING
<b>APPROX</b>	APPROXIMATELY	<b>HT</b>	HEIGHT	<b>RV</b>	ROOF VENT
		<b>HM</b>	HOLLOW METAL	<b>RL</b>	RAIN WATER LEADER
		<b>HR</b>	HOUR		
		<b>HORIZ</b>	HORIZONTAL		
<b>BLDG</b>	BUILDING	<b>I.D.</b>	INSIDE DIAMETER	<b>S</b>	SOUTH
<b>BLW</b>	BELOW	<b>ICB</b>	INTEGRAL COVE BASE	<b>SA</b>	SMOKE ALARM
<b>B.O.</b>	BOTTOM OF	<b>INSUL</b>	INSULATION	<b>SC</b>	SOLID CORE
		<b>INT</b>	INTERIOR	<b>SCHED</b>	SCHEDULE
<b>CB</b>	CATCH BASIN	<b>JAN</b>	JANITOR	<b>SECT</b>	SECTION
<b>CBB</b>	CEMENT BACKER BOARD	<b>JT</b>	JOINT	<b>SG</b>	SAFETY GLASS
<b>CEM</b>	CEMENT	<b>KIT</b>	KITCHEN	<b>SHT</b>	SHEET
<b>CJ</b>	CONTROL JOINT	<b>LAB</b>	LABORATORY	<b>SIM</b>	SIMILAR
<b>CL</b>	CENTERLINE	<b>LAM</b>	LAMINATE	<b>SPEC</b>	SPECIFICATION
<b>CLG</b>	CEILING	<b>LAV</b>	LAVATORY	<b>SQ</b>	SQUARE
<b>CLR</b>	CLEAR	<b>LKR</b>	LOCKER	<b>S.S.</b>	STAINLESS STEEL
<b>CO</b>	CLEAN OUT	<b>LOC</b>	LOCATE	<b>STA</b>	STATION
<b>COL</b>	COLUMN	<b>LT</b>	LIGHT	<b>STD</b>	STANDARD
<b>CONC</b>	CONCRETE	<b>LVL</b>	LAMINATED VENEER LUMBER	<b>STL</b>	STEEL
<b>COND</b>	CONDITION	<b>M</b>	MENS	<b>STN</b>	STAIR
<b>CONT</b>	CONTINUOUS	<b>MATL</b>	MATERIAL	<b>STRUC</b>	STRUCTURE
<b>CPT</b>	CARPET	<b>MAX</b>	MAXIMUM	<b>SOG</b>	SLAB ON GRADE
<b>CT</b>	CERAMIC TILE	<b>MECH</b>	MECHANICAL	<b>SUSP</b>	SUSPENDED
		<b>MEMB</b>	MEMBRANE	<b>SYM</b>	SYMMETRICAL
<b>DBL</b>	DOUBLE	<b>MEMB</b>	MEMBRANE		
<b>DEMO</b>	DEMOLISH	<b>MEMB</b>	MEMBRANE	<b>T, TMP</b>	TEMPERED
<b>DF</b>	DRINKING FOUNTAIN	<b>MECH</b>	MECHANICAL	<b>T&amp;G</b>	TONGUE & GROOVE
<b>DIA</b>	DIAMETER	<b>MFR</b>	MANUFACTURER	<b>TEL</b>	TELEPHONE
<b>DIFF</b>	DIFFUSER	<b>MIN</b>	MINIMUM	<b>TER</b>	TERRAZZO
<b>DIM</b>	DIMENSION	<b>MISC</b>	MISCELLANEOUS	<b>THK</b>	THICK
<b>DISP</b>	DISPENSER	<b>MH</b>	MANHOLE	<b>T.O.</b>	TOP OF
<b>DN</b>	DOWN	<b>MO</b>	MASONRY OPENING	<b>TS</b>	TUBE STEEL
<b>DR</b>	DOOR	<b>MTD</b>	MOUNTED	<b>TV</b>	TELEVISION
<b>DS</b>	DOWNSPOUT	<b>MTL</b>	METAL	<b>TYP</b>	TYPICAL
<b>DTL</b>	DETAIL	<b>MULL</b>	MULLION		
<b>DW</b>	DISHWASHER			<b>UL</b>	UNDERWRITERS' LABORATORIES
				<b>UNO</b>	UNLESS NOTED OTHERWISE
<b>E</b>	EAST	<b>N</b>	NORTH	<b>VCT</b>	VINYL COMPOSITION TILE
<b>EA</b>	EACH	<b>NA</b>	NOT APPLICABLE	<b>VERT</b>	VERTICAL
<b>ECS</b>	EXTERIOR COMPOSITE SIDING	<b>NIC</b>	NOT IN CONTRACT	<b>VEST</b>	VESTIBULE
<b>EF</b>	EXHAUST FAN	<b>NOM</b>	NOMINAL	<b>VIF</b>	VERIFY IN FIELD
<b>EJ</b>	EXPANSION JOINT	<b>NTS</b>	NOT TO SCALE	<b>VTR</b>	VENT THRU ROOF
<b>EL</b>	ELEVATION	<b>NR</b>	NOT RATED		
<b>ELEC</b>	ELECTRICAL			<b>W</b>	WEST
<b>ELEV</b>	ELEVATOR	<b>OA</b>	OVERALL	<b>W/</b>	WITH
<b>EMERG</b>	EMERGENCY	<b>OBS</b>	OBSOLETE	<b>WC</b>	WATER CLOSET
<b>EQ</b>	EQUAL	<b>O.C.</b>	ON CENTER	<b>WD</b>	WOOD
<b>EXP</b>	EXPANSION	<b>O.D.</b>	OUTSIDE DIAMETER	<b>WF</b>	WIDE FLANGE
		<b>OFF</b>	OFFICE	<b>WO</b>	WITHOUT
<b>FBP</b>	FIBER BOARD PANEL	<b>OPNG</b>	OPENING	<b>WOM</b>	WALK OFF MAT
<b>FD</b>	FLOOR DRAIN	<b>OPP</b>	OPPOSITE	<b>WM</b>	WOMEN'S
<b>FE</b>	FIRE EXTINGUISHER	<b>OTS</b>	OPEN TO STRUCTURE	<b>WP</b>	WATERPROOFING
<b>FF</b>	FINISH FLOOR			<b>WR</b>	WATER RESISTANT
<b>FH</b>	FIRE HYDRANT	<b>PC</b>	PRECAST CONCRETE	<b>WSCT</b>	WAINSCOT
<b>FIN</b>	FINISH	<b>PL</b>	PLATE	<b>WT</b>	WEIGHT
<b>FLR</b>	FLOOR	<b>PLAS</b>	PLASTER		
<b>F.O.</b>	FACE OF	<b>PLY</b>	PLYWOOD		
<b>FOIC</b>	FURNISHED BY OWNER	<b>PLAM</b>	PLASTIC LAMINATE		
<b>FOIO</b>	FURNISHED BY OWNER	<b>PNT</b>	PAINT		
		<b>POC</b>	POINT OF CONNECTION		
<b>FR</b>	FIRE RESISTANT	<b>PR</b>	PAIR		
<b>FS</b>	FLOOR SINK	<b>PSL</b>	PARALLEL STRAND LUMBER		
		<b>PT</b>	PRESSURE TREATED		
		<b>PTN</b>	PARTITION		

## DRAFTING SYMBOLS

	WALL SECTION
	BLDG SECTION
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	DETAIL
	NORTH ARROW
	GRID HEAD
	ROOM TAG
	WINDOW TAG
	WALL TAG
	DOOR TAG
	KEY NOTE
	ELEVATION NOTE
	SPOT ELEVATION
	CENTERLINE
	PROPERTY LINE
	FLOOR TRANSITION
	REVISION
	BREAKLINE
	DIMENSION POINT
	DETAIL BORDER



VICINITY MAP

## GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS.
  - MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.
- CODE:**
- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WEC).
  - REFER TO WINDOW SCHEDULE FOR WINDOW SIZES AND TYPES. ALL GLAZING WITHIN 18" OF INTERIOR FLOOR, EXTERIOR WALKING SURFACE OR WITHIN 24" OF A DOOR IN ANY POSITION TO BE TEMPERED GLASS UNLESS INDICATED OTHERWISE.
  - RACKING STORAGE, MECHANICAL, ELECTRICAL, PLUMBING AND FUEL TANK PERMITS TO BE APPLIED FOR UNDER SEPARATE APPLICATION BY CONTRACTOR.
  - PROVIDE FIREBLOCKS AND DRAFTSTOPS PER IBC.
  - PROVIDE CLOSURE MEETING THE REQUIREMENT OF GOVERNING FIRE AUTHORITIES BETWEEN FIRE RATED FLOORS, SHAFTS AND BUILDING PARTITIONS AND PENETRATING DUCTS, PIPES, CONDUIT, MECHANICAL, ELECTRICAL, AND OTHER ITEMS.
  - RECESSES LOCATED WITHIN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.
  - EXISTING FIRE EXTINGUISHERS AND CABINETS ARE NOT SHOWN ON PLANS. PROTECT EXISTING FIRE EXTINGUISHERS AND CABINETS (RECESSED OR SURFACE MOUNTED) FROM DAMAGE.
- HAZMAT:**
- HAZARDOUS MATERIAL REMOVAL & DISPOSAL: BEFORE BEGINNING ANY DEMOLITION OR OTHER WORK, COMPLY WITH DOCUMENTS PREPARED BY THE OWNER'S HAZARDOUS MATERIALS CONSULTANT. THIS APPLIES TO DEMOLITION, DISPOSAL AND CONSTRUCTION OPERATIONS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.
- DEMOLITION:**
- WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE HAZARDOUS MATERIALS ABATEMENT, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.
- DIMENSIONS:**
- DO NOT SCALE DRAWINGS.
  - VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY ARCHITECT OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
  - DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
  - FINISHED SURFACE OF INFILL OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
  - VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL, OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.
  - DOORS NOT LOCATED BY DIMENSION ON PLANS SHALL BE SIX INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. PROVIDE MINIMUM 18" CLEAR FROM FACE OF ADJOINING PARTITION OR OTHER OBSTRUCTION TO JAMB EDGE OF DOOR OPENING, UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
- COORDINATION:**
- COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NONDE ORDINANCE. INSTALL BARRIERS AS REQUIRED TO PROTECT ADJACENT BUILDINGS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
  - REVIEW DEMOLITION DRAWINGS. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
  - VERIFY LOCATIONS OF EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
  - REVIEW ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND PROVIDE ROUGH-INS THROUGH SLABS, BEAMS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, JUNCTION BOXES, CABINETS AND EQUIPMENT. VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK. COORDINATE WITH INSTALLATION REQUIREMENTS. PATCH AND REPAIR EXISTING SURFACES AS NECESSARY TO COMPLETE WORK.
  - COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.
  - CONTRACTOR TO OBTAIN AND VERIFY ROUGH-IN DIMENSION REQUIREMENTS FOR CABINETRY, EQUIPMENT, ACCESSORIES AND THE LIKE INCLUDING THOSE DESIGNATED FOIC AND FOIO. CONTRACTOR TO PROVIDE BACKING, BLOCKING, SUPPORT AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE POWER, DATA, COMMUNICATIONS AND SECURITY REQUIREMENTS FOR FOIC AND FOIO EQUIPMENT WHERE SERVICES ARE REQUIRED. INCLUDE STUB OUTS AND CONNECTIONS. VERIFY AND COORDINATE DIMENSIONS OF FOIC AND FOIO ITEMS PRIOR TO PROCEEDING WITH WORK. INCLUDE STUB OUTS FOR FUTURE WORK.
  - PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED. DO NOT CONCEAL PIPING, CONDUITS, DUCTS, ETC. IN ELECTRICAL, MECHANICAL, AND COMMUNICATION ROOMS.
  - CAREFULLY COORDINATE MECHANICAL, ELECTRICAL, AND BUILDING SYSTEM INSTALLATIONS WITH EXISTING STRUCTURE AND BUILDING SYSTEMS.
  - "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.
  - REFER TO LIGHTING PLAN AND ELECTRICAL DRAWINGS FOR ELECTRICAL DEVICES AND LOCATIONS. COORDINATE AND REVIEW DEVICE LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO ROUGH-IN.

## MATERIAL SYMBOLS

	BATT INSULATION		CONCRETE		RIGID INSULATION
	EARTH		GRAVEL		WOOD
	MASONRY		PLYWOOD		STEEL

## PROJECT INFORMATION

**PROJECT OWNER:**  
CITY OF TUKWILA

**PROJECT ADDRESS:**  
11210 TUKWILA INTERNATIONAL BLVD  
TUKWILA, WA 98168

**SCOPE DESCRIPTION:**  
RECOVERING OF THE EXISTING ROOF  
EXTERIOR ENVELOPE REPAIR  
GENERATOR PLATFORM

## ZONING ANALYSIS

- PROJECT ADDRESS:**  
11210 TUKWILA INTERNATIONAL BLVD  
TUKWILA, WA 98168
- PARCEL NUMBER:**  
092304-9152
- LEGAL DESCRIPTION:**  
N 435 FT OF GL 2 LY E OF STATE RD # 1 LESS C OF  
S TRANS LN LESS W 110 FT OF S 230 FT MEAS  
PLW S & W LNS THOF

**4. LOT AREA:**  
148,100 SF (3.4 ACRES)

**5. ZONE:**  
MIC/H

**6. CURRENT USE:**  
VEHICLE STORAGE / MAINTENANCE / OFFICE; NO CHANGE

**7. YEAR BUILT:**  
1974

**8. (E) BLDG AREA:**  
40,500 SF, NO CHANGE

**9. HT LIMIT:**  
125 FT, NO CHANGE PROPOSED

**10. PARKING QUANTITY:**  
(E) 51 SPACES, NO CHANGE PROPOSED

**11. REQUIRED SETBACKS:**  
NO CHANGE PROPOSED

## DESIGN TEAM

**ARCHITECT:**  
SHKS ARCHITECTS  
1050 NORTH 38TH ST  
SEATTLE, WA 98103  
TEL: 206.675.9151  
CONTACT: MATT FRANTZ  
EMAIL: matt@shksarchitects.com

**STRUCTURAL ENGINEER:**  
LUND OPSAHL  
1201 1ST AVE S #310  
SEATTLE, WA 98134  
TEL: 206.402.5156  
CONTACT: TONY MASON  
EMAIL: tmason@lundopsahl.com

**ENVELOPE CONSULTANT:**  
WETHERHOLT AND ASSOCIATES, INC  
14715 NE 95TH ST, STE 100  
REDMOND, WA 98052  
TEL: 425-822-8397  
CONTACT: DON DAVIS  
EMAIL: dond@wetherholt.com

## SHEET INDEX

**A 0.0** COVER SHEET  
**A 1.0** SITE PLAN  
**A2.3.3** ROOF PLAN WEST - ROOF RECOVERING  
**A2.3.4** ROOF PLAN EAST - ROOF RECOVERING

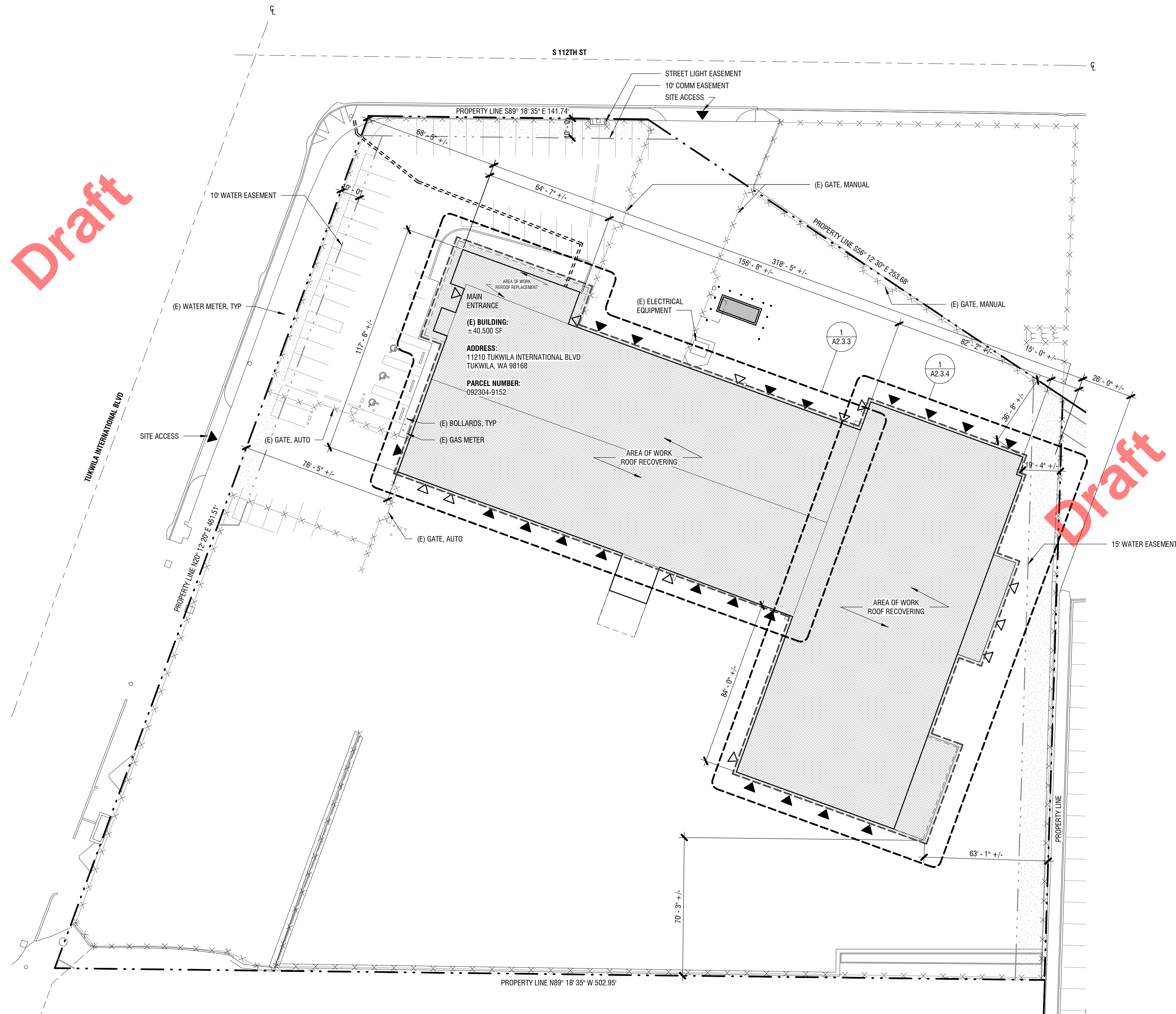
## APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE W/ WA STATE AMENDMENTS  
2018 INTERNATIONAL EXISTING BUILDING CODE W/ WA STATE AMENDMENTS  
2018 UNIFORM PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
THE WASHINGTON CITIES ELECTRICAL CODE  
2018 INTERNATIONAL FIRE CODE  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
2018 WASHINGTON STATE ENERGY CODE

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Revisions:	No. Date Remarks

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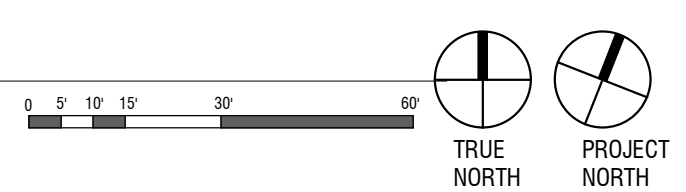
COVER SHEET  
**A 0.0**



- SITE PLAN LEGEND:**
- PROPERTY LINE
  - EASEMENTS
  - ▭ BUILDING EDGE
  - - - EAVE EDGE
  - ××× CHAINLINK FENCING
  - ▷ BUILDING ENTRANCE
  - ▶ VEHICLE ACCESS

▨ AREA OF WORK ROOF RECOVERING

1 SITE PLAN - ROOF RECOVERING  
1" = 30'-0"



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FACILITIES  
BUILDING  
BID  
DOCUMENTS

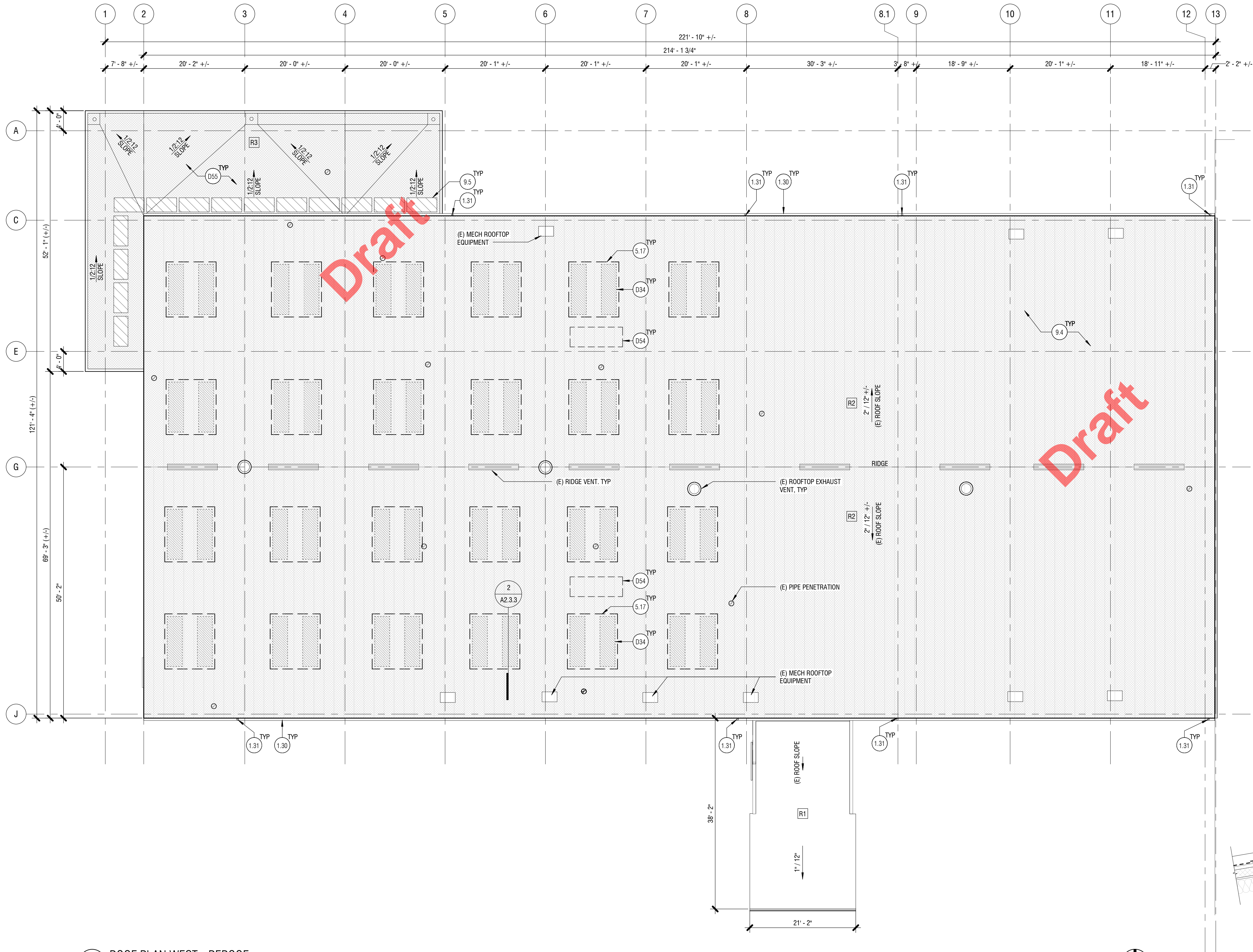
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No.    Date	Remarks

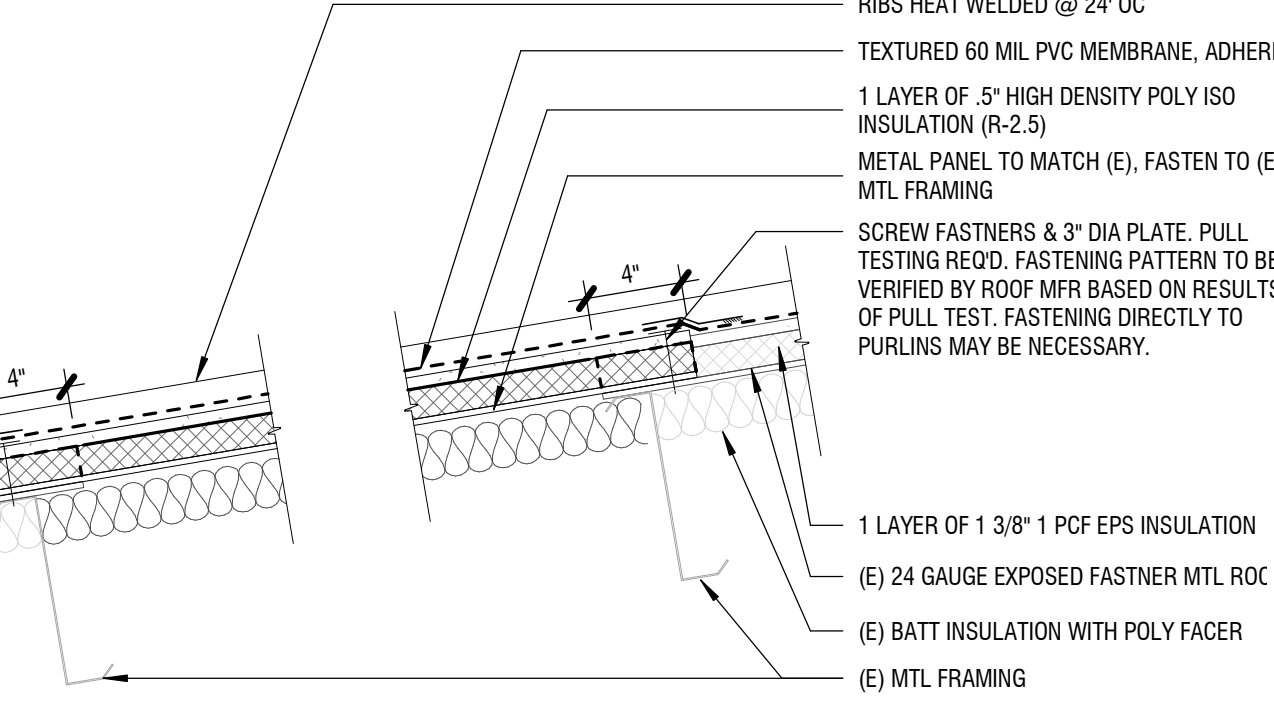
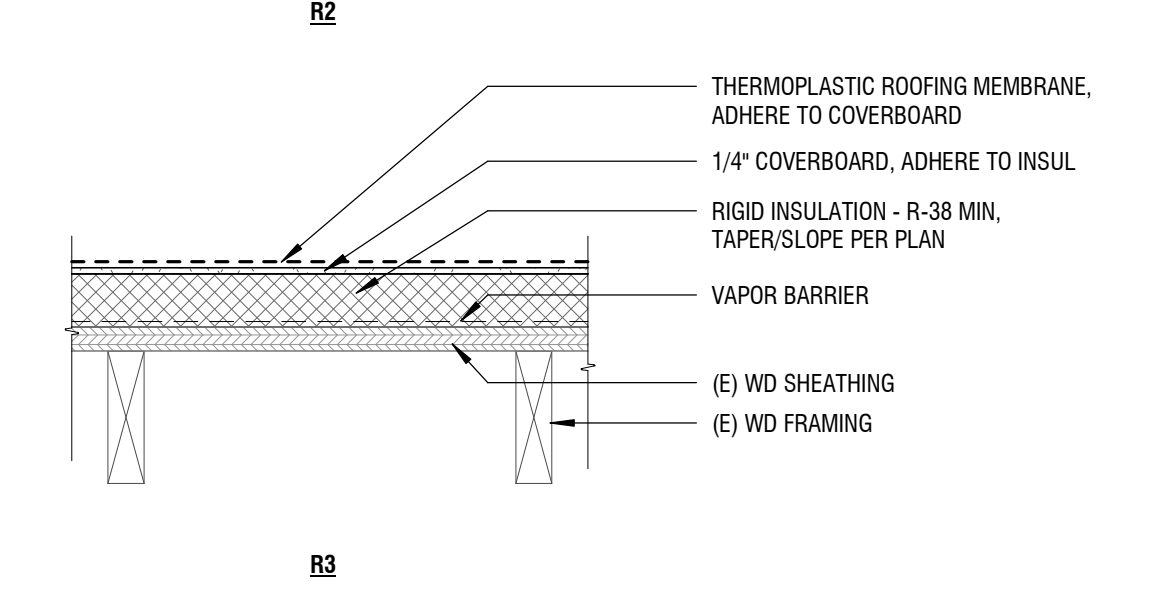
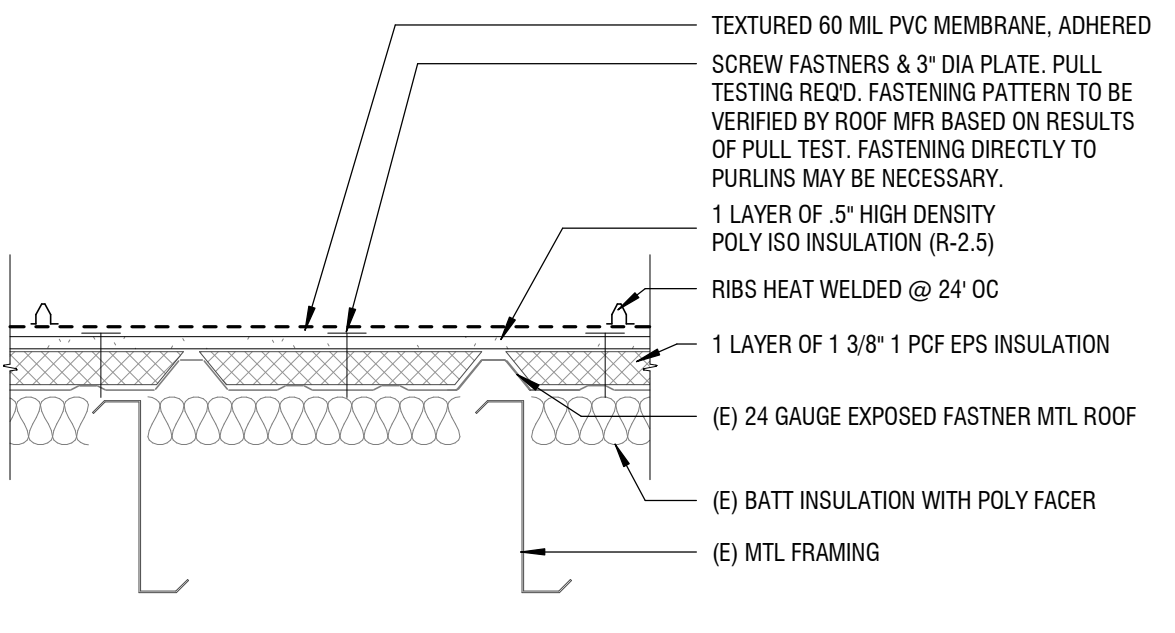
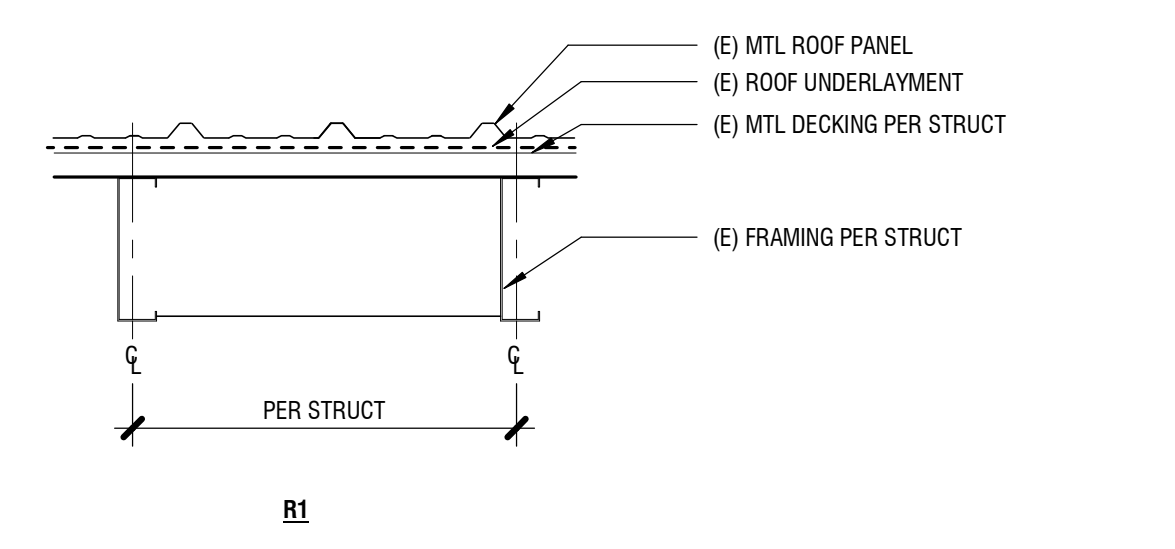
NOT FOR CONSTRUCTION

SITE PLAN  
A 1.0





KEYNOTE LEGEND		PLAN LEGEND:	
MARK	KEYNOTE TEXT		DEMOLISH
1.30	ALT 2: DEMO AND REPLACE (E) GUTTER TO MATCH (E)		WALL
1.31	ALT 2: DEMO AND REPLACE (E) DOWNSPOUT TO MATCH (E)		(E) WALL
5.17	INFILL W/ METAL PANEL TO MATCH (E), TYP		(E) PIPE PENETRATION
9.4	PVC ROOF MEMBRANE		ROOF MEMBRANE
9.5	ROOF MEMBRANE WALKWAY PAD		ROOF COATING WALKWAY
D34	DEMO (E) FIBERGLASS ROOF PANEL, TYP		WALKWAY PAD
D54	DEMO (E) MECH VENT, INFILL (E) MTL ROOF		
D55	DEMO (E) ROOF MEMBRANE, COVERBOARD, TAPERED INSULATION, (E) PLY SHEATHING TO REMAIN		



1 ROOF PLAN WEST - REROOF  
3/32\"/>

2 TYPICAL ROOFING INFILL - SECTION\_REPAIR  
1 1/2\"/>

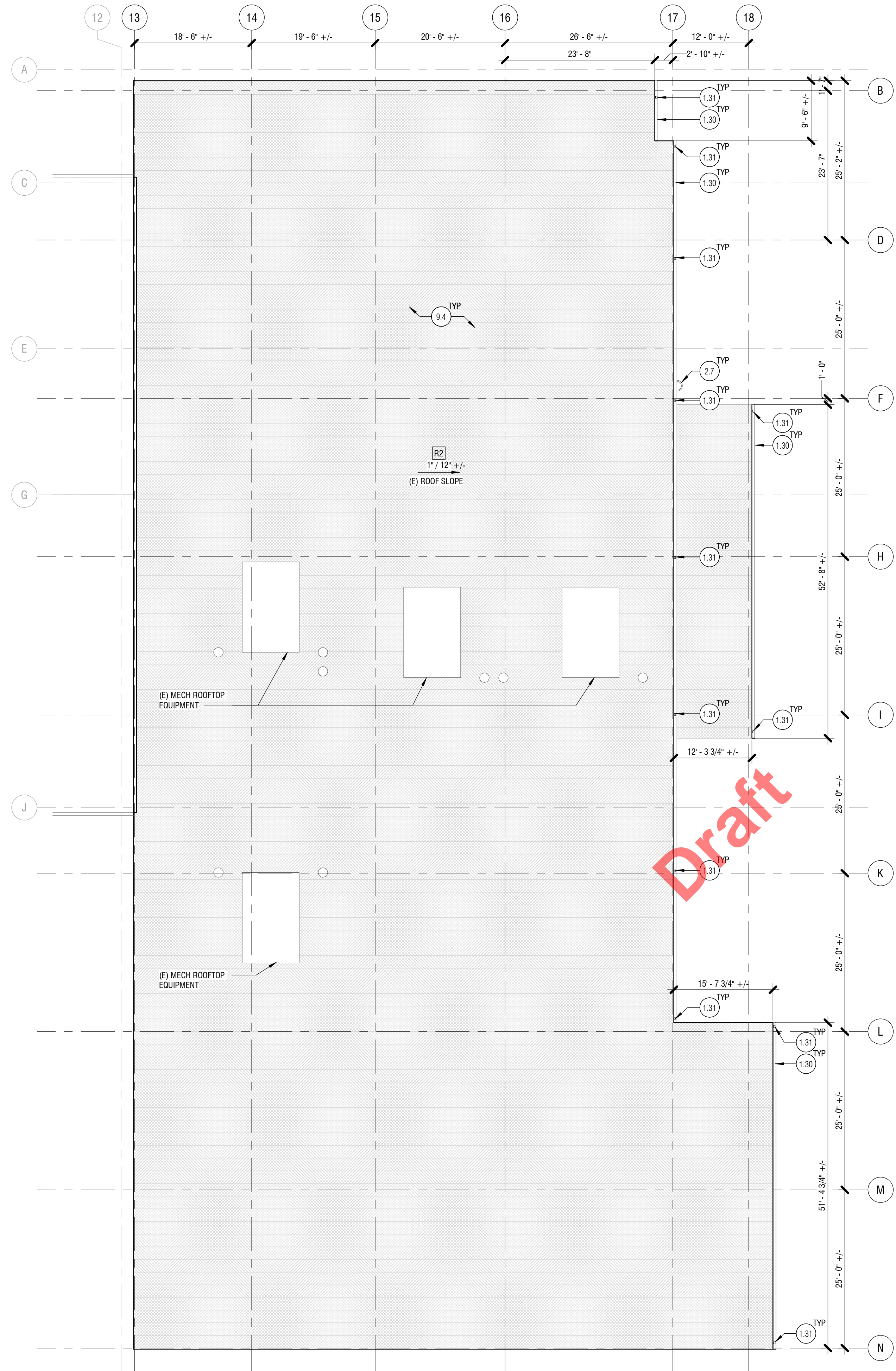
TUKWILA  
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FACILITIES  
BUILDING  
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No.	Date	Remarks

ROOF PLAN WEST  
- REPAIR  
A2.3.3

NOT FOR CONSTRUCTION



**KEYNOTE LEGEND**

MARK	KEYNOTE TEXT
1.30	ALT 2: DEMO AND REPLACE (E) GUTTER TO MATCH (E)
1.31	ALT 2: DEMO AND REPLACE (E) DOWNSPOUT TO MATCH (E)
2.7	EXISTING ROOF ACCESS LADDER
9.4	PVC ROOF MEMBRANE

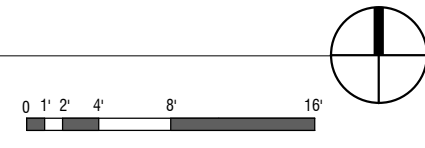
**PLAN LEGEND:**

	DEMOLISH
	WALL
	(E) WALL
	(E) PIPE PENETRATION
	ROOF MEMBRANE
	ROOF COATING WALKWAY
	WALKWAY PAD

Draft

Draft

**1** ROOF PLAN EAST - REROOF  
3/32" = 1'-0"



TUKWILA  
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BUILDING

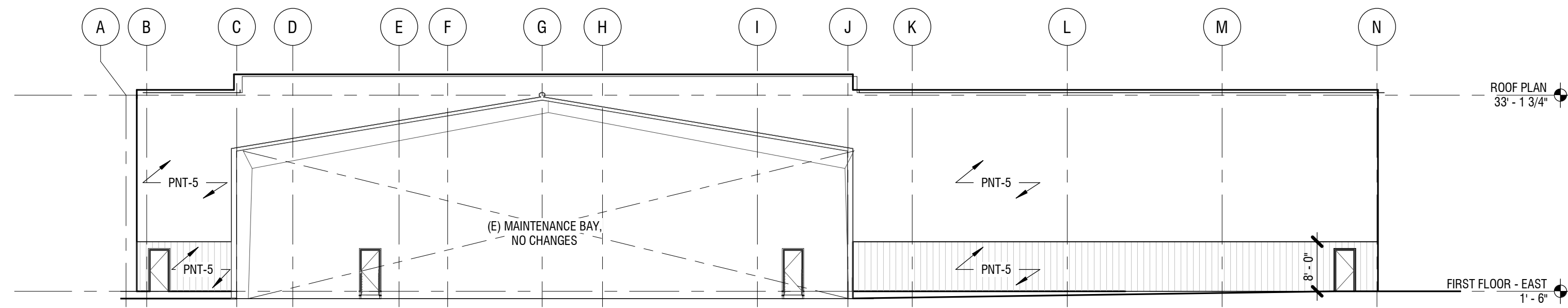
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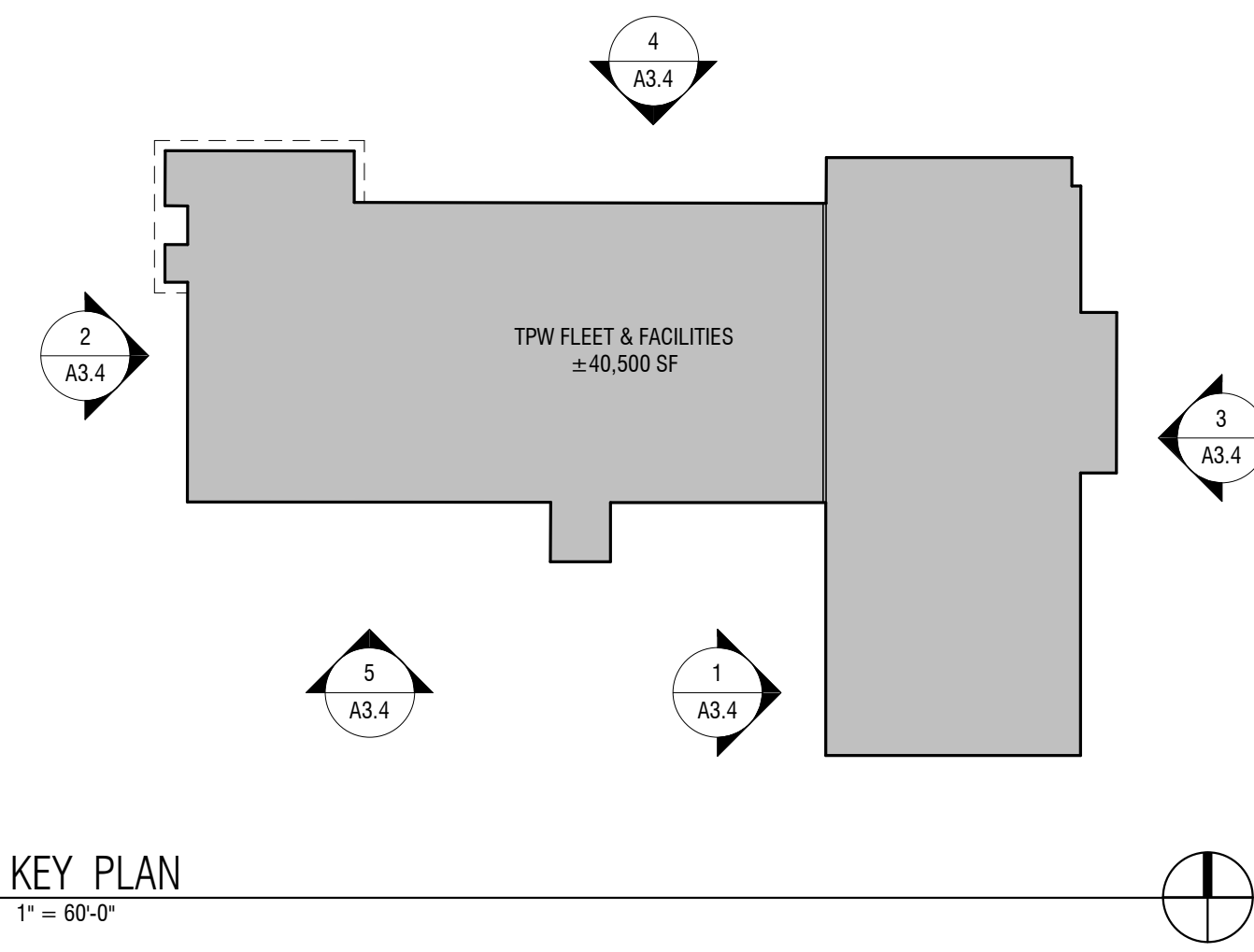
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Checked:	AH	
Date:	07/15/2022	
Scale:	As indicated	
Revisions:		
No.	Date	Remarks

ROOF PLAN EAST  
- REPAIR  
**A2.3.4**

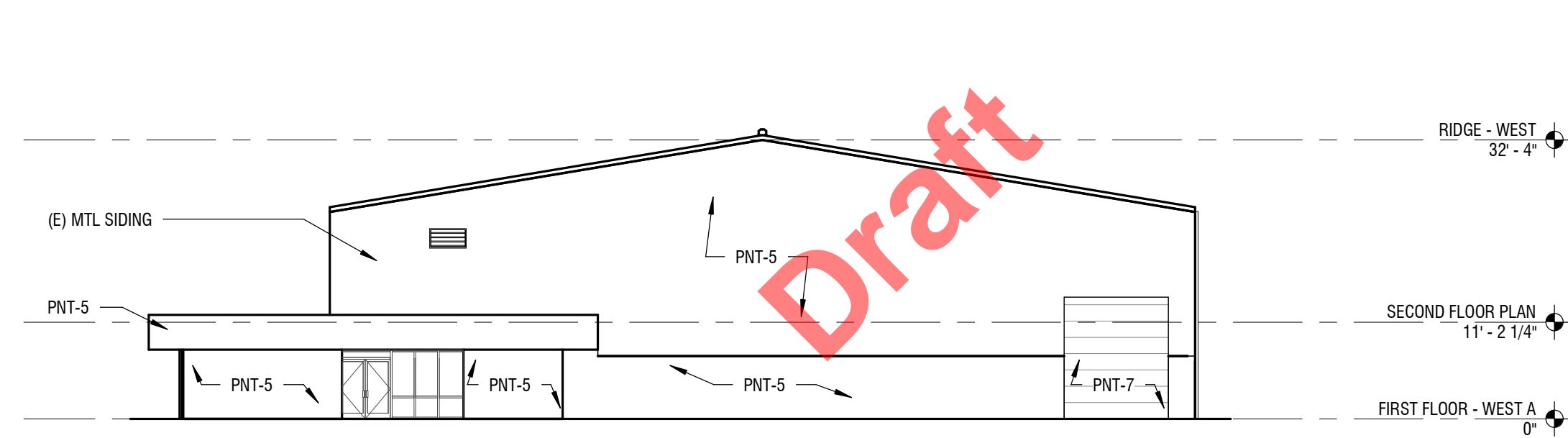
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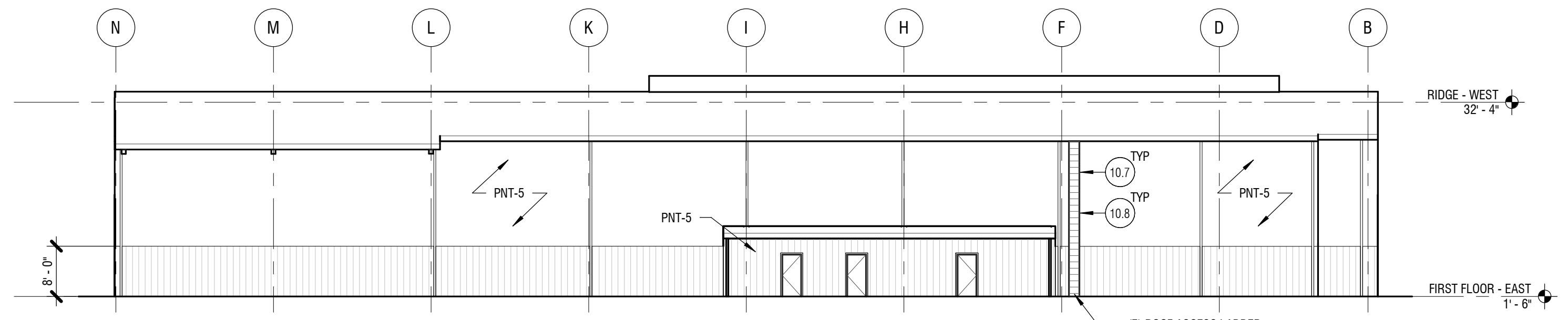
1 WEST ELEVATION - PAINT SHOP - EXTERIOR ENVELOPE  
1/16" = 1'-0"



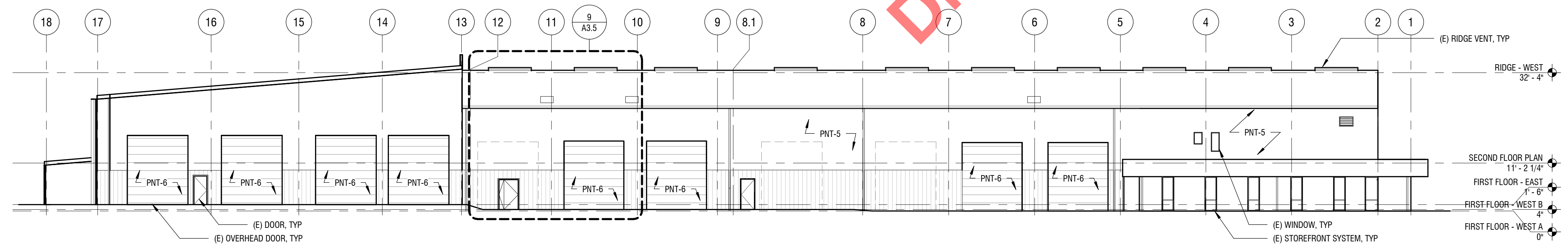
6 KEY PLAN  
1" = 60'-0"



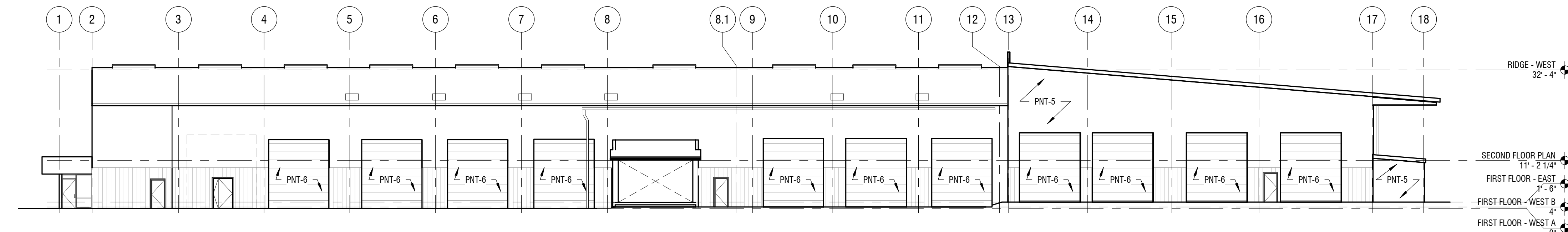
2 WEST ELEVATION - EXTERIOR ENVELOPE  
1/16" = 1'-0"



3 EAST ELEVATION - EXTERIOR ENVELOPE  
1/16" = 1'-0"



4 NORTH ELEVATION - EXTERIOR ENVELOPE  
1/16" = 1'-0"



5 SOUTH ELEVATION - EXTERIOR ENVELOPE  
1/16" = 1'-0"

**KEYNOTE LEGEND**

MARK	KEYNOTE TEXT
10.7	REMOVE AND REINSTALL (E) SHIP LADDER AS NEEDED FOR NEW MTL SIDING INSTALL
10.8	PAINT (E) SHIP LADDER, TO MATCH MTL SIDING

**MATERIAL LEGEND:**

[Symbol]	NEW METAL SIDING
----------	------------------

**PAINT SCHEDULE:**

PNT-5	EXTERIOR MTL TRIM, SIDING & CMU:
a.	BENJAMIN MOORE - GRAY: 2121-10
PNT-6	EXTERIOR BAY DOOR:
a.	BENJAMIN MOORE - COVENTRY GRAY: HC-169

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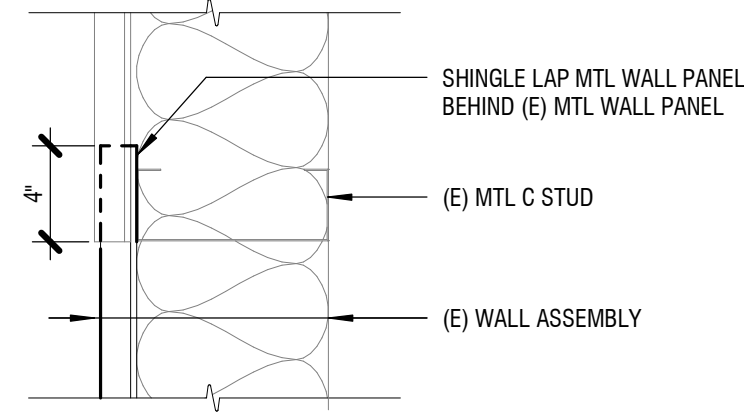
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Revisions:  
No. Date Remarks

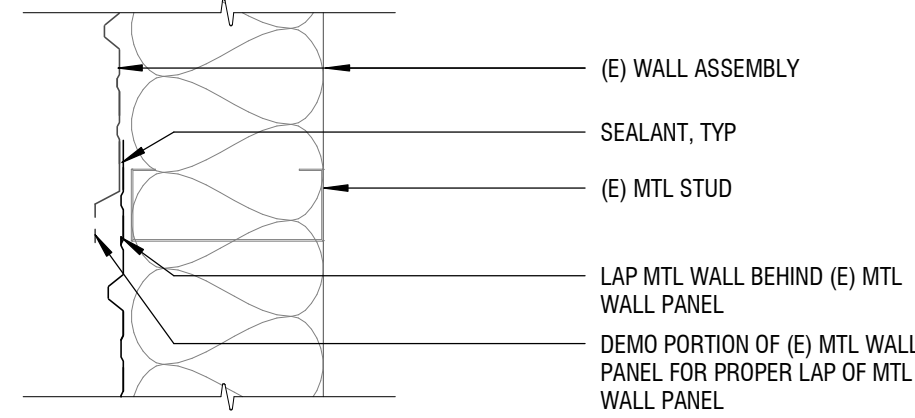
NOT FOR CONSTRUCTION

EXTERIOR  
ELEVATIONS-  
ENVELOPE  
REPAIR

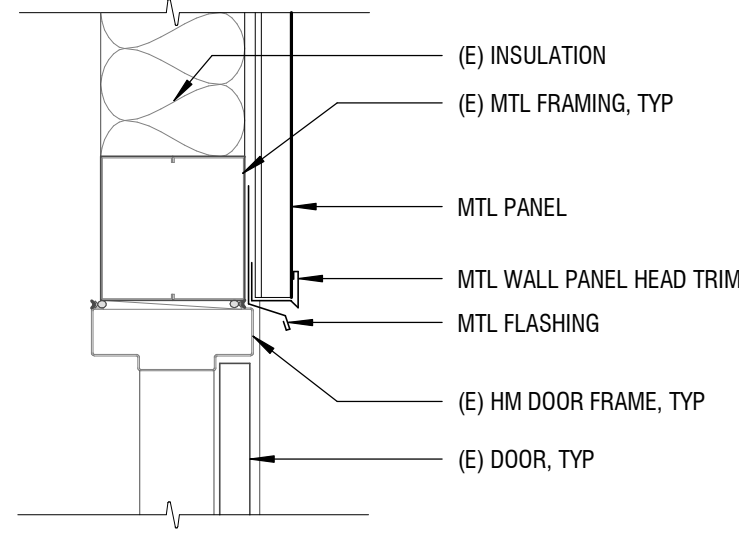
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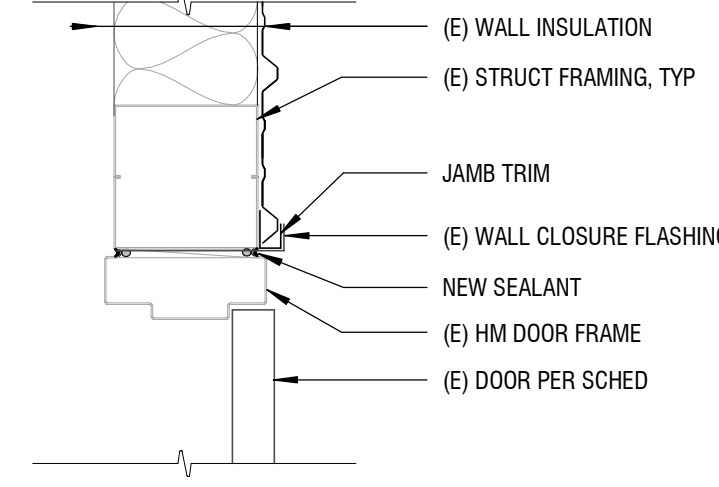
1 TYPICAL EXTERIOR WALL INFILL - HEAD  
1 1/2" = 1'-0"



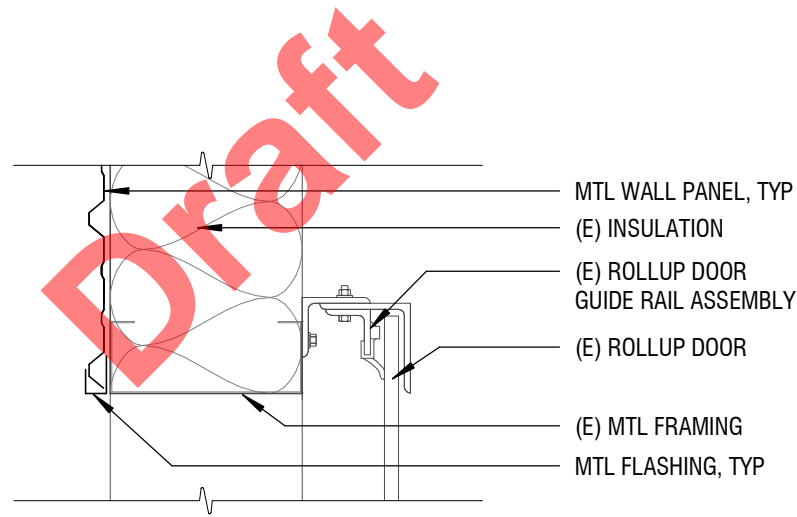
2 TYPICAL EXTERIOR WALL INFILL - JAMB  
1 1/2" = 1'-0"



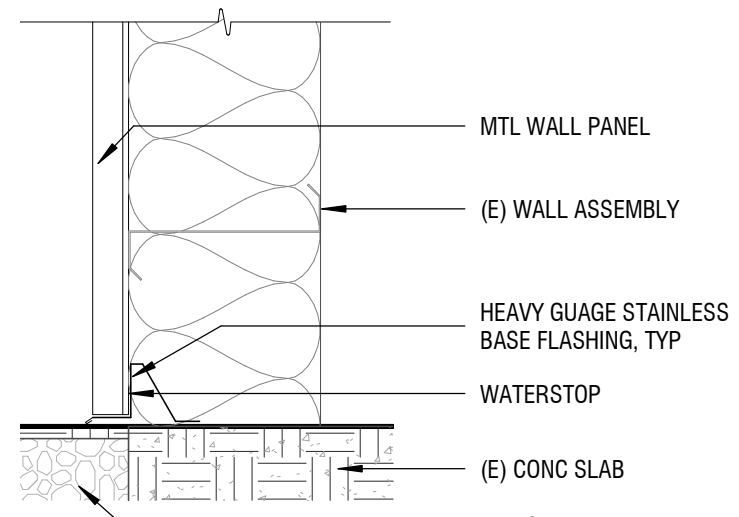
3 TYPICAL EXTERIOR DOOR - HEAD  
1 1/2" = 1'-0"



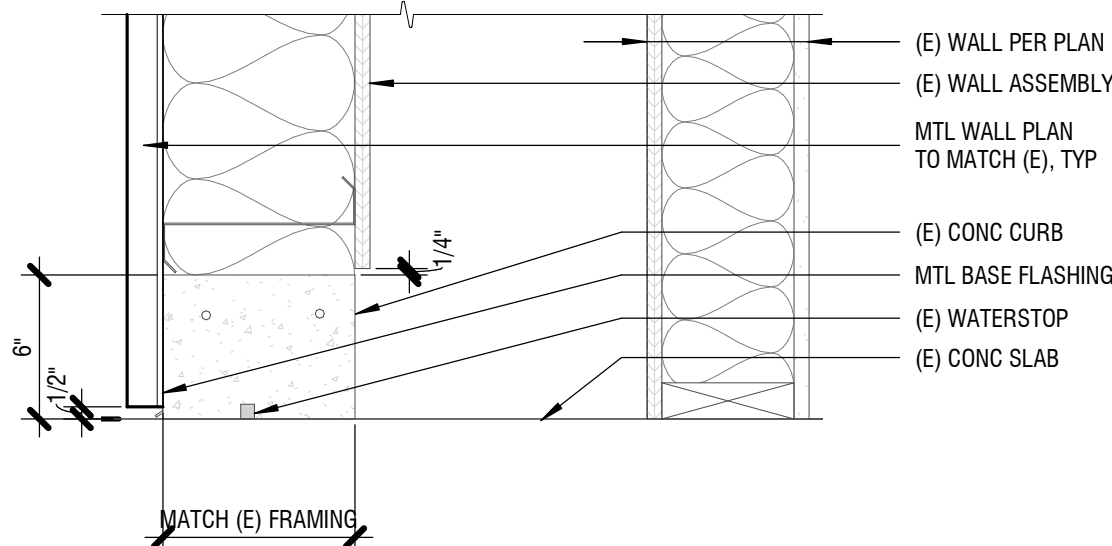
4 TYPICAL EXTERIOR DOOR - JAMB  
1 1/2" = 1'-0"



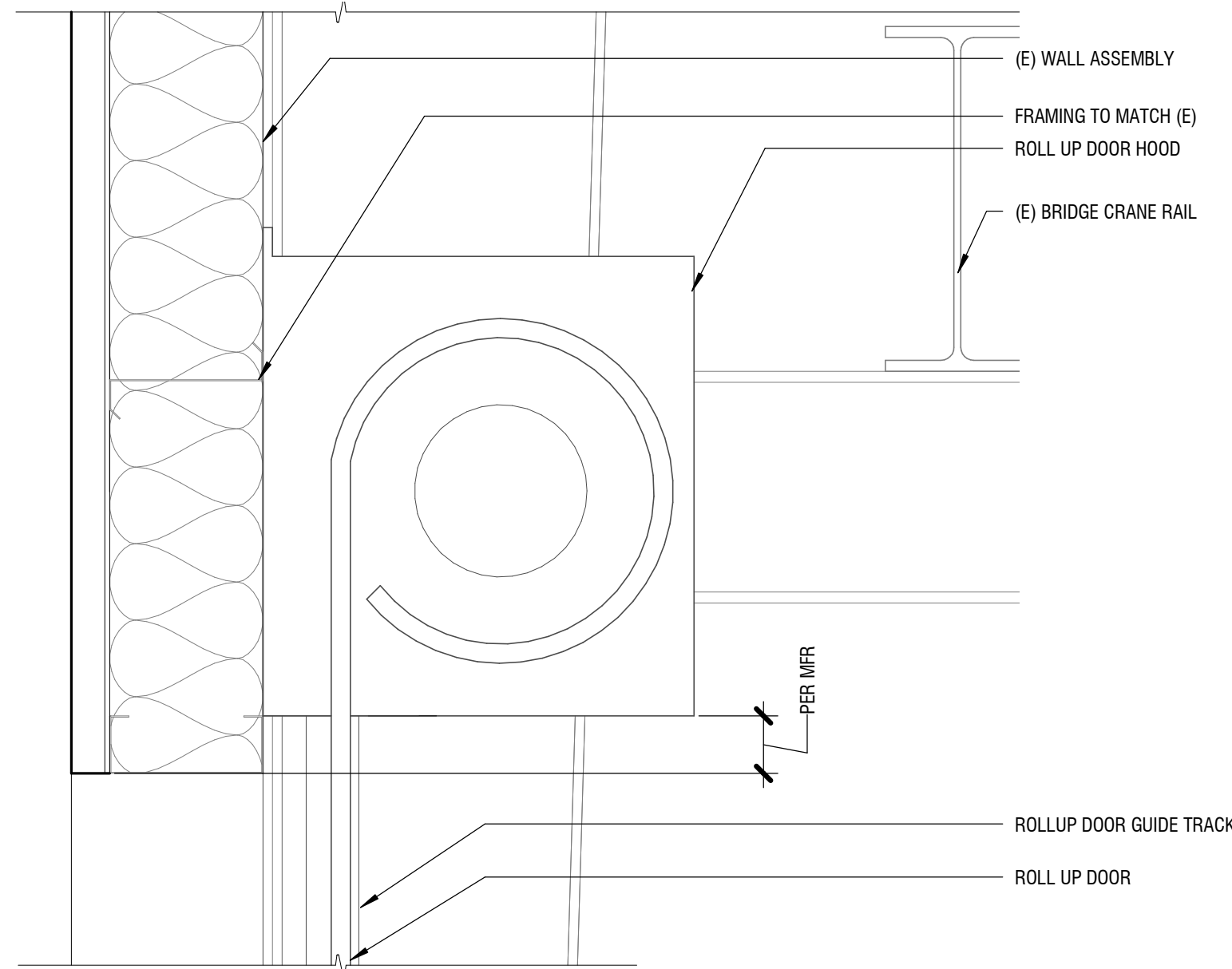
5 ROLLUP DOOR JAMB - PLAN  
1 1/2" = 1'-0"



6 TYPICAL EXTERIOR WALL - BASE  
1 1/2" = 1'-0"

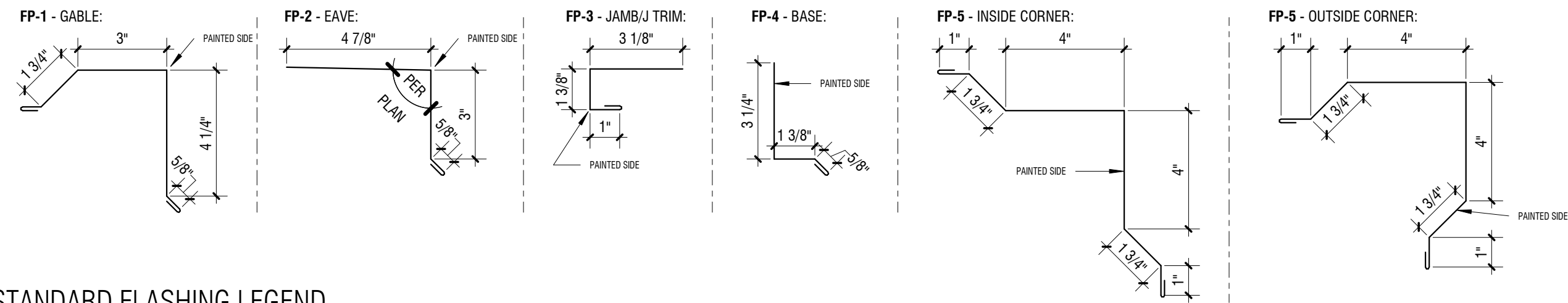


7 TYPICAL EXTERIOR WALL INFILL - BASE  
1 1/2" = 1'-0"

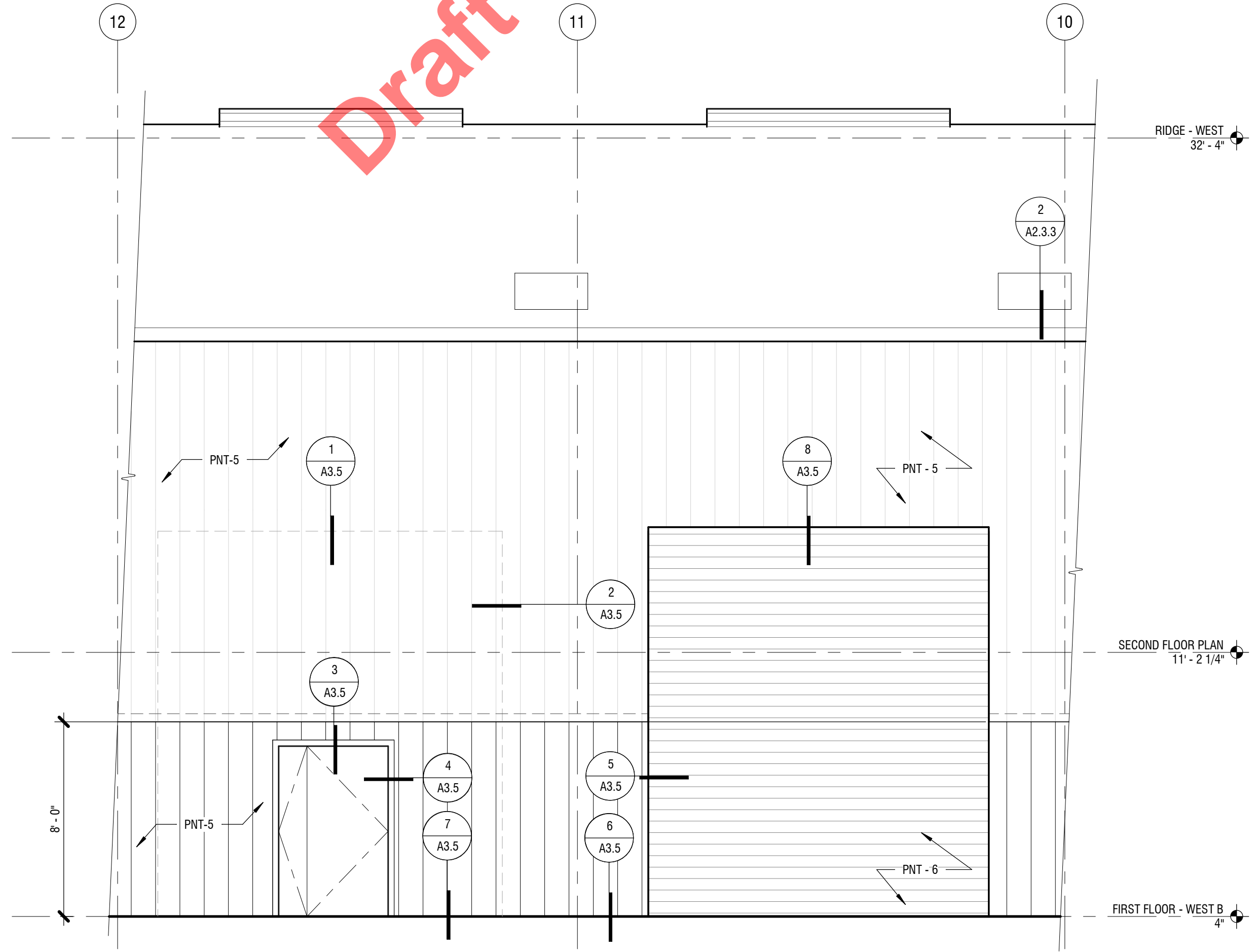


8 ROLLUP DOOR HEAD - SECTION  
1 1/2" = 1'-0"

STANDARD FLASHING PROFILES, TYP OR SIM



STANDARD FLASHING LEGEND  
3" = 1'-0"



9 NORTH ELEVATION - TYP WALL INFILL & ROLLUP DOOR Repair  
1/4" = 1'-0"

PAINT SCHEDULE:

- PNT-5 - EXTERIOR MTL TRIM, SIDING & CMU:
  - a. BENJAMIN MOORE - GRAY: 2121-10
- PNT-6 - EXTERIOR BAY DOOR:
  - a. BENJAMIN MOORE - COVENTRY GRAY: HC-169

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DOCUMENTS

11210 TUKWILA INTERNATIONAL BLVD  
TUKWILA, WA 98168

Drawn by: ES  
Checked: AH  
Date: 07/15/2022  
Scale: As indicated

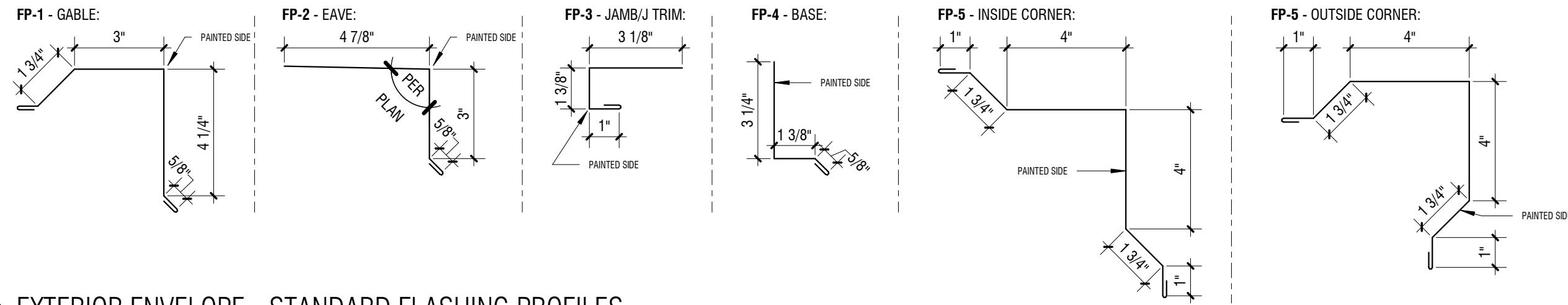
Revisions:  
No. Date Remarks

NOT FOR CONSTRUCTION

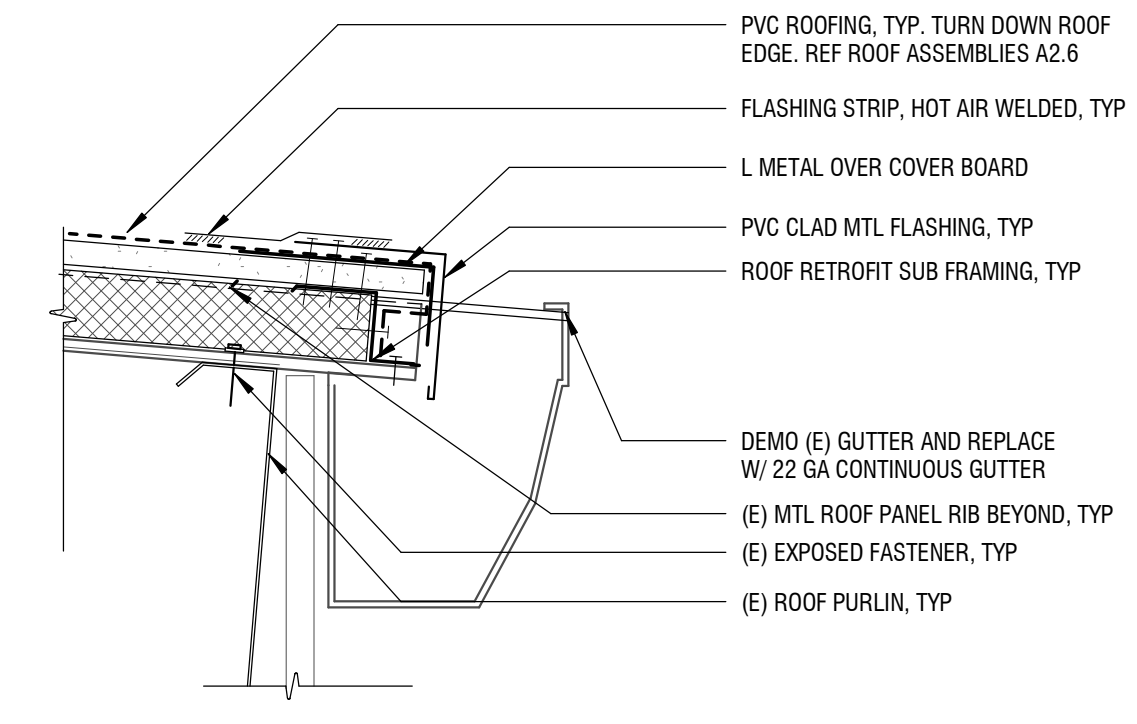
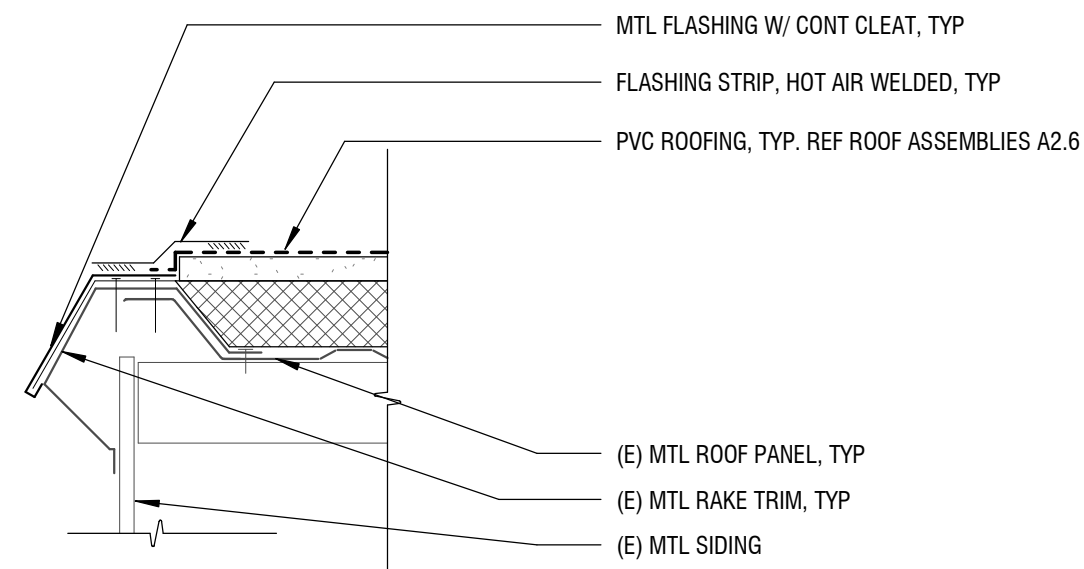
ENLARGED  
EXTERIOR  
ELEVATION - EXT  
DETAILS

A3.5

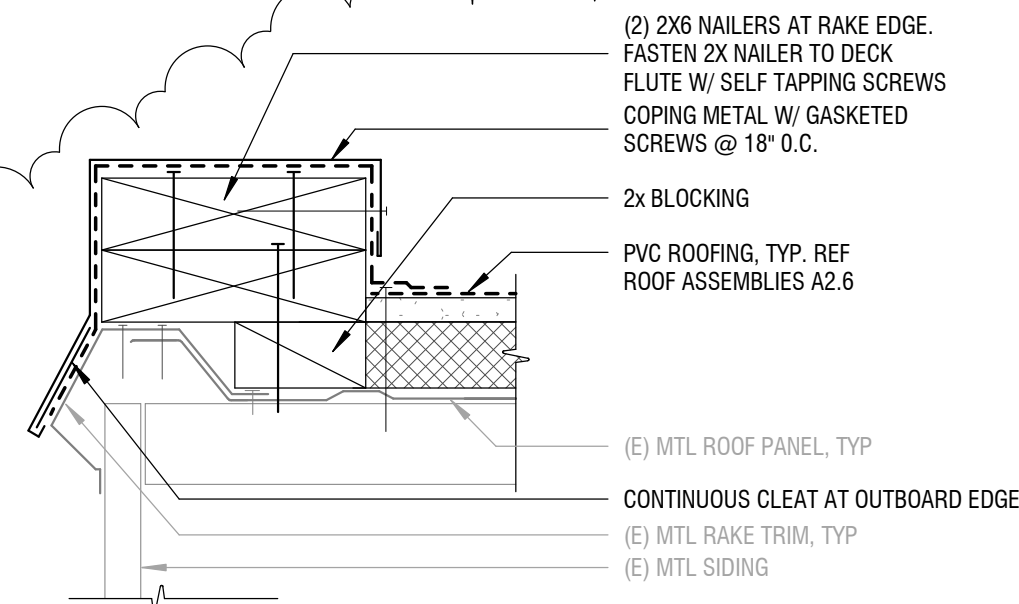
STANDARD FLASHING PROFILES, TYP OR SIM:



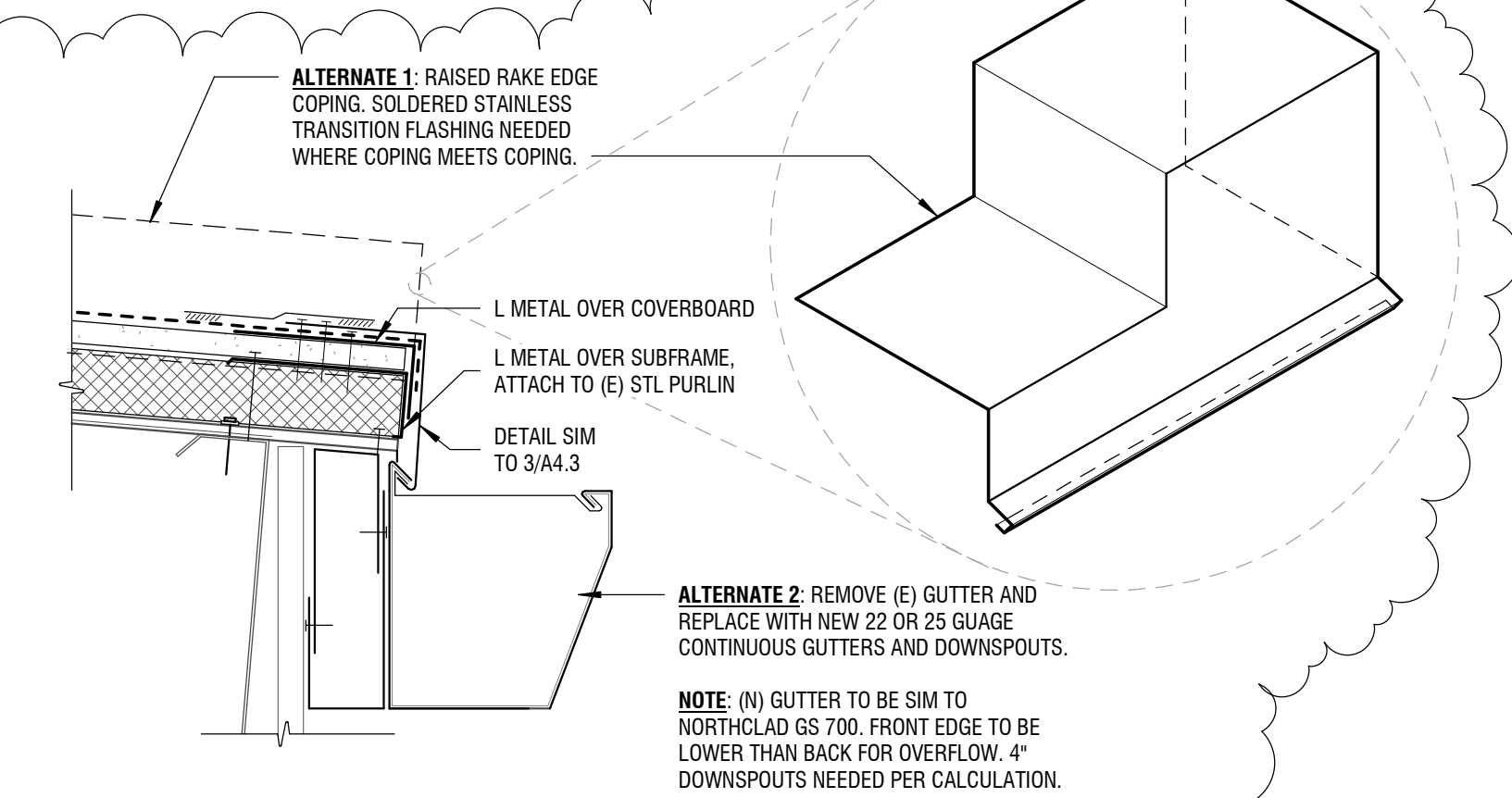
11 EXTERIOR ENVELOPE - STANDARD FLASHING PROFILES



2 PVC ROOFING @ ROOF RAKE - SECTION REPAIR  
3' = 1'-0"

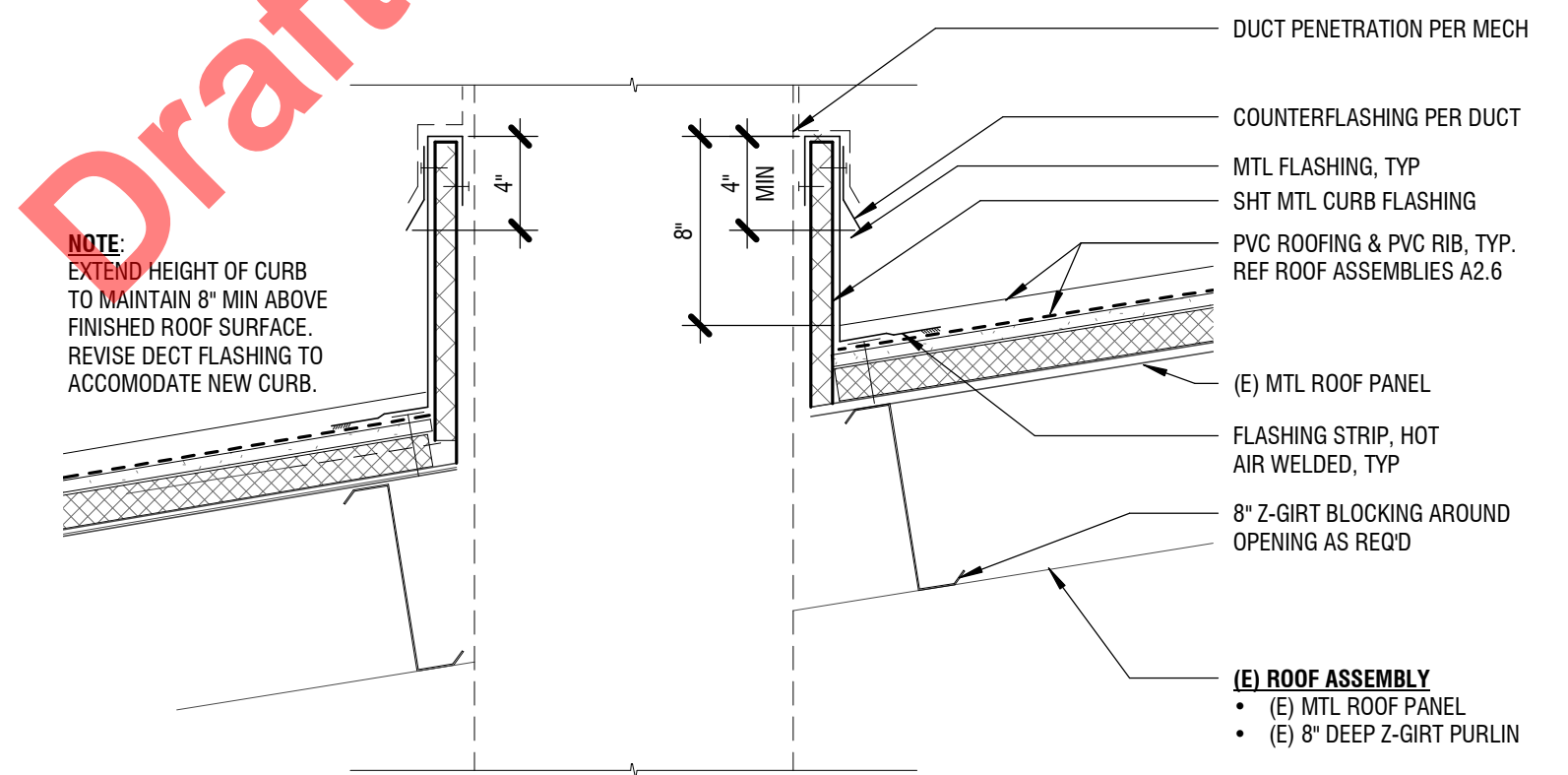


3 PVC ROOFING @ ROOF GUTTER - SECTION REPAIR  
3' = 1'-0"

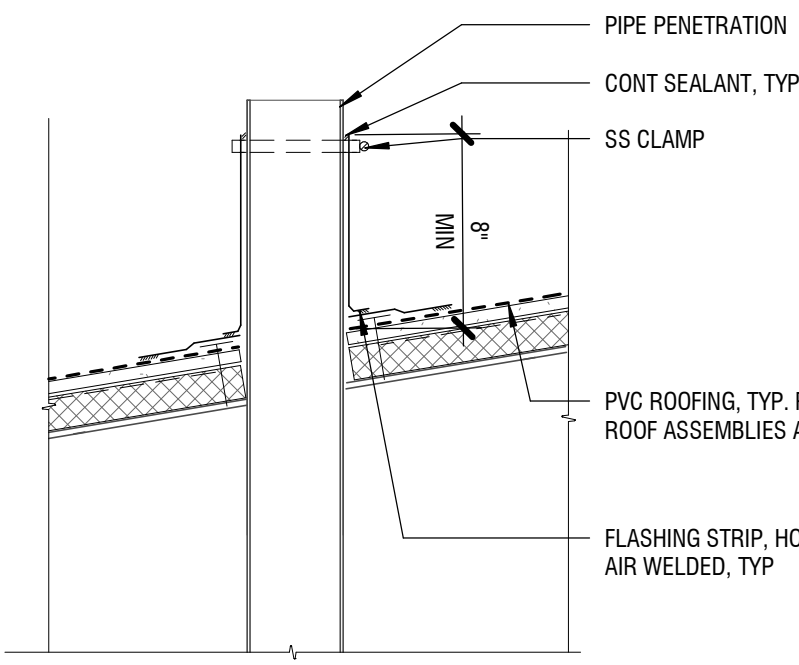


2A PVC ROOFING @ ROOF RAKE - SECTION ALTERNATE 1 DRAFT  
3' = 1'-0"

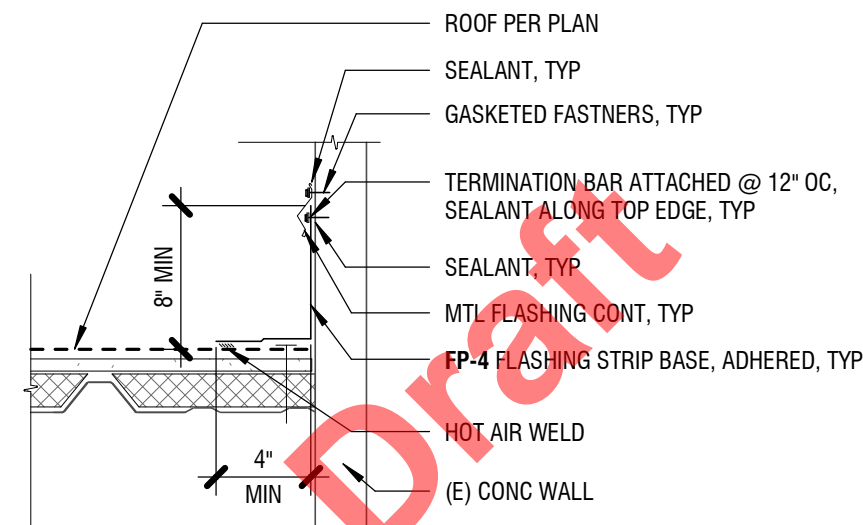
3A PVC ROOFING @ ROOF GUTTER - SECTION REPAIR - ALTERNATE 2  
3' = 1'-0"



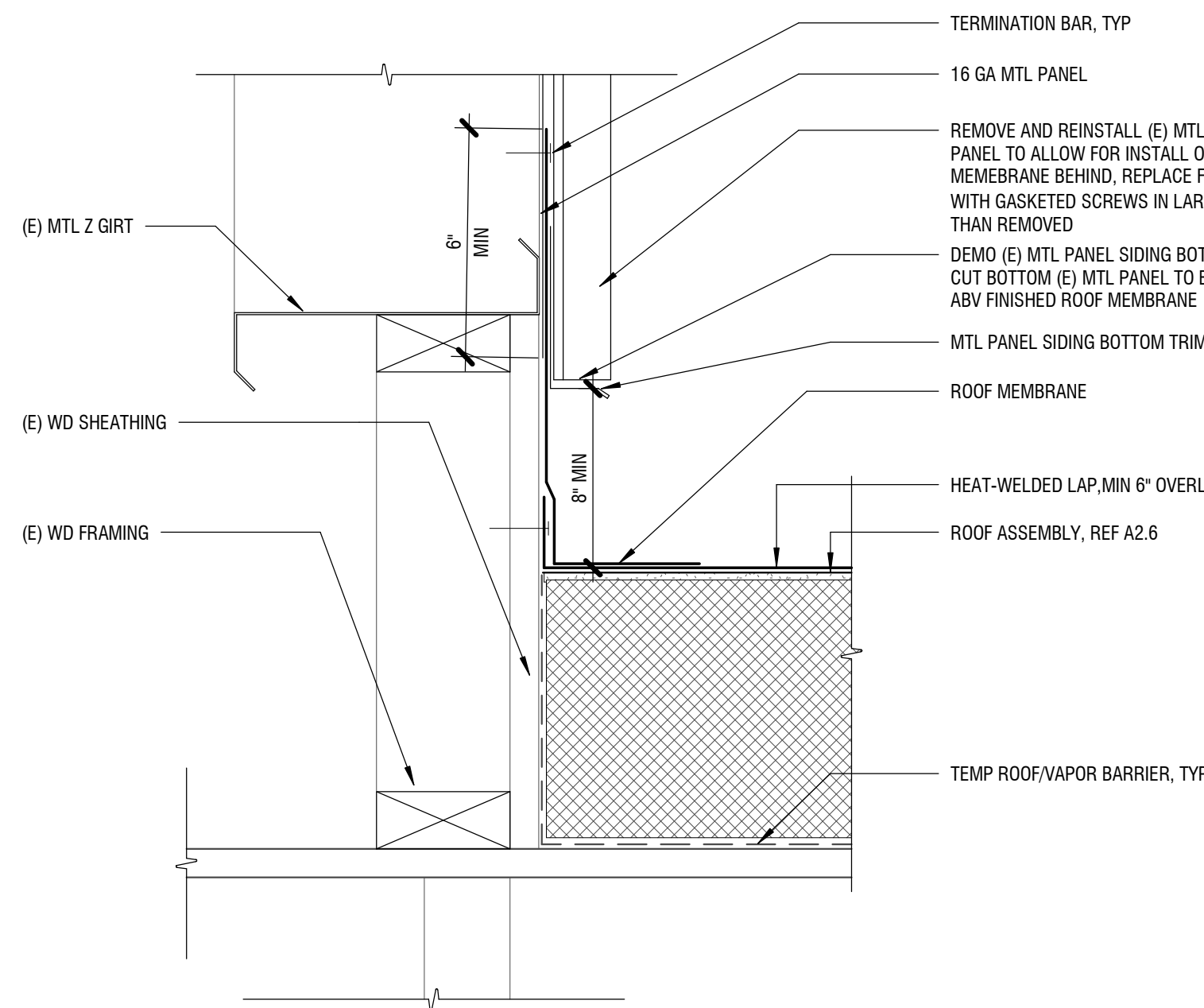
1 PVC ROOFING AT PIPE PENETRATION REPAIR  
1 1/2" = 1'-0"



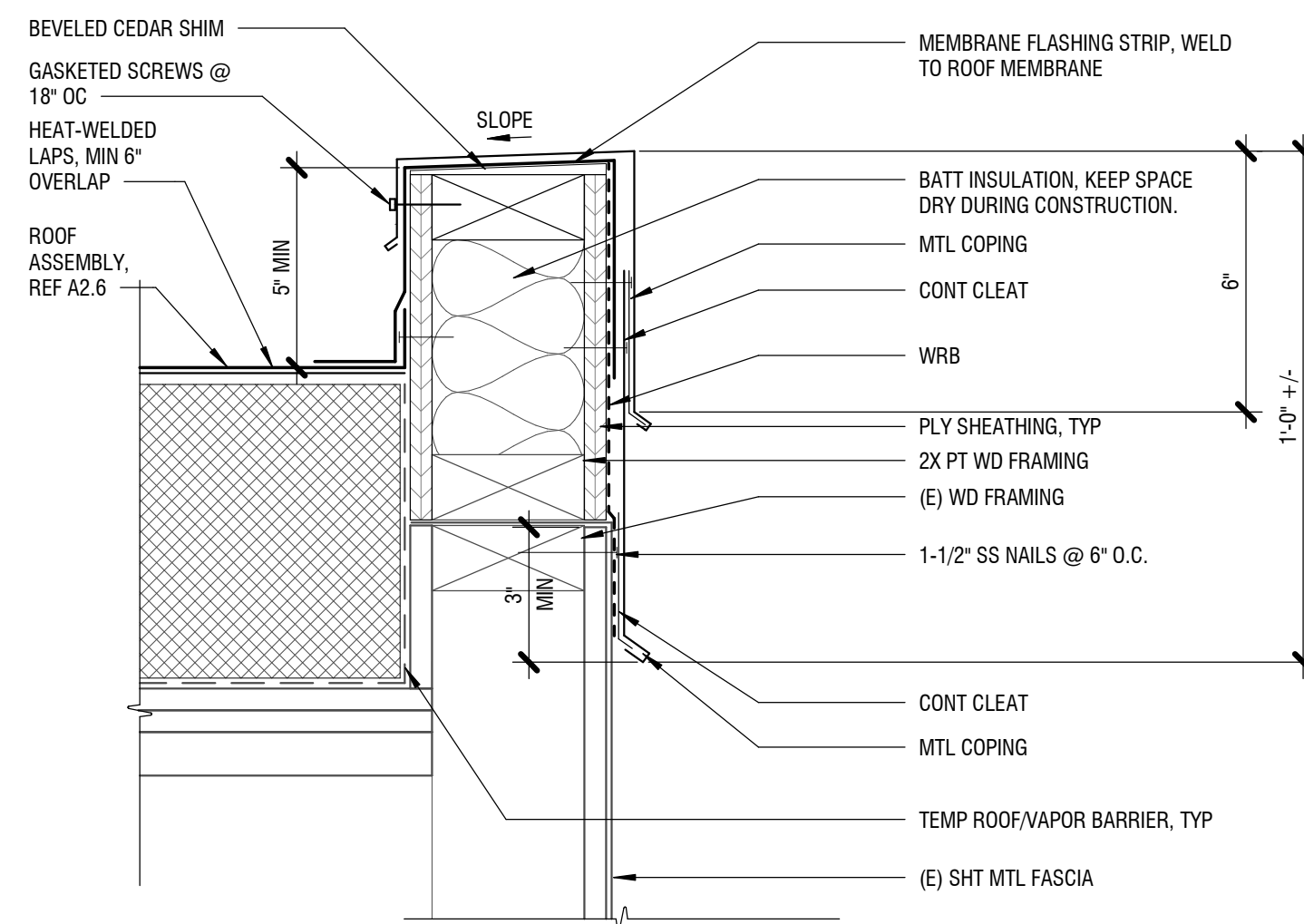
4 PVC ROOFING @ WALL TRANSITION REPAIR  
1 1/2" = 1'-0"



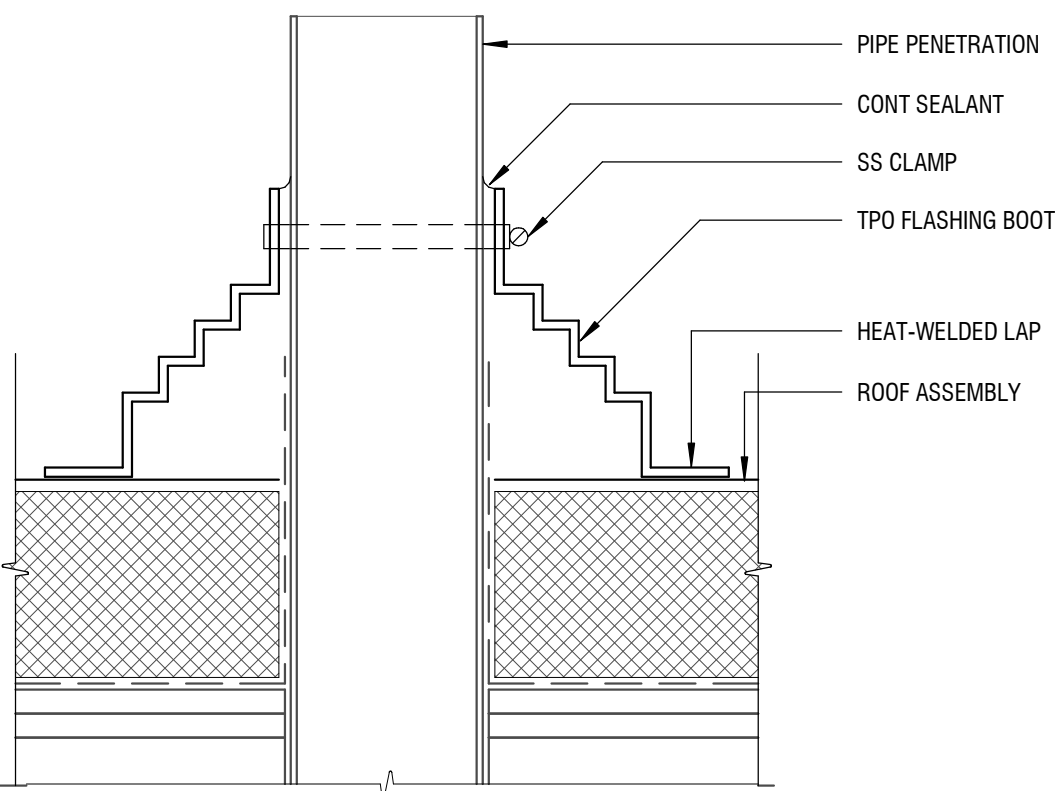
5 MEMBRANE ROOFING @ METAL SIDING - SECTION REPAIR  
3' = 1'-0"



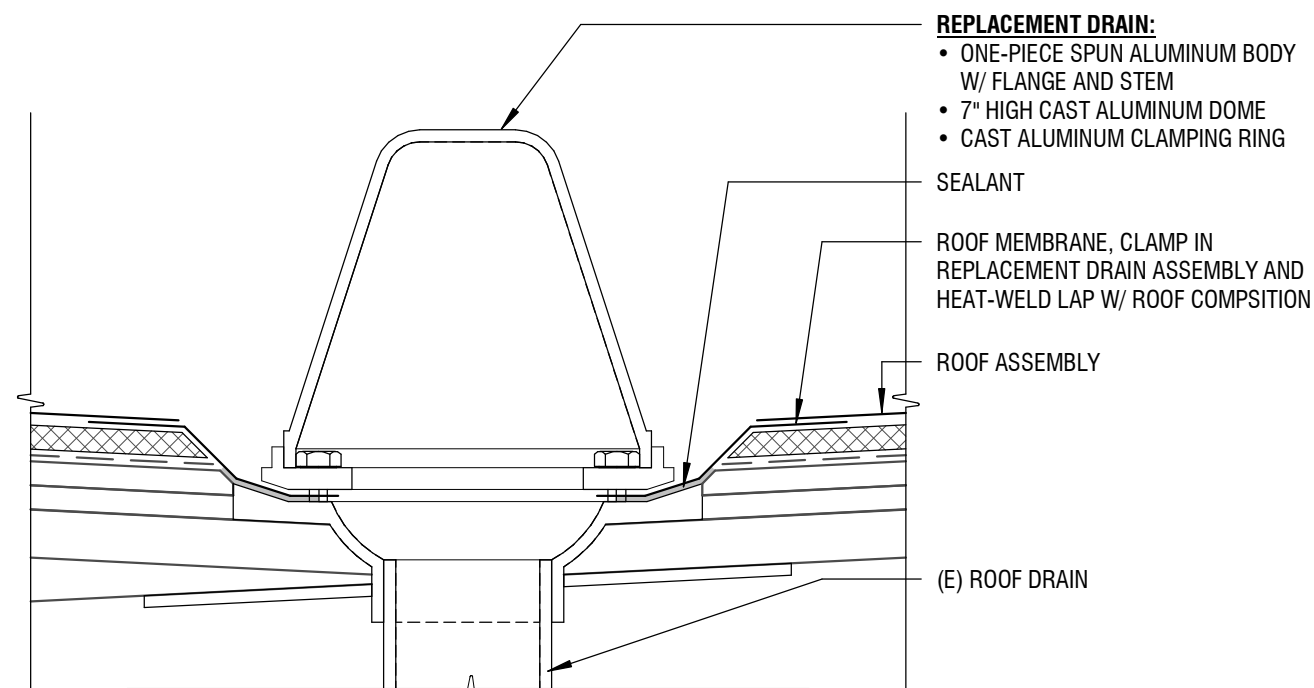
6 MEMBRANE ROOFING @ ROOF EDGE - SECTION REPAIR  
3' = 1'-0"



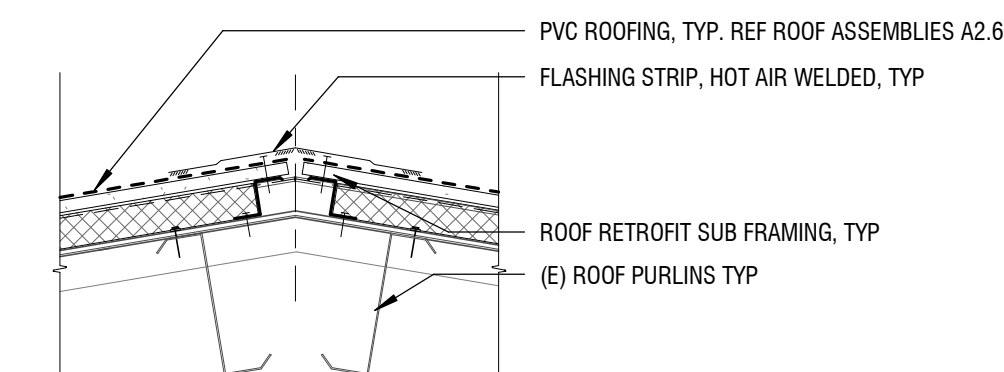
8 MEMBRANE ROOFING @ PIPE PENETRATION - SECTION REPAIR  
3' = 1'-0"



9 MEMBRANE ROOFING @ ROOF DRAIN - SECTION REPAIR  
3' = 1'-0"



10 PVC ROOFING RIDGE SECTION REPAIR  
1 1/2" = 1'-0"



1050 N. 38th St.  
Seattle, WA 98103  
PH: 206.675.9151  
www.shksarchitects.com

TUKWILA  
PUBLIC WORKS  
FLEET AND  
FACILITIES  
BUILDING  
BID  
DOCUMENTS

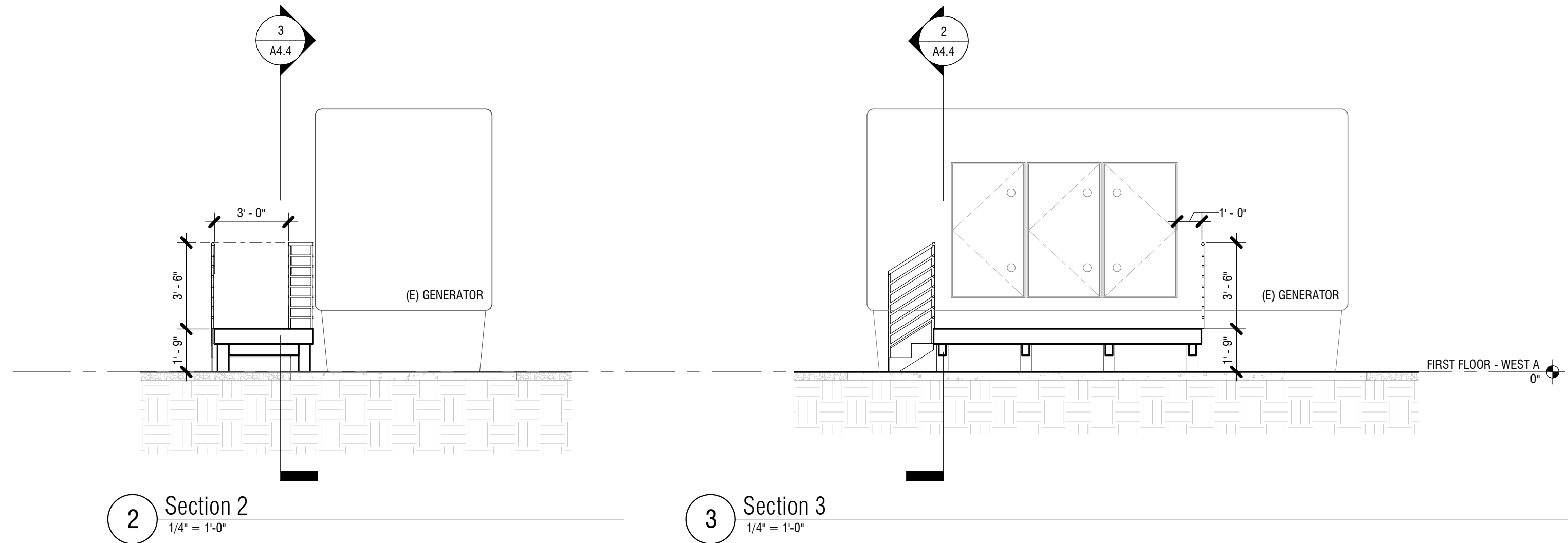
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No. Date Remarks  
53 06/30/22 ALTERNATES

NOT FOR CONSTRUCTION

EXTERIOR  
DETAILS - ROOF  
RECOVERING/REPAIR

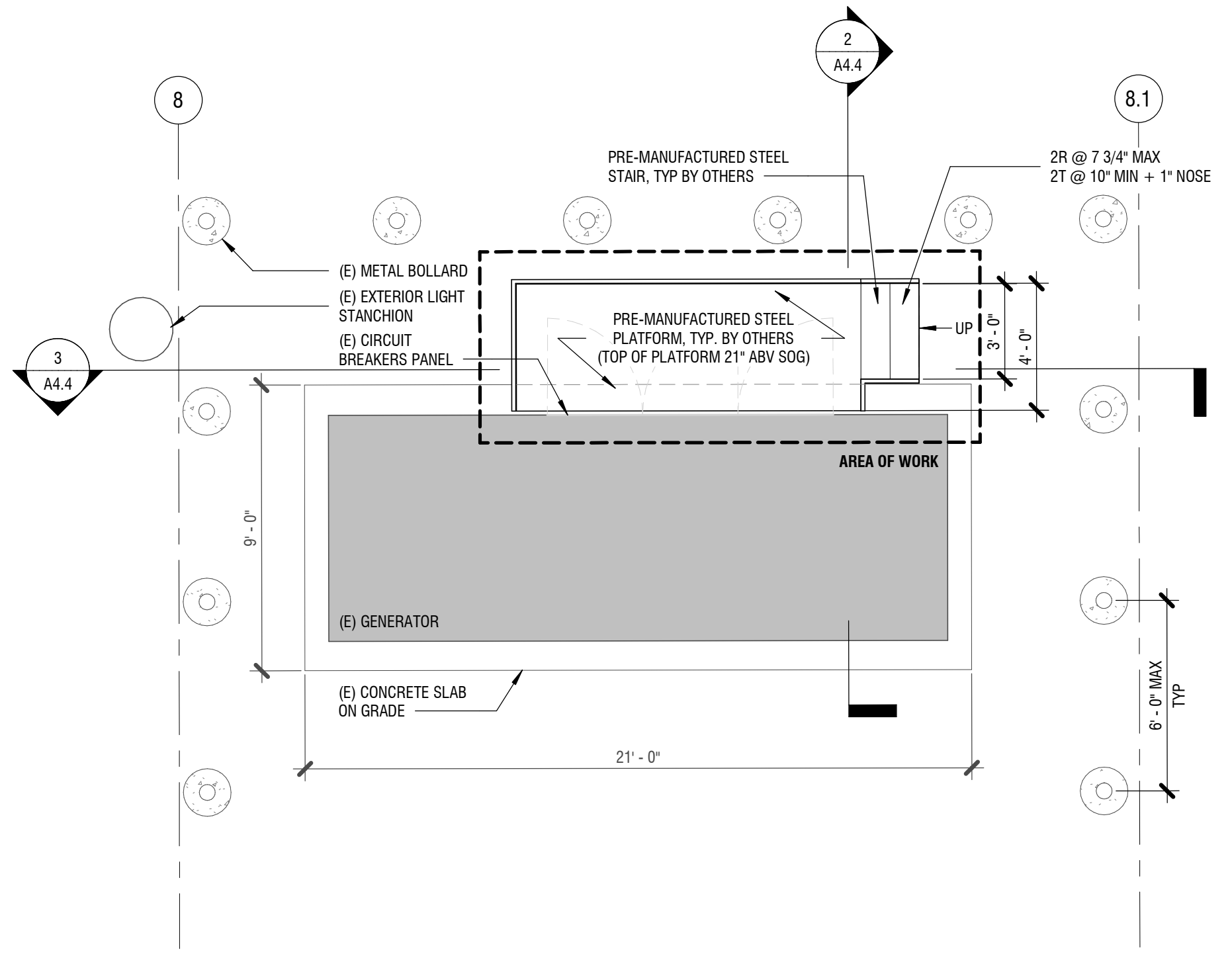
A4.3



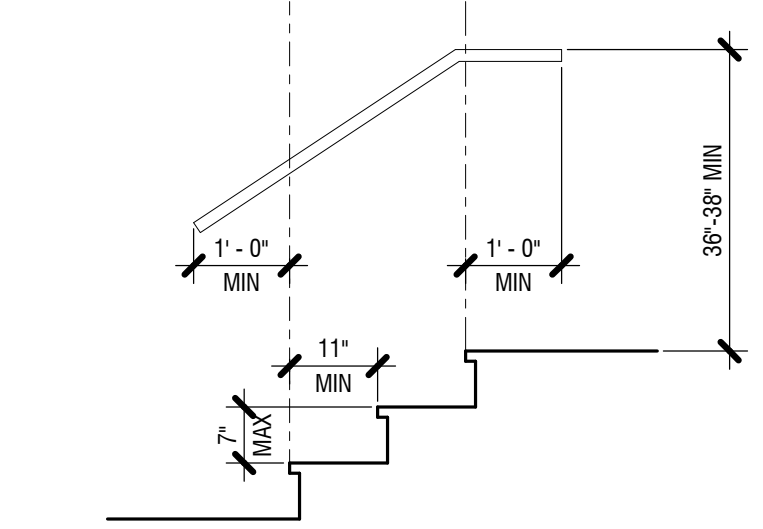
2 Section 2  
 1/4" = 1'-0"

3 Section 3  
 1/4" = 1'-0"

Draft



1 ENLARGED SITE PLAN - GENERATOR YARD Copy 1  
 1/4" = 1'-0"



HANDRAIL AND STAIR LEGEND  
 1/2" = 1'-0"

TUKWILA  
 PUBLIC WORKS  
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GENERATOR  
 PLATFORM  
**A4.4**