

Attachment B

PROJECT LEASE AGREEMENT

15633

between

**NJB PROPERTIES,
a Washington nonprofit corporation**

as Landlord

and

**KING COUNTY,
a political subdivision of the State of Washington**

as Tenant

November 1, 2006

**Ninth & Jefferson Building Project
Seattle, Washington**

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Exhibits:

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Exhibit C	Project Schedule
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PROJECT LEASE AGREEMENT

This Project Lease Agreement ("Lease") is dated for reference purposes November 1, 2006 and is made by and between **NJB PROPERTIES**, a Washington nonprofit corporation ("Landlord"), and **KING COUNTY**, a political subdivision of the State of Washington ("Tenant"). Landlord and Tenant agree as follows:

RECITALS

A. Landlord is the lessee under that certain Ground Lease dated November 1, 2006 ("Ground Lease"), with Tenant as lessor, pursuant to which Landlord leases that certain real property located in the City of Seattle, King County, Washington ("Land") more specifically described therein.

B. Tenant desires to have Landlord construct on the Land a 14-story first-class medical office building containing approximately 440,000 square feet of rentable area (including approximately 13,300 square feet of retail space) together with parking for approximately 650 vehicles ("Building"). Design and construction of the Building is referred to herein as the "Project."

C. Landlord and Tenant desire to enter into this Lease whereby Tenant shall lease and, when Substantially Complete, first occupy the Garage portion and then, on the Initial Occupancy Date, the remainder of the Building at the rent and subject to all of the terms, covenants and conditions set forth herein. This Lease requires that Landlord will cause Wright Runstad Associates Limited Partnership as Developer to develop, oversee and manage the design, permitting and construction of the Project. This Lease provides for Tenant to commence payment of Additional Rent for the Garage upon its Substantial Completion and to commence payment of both Additional Rent and Monthly Rent upon the Initial Occupancy Date of the Project.

D. Landlord intends to engage Developer to develop, oversee and manage the design, permitting and construction phases of the Project in accordance with the terms and conditions of a Development Agreement for a Fixed Price of \$176,635,000. Subject to the terms and conditions thereof, Developer will provide a financial warranty that the Project will be completed for the Fixed Price.

E. As part of the Project, a backup generator facility will be installed in the Garage to serve an adjacent property belonging to Tenant which is commonly known as the In-Patient Expansion Building ("IEB"). Because completion of the generator installation is required for Tenant's use and occupancy of the IEB, Landlord shall cause Developer to complete such work on or before the IEB Generator Completion Date, as defined below.

F. Landlord intends to pay the Fixed Price with the proceeds of certain 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 U.S. Treasury with respect to such financings, and of certain taxable obligations.

AGREEMENT

1. **Definitions.** As used in this Lease, the following capitalized terms shall have the following meanings:

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

1.2. **"Additional Rent"** means the Operating Costs, Taxes, and Utilities, each as defined herein, the costs of maintenance and repair of the Premises (as provided in Section 10.1 hereof), and any other monetary sum to be paid by Tenant to Landlord or to third parties under the provisions of this Lease (other than Monthly Rent).

1.3. **"Architect"** means NBBJ LP, the architect for the Project selected by Landlord with Tenant's approval.

1.4. **"Base Shell and Core Building"** means the Building to be constructed on the Land, including the Garage, but exclusive of the Tenant Improvements. The Base Shell and Core Building is more particularly described in the Preliminary Plans and Outline Specifications attached hereto as **EXHIBIT B**.

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

1.6. **"Bond Insurer"** means an insurance company which issues a municipal bond insurance policy at the request of Landlord 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.

1.7. **"Bonds"** means the Series A Bonds and the Series B Bonds, together, from the proceeds of which Landlord intends to pay, among other things, the Fixed Price. The "Series A Bonds" means those tax-exempt obligations to be issued by Landlord 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 and taxable obligations. The "Series B Bonds" means the NJB Properties Lease Revenue Bonds (King County, Washington Project), 2006 Series B (Taxable).

1.8. **"Building"** means the 14-story first-class medical office building containing approximately 440,000 square feet of rentable area (including approximately 13,300 square feet of retail space) including the Garage with parking for approximately 650 vehicles. The Building is more particularly described in the Preliminary Plans and Outline Specifications.

1.9. **"Calendar Year"** means a calendar year commencing with January 1 and ending with December 31.

1.10. **"Code"** means the Internal Revenue Code of 1986, as amended, or any successor federal income tax statute or code. Any reference to a provision of the Code shall include the applicable Department of Treasury regulations.

1.11. **"Commencement Date"** means the Initial Occupancy Date, which is also the date upon which Tenant's obligation to pay Monthly Rent hereunder commences.

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

1.13. **"Construction Documents"** mean the Construction Drawings and Detailed Specifications approved by Landlord with input from Tenant pursuant to Section 9.3 below, for the 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.

1.14. **"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 Base Shell and Core Building prepared by the Architect and (ii) the Tenant Improvements prepared by the Interior Architect.

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

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

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

1.18. **"Developer"** means Wright Runstad Associates Limited Partnership, a Washington limited partnership, and its successors and permitted assigns under the Development Agreement.

1.19. **"Developer Obligation Date"** for the Project 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 as defined in the Development Agreement

directly resulting from the action or failure to act of Tenant such as delays due to Tenant-initiated change proposals; and (iii) delays incurred as a result of the presence of any Hazardous Substances in, on or emanating from the Land as of the Effective Date in excess of the time specifically provided in the approved Project Schedule for remediation of any such Hazardous Substances.

1.20. "Development Agreement" means that certain Development Agreement of even date herewith, as amended from time to time, between Developer and Landlord which provides for the development, design, permitting and construction of the Project.

1.21. "Effective Date" means the date that this Lease is fully executed, acknowledged and delivered by Landlord and Tenant.

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

1.23. "Event(s) of Default" has the meaning set forth in Section 22 of this Lease.

1.24. "Expiration Date" means (i) the earlier of December 31, 2036, or (ii) the date that the Bonds have been paid and retired, unless sooner terminated pursuant to this Lease.

1.25. "Final Acceptance" means that the following events have occurred with respect to the Project prior to Final Payment being made:

(a) The City of Seattle, Washington has issued all temporary certificates of occupancy for the Project.

(b) 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 Landlord, from such materialmen, laborers, contractors and subcontractors as Landlord may require.

(c) All Punch List items shall have been completed.

(d) Developer shall have submitted its application for Final Payment together with evidence reasonably satisfactory to Landlord that all construction costs for the Project have been paid in full including evidence of full payment for any personal property installed on the Land as part of the Project Costs.

(e) The period for filing construction liens for the Project has expired or releases or discharges of construction liens have been obtained by Developer from all Contractors in accordance with all Construction Contracts.

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

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

(h) Developer shall have delivered to Landlord 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 (as defined in the Development Agreement).

(i) Landlord shall have received an endorsement to its title policy dated as of and issued on the date of Final Acceptance, which shall insure Landlord and Trustee (i) 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 (ii) show no additional exceptions to the title policy other than those approved by or arising through Landlord.

(j) Developer shall have completed and delivered the matters set forth in Section 14 of the Development Agreement.

Notwithstanding the foregoing, Developer is not required to substantially complete the Tenant Improvements in any User Space for which Developer has not received an approved Tenant Improvement Package pursuant to Section 9.5 below by July 1, 2008 and Developer's failure to substantially complete any such Tenant Improvements shall not prevent or delay Final Acceptance of the Project.

1.26. "Final Payment" means payment to the Developer, General Contractor and any other Contractors by Landlord following Final Acceptance of the Project.

1.27. "Fixed Price" means \$176,635,000, the total amount to be paid by Landlord for Project Costs for the design, development, permitting and construction of the Project. The Fixed Price includes the amount of the Tenant Improvement Allowance, but does not include Other Costs (as defined in the Development Agreement). A detailed description of Project Costs by line item and category is set forth in the Project Budget.

1.28. **"Garage"** means the underground parking garage within the Building containing approximately 650 parking stalls to be constructed as part of the Project, including any applicable Tenant Improvements. The Garage is more particularly described in the Preliminary Plans and Outline Specifications.

1.29. **"General Construction Contract"** means the agreement between Landlord and the General Contractor for construction of the Project.

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

1.31. **"Ground Lease"** means the long-term ground lease entered into, or to be entered into, by NJB Properties as tenant and King County as landlord for the Land.

1.32. **"Hazardous Substance"** 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.

1.33. **"IEB"** means that certain building commonly known as the In-Patient Expansion Building being constructed on land adjacent to the Land and owned by the Tenant.

1.34. **"IEB Generator"** means the backup generator and other emergency backup equipment to be installed in the Garage for the purpose of serving the IEB. Upon completion of its installation, the IEB Generator is intended to fulfill any applicable specifications set forth in Exhibit H of the Development Agreement as well as any requirements related to the IEB Generator for a temporary or permanent certificate of occupancy for the IEB.

1.35. **"IEB Generator Completion Date"** means the date which is twelve (12) months after Bond Closing. The IEB Generator Completion 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 (as defined in the Development Agreement); (iii) delays incurred as a result of the presence of any Hazardous Substances in, on or emanating from the Land as of the Effective Date in excess of the time specifically provided in the approved Project Schedule for remediation of any such Hazardous Substances; and (iv) delays in the issuance of a temporary certificate of occupancy for the IEB for reasons other than the failure of Substantial Completion of the IEB Generator to have occurred.

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

1.37. **"Initial Occupancy Date"** means the date upon which each of the following events shall have occurred such that the Tenant may begin its occupancy of the Project as it is completed as of such date and shall commence payment of Monthly Rent:

- (a) Substantial Completion of the Garage shall have occurred;

(b) Developer shall have notified Landlord in writing that the Base Shell and Core Building shall be substantially complete and not less than 33% of the rentable area of the Premises shall have its required Tenant Improvements substantially completed, all in accordance with the Contract Documents, subject only to the completion of normal Punch List items;

(c) Except as otherwise provided in Section 36 below, the City of Seattle shall have issued a temporary Certificate of Occupancy such that Tenant is permitted to and could, pursuant to such issued Certificate of Occupancy, physically occupy the Base Shell and Core Building and not less than 33% of the rentable area of the Premises for its Permitted Use;

(d) Landlord shall have received satisfactory evidence from Developer that all real property taxes and assessments for the Project payable by Developer that were due and owing have been paid;

(e) Each Contractor shall have issued, with respect to the Base Shell and Core Building and not less than 33% of the rentable area of the Premises, 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 Landlord, with Tenant's concurrence, from such materialmen, laborers, contractors and subcontractors as Landlord, with Tenant's concurrence, may require; and

(f) Landlord, with Tenant's concurrence, shall have accepted the Base Shell and Core Building and not less than 33% of the rentable area of the Premises as substantially complete, subject to completion of the Punch List items agreed upon by Landlord, with Tenant's concurrence.

1.38. "Interior Architect" means NBBJ LP, the interior architect for the Project selected by Landlord with Tenant's approval.

1.39. "Land" means the real property located in the City of Seattle, King County, Washington, more particularly described in the Ground Lease.

1.40. "Landlord" means NJB Properties, a Washington nonprofit corporation, its successors and permitted assigns.

1.41. "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, or both, in effect either at the time of execution of this Lease or at any time during the Term, 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.

If Developer shall fail to do so, Landlord shall protect, defend, indemnify and hold Tenant harmless against any such liens.

13. Indemnity and Hold Harmless. Landlord and Tenant mutually agree that in any and all causes of action and/or claims or third party claims arising out of or in connection with the terms, activities, use and/or operations of this Lease, including the Premises, each party shall be responsible to the other only to the extent of each other's comparative fault in causing the alleged damages or injuries.

As to any and all causes of action and/or claims or third-party claims arising from the sole fault of a party to this Lease, the indemnifying party shall have the duty to defend, save and hold the other party harmless and upon failure to do so, the indemnifying party shall pay reasonable attorneys' fees, costs, and expenses incurred by the other party to this Lease in defense of said claims and/or actions.

Nothing contained within this Section 13 shall affect and/or alter the application of any other provision contained within this Lease.

14. Minimum Scope of Insurance Coverage for Landlord.

14.1 Landlord's Coverages. During the Term of this Lease, Landlord shall at a minimum maintain: Commercial General Liability insurance (Insurance Services Office form number (CG00 01), covering Commercial General Liability with a limit of not less than \$1,000,000 combined single limit per occurrence; \$2,000,000 aggregate. In addition, Landlord shall maintain workers' compensation coverage as required by the Industrial Insurance Act of the State of Washington, statutory limits.

14.2 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the Tenant. The deductible and/or self-insured retention of the policies shall not limit or apply to the Tenant and shall be the sole responsibility of Landlord.

14.3 Other Insurance Provisions. The insurance policies required by this Lease are also to contain or be endorsed to contain the following provisions where applicable:

(a) Liability Policies:

(1) The Bond Insurer, the Trustee and the 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 Landlord in connection with this Lease.

(2) Landlord's insurance coverage shall be primary insurance as respects the Bond Insurer, Trustee and Tenant, their officers, officials, employees and agents. Any insurance and/or self insurance maintained by Bond Insurer, Trustee and Tenant, their officers, officials, employees and agents shall not contribute with the Landlord's insurance or benefit Landlord in any way.

(3) Landlord'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.

(b) *All Policies.* Coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except by the reduction of the applicable aggregate limits by claims paid, until after forty-five (45) days' prior written notice has been given to Landlord, Tenant, Trustee and Bond Insurer.

(c) *Acceptability of Insurers.* Unless otherwise approved by Tenant and Bond Insurer:

(1) 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 Ratings Services and Moody's Investors Service.

(2) If at any time any of the foregoing policies shall fail to meet the above minimum standards Landlord shall, upon notice to that effect from Tenant promptly obtain a new policy and shall submit the same to Tenant and Bond Insurer with certificates and endorsements, for approvals.

15. Minimum Scope of Insurance Coverage for Tenant.

15.1 General Liability. During the Term of this Lease, Tenant shall have the right to self-insure under Section 15.2 or, at its sole cost and expense, shall obtain and keep in force throughout the Term of this Lease a Commercial General Liability insurance policy on an-occurrence basis insuring Tenant against claims for injuries to persons and property damage liability. "Commercial General Liability" insurance shall mean Insurance Services Office form number (CG00 01) with a limit of not less than \$1,000,000 combined single limit per occurrence, \$2,000,000 aggregate. Tenant agrees to add Landlord, Trustee and the Bond Insurer as additional insureds to any Commercial General Liability insurance policy.

15.2 Self-Insurance by Tenant. Notwithstanding anything herein to the contrary, Tenant may self-insure for general liability coverage, provided that Tenant maintains at all times a program of self-insurance and provides Landlord, Trustee and Bond Insurer annually with a certified actuarial statement from an independent insurance consultant or actuary that such program is in full force and effect and is actuarially sound and consistent with industry standards and prudent risk management standards. Annual evidence of Tenant's program of self-insurance is and shall continue to be included in the Tenant's financial report and shall be provided to Landlord, Trustee and Bond Insurer. Tenant agrees to provide Landlord and Bond Insurer with at least thirty (30) days' prior written notice of any change in Tenant's self-insured status and will provide Landlord and Bond Insurer with a certificate of self-insurance as adequate proof of insurance. In the event Tenant fails to satisfy the condition set forth above, Tenant shall immediately procure the Commercial General Liability insurance coverage specified in Section 15.1. If Tenant elects to self-insure as set forth in this Section, Tenant acknowledges and agrees that Landlord shall have no liability for such losses or damage which would otherwise have been covered by the general liability insurance which Tenant could have provided in

accordance with Section 15.1 of this Lease, nor shall Tenant's failure to obtain commercial general liability insurance have any effect on Tenant's obligations under this Lease.

15.3 Workers' Compensation. Landlord acknowledges, agrees and understands that Tenant is self-insured for all of its workers' compensation liability exposure. Tenant agrees, at its own expense, to maintain through its self-insurance program coverage for its workers' compensation liability exposure for the duration of the Term of this Lease. Tenant agrees to provide Landlord and Bond Insurer with at least thirty (30) days' prior written notice of any change in the Tenant's self-insured status and will provide Landlord and Bond Insurer with a certificate of self-insurance as adequate proof of insurance.

16. Property Insurance.

16.1 Coverage for Premises. From and after the Commencement Date of this Lease, Tenant agrees that it shall cause the Premises to be insured at 100% of replacement value for fire and other perils currently covered by a special causes of loss commercial property insurance form. Such coverage shall include twelve (12) months of rental interruption coverage and shall name Trustee as loss payee as its interests may appear. Tenant further agrees to cause the Premises to be insured against the perils of earthquake and flood, either as part of the aforementioned commercial property policy, or under a separate policy or policies. Such earthquake and flood insurance shall include twelve (12) months of rental interruption coverage and shall name Trustee as loss payee as its interests may appear. Tenant shall cause coverage to be maintained against loss arising from earthquake and flood so long as such coverage is available at a commercially reasonable cost and in coverage amounts which are commercially available, but shall not be in default under this Lease if coverage is no longer written, is unavailable for properties comparable to the Premises or is not available at commercially reasonable premium amounts. Tenant will provide Landlord and Trustee with thirty (30) days' prior written notification of material changes in coverage. Tenant will, upon request, furnish Landlord and Trustee with satisfactory evidence that such coverage is in effect.

16.2. Coverage for Tenant's Personal Property. Landlord shall have no obligation to insure any of Tenant's Personal Property.

17. Waiver of Subrogation. Landlord and Tenant shall cause their respective property insurance carriers to release and waive all rights of subrogation against the other to the extent a loss is covered by property insurance in force. Landlord and Tenant hereby mutually release each other from liability and waive all right of recovery against each other for any loss from perils insured against under their respective fire insurance policies, including any extended coverage endorsements hereto; provided, that this provision shall be inapplicable if it would have the effect of invalidating any insurance coverage of Landlord or Tenant.

18. Other Insurance Matters.

18.1 Insurance Requirements.

(a) At all times from and after the Effective Date of this Lease, Landlord and Tenant agree to procure and maintain in full force and effect for the duration of the

Term of this Lease insurance, as specified in Sections 14, 15 and 16 against claims for injuries to persons or property damage which may arise from or in connection with this Lease.

(b) Each insurance policy shall be written on an "occurrence" form.

(c) By requiring such minimum insurance as specified herein, neither party shall be deemed to, or construed to, have assessed the risks that may be applicable to the other party to this Lease. Each party 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(s). Nothing contained within this provision shall affect and/or alter the application of any other provision contained within this Lease.

(e) Each insurance policy required to be carried by Tenant hereunder shall comply with the provisions of Section 14.3 of this Lease.

(f) Each party shall furnish the other party with certificates of insurance and endorsements as required by this Lease. 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 for Landlord's insurance are to be on forms approved by Tenant and are to be received and approved by the Tenant and Bond Insurer prior to the Effective Date of this Lease. The certificate and endorsements for Tenant's insurance are to be received and approved by the Bond Insurer prior to the Effective Date or Commencement Date of this Lease as appropriate. Tenant and Bond Insurer each reserves the right to require complete certified copies of all required policies at any time.

18.2 Insurance Prior to the Commencement Date of This Lease. Prior to the Commencement Date of this Lease, Landlord and Tenant acknowledge, understand and agree that all liability and property insurance necessary in connection with the Land and the Premises (except for Tenant's commercial general liability insurance described in Section 15.1 of this Lease which can be self-insured by Tenant pursuant to Section 15.2 of this Lease) shall be obtained and thereafter maintained in full force and effect by Landlord or Developer with the cost to be allocated between Landlord and Developer pursuant to the provisions of the Development Agreement. Such insurance shall name Landlord, Tenant, Trustee and Bond Insurer as additional insureds and shall name the Trustee, Bond Insurer and Tenant, as their respective interests may appear, as loss payee, where appropriate, and shall be in form satisfactory to Tenant and Bond Insurer.

19. Destruction. In the event that the Premises are damaged or destroyed by fire or other casualty following the Commencement Date, this Lease shall not terminate nor shall there be any abatement of Monthly Rent or Additional Rent otherwise payable by Tenant hereunder; provided, however, that Tenant may elect to defease or prepay Monthly Rent in accordance with Section 4.4 and Section 35 hereof.

20. Condemnation.

20.1 Total Condemnation. If there is a taking or damaging of all or any portion of the Premises by the exercise of any governmental power, whether by legal proceedings or otherwise, by a governmental agency with jurisdiction over the Premises or a transfer by Landlord either under threat of condemnation or while legal proceedings for condemnation are pending (a "Condemnation") such that there can be no reasonable use of the Premises by Tenant, as reasonably determined by Tenant, this Lease shall terminate on the date the condemnor has the right to possession of the property being condemned. The entire award with respect to a taking of the Premises (including Tenant's leasehold estate under this Lease) shall be paid to Trustee and (i) applied at the Bond Insurer's direction, if there has been no default by the Bond Insurer under the terms of its municipal bond insurance policy that insures payment of principal of and interest on the Bonds, and otherwise (ii) applied at the direction of Landlord in accordance with the Indenture. Any Condemnation proceeds remaining after Bonds have been paid in full shall be paid to Tenant.

20.2 Partial Condemnation. If, prior to Substantial Completion of the Project, there is a partial taking of the Premises by Condemnation and Landlord reasonably determines that the Project can be completed in accordance with Section 21(b) of the Development Agreement, such condemnation proceeds shall be paid to Trustee who shall deposit such condemnation proceeds into the Non-Bond Proceeds Account established under the Indenture for purposes of paying Project Costs. Following Substantial Completion of the Project, if there is a partial taking of the Premises by Condemnation, and Tenant determines that a reasonable use can be made of the Premises, then the condemnation proceeds shall be paid to Trustee who shall deposit said condemnation proceeds into the Capital Repairs Fund established under the Indenture and shall disburse such condemnation proceeds to Landlord from time to time as restoration progresses. Otherwise, the condemnation proceeds shall be applied as provided by the Indenture. In no event shall this Lease terminate as a result of a partial taking nor shall there be any abatement of Monthly Rent or Additional Rent otherwise payable by Tenant hereunder; provided, however, that Tenant may elect to defease or prepay Monthly Rent in accordance with Section 35 hereof.

21. Assignment of Project; Subletting. Landlord shall not assign its interest in this Lease or in the Premises (except to Trustee) without the prior written consent of Tenant and the Bond Insurer and receipt by the Trustee of a written opinion from nationally recognized bond counsel that any such sale, transfer, conveyance or assignment by Landlord of all or any portion of its interest in this Lease or the Premises will not have an adverse effect on the tax exempt status of interest payable on the Series A Bonds and any attempted assignment in violation of the consent requirements under this Section 21 shall be null and void and shall constitute an event of default under the Indenture. Tenant shall not assign its interest in this Lease or in the Premises without the prior written consent of Landlord and Bond Insurer together with an opinion of nationally recognized bond counsel that any such assignment will not adversely affect the tax exempt status of interest payable on the Series A Bonds. Tenant may sublease the Premises or any portion thereof, to the extent and on the terms and conditions set forth under Section 7 of this Lease and so long as the execution of such sublease would not violate the provisions of Section 7 hereof; provided, however, that under no circumstances shall Tenant be released or relieved from any of its obligations hereunder. Any such assignment or sublease as provided for in this Section

shall be in writing and shall require such assignee or subtenant to comply fully with the terms of this Lease, including, without limitation, the provisions of Section 7 regarding use of the Premises. Tenant shall provide Landlord, Trustee and Bond Insurer with written notice of any such assignment or sublease and a copy of any such assignment or sublease documentation.

22. Default by Tenant. The occurrence of any of the following shall constitute an Event of Default by Tenant under this Lease:

22.1 Payment. Failure (a) to make any Monthly Rent payments due under this Lease if the failure to pay is not cured within seven (7) days after written notice of such failure has been given by Trustee or Landlord to Tenant, or (b) failure to make any other payment required if the failure to pay is not cured within ten (10) days after written notice of such failure has been given by Landlord to Tenant.

22.2 Other Failure to Perform. Failure to perform any other provision of this Lease if the failure to perform is not cured within thirty (30) days after written notice of such default has been given by Landlord to Tenant. If the default cannot reasonably be cured within thirty (30) days, then Tenant shall not be in default under this Lease if Tenant commences to cure the default within thirty (30) days and diligently and in good faith continues to cure the default; provided, however, that if such default is of a nature such that it cannot be cured within ninety (90) days Tenant shall obtain the written approval of Landlord and the Trustee to continue its efforts to cure such default following the ninety (90) day cure period.

22.3 Late Charges; Interest on Past Due Monthly Rent. Tenant acknowledges that a late payment of Monthly Rent hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which are difficult to ascertain. Therefore, in the event Tenant shall fail to pay any installment of Monthly Rent due hereunder for fifteen (15) days after the date such amount is due, Tenant shall also pay Landlord a late charge equal to two percent (2%) of the amount then owing and past due together with interest on such past due amount at an interest rate of twelve percent (12%) per annum commencing eight (8) days after the date such amount is due until paid. Payment of such late charges and/or default interest shall not excuse or cure any default by Tenant under this Lease.

22.4 Remedies for Tenant Default. If Tenant commits a default under Section 22.1(a) above and fails to cure such default within the time period provided therein, then Landlord, by providing Tenant with ten (10) days' advance written notice, may cancel and terminate this Lease, evict the Tenant and re-enter the Premises, but notwithstanding such re-entry by Landlord, Tenant covenants and agrees to make good to Landlord any deficiency arising from a re-entry and reletting of the Premises at a lesser Rent than the Rent agreed to through the Term of this Lease, provided Landlord has taken all reasonable measures to ensure that a maximum rental rate was obtained for reletting. Landlord shall provide notice to Tenant of any amount by which rentals from such reletting are less than the Rent and the due dates of such Rent. The deficiency amount for each such Rent payment shall be paid by Tenant on or before the due date for such Rent payment. In addition to the remedy specified above for Tenant's failure to pay Monthly Rent, if Tenant commits any default and fails to cure such default within the time period provided under this Section 22, Landlord shall have the right to pursue any and all remedies available at law or in equity.

23. Default by Landlord. Landlord shall not be in default unless Landlord fails to perform its obligations (i) within five (5) business days after notice by Tenant specifying the obligation which Landlord has failed to perform if such failure occurs prior to the Commencement Date and (ii) within thirty (30) days after notice by Tenant specifying the obligation which Landlord has failed to perform if such failure occurs after the Commencement Date; provided, that if the nature of Landlord's obligation is such that more than five (5) business days or thirty (30) days, as applicable, are required for performance, Landlord shall not be in default if Landlord commences performance within such period following Tenant's notice and thereafter completes performance within a reasonable time. If the nature of the obligation presents a hazard or emergency, Landlord shall commence performance as soon as reasonably possible. In the event that Landlord fails to cure any such default, Tenant shall have the right to pursue any and all remedies available at law or in equity; provided, however, that Tenant shall have no right to offset against Rent payable under this Lease, but Tenant may seek as part of its remedies a judgment against any amounts held as reserves by Landlord under this Lease.

24. Signs. Tenant shall have the right to place identification signage, other signage, advertisements, awnings, banners or other exterior decorations on the exterior of the Premises without any further consent or approval from Landlord. Any sign that Tenant has the right to place, construct and maintain shall comply with all Laws, and Tenant shall obtain any approval required by such Laws. Landlord makes no representation with respect to Tenant's ability to obtain such approval.

25. Landlord's Right to Enter the Premises. Landlord shall have the right to enter the Premises at reasonable times during Tenant's normal business hours for the below listed purposes; provided, however, Landlord acknowledges and agrees to comply with Tenant's requests regarding security. Landlord shall conduct its activities on the Premises as allowed in this Section in a manner that will cause the least possible inconvenience, annoyance or disturbance to Tenant. Landlord shall not be liable in any manner for any inconvenience, annoyance, disturbance, loss of business, nuisance, or other damage arising out of Landlord's entry on the Premises as provided in this Section, except damage resulting from the negligent acts or omissions of Landlord. Tenant shall not be entitled to an abatement or reduction of Rent if Landlord exercises any right reserved in this Section:

25.1 Condition. To determine whether the Premises are in good condition, whether Tenant is complying with its obligations under this Lease and to perform any maintenance, repair or replacement obligations of Landlord pursuant to Section 10 above.

25.2 Notices. To serve, post or keep posted any notices required or allowed under the provisions of this Lease.

26. No Encumbrances by Landlord. Except to the extent expressly authorized in Sections 11 and 21 of this Lease, Landlord shall not at any time during the Term of this Lease sell, transfer, lease (other than to Tenant pursuant to this Lease), convey, encumber (other than to Trustee pursuant to the Mortgage), pledge (other than to Trustee pursuant to the Indenture), hypothecate or otherwise grant a security interest in the Premises or any portion thereof.

27. Right to Estoppel Certificates. Each party, within fifteen (15) days after notice from the other party, shall execute and deliver to the other party, in recordable form, a certificate stating that this Lease is unmodified and in full force and effect, or in full force and effect as modified and stating the modifications. Failure to deliver the certificate within such fifteen (15) day period shall be conclusive upon the party failing to deliver the certificate for the benefit of the party requesting the certificate and any successor to the party requesting the certificate, that this Lease is in full force and effect and has not been modified except as may be represented by the party requesting the certificate.

28. Limitation on Landlord's Liability. Notwithstanding any provision in this Lease to the contrary, Tenant agrees that it shall look solely to the estate and property of Landlord in the Land and buildings constituting the Premises, any insurance proceeds or condemnation proceeds payable to Landlord under this Lease, the asset management fee provided for in Section 10.2(c), and any sums paid to Landlord under the Development Agreement for the collection of any judgment requiring the payment of money by Landlord or for the enforcement of any other judgment or remedy against Landlord, and no other assets of Landlord shall be subject to levy, execution or other procedure for the satisfaction of Tenant's remedies.

29. Attorneys' Fees. In the event either party requires the services of an attorney in connection with enforcing the terms of this Lease, or in the event suit is brought for the recovery of any Rent due under this Lease or for the breach of any covenant or condition of this Lease, or for the restitution of said Premises to Landlord and/or eviction of Tenant during said Term or after the expiration thereof, the prevailing party will be entitled to a reasonable sum for attorneys' fees, witness fees, and court costs, including costs of appeal.

30. Surrender. Landlord shall, on the Expiration Date, surrender and deliver up the Premises, including all improvements then located thereon and the appurtenances thereto, into the possession of Tenant, in good order, condition and repair, free and clear of all lettings and occupancies, and free and clear of all liens and encumbrances other than those existing on the date of this Lease and those, if any, created by Tenant, without any payment or allowance whatsoever by Tenant. Landlord shall execute, acknowledge and deliver to Tenant such instruments of further assurance as in the opinion of Tenant are necessary or desirable to confirm or perfect Tenant's right, title and interest in and to all of the above-described property. The provisions of this Section shall survive the expiration or termination of this Lease.

31. Broker. Landlord and Tenant each represent to the other that neither is represented by any broker, agent or finder with respect to this Lease in any manner. Each party agrees to indemnify and hold the other party harmless from and against any and all liability, costs, damages, causes of action or other proceedings instituted by any other broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of the indemnifying party in any manner whatsoever in connection with this Lease.

32. Miscellaneous Provisions.

32.1 Entire Agreement. This Lease sets forth the entire agreement of the parties as to the subject matter hereof and supersedes all prior discussions and understandings

between them. This Lease may not be amended or rescinded in any manner except by an instrument in writing signed by a duly authorized officer or representative of each party hereto and the consent of Bond Insurer if required pursuant to the provisions of Section 32.13 of this Lease.

32.2 Governing Law. This Lease shall be governed by and construed and enforced in accordance with the laws of the State of Washington.

32.3 Severability. Should any of the provisions of this Lease be found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such provision shall be stricken and the remainder of this Lease shall nonetheless remain in full force and effect unless striking such provision shall materially alter the intention of the parties.

32.4 Jurisdiction/Venue. In the event any action is brought to enforce any of the provisions of this Lease, the parties agree to be subject to exclusive in personam jurisdiction in the King County Superior Court for the State of Washington and agree that in any such action venue shall lie exclusively in King County, Washington.

32.5 Waiver. No waiver of any right under this Lease shall be effective unless contained in writing signed by a duly authorized officer or representative of the party sought to be charged with the waiver and no waiver of any right arising from any breach or failure to perform shall be deemed to be a waiver of any future right or of any other right arising under this Lease.

32.6 Captions. Section captions contained in this Lease are included for convenience only and form no part of the agreement between the parties.

32.7 Notices. All notices or requests required or permitted under this Lease shall be in writing, shall be personally delivered or sent by certified mail, return receipt requested, postage prepaid, by nationally recognized overnight courier or by facsimile transmission and shall be deemed given when so delivered, received or faxed (provided the fax machine has issued a printed confirmation of receipt). All notices or requests to any party shall be sent to all other parties as follows:

If to Landlord: NJB Properties
 c/o National Development Council
 1425 Fourth Avenue, Suite 608
 Seattle, WA 98101
 Facsimile: (206) 448-5246

If to Tenant: King County
 Facilities Management Division
 800 King County Administration Building
 500 Fourth Avenue
 Seattle, WA 98104
 Facsimile: (206) 205-5070

If to Trustee: The Bank of New York Trust Company
601 Union Street, Suite 520
Seattle, WA 98101
Facsimile: (206) 667-8906

If to Bond Insurer: _____

Any party may change the address to which notices shall be sent by notice to the other party in the manner and with the effect set forth in this Section 32.7.

32.8 Binding Effect. Subject to the provisions of Sections 11 and 21 hereof, this Lease shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns. No permitted assignment of this Lease or Tenant's rights hereunder shall be effective against Landlord unless and until an executed counterpart of the instrument of assignment shall have been delivered to Landlord and Landlord shall have been furnished with the name and address of the assignee. The term "Tenant" shall be deemed to include the assignee under any such permitted assignment. The term "Landlord" shall include any successors to or assigns of the Landlord's interest in the Premises following any foreclosure of the Mortgage, including Trustee or any purchaser at a trustee's or sheriff's sale of the Premises.

32.9 Gender and Number. As used in this Lease, the masculine shall include the feminine and neuter, the feminine shall include the masculine and neuter, the neuter shall include the masculine and feminine, the singular shall include the plural and the plural shall include the singular, as the context may require.

32.10 Nondiscrimination. Landlord and Tenant each agree it will not discriminate in employment at the Premises on the basis of race, color, religion, sex, national origin, veteran status, sexual orientation or physical and mental disability in regard to any position for which the prospective employee is qualified, nor will Landlord or Tenant maintain facilities which are segregated on the basis of race, color, religion, sex or national origin at the Premises.

32.11 Recording; Memorandum of Lease. Neither Landlord nor Tenant shall record this Lease without the written consent of the other; provided, however, that Tenant shall have the right to record a Memorandum of this Lease in the form attached hereto as **EXHIBIT F** and by this reference incorporated herein upon the Effective Date. Such Memorandum of Lease shall be amended by the parties and a new Memorandum recorded once the Commencement Date and Expiration Date of this Lease has been determined.

32.12 Amendment of Lease; Bond Insurer Consent. So long as the Bonds remain outstanding and there has been no default by the Bond Insurer under the terms of its municipal bond insurance policy which insures payment of principal and interest on the Bonds, there shall be no amendment of this Lease without the prior written consent of the Bond Insurer.

32.13 Time Is of the Essence. Time is of the essence in the performance of each party's obligations under this Lease. Each party will carry out its obligations under this Lease diligently and in good faith.

33. Prevailing Wage. Landlord agrees and covenants with Tenant that the Development Agreement shall obligate Developer to require contractors and subcontractors of such Contractors in connection with such contracts as may be let regarding the construction of the Project to comply with RCW ch. 39.12, including payment of prevailing wages to the workmen, laborers and mechanics as may then be determined by the Washington State Department of Labor and Industries for the particular craft in the particular geographic area.

34. Authority. Landlord is a Washington nonprofit corporation, duly organized, validly existing and in good standing under the laws of the State of Washington. Tenant is a political subdivision of the State of Washington. By execution of this Lease, Landlord and Tenant represent that they have authority to enter into this Lease.

35. Option to Prepay Lease; Payment or Defeasance of Bonds; Federal Tax Requirements.

35.1 Option to Partially Prepay Lease. Tenant shall have the option to partially prepay the principal component of Monthly Rent, in \$5,000 increments for periods to be determined by Tenant (as represented by the principal portion of Monthly Rent due each year as set forth in EXHIBIT A). Notice of such intent to prepay shall be given to Landlord in writing not less than forty-five (45) days in advance of the intended prepayment date. Such prepayment may be at any time on or after December 1, 2016. The notice of partial prepayment shall be substantially in the form set forth on EXHIBIT K attached hereto. By 10:00 a.m. Seattle time on the date set for such prepayment, Tenant shall pay to Landlord in cash or same-day available funds, an amount equal to the principal portion of Monthly Rent to be prepaid, together with interest thereon to the date of prepayment. Upon such prepayment, the term of this Lease shall be deemed modified such that this Lease terminates on the payment date for the last outstanding Monthly Rent not prepaid.

35.2 Bonds. Upon full payment or defeasance of the Bonds in accordance with the Indenture, the Ground Lease and this Lease shall terminate, and unencumbered fee simple title to the Premises will revert to the County. In the event Landlord defaults in its payment of the Bonds, Tenant has the exclusive option to purchase the Premises and any additions to the Premises for the amount of the outstanding principal of and accrued interest to the date of default. Tenant shall have (a) not less than ninety (90) days from the date it is notified by Landlord of the default in which to exercise such option, and (b) not less than ninety (90) days from the date it exercises such option to purchase the Premises.

36. Vacation of Alley. The Land described on the attached EXHIBIT D is bisected by an alley ("Alley") which is the subject of a petition for vacation ("Petition") approved by the Seattle City Council on March 31, 2003 and filed under Clerk's File No. 304408. Final vacation of the Alley is conditioned upon the satisfaction of certain conditions as set forth in the Petition. Pursuant to the terms of the Ground Lease, once Landlord has completed the Project to an extent sufficient to meet the requirements of the City and once all other conditions for completion of the

vacation of the Alley have been met, Lessor under the Ground Lease will take all actions, including the payment of all applicable costs and fees, to cause the City to enact the final street vacation ordinance with respect to the Alley and to convey ownership of the Alley to the Lessor under the Ground Lease. At that time, Landlord and Tenant shall execute an amendment to this Project Lease, the Memorandum of Lease, applicable financing documents for the Project and any other documents related to the Project which contain a legal description of the Land for the purpose of including the vacated Alley within the description of the Land. In the event that all conditions for achieving the Initial Occupancy Date shall have been met except that the City delays or refuses to issue a temporary certificate of occupancy for the Base Shell and Core Building solely as a result of issues related to the vacation of the Alley, the Initial Occupancy Date shall nonetheless be deemed to have been achieved and Tenant shall be obligated to commence the payment of Monthly Rent pursuant to Section 4.1 above.

DATED the date first above written.

LANDLORD:

NJB PROPERTIES,
a Washington nonprofit corporation

By _____
John Finke
Vice President

Date: _____, 2006

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

APPROVED AS TO FORM:

By _____
Senior Deputy Prosecuting Attorney

Date: _____, 2006

By _____
Kathy Brown
Director, King County
Facilities Management Division

Date: _____, 2006

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that John Finke is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of **NJB PROPERTIES**, a Washington nonprofit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2006.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that Kathy Brown is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Director, Facilities Management Division of **KING COUNTY**, a political subdivision of the State of Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2006.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

EXHIBIT A

MONTHLY RENT

In the event that the Initial Occupancy Date occurs prior to _____, 20__, Monthly Rent shall be \$ _____, prorated for any partial month. From and after _____, 20__, Monthly Rent shall be as set forth on the attached schedule.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Exhibit B

EXHIBIT E

<u>Architectural Drawing Index - Schematic Design Set</u>	<u>Architect</u>	<u>Dated</u>
A0.01 Drawing Index, Project Info & Abbreviations	NBBJ	9/20/06
A0.02 Vicinity Map, Architectural Site Plan	NBBJ	9/20/06
A1.00 Code Analysis	NBBJ	9/20/06
A1.01 Parking Level P4 & P5 Life Safety Plan	NBBJ	9/20/06
A1.02 Parking Level P2 & P3 Life Safety Plan	NBBJ	9/20/06
A1.03 Parking Level P1 & G Life Safety Plan	NBBJ	9/20/06
A1.04 Loading Levels & Lobby Life Safety Plan	NBBJ	9/20/06
A2.00 Parking Level P5 Plan	NBBJ	9/20/06
A2.01 Parking Level P4 Plan	NBBJ	9/20/06
A2.02 Parking Level P3 Plan	NBBJ	9/20/06
A2.03 Parking Level P2 Plan	NBBJ	9/20/06
A2.04 Parking Level P1 Plan	NBBJ	9/20/06
A2.05 Level G Plan	NBBJ	9/20/06
A2.06 Level S Plan	NBBJ	9/20/06
A2.07 Level 1 Plan	NBBJ	9/20/06
A2.08 Level 2 Plan	NBBJ	9/20/06
A2.09 Level 3 Plan	NBBJ	9/20/06
A2.10 Level 4 Plan	NBBJ	9/20/06
A2.11 Level 5 Plan	NBBJ	9/20/06
A2.12 Levels 6 - 14 Plan	NBBJ	9/20/06
A2.13 Level PH Plan	NBBJ	9/20/06
A2.14 Roof Plan	NBBJ	9/20/06
A3.01 Exterior Elevation - North	NBBJ	9/20/06
A3.02 Exterior Elevation - West	NBBJ	9/20/06
A3.03 Exterior Elevation - East	NBBJ	9/20/06
A3.04 Exterior Elevation - South	NBBJ	9/20/06
A3.11 Bldg Section - N-S	NBBJ	9/20/06
A3.12 Bldg Section - E-W	NBBJ	9/20/06
A3.21 Garage Sections	NBBJ	9/20/06
A3.22 Garage Sections	NBBJ	9/20/06
A3.31 Exterior Wall Sections	NBBJ	9/20/06
A3.32 Exterior Wall Section	NBBJ	9/20/06
A3.33 Exterior Wall Sections	NBBJ	9/20/06
A3.34 Exterior Wall Sections	NBBJ	9/20/06
A3.35 Exterior Wall Sections	NBBJ	9/20/06
A3.36 Entry Canopy	NBBJ	9/20/06
A7.00 Stair Plans & Sections	NBBJ	9/20/06
A7.01 Stair Plans & Sections	NBBJ	9/20/06
A7.10 Stair & Elevator Details	NBBJ	9/20/06
A9.00 Partition Schedule	NBBJ	9/20/06
A9.01 Details	NBBJ	9/20/06

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<u>Structural Drawing Index - Garage Permit Set</u>	<u>Engineer</u>	<u>Dated</u>
S0.01 Abbreviations, Legends, & Drawing List	Magnusson Klemencic Assoc.	
S0.02 General Notes	Magnusson Klemencic Assoc.	
S0.03 General Notes	Magnusson Klemencic Assoc.	
S1.01 Load Maps	Magnusson Klemencic Assoc.	
S1.02 Load Maps	Magnusson Klemencic Assoc.	
S1.03 Load Maps	Magnusson Klemencic Assoc.	
S1.04 Load Maps	Magnusson Klemencic Assoc.	
S2.00 Level P5 Foundation & Framing Plan	Magnusson Klemencic Assoc.	
S2.01 Level P4 Foundation & Framing Plan	Magnusson Klemencic Assoc.	
S2.01R Level P4 Reinforcing Plan	Magnusson Klemencic Assoc.	
S2.02 Level P3 Framing Plan	Magnusson Klemencic Assoc.	
S2.02R Level P3 Reinforcing Plan	Magnusson Klemencic Assoc.	
S2.03 Level P2 Framing Plan	Magnusson Klemencic Assoc.	
S2.03R Level P2 Reinforcing Plan	Magnusson Klemencic Assoc.	
S2.04 Level P1 Framing Plan	Magnusson Klemencic Assoc.	
S2.04R Level P1 Reinforcing Plan	Magnusson Klemencic Assoc.	
S2.05 Level G Framing Plan	Magnusson Klemencic Assoc.	
S2.05R Level G Reinforcing Plan	Magnusson Klemencic Assoc.	
S2.06 Level 01 Framing Plan	Magnusson Klemencic Assoc.	
S2.06R Level 01/S Reinforcing Plan	Magnusson Klemencic Assoc.	
S2.08 Level 02 Framing Plan	Magnusson Klemencic Assoc.	
S2.09 Level 03 Framing Plan	Magnusson Klemencic Assoc.	
S2.10 Level 04 Framing Plan	Magnusson Klemencic Assoc.	
S2.11 Level 05 Framing Plan	Magnusson Klemencic Assoc.	
S2.12 Level 06-14 Framing Plan	Magnusson Klemencic Assoc.	
S2.21 Penthouse Level Framing Plan	Magnusson Klemencic Assoc.	
S2.22 Penthouse Roof Framing Plan	Magnusson Klemencic Assoc.	
S3.01 Corewall Elevations	Magnusson Klemencic Assoc.	
S3.02 Corewall Elevations	Magnusson Klemencic Assoc.	
S3.11 Shearwall Sections	Magnusson Klemencic Assoc.	
S3.21 Basement Wall Sections	Magnusson Klemencic Assoc.	
S3.22 Basement Wall Sections	Magnusson Klemencic Assoc.	
S3.51 Elevations	Magnusson Klemencic Assoc.	
S4.01 Typical Foundation Details& Schedules	Magnusson Klemencic Assoc.	
S4.02 Typical Concrete Details& Schedules	Magnusson Klemencic Assoc.	
S4.03 Typical Concrete Column Details& Schedule	Magnusson Klemencic Assoc.	
S4.04 Typical Concrete Slab Details & Schedule	Magnusson Klemencic Assoc.	
S4.05 Typical Concrete Beam Details & Schedule	Magnusson Klemencic Assoc.	
S4.06 Typical Post-Tension Details	Magnusson Klemencic Assoc.	
S4.11 Typical CMU Details	Magnusson Klemencic Assoc.	
S5.01 Foundation Sections and Details	Magnusson Klemencic Assoc.	

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Mechanical Drawing Index – SD GMP Set	Engineer	Dated
M2.FND NJB Foundation Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.00 NJB Parking Level 5 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.01 NJB Parking Level 4 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.02 NJB Parking Level 3 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.03 NJB Parking Level 2 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.04 NJB Parking Level 1 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.05 NJB Level G Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.06 NJB Level S Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.07 NJB Level 1 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.08 NJB Level 2 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.09 NJB Level 3 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.10 NJB Level 4 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.11 NJB Level 5 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.12 NJB Level 6 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.13 NJB Level 7 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.14 NJB Level 8 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.15 NJB Level 9 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.16 NJB Level 10 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.17 NJB Level 11 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.18 NJB Level 12 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.19 NJB Level 13 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.20 NJB Level 14 Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.21 NJB Level PH Plan-Plumbing	University Mechanical Contractors	10/06/06
M2.22 NJB Roof Plan Plumbing	University Mechanical Contractors	10/06/06
M3.05 NJB Level G Plan-Medical & Lab Gas	University Mechanical Contractors	10/06/06
M3.06 NJB Level S Plan-Medical & Lab Gas	University Mechanical Contractors	10/06/06
M3.07 NJB Level 1 Plan-Medical & Lab Gas	University Mechanical Contractors	10/06/06
M3.08 NJB Level 2 Plan-Medical & Lab Gas	University Mechanical Contractors	10/06/06
M3.09 NJB Level 3 Plan-Medical & Lab Gas	University Mechanical Contractors	10/06/06
M3.10 NJB Level 4 Plan-Medical & Lab Gas	University Mechanical Contractors	10/06/06
M5.00 NJB Prkg Level 5 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.01 NJB Prkg Level 4 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.02 NJB Prkg Level 3 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.03 NJB Prkg Level 2 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.04 NJB Prkg Level 1 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.05 NJB Level G Plan- Air Distribution	University Mechanical Contractors	10/06/06
M5.06 NJB Level S Plan- Air Distribution	University Mechanical Contractors	10/06/06
M5.07 NJB Level 1 Plan- Air Distribution	University Mechanical Contractors	10/06/06
M5.08 NJB Level 2 Plan- Air Distribution	University Mechanical Contractors	10/06/06
M5.09 NJB Level 3 Plan- Air Distribution	University Mechanical Contractors	10/06/06
M5.10 NJB Level 4 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.11 NJB Level 5 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.12 NJB Level 6 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.13 NJB Level 7 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.14 NJB Level 8 Plan-Air Distribution	University Mechanical Contractors	10/06/06

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<u>Mechanical Drawing Index - SD GMP Set (cont.)</u>	<u>Engineer</u>	<u>Dated</u>
M5.15 NJB Level 9 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.16 NJB Level 10 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.17 NJB Level 11 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.18 NJB Level 12 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.19 NJB Level 13 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.20 NJB Level 14 Plan-Air Distribution	University Mechanical Contractors	10/06/06
M5.21 NJB Level PH Plan-Air Distribution	University Mechanical Contractors	10/06/06

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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 Harborview Ninth and Jefferson Building project is located in the City of Seattle, King County, between Ninth and Terry Avenues and James and Jefferson Streets. The total estimated site area is 61,346 sf. The site has high transit access and is located on the Harborview Campus (Land Use Zone MIO-240-HR)
- B. Site Design Goals:
- a. The site and building will attempt to meet the LEED “certified” standard for shell and core. Outline and criteria to follow.
 - b. The entire development should fit with the surroundings and reinforce the Harborview Medical Center campus master plan.
 - c. The use of recycled materials in the design and construction of the site improvements will be considered.
 - d. 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.
 - e. Where practical, the building will be oriented to take advantage of daylighting and views.
 - f. 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 6 accessible parking stalls will be provided per chapter 11 of the Seattle Building Code. Bicycle parking for staff to be considered near employee entrances, (secure).
 - g. 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.
 - h. The building will be a non-smoking facility.
 - i. The base structure at the corner of Ninth and Jefferson will be setback creating connections with the rest of the campus, allowing the streetscape to be the primary interface with the community, reducing building scale at the street level and creating a safe and active public space.
 - j. Retail spaces will be created all along James Street to the north, Ninth Avenue to the west and at the corner of Terry and Jefferson Streets, accessible just off the lobby located on Jefferson.

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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 Harborview campus plan and will be designed with a structural module appropriate for medical and lab facilities.
- c. The building design should serve as a model of conservation of resources and the County's responsibility to the environment. The building will attempt to be a LEED "certified," standard certification, building for shell & core.
- d. For the tower, there will be a minimum 8'-6" floor to ceiling height in office spaces with a 12'8" floor to floor height. The podium (levels 2 and 3) will have a floor to floor height of 15'-0" to accommodate the required services for lab and research functions with a minimum ceiling height of 9'-0".
- 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 Northwest.
- f. Windows will be non-operable.
- g. The exterior closure system will be energy efficient, requiring minimal maintenance beyond window washing.
- 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.

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: 25 psf snow/live load for concrete and concrete/metal deck roofs (reducible per IBC)
2. Floors:
 - a. 100 psf. Typical office floor –(reducible), based on 80 psf plus 20 psf partition load.
 - b. 125 psf. Mechanical rooms and penthouse (or use actual equipment weight and housekeeping pads plus 40 psf at open areas around equipment where 125 psf LL is exceeded) (no reduction)
 - c. 100 psf. Exit corridors and stairways (reducible)
 - d. 100 psf. Assembly areas lobby (no reduction)
 - e. 100 psf. Retail spaces (reducible)

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- f. 125 psf. Storage (no reduction)
- g. 40 psf. Parking levels (reducible)
- h. 250 psf. Sidewalks, Loading dock

B. Seismic:

- 1. Seismic Use Group I
- 2. Importance Factors, $I_e, I_s = 1.0$
- 3. Seismic Design Category D
- 4. Response Modification Coefficient $R=6$ for special reinforced concrete shearwalls in Parking Structure and Office Building.
- 5. Allowable Story Drift: $0.025 \times$ story height, based on IBC code level forces

C. Wind:

- 1. Basic Wind Speed = 85 mph
- 2. Exposure Category B
- 3. Importance Factor, $I_w = 1.0$
- 4. Enclosure classification: Enclosed
- 5. Internal pressure coefficient: $GC_{pi} = 0.18$
- 6. Allowable Story Drift = $0.0025 \times$ story height

CATEGORY 02 – DEMOLITION

A. Site Demolition and Relocations:

- 1. The site has been previously cleared and excavated. Remaining site demolition to include sidewalk, curb and gutter, asphalt and concrete pavement
- 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 and stone accents.
- 2. Typical pedestrian paving: City of Seattle standard 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 James and Jefferson Streets and Ninth and Terry Avenues, as required.
- 2. Improvements to include sidewalk, curbside, curb and gutter, base course and pavement (asphalt or concrete), street lights, street trees, planters and signage.

C. Utilities: Provide the following in conformance with code, City of Seattle Standards, and utility owner requirements:

- 1. Domestic and fire protection water supply.

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2. Electrical power.
3. Storm and sanitary sewer.
4. Telephone and data access pathway only (wiring to be provided under Tenant Improvements).

CATEGORY 04 – STRUCTURE

Standard Foundations

- A. Foundation: Reinforced concrete spread footings.

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 floors:
1. Parking Garage: 9-inch thick unbonded post-tensioned two-way concrete slab
 2. Office Building:
 - a. Levels “G” through 4; 10 to 14-inch thick mild-reinforced two way concrete slab.
 - b. Level 5 through Penthouse; 2 ½-inches normal weight concrete on 3-inch composite type metal deck. Composite designed steel beams and girders. Steel columns.
 - c. 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: Special reinforced concrete shearwalls in Parking Structure and Office Building.

04 – EXTERIOR WALLS

- A. General Performance Criteria: See Category 01, above.
- B. Typical Walls: Unitized curtain wall with vision glass, spandrel glass, stone and metal panel at the tower, brick veneer masonry and stone over lightgage steel stud framing with fiberglass-faced exterior gypsum sheathing (G-P Dens-Glass) and moisture barrier (“BluSkin”) at the base.
1. Batt insulation in stud space to meet energy code.
 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.

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- F. Aluminum Curtainwall: Thermally-broken unitized and stick frame.
 - 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.
 - 6. Stone panels in curtainwall: 25mm granite (color to be determined).
 - 7. Metal panels in curtainwall: .125" aluminum panels.
 - 8. 3" mineral wool batts at spandrel conditions: min 40 lbs density.
- 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 Doors at Garage and Loading Area:
 - 1. Coiling grilles.
 - 2. 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-30 minimum, rigid insulation with appropriate facing materials at underside of roof deck.
- C. Membrane Roofing, Typical:
 - 1. Concrete topping slab.
 - 2. "Derbi-Gum GP" set in adhesive - 2 ply
 - 3. "Derbi-Brite" - 1 ply
- D. Terraces: Hot-rubberized asphalt membrane with protection course.
 - 1. Cover with cast-in place concrete paving.

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.

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- 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 locks: Corbin, Sargent or equal.
 - b. Cylinders: Bilock 12 pin or alternates as approved by King County
 - c. Closers: Surface mounted with plated cover.
- D. Interior Specialties:
 - 1. Code required signage.
 - 2. Fire extinguishers and cabinets.
 - 3. Toilet partitions: Stainless steel.
 - 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.
 - 4. 1 duplex receptacle at landing.

Interior Finishes

- A. Finish Schedule Criteria:
 - 1. Building Operation Spaces:
 - a. Floor: VCT.
 - b. Base: Rubber base.
 - c. Typical Wall: Painted gypsum board.
 - d. Ceiling: 2' by 4' acoustical lay-in.
 - 2. Toilet Rooms:
 - a. Floor: Ceramic tile.
 - b. Base: Ceramic tile.
 - 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 or wood.
 - c. Wall Features: Wood and GWB.
 - d. Wall: Painted gypsum board.

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- e. Ceiling: Painted gypsum board with features.
- 4. Janitor Closets:
 - a. Floor: Sealed concrete.
 - b. Base: Rubber base.
 - 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: Rubber base.
 - c. Typical Wall: Painted gypsum board.
 - d. Mounting panels: ¾-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 (exception – carpet tile). Field-formed corners.
- C. CPT – Carpet: 32 ox. 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

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- 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:

See Attachment A, attached

CATEGORY 08 – HVAC

See Attachment B, attached.

CATEGORY 09 – PLUMBING

See Attachment C, attached.

CATEGORY 10 – FIRE SPRINKLERS

See Attachment D, attached.

CATEGORY 11 – ELECTRICAL

See Attachment E, attached.

BRIGHT LINE SCOPE MATRIX

See Attachment F, attached.

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The following clarifies the bid response dated 5/26/06:

A. Finish Schedule Criteria:

1. Retail spaces include the following:
 - a. Individual utility meters for each possible tenant space.
 - b. 1-hour separation between tenant spaces and the rest of the building.
 - c. Mechanical, electrical and plumbing stubbed to each tenant space.

2. Loading Dock and support spaces include the following:
 - a. Wall protection and bollards through out dock and retail parking area.
 - b. 1 scissors lift.
 - c. 2 dock levelers.
 - d. Trash compactors.
 - e. Receiving area.
 - f. Holding areas for hazardous medical waste, card board, recycling, soiled linen.
 - g. Six mechanical air changes minimum to ventilate enclosed loading dock.
 - h. Sealed concrete floor.
 - i. Corner guards.
 - j. Cart wash.
 - k. Three (3) 35' truck bays.
 - l. Dock ambient lighting and specialty lighting without any specialty lighting included at dock. Lighting will meet code requirements and be typical of a functioning loading dock.
 - m. Emergency eye wash.
 - n. Floor drains.
 - o. Security gate for enclosure. (remote controlled add \$25,000)
 - p. Proximity card system, parking system card reader, pin pad, intercom. An overall allowance of \$50,000, for the complete shell core package, has been included for specialty hardware
 - q. Security Cameras. A total of seven (7) security cameras are included in shell and core package.

3. Tenant Office/Clinic Space:
 - a. Core walls with gypsum wall board fire taped structure to-structure. — — —
 - b. Window walls insulated, framed with gypsum wall board.
 - c. Columns are framed with gypsum wall board screwed to 9'-6" above floor.
 - d. Horizontal blinds at all exterior windows.

4. IDF Rooms:
 - a. Telephone access per floor.
 - b. Cooling 12 months 24/7 and on emergency power.
 - c. Sealed concrete floor.
 - d. Fire retardant plywood at walls.

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5. Electrical Rooms:
 - a. Wall phone: Rough-in only is included.
 - b. Sealed concrete floor.

6. Exit Stairs:
 - a. Ceiling painted with exposed construction excluded. Optional, please add \$15,000.
 - b. Walls finished and painted.
 - c. Floors sealed concrete.
 - e. 1 duplex electrical receptacle at intermediate landings.

7. Public Elevators:
 - a. Finished interior cabs including lighting.
 - b. Proximity card readers at each elevator, pin pads at half. An overall allowance of \$50,000, for the complete shell core package, has been included for specialty hardware. It is intended to buy this specific requirement for this allowance.
 - c. 10 extra pair of copper cabling.

8. Service Elevators:
 - a. Finished interior cabs including lighting.
 - b. Key card readers at each elevator, pin pads at half. An overall allowance of \$50,000, for the complete shell core package, has been included for specialty hardware. It is intended to buy this specific requirement for this allowance.
 - c. 10 extra pair of capper cabling.

9. Elevator Lobby and Building Lobby Consistent with a Class A Office Building:
 - a. Reception desk – without security is included.

10. Fire Command Center:
 - a. Per Seattle Building Code.

11. Multi-fixture Toilet Rooms Consistent with Class A Office Building:

Toilets are consistent with standard Class A MOB shell and core in 60% of the building, 40% includes more dense fixtures consistent with a Class A office building.

 - a. Stainless steel ceiling mounted toilet partitions.

12. Janitor's closet:
 - a. Plastic sheet wall protection wainscot or plywood painted with finished gypsum board above, top set rubber coved base.
 - b. Sealed concrete floors.
 - c. Shelf and hooks for supplies.
 - d. Floor mop sink.

13. Mechanical rooms, building storage, elevator machine rooms:
 - a. Sealed concrete floors.
 - b. Fluorescent strip lighting.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

14. Mechanical Systems:
 - a. Chilled water system with rooftop VAV air handling units to economically support 25% - 50% of building 24/7.
 - b. Medium velocity duct distribution system with supply/return shaft, plenum return in non-clinical (must maintain AIA guideline standards for health care acoustics).
 - c. Main building restroom exhaust and shafts to meet type A office building standards.
 - d. Plumbing loops and multiple plumbing chases to support future clinic tenant improvements.
 - e. 100% ducted exhaust at patient care areas excluded as T.I. allowance would need to cover this requirement, shell systems sized to meet the need.
 - f. Future 100% exhaust and future 100% clinical fresh air requirements to meet Department of Health standards with louvers for 60% of added area.

15. Electrical:
 - a. See original building drawings for conceptual electrical system distribution.
 - b. Original phase I calculated load: 4,300 amperes.
 - c. Original phase II calculated load: 5,400 amperes.
 - d. Total phase I and phase II load: 9,700 amperes.
 - e. Generators provided by previous project, installed per the bright line attached.
 - f. All lobbies to include tamperproof receptacles.
 - g. Any receptacle within five feet of water will be GFCI.

16. Pneumatic tube system:
 - a. Provide connection to existing central system. Optional, please add \$350,000 under tenant improvements.
 - b. Assume 10 new stations. Optional, costs could be as high as \$350,000 depending on location in tenant improvements.

17. Security:
 - a. Proximity card readers at each elevator; pin pads at half. An overall allowance of \$50,000, for the complete shell core package, has been included for specialty hardware. It is intended to buy this specific requirement from this allowance.
 - b. Card readers at all egress stairs. An overall allowance if \$50,000, for the complete shell core package, has been included for specialty hardware. It is intended to buy this specific requirement from this allowance.
 - c. Card readers at (3) exterior doors. An overall allowance of \$50,000, for the complete shell core package, has been included for specialty hardware. It is intended to buy this specific requirement from this allowance.
 - d. Cameras at exterior perimeter, and interior lobby. Included (A total of seven (7) on the project).

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

18. Doors & Builders' Hardware: This section is included to help develop the proposers understanding for spaces and systems included in the shell and core. It is meant only as a reference of quality and basis of design. In no way should it be assumed that this is a closed specification. Potential add to Shell & Core - \$81,000 and potential add to TI - \$823,000 (assumes approx. 1,900 doors) to be reviewed in detail with owner prior to proceeding with any hardware purchase.
- a. Hinges/Pivot: Hagar, Bommer, McKinney
 - b. Lock & Latchsets: Corbin/Russin or Schlage
 - c. Exit Devices and accessory power supplies: VonDuprin
 - d. 10" stainless steel kick plates, 4" mop plates.
 - e. Solid core wood doors faced w/stiles particleboard grade 1-LD-2 25-32 pcf bonded to stiles (min 5") and rails (2 1/4" & 7").
 - f. Automatic door operators: Keene - Monroe.
 - g. Cylinder cores: BiLock 12 pin interchangeable core cylinders, match existing master key system.
 - h. Electric hardware: 24 VDC, strikes Folger Adams.
 - i. Coordinators: Door controls international, Glynn Johnson.
 - j. Closers: LCN.
 - k. All finish floor "unprotected edges" to receive a reducing strip.

Access panels provided at all MEP concealed spaces (ie. Ceilings/chases).

Addendum 1

19. Parking garage and related facilities include the following:
- a. Maximize ambient lighting in garage within energy code with increased lighting levels at pedestrian paths, elevator lobby areas, and egress stair entrances.
 - b. If post tensioning is chosen as the structural slab system, then the tendons will be fully grouted. Excluded, option was rejected during design phase by Owner and Tenant.
 - c. Floor drains at sprinkler legs.
 - d. Sump pump.
 - e. All handicap parking and patient parking is on flat slabs.
 - f. Electric and low voltage closets as required by program.
 - g. Water tank.
 - h. Bollards, wall protection and visible paint to protect partitions within the garage is included. Staff by-pass for exiting is included with separation of parking type by card access system.
 - i. McGann parking system (or approved equal that can communicate with McGann).
 - j. Garage to meet ADA requirements including van requirements.
 - k. Private ITA Court van drop-off area with access to service elevators.
 - l. Attendant booth(s) for visitor parking.
 - m. 600 parking spaces. Actual is 654 or greater provided.
20. Generator Plant includes the following:
- a. Two (2) 15,000 gal tanks.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- b. Required fire suppression systems is not included – Add \$175,000.
- c. Ability to replace generator from street.
- d. Generator plant includes generators four (4), switchgear, BUS to IEB, exhaust system.
- e. We have included one (1) generator and installation of three (3) generators provided by others. Switchgear for NJB is included ref. bright line scope matrix, see Attachment F.

21. Required Building Infrastructure.

- a. Seattle City Light transformers and switch gear is included.
- b. Manifolded gas cylinder rooms – oxygen, nitrogen, and nitrous oxide. Rooms only included.
- c. Utility entrance. Rough in by others.
- d. Main data room, PBX. Rooms only included

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

ATTACHMENT A

CATEGORY 07 – VERTICAL TRANSPORTATION

SECTION 14210

TRACTION ELEVATORS

PART 1 GENERAL

1.01 QUALITY ASSURANCE

- A. All work shall be performed in accordance with the latest edition of the "American Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks" (ASME A17.1), including published supplements; "National Electrical Code," "OSHA," "NFPA," "IBC," Accessibility Codes, and such state and local codes as may be applicable.

PART 2 PRODUCTS

2.01 SUMMARY – TRACTION ELEVATOR EQUIPMENT

- A. Three Garage Elevators:

Garage Cars 1-3

Number:	Cars 1-3
Capacity:	3500 #
Class Loading:	Passenger Class A
Contract Speed:	350 fpm
Roping:	1:1
Machine:	Gearless, Machine-Room-Less
Machine Location:	Overhead
Supervisory Control:	Group Automatic Microprocessor-Based System
Motor Control:	AC Variable Voltage Variable Frequency Microprocessor-Based with Digital Closed-Loop Feedback
Power Characteristics:	480 Volts, 3 Phase, 60 Hertz

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Garage Cars 1-3

Stops and Openings:	6, All Front
Floors Served:	P4, P3, P2, P1, G, 01
Travel:	49'-9" ±
Platform Size:	7'-0" Wide X 6'-2" Deep
Minimum Clear Inside Car:	6'-8" Wide X 5'-4" Deep
Entrance Size:	3'-6" Wide X 7'-0" High
Entrance Type:	Single Speed, Center Opening
Door Operation:	High-Speed, Heavy-Duty, Door Operator, Minimum Opening Speed 2-1/2 F.P.S.
Door Protection:	3-Dimensional Infrared, Full Screen Device, with Differential Timing, Nudging, and Interrupted Beam Time
Safety:	Flexible Guide Clamp-Type B, Car
Guide Rails:	Planed Steel Tees
Buffers:	Oil
Compensation:	Encapsulated Chain with Pit Guide
Car Enclosure:	Steel Shell as Specified Plus \$25,000 Allowance and 1,000# Weight Allowance for Interior Finishes
	8'-0" Clear Height Under Canopy
	Pad Buttons or Hooks and Vinyl-Covered Pads
	Battery Powered Emergency Car Lighting. Provide Separate Constant Pressure Test Button in Car Service Compartment. Illuminate Portion of Normal Car Lighting
Signal Fixtures:	LED Illumination. Contractor's Standard Design. Vandal Resistant Assembly
Hall and Car Pushbutton Stations:	Single Hall Pushbutton Risers Dual Car Operating Panels

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Garage Cars 1-3

	Vandal Resistant Car and Hall Pushbuttons
Car Position Indicators:	Dual Digital with Car Direction Arrows
	Firefighters' Control Panel
Hall Lanterns:	At All Floors with Volume Adjustable Electronic Chime or Tone. Sound Twice for Down Direction with Predictive Function
Communication System:	Intercom with Distress Signal
	Self-Dialing, Vandal Resistant, Push to Call, Two-Way Communication System with Recall, Tracking and Voiceless Communication
Fixture Submittal:	Submit Brochure Depicting Provider's Proposed Designs with Bid

Additional Features – Cars 1-3:

Car and Counterweight Roller Guides

Car Top Inspection Station

Firefighters' Service, Phase I and II, Including Alternate Floor Return

Standby Power Transfer (Automatic to Main Floor) with Manual Override in Firefighters' Control Panel

Accessibility Signage

Swing Car Return Panels Arranged for Integral Car Operating Panels

Hoistway Access Switches, Top and Bottom Floors

Hoistway Door Unlocking Device, All Floors

Platform Isolation

Load-Weighing Device

Anti-Nuisance Feature

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Garage Cars 1-3

Independent Service Feature
Card Reader Provisions
CCTV Provisions
Digital Video Display Provisions
Firefighters' Control Panel and Remote Wiring
Machine, Power Conversion Unit, and Controller Sound Isolation
Tamper Resistant Fasteners for All Fastenings Exposed to the Public
One Year Warranty Maintenance with 24-Hour Call-Back Service
Sill Support Angles
Firefighters' Telephone Jack
Emergency Paging Speaker Installation
Seismic Devices
Signage Engraving Filled with Black Paint or Approved Etching Process
No Visible Company Name or Logo
Wiring Diagrams, Operating Instructions, and Parts Ordering Information
System Diagnostic Means and Instructions
Non-Proprietary Control System and Diagnostics Provisions

B. Six Passenger Elevators:

Passenger Cars 4-9

Number: Cars 4-9
Capacity: 4000 #

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Passenger Cars 4-9

Class Loading:	Passenger, Class A
Contract Speed:	500 fpm
Roping:	2:1
Machine:	Gearless
Machine Location:	Overhead
Supervisory Control:	Group Automatic Microprocessor-Based System
Motor Control:	AC Variable Voltage Variable Frequency Microprocessor-Based with Digital Closed-Loop Feedback
Power Characteristics:	480 Volts, 3 Phase, 60 Hertz
Stops and Openings:	14, All Front
Floors Served:	01-14
Travel:	177'-9" ±
Platform Size:	8'-0" Wide X 6'-2" Deep
Minimum Clear Inside Car:	7'-8" Wide X 5'-4" Deep
Entrance Size:	4'-0" Wide X 7'-0" High
Entrance Type:	Single Speed, Center Opening
Door Operation:	High -Speed, Heavy-Duty, Door Operator, Minimum Opening Speed 2-1/2 F.P.S.
Door Protection:	3-Dimensional Infrared, Full Screen Device, with Differential Timing, Nudging, and Interrupted Beam Time
Safety:	Flexible Guide Clamp-Type B, Car and Counterweight
Guide Rails:	Planed Steel Tees
Buffers:	Oil
Compensation:	Encapsulated Chain with Pit Guide

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Passenger Cars 4-9

Car Enclosure:	Steel Shell as Specified Plus \$25,000 Allowance and 1,000# Weight Allowance for Interior Finishes
	8'-0" Clear Height Under Canopy
	Pad Buttons or Hooks and Vinyl-Covered Pads
	Battery Powered Emergency Car Lighting. Provide Separate Constant Pressure Test Button in Car Service Compartment. Illuminate Portion of Normal Car Lighting
Signal Fixtures:	LED Illumination. Standard Design
Hall and Car Pushbutton Stations:	Dual Hall Pushbutton Risers Dual Car Operating Panels
	Vandal Resistant Car and Hall Pushbuttons
Car Position Indicators:	Dual Digital with Car Direction Arrows
	Firefighters' Control Panel
Hall Lanterns:	At All Floors with Volume Adjustable Electronic Chime or Tone. Sound Twice for Down Direction with Predictive Function
Communication System:	Intercom with Distress Signal
	Self-Dialing, Vandal Resistant, Push to Call, Two-Way Communication System with Recall, Tracking and Voiceless Communication
Fixture Submittal:	Submit Brochure Depicting Provider's Proposed Designs with Bid
Additional Features – Cars 1-6:	
	Car and Counterweight Roller Guides
	Car Top Inspection Station
	Firefighters' Service, Phase I and II, Including Alternate Floor Return
	Standby Power Transfer (Automatic to Main Floor) with Manual Override in Firefighters' Control Panel

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Passenger Cars 4-9

Accessibility Signage

Swing Car Return Panels Arranged for Integral Car Operating Panels

Hoistway Access Switches, Top and Bottom Floors

Hoistway Door Unlocking Device, All Floors

Platform Isolation

Load-Weighing Device

Anti-Nuisance Feature

Independent Service Feature

Card Reader Provisions, All Cars

CCTV Provisions, All Cars

Digital Video Display Provisions, All Cars

Firefighters' Control Panel and Remote Wiring and Conduit

Machine, Power Conversion Unit, and Controller Sound Isolation

Tamper Resistant Fasteners for All Fastenings Exposed to the Public

One Year Warranty Maintenance with 24-Hour Call-Back Service

Sill Support Angles

Firefighters' Telephone Jack

Emergency Paging Speaker Installation

Seismic Devices

Signage Engraving Filled with Black Paint or Approved Etching Process

No Visible Company Name or Logo

Wiring Diagrams, Operating Instructions, and Parts Ordering Information

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Passenger Cars 4-9

System Diagnostic Means and Instructions

Non-Proprietary Control System and Diagnostics Provisions

C. One Service Elevator:

Service Car 10

Number:	Car 10
Capacity:	5000 #
Class Loading:	Service Class C3
Contract Speed:	500 fpm
Roping:	2:1
Machine:	Gearless
Machine Location:	Overhead
Operational Control:	Selective Collective Microprocessor-Based System
Motor Control:	AC Variable Voltage Variable Frequency Microprocessor-Based with Digital Closed-Loop Feedback
Power Characteristics:	480 Volts, 3 Phase, 60 Hertz
Stops and Openings:	14, Front; 2 Rear
Floors Served:	Front: S, 01, 02-14 Rear: S, Loading Dock
Travel:	184'-0" ±
Platform Size:	6'-0" Wide X 10'-1½" Deep
Minimum Clear Inside Car:	5'-8" Wide X 8'-7½" Deep
Entrance Size:	4'-6" Wide X 7'-0" High
Entrance Type:	Two Speed, Side Opening

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 10

Door Operation:	High -Speed, Heavy-Duty, Door Operator, Minimum Opening Speed 2-1/2 F.P.S.
Door Protection:	3-Dimensional Infrared, Full Screen Device, with Differential Timing, Nudging, and Interrupted Beam Time
Safety:	Flexible Guide Clamp-Type B, Car and Counterweight
Guide Rails:	Planed Steel Tees
Buffers:	Oil
Compensation:	Encapsulated Chain with Pit Guide
Car Enclosure:	Steel Shell as Specified Plus \$5,000 Allowance for Interior Finishes 10'-0" Clear Height Under Canopy Battery Powered Emergency Car Lighting. Provide Separate Constant Pressure Test Button in Car Service Compartment
Signal Fixtures:	LED Illumination. Contractor's Standard Design. Vandal Resistant Assembly
Hall and Car Pushbutton Stations:	Single Hall Pushbutton Riser Dual Car Operating Panels, Front and Side walls Vandal Resistant Car and Hall Pushbuttons
Car Position Indicators:	Single Digital with Car Direction Arrows Firefighters' Control Panel
In Car Lanterns:	All Car Entrance Columns with Volume Adjustable Electronic Chime or Tone. Sound Twice for Down Direction. Vandal Resistant Assembly
Hall Car Position Indicator:	Digital with Car Direction Arrows at All Floors. Vandal Resistant Assembly
Communication System:	Intercom with Distress Signal Self-Dialing, Vandal Resistant, Push to Call, Two-Way Communication System with Recall, Tracking and Voiceless Communication

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 10

Fixture Submittal: Submit Brochure Depicting Provider's Proposed Designs with Bid

Additional Features – Car 10:

Car and Counterweight Roller Guides

Car Top Inspection Station

Firefighters' Service, Phase I and II, Including Alternate Floor Return

Standby Power Transfer (Automatic to Main Floor) with Manual Override in Firefighters' Control Panel

Accessibility Signage

Stationary Car Return Panel Arranged for Integral Car Operating Fixtures

Recessed Side Wall Panel Arranged for Recessed Applied Car Operating Panel

Hoistway Access Switches, Top and Bottom Floors

Hoistway Door Unlocking Device, All Floors

Platform Isolation

Load-Weighing Device

Anti-Nuisance Feature

Independent Service Feature

Attendant Operation

Card Reader Provisions

CCTV Provisions

Firefighters' Control Panel and Remote Wiring

Machine, Power Conversion Unit, and Controller Sound Isolation

Tamper Resistant Fasteners for All Fastenings Exposed to the Public

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 10

One Year Warranty Maintenance with 24-Hour Call-Back Service

Sill Support Angles

Firefighters' Telephone Jack

Emergency Paging Speaker Installation

Seismic Devices

Signage Engraving Filled with Black Paint or Approved Etching Process

No Visible Company Name or Logo

Wiring Diagrams, Operating Instructions, and Parts Ordering Information

Non-Proprietary Control System and Diagnostics Provisions

D. One Service Elevator:

Service Car 11

Number:	Car 11
Capacity:	4500 #
Class Loading:	Service Class C3
Contract Speed:	350 fpm
Roping:	Basement Traction
Machine:	Geared
Machine Location:	Bottom Landing, Rear
Operational Control:	Selective Collective Microprocessor-Based System
Motor Control:	AC Variable Voltage Variable Frequency Microprocessor-Based with Digital Closed-Loop Feedback
Power Characteristics:	480 Volts, 3 Phase, 60 Hertz

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 11

Stops and Openings:	2: 1 Front at 2; 1 Rear at S
Floors Served:	S, 02
Travel:	19'-0" ±
Platform Size:	6'-0" Wide X 9'-8" Deep
Minimum Clear Inside Car:	5'-8" Wide X 8'-1" Deep
Entrance Size:	4'-6" Wide X 7'-0" High
Entrance Type:	Two Speed, Side Opening
Door Operation:	High -Speed, Heavy-Duty, Door Operator, Minimum Opening Speed 2-1/2 F.P.S.
Door Protection:	3-Dimensional Infrared, Full Screen Device, with Differential Timing, Nudging, and Interrupted Beam Time
Safety:	Flexible Guide Clamp-Type B, Car and Counterweight
Guide Rails:	Planed Steel Tees
Buffers:	Oil
Car Enclosure:	Steel Shell as Specified Plus \$5,000 Allowance for Interior Finishes
	8'-0" Clear Height Under Canopy
	Battery Powered Emergency Car Lighting. Provide Separate Constant Pressure Test Button in Car Service Compartment.
Signal Fixtures:	LED Illumination. Contractor's Standard Design. Vandal Resistant Assembly
Hall and Car Pushbutton Stations:	Single Hall Pushbutton Riser Dual Car Operating Panels, Front and Side Walls
	Vandal Resistant Car and Hall Pushbuttons
Car Position Indicators:	Single Digital with Car Direction Arrows

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 11

	Firefighters' Control Panel
In Car Lanterns:	All Car Entrance Columns with Volume Adjustable Electronic Chime or Tone. Sound Twice for Down Direction. Vandal Resistant Assembly
Hall Car Position Indicator:	Digital with Car Direction Arrows at All Floors. Vandal Resistant Assembly
Communication System:	Intercom with Distress Signal Self-Dialing, Vandal Resistant, Push to Call, Two-Way Communication System with Recall, Tracking and Voiceless Communication
Fixture Submittal:	Submit Brochure Depicting Provider's Proposed Designs with Bid

Additional Features – Car 11:

Car and Counterweight Roller Guides

Car Top Inspection Station

Firefighters' Service, Phase I and II, Including Alternate Floor Return

Standby Power Transfer (Automatic to Main Floor) with Manual Override in Firefighters' Control Panel

Accessibility Signage

Stationary Car Return Panel Arranged for Integral Car Operating Fixtures

Recessed Side Wall Panel Arranged for Recessed Applied Car Operating Panel

Hoistway Access Switches, Top and Bottom Floors

Hoistway Door Unlocking Device, All Floors

Platform Isolation

Load-Weighing Device

Anti-Nuisance Feature

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 11

Independent Service Feature

Attendant Operation

Card Reader Provisions

CCTV Provisions

Firefighters' Control Panel and Remote Wiring

Machine, Power Conversion Unit, and Controller Sound Isolation

Tamper Resistant Fasteners for All Fastenings Exposed to the Public

One Year Warranty Maintenance with 24-Hour Call-Back Service

Sill Support Angles

Firefighters' Telephone Jack

Emergency Paging Speaker Installation

Seismic Devices

Signage Engraving Filled with Black Paint or Approved Etching Process

No Visible Company Name or Logo

Wiring Diagrams, Operating Instructions, and Parts Ordering Information

Non-Proprietary Control System and Diagnostics Provisions

Alternates:

Provide Stop at G Level

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

PART 3 EXECUTION

3.01 INSTALLATION

- A. Comply with applicable codes, manufacturer's instructions, shop drawings and recommendations. Comply with National Electrical Code (ASME C1 by NFPA) for electrical work required during construction.

3.02 Final Inspection and Test

- A. Comply with ASME A17.2-latest edition Inspectors' Manual.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

SECTION 14240

HYDRAULIC ELEVATORS

PART 1 GENERAL

1.01 QUALITY ASSURANCE

- A. "American Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks" (ASME A17.1), including published supplements; "National Electrical Code," "OSHA," "NFPA," "IBC," Accessibility Codes, and such state and local codes as may be applicable.

PART 2 PRODUCTS

2.01 SUMMARY - HYDRAULIC ELEVATOR EQUIPMENT

- A. One Service Elevator:

Service Car 12

Number:	Car 12
Capacity:	5000 #
Class Loading:	Service, Class C3, for 2000# Single Piece Load
Contract Speed:	100 fpm
Machine:	Hydraulic Pump
Machine Location:	Adjacent at Bottom Landing
Operational Control:	Two-Stop Selective Collective Microprocessor-Based System
Motor Control:	Single Speed AC with SCR Soft Start with Closed Transition
Power Characteristics:	480 Volts, 3 Phase, 60 Hertz
Stops and Openings:	1 Front; 1 Rear
Floors Served:	S Front; G Rear

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 12

Travel:	7'-1" ±
Platform Size:	6'-0" Wide X 10'-3½" Deep
Minimum Clear Inside Car:	5'-8" Wide X 8'-9" Deep
Entrance Size:	4'-6" Wide X 7'-0" High
Entrance Type:	Two Speed, Side Opening
Door Operation:	Medium Speed, Heavy-Duty, Door Operator, Minimum Opening Speed 1-1/2 F.P.S.
Door Protection:	3-Dimensional Infrared, Full Screen Device, with Differential Timing, Nudging, and Interrupted Beam Time
Hydraulic Type:	Dual Jack Holeless
Guide Rails:	Planed Steel Tees
Buffers:	Spring
Car Enclosure:	Steel Shell as Specified Plus \$5,000 Allowance for Interior Finishes 10'-0" Clear Height Under Canopy Pad Buttons or Hooks and Vinyl-Covered Pads Battery Powered Emergency Car Lighting. Provide Separate Constant Pressure Test Button in Car Service Compartment
Signal Fixtures:	LED Illumination. Vandal Resistant Assembly
Hall and Car Pushbutton Stations:	Dual Hall Pushbutton Risers, Front and Rear Dual Car Operating Panels, One Front, One Side Wall Vandal Resistant Car And Hall Pushbuttons
Car Position Indicators:	Single Digital with Car Direction Arrows
In Car Lanterns:	All Car Entrance Columns with Volume Adjustable Electronic Chime or Tone. Sound Twice for Down Direction Vandal Resistant Assembly
Communication System:	Intercom with Distress Signal

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 12

Self-Dialing, Vandal Resistant, Push to Call, Two-Way Communication System with Recall, Tracking, and Voiceless Communication

Fixture Submittal: Submit Brochure Depicting Provider's Proposed Designs with Pricing

Additional Features – Car 12:

- Car Solid Slide Type Guides
- Car Top Inspection Station
- Firefighters' Service, Phase I and II, Including Alternate Floor Return
- Battery Lowering Device
- Accessibility Signage
- Stationary Car Return Panels Arranged for Surface Applied Car Operating Panel
- Recessed Side Wall Panels Arranged for Recessed Applied Car Operating Panel
- Hoistway Door Unlocking Device, All Floors
- Platform Isolation, Jack to Platen Connection(s)
- Independent Service Feature
- Selective Door Operation
- Card Reader Provisions
- CCTV Provisions
- Firefighters' Control Panel and Remote Wiring
- Hydraulic Pump Unit and Controller Sound Isolation
- Tamper Resistant Fasteners for All Fastenings Exposed to the Public

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

Service Car 12

One Year Warranty Maintenance with 24-Hour Call-Back Service

Sill Support Angles

Emergency Paging Speaker Installation

Seismic Safety Valve

Seismic Devices

Signage Engraving Filled with Black Paint or Approved Etching Process

No Visible Company Name or Logo

Wiring Diagrams, Operating Instructions, and Parts Ordering Information

Non-Proprietary Control System and Diagnostics Provisions

PART 3 EXECUTION

3.01 INSTALLATION

- A. Comply with applicable codes, manufacturer's instructions, shop drawings and recommendations. Comply with National Electrical Code (ASME C1 by NFPA) for electrical work required during construction.

3.02 FINAL INSPECTION AND TEST

- A. Comply with ASME A17.2-latest edition Inspectors' Manual.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

ATTACHMENT B

CATEGORY 08 – HVAC

SECTION 15010

BASIC MECHANICAL REQUIREMENTS

PART 1 GENERAL

1.00 SYSTEM DESCRIPTION

- A. Cooling Plant - The HVAC system selected for the new Ninth and Jefferson Building is a chilled water system with custom air handling units. This system includes a central chilled water plant comprised of chillers, chilled water pumps, chilled water piping, condenser water pumps, condenser water piping, and rooftop cooling towers.

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

- B. Heating Plant - Heat for the building is provided by steam-to-hydronic converters located in the Level 4 mechanical room. This system includes a central heating water plant comprised of steam converters, heating water pumps and piping, pre-heat water pumps and piping, steam piping, and controls. Distribution piping is routed through the building to provide hot water to the hydronic coils in the shell and core air handling units and VAV zone boxes. Provisions are made for future Tenant Improvement connections to the heating water system.

Water is heated at the converters and delivered to the air handler via heating water piping. A modulating control valve at each air handler allows heating water to enter the coil to cool the supply air.

- C. Air Delivery System - The air systems for NJB are divided into two distinct types - Tower (Levels 5 through Level 14) and Podium (Levels G through Level 4). Separate air-handling systems have been designed to accommodate the specific requirements of the Tower and the Podium.

The Tower air delivery system is designed for general medical office use. The air handlers are complete with a chilled water coil, hot water pre-heat coil, pre-filters, final filters, dual VAV supply fans, dual VAV return/exhaust fans, and economizer dampers. The Tower system is a re-circulating system that varies the amount of ventilation air. The percent of outside air to total supply air in the Tower will range from 25% to 100% depending on internal load (demand) and ambient temperature.

Conditioned air is supplied to the Tower through a medium-velocity duct distribution system. The duct mains will be installed and ready to be extended by future Tenants.

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Each shell and core temperature control zone has a series VAV fan terminal 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 and from the ceiling return 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

The Podium air delivery system is designed for laboratory or similar use and delivers 100% outside air with matched 100% exhaust (non-recirculated) air. The system is intended to supply a constant air volume. Pressure relationships are maintained by supply/exhaust airflow differentials ("CFM offset"). The Supply air handlers are complete with a chilled water coil, heat recovery coil, hot water pre-heat coil, pre-filters, final filters, sound attenuators, and a supply fan. The Exhaust air handlers are complete with a heat recovery coil, pre-filters, sound attenuators, and an exhaust fan.

Conditioned air is supplied to the Podium through a medium-velocity duct distribution system. The duct mains will be installed and ready to be extended by future Tenants. Each shell and core temperature control zone has a single duct terminal unit. The terminal unit damper precisely controls the quantity of air required to maintain pressure relationships and satisfy the zone. When heat is required, the hydronic control valve modulates as required to maintain the space temperature at the minimum setpoint.

- D. Tower Auxiliary Cooling System -The Tower shall use the chilled water system for auxiliary cooling needs. The allocated capacity for each floor is ten (10) tons.
- E. Podium Auxiliary Cooling Loop -The Podium will be supplied with auxiliary cooling water from the IEB auxiliary cooling system. Floors "G" through 1 will be served by this system.
- F. Garage Ventilation System - The garage ventilation system consists of wall mounted; propeller-type supply fans and exhaust fans. The supply and exhaust fans are located at opposite ends of the garage in order to promote good cross ventilation. Fans are located on each floor in architectural shafts; ductwork is not provided inside the shafts. The exhaust fans discharge to louvers located along Terry Avenue, and the supply fans draw air from intake wells located along 9th Avenue. A grid of carbon monoxide sensors (multiple sensors on each floor) controls the amount of ventilation air in the garage.
- G. Toilet Exhaust System - The shell and core toilet exhaust system consists of a roof exhaust fan and associated ductwork. The system operates as scheduled by the DDC system.
- H. Stairwell Pressurization System - High-Rise stairwells are provided with pressurization fans and relief dampers. Low-rise stairwells not pressurized will be provided with relief dampers as required by IBC.

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- I. Elevator Pressurization System – High-rise elevator shafts are provided with pressurization. Low-rise elevator shafts not provided with fire/smoke doors will be pressurized.
- J. Control System - Complete DDC control system including low-voltage wiring, thermostats to terminal units, night setback zones, building static pressure control, duct static pressure control, economizer control, garage carbon monoxide monitoring, and building time clock.
- K. Domestic Water System - Complete domestic cold water and hot water systems are provided. Provisions for future tenant connections have been made. The domestic cold and hot water systems are comprised of a duplex booster pump, instantaneous steam hot water generators for the Podium and an electric hot water tank for the upper zone in the tower, hot water circulation pumps, piping, and controls.
- L. Storm System A complete rain leader and overflow system is provided.
- M. Sanitary Waste and Vent System- A complete sanitary waste and vent system is provided. Provisions for future tenant connections have been made.
- N. Garage Drainage System - A complete garage drainage system is provided. This system is comprised of sand-oil interceptor, sump pump, area drains, and piping.
- O. Foundation Wall Drain System- A portion of the foundation wall drainage system was installed under a previous contract. This project will connect to and complete the installation. This system is comprised of a sump pump, existing and new piping, and drain connections.
- P. NJB Mechanical Systems to Support IEB – The following mechanical systems in NJB are necessary to support the IEB. These systems will need to be functional in order for the IEB to be occupied.
 - 1. Emergency Generator Ventilation System - The generator ventilation system consists of radiator intake ductwork, exhaust ductwork, and diesel generator exhaust pipe.
 - 2. Generator Fuel Oil Storage and Delivery System – The fuel oil system consists of fuel storage tanks, fuel pumps, day tanks, fuel piping, fill station with alarms, and fuel storage room ventilation.
 - 3. SCL Vault Ventilation – The SCL ventilation system consists of a supply fan, an exhaust fan, and associated ductwork. The exhaust ductwork will terminate at 10 feet above grade along Terry Avenue.
 - 4. Main Electrical Room & Emergency Switchgear Room – The air conditioning units for the main electrical rooms will need to be functional. The cooling source for the A/C units comes from the IEB’s auxiliary cooling loop.
 - 5. Medical Gas Systems – The Nitrogen, Nitrous Oxide, and Oxygen systems consist of manifolds, manifold relief vents, gas piping, and associated alarms. Gas cylinders are provided by others. Each medical gas room has a ventilation system consisting of a dedicated exhaust fan and supply/exhaust ductwork. The ductwork routes from each gas room to the exterior in 1-hour enclosures.

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6. Medical Air and Medical Vac Systems – The medical air and medical vacuum systems consist of air compressors, vacuum pumps, piping, intake/exhaust vents, and associated alarms. The Med Air / Vac room air conditioning unit will need to be functional. The cooling source for the A/C unit comes from the IEB's auxiliary cooling loop.
7. Medical Gas Alarms – Wiring for source alarms for the medical gases in the NJB will be terminated at the Utility tunnel leading to the IEB. A j-box is provided for this purpose.
8. Lab Air and Building Air - The lab air and building air systems consist of air compressors, piping, intake vents, and associated alarms. The lab air and building air compressors are located in the Med Air / Vac room.
9. MDF/PBX - The air conditioning units for the MDF/PBX Room will need to be functional. The cooling source for the A/C units comes from the IEB's auxiliary cooling loop.
10. Pathways and corridors from NJB to IEB will need to be functional. Temporary ventilation in the corridors will be provided using fan coil unit(s) with electric heat.
11. DDC controls for systems mentioned above where applicable.
12. The NJB provides a backup source for domestic water and steam to the IEB. These systems will be functional as well.

1.01 ALTERNATES

- A. Option excluded in the GMP are listed below as alternates:
- a. Additional cooling capacity to support a 2,000 square foot server room with 150 watts/sf of critical load. Mechanical costs only add \$825,000.
 - b. Rough-in only for red bag medical waste disposal unit add \$12,000.

1.02 DESIGN PARAMETERS

- A. The following criteria shall apply to the Tower (levels 5 through 14) portion of the project:

- 1) The building will be steel and concrete construction
- 2) The lighting and equipment load will be no greater than 3.6 watts per square foot.
- 3) The building occupancy will not exceed 1 person per 143 square feet.
- 4) The ventilation rate is based at 25 cfm per person.

- B. The following criteria shall apply to the Podium (levels "G" through 4) portion of the project:

- 1) The building will be concrete construction
- 2) The lighting and equipment load will be no greater than 5.0 watts per square foot average.
- 3) The building occupancy will not exceed 1 person per 143 square feet average.
- 4) The ventilation rate is based on 10 air changes per hour with a 9'-0" ceiling height in lab areas and at 25 cfm per person in non-lab areas.

1.03 Not Used

1.04 Not Used

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

1.05 Not Used

1.06 Not Used

1.07 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 2004
- Uniform Plumbing Code 2003
- Washington State Ventilation & Indoor Air Quality Code 2003
- National Electric Code

1.08 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.

1.09 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

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

ATTACHMENT C

CATEGORY 09 – PLUMBING

SECTION 15140 & 15150

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:

SYMBOL	SERVICE	DESIGN PRESSURE (PSIG)	DESIGN TEMP. (°F)
CW	Domestic Cold Water	175	50
HW	Domestic Hot Water	175	120
HWC	Domestic Hot Water Circulating	175	120
SS (W)	Sanitary Sewer (Waste)	10' of Head	120
RL	Rainwater Leader	10' of Head	32
SD	Storm Drain	10' of Head	40
V, VTR	Vents for Sanitary Sewer	10' of Head	Ambient

PART 2 PRODUCTS

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

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 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.

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 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.

PART 3 EXECUTION

3.01 TESTING

- A. Hydrostatic test as specified in Contract Documents, 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

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

SECTION 15181

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)
CHS	Chilled Water Supply	175	42
CHR	Chilled Water Return	175	56
CS	Condenser Water Supply	175	75
CR	Condenser Water Return	175	90
HWS	Heating Water Supply	175	160
HWR	Heating Water Return	175	135
HGS	Preheat Supply	175	125
HGR	Preheat Return	175	100
ACS	Aux Cooling Supply	172	85
ACR	Aux Cooling Return	175	95
COND	Condensate	10' of Head	Ambient

1.02 QUALITY ASSURANCE

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

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

PART 2 PRODUCTS

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

A. Black Steel pipe, fittings, and joints, 2 1/2 inches & larger:

1. Pipe material: Black steel, ASTM A 53, Grade A or B, electric resistance welded or ASTM A106 seamless.
2. Weight and ends: 2 1/2 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: 2-1/2 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 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: 2 inches & smaller: 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.

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

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. Joints: Soldered per domestic water specification.

PART 3 EXECUTION

3.01 TESTING

- A. Hydrostatically test piping in accordance with Contract Documents.

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.

END OF SECTION

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

ATTACHMENT D

CATEGORY 10 – FIRE SPRINKLERS

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 where required by code) and meet code requirements for high rise buildings. 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 Seattle Building Code (SBC)
- 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

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 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

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 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.

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

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.

END OF SECTION 15550

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

ATTACHMENT D

CATEGORY 11 – ELECTRICAL

SECTION 16000

SHELL AND CORE SCHEMATIC DESIGN ELECTRICAL OUTLINE

1.00 BASIS OF DESIGN NARRATIVE

PROJECT DESCRIPTION

- A) The Harborview Medical Center (HMC) Ninth and Jefferson Building (NJB) from hereon consists of 5 levels of below grade parking, retail at grade and 14 floors of clinics/labs/office space. The building is 726,103 GSF. This narrative describes the scope of electrical work for Shell and Core only.
- B) The project is located in Seattle, Washington.

CODES

- A) The facility will be designed and built to current and applicable codes as follows (with Seattle Supplements and standards):
 - 1) 2002 National Electrical Code, NFPA 70, with City of Seattle amendments.
 - 2) 2003 International Building Code with City of Seattle amendments.
 - 3) 2003 International Fire Code with City of Seattle amendments.
 - 4) Applicable Illuminating Engineering Society (IES) recommendations.
 - 5) Applicable American National Standards Institute (ANSI) standards.
 - 6) Applicable National Electrical Manufacturer's Association (NEMA) standards.
 - 7) 2004 Washington State Energy Code with City of Seattle amendments.

SCOPE OF WORK

- A) GENERAL:
 - 1) Generally, the electrical system for this project will be based on an industry standard medical office building with specialty spaces defined in the RFP dated April 20, 2006. The final electrical "Design and Specifications" for this project will be reflective of this type of project and not a hospital facility.
 - 2) All electrical equipment installation shall meet the International Building Code seismic zone 3 requirements or the local codes whichever is more comprehensive.
 - 3) All ceiling mounted equipment shall be independently supported from structure and clipped to the ceiling grid where appropriate.

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LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 4) Transient voltage surge suppression protection will be provided for panelboards serving computer workstations, network equipment and other sensitive electronic equipment that are being served under the core and shell. Additional TVSS devices will be provided under a separate T.I. contract. This includes all 208Y/120 volt normal and emergency panels.

B) **UTILITY SERVICES:**

1) **Power:**

The local power utility company is Seattle City Light (SCL). SCL will provide new service to the site at 12.47 KV, 3 phase from the South Service District which is not on the spot network. This means that the NJB project would not have the reliability and back-up of the SCL spot network system, so if a building service transformer or transformers have a problem, the entire building will be without power, until SCL can repair the problem.

- a) The Owner will construct a primary switch room and transformer vault to SCL's requirements. The Owner will also provide provisions for an additional future transformer vault for the building. The transformer vault will be sized accordingly for four. Sequoyah will lead the effort for SCL approval of the primary switch room and transformer vault design and obtain a "Service Agreement Letter" from SCL for the Owners.
- b) The primary switch room and transformer vault will be constructed to accommodate a future spot network connection.
- c) Incoming service voltage will be 480Y/277 volts, 3 phase, 4 wire.
- d) The Electrical Contractor will provide the underground power duct bank system to the property line only. Extension to the nearest SCL vault as is designated by SCL is by others. Seattle City Light will install, own, operate and maintain the primary distribution system around the site.
- e) All utility charges shall be paid directly by the Owner.
- f) The SCL contact is: Bob Risch @ (206) 684-3269.

2) **Telephone:**

- a) The local telephone utility company will provide telephone service to the NJB project.
- b) The Electrical Contractor shall provide (7) 4" raceways from the main point of entry (MPOE) in the MDF/PBX room (demarc room) on Level G to a manhole and utility pole as designated by the local telephone utility company located on Jefferson Street. The Electrical Contractor shall also provide (7) 4" sleeves through the east wall for an alternate route for an alternate telephone utility company.
- c) All utility charges excluded by electrical contractor.

3) **Cable TV (CATV) System:**

- a) The local cable TV utility company will provide CATV service to the project, if required during the tenant improvement phase of the project.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- b) The Electrical Contractor shall provide (2) 2" raceways from the main point of entry (MPOE) in the MDF/PBX room (demarc room) on Level G to the property line. The local CATV utility company shall provide the infrastructure (raceways, duct banks, vaults, etc.) to the intercept point at the property line.
 - c) All utility charges excluded by electrical contractor.
- C) EMERGENCY POWER SYSTEM:
- 1) Four 1,250 KW emergency generators with paralleling switchgear will be located in NJB on Level P3 and will serve the NJB project, Inpatient Expansion Building (IEB) project and various loads in the existing Hospital.
 - a) One 1,250 KW generator will be provided under the NJB contract.
 - b) Fuel storage tanks will be provided by others and consists of two 15,000 gallon tanks located in NJB Fuel Storage Rooms on Level 4.
 - 2) The emergency generators will provide power to the following branches of emergency loads via automatic transfer switches with bypass/isolation.
 - a) Life Safety Branch (Priority 1).
 - b) Critical Branch (Priority 1).
 - c) Fire Pumps (Priority 2).
 - d) Essential Equipment or Legally Required Branch (Priority 3).
 - e) Optional Standby Branch (Priority 4).
- D) BUILDING POWER DISTRIBUTION:
- 1) The NBJ project is designed to provide 480Y/277 volt, 3 phase, 4 wire power to retail spaces, clinic/labs/office areas and below grade parking. The local power utility company will install and maintain transformers located in the transformer vault as previously described in section B.
 - 2) The following distribution system is anticipated for the building:
 - a) The 480Y/277 volt, 3 phase, 4 wire, 60 hertz system will consist of two main switchboards rated at 4,000 amps, one main switchboard rated at 5,000 amps and one main switchboard (retail tenant meter center) rated at 600 amps. The RFP required a 9,400 Amp service at 277/480 volt, 3 phase, 4 wire. The current design is about 13,000 Amps.
 - b) This system will power mechanical equipment, plumbing equipment, fire protection equipment, elevators and building lighting. Each switchboard will incorporate the six disconnect arrangement and allow for future expansion. A Multifunction Digital Power/Energy/Demand Meter will be provided in three of the main switchboards. The Digital Meter will provide the following information:
 - i) Voltage (phase to phase; phase to neutral)
 - ii) Frequency
 - iii) Amps (phase to phase; phase to neutral)
 - iv) Total Harmonic Distortion (THD)
 - v) KW Demand

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- vi) KVAR
 - vii) KVAR/HR
 - viii) Power Factor (PF)
 - c) With the exception of the retail spaces, all other loads will be on the house utility meter.
 - d) No other owner check metering will be provided.
 - e) The 208Y/120 volts, 3 phase, 4 wire, 60 hertz system will consist of dry type transformers located in most of the electrical rooms throughout the building. This system will power receptacles, computer equipment, small equipment, etc.
- 3) Each floor will have a minimum of one electrical room with a couple of floors requiring two. Each electrical room will be dedicated to electrical equipment only per the NEC with no mechanical, plumbing, architectural appurtenances or other equipment not specifically related to the electrical space shall be installed in the electrical spaces. The electrical rooms will be stacked from floor to floor to minimize riser impacts. Electrical rooms are sized for the initial electrical installation and allow for future addition of tenant improvement panels and transformer. No other tenant equipment can be located in these spaces.
- 4) A Retail Tenant Meter Center will be located in the Main Electrical Room on Level P1. It will be rated at 600 amps at 480Y/277 volts with seven 200A meters and space for one more. Retail tenants will need to provide space for their own transformers and panelboards as needed. Conduit only will be provided to the ceiling space on Level S for future extension by the tenants.
- 5) No special electrical services such as 400Hz or "clean" power will be provided. All lighting shall be powered at 277 volts, except incandescent lighting shall be powered at 120 volts, wherever possible.
- 6) Provide convenience receptacles in each mechanical room, electrical room, storage room, telephone room, utility service entrance location and support areas. GFI receptacles will be provided near sinks, in exterior locations, and where required by the NEC.
- 7) Provide full size neutral conductors and busses throughout in all 4 wire systems. Switchboards and panelboard buses as well as the transformer windings will be aluminum.
- 8) Feeders and Branch Circuits:
- a) Main feeders and branch circuits will be MC copper or aluminum cable wherever practical and allowed by the NEC.
 - b) A grounding conductor will be provided in feeders with sensitive loads only.
 - c) Branch circuiting for power and lighting in the garage will be based on using PVC coated MC Cable in the slabs.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 9) Wiring will be routed in the slab for Level G and below to minimize surface conduits whenever and wherever practical and will be coordinated with the Structural Engineer. Conduit and cables will be surface mounted for all levels from Level 1 and above to allow for ease of identification of drilling through the concrete slabs.
 - 10) Mechanical Equipment:
 - a) Provide power and disconnects for all mechanical equipment. Each piece of equipment shall have a single point connection with one disconnect switch.
 - b) Provide all standard FVNR starters for mechanical equipment except where equipment requires a VFD, two-speed starter or is a packaged unit and a starter is provided as part of the package such as fire pumps, duplex sewage pumps, duplex or triplex domestic water pumps or chiller starters. Control system and wiring shall be part of the Division 15 scope of work.
 - c) Provide control system panels power.
 - 11) Code required receptacles for mechanical and conveyance systems will be provided.
 - 12) Mount all disconnects to structure and connect with flexible raceway.
- E) LIGHTING:
- 1) General: All lighting will meet Washington State Non-Residential Energy Code and Seattle supplements that apply. Light sources will be energy efficient metal halide and/or fluorescent lamps. The design will keep the number of different lamps required to a minimum. Lighting levels will be per IESNA standards. Refer to the lighting fixture schedule for fixture types and the drawings for the lighting layout.
 - a) Back of House Spaces – Lighting shall consist primarily of fluorescent strip light fixtures.
 - b) Parking Garage and Ramps – Lighting shall consist primarily of fluorescent strip light fixtures.
 - c) Stair Landings – Wall mounted fluorescent light fixtures shall be provided on emergency circuits in accordance with the International Building Code with Seattle amendments for accessible means of egress.
 - d) Public Lobbies, Corridors and Spaces – Lighting control to meet energy code.
 - e) Emergency Egress Lighting – Will be provided throughout all public areas and parking garage as required and circuited to the emergency power system.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 2) Lighting Control:
 - a) Programmable low voltage lighting control with daylight controls and centralized on-off master control will be provided in accordance with the Washington State Non-Residential Energy Code and Seattle supplements that apply. Control will be as follows:
 - i) Public Lobbies, Corridors and Spaces – Low voltage relay controlled by time clock and daylighting controls.
 - ii) Back of House Spaces – Occupancy sensors and local controls.
 - iii) Parking Garage – Entries controlled for dual levels to compensate for daylight; all other parking garage lights are on 24/7 via a time clock.
 - iv) Outdoor – Photocell and time clock control.
 - v) Exterior Signage – Photocell and time clock control.

- F) GROUNDING:
 - 1) Provide all grounding per the NEC.

 - 2) Provide ground ring electrode for the building. Provide exothermic connections for all below grade connections. Provide 3/4 inch diameter copper clad ground rods minimum 8'-0" in length. Connect grounding to concrete column rebar.

 - 3) All LV/IDF rooms will have a separate ground bus tied together and extended to the building ground.

- G) BUILDING TELECOMMUNICATIONS DISTRIBUTION:
 - 1) Telecommunications General:
 - a) The Electrical Contractor shall provide the following raceway and pathway systems:
 - i) Cable tray and conduit sleeves from the MDF/PBX Room (demarc room) on Level G to the north end of the tunnel to the IEB project will be provided for telecommunications cabling infrastructure connected to the IEB project and existing Hospital.
 - ii) (10) 4" riser raceways from the main point of entry (MPOE) in the MDF/PBX Room (demarc room) on Level G to the first LV/IDF Room on Level 2 via the IDF Room on Level S.
 - iii) (10) 4" riser sleeves in each LV/IDF Room floor starting from Level 3 through Level 8. (6) 4" riser sleeves in each LV/IDF Room floor starting from Level 9 through Level 14. A floor opening provided between floors in lieu of sleeves is preferred.
 - iv) (1) 2" riser raceway from the main point of entry (MPOE) in the MDF/PBX Room (demarc room) on Level G to the ceiling space of each of the (7) retail tenants on Level S.

 - b) The Telecommunications Contractor's work is part of the Tenant Improvement scope of work.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- 2) Main Point of Entry (MPOE):
 - a) The MPOE shall be in the MDF/PBX Room (demarc room) located on Level G.
 - i) Emergency Optional Standby power will be provided as required to equipment.
 - ii) Telephone MPOE backboard will be provided by the General Contractor, which shall consist of the walls within the main telephone room being lined with ¾ inch fireproof "AC" plywood from 3 inches above the finished floor.
 - iii) Additional space for alternate providers has not been provided.
 - 3) LV/IDF Rooms (Telecommunications Infrastructure):
 - a) LV/IDF Rooms shall be located on each floor, stacked vertically above each other, starting from Level 2 through Level 14. Rooms shall be located so that maximum cable length does not exceed 295ft from terminal to terminal. These rooms shall not be accessible to the public.
 - b) Emergency Optional Standby power will be provided as required to equipment.
 - c) Telephone terminal backboard will be provided by the General Contractor, which shall consist of the room being lined with ¾ inch fireproof "AC" plywood from 3 inches above the finished floor.
 - 4) Telecommunications Grounding:
 - a) Provide a telecommunications grounding system at the MDF/PBX Room and LV/IDF Rooms. Provide a separate copper conductor in conduit bonded to wall mounted copper bus bars in the MDF/PBX Room and LV/IDF Rooms. Bond conductors to the building's main electrical ground, and to the cold water risers and sanitary drains at each floor.
- H) CABLE PLANT:
The system will be designed and installed by the tenant improvement's Telecommunications Contractor.
- I) FIRE DETECTION, ALARM AND COMMUNICATION SYSTEM:
 - 1) The system will be a stand alone microprocessor based addressable class B system for a high rise building that will monitor all fire alarm devices and provide visual and audible annunciation that will comply with FDI Standards and as required by code and the local jurisdiction. The system will be connected to the NJB fire alarm control panel (FACP) in the NJB fire command center (FCC) and designed to meet the governing accessibility requirements, ADA requirements and shall be UL listed for ADA compliance. The fire alarm system will be connected by a data loop to inter-tie the NJB project, IEB project and existing Hospital FCC's. We are assuming that a pathway will be provided to run the fire alarm cable to the IEB project FCC.
 - 2) Features will include:

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

- a) Addressable devices with each having its own digital address.
 - b) Geographic zoning by floor and wing with separate annunciation for smoke detectors, manual pull stations and water flow devices.
 - c) LED lights for modules for remote contacts.
 - d) Power supplies will be contained within the fire alarm panel.
 - e) Higher speaker density with lower volume for each.
 - f) Strobes in public spaces only.
 - g) Speaker volume bypass access numbers for telephone operators and security paging.
 - h) Fire Command Center inter-tied with IEB project and existing Hospital Fire Command Centers.
- J) SECURITY MANAGEMENT SYSTEMS:
- 1) Card Access Control System:
 - a) The head-end equipment will be located in the LV Room on Level S.
 - b) The system will be inter-tied with the systems in the IEB project and the existing Hospital.
 - c) The core and shell electrical budget includes card readers in the following locations at this time:
 - i) Each elevator.
 - ii) Egress stairs – Rough-in only.
 - iii) One (1) exterior pedestrian door and two (2) interior doors at lobby level.
 - iv) Garage and loading dock entries.
 - 2) CCTV Camera System:
 - a) The head-end equipment will be located in the LV Room on Level S.
 - b) The electrical contractor shall provide the raceway from the NJB project to the East Hospital Center Wing 8th Floor monitoring station.
 - c) The core and shell electrical budget includes (7) CCTV cameras in the following locations at this time:
 - i) Exterior perimeter.
 - ii) Interior lobbies.
 - iii) Loading dock.
- K) HOSPITAL TV SYSTEM:
- 1) Hospital TV Services General:
 - a) The Electrical Contractor shall provide the following raceway systems:
 - i) (3) 2" riser sleeves from the LV Room on Level S to the MDF/PBX Room on Level G for future extension to the IEB project and existing Hospital systems during the tenant improvement phase.
 - ii) (3) 2" riser raceways from the LV Room on Level S to the first LV/IDF Room on Level 2.
 - iii) (3) 2" riser sleeves in each LV/IDF Room floor starting from Level 3 through Level 8. (2) 2" riser sleeves in each LV/IDF Room floor starting from Level 9 through Level 14. A floor opening provided between floors in lieu of sleeves is preferred.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

iv) Cabling to be provided during the tenant improvement phase.

- L) **PARKING EQUIPMENT:**
 - 1) Parking equipment system shall be provided, coordinated and installed by others.
 - 2) The Electrical Contractor shall only provide the power connection, control raceway, security raceway and telecommunications raceway from the parking equipment system devices to a location to be determined at a later date. The electrical budget includes the following at this time:
 - a) Parking equipment system device locations at the car entrance to the parking garage.
 - b) Parking equipment system device locations at the car exit to the parking garage.
 - c) Card key entry system and interface with parking equipment.

- M) **PARKING PANIC ALARM SYSTEM (ALTERNATE BID):**
Not included, please add \$274,000 for this work.

- N) **NURSE CALL:**
Tenant Improvement scope of work.

- O) **CLINIC ROOM STATUS SYSTEM:**
Tenant Improvement scope of work.

- P) **AUDIO-VIDEO SYSTEM:**
Tenant Improvement scope of work.

- Q) **CRITICAL ALARM SYSTEM:**
Tenant Improvement scope of work.

- R) **RADIO PAGING SYSTEM:**
Tenant Improvement scope of work.

- S) **ENGINEERING RADIO 800MHz SYSTEM:**
Tenant Improvement scope of work.

- T) **IN-HOUSE PAGER SYSTEM:**
Tenant Improvement scope of work.

- U) **METROCALL PAGER SYSTEM:**
Tenant Improvement scope of work.

- V) **PNEUMATIC TUBE SYSTEM:**
Tenant Improvement scope of work.

HARBORVIEW NINTH & JEFFERSON BUILDING
LIST OF PRELIMINARY PLANS AND SPECIFICATIONS

1.01 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.
- 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.

END SECTION 16000

Turner

Wright Runstad and Company
Ninth and Jefferson Building

ATTACHMENT F
Bright Line Scope Matrix **HVAC/PLUMBING**

Item	Design Element	Old NAB scope	NEW Scope	Wright Runstad & Company - NAB Scope to support IEB	NAB Scope (to support IEB)	NAB Scope	Unrelated Occupancy Served by IEB	Comments
Plumbing Systems	Domestic Cold Water		Piping to 5-foot south of 'K' line					6' for shared redundancy
	Domestic Hot Water		services not shared					
	Lab Cold Water		services not shared					
	Sanitary Wastewater		services not shared					
	Lab Wastewater		services not shared					
	Sewer Discharge		services not shared					
	Medical Gases							
	O ₂		Piping to South downer near 'L' line. Certify piping to termination point.	Provides medical gas distribution for oxygen room with direct path to exterior. Pathway for O ₂ supply line to IEB & pathway for low pressure gases to control of bag.				
	Nitrogen		Piping to South downer near 'L' line. Certify piping to termination point.	Provides medical gas distribution for oxygen room with direct path to exterior. Pathway for nitrogen supply line to IEB & pathway for medical field to control of bag.				
	Nitrous (N ₂ O)		Piping to South downer near 'L' line. Certify piping to termination point.	Provides medical gas distribution for oxygen room with direct path to exterior. Pathway for medical supply line to IEB & pathway for medical field to control of bag.				
	Medical Air		Piping to South downer near 'L' line. Certify piping to termination point.	Pathway for medical air supply line to IEB & pathway for compressor air intake at control of bag.				
	Medical Vac		Piping to South downer near 'L' line. Certify piping to termination point.	Pathway for medical vacuum supply line to IEB & pathway for vacuum pump discharge at control of bag.				
Lab Air		Piping to South downer near 'L' line. Lab air system NOT certified.	Pathway for medical air supply line to IEB & pathway for compressor air intake at control of bag. Pathway for vacuum pump discharge at control of bag.					
Lab Vacuum		services not shared						
Medical Gas Certification		IEB team to certify the system/piping in the IEB building and participate in final connection. IEB/IBS service will continue for all connections at the end of project serving IEB.	Pathway for medical air supply line to IEB & pathway for compressor air intake at control of bag. Pathway for vacuum pump discharge at control of bag.					
Controls for Medical Gas		Provided by IEB to 8th floor Safety Command Center East Hospital.						
HVAC Systems	Building Compressed Air (100psf)		Piping to South downer near 'L' line. Compressed air NOT certified.	Pathway for building air to IEB & pathway for compressor air intake at control of bag.				Primary service to IEB from NAB, no backup. Serves the sprinkler dry system, pneumatic controls, etc.
	Control/Ventilation		services not shared					
Emergency Generator/Fuel Fill	Emergency Generator		Provided & installed by OR NAB					6' steam line for shared redundancy.
	Emergency Fuel Fill		Provided & installed by OR NAB					
	Motion Station		o/a					
	Control Generator Exhaust Stack		o/a					
	Control Ventilation		o/a					
	Fuel Dry Tank		o/a					
	Fuel Storage Tank		o/a					
	Fuel Delivery System		o/a					
	Emergency Generator/Fuel Fill							
	Emergency Generator							
	Emergency Fuel Fill							
	Motion Station							
	Control Generator Exhaust Stack							
Control Ventilation								
Fuel Dry Tank								
Fuel Storage Tank								
Fuel Delivery System								

Turner

Wright Runstead and Company
Ninth and Jefferson Building

Bright Line Scope Matrix

ELECTRICAL

Design Element	LVF Capital Project	99/25/06	IEB Scope	Wright Runstead & Company - NIB Scope to support IEB	NIB Score to support IEB	NIB Score	Immediate Occupancy / Stimulus Apply	Comments
Emergency Generator Plant IEB Emergency Generators	30a) Furnished - old NIB			NIB Shell/Case Scope to support IEB				Testing, commissioning, warranty included in purchase. Both NIB & IEB electrical contractors involved in the testing and commissioning.
NIB Emergency Generator						10a) Design, furnished, installed and connected by NIB		Testing, commissioning, warranty included in purchase. The NIB electrical contractor involved in the testing and commissioning. The IEB electrical contractor may be involved depending on installation completion of this generator. IEB electrical contractor paid by NIB project if required.
Finalize design of emergency generator load calculations.	Sparring to finalize design of load calls for IEB and new NIB (pd by NIB) Furnished by old NIB			Scoutyph to qualify revised loads for NIB and forward to Sparring				Testing, commissioning, warranty included in purchase. Both NIB & IEB electrical contractors involved in the testing and commissioning.
NIB Emergency Generator Distribution Switchboard				Installed and connected by NIB. NIB fed breakers to parallel the gear to support NIB needed loads according to Sparring's final design				
IEB Emergency Power Busways			Design of extension by Sparring (pd by NIB) Furnished/installed/connected by IEB	NIB to coordinate route through NIB				
IEB Emergency Power Conduits and Conductors			Design of extension by Sparring (pd by IEB) Furnished/installed/connected by IEB	NIB to coordinate route through NIB				
Medical Gas Pump Room				Furnished, installed and connected by NIB				
Power to Medical Gas Pump Room equipment from the NIB electrical distribution system				Furnished, installed and connected by NIB				
Lighting and signaling system				Furnished, installed and connected by NIB				
Garage/commence power devices in room powered from the NIB electrical distribution system				Furnished, installed and connected by NIB				
Telecommunications devices in room.				Furnished, installed and connected by NIB				
Fire alarm system devices in room for alarm system.				Furnished, installed and connected by NIB				
Power to remote med gas alarm panel in fire control room IEBM 117			Furnished by division 15 IEB installed/connected by Div. 16 IEB					
Fire Alarm System Connection between the NIB and IEB Projects			Furnished & installed by IEB			Connected by NIB		
Necessary equipment in the Hospital Center Wing fire alarm control panel (FACP) so that NIB project fire alarm system can connect to it.								
Necessary equipment in the Hospital Center Wing fire alarm control panel (FACP) so that NIB project fire alarm system can connect to it.								
Connect the NIB project fire alarm system to the IEB project main life alarm system panel.			Z' conduit for current design, furnished & installed by IEB			Cabling furnished, removed and connected by NIB		
Connect the NIB project fire alarm system to the Hospital Center Wing main life alarm system panel.			Conduct per current design, furnished & installed by IEB			Cabling furnished, removed and connected by NIB		
Provide beyond NIB project fire alarm system annunciator in the Safety Command Center Room 4B5H-74 in the East Hospital. Also provide the connection between the NIB fire alarm system and beyond NIB project fire alarm system.						Furnished, installed and connected by NIB. Includes conduit and wiring from Generator to 4th floor East Hospital Security Command Center Room 4B5H-74		
Telecommunications System Connection between the NIB and IEB Projects								
Telecommunications cable between the IEB project MDR Room and the NIB project MDR Room.			Furnished/installed/connected by IEB. Pending outcome of Telecommunications meeting.	NIB to coordinate route through NIB.				

Harborview Ninth and Jefferson Building

Schematic Design

September 20, 2006

nbbj

WRIGHT RUNSTAD & COMPANY

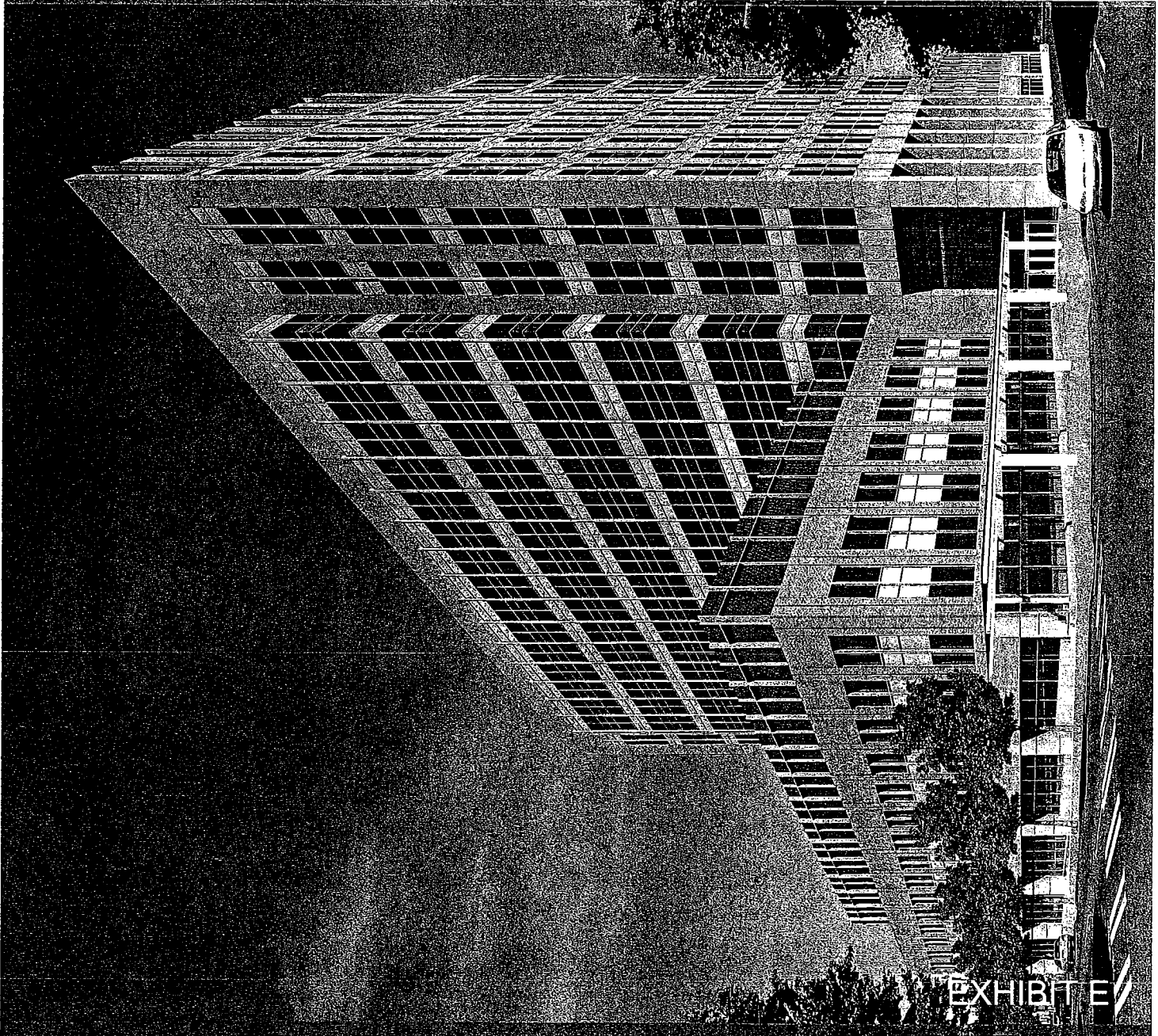
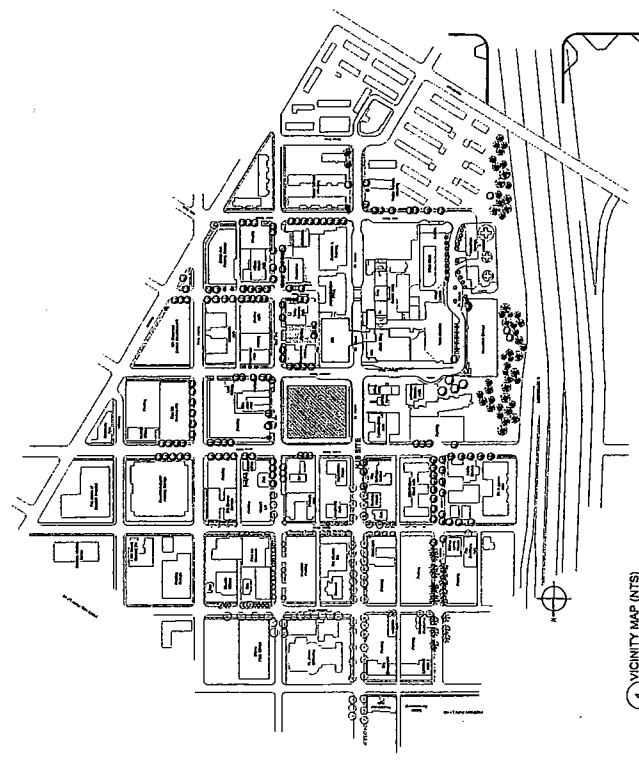
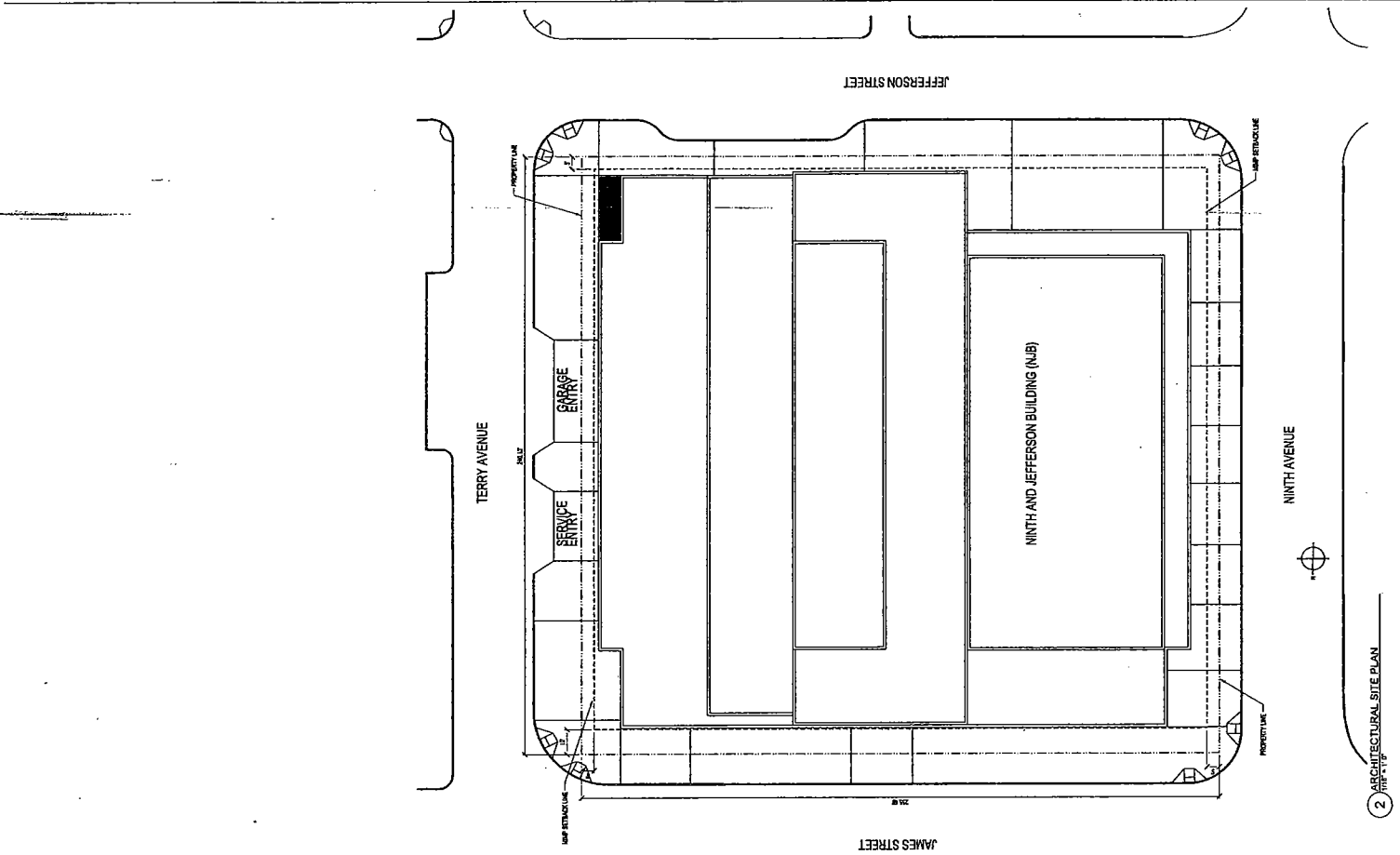


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS



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

2 ARCHITECTURAL SITE PLAN

EXHIBIT E

HARBORVIEW NINTH AND JEFFERSON BUILDING CODE REFERENCE INFORMATION



220 WALE AVENUE NORTH
PHOENIX, AZ 85016
PH: 602.955.5500

WHICFIT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
JEFFERSON
BUILDING

SCHMATIC
DESIGN
DOCUMENTS

CODE ANALYSIS

A1.00

V. GENERAL BUILDING LIMITATIONS

A. LOCATION ON PROPERTY (Section 503)

EXTERIOR WALL & OPENING PROTECTION BASED ON LOCATION - SEE TABLE 602
Fire separation distance greater than 30 feet on all sides - no requirements for fire-resistance rating for exterior walls.

B. SSC ALLOWABLE BUILDING HEIGHT & FLOOR AREA (Table 503)

Use Group	Type	Height	Area
B, M, S-2	U-F-R	Unlimited Stories	Unlimited Sq. Ft.

VI. MEANS OF EGRESS

A. EGRESS REQUIREMENTS

Use	Min. 2 Ways where max. # of occupants is	Occup. Load Factor
B (Office)	50	130/Sq. Ft.
S-2 (Retail, Shop, S-2 (Public Storage))	30	200/Sq. Ft.

Use	Other Egress
M, H, H-2, H-3, H-7	B, S, Incubation
All other except 1283	S-2, Incubation

- NOTES:**
 NOTE #1. STAIR WIDTH SHALL GENERALLY NOT BE LESS THAN 44" (1008.1)
 NOTE #2. STAIRWAYS SERVING OCCUPANT LOAD LESS THAN 50 SHALL NOT BE LESS THAN 36" WIDE (1008.1) exception 1
 NOTE #3. HANDRAILS MAY PROJECT INTO REQUIRED WIDTH UP TO 4 1/2" FROM EACH SIDE OF STAIRWAY (1009.1.1.7)
 NOTE #4. REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 32" WIDE (1008.1.1)
 NOTE #5. SEPARATION OF EXITS WHERE 2 OR MORE REQUIRED SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL MEASURED IN A STRAIGHT LINE BETWEEN THE CENTER OF EXIT DOORS OR EXIT ACCESS DOORWAYS. (1014.2.1) EXCEPTION 2

B. OCCUPANT LOAD (1003.2.2)

Floor Levels	Grp	Occupancy/Use	Occup. Load Area	Occup. Load	# Exit Stairs	Exit Width	Other Width
Level 1	B	Garage, Parking	1,835	130	2	16	3
Level 5	B	LOBBY	1,563	130	2	16	3
Level 6	Retail	SNL S26 M	930	30	2	16	3
Level 7	Retail	SNL S26 M	1,438	30	4	48	10
Level 8	Retail	SNL S26 M	2,025	30	2	38	9
Level 9	Retail	SNL S26 M	830	30	2	14	3
Level 10	Retail	SNL S26 M	2,755	30	2	46	9
Level 11	Parking/Loading	S-2	3,600	200	18	2	2
Level 12	Parking P1	S-2	10,012	300	34	2	3
Level 13	Parking P2	S-2	4,967	300	17	2	2
Level 14	Parking P3	S-2	62,080	200	261	2	26
Level 15	Parking P4	S-2	17,252	300	7	2	1
Level 16	Parking P5	S-2	52,577	200	263	2	26
Level 17	Parking P6	S-2	6,380	300	18	2	2
Level 18	Parking P7	S-2	57,395	200	287	2	29
Level 19	Parking P8	S-2	2,621	300	9	2	1
Level 20	Parking P9	S-2	30,478	200	153	2	15
Level 21	Parking P10	S-2	913	300	3	2	0

C. EXIT WIDTHS

A. STAIRWAYS (1009.3)

STAIRWAY CONSTRUCTION
 NOTE #1. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING. EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION. (1009.5)
 NOTE #2. INTERIOR EXIT STAIRWAYS AND INTERIOR RAMPS SHALL BE ENCLOSED WITH FIRE BARRIERS. EXIT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE THERE ARE FOUR STORIES AND NOT LESS THAN 1 HOUR WHERE CONNECTING FOUR AND FEWER STORIES. (1016.1)

VI. FIRE PROTECTION SYSTEMS

A. FIRE-EXTINGUISHING SYSTEMS (SECTION 902)

1. AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM (902)
2. STANDPIPES (909)

I. APPLICABLE CODES

A. ACCESSIBILITY CODE

- 2003 Seattle Building Code - Chapter 11
- 2003 Seattle Building Code

B. BOILER CODE

- Seattle Boiler and Pressure Vessel Code

C. BUILDING CODE

- 2003 SEATTLE BUILDING CODE
- 2003 Seattle Building Code (Ch. 30)

D. ELECTRICAL CODES

- 2003 Seattle Electrical Code Supplement
- 2002 National Electrical Code

E. ENERGY CODES

- 2003 Washington State Energy Code (WSEC)
- 2003 Seattle Supplement to WSEC

F. FIRE CODE

- Seattle Fire Code is comprised of:
- 2003 International Fire Code
- 2003 Seattle Supplements to the 2003 International Fire Code (2003 Seattle Fire Code)

G. LAND-USE CODE

- City of Seattle Title 23

H. MECHANICAL CODE

- 2003 International Mechanical Code with Washington Amendments
- 2003 Seattle Amendments to IMC
- 2003 Seattle Mechanical Code

I. PLUMBING CODE

- 2003 Uniform Plumbing Code with Washington Amendments

II. FLOOR AREA (gross)

Floor Levels	Grp	Occupancy/Use	Floor Area	Location
Level 15	Mech (NOT PART OF PERM)	Elevated		
Level 14	Office (NOT PART OF PERM)	Elevated		
Level 13	Office (NOT PART OF PERM)	Elevated		
Level 12	Office (NOT PART OF PERM)	Elevated		
Level 11	Office (NOT PART OF PERM)	Elevated		
Level 10	Office (NOT PART OF PERM)	Elevated		
Level 9	Office (NOT PART OF PERM)	Elevated		
Level 8	Office (NOT PART OF PERM)	Elevated		
Level 7	Office (NOT PART OF PERM)	Elevated		
Level 6	Office (NOT PART OF PERM)	Elevated		
Level 5	Office (NOT PART OF PERM)	Elevated		
Level 4	Office (NOT PART OF PERM)	Elevated		
Level 3	Office (NOT PART OF PERM)	Elevated		
Level 2	Office (NOT PART OF PERM)	Elevated		
Level 1 and Level 5	B, M, Retail/Office/Parking	35,380	At Grade	
Level 6	S-2	Garage	17,000	Below Grade
Parking P1	S-2	Garage, Parking	60,000	Below Grade
Parking P2	S-2	Garage, Parking	60,000	Below Grade
Parking P3	S-2	Garage, Parking	60,000	Below Grade
Parking P4	S-2	Garage, Parking	60,000	Below Grade
Parking P5	S-2	Garage, Parking	13,483	Below Grade
Total Area			318,785	
Total Area Above Grade			55,380	

III. OCCUPANCY & GROUP

- A. TYPES INCLUDED
 - Group B (Business) Occupancy - Office (Section 304)
 - Group M (Merchandise) Occupancy - Retail (Section 306)
 - Group S-2 (Storage) Occupancy - Enclosed Parking Garage (Section 311)

B. REQUIRED SEPARATION OF MIXED OCCUPANCIES (Table 302.3.2 exception 1)

- Group B to Group M: No requirements for fire resistance
- Group B to Group S-2: 1 hour fire resistance
- Group M to Group S-2: 1 hour fire resistance

IV. TYPE OF CONSTRUCTION

- Type I-A Fully Sprinkled (Section 602)
- Type I-A (FULLY SPRINKLED) REQUIREMENTS FOR BUILDING ELEMENTS

Building Element	Construction
1. Bearing Walls - Exterior	3 hrs (see table 602)
2. Bearing Walls - Interior	3 hrs.
3. Nonbearing Walls - Exterior	Table 602
4. Structural Frame	3 hrs.
5. Shaft Enclosures	2 hrs.
6. Floors & Floor-ceilings	2 hrs.
7. Roofs & Roof-ceilings	1 1/2 hrs

NOTES:

NOTE #1. SEE PARTITION TYPES SCHEDULE (A9.00) FOR CONSTRUCTION ASSEMBLY RATING.
 NOTE #2. SEE DOOR TYPES SCHEDULE (A9.10) FOR CONSTRUCTION ASSEMBLY RATING.

nbbj

233 VILLE AVENUE, NORTH
 FORT LAUDERDALE, FLORIDA 33409
 PHONE 352.233.5843
 FAX 352.233.5800

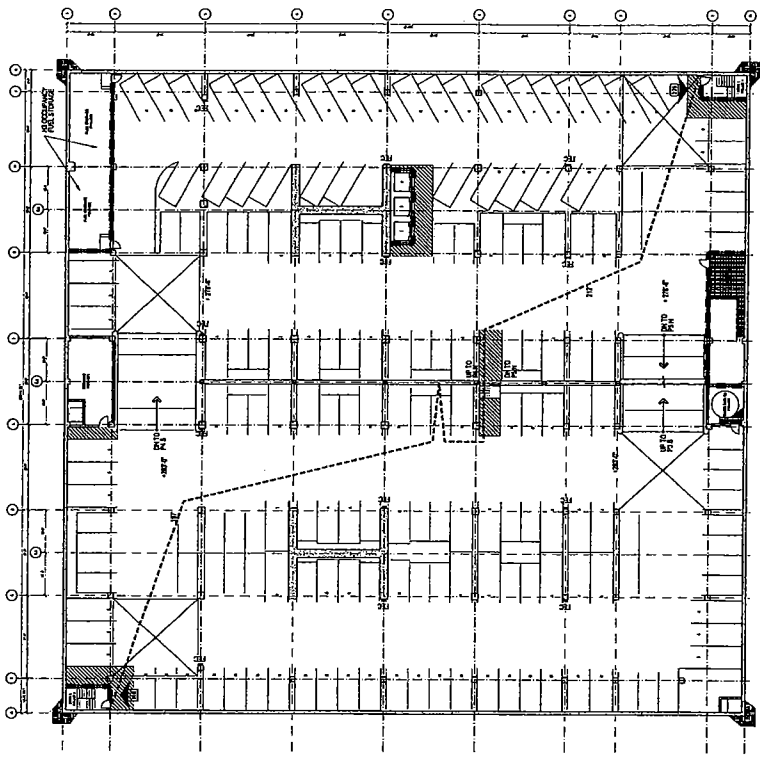
WRIGHT
 RUNSTAD
 & COMPANY

HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING

SCHEMATIC
 DOCUMENTS

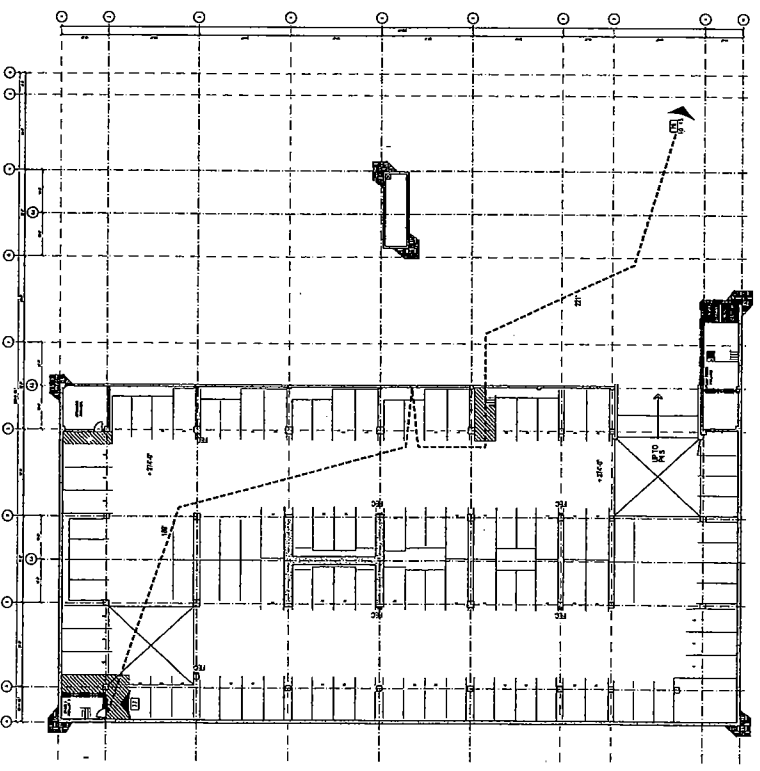
PARKING LEVEL
 P4 & P5 LIFE
 SAFETY PLAN

A1.01



① LIFE SAFETY PARKING LEVEL P4 PLAN

S2 - OCCUPANCY
 H2 - OCCUPANCY (FUEL STORAGE)



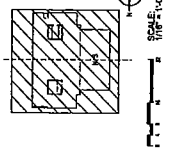
② LIFE SAFETY PARKING LEVEL P5 PLAN

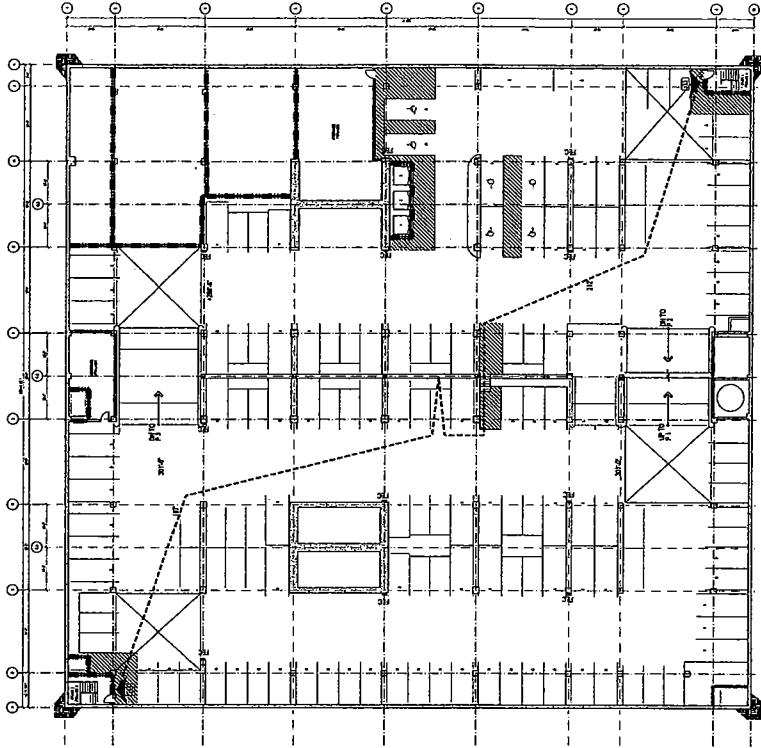
S2 - OCCUPANCY

LIFE SAFETY PLAN SHEET LEGEND

FIRE-RATED PARTITION TYPES	
100	100 MIN. RATED
200	200 MIN. RATED
300	300 MIN. RATED
400	400 MIN. RATED
500	500 MIN. RATED

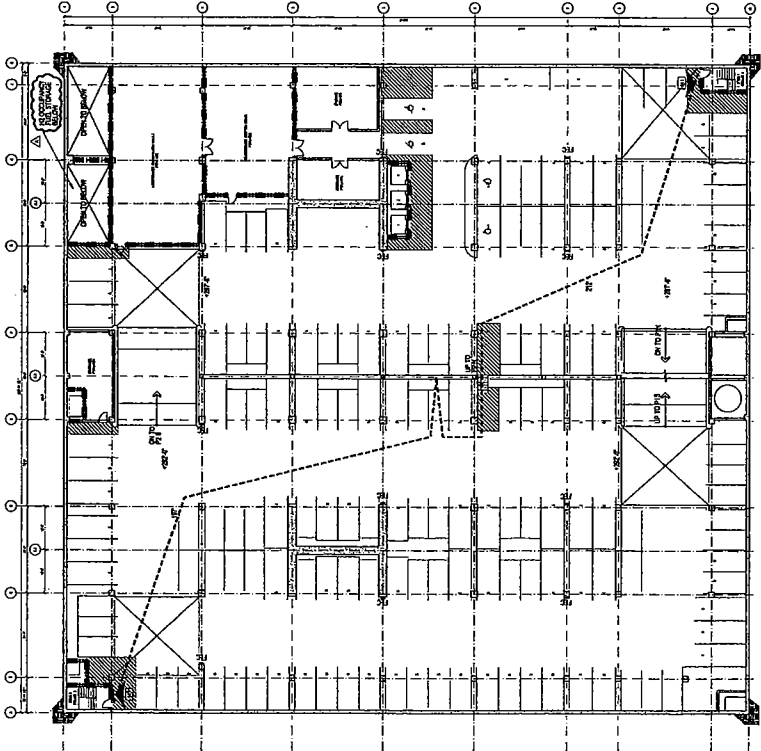
EXIT TAG





1 LIFE SAFETY PARKING LEVEL P2 PLAN

S2 - OCCUPANCY

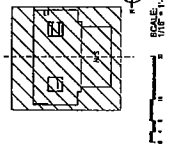


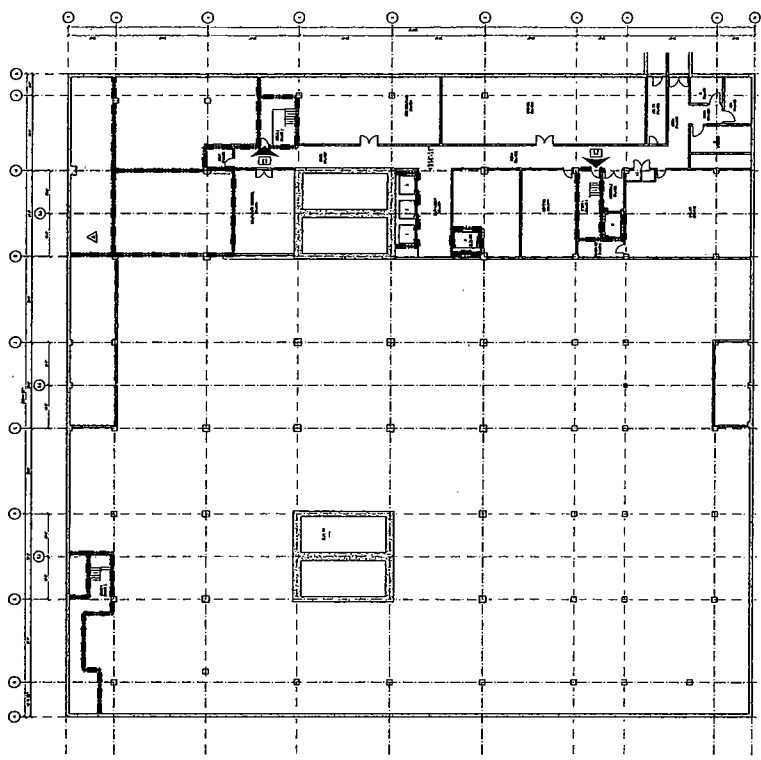
2 LIFE SAFETY PARKING LEVEL P3 PLAN

S2 - OCCUPANCY
 H2 - OCCUPANCY (FUEL STORAGE)

LIFE SAFETY PLAN SHEET LEGEND

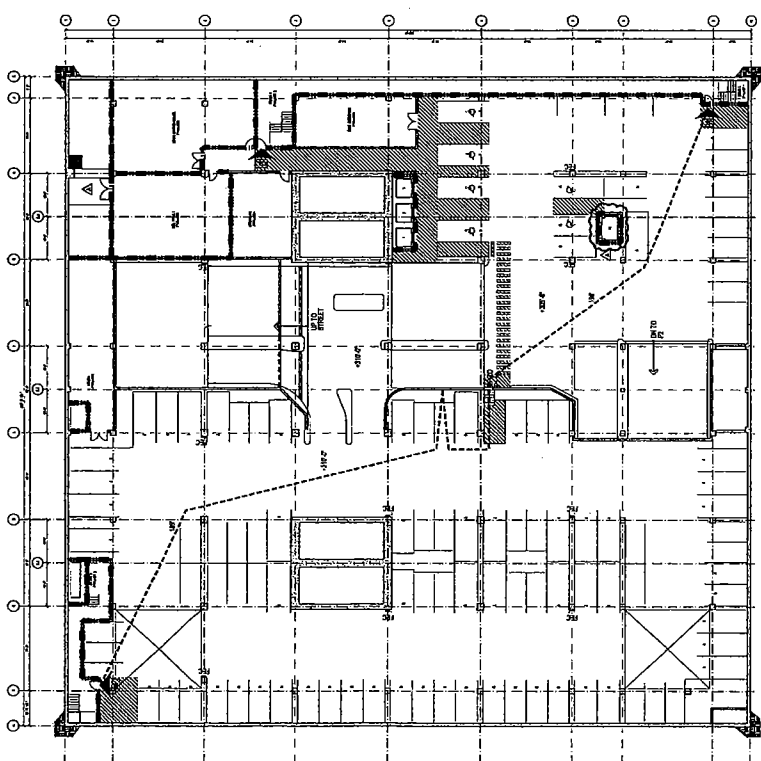
SYMBOL	DESCRIPTION
[Symbol]	PRE-RATED PARTITION TYPES
[Symbol]	EXIT TAG
[Symbol]	EXIT ACCESS TAG





① LIFE SAFETY PARKING LEVEL G PLAN

S2 - OCCUPANCY

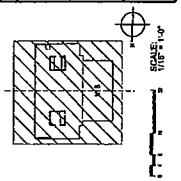


② LIFE SAFETY PARKING LEVEL P1 PLAN

S2 - OCCUPANCY

LIFE SAFETY PLAN SHEET LEGEND

PRE-RATED PARTITION TYPES		EXIT TAG	EXIT ACCESS TAG
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[Symbol]	60' RATED	[Symbol]	EXIT ACCESS TAG
[Symbol]	30' RATED	[Symbol]	[Symbol]
[Symbol]	15' RATED	[Symbol]	[Symbol]
[Symbol]	5' RATED	[Symbol]	[Symbol]



nbbj
 220 LAKE AVENUE NORTH
 SUITE 300, 3RD FLOOR
 FAIRVIEW, INDIANA 46110
 PH: 765.336.2222

WRIGHT RUNSTAD & COMPANY

HARBORVIEW NINTH & JEFFERSON BUILDING

SCHEMATIC DESIGN DOCUMENTS

PARKING LEVEL PS PLAN

A2.00

DATE: 10/12/00
REV: 00/02/00

PROJECT: HARBORVIEW NINTH & JEFFERSON BUILDING

CLIENT: HARBORVIEW NINTH & JEFFERSON BUILDING

ARCHITECT: WRIGHT RUNSTAD & COMPANY

NO.	DATE	DESCRIPTION
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LEGENDS

WORKING LEGEND

CONCRETE
 FINISHED FLOOR
 FINISHED CEILING
 FINISHED WALL
 FINISHED ROOF

FINISHED ROOF

CHECKED BY: M.P.			DATE: 10/12/00		
DRAWN BY: M.P.			DATE: 10/12/00		
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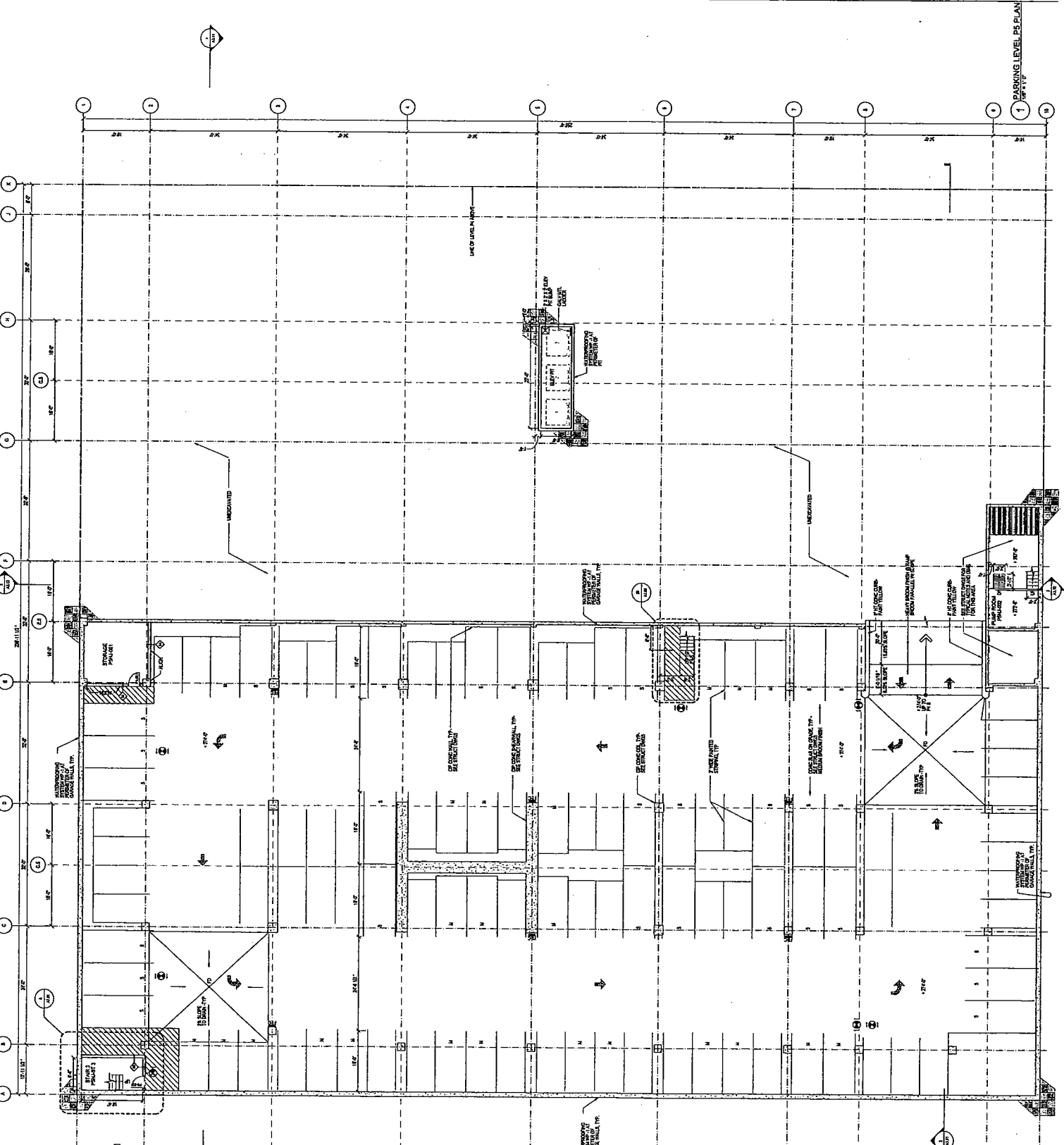


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

1	CONCRETE
2	CAST-IN-PLACE CONCRETE
3	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS
4	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK
5	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB
6	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH
7	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH AND PAINT
8	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH AND PAINT AND POLISH
9	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH AND PAINT AND POLISH AND GROUT
10	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH AND PAINT AND POLISH AND GROUT AND SEALANT
11	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH AND PAINT AND POLISH AND GROUT AND SEALANT AND JOINT
12	CAST-IN-PLACE CONCRETE WITH REINFORCING BARS AND FORMWORK AND CURB AND FINISH AND PAINT AND POLISH AND GROUT AND SEALANT AND JOINT AND FINISH
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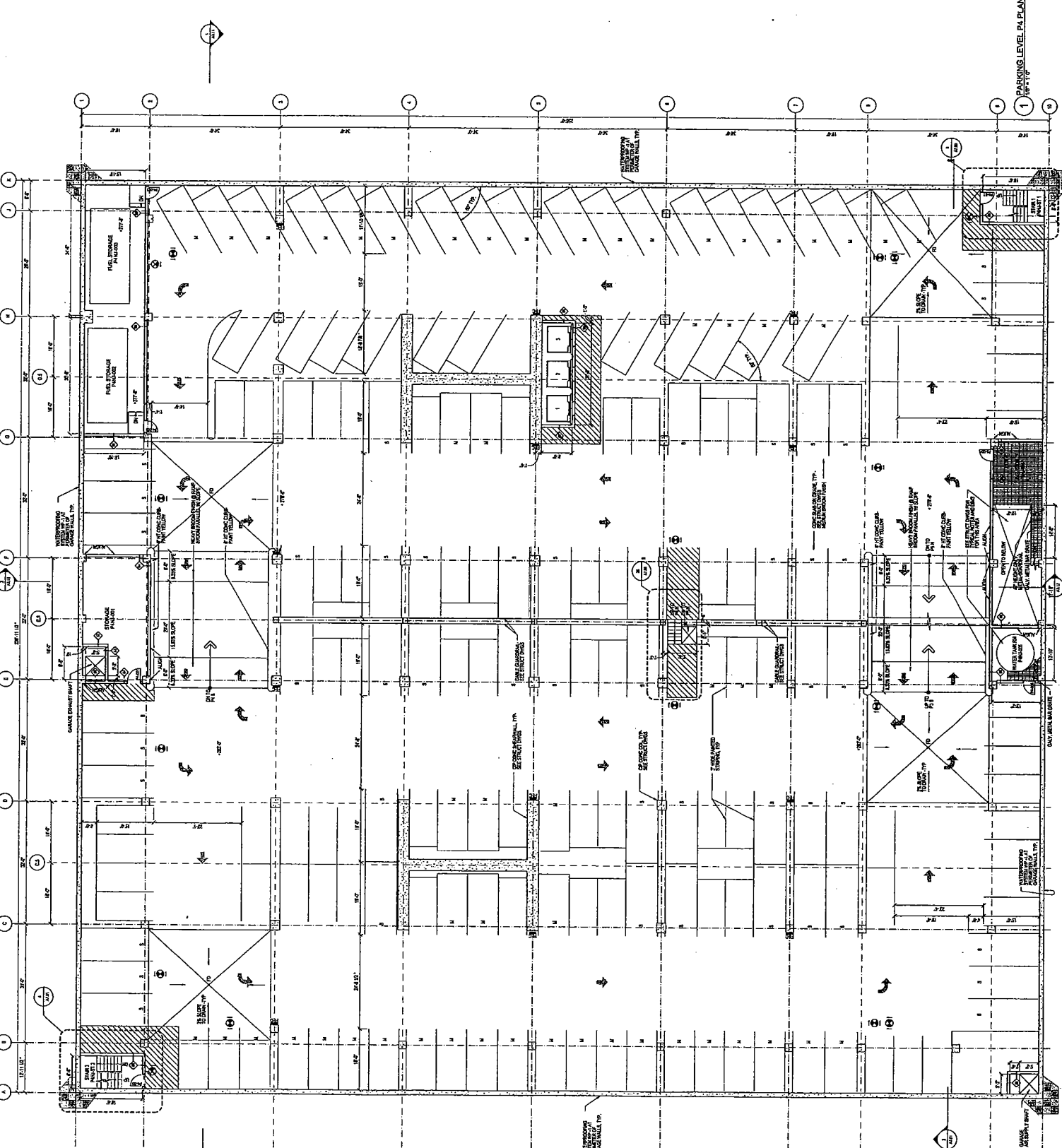


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

MARKING LEGEND

SPACED: 1/4" = 1'-0" (1/2" = 1'-0")
 SHOWN: 1/8" = 1'-0" (1/4" = 1'-0")

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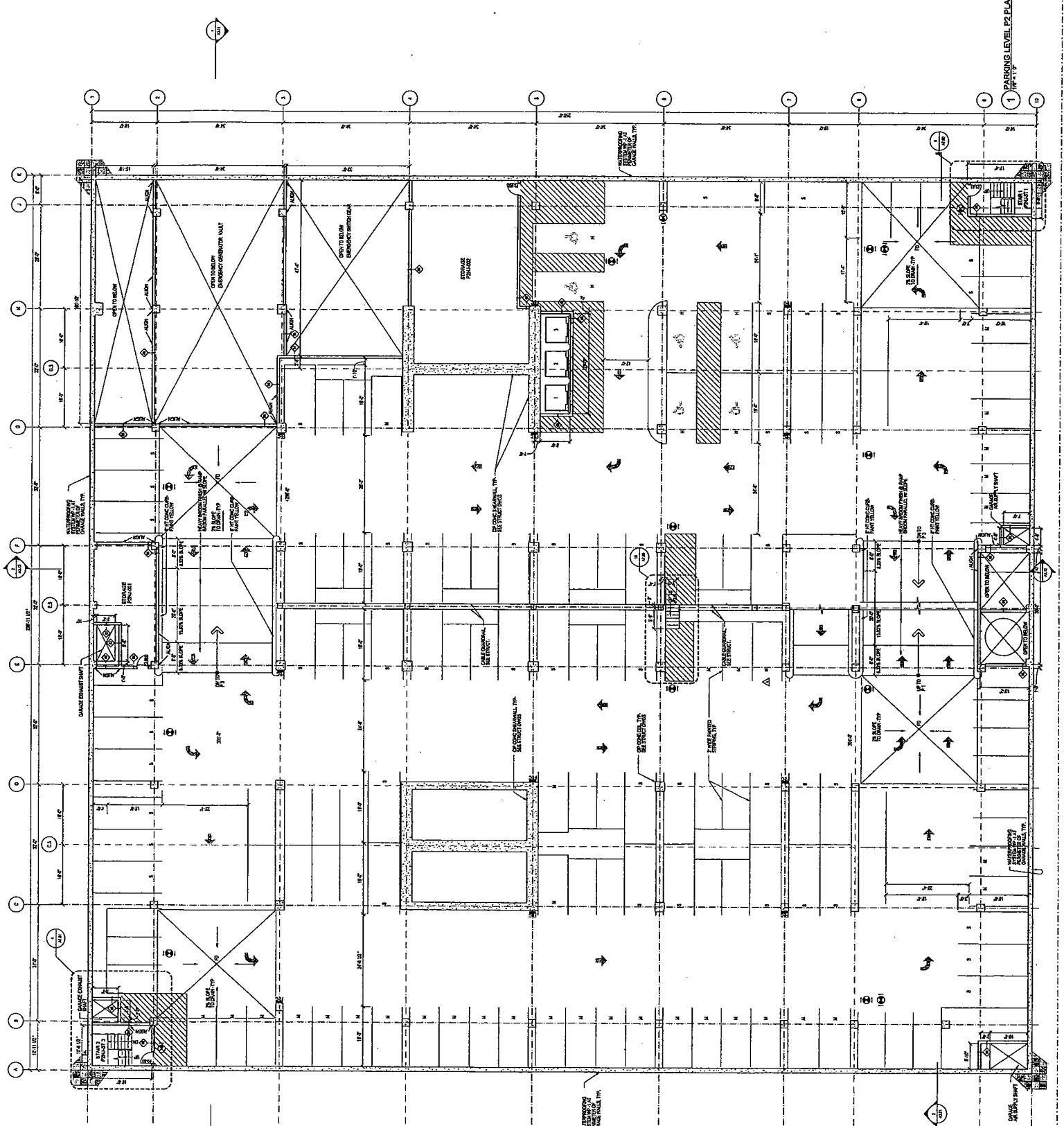
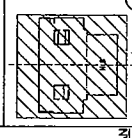


EXHIBIT E

DRAWING NOTES

Q. CODED NOTES

LEGENDS

AVENUE LEGEND

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10000003	08/12/09	SCHEMATIC DESIGN
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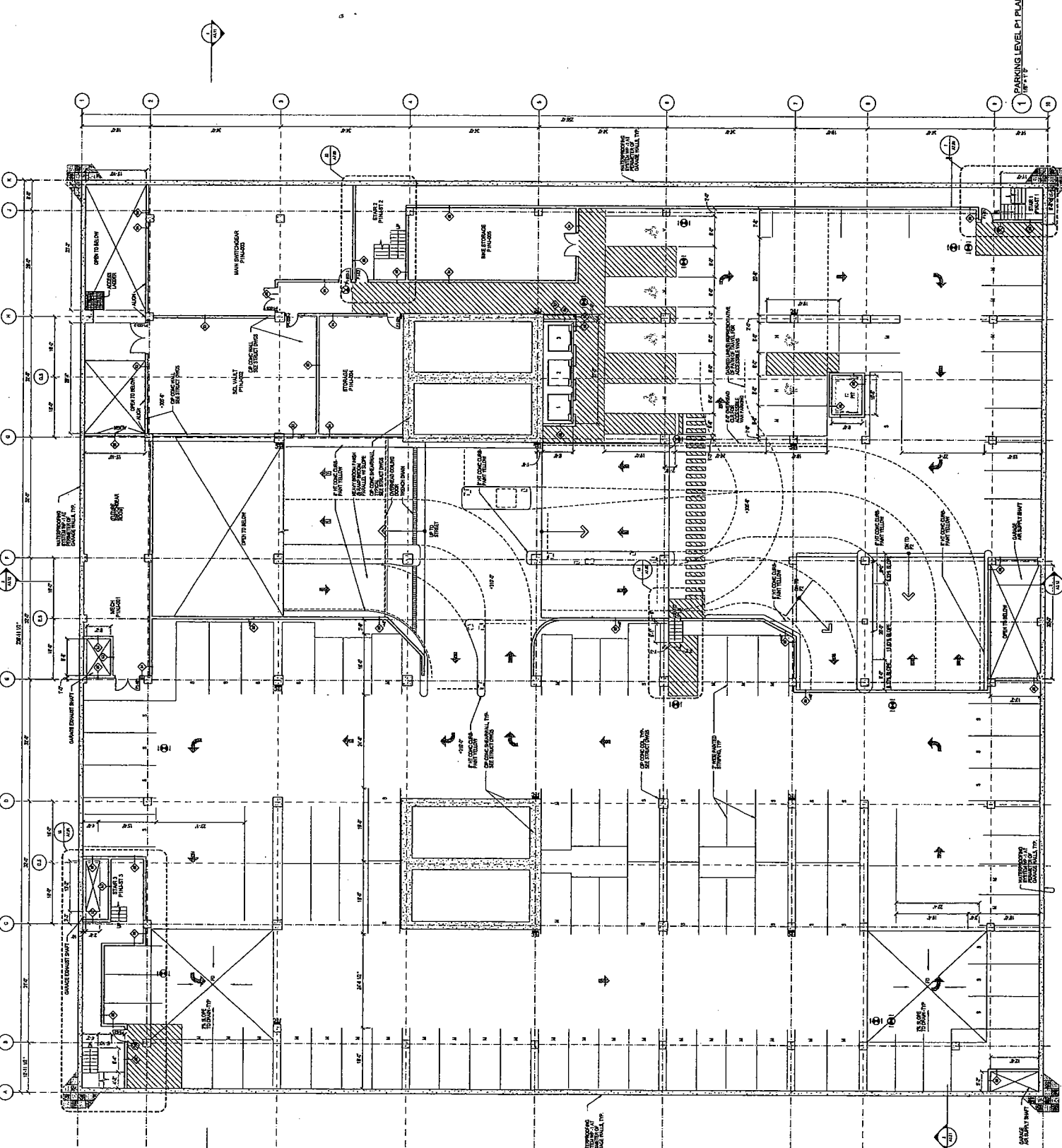
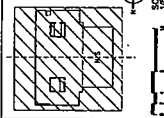


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

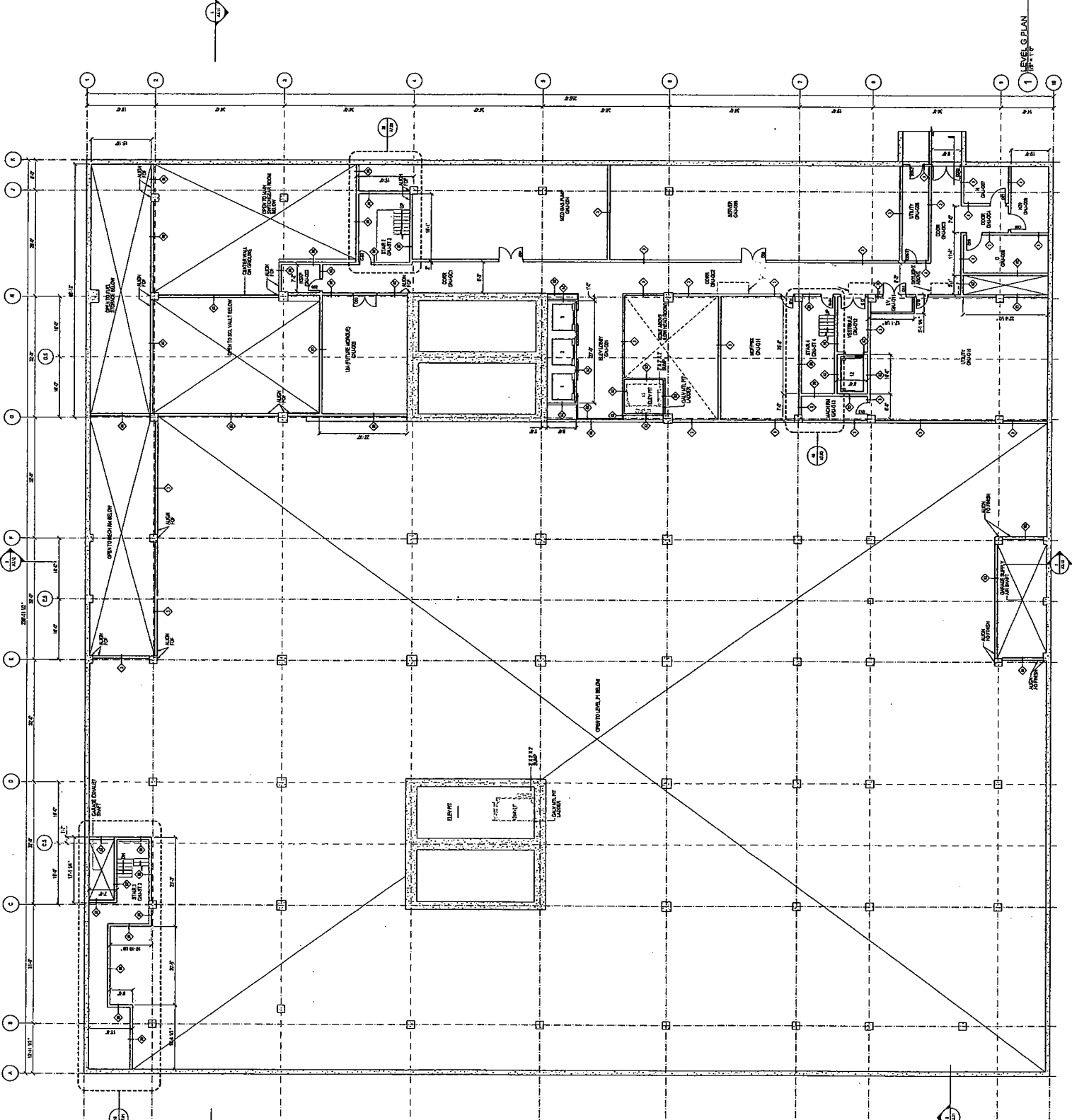
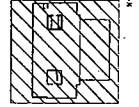
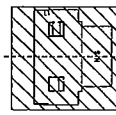


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS



LEVEL S PLAN
1/8\"/>

SEE SHEET A2.07

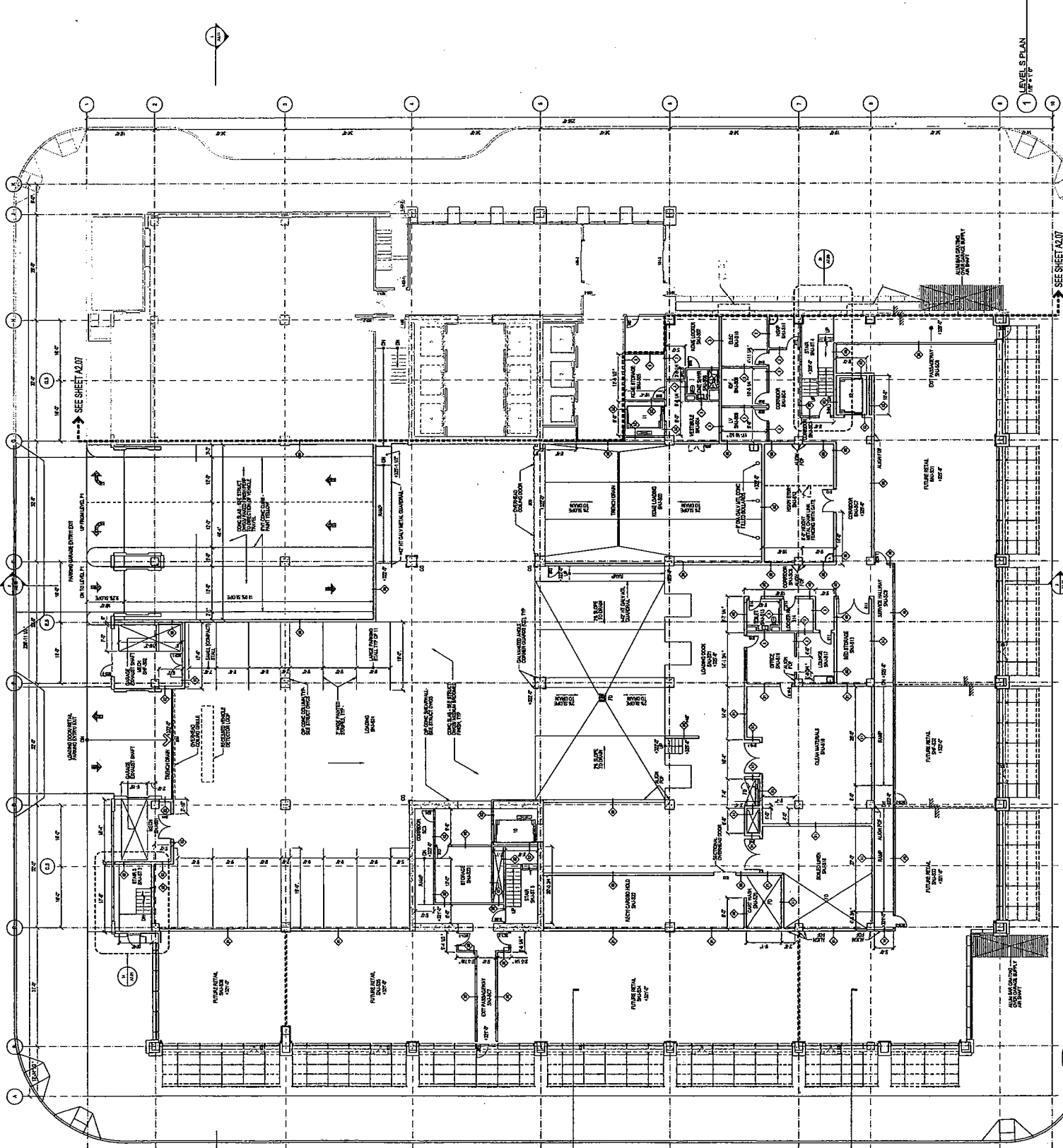


EXHIBIT E

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20	10/11/12

DRAWING NOTES

CODED NOTES

LEGENDS

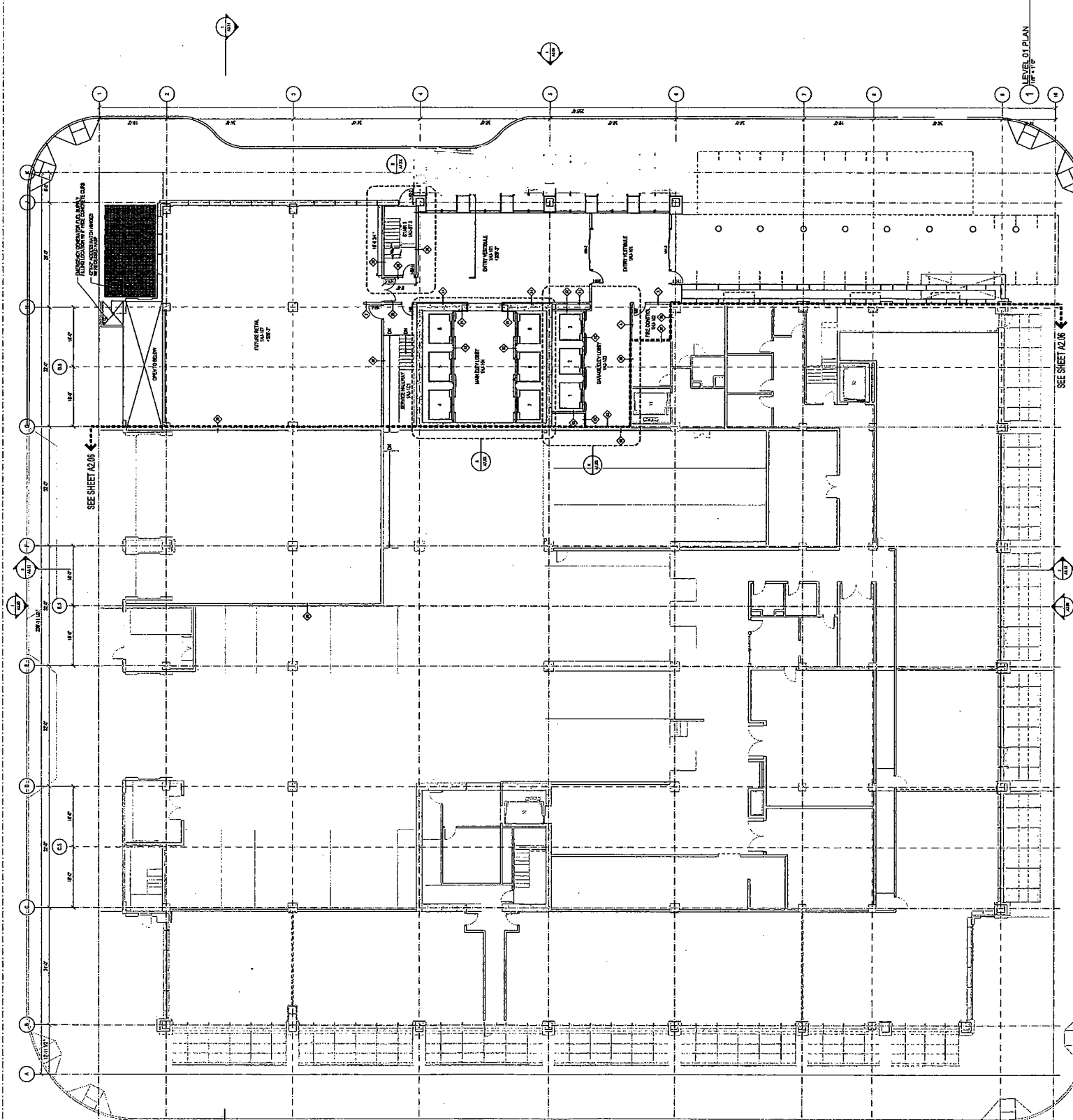
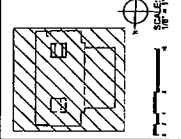


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

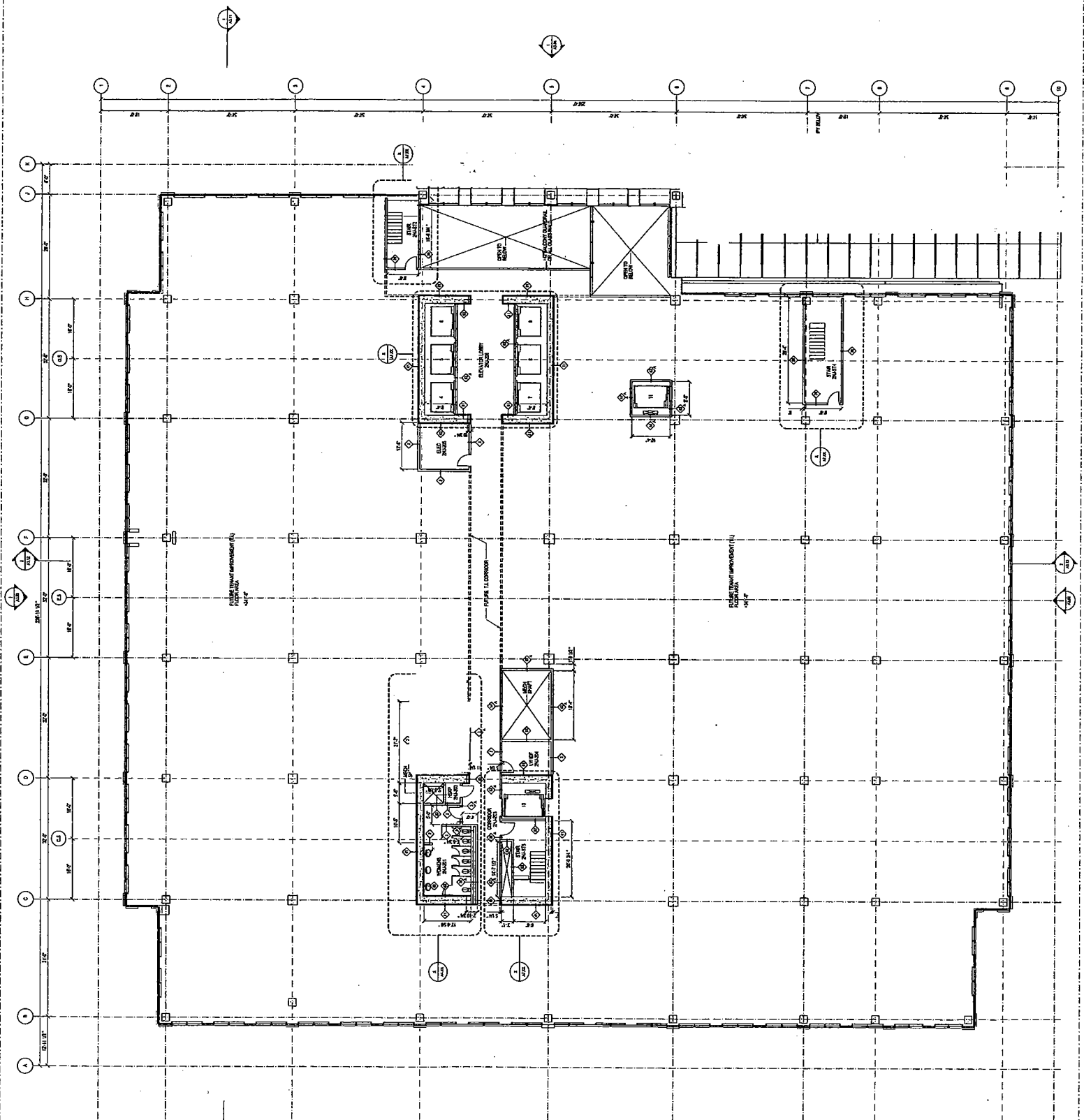
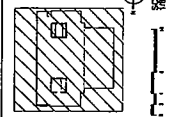
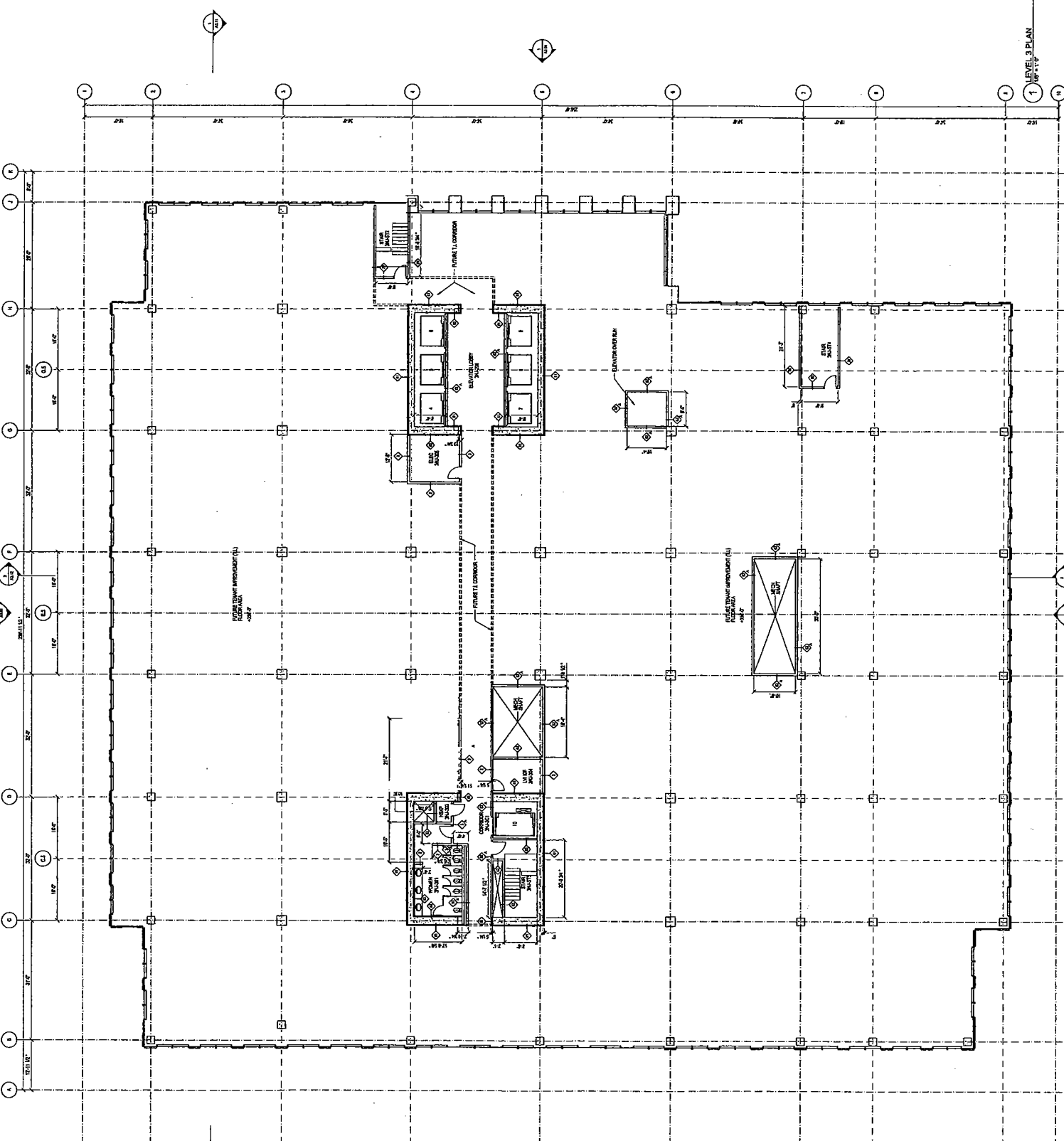
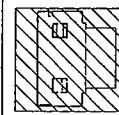


EXHIBIT E

DRAWING NOTES

C CODED NOTES

LEGENDS



LEVEL 3 PLAN
1/8" = 1'-0"



232 JALE AVENUE, NORTH
PHOENIX, ARIZONA 85016
PHONE: 602.323.3333
FACSIMILE: 602.323.8000

WRIGHT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
JEFFERSON
BUILDING

SCHEMATIC
DESIGN
DOCUMENTS

NO.	DATE	DESCRIPTION

DATE: 10/01/2000
DRAWN BY: GPH
CHECKED BY: GPH

LEVEL 4
PLAN

A2.10

DRAWING NOTES

C. CODED NOTES

LEGENDS

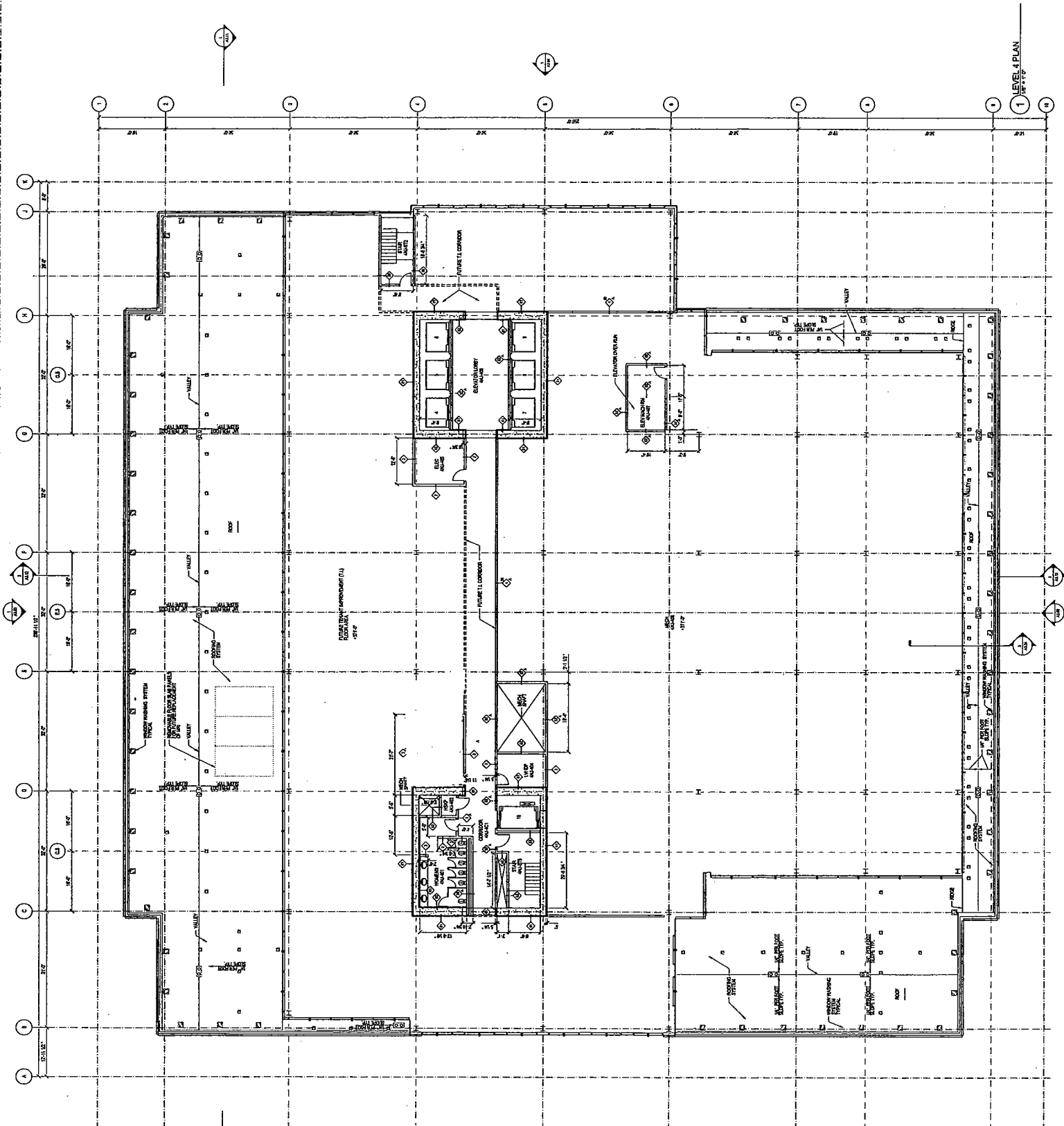
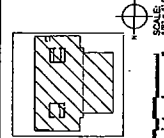


EXHIBIT E

DRAWING NOTES

C CODED NOTES

LEGENDS

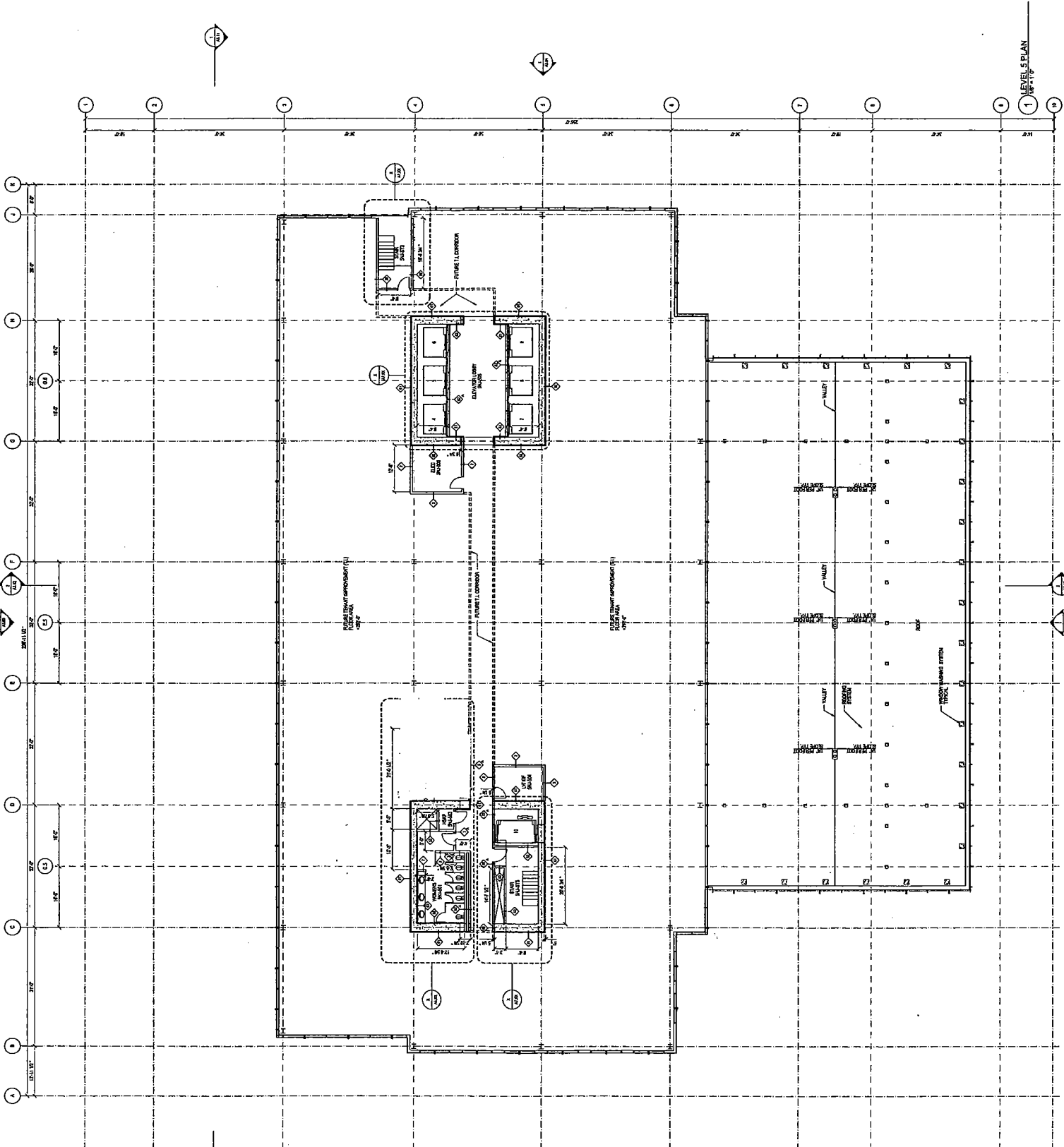


EXHIBIT E

nbbj

220 THE AVENUE, SUITE 1500
PHILADELPHIA, PA 19106
PHONE: 215-595-7100
FACSIMILE: 215-595-7101

WRIGHT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
JEFFERSON
BUILDING

SCHEMATIC
DESIGN
DOCUMENTS

NO.	DATE	DESCRIPTION

DATE	BY	DESCRIPTION
10/13/2010	JAC	ISSUE FOR PERMIT
10/13/2010	JAC	ISSUE FOR PERMIT

LEVELS 6-14
PLAN

A2.12

DRAWING NOTES

○ CODED NOTES

LEGENDS

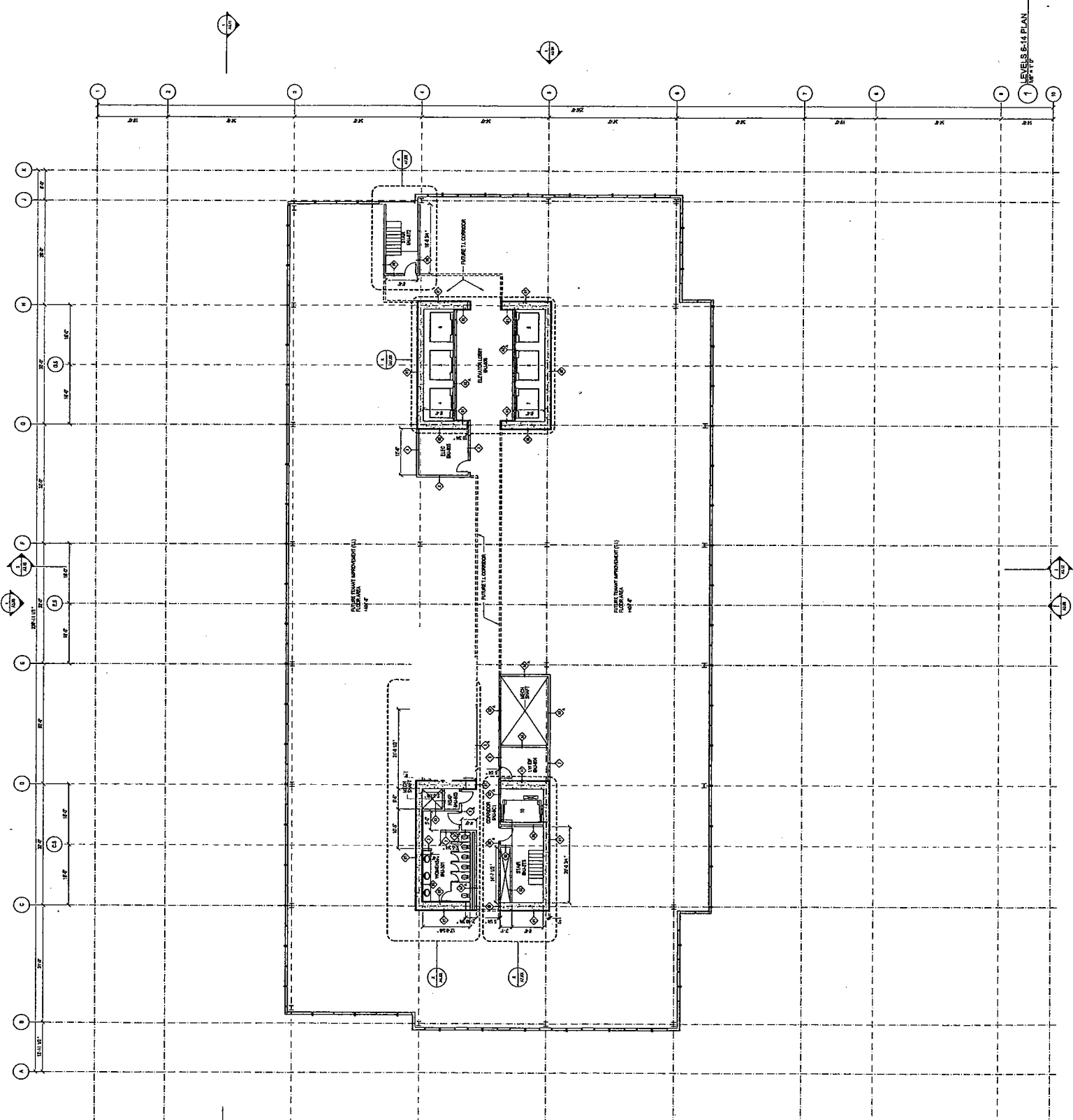
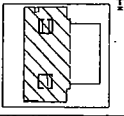


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

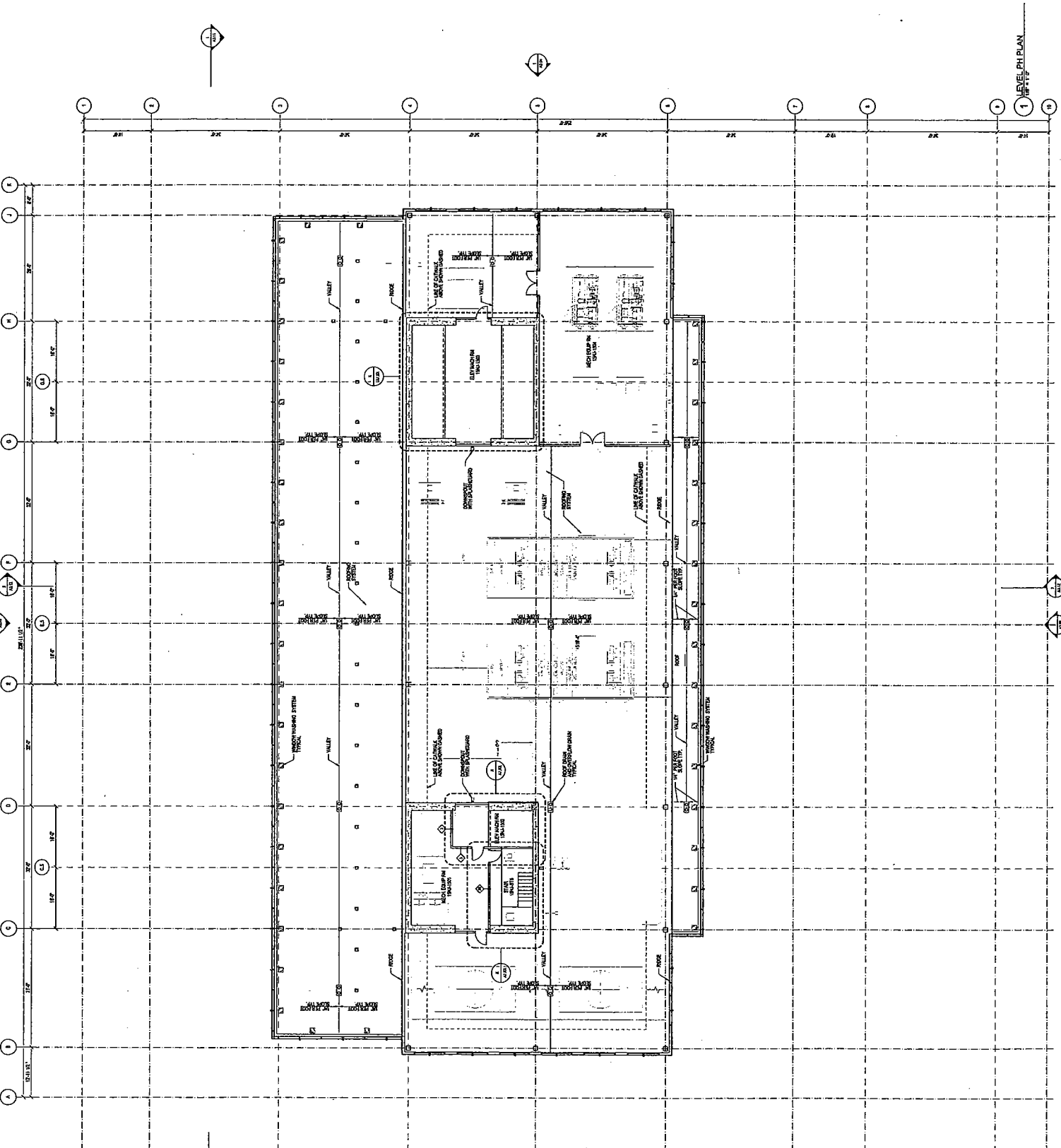
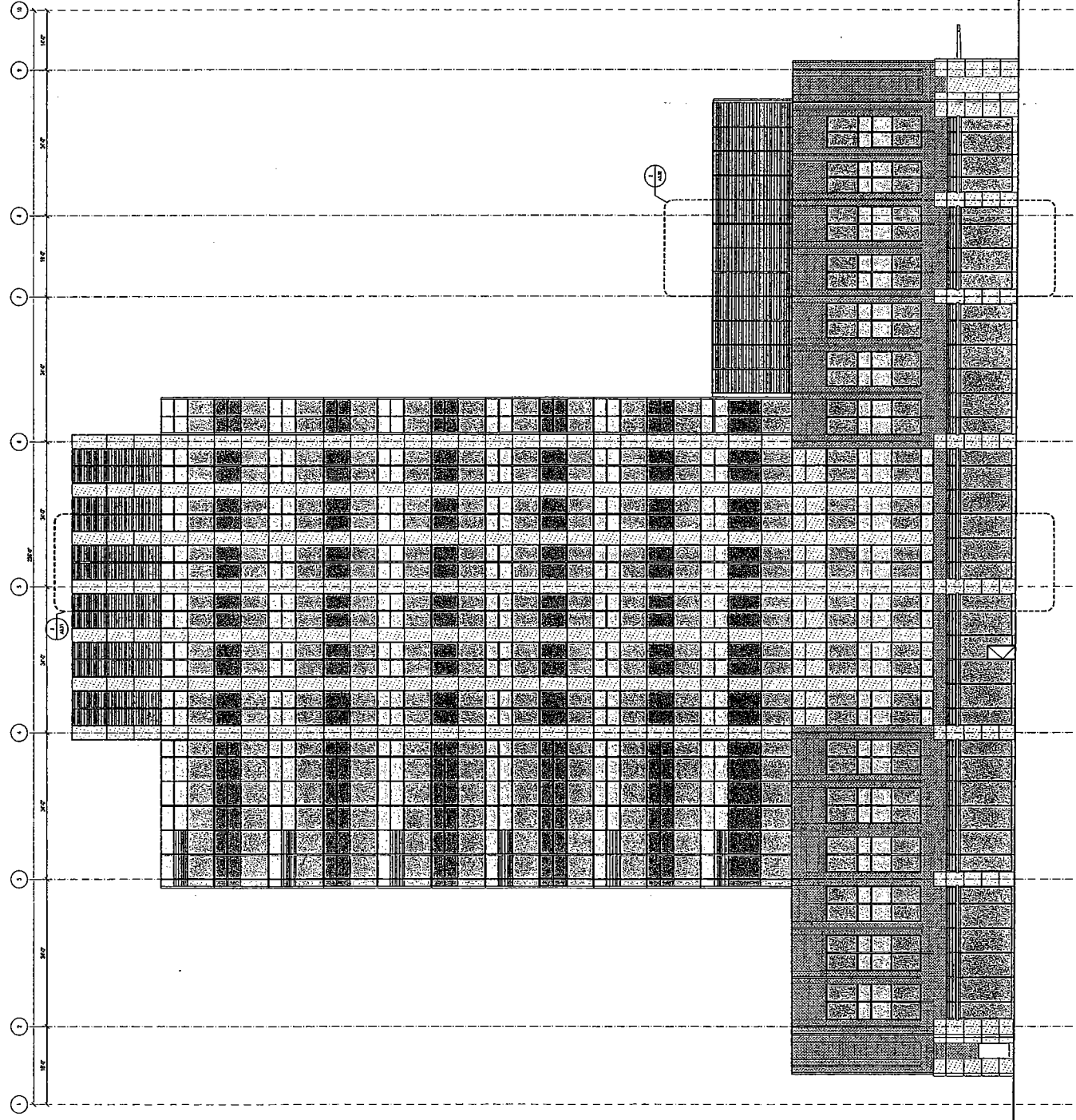
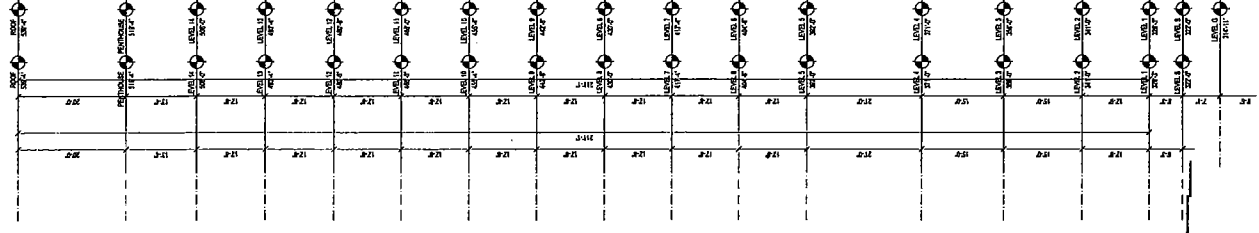


EXHIBIT E



1 NORTH ELEVATION
1/8" = 1'-0"

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19	05/01/02	SCHEMATIC DESIGN
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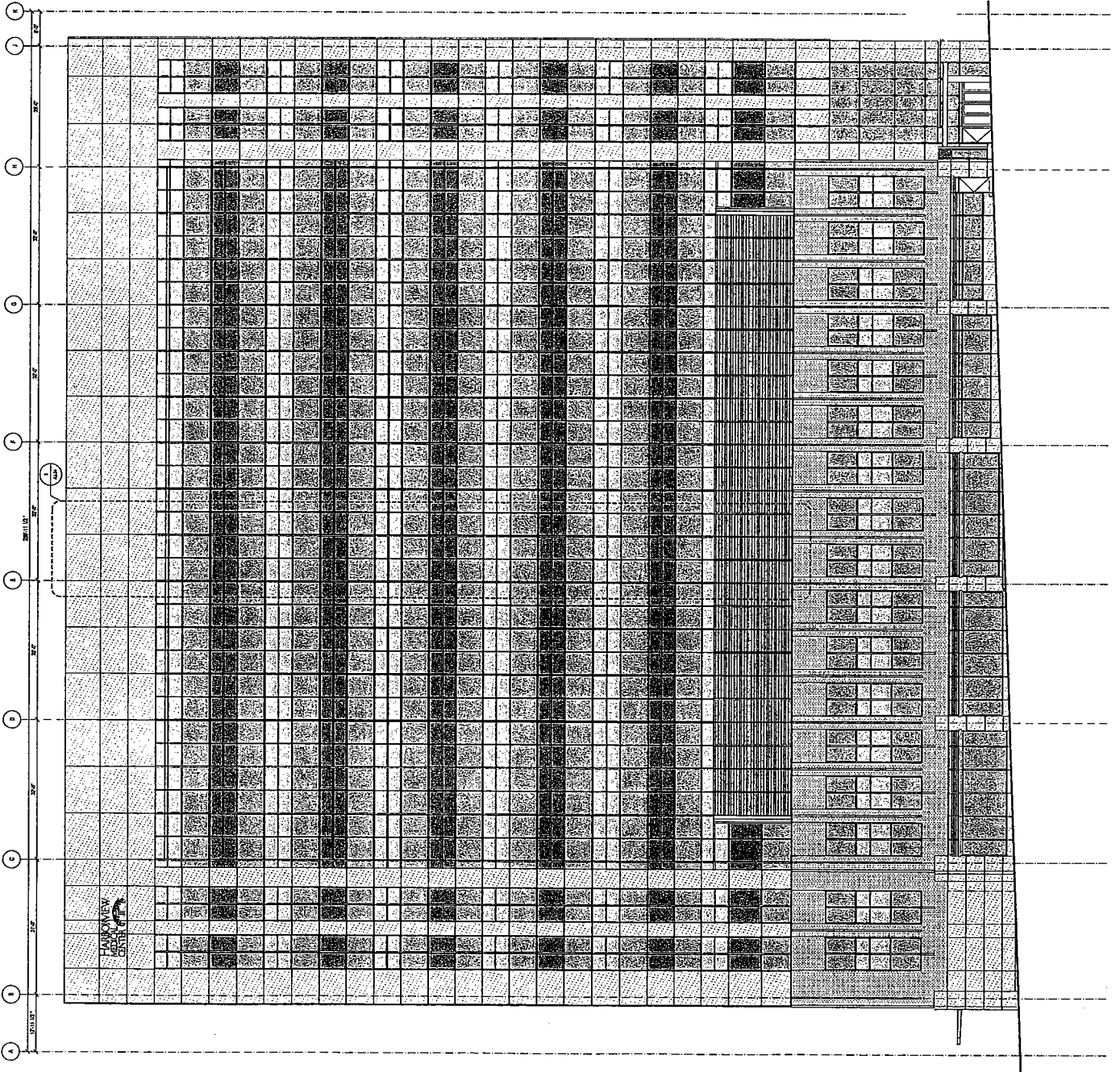
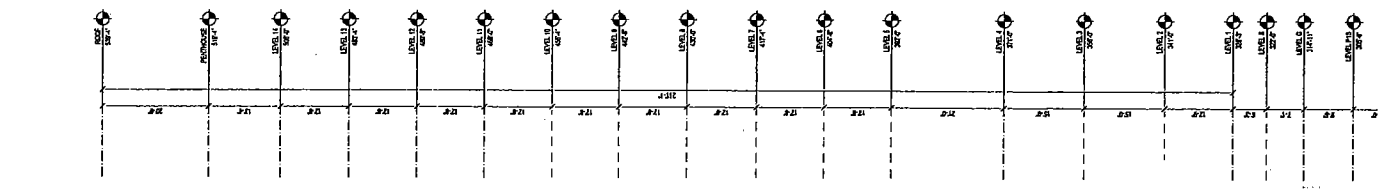


EXHIBIT E

NO.	DATE	REVISION

PROJECT NO. 100132-00
DATE 08/26/2009

**EXT. ELEVATION
EAST**

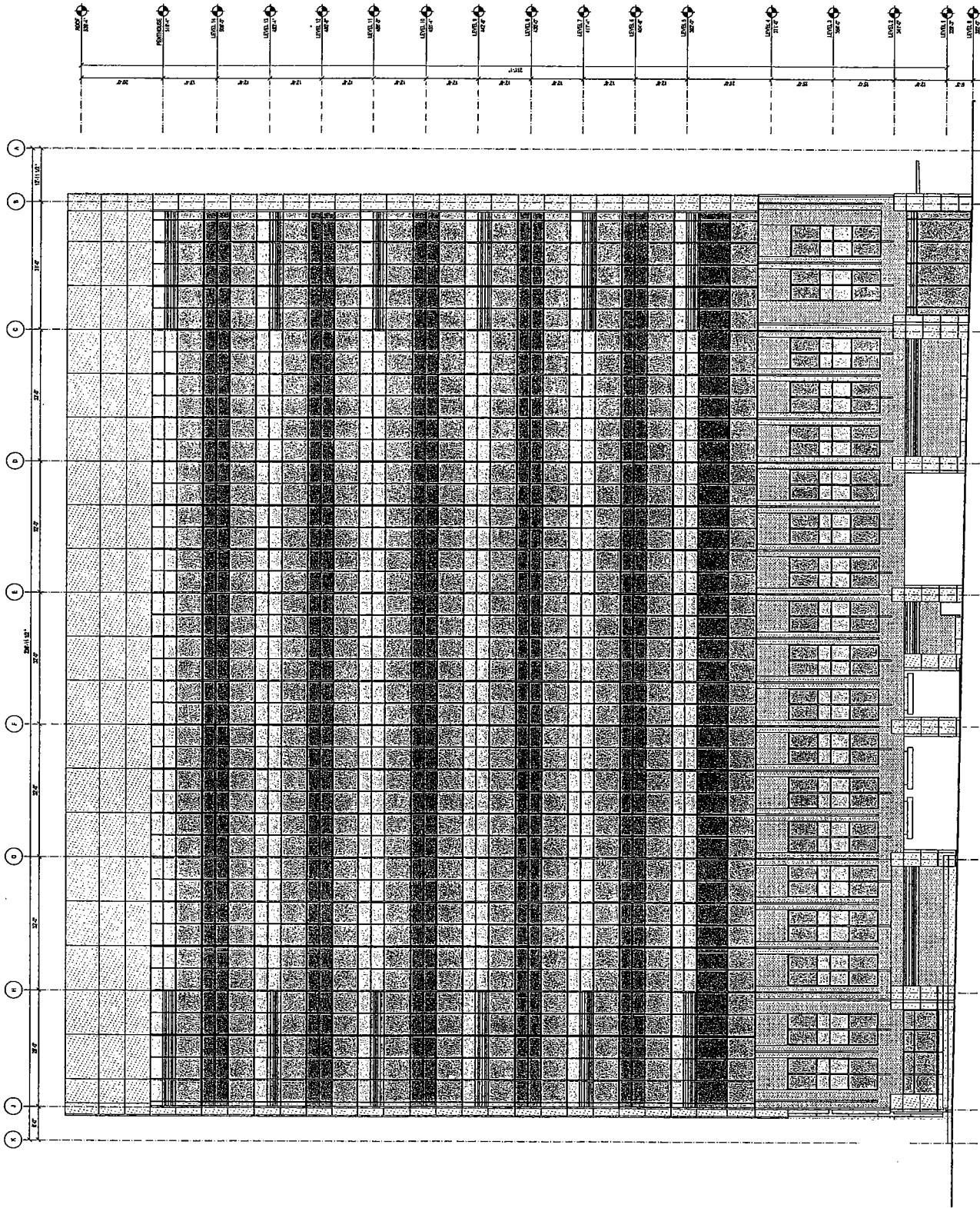


EXHIBIT E

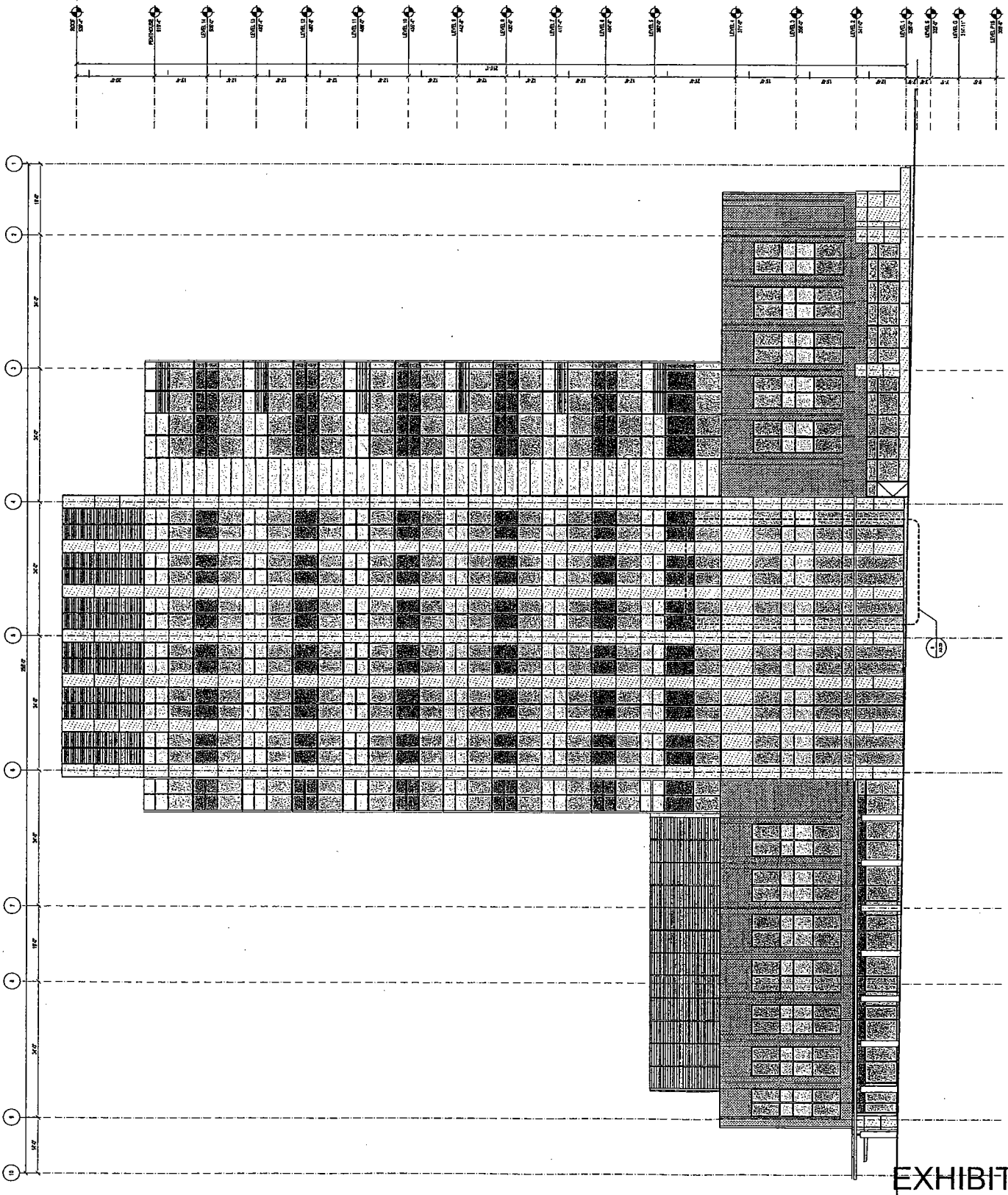
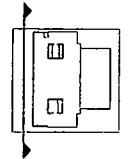


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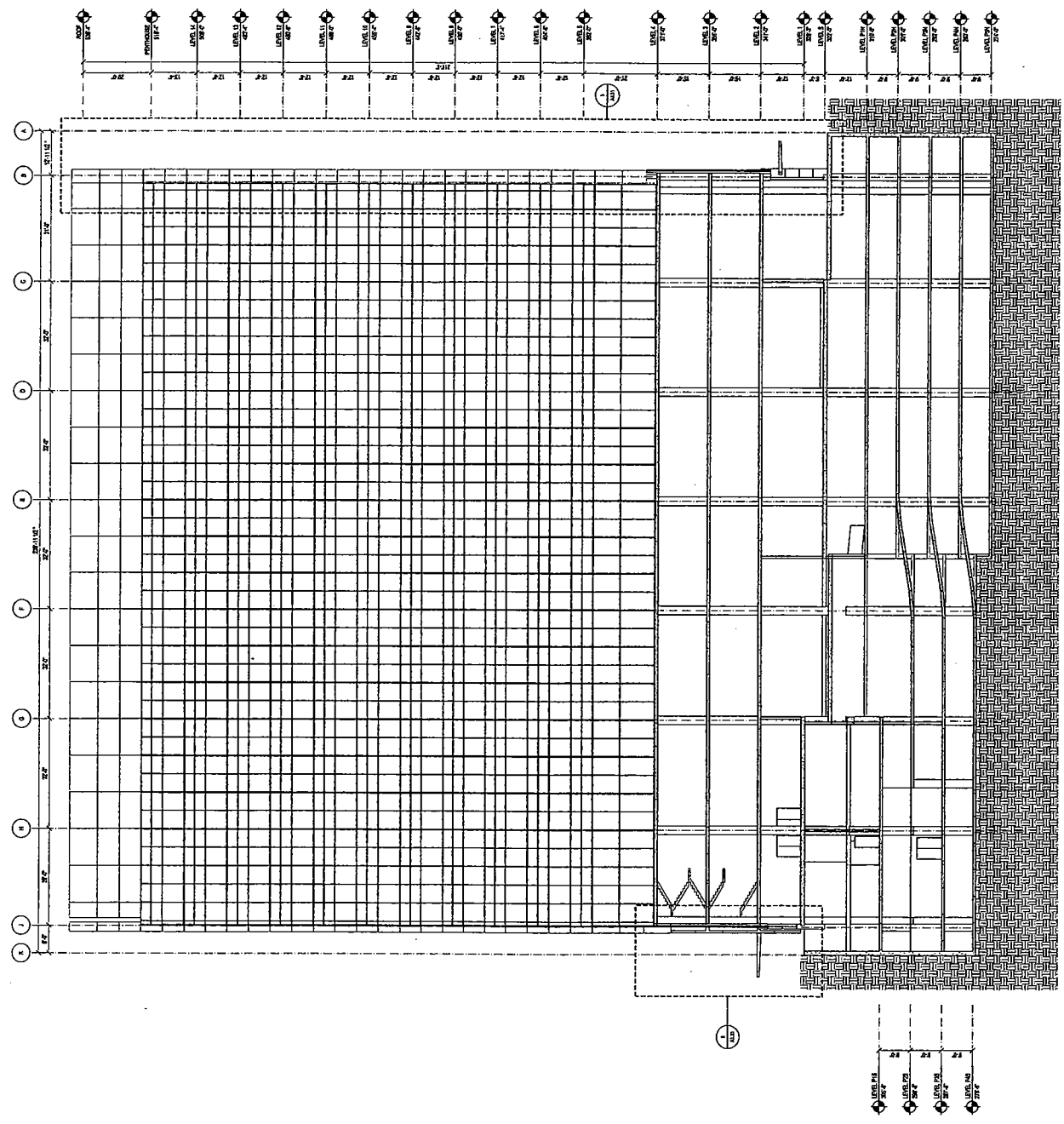
REVISION	
NO.	DESCRIPTION

DATE: 10/22/00
BY: [Signature]

BLDG SECTION
N-S



SCALE: 1/8" = 1'-0"



1 SECTION N-S



221 YALE AVENUE NORTH
 SUITE 400, ANN ARBOR, MI 48106
 TEL: 734.763.3333
 FAX: 734.763.3300

WRIGHT
 RAINSTAD
 & COMPANY

HARBORVIEW
 NORTH
 &
 JEFFERSON
 BUILDING

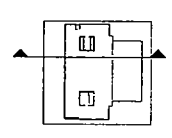
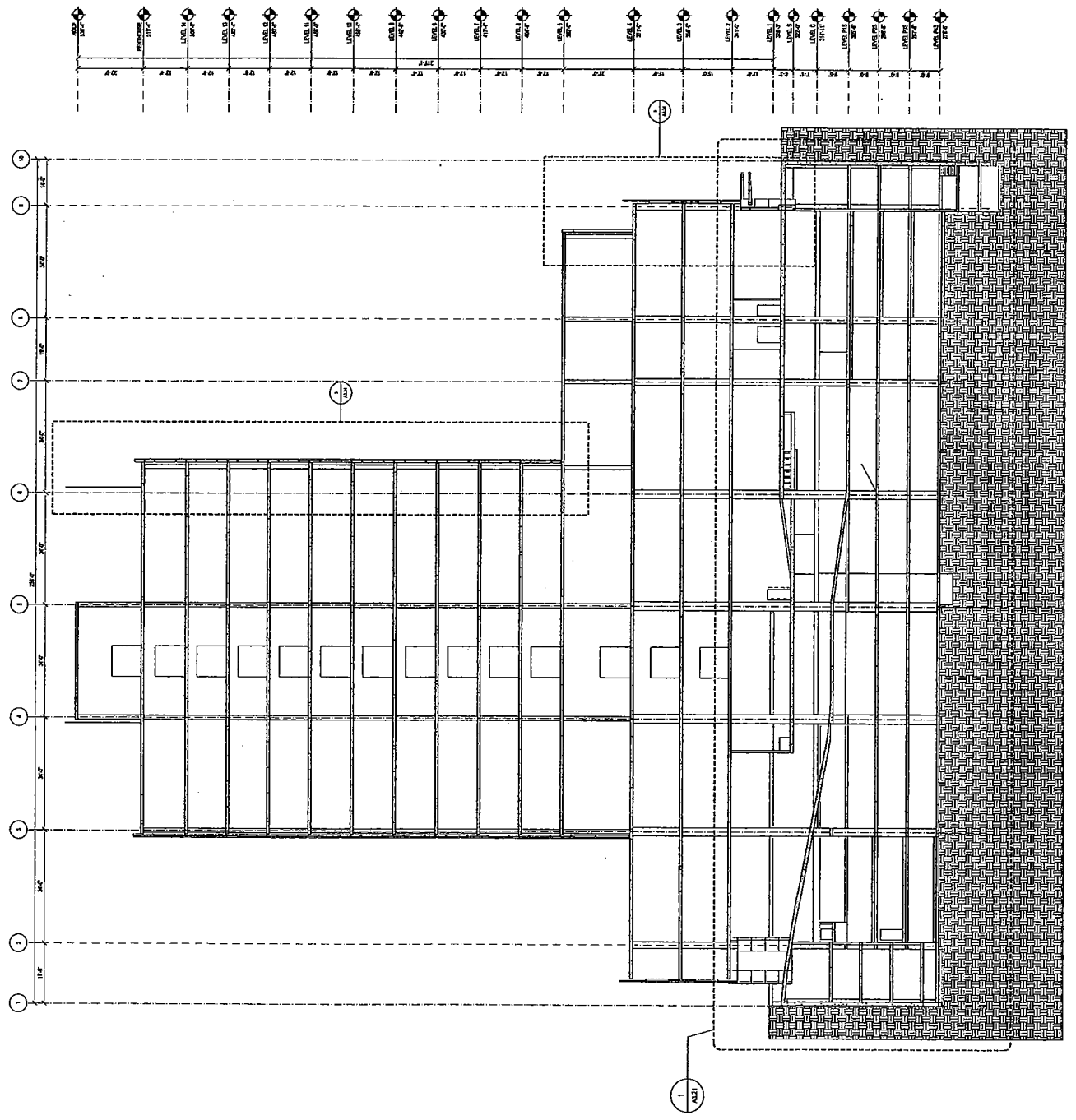
SCHEMATIC
 DESIGNING
 DOCUMENTS

NO.	DATE	DESCRIPTION

NO. 10
 DATE 11/11/10
 NO. 11
 DATE 03/20/2009

BLDG SECTION
 E-W

A3.12



1 SECTION E-W



230 VILLAGE AVENUE, NORTH
 FAYETTEVILLE, ARKANSAS 72701
 PHONE: 501.233.2300
 FAX: 501.233.3000

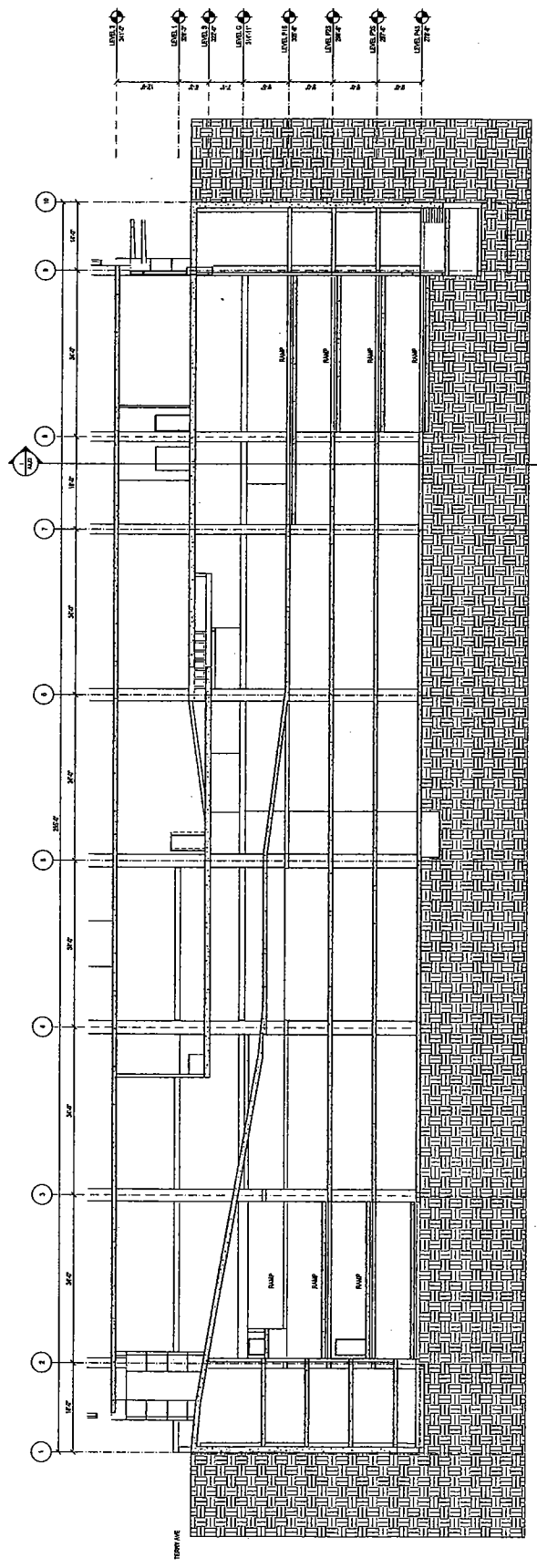
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 HUNSTAD
 & COMPANY

HARBORVIEW
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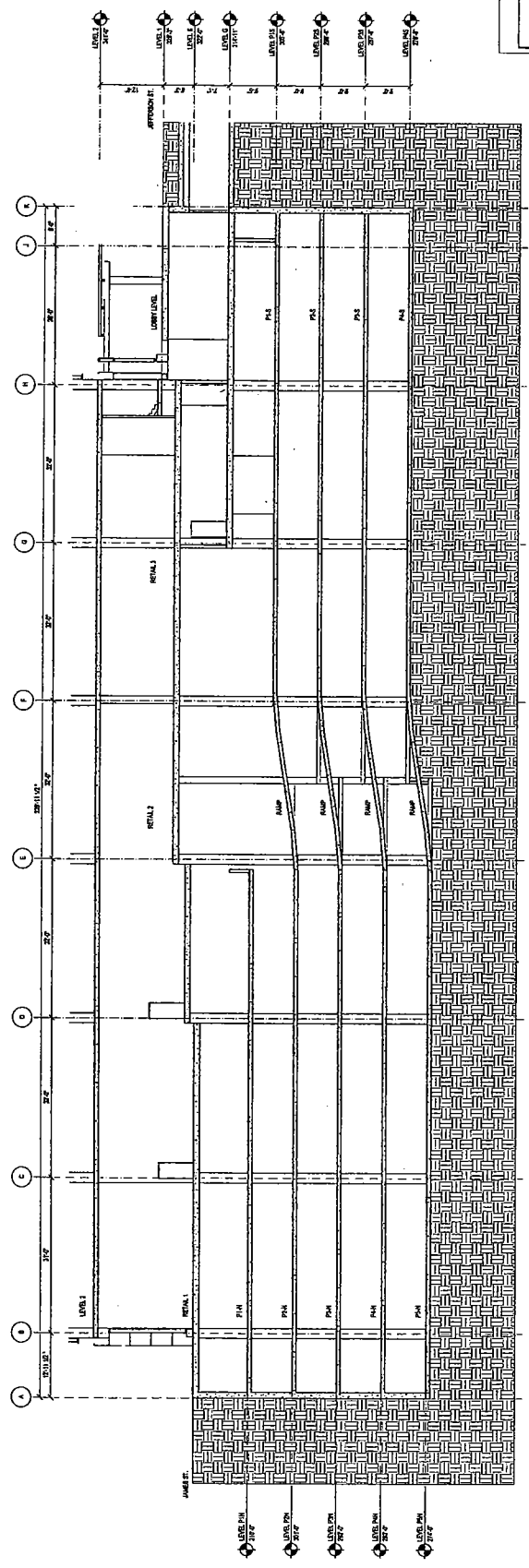
SCHEMATIC
 DESIGN
 DOCUMENTS

GARAGE
 SECTIONS

A3.21



1 SECTION THROUGH GARAGE ENTRY



2 SECTION THROUGH GARAGE ENTRY

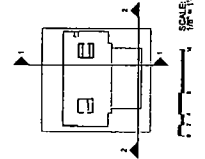
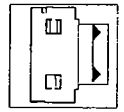
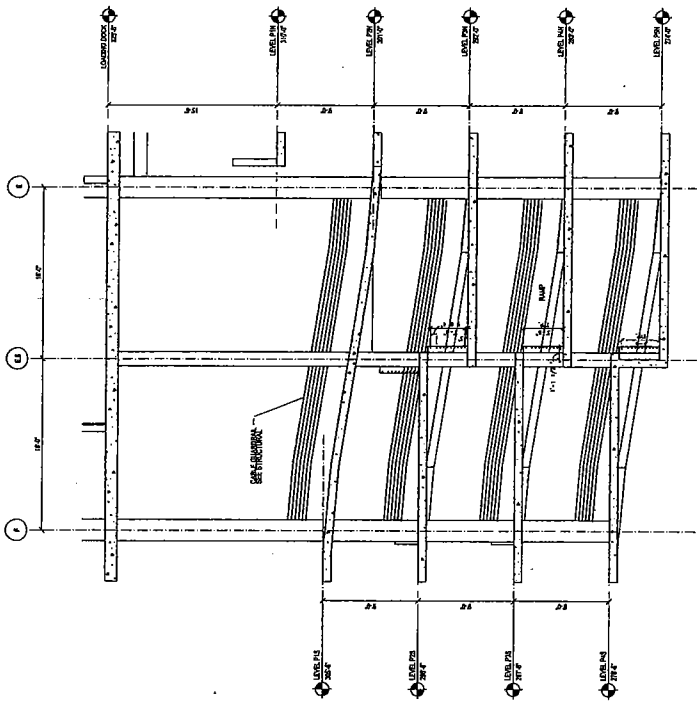


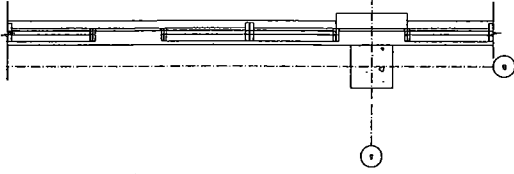
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NO.	DATE	DESCRIPTION



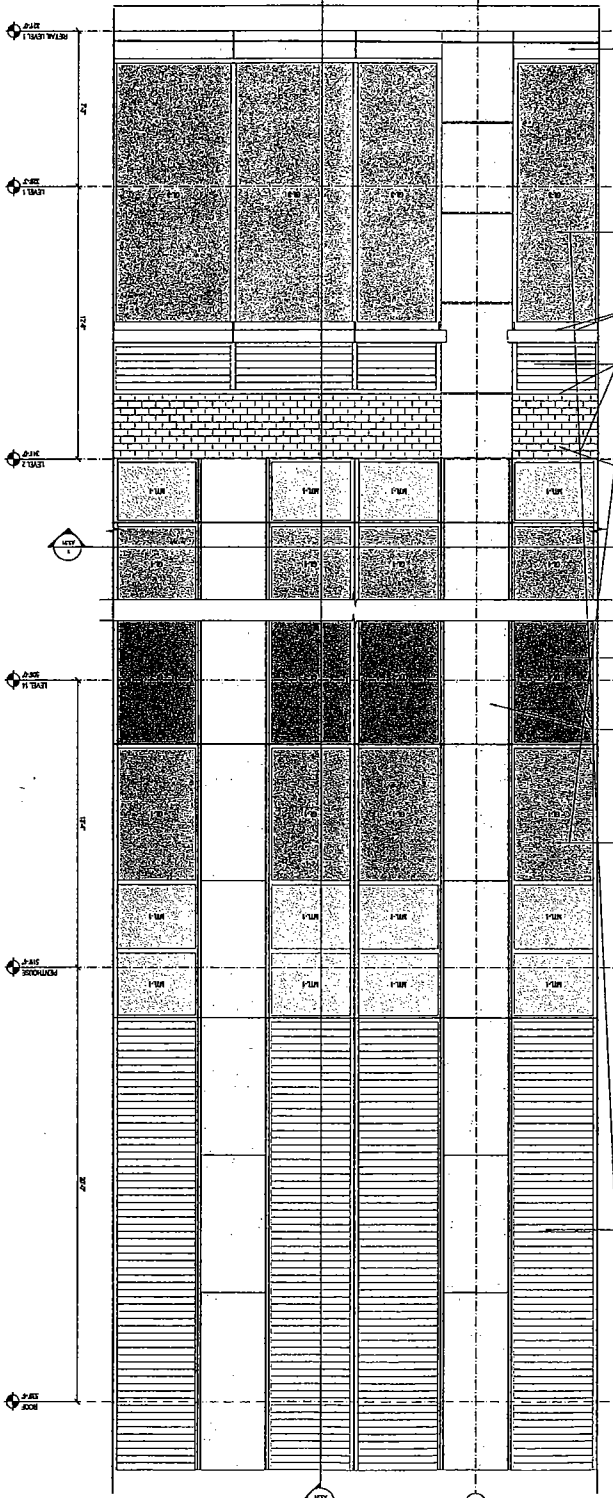
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1 PARTIAL PLAN LEVEL 2



- DAMPING SYSTEM
- DL-1 FRESH AIR GLASS UNIT (FAGU) GLAZING WITH INSULATION ON SURFACE
 - DL-2 FRESH AIR GLASS UNIT (FAGU) GLAZING WITH INSULATION ON SURFACE
 - DL-3 FRESH AIR GLASS UNIT (FAGU) GLAZING WITH INSULATION ON SURFACE

2 PARTIAL NORTH ELEVATION



3 WALL SECTION

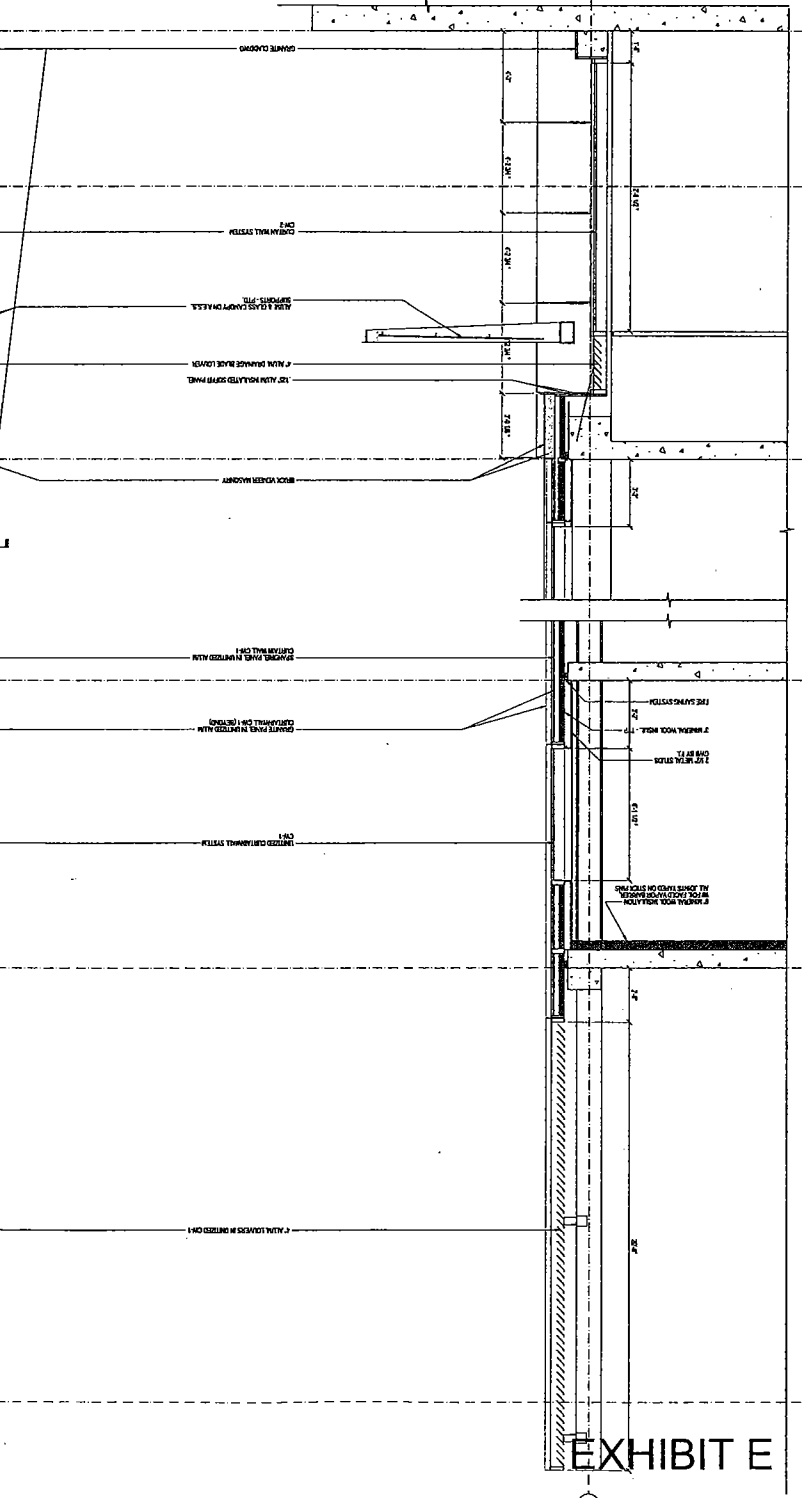


EXHIBIT E

nbbj

NEW YORK ARCHITECTS
227 WEST 148TH STREET
NEW YORK, NY 10039
PHONE: 212-233-2500
FAX: 212-233-2501

WRIGHT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
JEFFERSON
BUILDING

SCHEMATIC
DESIGN
DOCUMENTS

NO.	DATE	REVISION
1	10/01/00	
2	08/28/00	

10/01/00
A3.32

EXTERIOR
WALL SECTION

A3.32

- Q1-1 FINISHES AND MATERIALS
- Q1-2 WINDOW AND GLASS
- Q1-3 INSULATION
- Q1-4 ROOFING

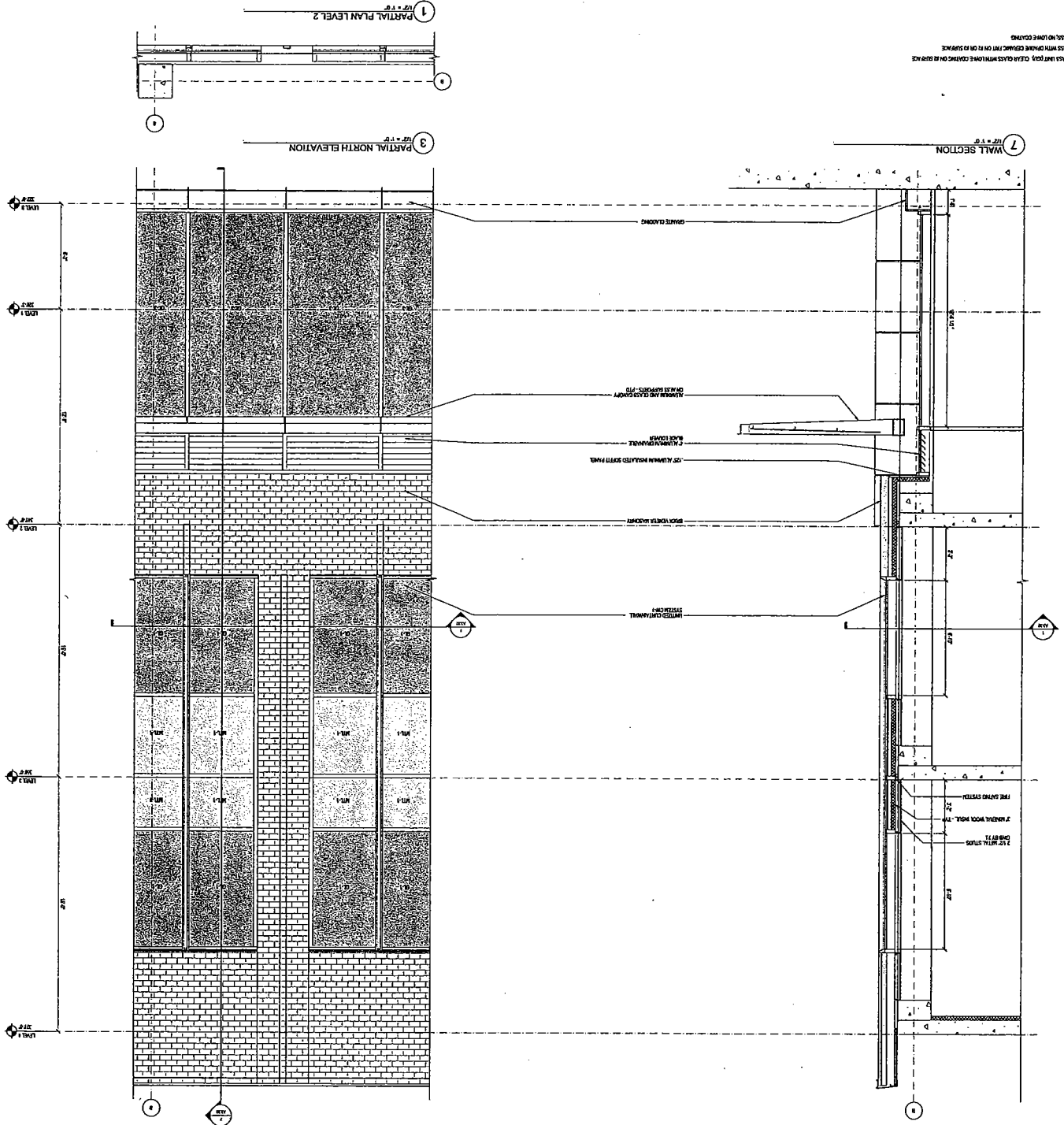
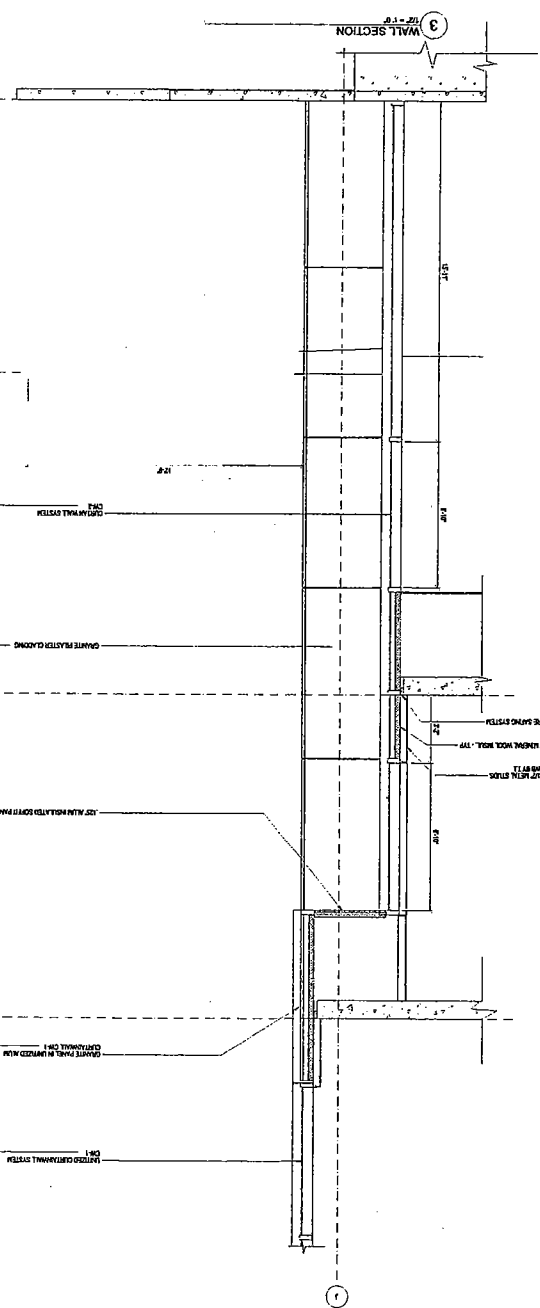
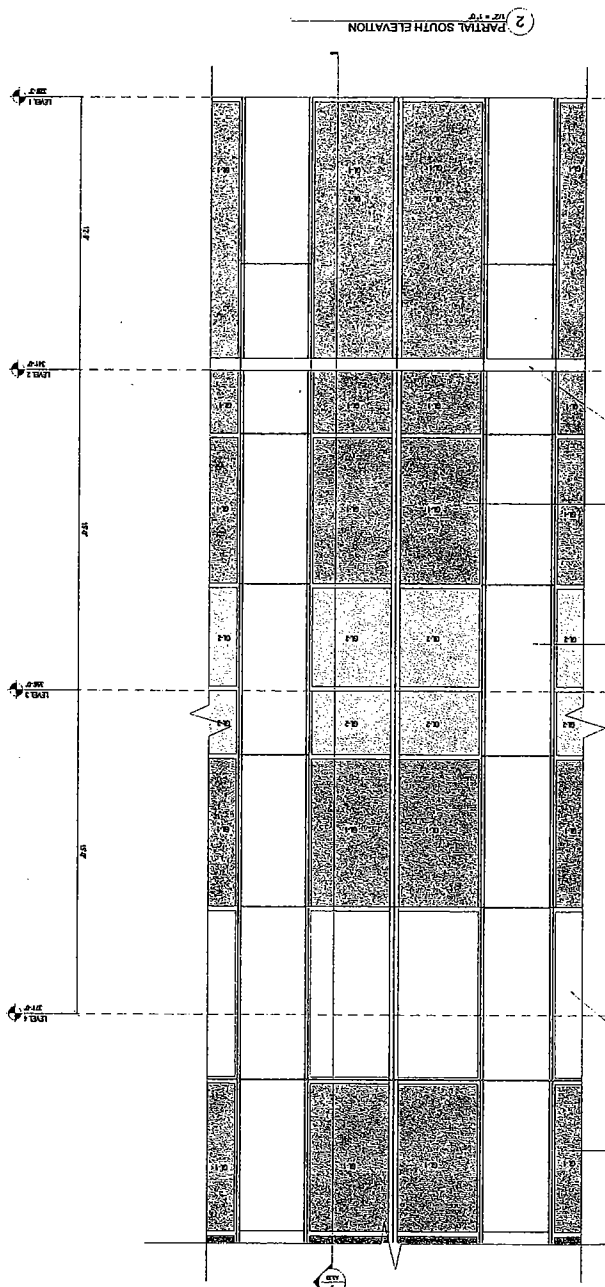
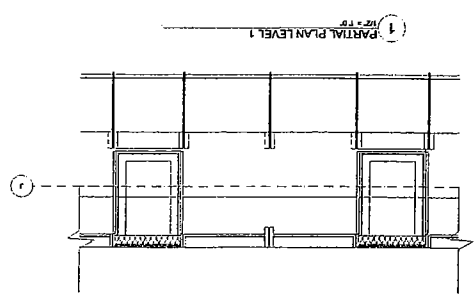


EXHIBIT E

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- DATE: 11/15/00
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 00-000000
- Q-1 READING GLASS UNIT PANEL, GLASS GLAZING SYSTEMS COMPANY'S SERIES
 Q-2 FULL GLAZED GLASS WITH SPANSE COATING, THERM-O-BOND SURFACE
 Q-3 FULL GLAZED GLASS, HOLLOW CORE



01.1 FINISHING GLASS UNIT PANEL GLASS GLASS UNIT WITH GASKET ON SURFACE
 01.2 FLOW CLEAR GLASS WITH GASKET ON SURFACE
 01.3 FLOW CLEAR GLASS NO GASKET ON SURFACE

QUANTITY LIST

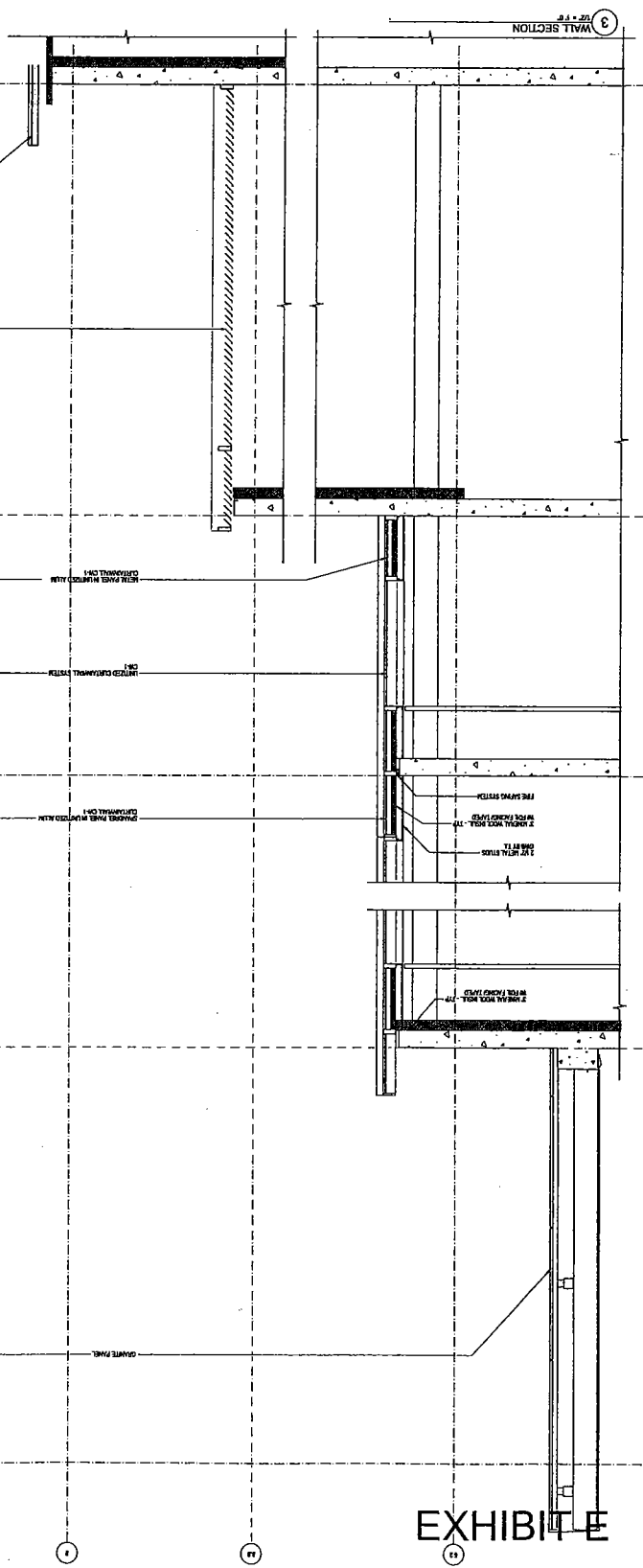
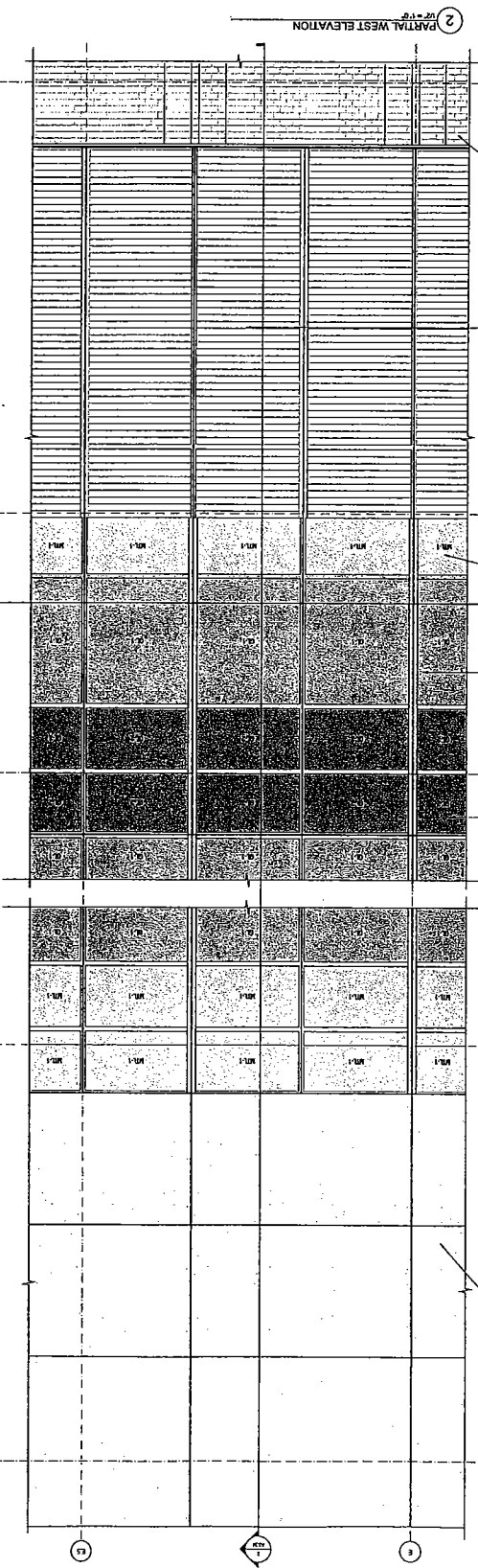
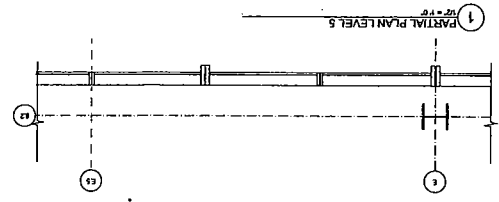


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

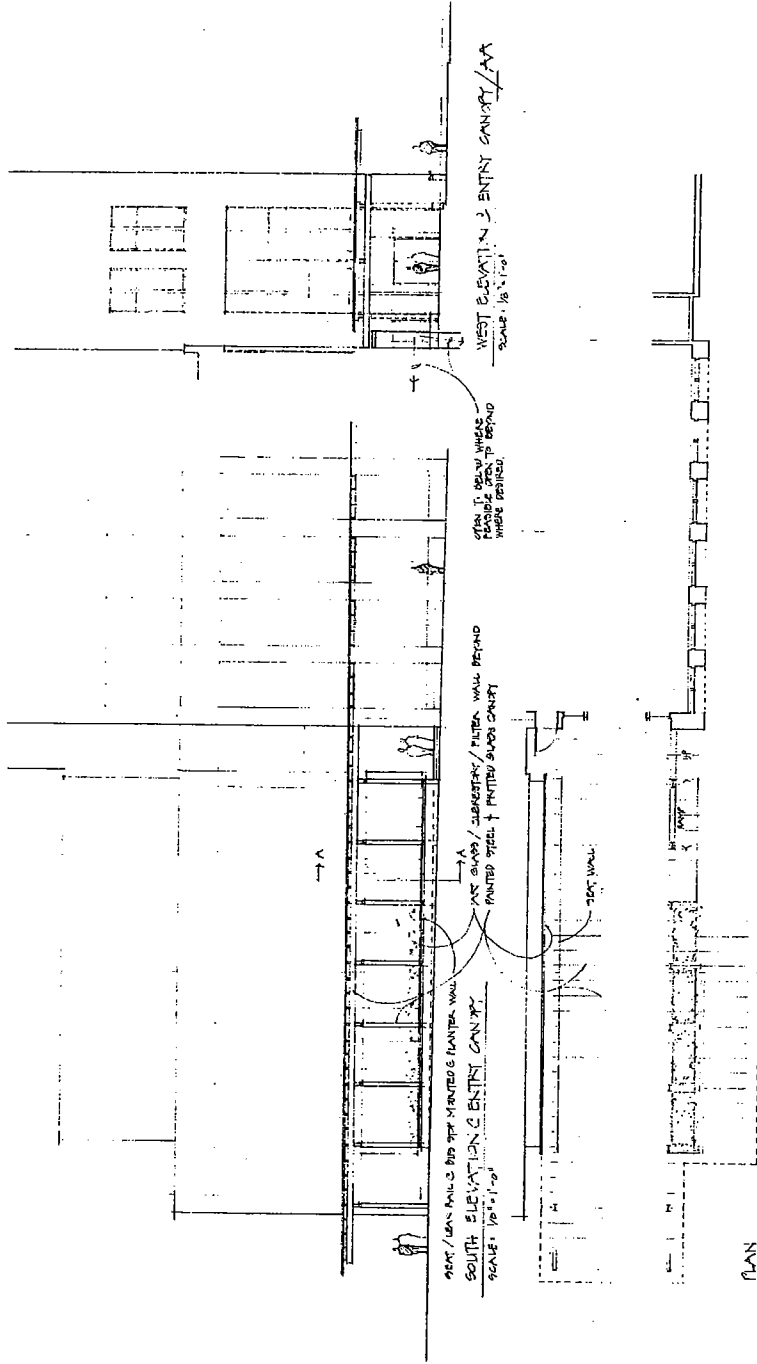
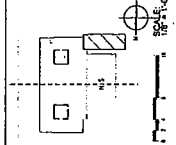


EXHIBIT E

DRAWING NOTES

CODED NOTES

LEGENDS

nbbj
 224 N. 4TH AVENUE, SUITE 1100
 SEATTLE, WASHINGTON 98109
 TEL: 206.464.8800 FAX: 206.464.8802

WHIGHT RUSTAD & COMPANY

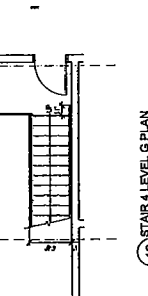
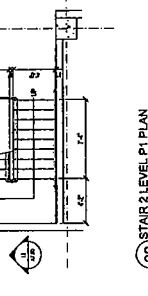
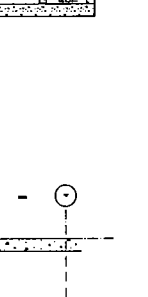
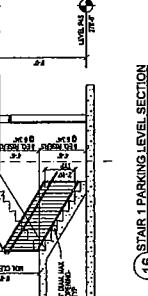
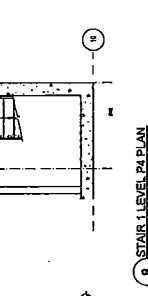
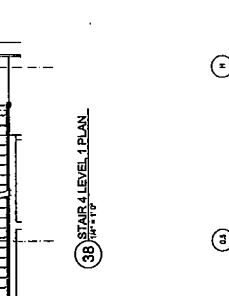
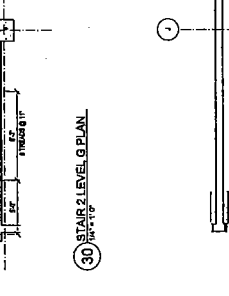
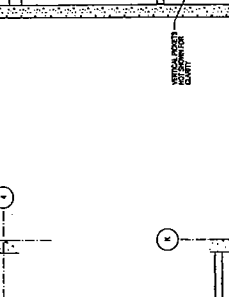
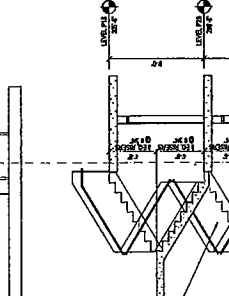
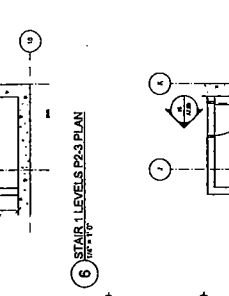
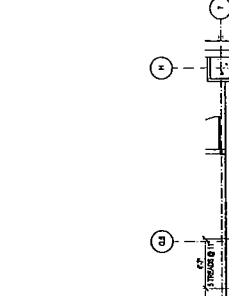
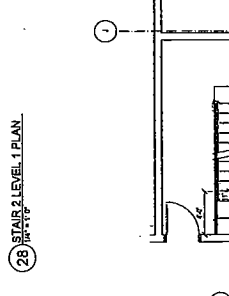
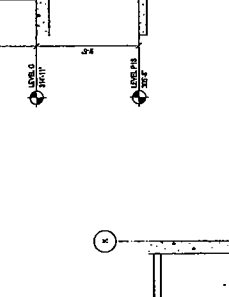
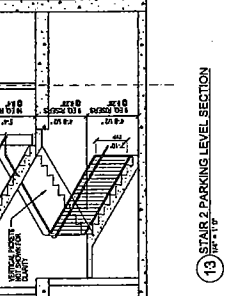
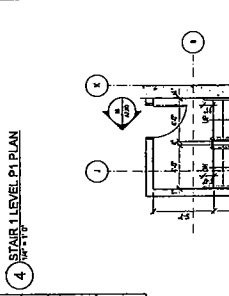
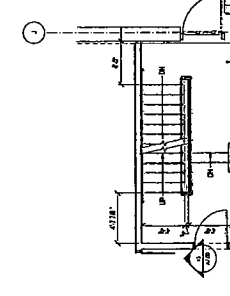
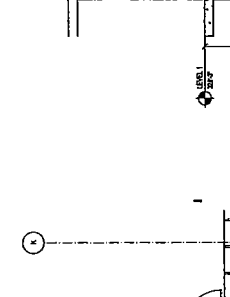
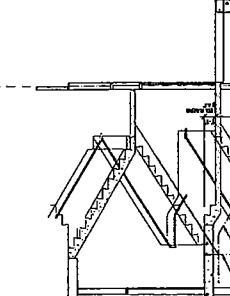
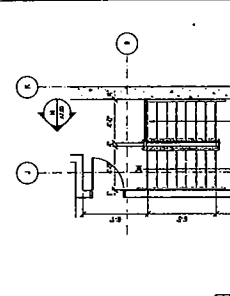
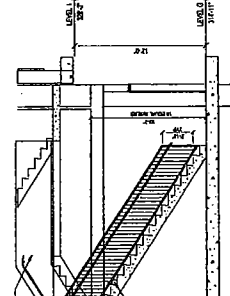
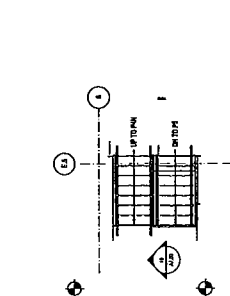
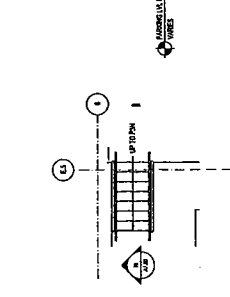
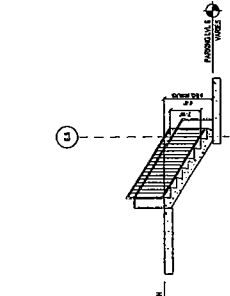
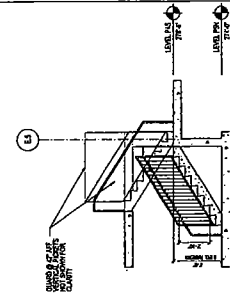
HARBORVIEW NINTH & JEFFERSON BUILDING

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STAIR PLANS & SECTIONS

A7.00



nbbj

251 W. VALE AVENUE, NORTH
PHOENIX, AZ 85004
PHONE: 602.939.5500
FAC: 602.939.5502

WYRCHITT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
JEFFERSON
BUILDING

SCHEMATIC
DESIGN
DOCUMENTS

STAIR
PLANS &
SECTIONS

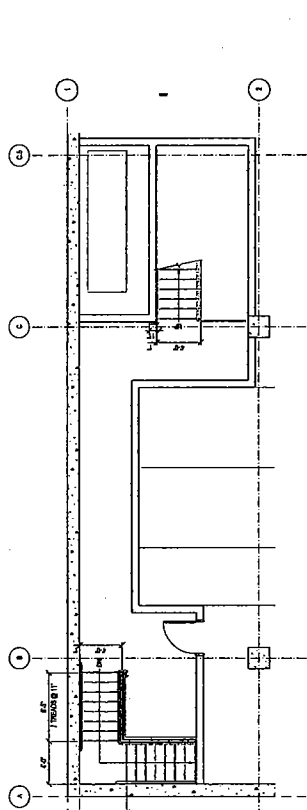
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DRAWING NOTES

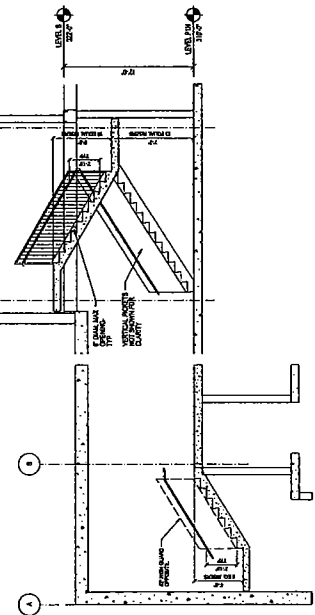
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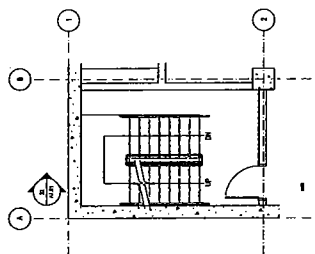
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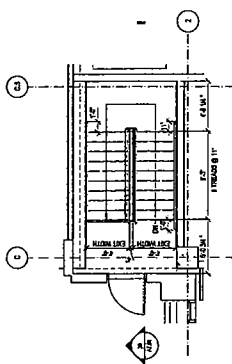
18 STAIR 3, LEVEL P.1 PLAN
1/4" = 1'-0"



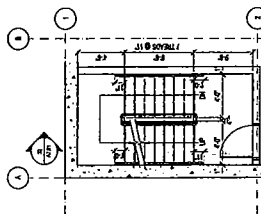
36 STAIR 3 SECTION
1/4" = 1'-0"



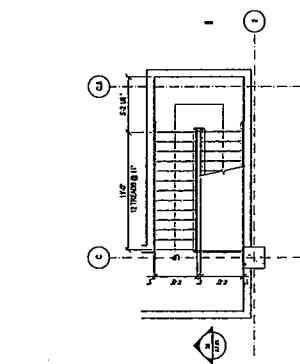
4 STAIR 3, LEVEL P.2 PLAN
1/4" = 1'-0"



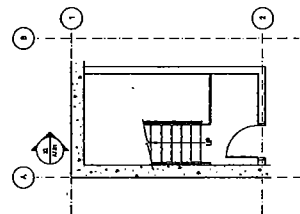
14 STAIR 3, LEVELS P.3 & P.4 PLAN
1/4" = 1'-0"



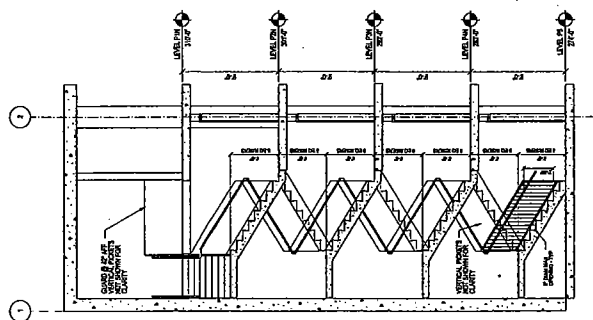
6 STAIR 3, LEVELS P.3 & P.4 PLAN
1/4" = 1'-0"



16 STAIR 3, LEVEL P.1 PLAN
1/4" = 1'-0"



8 STAIR 3, LEVEL P.5 PLAN
1/4" = 1'-0"

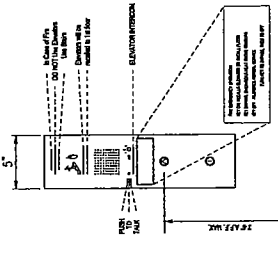


32 STAIR 3 SECTION
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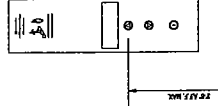
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DATE: 10/13/00
 DRAWN: 04/02/2000

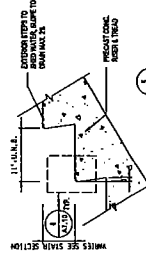
STAIR &
 ELEVATOR
 DETAILS



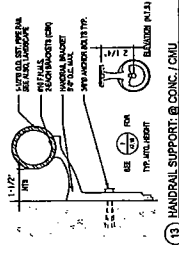
9 CONCRETE PLATE @ ENTRY LOBBY



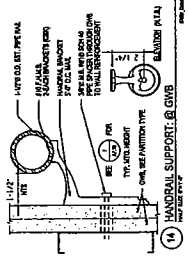
10 CONCRETE PLATE @ TYPICAL FLOORS



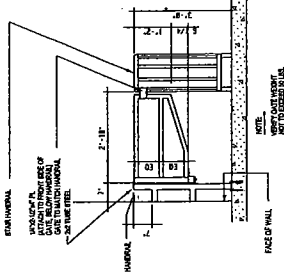
11 PRECAST CONCRETE STAIR



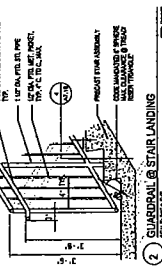
12 HANDRAIL SUPPORT @ CONC. COLUMN



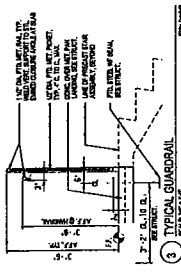
13 HANDRAIL SUPPORT @ GIRTH



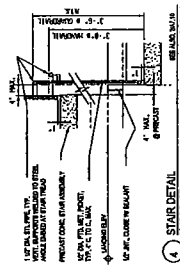
1 GATE & EXIT STAIRS



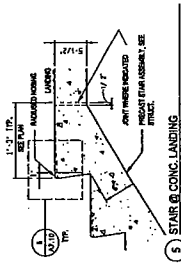
2 HANDRAIL @ STAIR LANDING



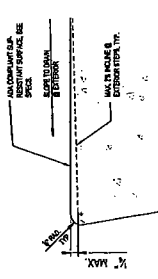
3 TYPICAL HANDRAIL



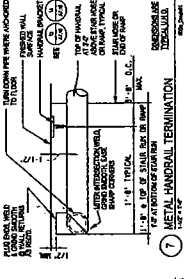
4 STAIR DETAIL



5 STAIR & CONC. LANDING

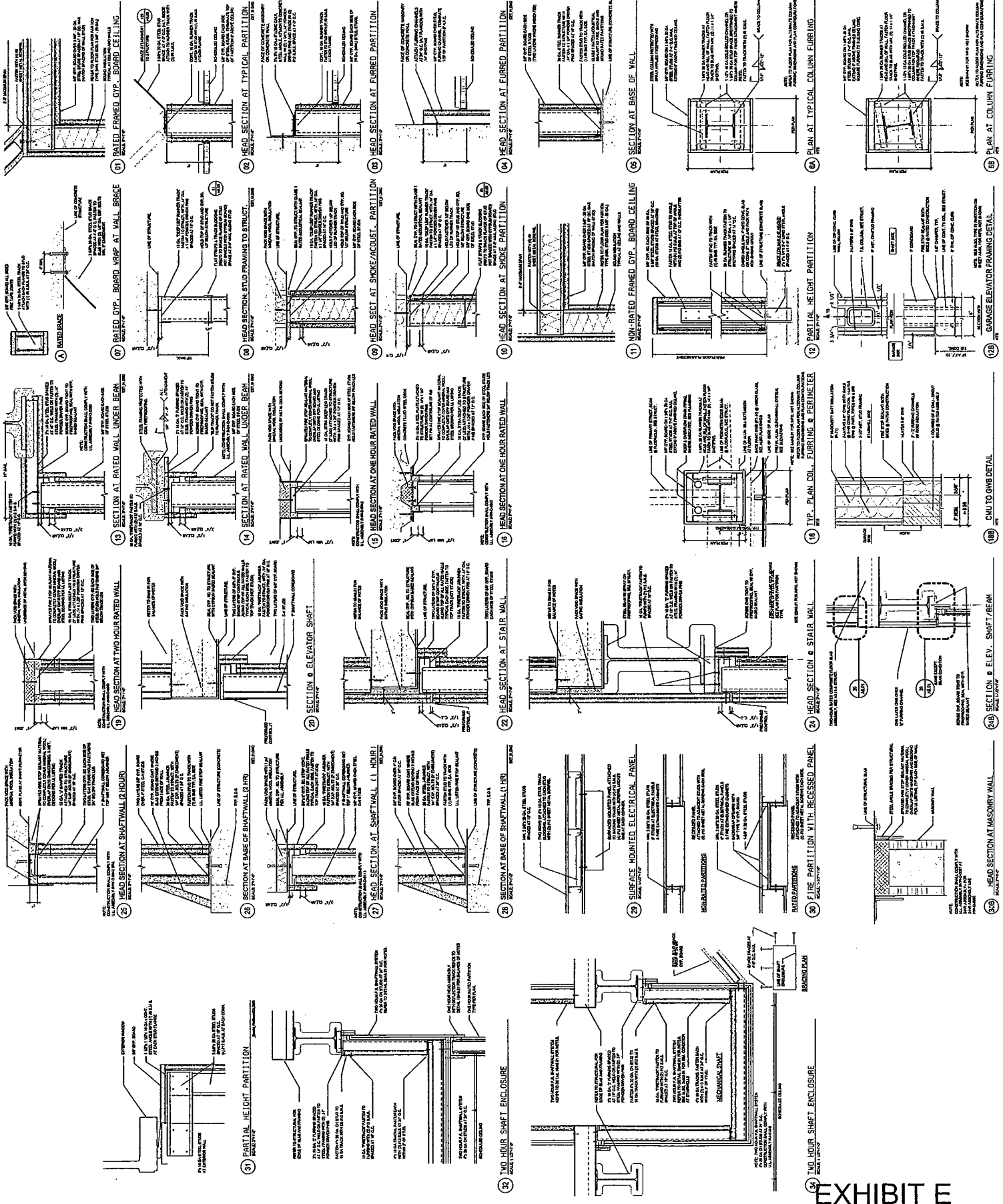


6 CONC. NOSING DETAIL



7 METAL HANDRAIL TERMINATION

NO.	DATE	BY
1	10/12/00	00000000
2	10/12/00	00000000
3	10/12/00	00000000
4	10/12/00	00000000
5	10/12/00	00000000
6	10/12/00	00000000
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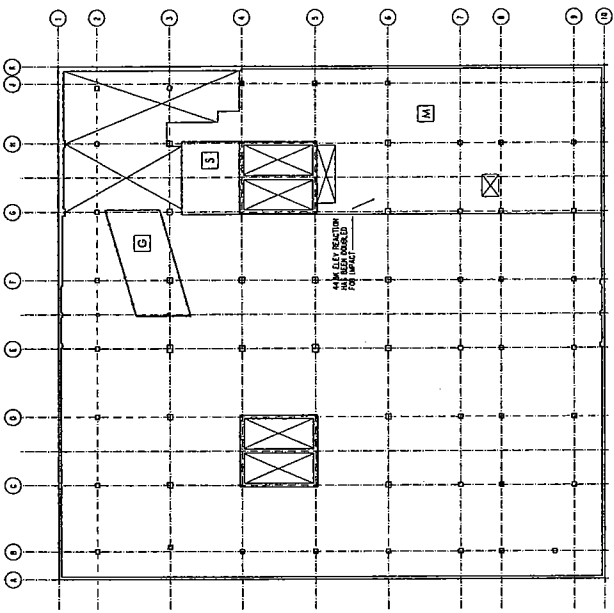




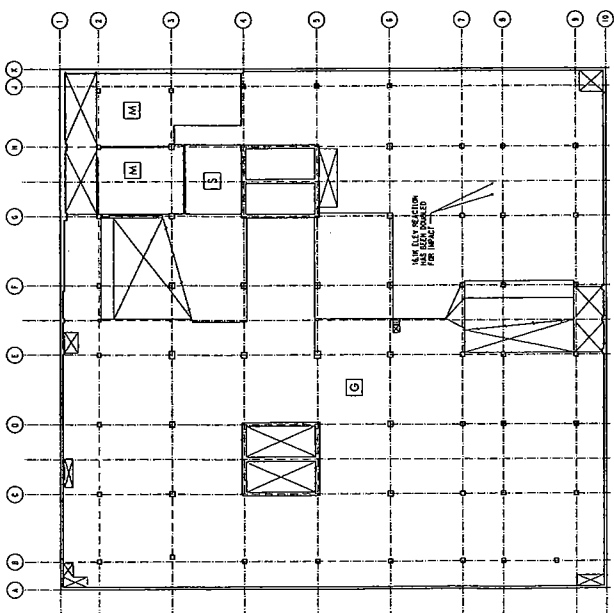
Project No.	2002000
Revision	
Date	
Drawn by	TYTTAMAA
Checked by	

NOTE:
1. FOR MECHANICAL LOADS FOR ACTUAL EQUIPMENT WILL BE USED
BASED ON EQUIPMENT TAGS.

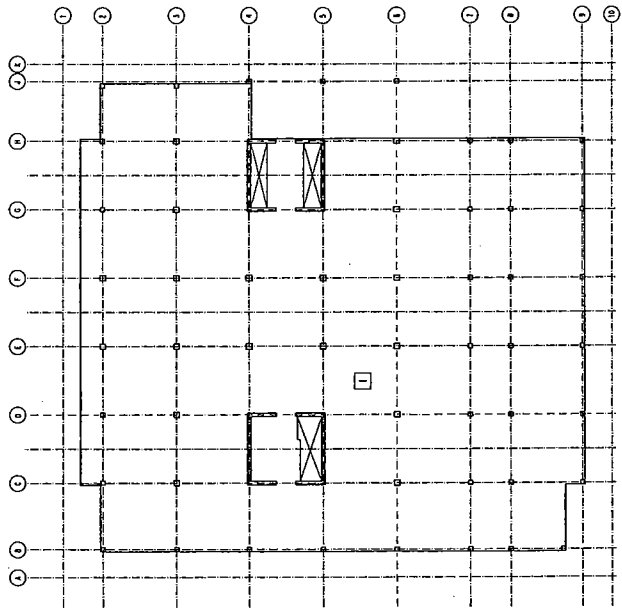
- GROUNDSLOPE
- LOADING DOCK: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 250 PSF
- GARAGE: SELF HEIGHT OF STRUCTURE UNDESIGNABLE AT GOLF ONLY 40 PSF
- INTERIOR FLOOR: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 100 PSF
- LOBBY: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 100 PSF
- Mechanical: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 100 PSF; MECH. TRANSFER RAYS TO BE UNDESIGNABLE 40 PSF
- PLAZA: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 100 PSF
- ROOF: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 30 PSF
- STORAGE: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 125 PSF
- STRUCTURE: SELF HEIGHT OF STRUCTURE UNDESIGNABLE 100 PSF; 4" COMPLETE STRAIN 50 PSF



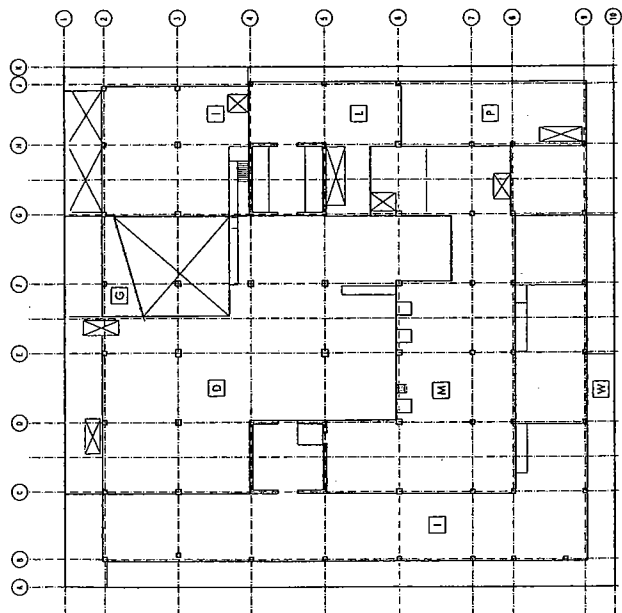
LEVEL G



LEVEL P1



LEVEL O2



LEVEL S/01

EXHIBIT E



PROJECT NO.	100000000
DATE	11/11/2000
BY	LOAD MAPS
CHECKED BY	
SCALE	
TITLE	

- LOAD SCHEDULE**
- D** LANDING DECK
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - G** GARAGE
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - I** INTERIOR FLOOR
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - L** LOBBY
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - M** MECHANICAL
 SELF WEIGHT OF STRUCTURE
 MEPA, TRANSFER TO FLOOR TO PSF
 UNDESKRIBED TO PSF
 - P** PAVILION
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - R** ROOF
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - S** STORAGE
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF
 - W** STAIRWAY
 SELF WEIGHT OF STRUCTURE
 UNIFORM LIVE LOAD 10 PSF
 UNDESKRIBED TO PSF

NOTES:
 1. UNDESKRIBED AREAS, LOADS FOR ACTUAL EQUIPMENT WILL BE USED
 2. UNIFORM LIVE LOADS SHALL BE USED FOR ALL AREAS

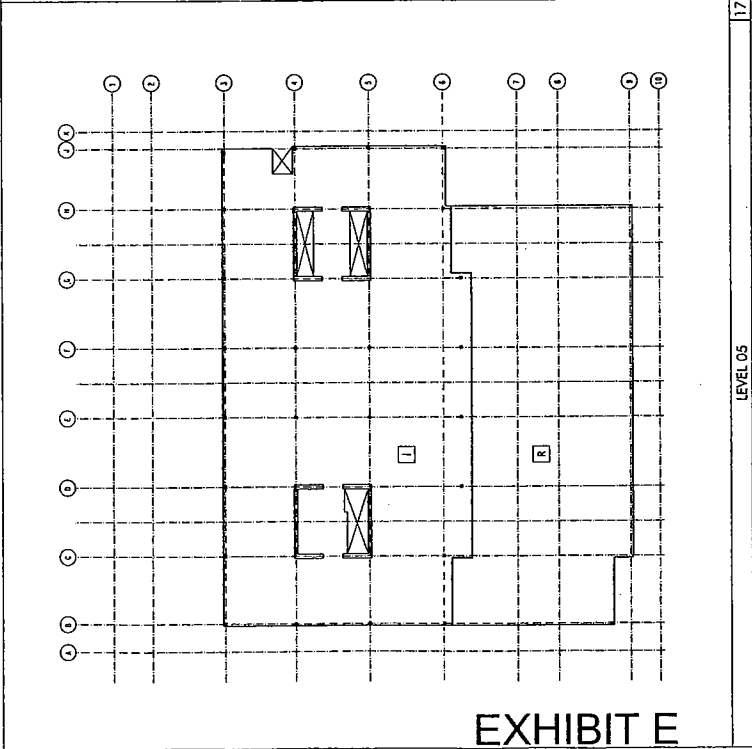
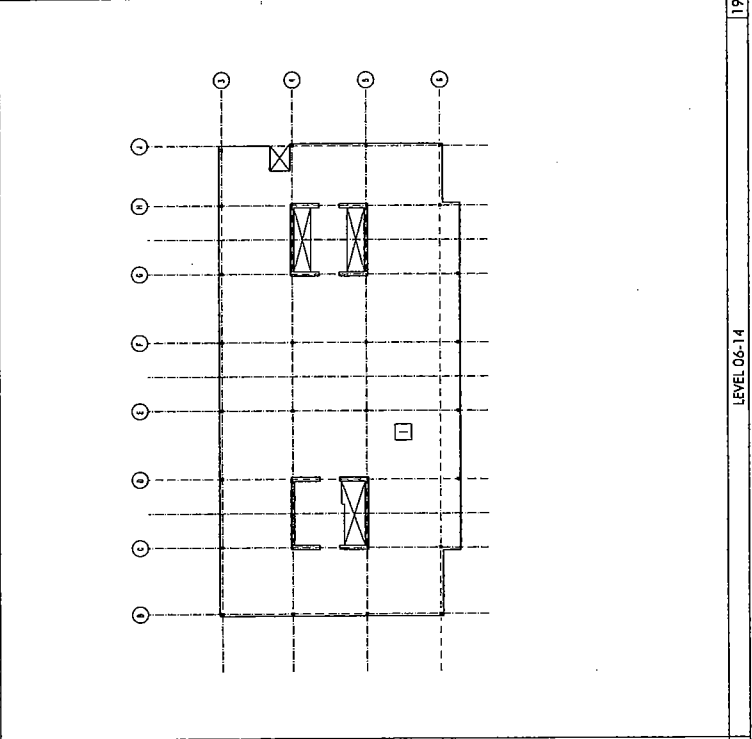
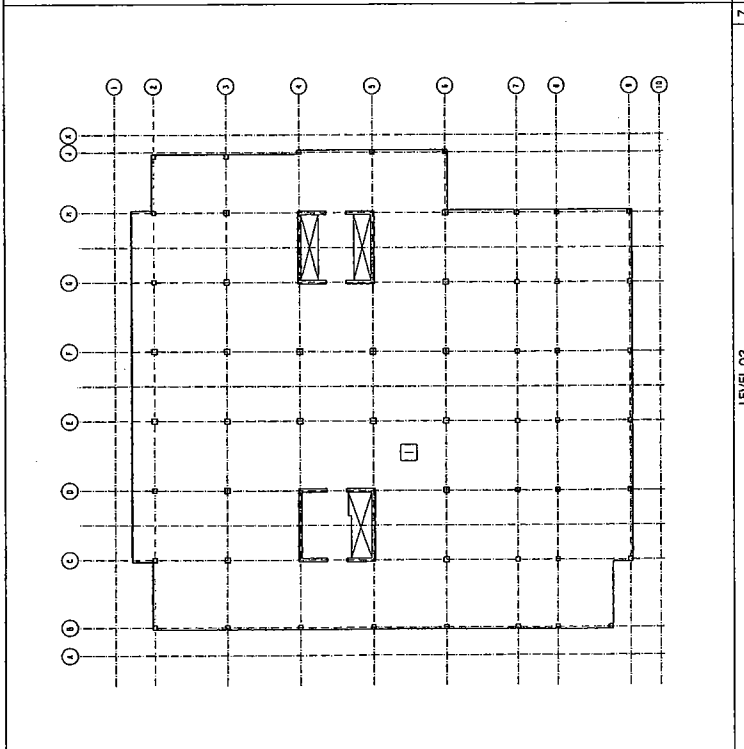
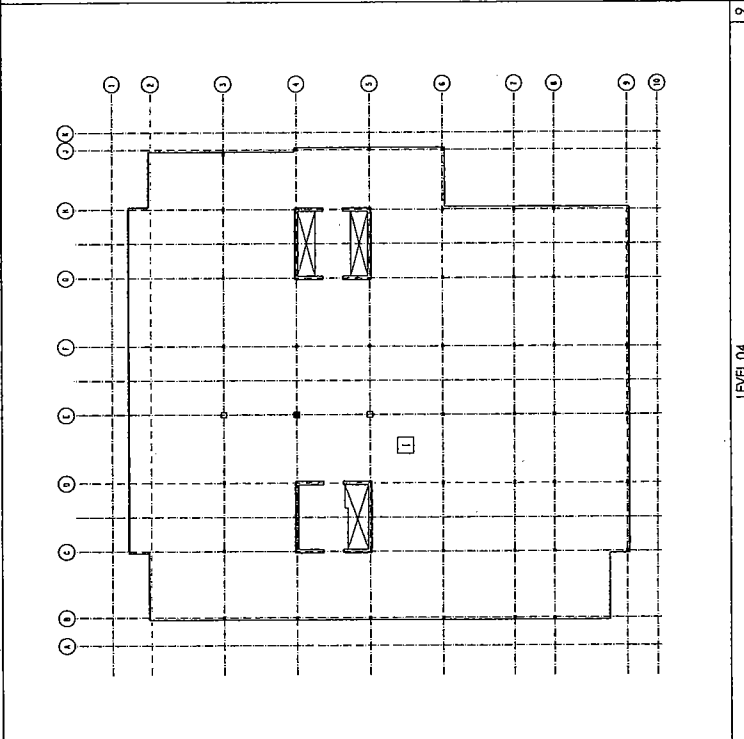


EXHIBIT E

nbbj
220 W 41st STREET, 4TH FLOOR
NEW YORK, NY 10018
PHONE 212 693 6800

**HARBORVIEW
NINTH &
JEFFERSON
BUILDING**

**MAGNUSON
KLEINMAN
ARCHITECTS**
230 W 41st STREET
NEW YORK, NY 10018
PHONE 212 693 6800

**GARAGE
PERMIT SET**

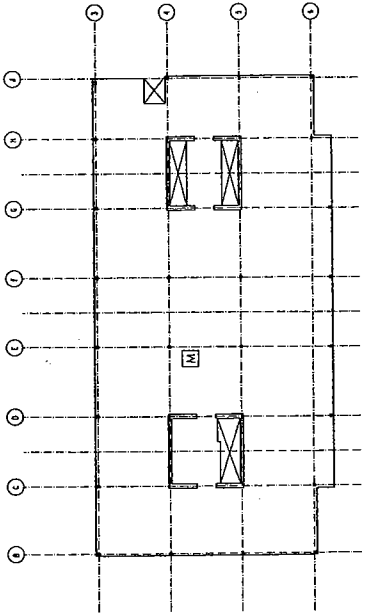


LOAD MAPS

S1.04

- [D] LOADING DOCK**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 25 PSF
DL
LL
- [G] GARAGE**
SELF WEIGHT OF STRUCTURE UNREMOVABLE AT COLD ONLY 4 PSF
DL
LL UNREMOVABLE AT COLD ONLY
- [I] INTERIOR FLOOR**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 100 PSF
DL
LL
- [L] LOBBY**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 25 PSF
DL
LL
- [M] MECHANICAL**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 25 PSF
DL
LL MECH 1
- [P] PLAZA**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 100 PSF
DL
LL
- [R] ROOF**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 25 PSF
DL
LL
- [S] STORAGE**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 125 PSF
DL
LL
- [W] SIDEWALK**
SELF WEIGHT OF STRUCTURE UNREMOVABLE 100 PSF
DL
LL

NOTES:
1. FOR MECHANICAL ROOMS, LOADS FOR ACTUAL EQUIPMENT WILL BE USED
WHERE THEY EXCEED 125 PSF



PENTHOUSE

DESIGNATIONS AND NOTES

19

20

21

22

23

24

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26

27

28

nbbj 220 VALLEY AVENUE NORTH
SEATTLE, WASHINGTON 98109
TEL: 206.461.8800
FAX: 206.461.8805

MAGNOLIA JEFFERSON BUILDING

MAGNOLIA KALENDARIC ASSOCIATES
DESIGNED & DRAWN BY: M. KALENDARIC
CHECKED BY: S. J. [unreadable]
DATE: 10/12/2005

GARAGE PERMIT SET

DATE	10/12/2005
REVISION	NO
DESCRIPTION	
DESIGNED BY	M. KALENDARIC
CHECKED BY	S. J. [unreadable]
IN CHARGE	S. J. [unreadable]

LEVEL P4
REINFORCING
PLAN

S2.01R

MARK	REINFORCING	REMARKS
1E	1E 14x12 @ 12"	
2E	2E 14x12 @ 12"	
3E	3E 14x12 @ 12"	
4E	4E 14x12 @ 12"	
5E	5E 14x12 @ 12"	
6E	6E 14x12 @ 12"	
7E	7E 14x12 @ 12"	
8E	8E 14x12 @ 12"	
9E	9E 14x12 @ 12"	
10E	10E 14x12 @ 12"	
11E	11E 14x12 @ 12"	
12E	12E 14x12 @ 12"	
13E	13E 14x12 @ 12"	
14E	14E 14x12 @ 12"	
15E	15E 14x12 @ 12"	
16E	16E 14x12 @ 12"	
17E	17E 14x12 @ 12"	
18E	18E 14x12 @ 12"	
19E	19E 14x12 @ 12"	
20E	20E 14x12 @ 12"	
21E	21E 14x12 @ 12"	
22E	22E 14x12 @ 12"	
23E	23E 14x12 @ 12"	
24E	24E 14x12 @ 12"	
25E	25E 14x12 @ 12"	
26E	26E 14x12 @ 12"	
27E	27E 14x12 @ 12"	
28E	28E 14x12 @ 12"	
29E	29E 14x12 @ 12"	
30E	30E 14x12 @ 12"	
31E	31E 14x12 @ 12"	
32E	32E 14x12 @ 12"	
33E	33E 14x12 @ 12"	
34E	34E 14x12 @ 12"	
35E	35E 14x12 @ 12"	
36E	36E 14x12 @ 12"	
37E	37E 14x12 @ 12"	
38E	38E 14x12 @ 12"	
39E	39E 14x12 @ 12"	
40E	40E 14x12 @ 12"	
41E	41E 14x12 @ 12"	
42E	42E 14x12 @ 12"	
43E	43E 14x12 @ 12"	
44E	44E 14x12 @ 12"	
45E	45E 14x12 @ 12"	
46E	46E 14x12 @ 12"	
47E	47E 14x12 @ 12"	
48E	48E 14x12 @ 12"	
49E	49E 14x12 @ 12"	
50E	50E 14x12 @ 12"	
51E	51E 14x12 @ 12"	
52E	52E 14x12 @ 12"	
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54E	54E 14x12 @ 12"	
55E	55E 14x12 @ 12"	
56E	56E 14x12 @ 12"	
57E	57E 14x12 @ 12"	
58E	58E 14x12 @ 12"	
59E	59E 14x12 @ 12"	
60E	60E 14x12 @ 12"	
61E	61E 14x12 @ 12"	
62E	62E 14x12 @ 12"	
63E	63E 14x12 @ 12"	
64E	64E 14x12 @ 12"	
65E	65E 14x12 @ 12"	
66E	66E 14x12 @ 12"	
67E	67E 14x12 @ 12"	
68E	68E 14x12 @ 12"	
69E	69E 14x12 @ 12"	
70E	70E 14x12 @ 12"	
71E	71E 14x12 @ 12"	
72E	72E 14x12 @ 12"	
73E	73E 14x12 @ 12"	
74E	74E 14x12 @ 12"	
75E	75E 14x12 @ 12"	
76E	76E 14x12 @ 12"	
77E	77E 14x12 @ 12"	
78E	78E 14x12 @ 12"	
79E	79E 14x12 @ 12"	
80E	80E 14x12 @ 12"	
81E	81E 14x12 @ 12"	
82E	82E 14x12 @ 12"	
83E	83E 14x12 @ 12"	
84E	84E 14x12 @ 12"	
85E	85E 14x12 @ 12"	
86E	86E 14x12 @ 12"	
87E	87E 14x12 @ 12"	
88E	88E 14x12 @ 12"	
89E	89E 14x12 @ 12"	
90E	90E 14x12 @ 12"	
91E	91E 14x12 @ 12"	
92E	92E 14x12 @ 12"	
93E	93E 14x12 @ 12"	
94E	94E 14x12 @ 12"	
95E	95E 14x12 @ 12"	
96E	96E 14x12 @ 12"	
97E	97E 14x12 @ 12"	
98E	98E 14x12 @ 12"	
99E	99E 14x12 @ 12"	
100E	100E 14x12 @ 12"	

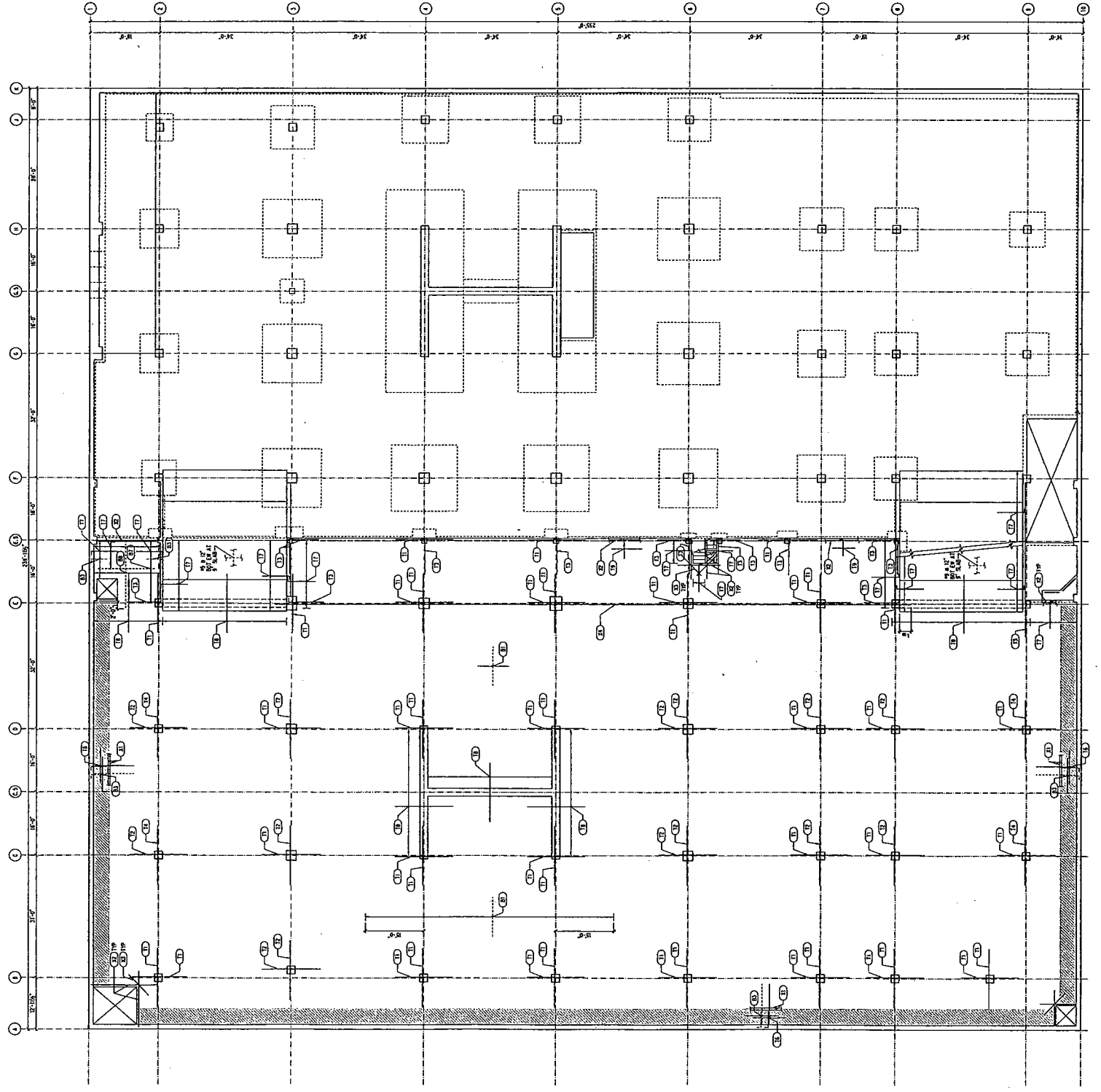


EXHIBIT E

nbbj
 220 VALE AVENUE NORTH
 PHOENIX AZ 85016
 FAX 602 922 6000

**HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING**

**MAGNUSON
 KLEMMER &
 ASSOCIATES**
 CIVIL
 3030 CENTRAL EXPRESSWAY
 PHOENIX, AZ 85016
 PHONE: (602) 954-2300

GARAGE PERMIT SET

DATE	ISSUE	BY	DESCRIPTION
06/11/2007		DJL	ISSUED FOR PERMIT
05/01/2007			REVISED
04/11/2007			REVISED

**LEVEL P2
 REINFORCING
 PLAN**

S2.03R

TRM	REINFORCING	REMARKS
101	(8) #4@12"	
102	(8) #4@12"	
103	(8) #4@12"	
104	(8) #4@12"	
105	(8) #4@12"	
106	(8) #4@12"	
107	(8) #4@12"	
108	(8) #4@12"	
109	(8) #4@12"	
110	(8) #4@12"	
111	(8) #4@12"	
112	(8) #4@12"	
113	(8) #4@12"	
114	(8) #4@12"	
115	(8) #4@12"	
116	(8) #4@12"	
117	(8) #4@12"	
118	(8) #4@12"	
119	(8) #4@12"	
120	(8) #4@12"	

TRM	REINFORCING	REMARKS
121	(8) #4@12"	
122	(8) #4@12"	
123	(8) #4@12"	
124	(8) #4@12"	
125	(8) #4@12"	
126	(8) #4@12"	
127	(8) #4@12"	
128	(8) #4@12"	
129	(8) #4@12"	
130	(8) #4@12"	
131	(8) #4@12"	
132	(8) #4@12"	
133	(8) #4@12"	
134	(8) #4@12"	
135	(8) #4@12"	
136	(8) #4@12"	
137	(8) #4@12"	
138	(8) #4@12"	
139	(8) #4@12"	
140	(8) #4@12"	

TRM	REINFORCING	REMARKS
141	(8) #4@12"	
142	(8) #4@12"	
143	(8) #4@12"	
144	(8) #4@12"	
145	(8) #4@12"	
146	(8) #4@12"	
147	(8) #4@12"	
148	(8) #4@12"	
149	(8) #4@12"	
150	(8) #4@12"	
151	(8) #4@12"	
152	(8) #4@12"	
153	(8) #4@12"	
154	(8) #4@12"	
155	(8) #4@12"	
156	(8) #4@12"	
157	(8) #4@12"	
158	(8) #4@12"	
159	(8) #4@12"	
160	(8) #4@12"	

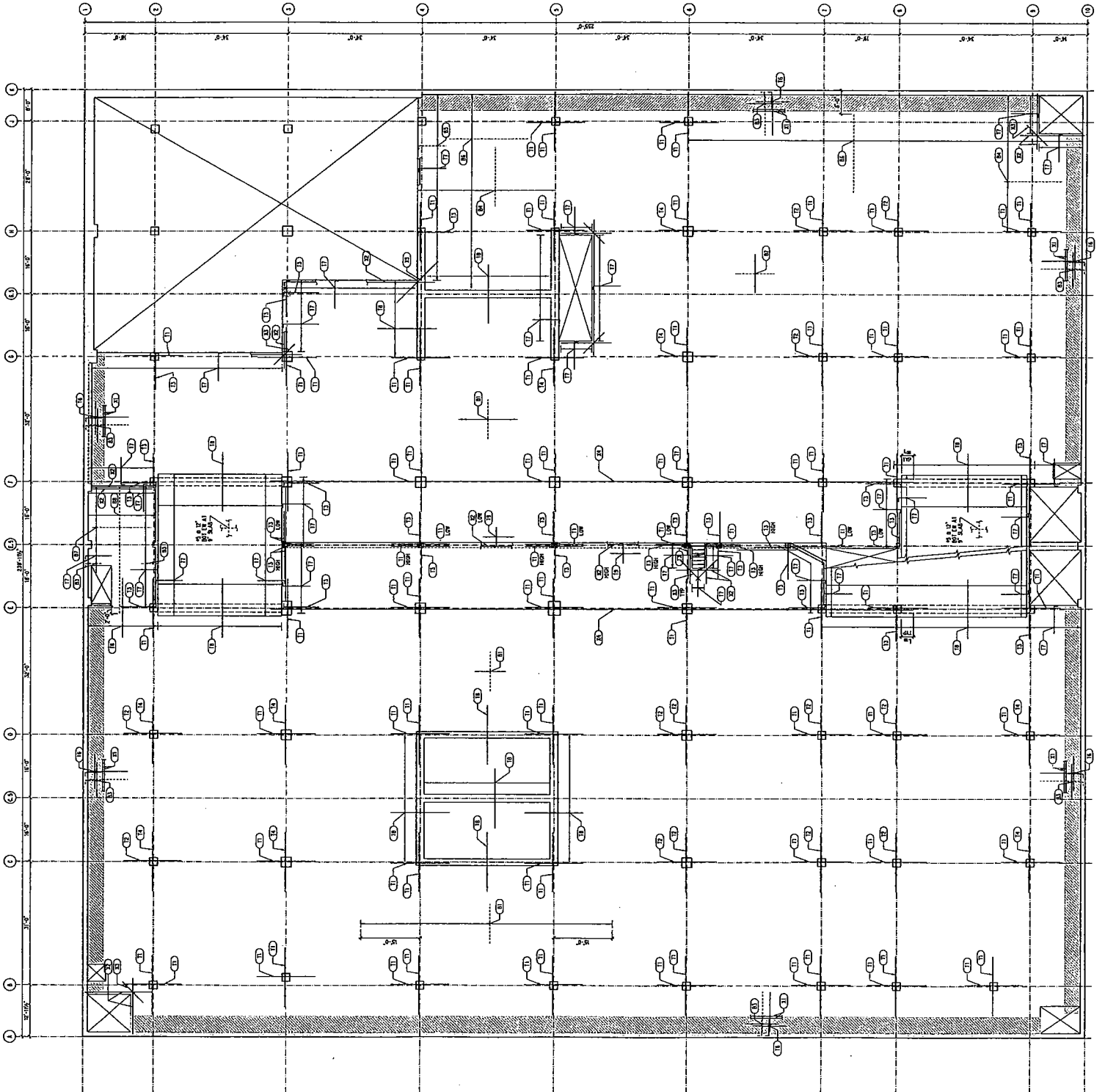


EXHIBIT E

9/12/2006 4:28:00 PM User: DJL Date: 06/11/2007 10:54:11 AM Project: Harborview Ninth & Jefferson Building Level P2 Reinforcing Plan

nbbj
 224 VILLAGE AVENUE, NORTH PLAKES, CO 80108
 PHONE: 303.753.3000
 FAX: 303.753.3100
 WWW.NBBJ.COM

**HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING**

**MAGNUSSON
 KLEINBERG
 ENGINEERS**
 1155 WEST 22ND AVENUE
 SUITE 100
 DENVER, CO 80202

GARAGE PERMIT SET



DATE: 11/14/2023		DRAWING NO: 230200.00		PROJECT: LEVEL P1 REINFORCING PLAN	SHEET NO: S2.04/R
DESIGNED BY: D.J.	CHECKED BY: D.J.	DATE: 11/14/2023	SCALE: 1/8" = 1'-0"		

MARK	TRIM REINFORCEMENT	REMARKS
(T1)	1# 10# 1'-0"	
(T2)	1# 10# 1'-0"	
(T3)	1# 10# 1'-0"	
(T4)	1# 10# 1'-0"	
(T5)	1# 10# 1'-0"	
(T6)	1# 10# 1'-0"	
(T7)	1# 10# 1'-0"	
(T8)	1# 10# 1'-0"	
(T9)	1# 10# 1'-0"	
(T10)	1# 10# 1'-0"	
(T11)	1# 10# 1'-0"	
(T12)	1# 10# 1'-0"	
(T13)	1# 10# 1'-0"	
(T14)	1# 10# 1'-0"	
(T15)	1# 10# 1'-0"	
(T16)	1# 10# 1'-0"	
(T17)	1# 10# 1'-0"	
(T18)	1# 10# 1'-0"	
(T19)	1# 10# 1'-0"	
(T20)	1# 10# 1'-0"	
(T21)	1# 10# 1'-0"	
(T22)	1# 10# 1'-0"	
(T23)	1# 10# 1'-0"	
(T24)	1# 10# 1'-0"	
(T25)	1# 10# 1'-0"	
(T26)	1# 10# 1'-0"	
(T27)	1# 10# 1'-0"	
(T28)	1# 10# 1'-0"	
(T29)	1# 10# 1'-0"	
(T30)	1# 10# 1'-0"	
(T31)	1# 10# 1'-0"	
(T32)	1# 10# 1'-0"	

MARK	TRIM REINFORCEMENT	REMARKS
(T33)	1# 10# 1'-0"	
(T34)	1# 10# 1'-0"	
(T35)	1# 10# 1'-0"	
(T36)	1# 10# 1'-0"	
(T37)	1# 10# 1'-0"	
(T38)	1# 10# 1'-0"	
(T39)	1# 10# 1'-0"	
(T40)	1# 10# 1'-0"	
(T41)	1# 10# 1'-0"	
(T42)	1# 10# 1'-0"	
(T43)	1# 10# 1'-0"	
(T44)	1# 10# 1'-0"	
(T45)	1# 10# 1'-0"	
(T46)	1# 10# 1'-0"	
(T47)	1# 10# 1'-0"	
(T48)	1# 10# 1'-0"	
(T49)	1# 10# 1'-0"	
(T50)	1# 10# 1'-0"	
(T51)	1# 10# 1'-0"	
(T52)	1# 10# 1'-0"	

MARK	TRIM REINFORCEMENT	REMARKS
(T53)	1# 10# 1'-0"	
(T54)	1# 10# 1'-0"	
(T55)	1# 10# 1'-0"	
(T56)	1# 10# 1'-0"	
(T57)	1# 10# 1'-0"	
(T58)	1# 10# 1'-0"	
(T59)	1# 10# 1'-0"	
(T60)	1# 10# 1'-0"	
(T61)	1# 10# 1'-0"	
(T62)	1# 10# 1'-0"	
(T63)	1# 10# 1'-0"	
(T64)	1# 10# 1'-0"	
(T65)	1# 10# 1'-0"	
(T66)	1# 10# 1'-0"	
(T67)	1# 10# 1'-0"	
(T68)	1# 10# 1'-0"	
(T69)	1# 10# 1'-0"	
(T70)	1# 10# 1'-0"	

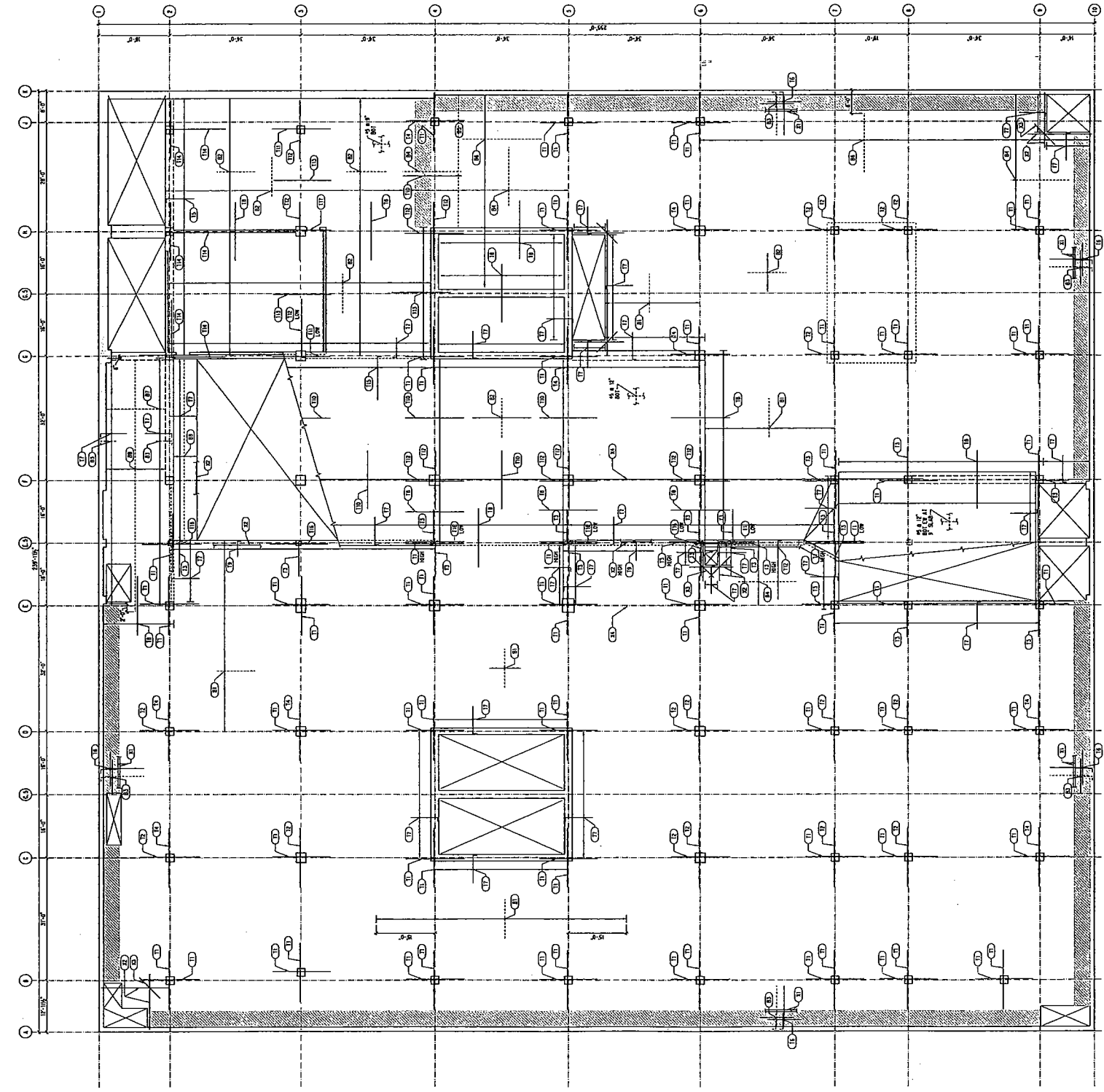


EXHIBIT E

REFERENCE DRAWINGS:
 1. ARCHITECTURAL DRAWING SHEET, GENERAL NOTES
 2. ARCHITECTURAL DRAWING SHEET, FLOOR PLAN
 3. ARCHITECTURAL DRAWING SHEET, SECTION
 4. ARCHITECTURAL DRAWING SHEET, DETAILS
 5. ARCHITECTURAL DRAWING SHEET, STEEL SECTIONS AND DETAILS

NOTES:
 1. REFER TO FLOOR ELEVATION IS SHOWN. TOP OF SLAB IS
 2. STRUCTURAL SLAB IS A WILD REINFORCED TOP-WET
 3. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR
 4. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR
 5. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR
 6. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR
 7. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR
 8. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR
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 100. SEE TYPICAL CONCRETE DETAILS FOR REINFORCING ANCHOR

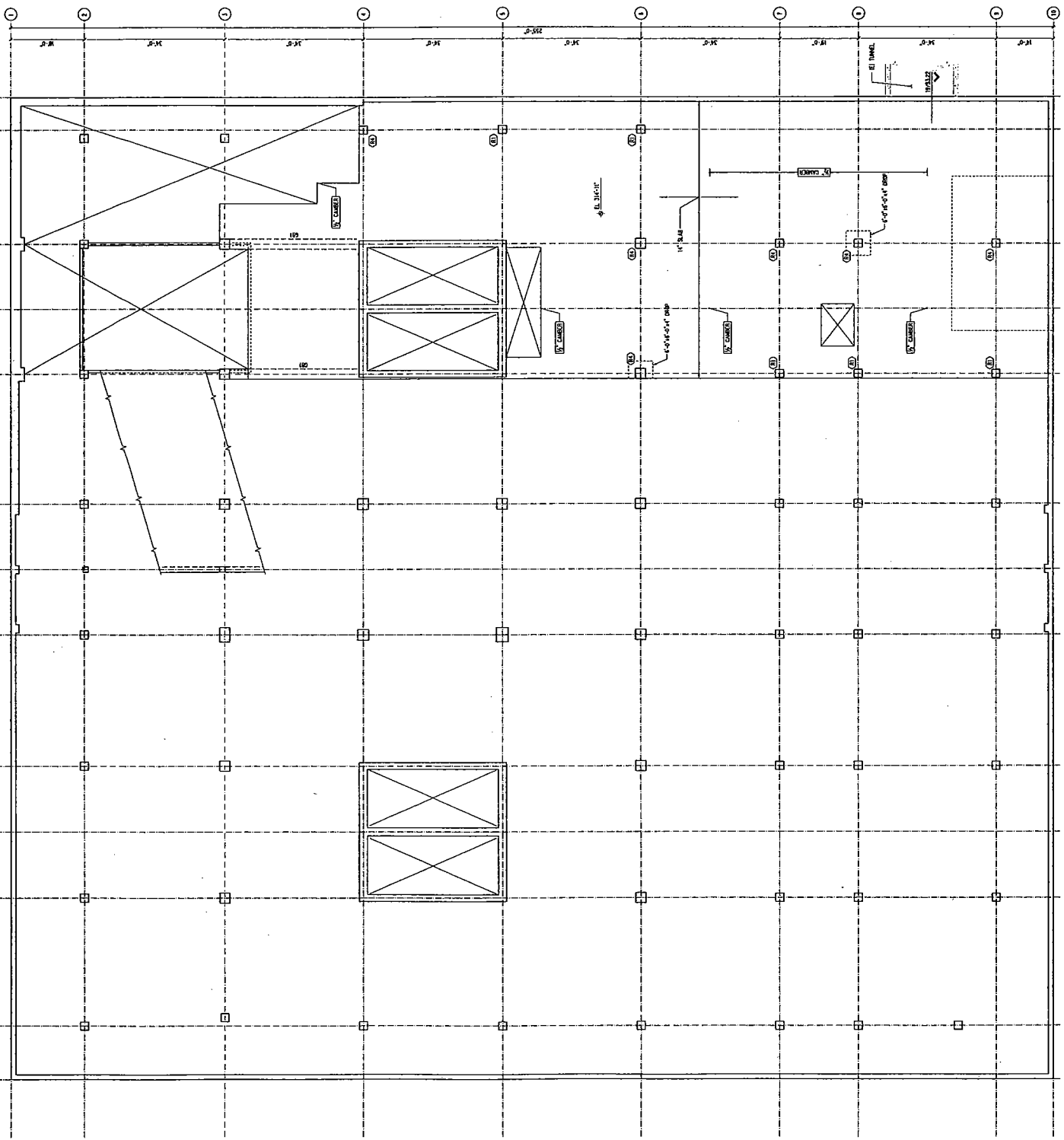
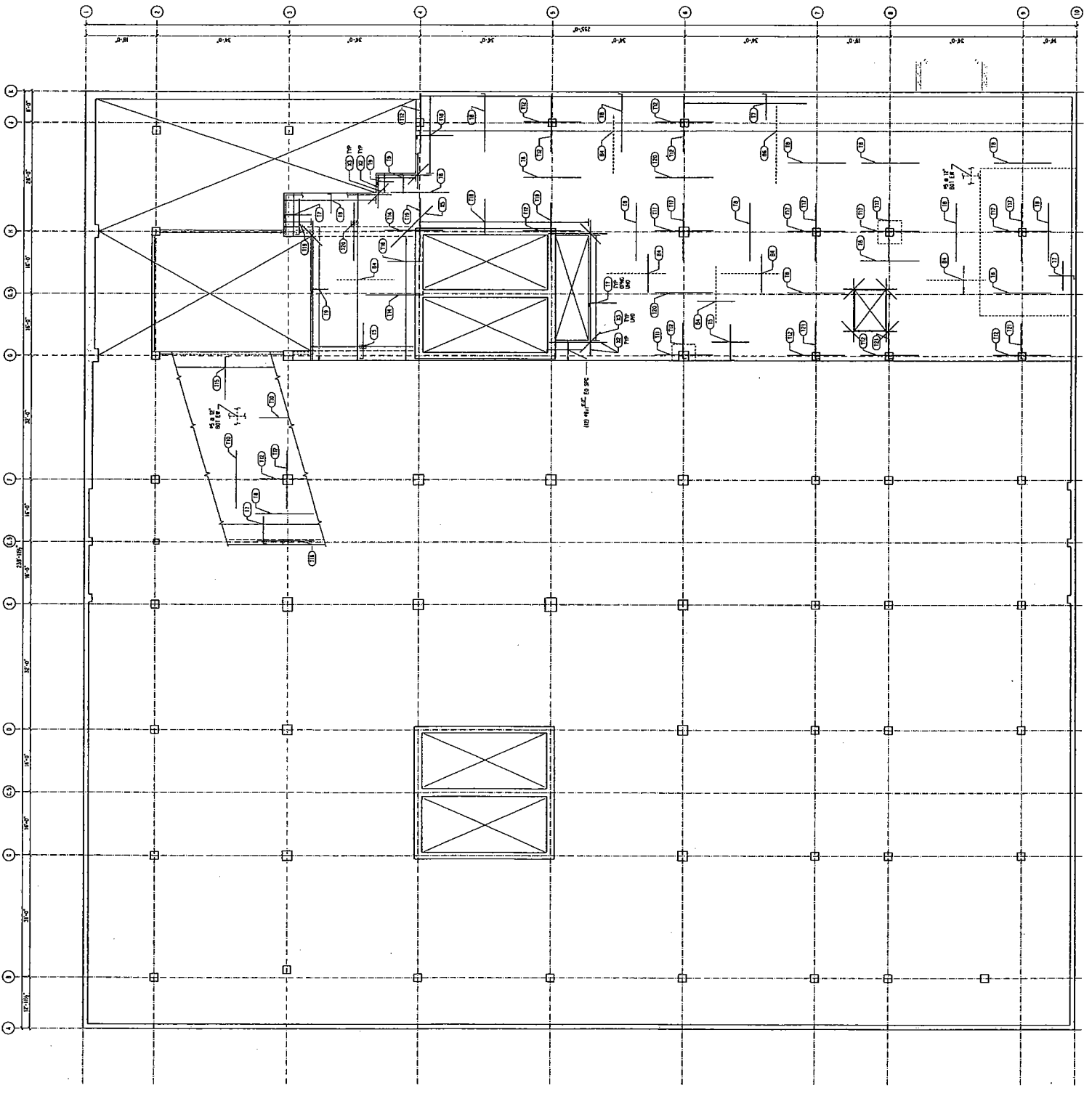


EXHIBIT E

TRM REINFORCING SCHEDULE	
MARK	REINFORCIMENT
(C1)	#11 @ 12" O.C.
(C2)	#11 @ 12" O.C.
(C3)	#11 @ 12" O.C.
(C4)	#11 @ 12" O.C.
(C5)	#11 @ 12" O.C.
(C6)	#11 @ 12" O.C.
(C7)	#11 @ 12" O.C.
(C8)	#11 @ 12" O.C.
(C9)	#11 @ 12" O.C.
(C10)	#11 @ 12" O.C.
(C11)	#11 @ 12" O.C.
(C12)	#11 @ 12" O.C.
(C13)	#11 @ 12" O.C.
(C14)	#11 @ 12" O.C.
(C15)	#11 @ 12" O.C.
(C16)	#11 @ 12" O.C.
(C17)	#11 @ 12" O.C.
(C18)	#11 @ 12" O.C.
(C19)	#11 @ 12" O.C.
(C20)	#11 @ 12" O.C.
(C21)	#11 @ 12" O.C.
(C22)	#11 @ 12" O.C.
(C23)	#11 @ 12" O.C.
(C24)	#11 @ 12" O.C.
(C25)	#11 @ 12" O.C.
(C26)	#11 @ 12" O.C.
(C27)	#11 @ 12" O.C.
(C28)	#11 @ 12" O.C.
(C29)	#11 @ 12" O.C.
(C30)	#11 @ 12" O.C.
(C31)	#11 @ 12" O.C.
(C32)	#11 @ 12" O.C.
(C33)	#11 @ 12" O.C.
(C34)	#11 @ 12" O.C.
(C35)	#11 @ 12" O.C.
(C36)	#11 @ 12" O.C.
(C37)	#11 @ 12" O.C.
(C38)	#11 @ 12" O.C.
(C39)	#11 @ 12" O.C.
(C40)	#11 @ 12" O.C.
(C41)	#11 @ 12" O.C.
(C42)	#11 @ 12" O.C.
(C43)	#11 @ 12" O.C.
(C44)	#11 @ 12" O.C.
(C45)	#11 @ 12" O.C.
(C46)	#11 @ 12" O.C.
(C47)	#11 @ 12" O.C.
(C48)	#11 @ 12" O.C.
(C49)	#11 @ 12" O.C.
(C50)	#11 @ 12" O.C.
(C51)	#11 @ 12" O.C.
(C52)	#11 @ 12" O.C.
(C53)	#11 @ 12" O.C.
(C54)	#11 @ 12" O.C.
(C55)	#11 @ 12" O.C.
(C56)	#11 @ 12" O.C.
(C57)	#11 @ 12" O.C.
(C58)	#11 @ 12" O.C.
(C59)	#11 @ 12" O.C.
(C60)	#11 @ 12" O.C.
(C61)	#11 @ 12" O.C.
(C62)	#11 @ 12" O.C.
(C63)	#11 @ 12" O.C.
(C64)	#11 @ 12" O.C.
(C65)	#11 @ 12" O.C.
(C66)	#11 @ 12" O.C.
(C67)	#11 @ 12" O.C.
(C68)	#11 @ 12" O.C.
(C69)	#11 @ 12" O.C.
(C70)	#11 @ 12" O.C.
(C71)	#11 @ 12" O.C.
(C72)	#11 @ 12" O.C.
(C73)	#11 @ 12" O.C.
(C74)	#11 @ 12" O.C.
(C75)	#11 @ 12" O.C.
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(C80)	#11 @ 12" O.C.
(C81)	#11 @ 12" O.C.
(C82)	#11 @ 12" O.C.
(C83)	#11 @ 12" O.C.
(C84)	#11 @ 12" O.C.
(C85)	#11 @ 12" O.C.
(C86)	#11 @ 12" O.C.
(C87)	#11 @ 12" O.C.
(C88)	#11 @ 12" O.C.
(C89)	#11 @ 12" O.C.
(C90)	#11 @ 12" O.C.
(C91)	#11 @ 12" O.C.
(C92)	#11 @ 12" O.C.
(C93)	#11 @ 12" O.C.
(C94)	#11 @ 12" O.C.
(C95)	#11 @ 12" O.C.
(C96)	#11 @ 12" O.C.
(C97)	#11 @ 12" O.C.
(C98)	#11 @ 12" O.C.
(C99)	#11 @ 12" O.C.
(C100)	#11 @ 12" O.C.
(C101)	#11 @ 12" O.C.
(C102)	#11 @ 12" O.C.
(C103)	#11 @ 12" O.C.
(C104)	#11 @ 12" O.C.
(C105)	#11 @ 12" O.C.
(C106)	#11 @ 12" O.C.
(C107)	#11 @ 12" O.C.
(C108)	#11 @ 12" O.C.
(C109)	#11 @ 12" O.C.
(C110)	#11 @ 12" O.C.
(C111)	#11 @ 12" O.C.
(C112)	#11 @ 12" O.C.
(C113)	#11 @ 12" O.C.
(C114)	#11 @ 12" O.C.
(C115)	#11 @ 12" O.C.
(C116)	#11 @ 12" O.C.
(C117)	#11 @ 12" O.C.
(C118)	#11 @ 12" O.C.
(C119)	#11 @ 12" O.C.
(C120)	#11 @ 12" O.C.
(C121)	#11 @ 12" O.C.
(C122)	#11 @ 12" O.C.
(C123)	#11 @ 12" O.C.
(C124)	#11 @ 12" O.C.
(C125)	#11 @ 12" O.C.
(C126)	#11 @ 12" O.C.
(C127)	#11 @ 12" O.C.
(C128)	#11 @ 12" O.C.
(C129)	#11 @ 12" O.C.
(C130)	#11 @ 12" O.C.
(C131)	#11 @ 12" O.C.
(C132)	#11 @ 12" O.C.
(C133)	#11 @ 12" O.C.
(C134)	#11 @ 12" O.C.
(C135)	#11 @ 12" O.C.
(C136)	#11 @ 12" O.C.
(C137)	#11 @ 12" O.C.
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(C140)	#11 @ 12" O.C.
(C141)	#11 @ 12" O.C.
(C142)	#11 @ 12" O.C.
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(C144)	#11 @ 12" O.C.
(C145)	#11 @ 12" O.C.
(C146)	#11 @ 12" O.C.
(C147)	#11 @ 12" O.C.
(C148)	#11 @ 12" O.C.
(C149)	#11 @ 12" O.C.
(C150)	#11 @ 12" O.C.
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(C164)	#11 @ 12" O.C.
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(C179)	#11 @ 12" O.C.
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(C182)	#11 @ 12" O.C.
(C183)	#11 @ 12" O.C.
(C184)	#11 @ 12" O.C.
(C185)	#11 @ 12" O.C.
(C186)	#11 @ 12" O.C.
(C187)	#11 @ 12" O.C.
(C188)	#11 @ 12" O.C.
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(C194)	#11 @ 12" O.C.
(C195)	#11 @ 12" O.C.
(C196)	#11 @ 12" O.C.
(C197)	#11 @ 12" O.C.
(C198)	#11 @ 12" O.C.
(C199)	#11 @ 12" O.C.
(C200)	#11 @ 12" O.C.



REVISIONS

mjbj
224 VALE LANE, SUITE 100
SEATTLE, WASHINGTON 98108
TEL: 206.262.4333
FAX: 206.262.4332

**HARBORVIEW
KENTLESSON
BUILDING**

MCMNSQ
ARCHITECT
1401 4TH AVENUE, SUITE 100
SEATTLE, WASHINGTON 98101
TEL: 206.441.8888
FAX: 206.441.8889

PERMIT SET



PROJECT	DATE	BY
HARBORVIEW KENTLESSON BUILDING	10/20/05	DD
NO. 1111111111		

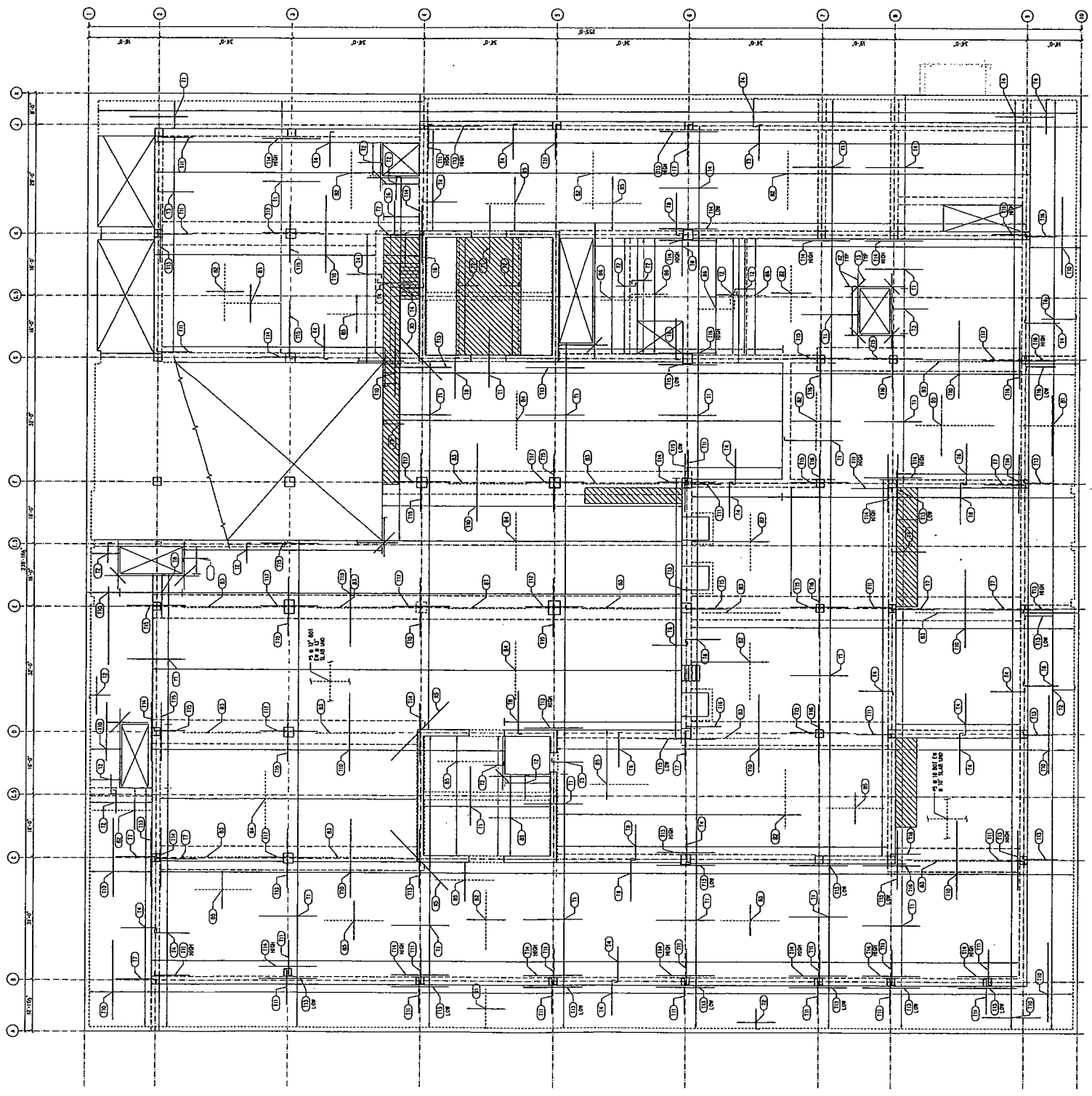
**LEVEL 01/S
REINFORCING
PLAN**

S2.06R

TRIM REINFORCING SCHEDULE	
MARK	REINFORCING
(E1)	#4 @ 12" ON CENTER
(E2)	#4 @ 18" ON CENTER
(E3)	#4 @ 24" ON CENTER
(E4)	#4 @ 30" ON CENTER
(E5)	#4 @ 36" ON CENTER
(E6)	#4 @ 42" ON CENTER
(E7)	#4 @ 48" ON CENTER
(E8)	#4 @ 54" ON CENTER
(E9)	#4 @ 60" ON CENTER
(E10)	#4 @ 66" ON CENTER
(E11)	#4 @ 72" ON CENTER
(E12)	#4 @ 78" ON CENTER
(E13)	#4 @ 84" ON CENTER
(E14)	#4 @ 90" ON CENTER
(E15)	#4 @ 96" ON CENTER
(E16)	#4 @ 102" ON CENTER
(E17)	#4 @ 108" ON CENTER
(E18)	#4 @ 114" ON CENTER
(E19)	#4 @ 120" ON CENTER

TRIM REINFORCING SCHEDULE	
MARK	REINFORCING
(E20)	#4 @ 12" ON CENTER
(E21)	#4 @ 18" ON CENTER
(E22)	#4 @ 24" ON CENTER
(E23)	#4 @ 30" ON CENTER
(E24)	#4 @ 36" ON CENTER
(E25)	#4 @ 42" ON CENTER
(E26)	#4 @ 48" ON CENTER
(E27)	#4 @ 54" ON CENTER
(E28)	#4 @ 60" ON CENTER
(E29)	#4 @ 66" ON CENTER
(E30)	#4 @ 72" ON CENTER
(E31)	#4 @ 78" ON CENTER
(E32)	#4 @ 84" ON CENTER
(E33)	#4 @ 90" ON CENTER
(E34)	#4 @ 96" ON CENTER
(E35)	#4 @ 102" ON CENTER
(E36)	#4 @ 108" ON CENTER
(E37)	#4 @ 114" ON CENTER
(E38)	#4 @ 120" ON CENTER

TRIM REINFORCING SCHEDULE	
MARK	REINFORCING
(E39)	#4 @ 12" ON CENTER
(E40)	#4 @ 18" ON CENTER
(E41)	#4 @ 24" ON CENTER
(E42)	#4 @ 30" ON CENTER
(E43)	#4 @ 36" ON CENTER
(E44)	#4 @ 42" ON CENTER
(E45)	#4 @ 48" ON CENTER
(E46)	#4 @ 54" ON CENTER
(E47)	#4 @ 60" ON CENTER
(E48)	#4 @ 66" ON CENTER
(E49)	#4 @ 72" ON CENTER
(E50)	#4 @ 78" ON CENTER
(E51)	#4 @ 84" ON CENTER
(E52)	#4 @ 90" ON CENTER
(E53)	#4 @ 96" ON CENTER
(E54)	#4 @ 102" ON CENTER
(E55)	#4 @ 108" ON CENTER
(E56)	#4 @ 114" ON CENTER
(E57)	#4 @ 120" ON CENTER





NO.	DATE	REVISIONS

DATE PLOTTED	
DRAWING NO.	0000030
PROJECT NO.	0000030
DRAWN BY	TYTTANABOOD
CHECKED BY	

LEVEL 05
FRAMING
PLAN

S2.11

REFERENCE DRAWINGS:
 20. ARCHITECTURAL DRAWING SYMBOLS, GENERAL NOTES
 21. FRAMING SYMBOLS
 22. FOUNDATION SYMBOLS AND SCHEDULES
 23. CONCRETE SYMBOLS AND SCHEDULES
 24. STEEL SYMBOLS AND SCHEDULES

NOTES:
 1. RETROFIT ELEVATION ARE PER P.A.M.
 2. THE STRUCTURAL SLAB IS 4" THICK CONCRETE ON 3" JOIST. ALL OTHERS ARE PER ARCHITECTURE. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFIED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.

ESTIMATED STRUCTURAL STEEL QUANTITIES ABOVE LEVEL 4

SECTION	ESTIMATED QUANTITY
NOT TAKING INTO ACCOUNT TRANSFER STEEL	4 LB/PSF

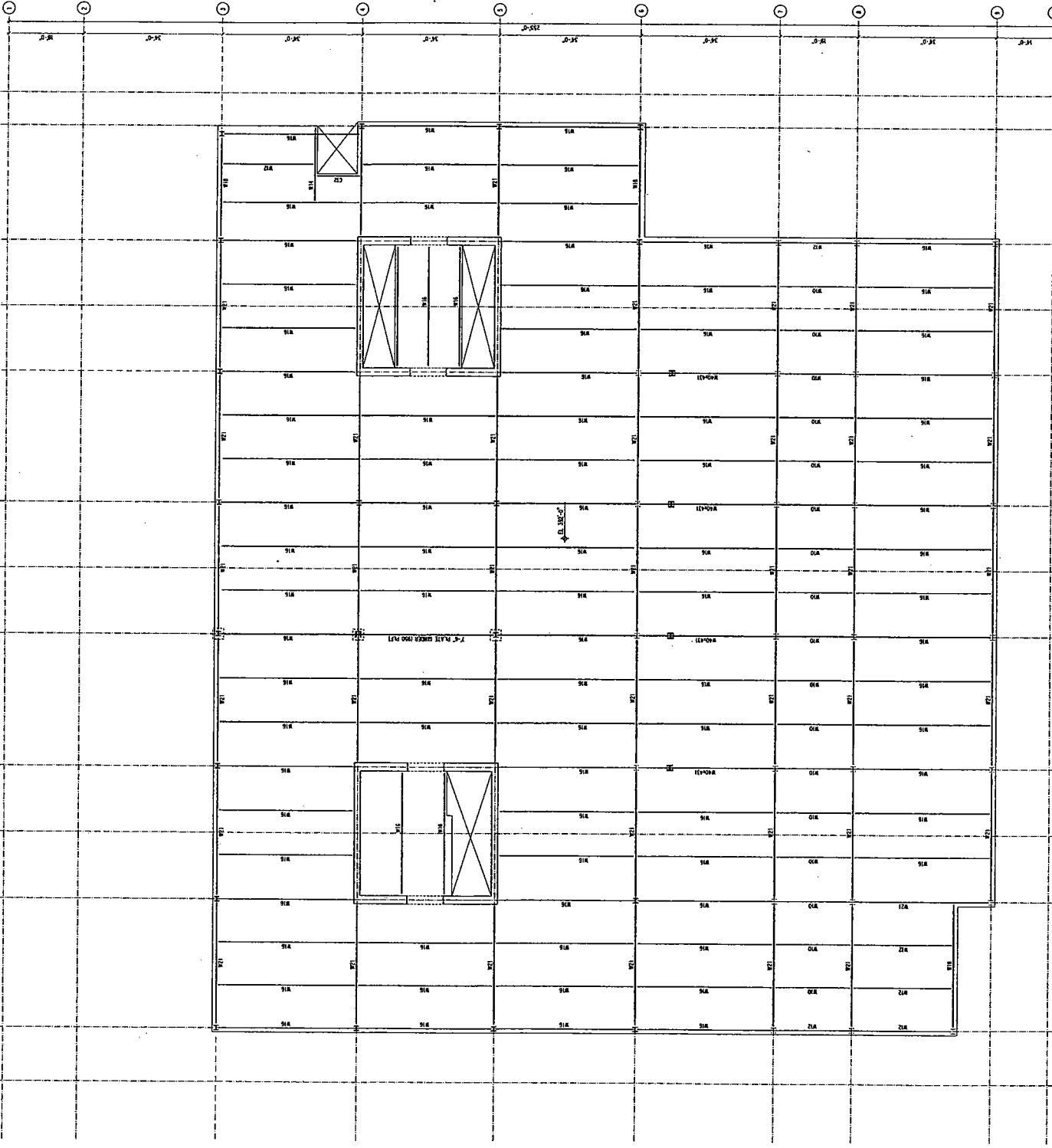


EXHIBIT E



220 VALE AVENUE NORTH
 PLYMOUTH, MINNESOTA 55425
 PHONE 763.221.8833
 FAX 763.221.8880

HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING

FOR
 INFORMATION
 ONLY

MAGNUSSON
 KLEINBACIK
 ARCHITECTS
 1375 HYDE PARK DRIVE
 SUITE 1000
 SEASIDE, MINNESOTA 55413
 763.222.8800

GARAGE
 PERMIT SET

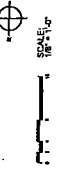


NO.	DATE	BY	REVISION

PROJECT: DUL
 SHEET: 000010
 DATE: 07/10/2009

LEVELS 00-14
 FRAMING
 PLAN

S2.12



REVISIONS/CHANGES

NO.	DATE	DESCRIPTION

NOTES

1. REFER TO ELEVATION AND PER PLAN.
2. THE STRUCTURE SLAB IS 501 PILES ON CONCRETE OR 3 INCH REBAR ON CONCRETE. VERIFY THE SIZE AND SPACING OF THE REBAR WITH THE ARCHITECT. VERIFY THE SIZE AND SPACING OF THE REBAR WITH THE ARCHITECT. VERIFY THE SIZE AND SPACING OF THE REBAR WITH THE ARCHITECT. VERIFY THE SIZE AND SPACING OF THE REBAR WITH THE ARCHITECT.

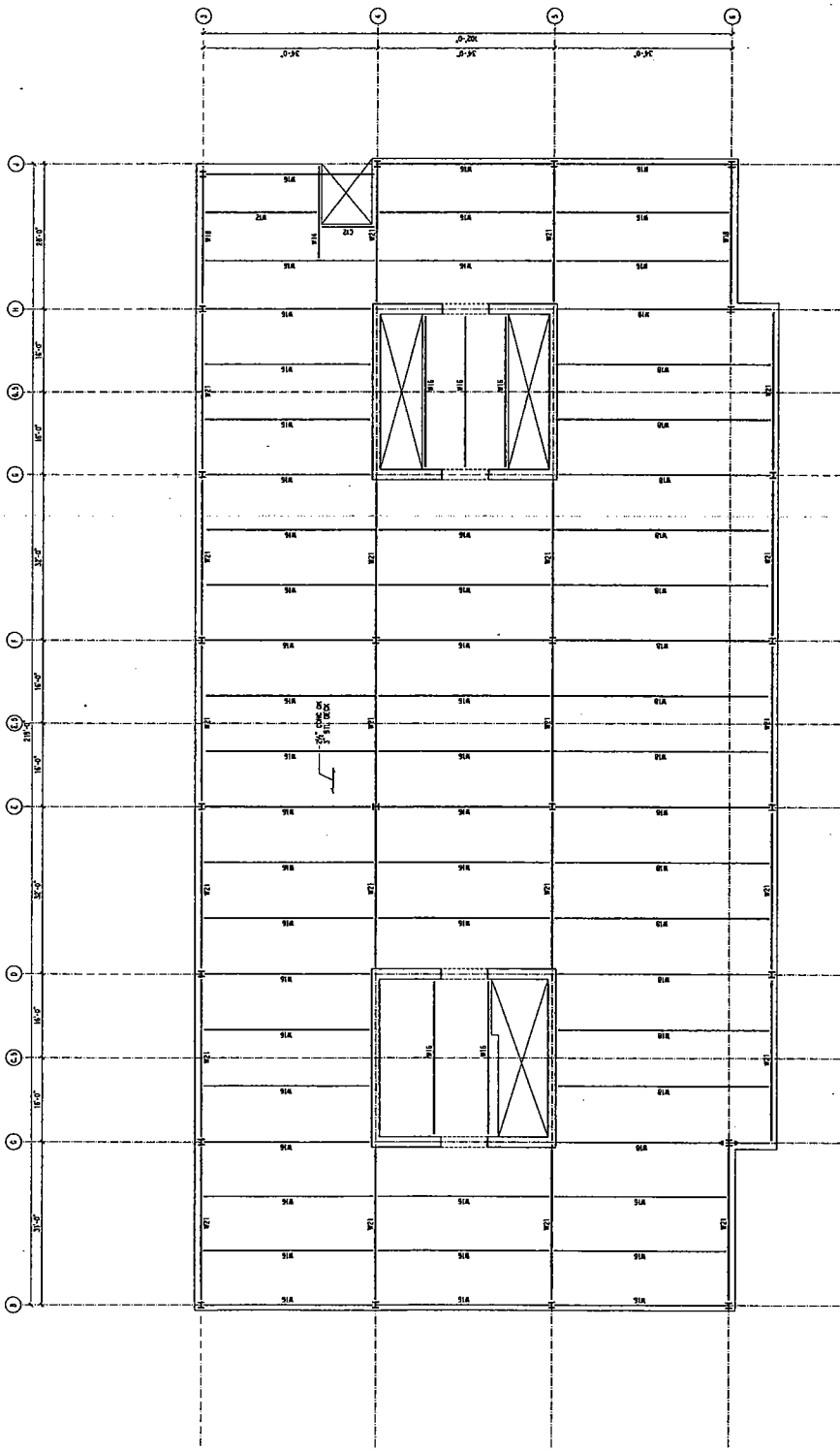


EXHIBIT E

nbbj
 225 WEST AVENUE NORTH
 MINNEAPOLIS, MN 55412
 PH: 612.338.0000
 WWW.NBBJ.COM

HARBORVIEW NINTH & JEFFERSON BUILDING

MAGNUMSON KLEBERGIC ASSOCIATES
 1001 W. WASHINGTON AVENUE
 SUITE 200
 MINNEAPOLIS, MN 55415
 PH: 612.338.9900

GARAGE PERMIT SET

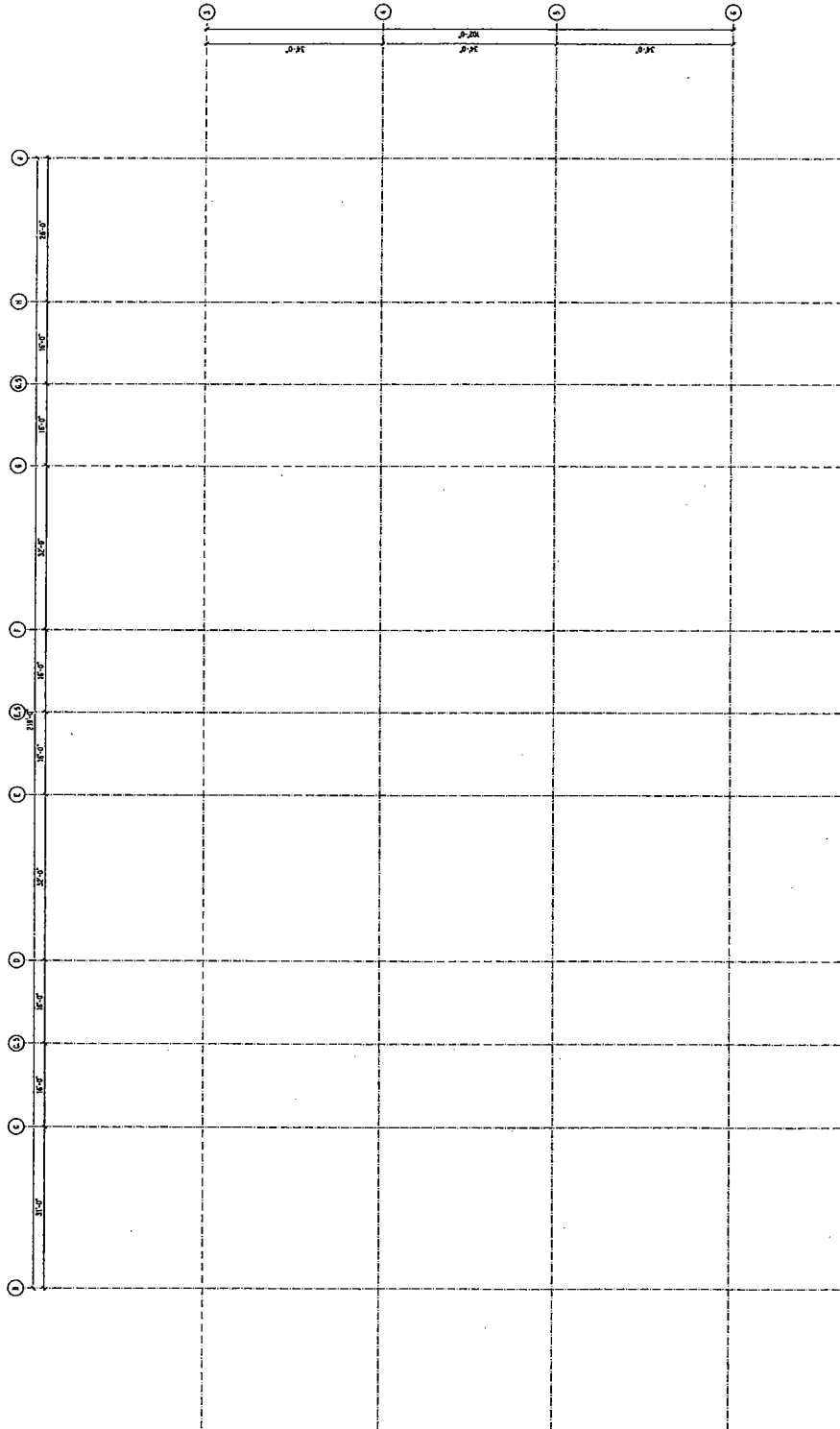
CITY OF MINNEAPOLIS DEPARTMENT OF PERMITTING

NO.	
DATE	
BY	
CHECKED	
SCALE	
PROJECT	
SHEET	
TOTAL SHEETS	
DATE	
SCALE	
PROJECT	
SHEET	
TOTAL SHEETS	

PENTHOUSE ROOF FRAMING PLAN

S2.22

- REFERENCE/REVISIONS**
- R1: APPROVAL/ISSUE, DRAWING STAMPA, GENERAL NOTES
 - R2: PLAN
 - R3: TYPICAL DETAILS AND SCHEDULES
 - R4: MATERIAL SCHEDULES
 - R5: STRUCTURAL NOTES
 - R6: REVISIONS
- CONSTRUCTION NOTES**
1. REFER TO FLOOR ELEVATION IS FORM, TOP OF SLAB ON GRADE. ALL FINISH FLOOR ELEVATIONS SHALL BE THE FINISH GRADE. ALL FINISH FLOOR ELEVATIONS SHALL BE THE FINISH GRADE. ALL FINISH FLOOR ELEVATIONS SHALL BE THE FINISH GRADE.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 3. 1. INDICATES TOP OF FOOTING ELEVATION. TOP OF FOUNDATION DIMENSIONS WILL BE FROM THE SAME ELEVATION UNLESS NOTED OTHERWISE. DIMENSIONS WILL BE FROM THE SAME ELEVATION UNLESS NOTED OTHERWISE.
 4. "TYP" INDICATES TYPICAL. SEE COLUMN FOOTING SCHEDULE FOR TYPICAL COLUMN WALK. SEE TYPICAL CONCRETE SCHEDULE FOR TYPICAL CONCRETE.
 5. REFER TO ALL CHANGES FOR COMMENTS FOR SLAB, BEAMS, AND WALLS OF CONCRETE TYPE, REINFORCEMENT AND ALL OTHER INFORMATION. REFER TO ALL CHANGES FOR COMMENTS FOR SLAB, BEAMS, AND WALLS OF CONCRETE TYPE, REINFORCEMENT AND ALL OTHER INFORMATION.
 6. "TYP" INDICATES TYPICAL. SEE WALL FOOTING SCHEDULE FOR TYPICAL WALL FOOTING.



nbbj
 1700 AVENUE WASHINGTON
 SEATTLE WASHINGTON 98109
 FAX: 206.221.5500

**HARBORVIEW
 NINE &
 SONEN
 BUILDING**

**MAGNUSSON
 ARCHITECTS**
 1000 4th Avenue, Suite 1000
 Seattle, WA 98101
 Phone: 206.461.7700
 Fax: 206.461.7701

**GARAGE
 PERMIT SET**



**COREWALL
 ELEVATIONS**

S3.01

TRIM	REINFORCING SCHEDULE
1	2# 10'S @ 16" O.C.
2	2# 10'S @ 16" O.C.
3	2# 10'S @ 16" O.C.
4	2# 10'S @ 16" O.C.
5	2# 10'S @ 16" O.C.
6	2# 10'S @ 16" O.C.
7	2# 10'S @ 16" O.C.
8	2# 10'S @ 16" O.C.
9	2# 10'S @ 16" O.C.
10	2# 10'S @ 16" O.C.
11	2# 10'S @ 16" O.C.
12	2# 10'S @ 16" O.C.
13	2# 10'S @ 16" O.C.
14	2# 10'S @ 16" O.C.
15	2# 10'S @ 16" O.C.
16	2# 10'S @ 16" O.C.
17	2# 10'S @ 16" O.C.
18	2# 10'S @ 16" O.C.
19	2# 10'S @ 16" O.C.
20	2# 10'S @ 16" O.C.

- SEAL WALL NOTES:**
1. WALL ELEVATIONS NOT INDICATED BY THE STRUCTURAL ENGINEER SHALL BE CONSIDERED TO BE THE FINISHED GRADE.
 2. ALL WALLS SHALL BE CONSTRUCTED TO THE FINISHED GRADE.
 3. ALL WALLS SHALL BE CONSTRUCTED TO THE FINISHED GRADE.
 4. COORDINATE ALL POSITIVE LOCATIONS, DIMENSIONS, AND ELEVATIONS TO THE FINISHED GRADE AND VERIFY ALL DIMENSIONS AND POSITIVE LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
 5. COORDINATE ALL POSITIVE LOCATIONS, DIMENSIONS, AND ELEVATIONS TO THE FINISHED GRADE AND VERIFY ALL DIMENSIONS AND POSITIVE LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
 6. MAKE SURE AND THE CORE IN WALL IS IMMEDIATELY ABOVE THE FINISHED GRADE AND NOT TO EXCEED 1" ABOVE THE FINISHED GRADE.
 7. VERIFY FOUNDATION LEVELS TO WHICH VERTICAL SETTING IS TO BE MADE TO THE FOUNDATION SETTING FOR THE WALLS AND PROVIDE A 2" MIN. GAP.

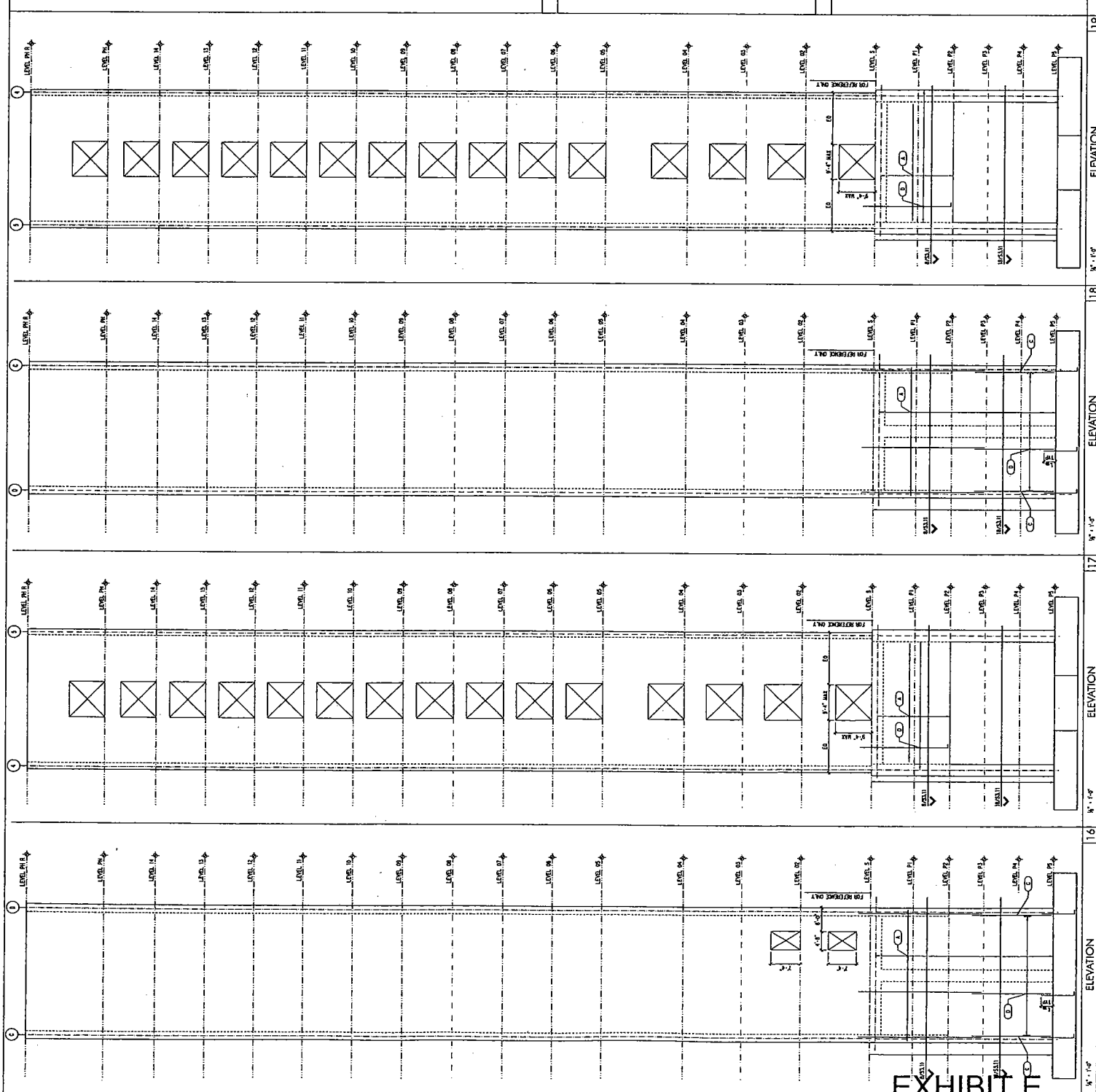
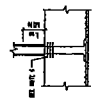


EXHIBIT E



TRIM	REINFORCING SCHEDULE	REMARKS
1	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7

- SEAL WALL NOTES:**
1. WALL OPENINGS NOT SPECIFICALLY INDICATED IN THE STRUCTURAL DRAWINGS SHALL BE CONSIDERED AS NOT REQUIRED BY THE STRUCTURAL ENGINEER.
 2. ALL VERTICAL REINFORCING SHALL BE SPECIAL BOTTLE SHAPED.
 3. PROVIDE CONTRACTING DETAILS AT FACE OF WALLS, FLOOR SLABS AND CEILING SLABS.
 4. COORDINATE ALL OPENING LOCATIONS, DIMENSIONS, AND CODES WITH ARCHITECTURAL DRAWINGS.
 5. COORDINATE FINAL SIZES AND LOCATIONS OF ALL MECHANICAL PENETRATIONS WITH ARCHITECTURAL DRAWINGS. ANY CHANGES IN SPECIFIC DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS SHALL BE INDICATED IN THE REVISIONS.
 6. MAKE SURE THE REINFORCING IS NOT INTERRUPTED AT ANY POINTS.
 7. PROVIDE FOUNDATION DETAILS TO MATCH EXISTING LEVELS. USE REINFORCING AND PROVIDE A 3" FOOTING.

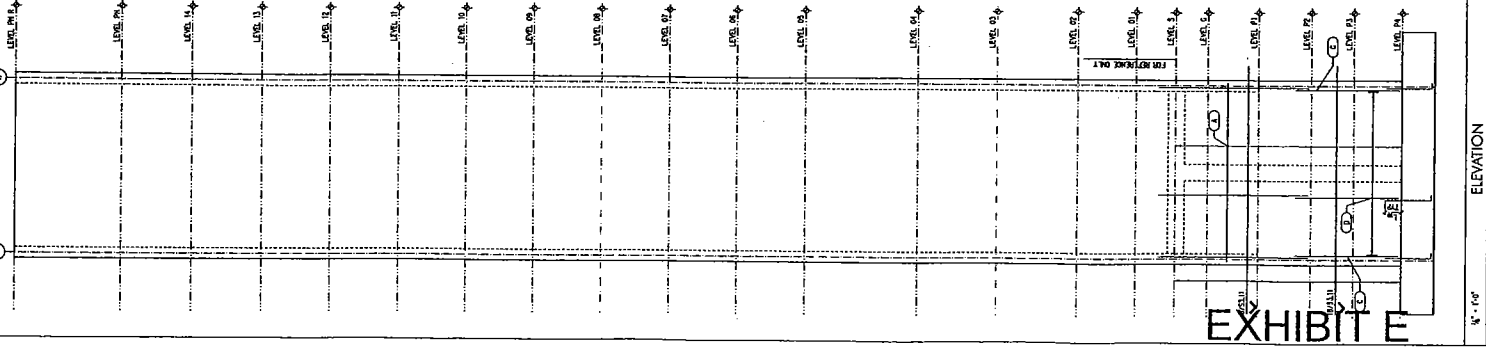
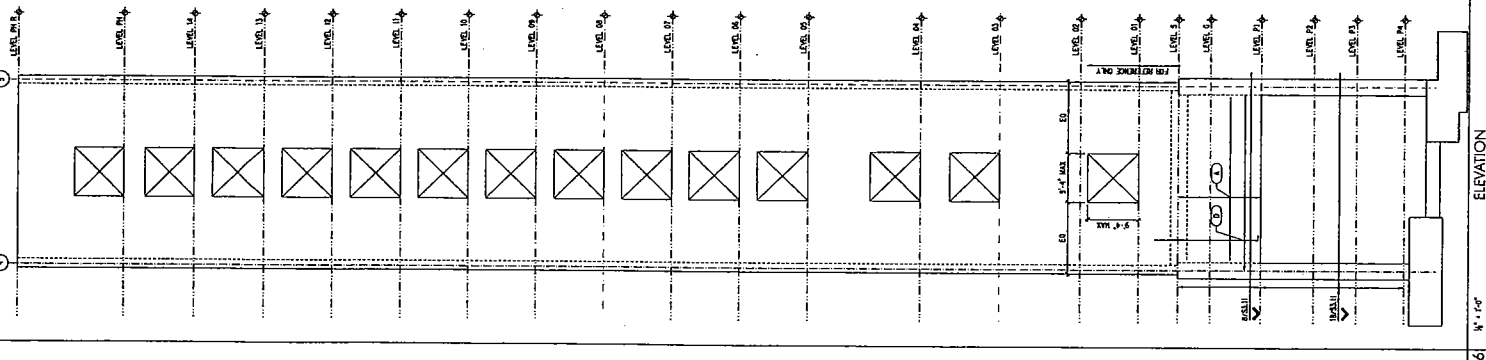
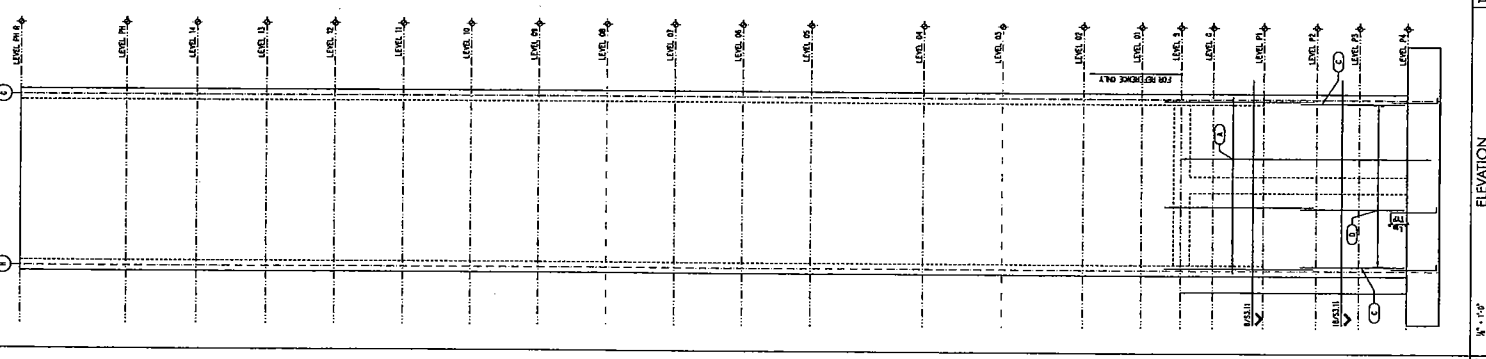
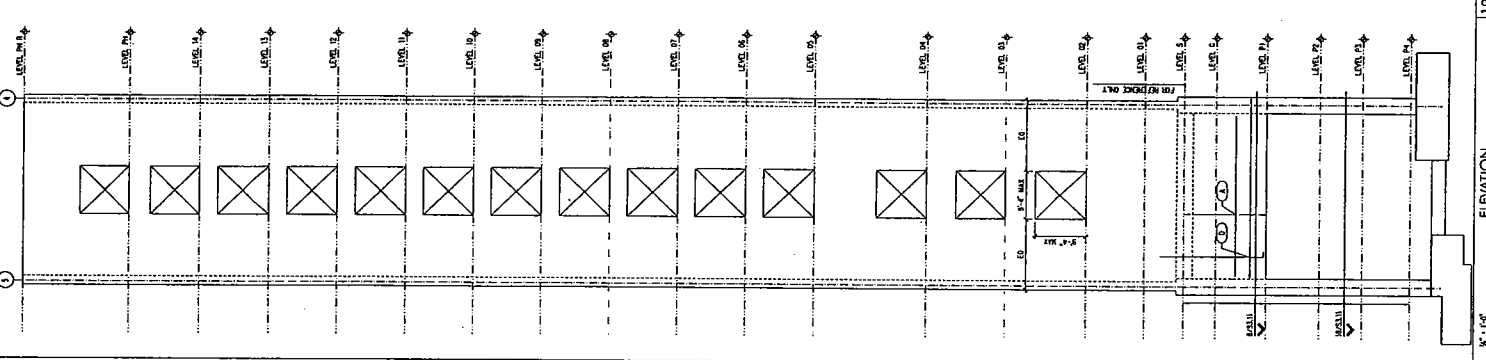
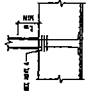


EXHIBIT E

nbbj

200 WALKER AVENUE, NORTH
PHOENIX, AZ 85004
TEL: 602-521-1800
FAX: 602-521-1800

HARBORVIEW
NINTH &
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MAGNUSON
KLEINERTZ
ARCHITECT
1000 CENTURY CENTER DRIVE
SUITE 1000 PHOENIX, AZ 85004
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FAX: 602-264-2601

GARAGE
PERMIT SET



NO.	DATE	REVISIONS

Sheet No. 000000
DATE: 11/20/2008

SHEARWALL
SECTIONS

S3.11

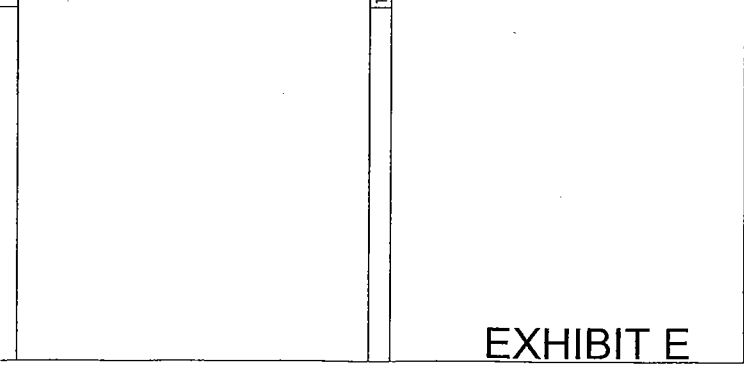
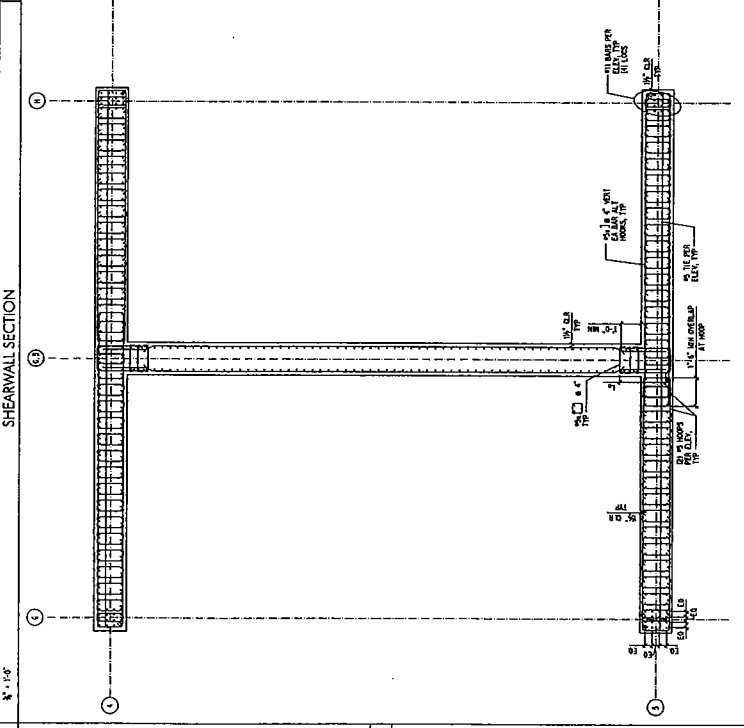
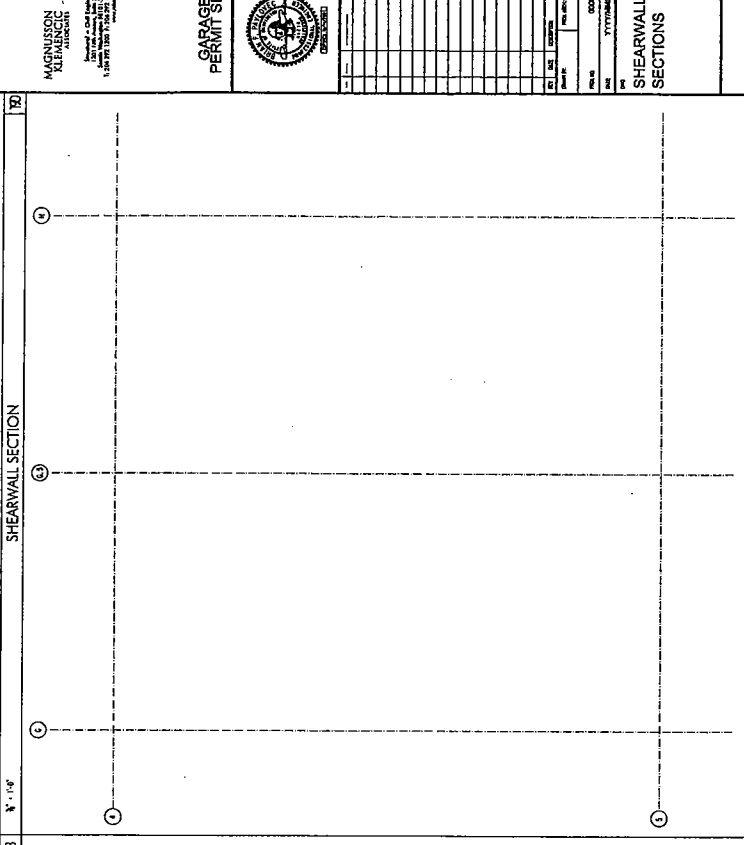
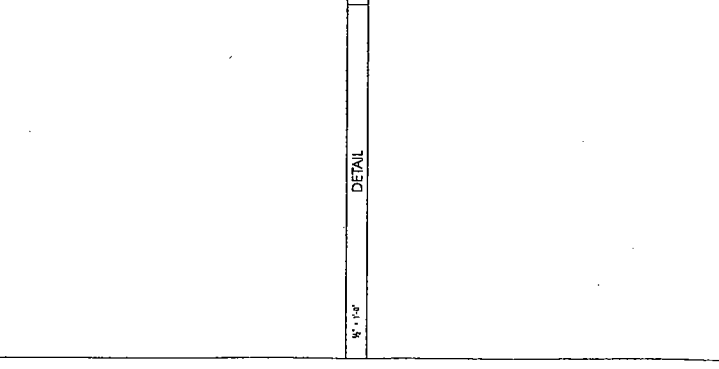
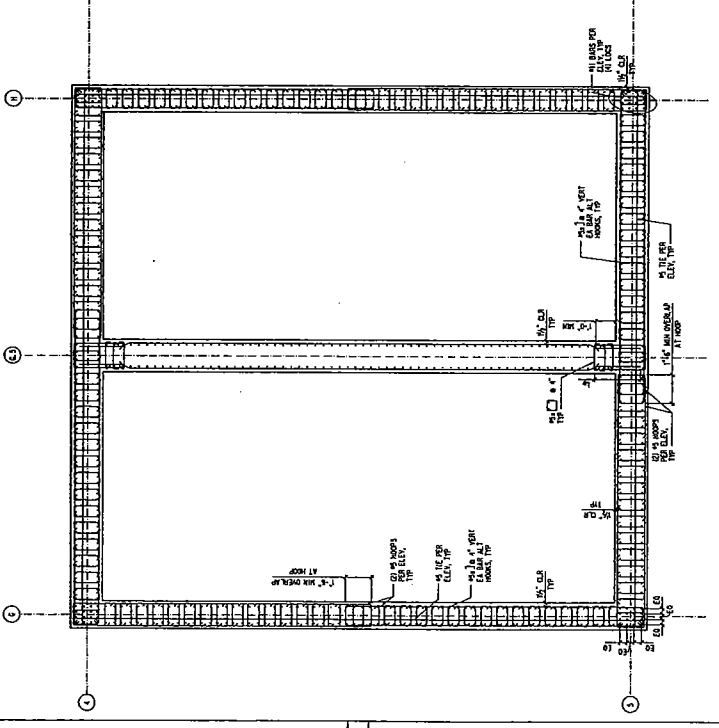
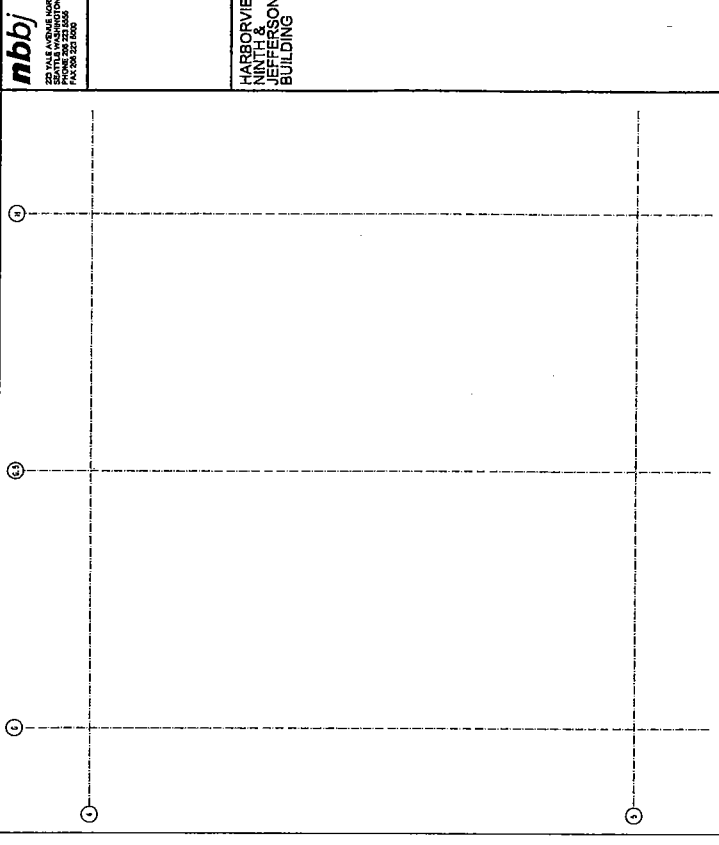
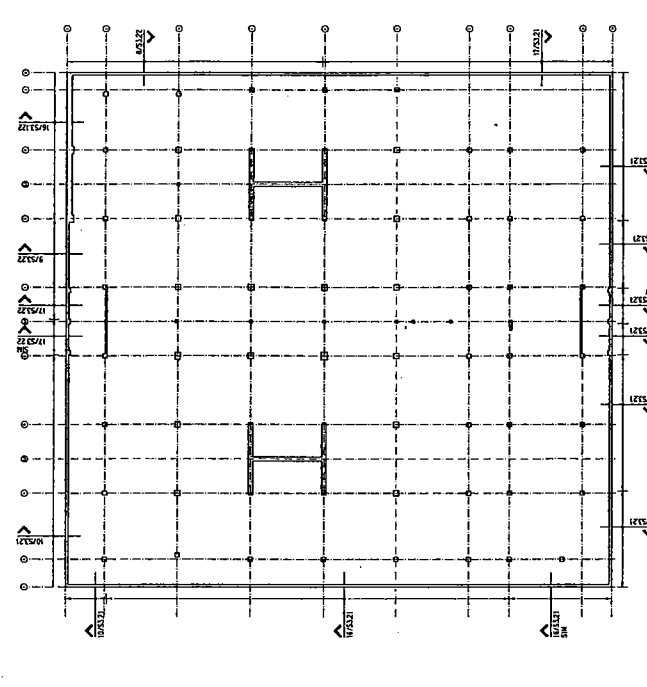
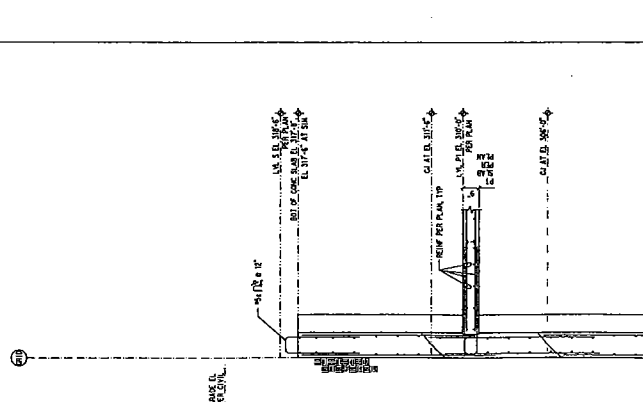
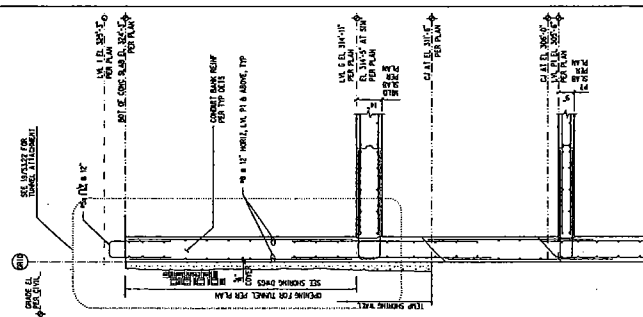
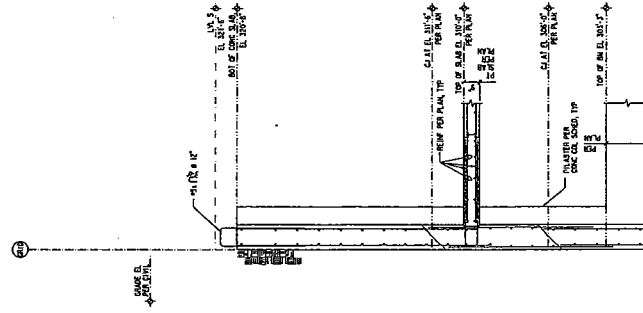
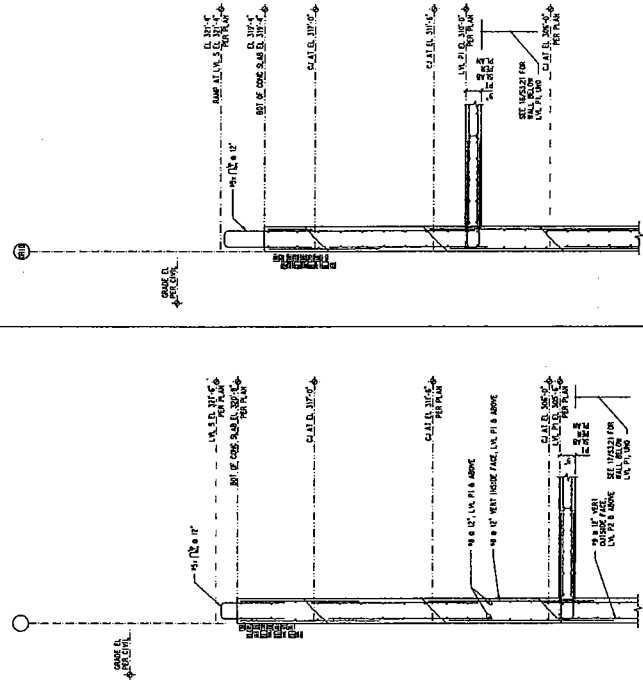


EXHIBIT E



PROJECT NO.	00000330
SHEET NO.	00000330
DATE	11/14/2008
DESIGNED BY	WYATT/AMARCO
CHECKED BY	
APPROVED BY	



NOTES:
 1. SEE 16.02.21 FOR INFORMATION NOT SHOWN.

NOTES:
 1. SEE 16.02.27 FOR INFORMATION NOT SHOWN.

NOTES:
 1. DIMENSIONS IN SLABS ARE NOT SHOWN UNLESS OTHERWISE SPECIFIED.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ARE DETERMINED BY THE CONTRACTOR.
 3. SEE THE GEOTECHNICAL DRAWINGS FOR SOILBETTING TYPE AND EXTENT.

EXHIBIT

DETAIL

W-70-F



NO.	DATE	DESCRIPTION
1	08/08/00	ISSUED FOR PERMIT
2	08/08/00	ISSUED FOR PERMIT
3	08/08/00	ISSUED FOR PERMIT
4	08/08/00	ISSUED FOR PERMIT
5	08/08/00	ISSUED FOR PERMIT
6	08/08/00	ISSUED FOR PERMIT
7	08/08/00	ISSUED FOR PERMIT
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16	08/08/00	ISSUED FOR PERMIT
17	08/08/00	ISSUED FOR PERMIT
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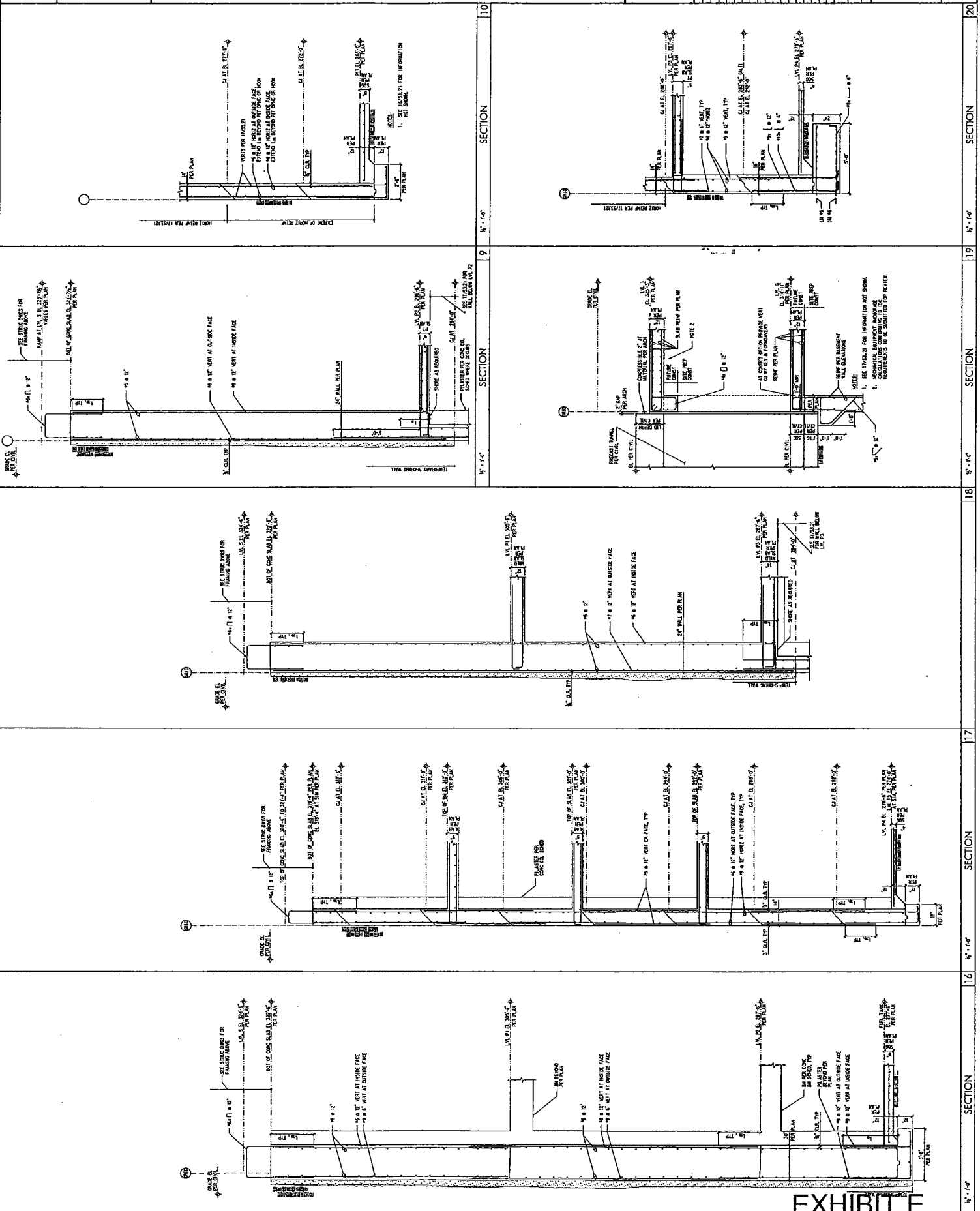


EXHIBIT E



NO.	DATE	DESCRIPTION
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2	08/10/2010	ISSUED FOR PERMIT
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4	08/10/2010	ISSUED FOR PERMIT
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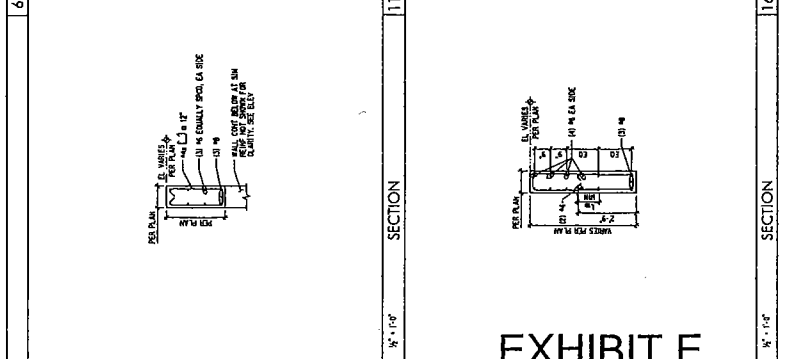
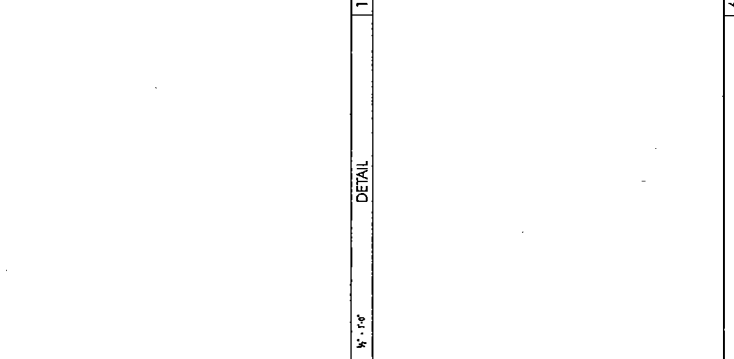
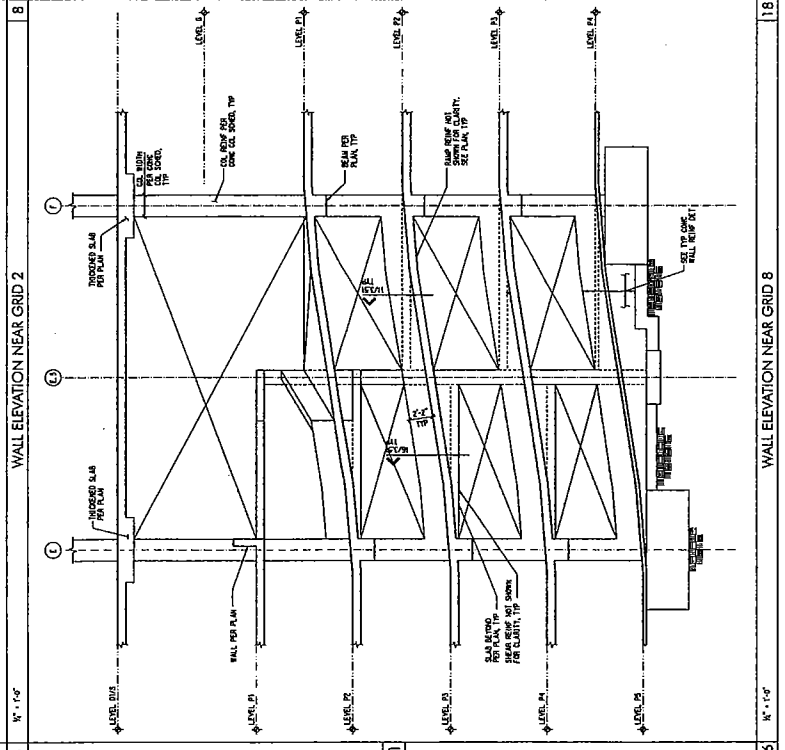
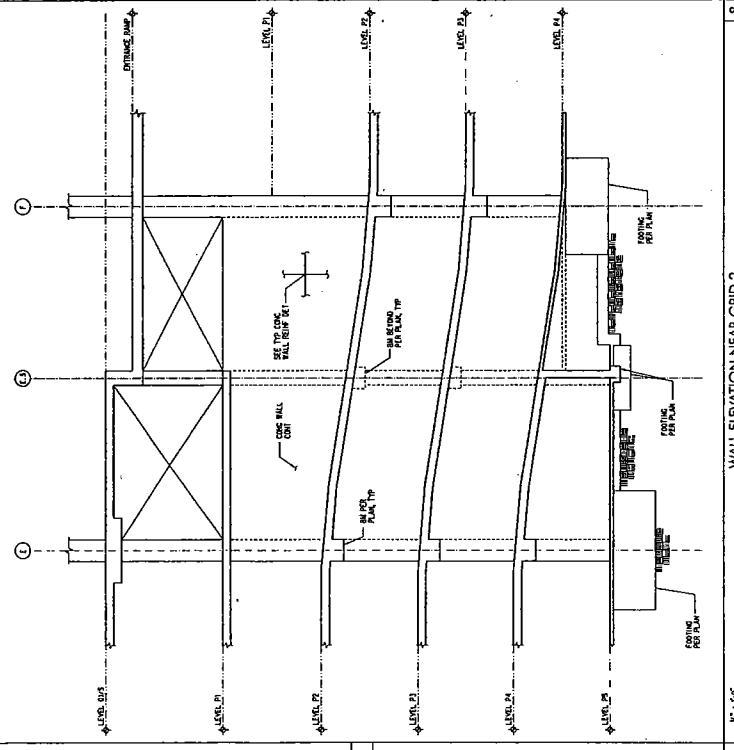
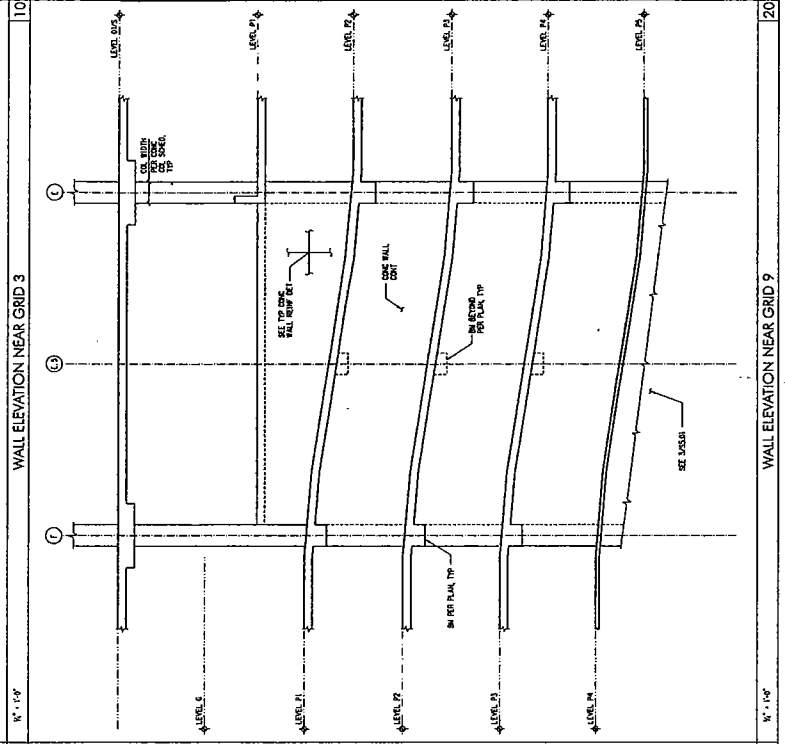
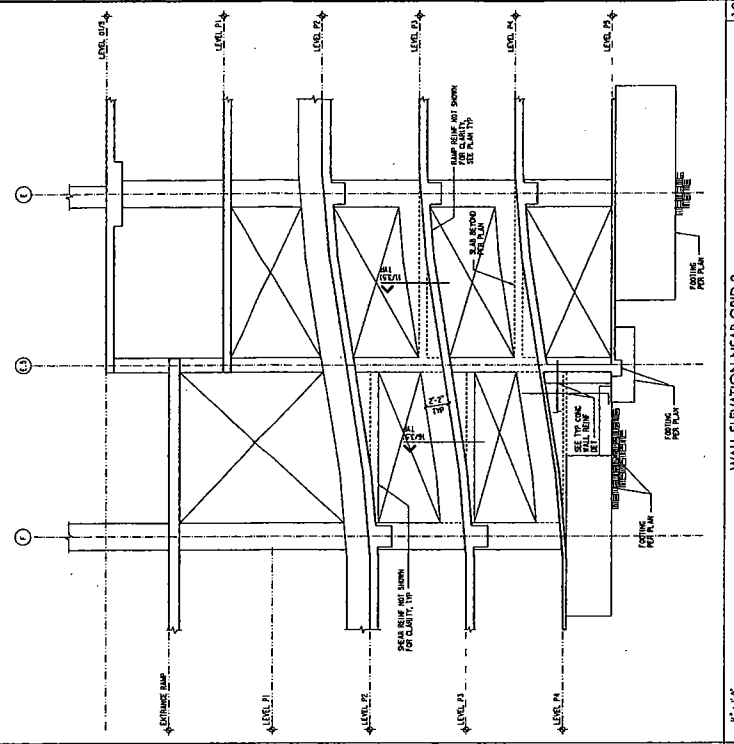
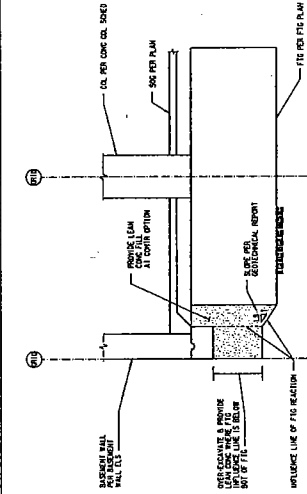


EXHIBIT E



FOOTING DESIGNATION	FOOTING LENGTH	FOOTING WIDTH	FOOTING DEPTH	REINFORCEMENT
W1.5	1'-0"	1'-0"	1'-0"	BAR #3
W2.5	2'-0"	1'-0"	1'-0"	BAR #3
W3.5	3'-0"	1'-0"	1'-0"	BAR #3
W4.5	4'-0"	1'-0"	1'-0"	BAR #3
W5.5	5'-0"	1'-0"	1'-0"	BAR #3
W6.5	6'-0"	1'-0"	1'-0"	BAR #3
W7.5	7'-0"	1'-0"	1'-0"	BAR #3
W8.5	8'-0"	1'-0"	1'-0"	BAR #3
W9.5	9'-0"	1'-0"	1'-0"	BAR #3
W10	10'-0"	1'-0"	1'-0"	BAR #3

TYPICAL WALL FOOTING

NOTES:
 1. SEE TYPICAL COLUMN CONCRETE DETAIL FOR REINFORCEMENT INFORMATION.
 2. SEE TYPICAL FOUNDATION REINFORCEMENT SCHEDULE.
 3. SEE BARBENT WALL SECTION FOR REINFORCEMENT.

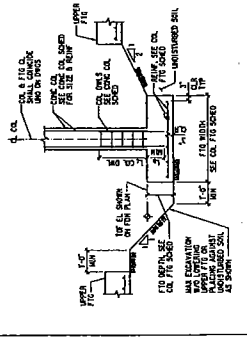
MARK	SIZE	DEPTH	ALSO SEE BOTTOM	REMARKS
F4	4'-0"x4'-0"	1'-4"	131.34	
F5	5'-0"x4'-0"	1'-4"	131.34	
F6	6'-0"x4'-0"	1'-4"	131.34	
F7	7'-0"x4'-0"	2'-3"	109.16	
F8	8'-0"x4'-0"	2'-4"	111.16	
F9	9'-0"x4'-0"	2'-3"	111.16	
F10	10'-0"x4'-0"	2'-3"	111.16	
F11	11'-0"x4'-0"	3'-3"	124.14	
F12	12'-0"x4'-0"	3'-3"	124.14	
F13	13'-0"x4'-0"	4'-0"	124.14	
F14	14'-0"x4'-0"	4'-3"	124.14	
F15	15'-0"x4'-0"	5'-0"	124.14	
F16	16'-0"x4'-0"	5'-3"	124.14	
F17	17'-0"x4'-0"	6'-0"	133.11	
F18	18'-0"x4'-0"	6'-3"	133.11	
F19	19'-0"x4'-0"	7'-3"	150.11	

TYPICAL SUMP PIT

NOTES:
 1. SEE TYPICAL WALL DETAIL FOR ADDITIONAL INFORMATION.

TYPICAL STEPPED WALL FOOTING

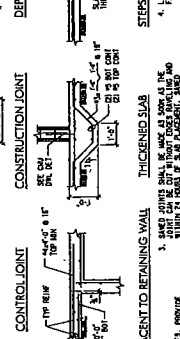
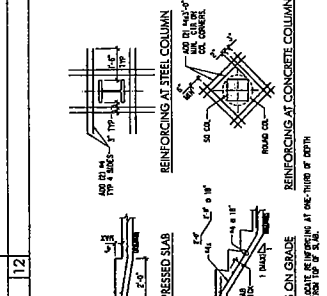
COLUMN FOOTING SCHEDULE



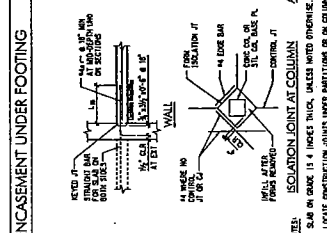
TYPICAL MINIMUM CONCRETE WALL FOOTING

NOTES:
 1. SEE ONLY MARKS NOTED ON PLANS.

TYPICAL CONCRETE COLUMN FOOTING



TYPICAL SLAB ON GRADE



TYPICAL PIPE ENCASMENT UNDER FOOTING

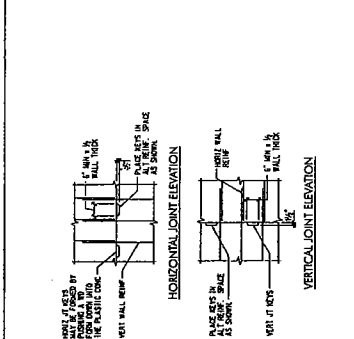
NOTES:
 1. SLAB ON GROUND IS 4 INCHES THICK, UNLESS NOTED OTHERWISE.
 2. CONCRETE SHALL BE PLACED WITH VIBRATION.
 3. CONSTRUCTION JOINTS SHALL BE PLACED WITH REINFORCING BARS.
 4. SEE TYPICAL FOUNDATION REINFORCEMENT SCHEDULE FOR REINFORCEMENT.

9/2/2008 4:37 PM 14871.DWG - REVISIONS 01-2008 040022.DWG - 20080809 - 01-2008 040022.DWG - 20080809 - 01-2008 040022.DWG



NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	01/12/2006
02	REVISED	01/12/2006
03	REVISED	01/12/2006
04	REVISED	01/12/2006
05	REVISED	01/12/2006
06	REVISED	01/12/2006
07	REVISED	01/12/2006
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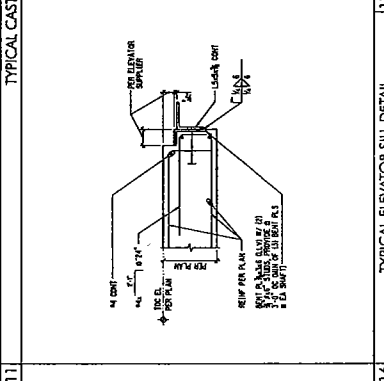
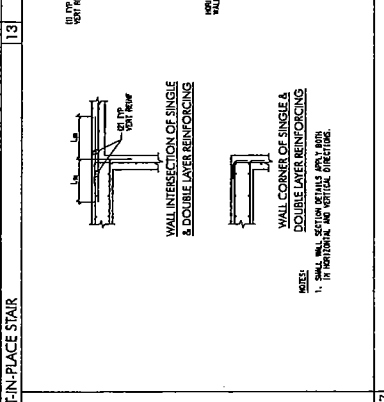
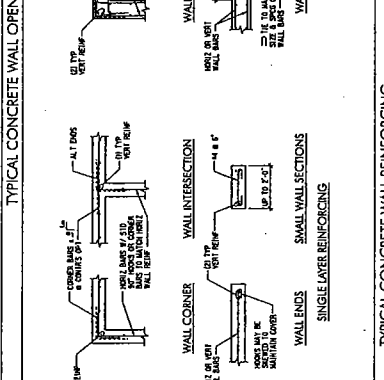
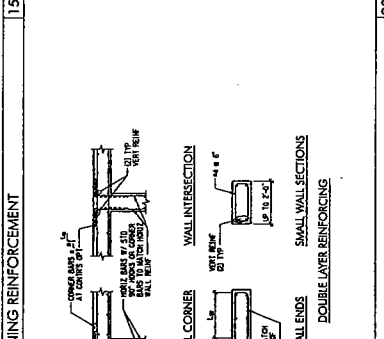
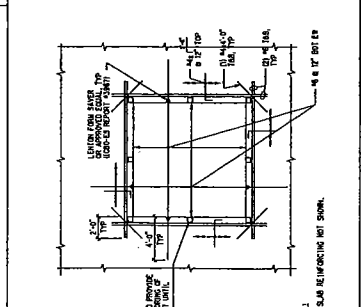
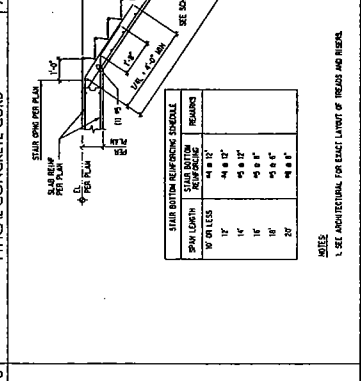
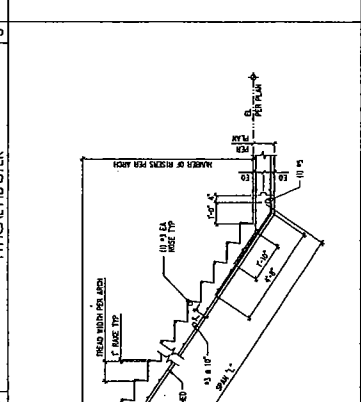
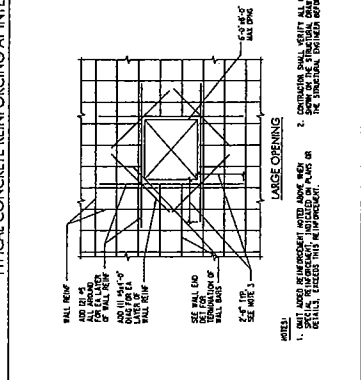
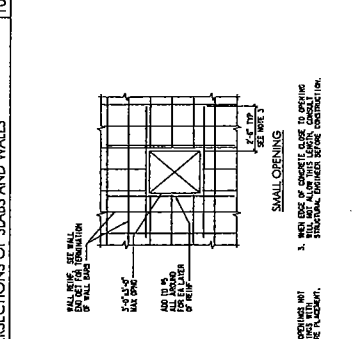
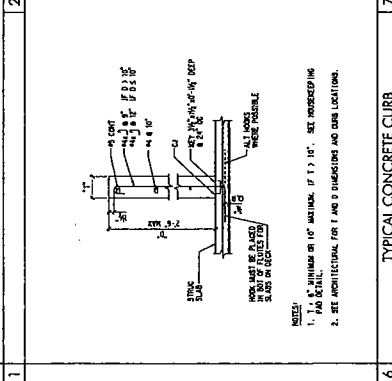
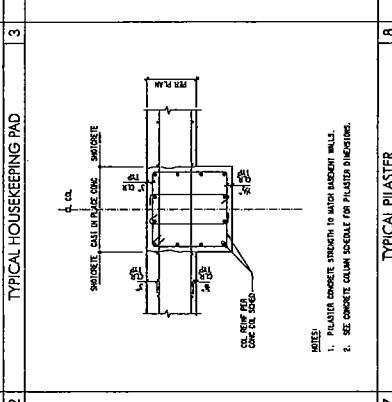
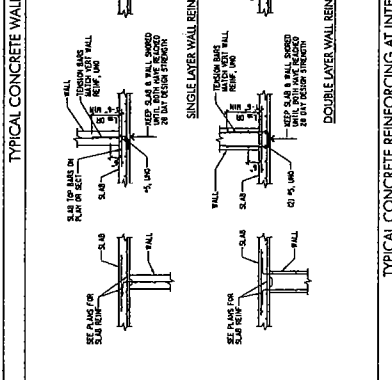
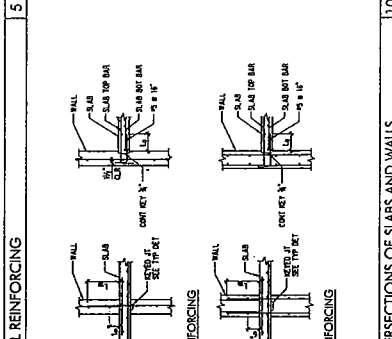
EXHIBIT E



MINIMUM WALL REINFORCEMENT

WALL THICKNESS	MINIMUM REINFORCEMENT	LOCATION
4" - 8"	#3 @ 16" O.C.	VERTICAL
8" - 12"	#4 @ 16" O.C.	VERTICAL
12" - 16"	#5 @ 16" O.C.	VERTICAL
16" - 20"	#6 @ 16" O.C.	VERTICAL
20" - 24"	#7 @ 16" O.C.	VERTICAL
24" - 28"	#8 @ 16" O.C.	VERTICAL
28" - 32"	#9 @ 16" O.C.	VERTICAL
32" - 36"	#10 @ 16" O.C.	VERTICAL
36" - 40"	#11 @ 16" O.C.	VERTICAL
40" - 44"	#12 @ 16" O.C.	VERTICAL
44" - 48"	#13 @ 16" O.C.	VERTICAL
48" - 52"	#14 @ 16" O.C.	VERTICAL
52" - 56"	#15 @ 16" O.C.	VERTICAL
56" - 60"	#16 @ 16" O.C.	VERTICAL
60" - 64"	#17 @ 16" O.C.	VERTICAL
64" - 68"	#18 @ 16" O.C.	VERTICAL
68" - 72"	#19 @ 16" O.C.	VERTICAL
72" - 76"	#20 @ 16" O.C.	VERTICAL
76" - 80"	#21 @ 16" O.C.	VERTICAL
80" - 84"	#22 @ 16" O.C.	VERTICAL
84" - 88"	#23 @ 16" O.C.	VERTICAL
88" - 92"	#24 @ 16" O.C.	VERTICAL
92" - 96"	#25 @ 16" O.C.	VERTICAL
96" - 100"	#26 @ 16" O.C.	VERTICAL

NOTES:
 1. SEE PERMITS OR OTHER SPECIFICATIONS. ALL WALLS ARE TO BE REINFORCED WITH MINIMUM REINFORCEMENT AS SHOWN IN THE TABLE ABOVE.
 2. LIP WALL REINFORCEMENT - AT SPICES.
 3. FINISH WITH STRONG POLYMER CONCRETE FINISH. ALL WALLS TO BE FINISHED WITH STRONG POLYMER CONCRETE FINISH.
 4. SHALL NOT BE PLACED IN CONTACT WITH ANY OTHER MATERIALS.
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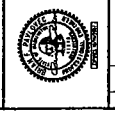


nbbj
 220 VILLE AVENUE, NORTH
 PHOENIX, ARIZONA 85016
 PHONE 202 221 0000
 FAX 202 221 0000

**HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING**

**MAGNUSSEN
 KLEINFELDER
 ARCHITECTS**
 1000 W. MICHIGAN
 SUITE 2000
 PHOENIX, AZ 85002

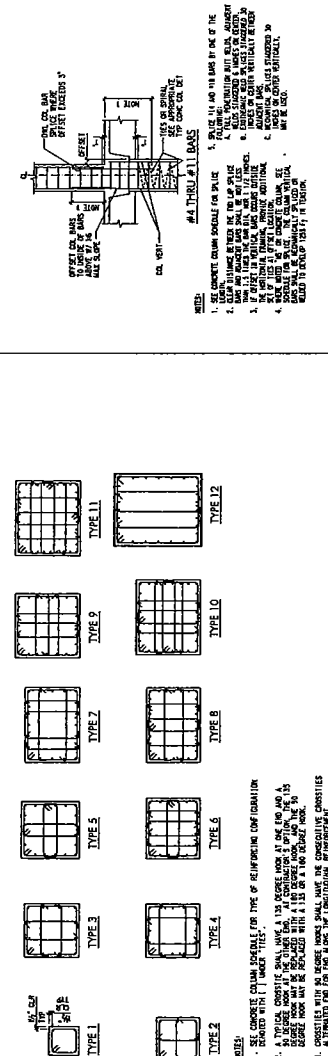
**GARAGE
 PERMIT SET**



PROJECT NO.	
DATE	
REV.	
DESCRIPTION	
BY	
CHECKED	
DATE	
SCALE	

**TYPICAL
 CONCRETE
 COLUMN DETAILS
 AND SCHEDULE**

S4.03



CONC. COL. REINFORCING CONFIGURATION

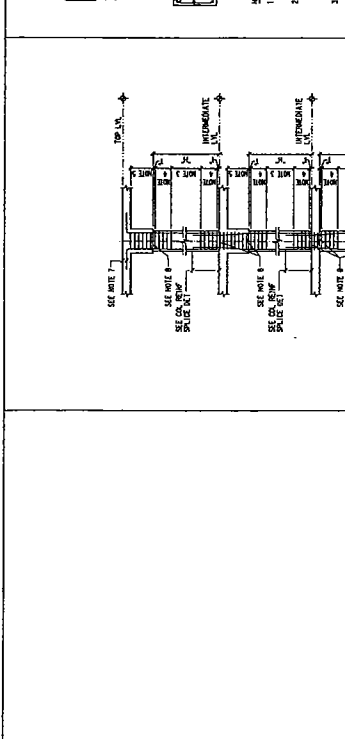
NOTES:
 1. SEE CONCRETE COLUMN SCHEDULE FOR TYPE OF REINFORCING CONFIGURATION.
 2. A TYPICAL COLUMN SHALL HAVE 12 BARS, 6 @ TOP AND 6 @ BOTTOM. ALL BARS SHALL BE E-60 AND SHALL BE PLACED WITH A 1.25" CLEARANCE TO THE PERIPHERY.
 3. ALL COLUMN REINFORCING SHALL BE PROVIDED WITH 1.25" DIA. STIRRUPS AT 16" ON CENTER. ALL STIRRUPS SHALL BE PLACED WITH A 1.25" CLEARANCE TO THE PERIPHERY.
 4. TYPICAL END VIEW FOR THE COLUMN REINFORCEMENT.

TYP. CONC. COL. REINFORCING SPLICE



CONCRETE COLUMN SCHEDULE (SEISMIC ZONES 2 & 4)

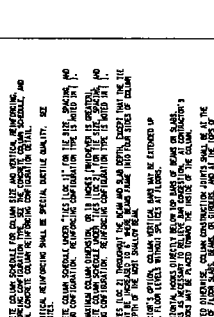
LEVEL	COLUMN MARK	SIZE	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55			
LEVEL 5	REF	REF																																																										



DETAIL

NOTES:
 1. SEE CONCRETE COLUMN SCHEDULE FOR TYPE OF REINFORCING CONFIGURATION.
 2. ALL BARS SHALL BE E-60 AND SHALL BE PLACED WITH A 1.25" CLEARANCE TO THE PERIPHERY.
 3. ALL COLUMN REINFORCING SHALL BE PROVIDED WITH 1.25" DIA. STIRRUPS AT 16" ON CENTER. ALL STIRRUPS SHALL BE PLACED WITH A 1.25" CLEARANCE TO THE PERIPHERY.
 4. TYPICAL END VIEW FOR THE COLUMN REINFORCEMENT.

TYP. CONCRETE COLUMN



CONCRETE COLUMN SCHEDULE (SEISMIC ZONES 2 & 4)

LEVEL	COLUMN MARK	SIZE	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55			
LEVEL 5	REF	REF																																																										

CONCRETE COLUMN SCHEDULE

CONCRETE COLUMN SCHEDULE

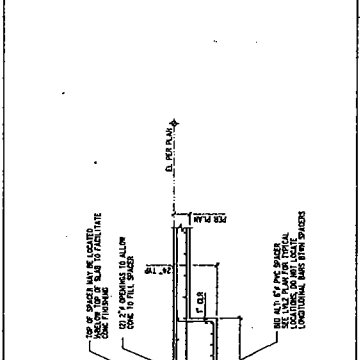
CONCRETE COLUMN SCHEDULE

CONCRETE COLUMN SCHEDULE

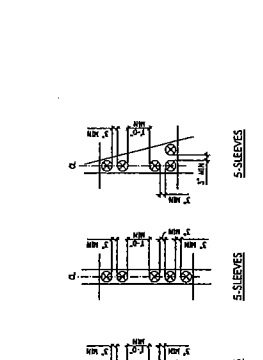


NO.	DATE	DESCRIPTION
1	08/15/2011	ISSUED FOR PERMIT
2	08/15/2011	ISSUED FOR PERMIT
3	08/15/2011	ISSUED FOR PERMIT
4	08/15/2011	ISSUED FOR PERMIT
5	08/15/2011	ISSUED FOR PERMIT
6	08/15/2011	ISSUED FOR PERMIT
7	08/15/2011	ISSUED FOR PERMIT
8	08/15/2011	ISSUED FOR PERMIT
9	08/15/2011	ISSUED FOR PERMIT
10	08/15/2011	ISSUED FOR PERMIT
11	08/15/2011	ISSUED FOR PERMIT
12	08/15/2011	ISSUED FOR PERMIT
13	08/15/2011	ISSUED FOR PERMIT
14	08/15/2011	ISSUED FOR PERMIT
15	08/15/2011	ISSUED FOR PERMIT
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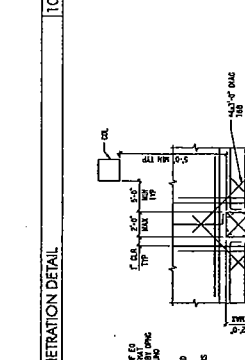
**TYPICAL
 CONCRETE
 SLAB DETAILS
 AND SCHEDULE**



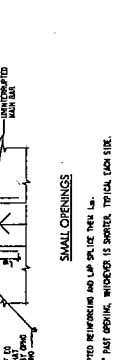
1 TYPICAL THICKENED SLAB AT OPENING



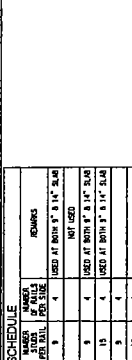
2 TYPICAL THICKENED SLAB EDGE



3 TYPICAL SLAB CONTROL JOINT PLAN



4 TYPICAL MECHANICAL PAD SLAB DETAIL

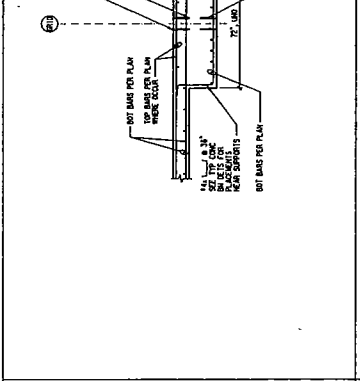


5 TYPICAL BUILT-UP SLAB

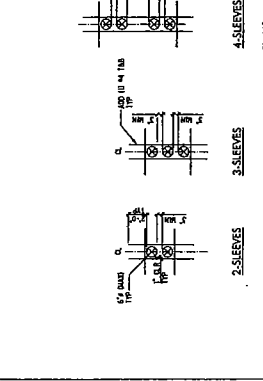
STUD RAIL OPENING REINFORCEMENT

MARK	SLAB THICKNESS (INCHES)	STUD RAIL DIAMETER (INCHES)	BAR SPACING (INCHES)	REINFORCEMENT TYPE
(1)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(2)	9/14	3/8"	4"	NOT USED
(3)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(4)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(5)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
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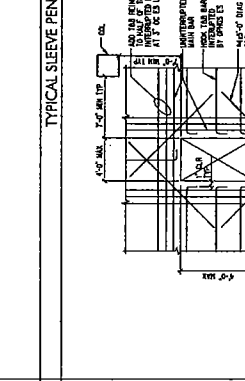
EXHIBIT E



6 TYPICAL SLEEVE PENETRATION DETAIL



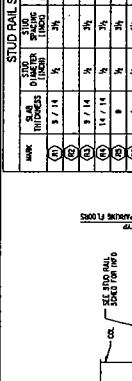
7 TYPICAL CONCRETE ENCASED DUCTBANK



8 TYPICAL SLAB CONTROL JOINT PLAN



9 TYPICAL MECHANICAL PAD SLAB DETAIL

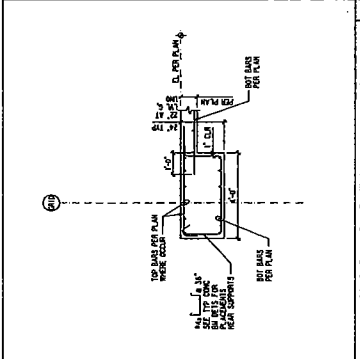


10 TYPICAL BUILT-UP SLAB

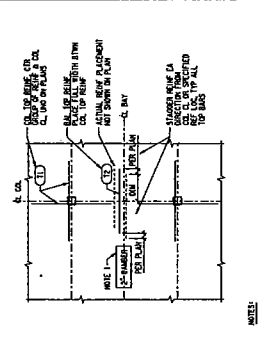
STUD RAIL OPENING REINFORCEMENT

MARK	SLAB THICKNESS (INCHES)	STUD RAIL DIAMETER (INCHES)	BAR SPACING (INCHES)	REINFORCEMENT TYPE
(1)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(2)	9/14	3/8"	4"	NOT USED
(3)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
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(5)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
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(7)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
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(9)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(10)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB

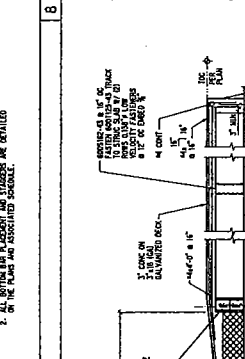
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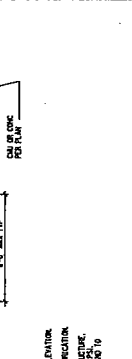
11 TYPICAL THICKENED SLAB AT OPENING



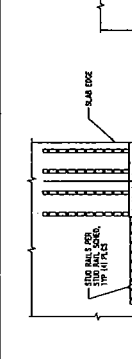
12 TYPICAL THICKENED SLAB EDGE



13 TYPICAL SLAB CONTROL JOINT PLAN



14 TYPICAL MECHANICAL PAD SLAB DETAIL

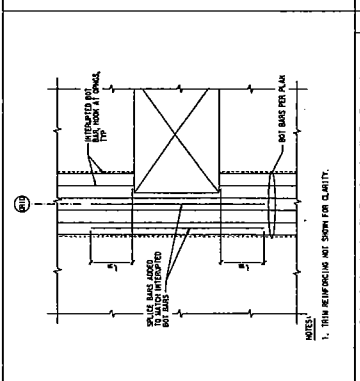


15 TYPICAL BUILT-UP SLAB

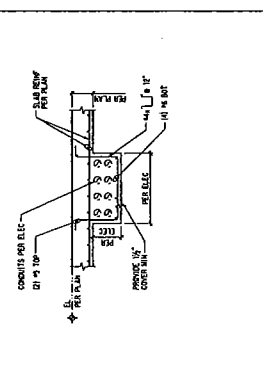
STUD RAIL OPENING REINFORCEMENT

MARK	SLAB THICKNESS (INCHES)	STUD RAIL DIAMETER (INCHES)	BAR SPACING (INCHES)	REINFORCEMENT TYPE
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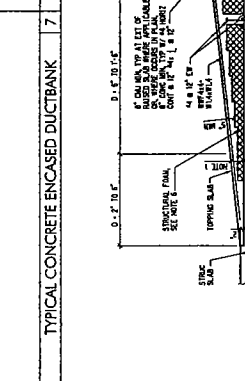
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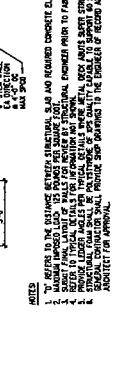
16 TYPICAL SLEEVE PENETRATION DETAIL



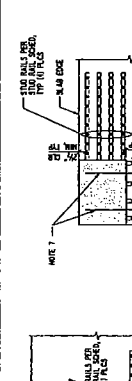
17 TYPICAL CONCRETE ENCASED DUCTBANK



18 TYPICAL SLAB CONTROL JOINT PLAN



19 TYPICAL MECHANICAL PAD SLAB DETAIL

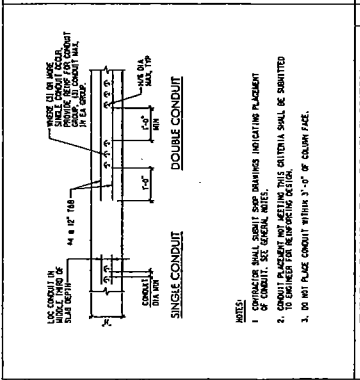


20 TYPICAL BUILT-UP SLAB

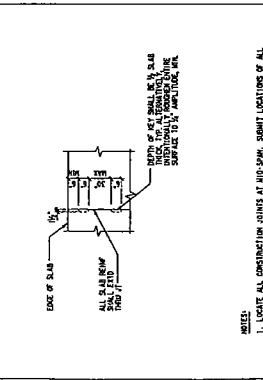
STUD RAIL OPENING REINFORCEMENT

MARK	SLAB THICKNESS (INCHES)	STUD RAIL DIAMETER (INCHES)	BAR SPACING (INCHES)	REINFORCEMENT TYPE
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(9)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(10)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB

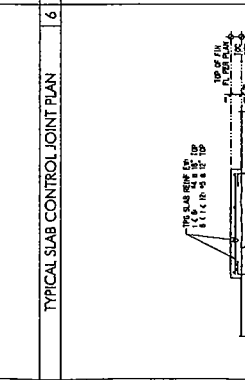
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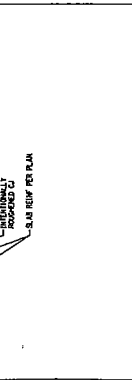
21 TYPICAL THICKENED SLAB AT OPENING



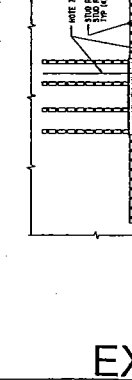
22 TYPICAL THICKENED SLAB EDGE



23 TYPICAL SLAB CONTROL JOINT PLAN



24 TYPICAL MECHANICAL PAD SLAB DETAIL



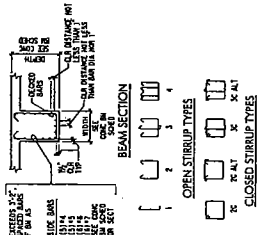
25 TYPICAL BUILT-UP SLAB

STUD RAIL OPENING REINFORCEMENT

MARK	SLAB THICKNESS (INCHES)	STUD RAIL DIAMETER (INCHES)	BAR SPACING (INCHES)	REINFORCEMENT TYPE
(1)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(2)	9/14	3/8"	4"	NOT USED
(3)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(4)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(5)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(6)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(7)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(8)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(9)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB
(10)	9/14	3/8"	4"	USED AT BOTH 9" x 14" SLAB

EXHIBIT E

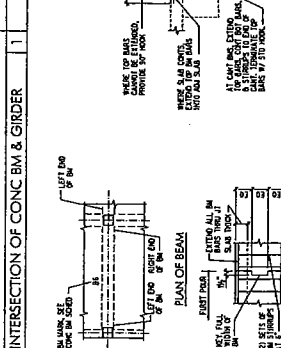
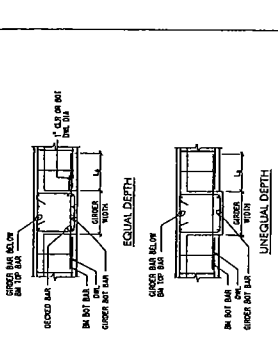
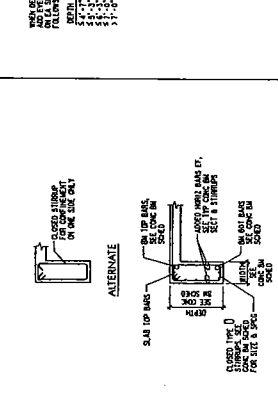
LEVEL	NO.	TYPE	SIZE	NUMBER	LOCATION	TYPE	SPACING	REMARKS
LEVEL P1	PH1	24	20	4	111	CONT	44	2" x 8"
	PH2	24	20	4	111	CONT	44	2" x 8"
	PH3	24	20	4	111	CONT	44	2" x 8"
	PH4	24	20	4	111	CONT	44	2" x 8"
LEVEL P2	PH5	24	20	4	111	CONT	44	2" x 8"
	PH6	24	20	4	111	CONT	44	2" x 8"
	PH7	24	20	4	111	CONT	44	2" x 8"
	PH8	24	20	4	111	CONT	44	2" x 8"
LEVEL P3	PH9	24	20	4	111	CONT	44	2" x 8"
	PH10	24	20	4	111	CONT	44	2" x 8"
	PH11	24	20	4	111	CONT	44	2" x 8"
	PH12	24	20	4	111	CONT	44	2" x 8"



TYP CONG BEAM SECTION & STIRRUPS

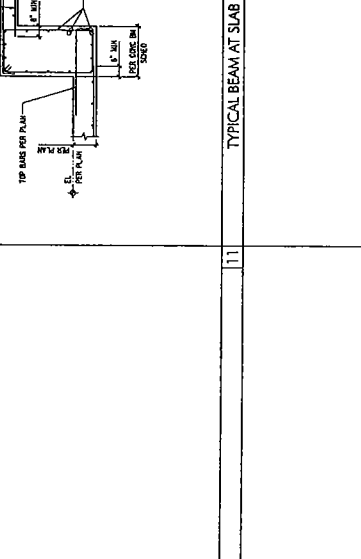
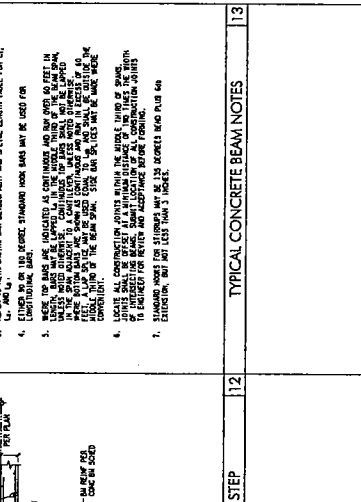
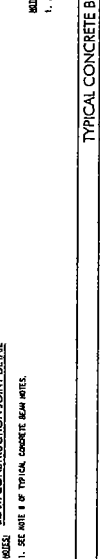
TYP CONG BEAM SECTION & STIRRUPS

INTERSECTION OF CONC BM & GIRDER



TYPICAL CONCRETE EDGE BEAM

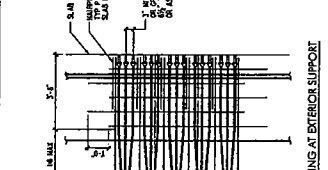
TYPICAL CONCRETE BEAM



1. 1/4" ON THE STIRRUP TYPE INDICATES CLOSED STIRRUPS PER TYPICAL CONCRETE BEAM SECTION AND STIRRUPS DETAIL.

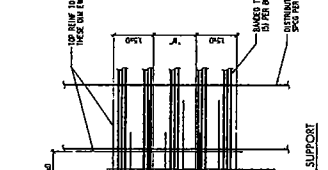
NOTES:

1. EXTEND HORIZONTAL BARS 1/4" INTO SUPPORTS OR ROW WEIGHTS WHEN POSSIBLE.
2. SECTION FOR REINFORCEMENT SHALL BE PLACED RELATIVE TO THE SHALLOWEST POSITION.

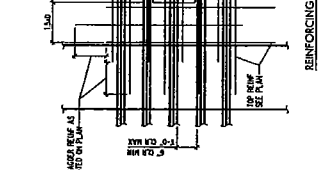


16 TYPICAL STRESSING BLOCKOUT

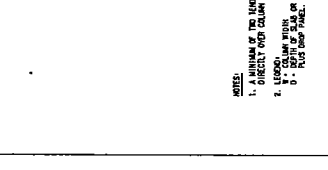
17 TYPICAL POST-TENSION ANCHOR AT SLAB EDGE



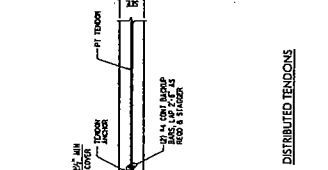
18 TYPICAL PT WITH SLEEVE LAYOUT



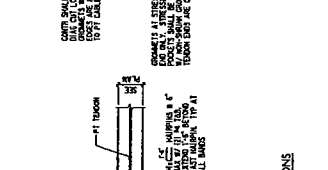
19 TYPICAL COLUMN / SLAB INTERSECTION



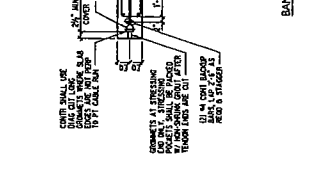
20 TYPICAL REINFORCING AT SKEWED BANDED TENDONS



21 TYPICAL CURVATURE AT OPENING

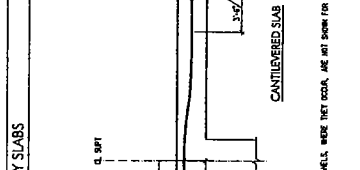
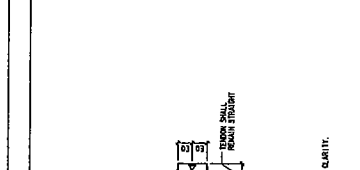


22 TYPICAL POST-TENSION TENDON PROFILE

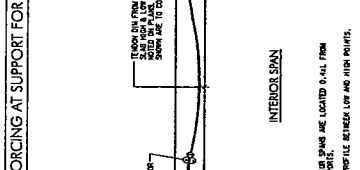


23 REINFORCING AT EXTERIOR SUPPORT

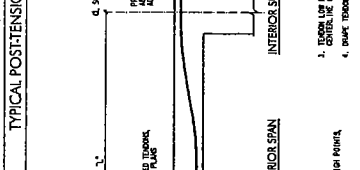
24 REINFORCING AT INTERIOR SUPPORT



25 TYPICAL POST-TENSION REINFORCING AT SUPPORT FOR TWO-WAY SLABS

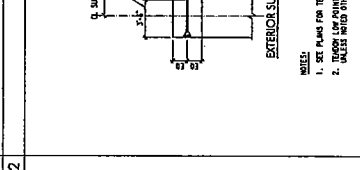


26 CANTILEVERED SLAB

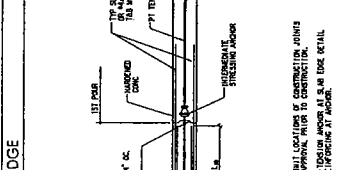


27 EXTERIOR SPAN

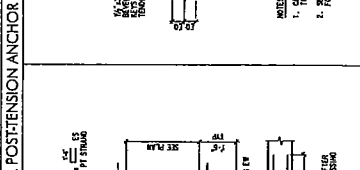
28 INTERIOR SPAN



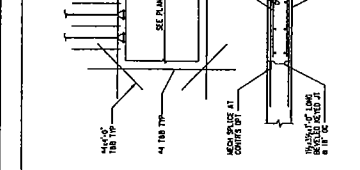
29 INTERIOR SUPPORT



30 INTERIOR SPAN

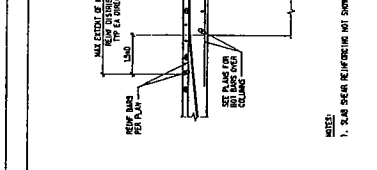
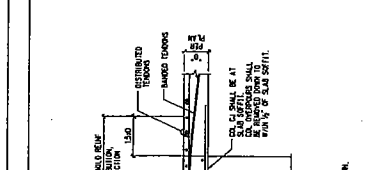


31 EXTERIOR SUPPORT

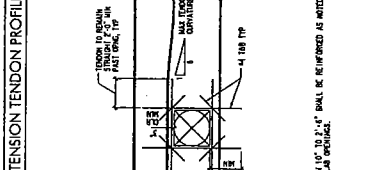


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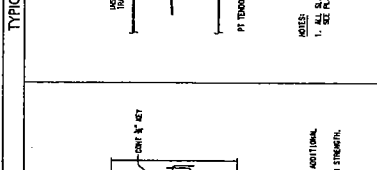
33 INTERIOR SPAN



33 INTERIOR SPAN

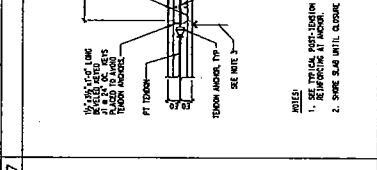


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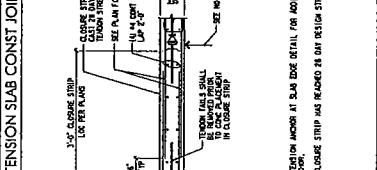


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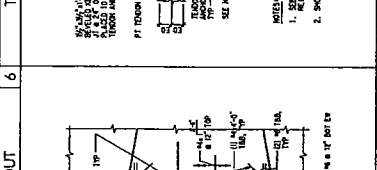
36 INTERIOR SUPPORT



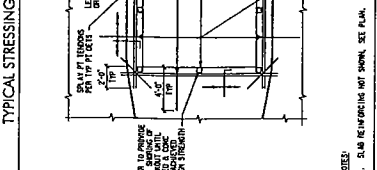
37 EXTERIOR SPAN



38 EXTERIOR SUPPORT

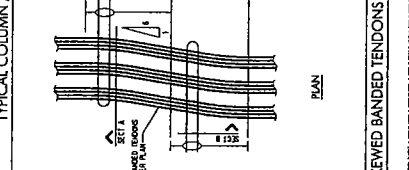
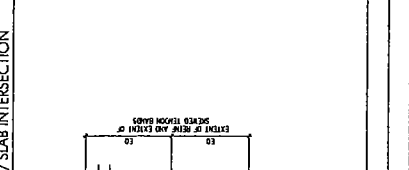


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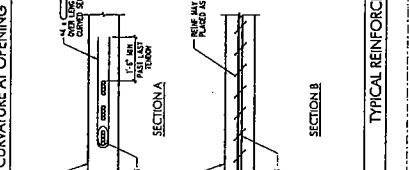


40 EXTERIOR SPAN

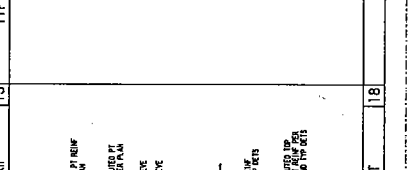
41 INTERIOR SPAN



41 INTERIOR SPAN

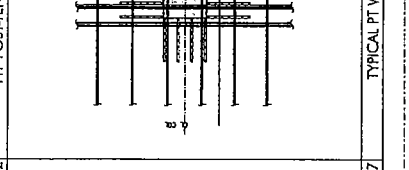


42 EXTERIOR SUPPORT



43 INTERIOR SPAN

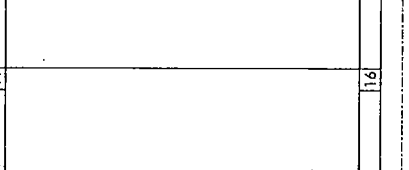
44 INTERIOR SUPPORT



45 EXTERIOR SPAN



46 EXTERIOR SUPPORT



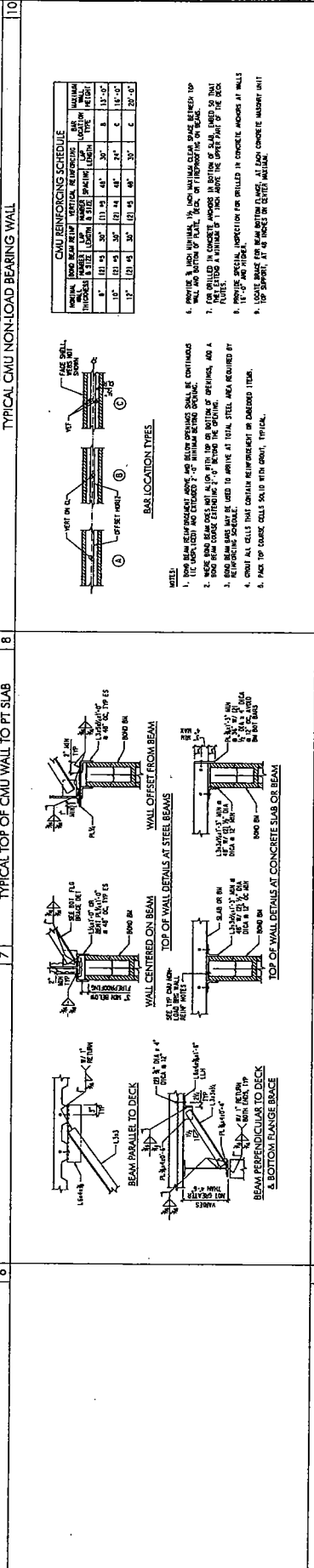
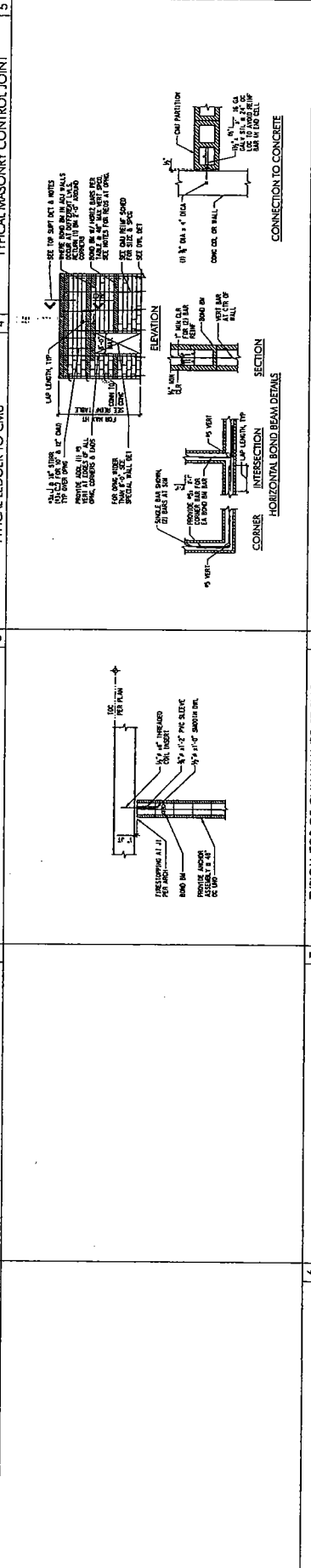
47 INTERIOR SPAN



48 EXTERIOR SPAN

49 INTERIOR SPAN

5
4'
3
2
1



CMU REINFORCING SCHEDULE

NOMINAL	WALL	THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING	MAXIMUM WALL HEIGHT
8"	12" O.C.	8"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"
8"	12" O.C.	12"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"
10"	12" O.C.	10"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"
10"	12" O.C.	12"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"
12"	12" O.C.	12"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"
12"	12" O.C.	14"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"
12"	12" O.C.	16"	#4 @ 16" O.C.	#4 @ 16" O.C.	12'-0"

MEANS: 1. THE BEAM REINFORCING ABOVE AND BELOW SHOULD BE CONTINUED UP THE WALL AND EXTENDED TO THE CENTERLINE OF THE WALL. 2. REINFORCING SHOULD BE LAPPED AT TOP OR BOTTOM OF WALLS, AND A MINIMUM 3'-0" BEHIND THE CORNER. 3. REINFORCING SHOULD BE LAPPED AT TOP OR BOTTOM OF WALLS, AND A MINIMUM 3'-0" BEHIND THE CORNER. 4. CORNER ALL CELLS THAT CONTAIN REINFORCEMENT OR DAMAGED ITEMS. 5. FACE TOP CORNER CELLS TO BE WITH CORNER, TYPICAL.

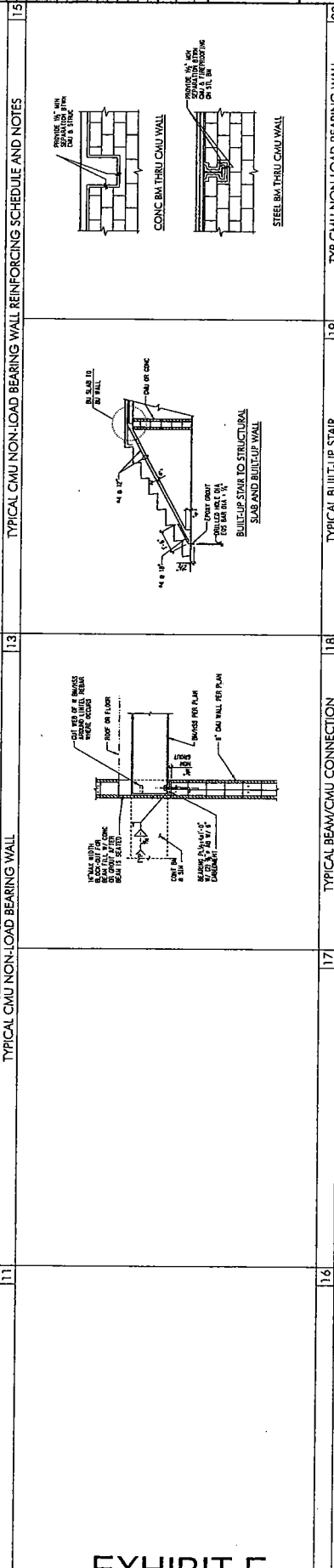
BASE LOCATION TYPES:

6. ONLY IN BASE OF WALL, 1/2" OF REINFORCING SHOULD BE ABOVE TOP OF FOUNDATION AND EXTENDED TO CENTERLINE OF WALL.

7. FOR GRILLED IN CONCRETE JOISTS IN BOTTOM OF SLAB, SHED TO THE RIGHT. REINFORCING SHOULD BE 1" ABOVE THE JOIST PART OF THE DECK.

8. PROVIDE SPECIAL INSPECTION FOR GRILLED IN CONCRETE JOISTS AT WALLS 18" O.C. AND ABOVE.

9. TOP CORNER OF WALL SHOULD BE WITH CORNER, TYPICAL.



TYPICAL BEAM/CMU CONNECTION

1. THE BEAM SHOULD BE FULLY ENCASED IN CONCRETE. 2. REINFORCING SHOULD BE LAPPED AT TOP OR BOTTOM OF WALLS, AND A MINIMUM 3'-0" BEHIND THE CORNER. 3. REINFORCING SHOULD BE LAPPED AT TOP OR BOTTOM OF WALLS, AND A MINIMUM 3'-0" BEHIND THE CORNER. 4. CORNER ALL CELLS THAT CONTAIN REINFORCEMENT OR DAMAGED ITEMS. 5. FACE TOP CORNER CELLS TO BE WITH CORNER, TYPICAL.

TYPICAL BUILT-UP STAIR

1. THE STAIR SHOULD BE FULLY ENCASED IN CONCRETE. 2. REINFORCING SHOULD BE LAPPED AT TOP OR BOTTOM OF WALLS, AND A MINIMUM 3'-0" BEHIND THE CORNER. 3. REINFORCING SHOULD BE LAPPED AT TOP OR BOTTOM OF WALLS, AND A MINIMUM 3'-0" BEHIND THE CORNER. 4. CORNER ALL CELLS THAT CONTAIN REINFORCEMENT OR DAMAGED ITEMS. 5. FACE TOP CORNER CELLS TO BE WITH CORNER, TYPICAL.



NO.	DATE	DESCRIPTION	BY	CHKD.
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2	08/08/08	REVISIONS	JK	JK
3	08/08/08	REVISIONS	JK	JK
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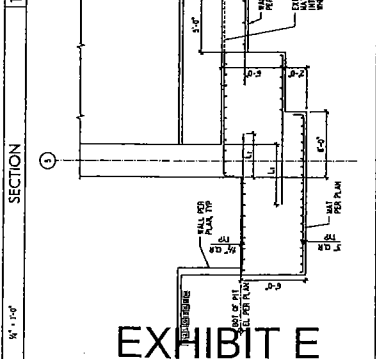
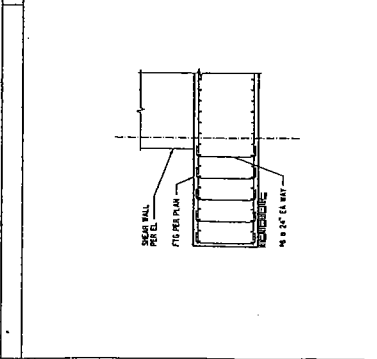
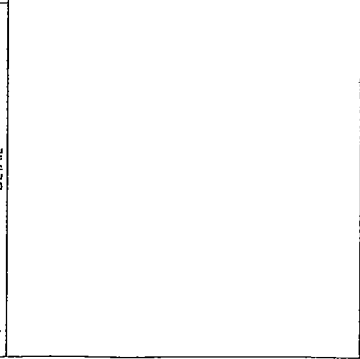
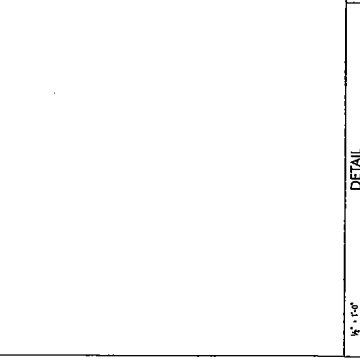
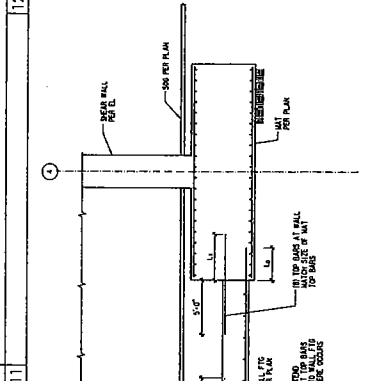
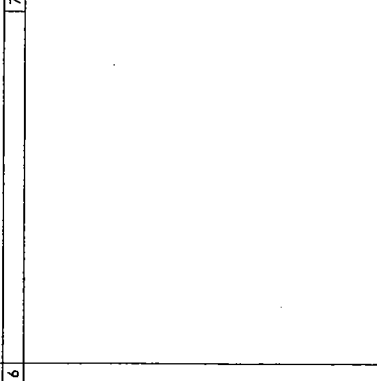
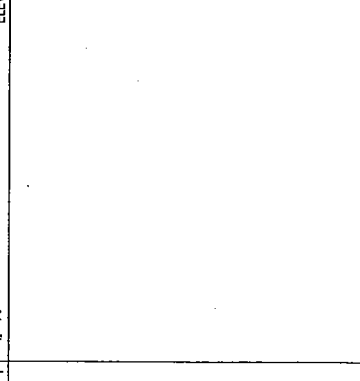
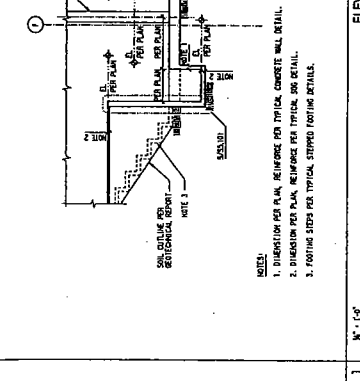
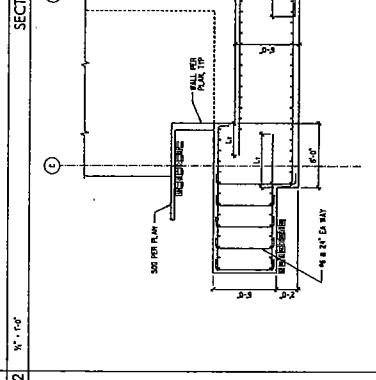
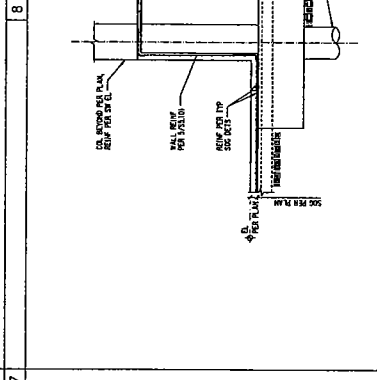
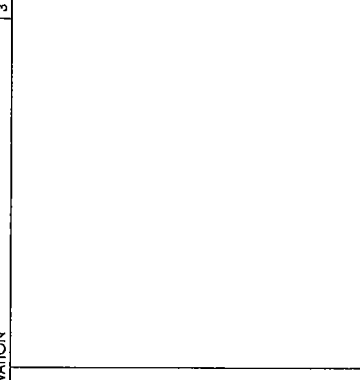
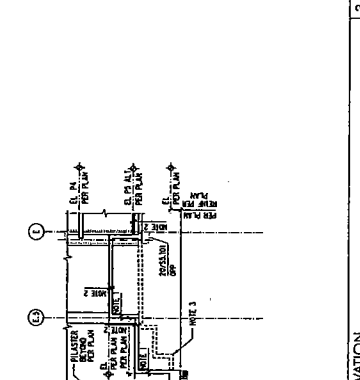
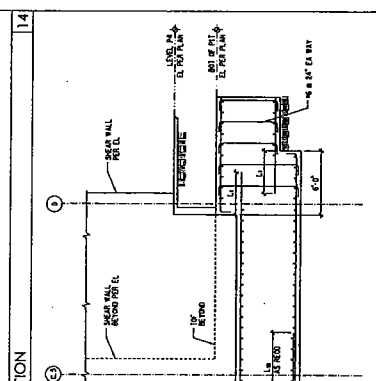
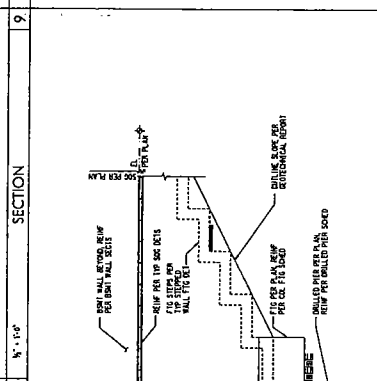
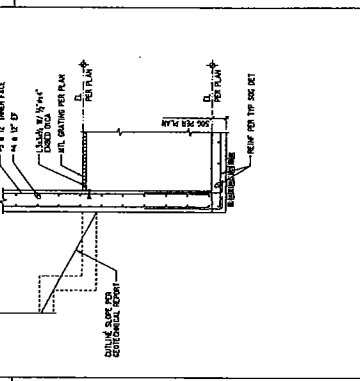
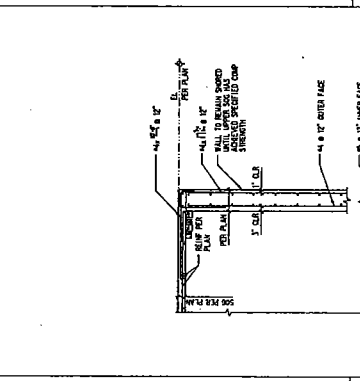
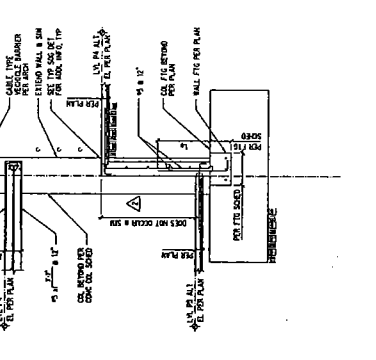
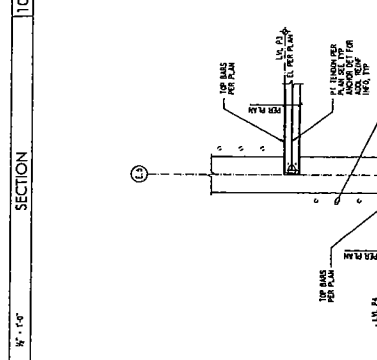
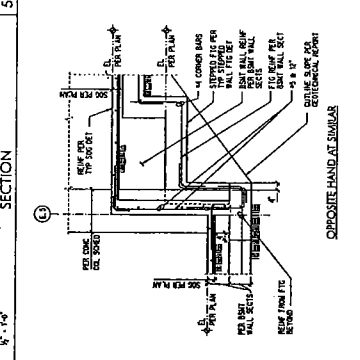
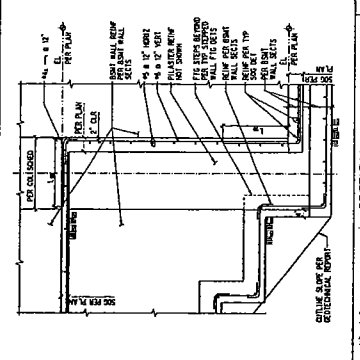
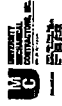


EXHIBIT E

nbbj
 25 WEST GERRARD STREET
 SUITE 2000
 TORONTO, ONTARIO M5E 1B3
 TEL: 416-593-9200
 FAX: 416-593-9202

**WHICHT
 REINSTEAD
 & COMPANY**

HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING



SCHMIDT
 CAMPBELL
 ASSOCIATES



NO.	DATE	DESCRIPTION	BY	CHK.
1	10/14/08	ISSUED FOR PERMIT
2	10/14/08

NJB
 FOUNDATION
 PLAN -
 PLUMBING

M2.FND

NOT TO SCALE
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (N.P.C.) AND THE INTERNATIONAL MECHANICAL CODE (I.M.C.)
 ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (N.E.C.) AND THE INTERNATIONAL ELECTRIC CODE (I.E.C.)

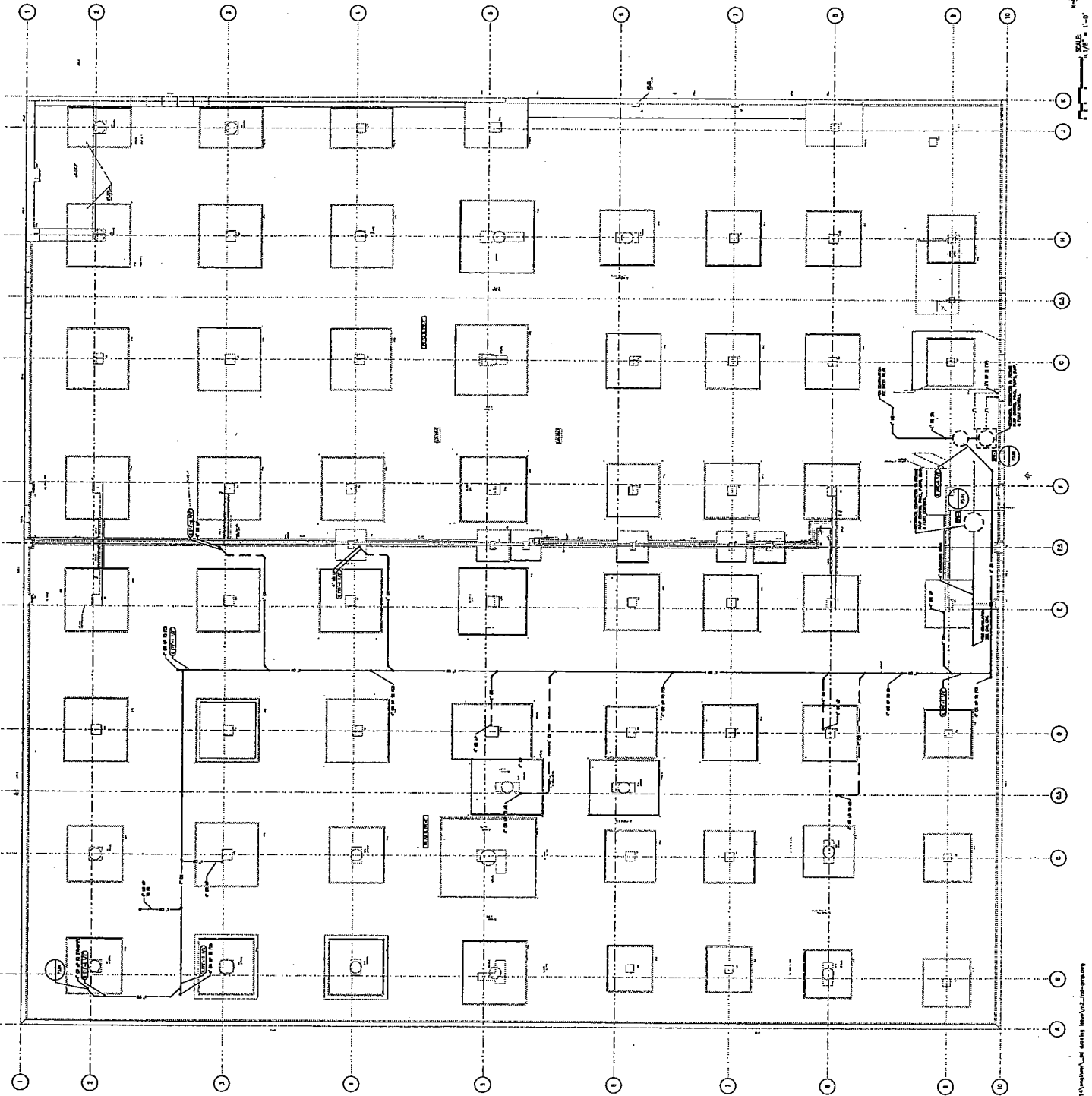
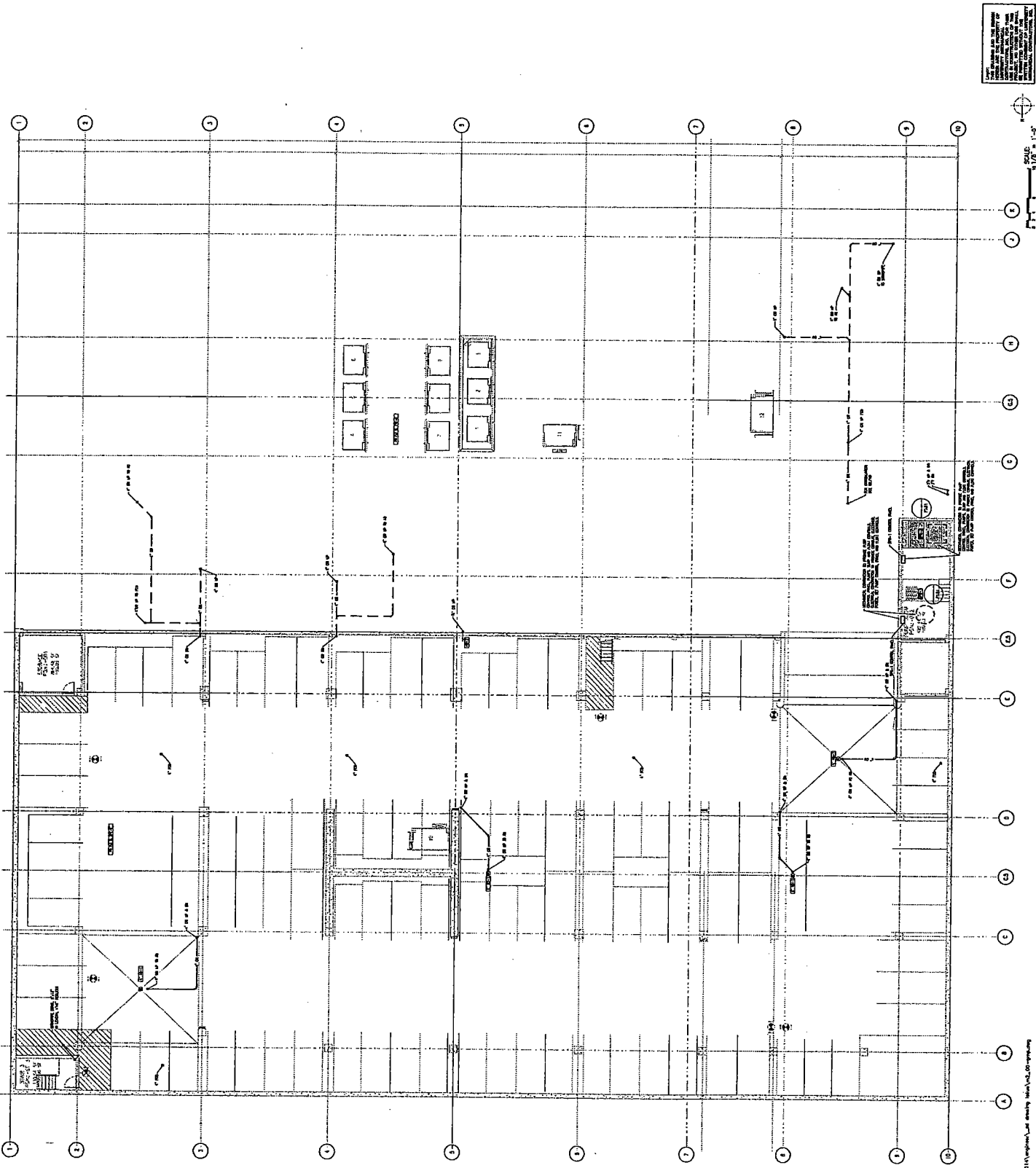


EXHIBIT E



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EXHIBIT E



NO.	DATE	BY	CHK
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NO. 431A
DATE 10/29/03
PROJECT NUB PARKING LEVEL 4
PLAN - PLUMBING
SCALE M2.01

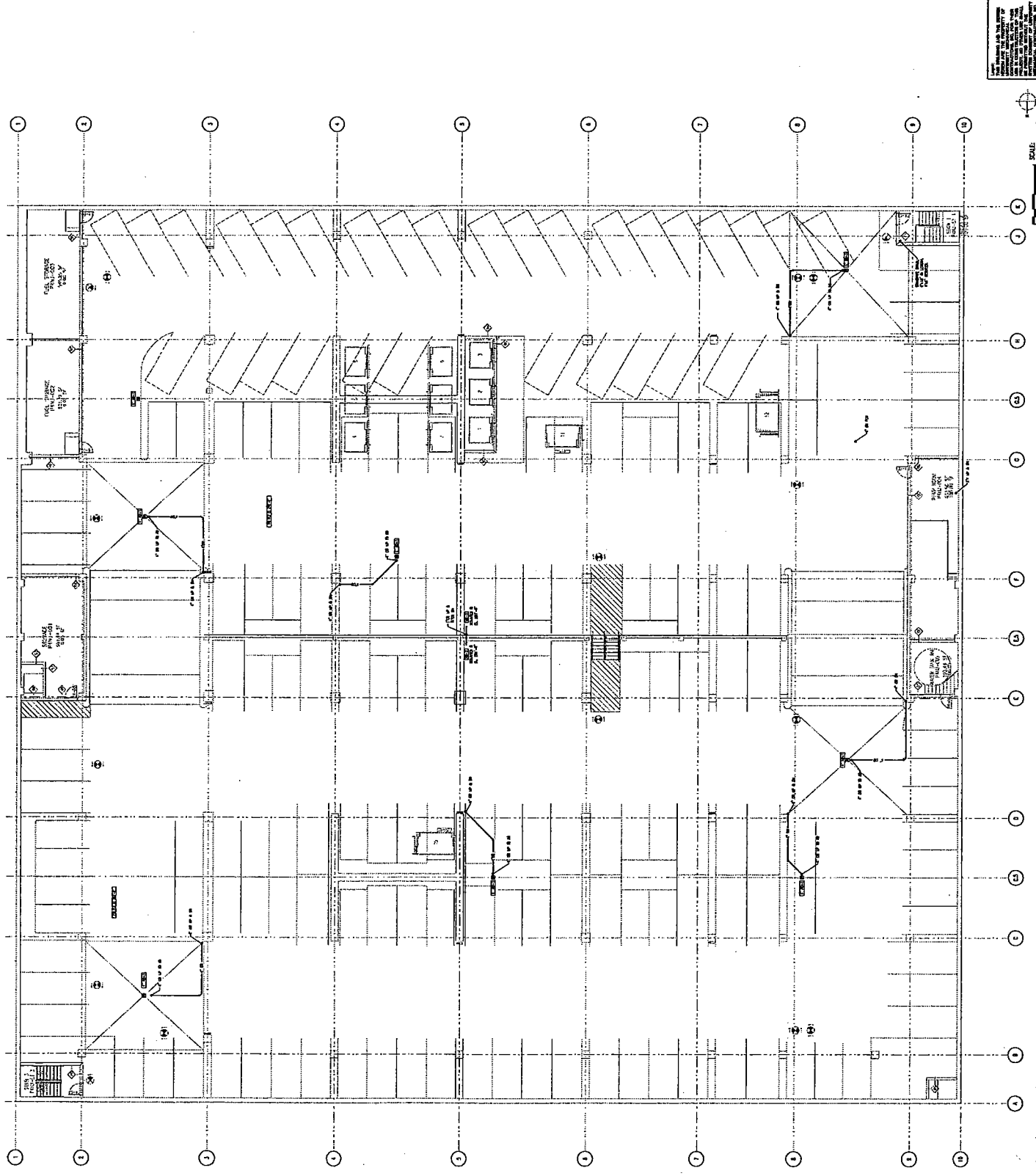
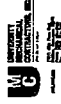


EXHIBIT E

nbbj
 224 W. PINE ST. SUITE 100
 SAN FRANCISCO, CA 94102
 TEL: 415.774.1100
 FAX: 415.774.1100

**WRIGHT
 RUNSTAD
 & COMPANY**

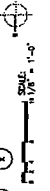
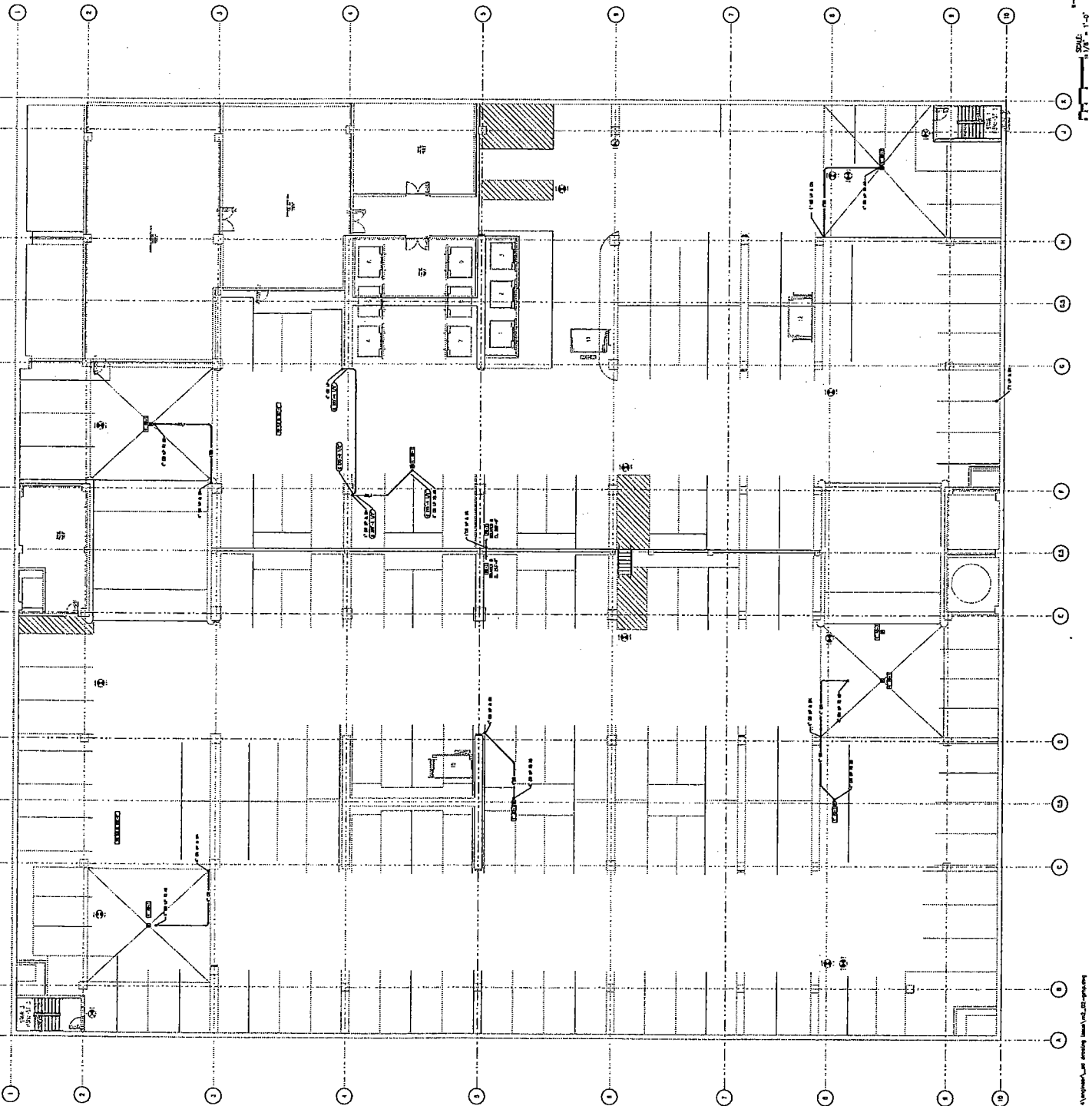
**HARBORVIEW
 NORTH &
 SOUTH BUILDING**



**SCHEMATIC
 GMP SET**





DATE	DESCRIPTION	BY	CHK
10/29/03	SCHEMATIC GMP SET		
PROJECT: HARBORVIEW NORTH & SOUTH BUILDING SHEET: M2.02 TITLE: PLUMBING LEVEL: PARKING LEVEL 3 JOB NO.: 0314			



NOTES:
 1. SEE PLUMBING SPECIFICATIONS FOR MATERIALS AND METHODS.
 2. SEE MECHANICAL SPECIFICATIONS FOR VENTING REQUIREMENTS.
 3. SEE ELECTRICAL SPECIFICATIONS FOR LIGHTING REQUIREMENTS.
 4. SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES AND CONDITIONS.
 5. SEE STRUCTURAL SPECIFICATIONS FOR LOADS AND CONDITIONS.
 6. SEE CIVIL SPECIFICATIONS FOR SITE AND UTILITY REQUIREMENTS.
 7. SEE ENVIRONMENTAL SPECIFICATIONS FOR AIR QUALITY AND NOISE REQUIREMENTS.
 8. SEE SAFETY SPECIFICATIONS FOR FALL PROTECTION AND OTHER REQUIREMENTS.
 9. SEE SCHEDULE FOR MATERIALS AND METHODS.

EXHIBIT E

DATE: 10/29/03 3:12 PM
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nbbj 221 W. BROADWAY SUITE 1400 NEW YORK, NY 10038 TEL: 212 213 3000	WRIGHT HENSHAW & COMPANY	HARBORVIEW NINTH & JEFFERSON BUILDING		SCHEMATIC GMP SET		NO. 4314 DATE 10/26/03
						NUB PARKING LEVEL 2 PLAN - PLUMBING M2.03

THE PLUMBING AND MECHANICAL WORK SHOWN ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT AND THE OWNER. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

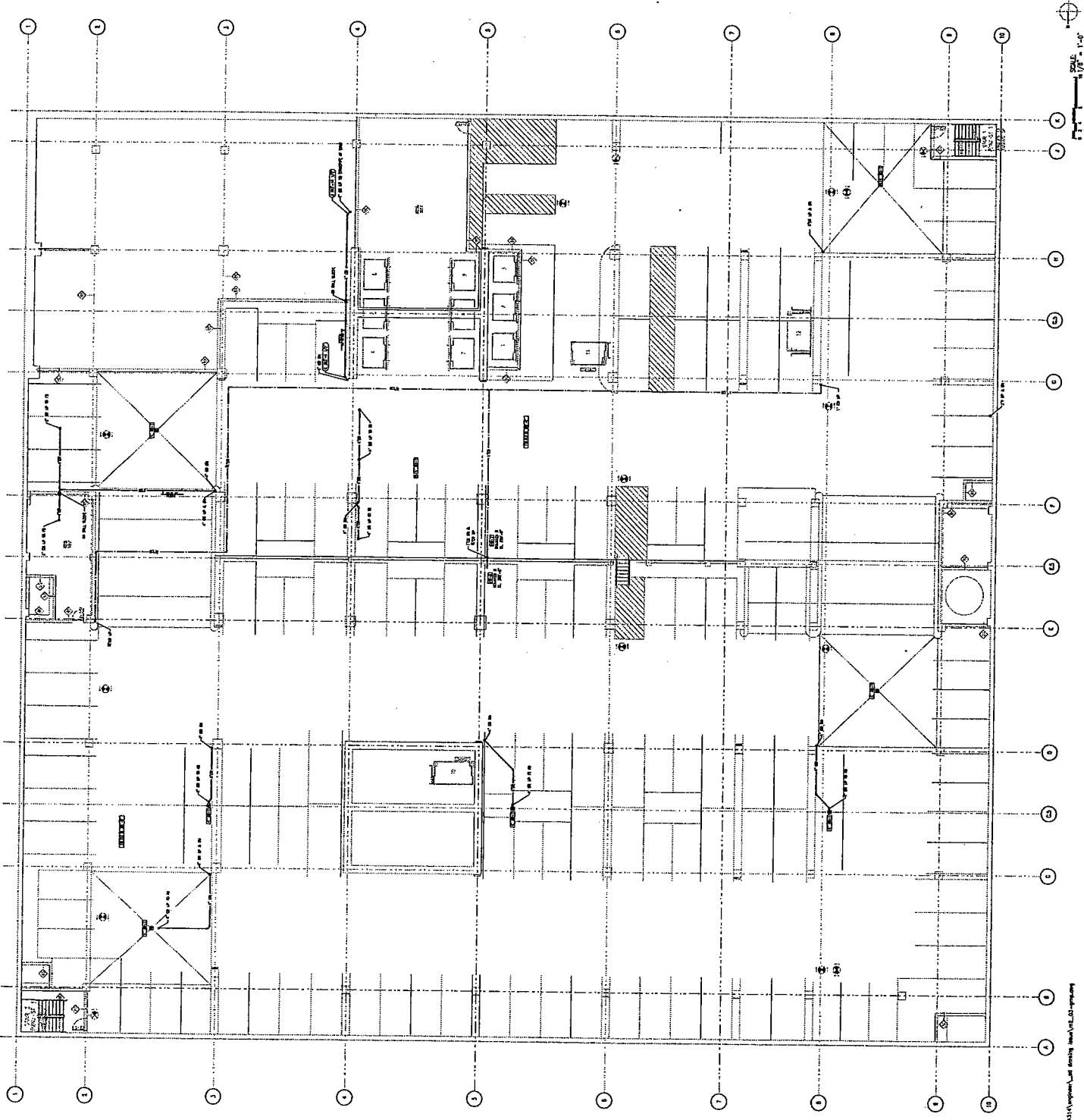


EXHIBIT E

nbbj
 225 N. GARDEN AVENUE
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1005

**WHICHT
 RUNSTAD
 & COMPANY**

HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING

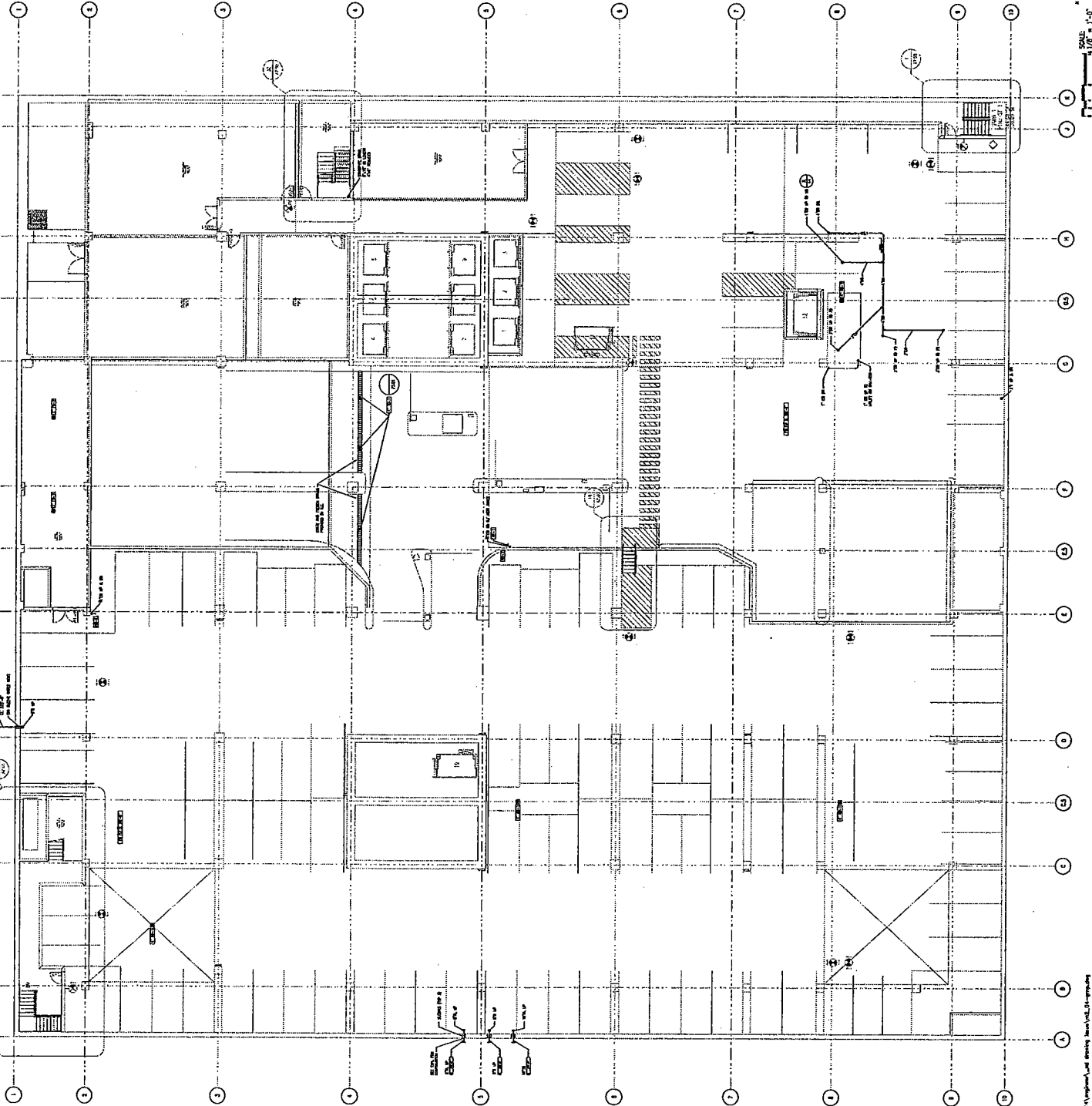


**SCHEMATIC
 DEVELOPMENT**



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**NUB
 PARKING
 LEVEL 1
 PLAN -
 PLUMBING**
 M2.04



1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE AND THE INTERNATIONAL MECHANICAL CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIALS HANDLING AND STORAGE GUIDE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFAS).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) FIRE PROTECTION CODES.

EXHIBIT E

nbbj
225 WEST WASHINGTON
SUITE 1000
SEATTLE, WASHINGTON 98101
TEL: 206.461.1000
FAX: 206.461.1005

WRIGHT
RUSTEND
& COMPANY

HARBORVIEW
NINTH &
JEFFERSON
BUILDING



SCHEMATIC
COMPSET



NO.	DATE	DESCRIPTION
1	12/15/08	SCHEMATIC COMPSET
2	12/15/08	SCHEMATIC COMPSET
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30	12/15/08	SCHEMATIC COMPSET

NJB
LEVEL G
PLAN -
PLUMBING

M2.05

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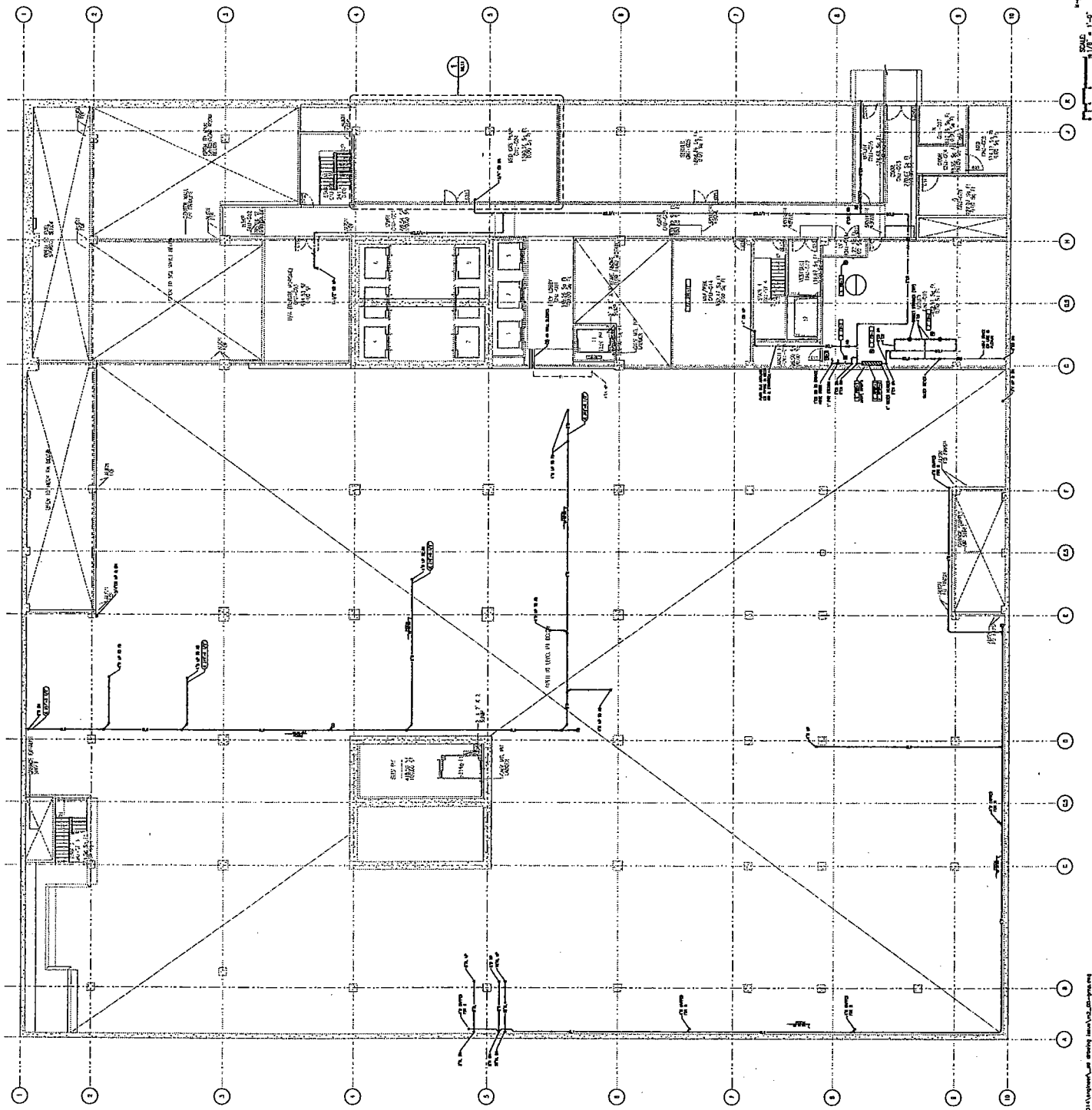


EXHIBIT E

nbbj
 220 WALL STREET, SUITE 2000
 NEW YORK, NY 10038
 TEL: 212 279 3000

**WHICHT
 RUNSFORD
 & COMPANY**

HARBORVIEW
 THE JEFFERSON
 BUILDING



SCHEMATIC
 DESIGN
 GAP SET



NO.	DATE	BY	CHKD.
1	10/02/08	AS/SA	AS/SA

NJB
 LEVEL 5
 PLAN -
 PLUMBING
 M2.06

THIS PLAN IS TO BE USED FOR THE PLUMBING WORK ONLY. IT DOES NOT INCLUDE ELECTRICAL, MECHANICAL, OR STRUCTURAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLUMBING AND ELECTRICAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL AND STRUCTURAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FINISHES AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EQUIPMENT AND FURNITURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLUMBING AND ELECTRICAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MECHANICAL AND STRUCTURAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FINISHES AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EQUIPMENT AND FURNITURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.

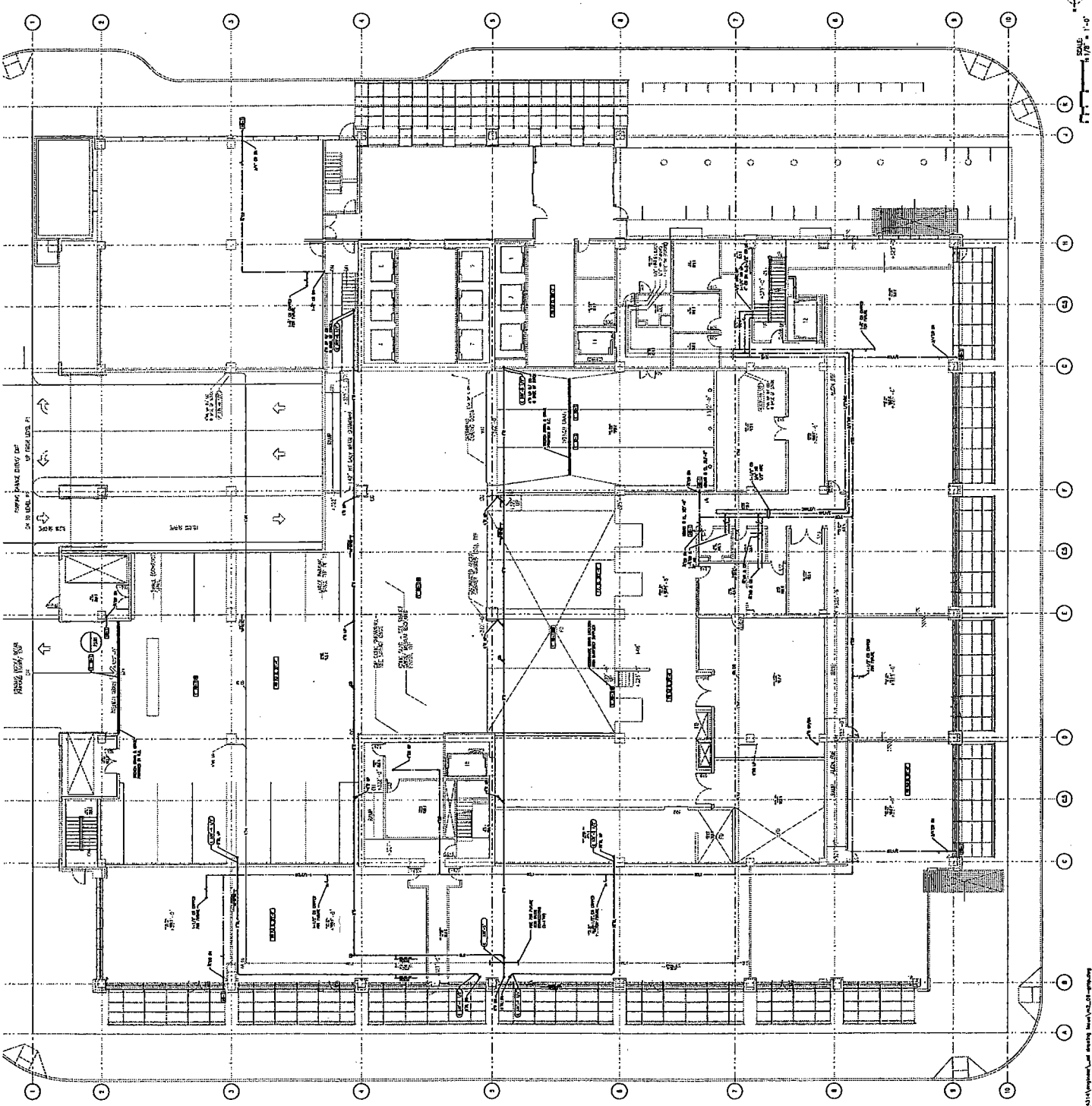


EXHIBIT E

nbbj
NATIONAL BUILDING BUREAU OF JEFFERSON CITY, MISSOURI

WRIGHT
RUNSTAD
& COMPANY

HARBORVIEW
HARBORVIEW
JEFFERSON
BUILDING

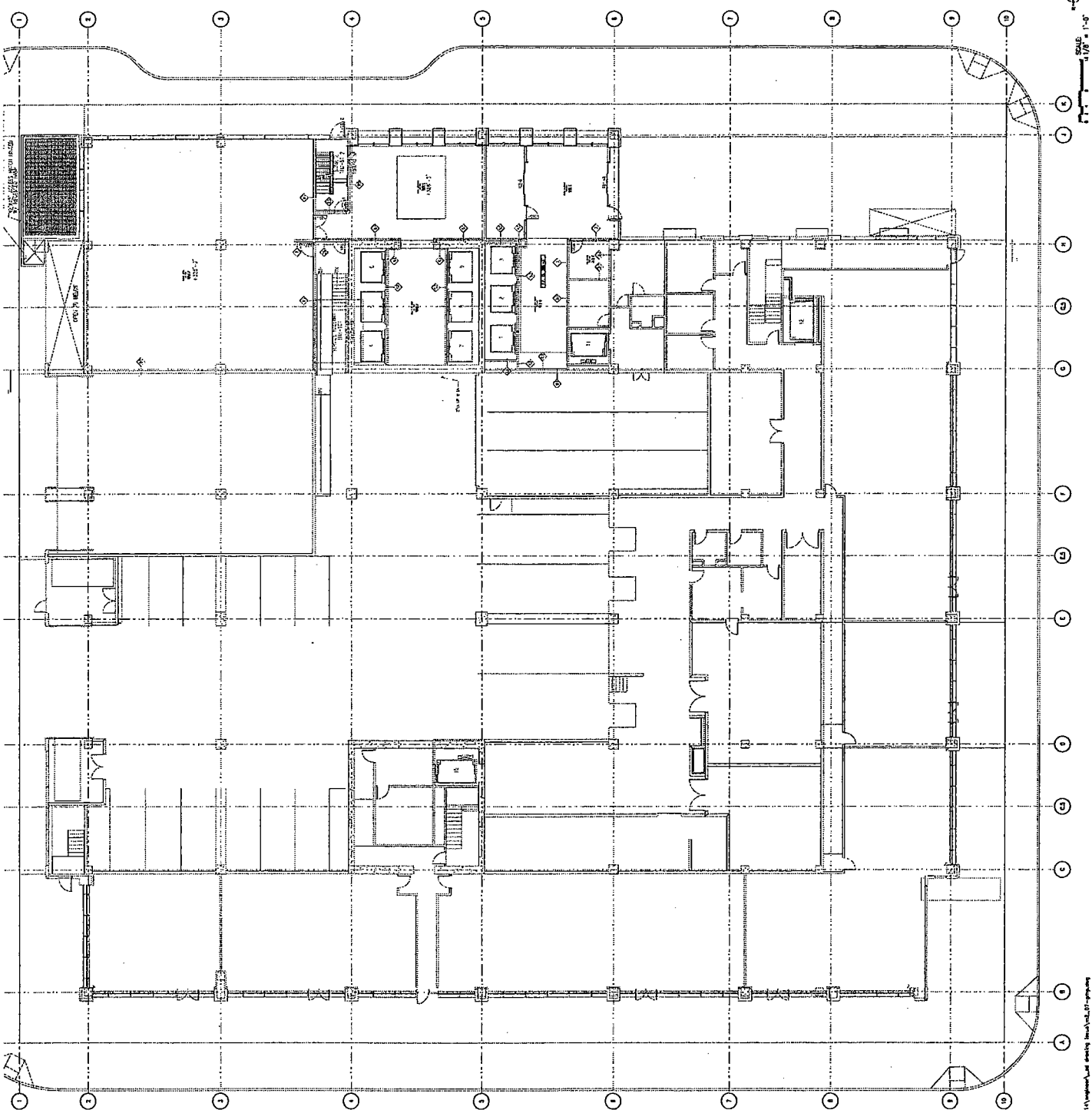


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NJB
LEVEL 1
PLAN -
PLUMBING
M2.07



NOT TO SCALE
FOR INFORMATION ONLY
THIS PLAN IS A SCHEMATIC
AND DOES NOT REPRESENT
A CONTRACT DOCUMENT
IT IS THE RESPONSIBILITY
OF THE CONTRACTOR TO
VERIFY ALL DIMENSIONS
AND CONDITIONS IN THE
FIELD

EXHIBIT E

nbbj
 223 N.W. 40th Street
 Suite 200, Fort Lauderdale, FL 33309
 Tel: 754.573.5000
 Fax: 754.573.5001

**WHIGHT
 RINSTEAD
 & COMPANY**

HARBORVIEW
 OFFICE &
 APARTMENT
 BUILDING



SCHEMATIC
 DESIGN SET



NO.	DESCRIPTION	DATE
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NJB
 LEVEL 2
 PLAN -
 PLUMBING

M2.08

NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. ANY CHANGES TO THE PLUMBING SHALL BE MADE IN ACCORDANCE WITH THE PLUMBING CODE OF THE STATE OF FLORIDA.

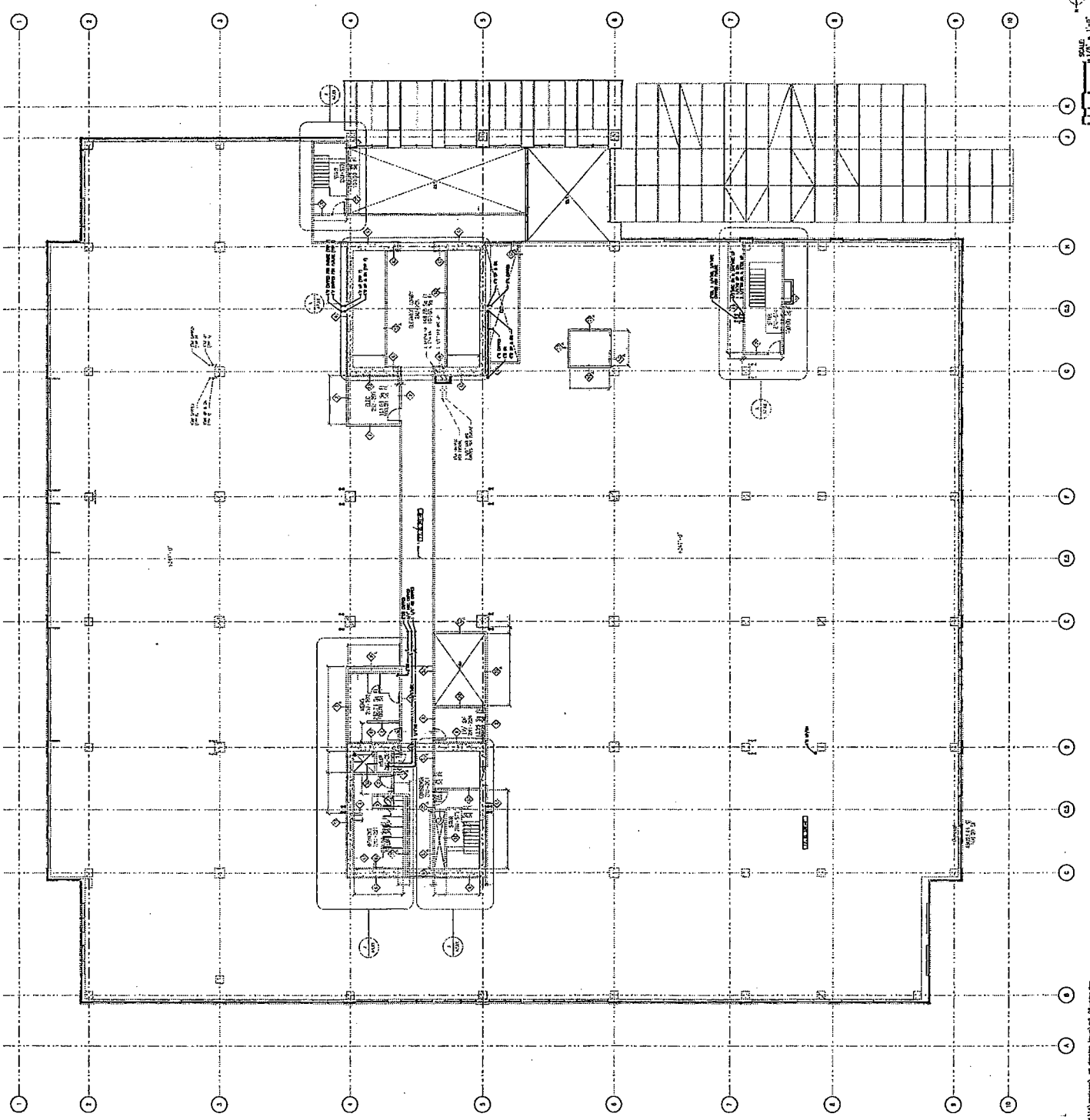
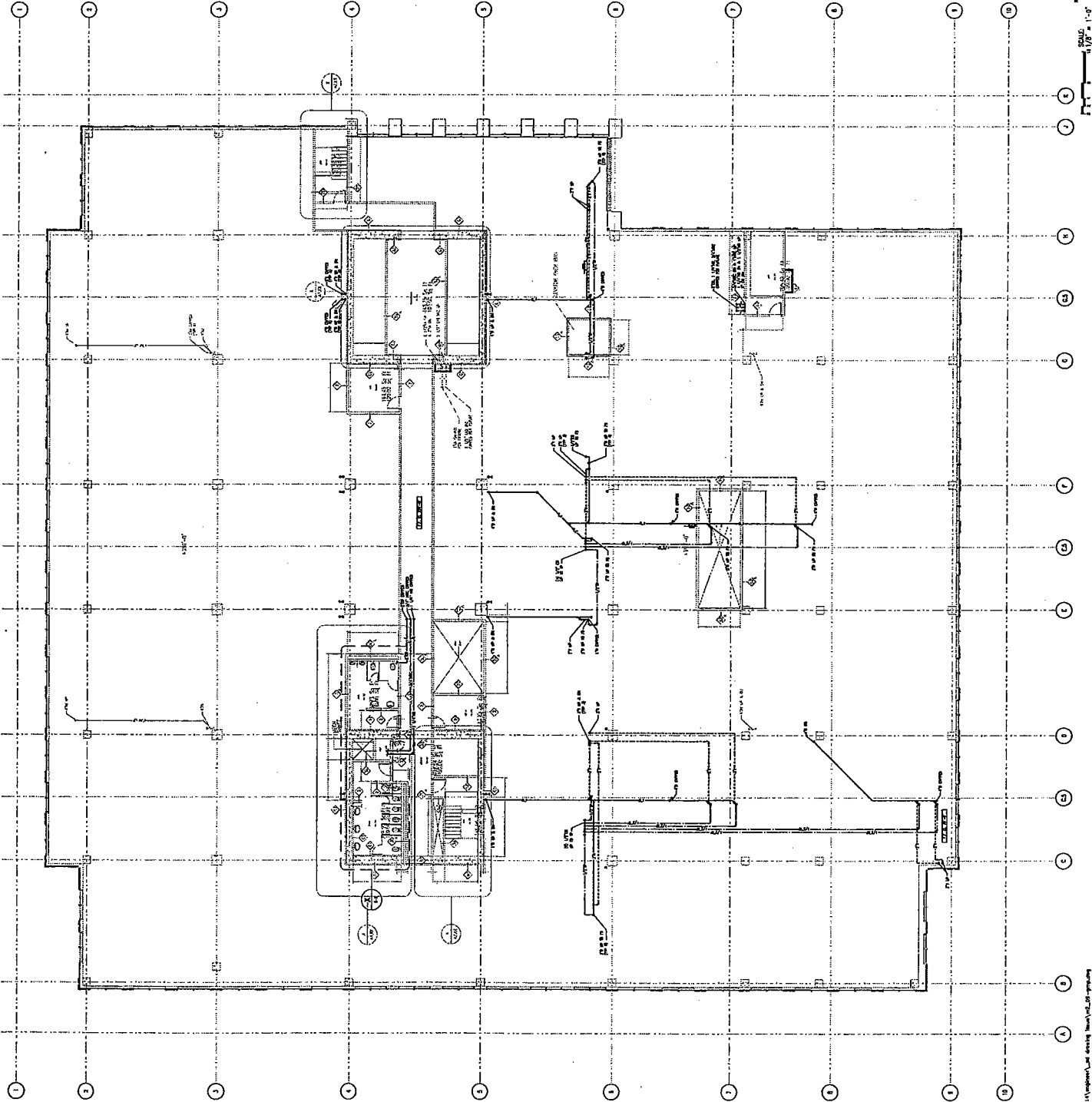


EXHIBIT E



FOR INFORMATION ONLY: THIS PLAN IS A SCHEMATIC OMS SET AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

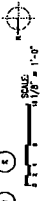
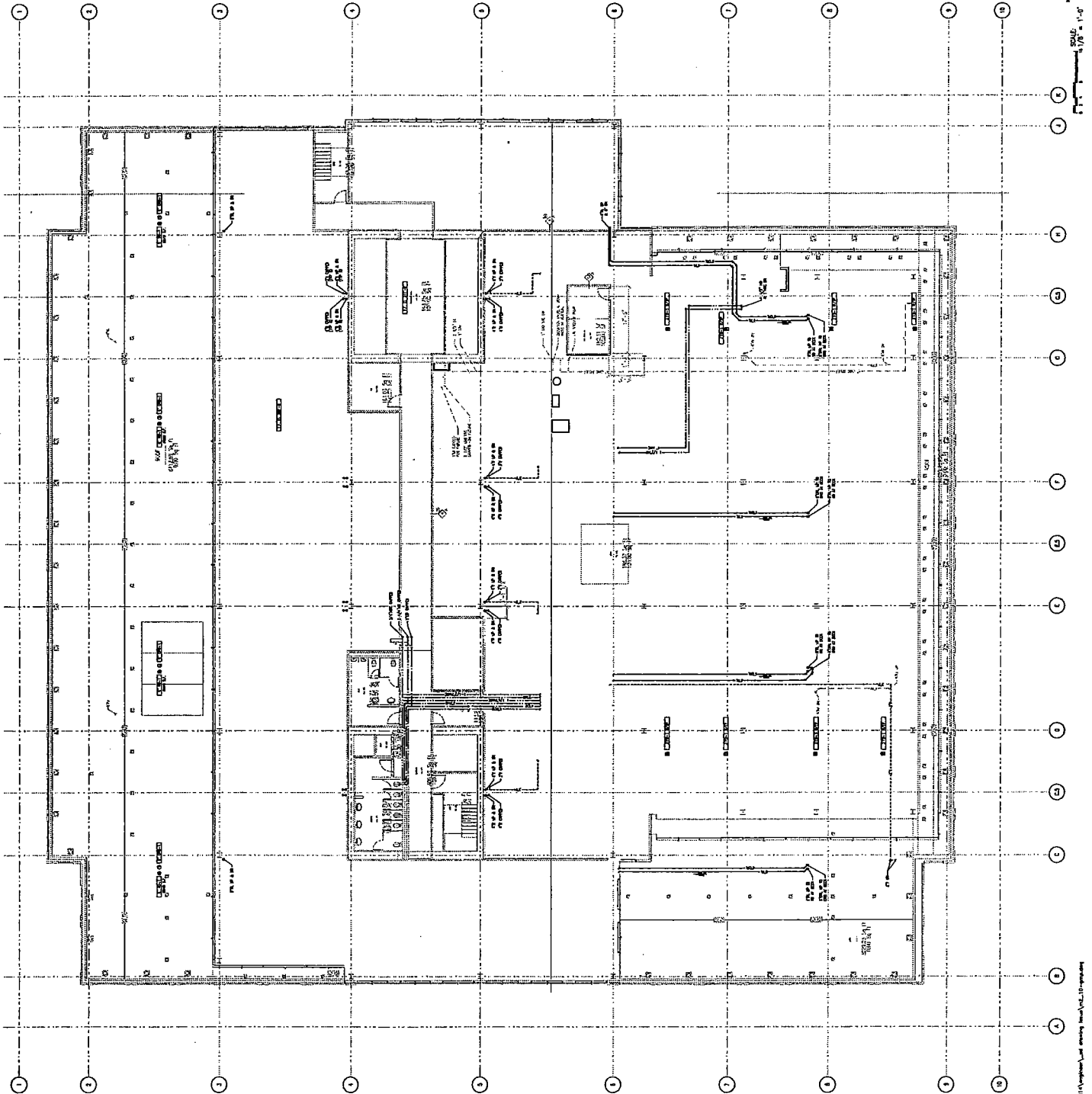


EXHIBIT E

STEVE BRONKS
 10/17/2009 3:17 PM
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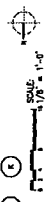


EXHIBIT E

nbbj
 NATIONAL BUILDING
 BUREAU OF JOURNALISM
 ARCHITECTS

**WHIGHT
 RUNSTAD
 & COMPANY**

HARDYVIEW
 NINTH &
 JEFFERSON
 BUILDING

U
 UNIVERSITY
 CONTRACTORS
 INC.

**SCHEMATIC
 CURPSET**



DATE	DESCRIPTION
10/22/08	SCHEMATIC CURPSET
04/14	REVISED
10/22/08	REVISED

**NJB
 LEVEL 5
 PLAN -
 PLUMBING**

M2.11

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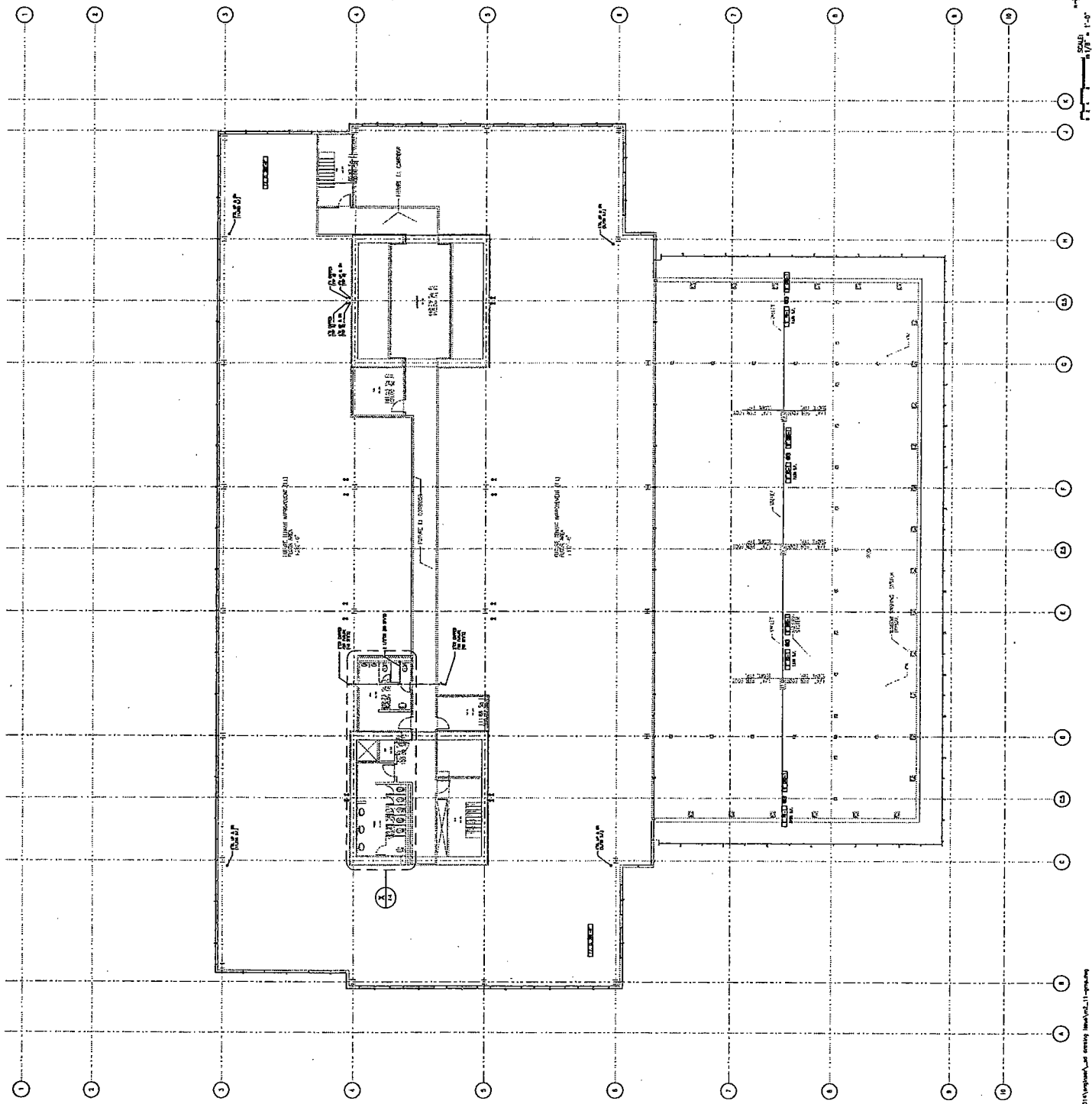


EXHIBIT E

nbbj
133 DIX AVENUE, SUITE 200
ROCKY HILL, CT 06118
TEL: 860.251.7500
WWW.NBBJ.COM

**WHITTY
RINSTEAD
& COMPANY**

HARBORVIEW
UNIVERSITY
WESTPAC
BUILDING

U
UNIVERSITY
OF
CONNECTICUT
FACILITIES
DEPARTMENT

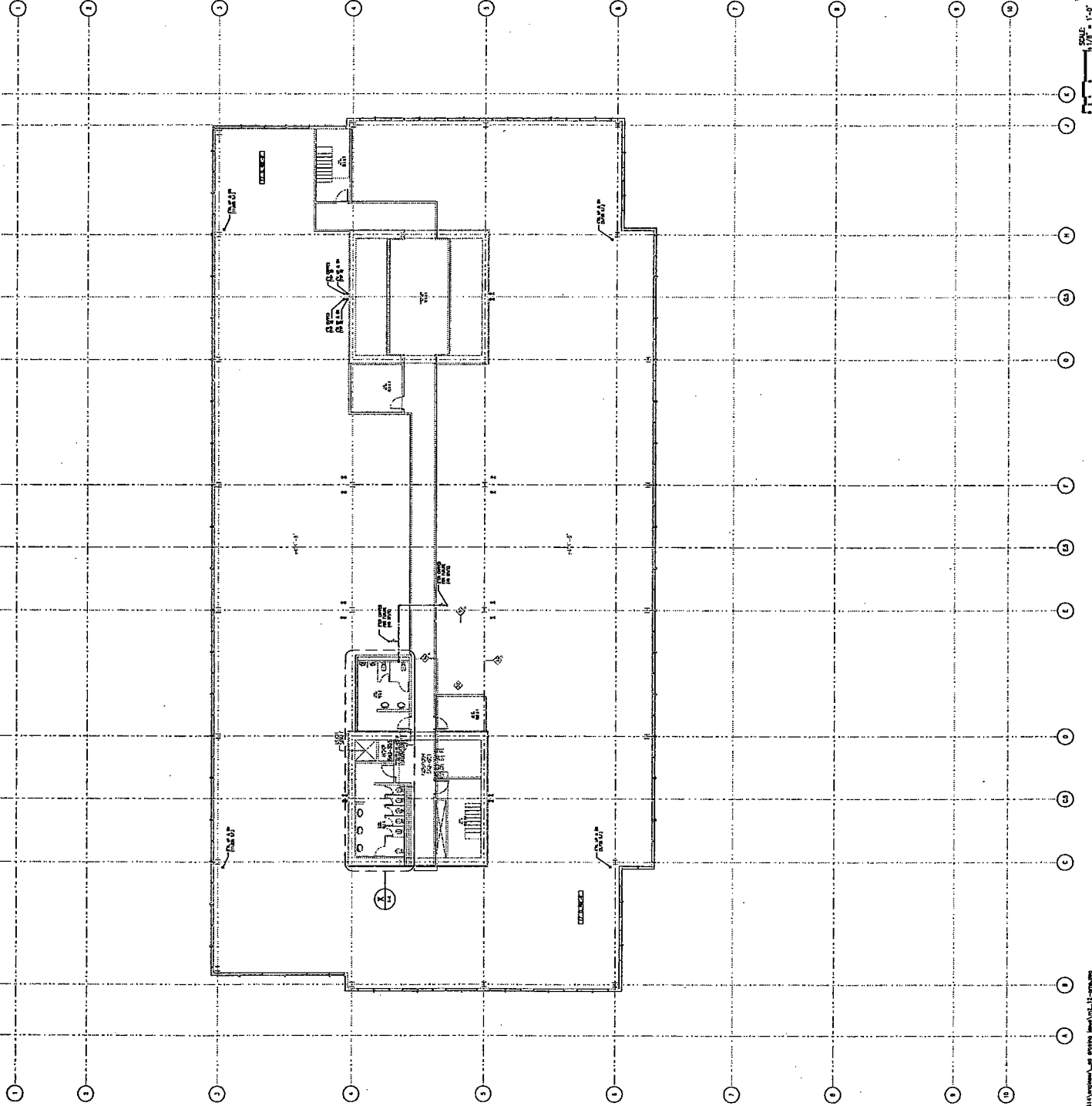
SCHEMATIC
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NO.	DESCRIPTION	DATE

NJB
LEVEL 6
PLAN -
PLUMBING

M2.12



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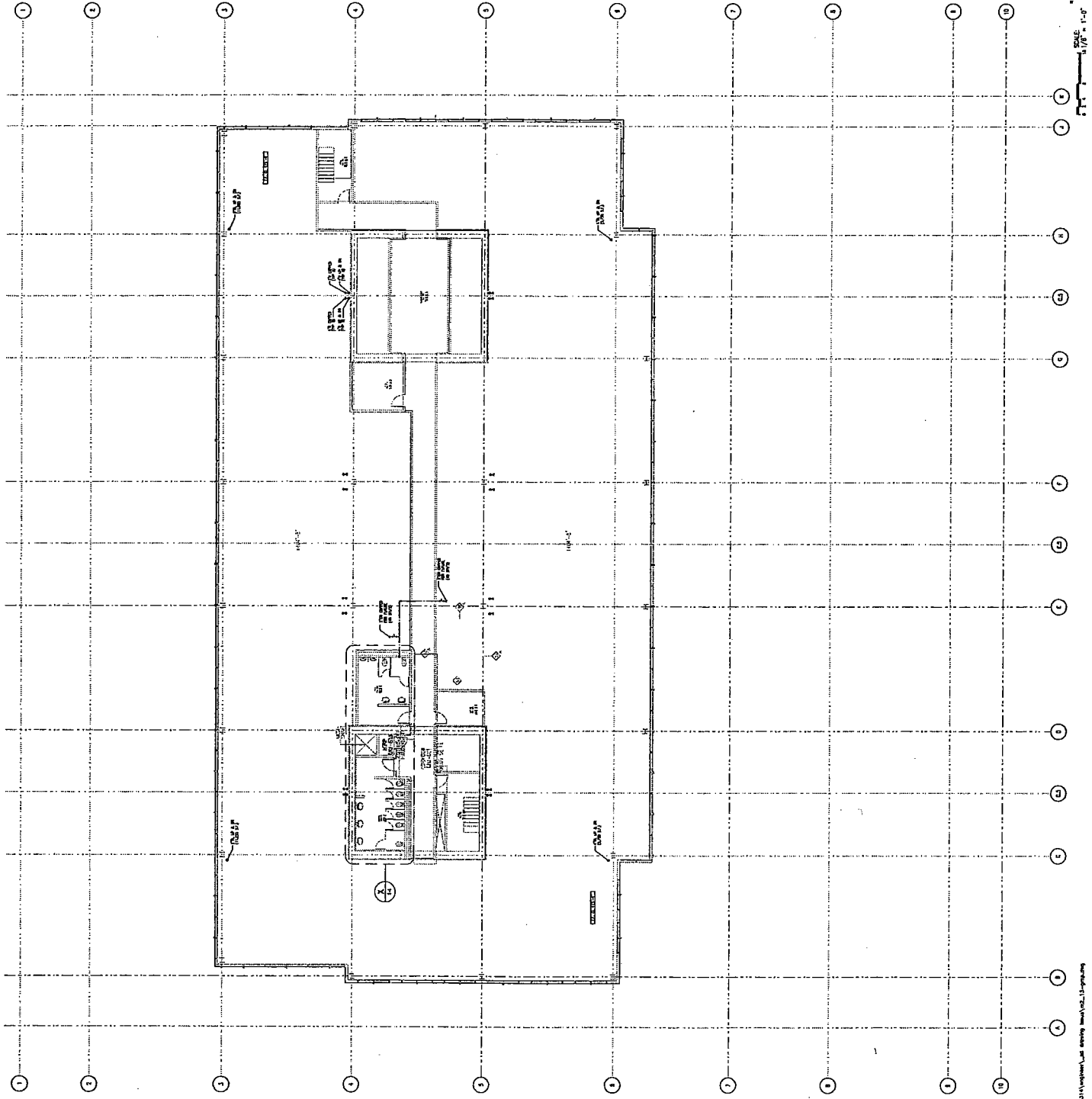

WRIGHT RUNSFORD & COMPANY
 ARCHITECTS
 HARBOURVIEW UNIVERSITY CENTER BUILDING

SCHEMATIC DESIGN GMP SET


 REG. NO. 4318
 DATE 10/09/08

NO.	DATE	BY	CHK.	APP.	DESC.

NUB LEVEL 7 PLAN - PLUMBING
M2.13



ALL WORK SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE AND THE INTERNATIONAL CODE BOARDS IBC.

EXHIBIT E

nbbj
 222 N.W. 40th Street
 Suite 100, Fort Lauderdale, FL 33309
 Tel: 954.575.2500
 Fax: 954.575.2501

**WIRCHT
 RINSTEAD
 & COMPANY**

HARBORVIEW
 NORTH &
 EAST TOWN
 BUILDING



**SCHEMATIC
 GAP SET**



NO.	DATE	DESCRIPTION
1	10/18/08	SCHEMATIC GAP SET

NO. NUB
 LEVEL 9
 PLAN -
 PLUMBING
 M2.15

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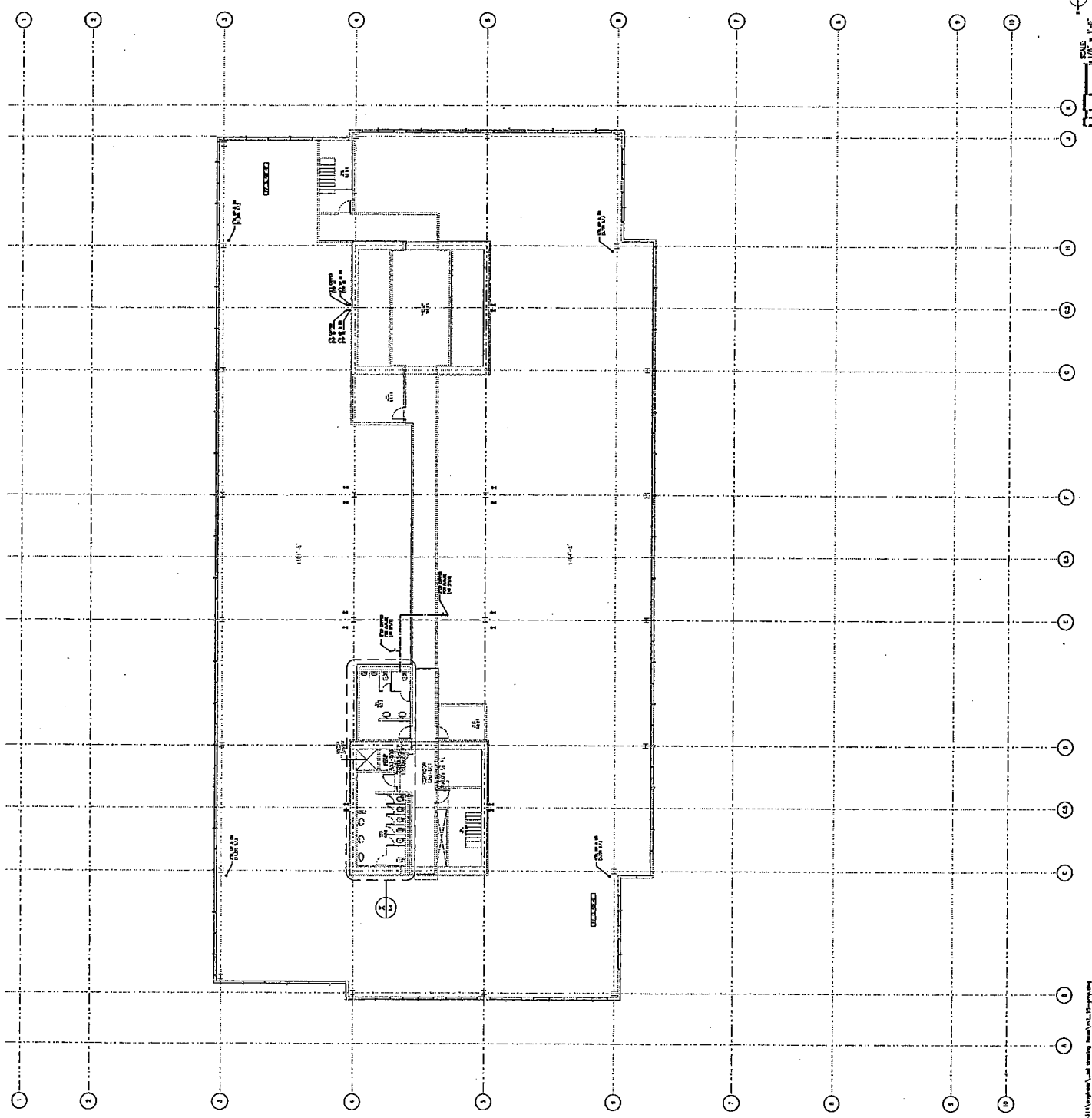


EXHIBIT E

nbbj
225 WEST GARDEN AVENUE
SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.2300

WHITTT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
LAWSON
BUILDING



SCHEMATIC
DRP SET



NO.	DATE	DESCRIPTION
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NJB
LEVEL PH
PLAN -
PLUMBING

M2.21

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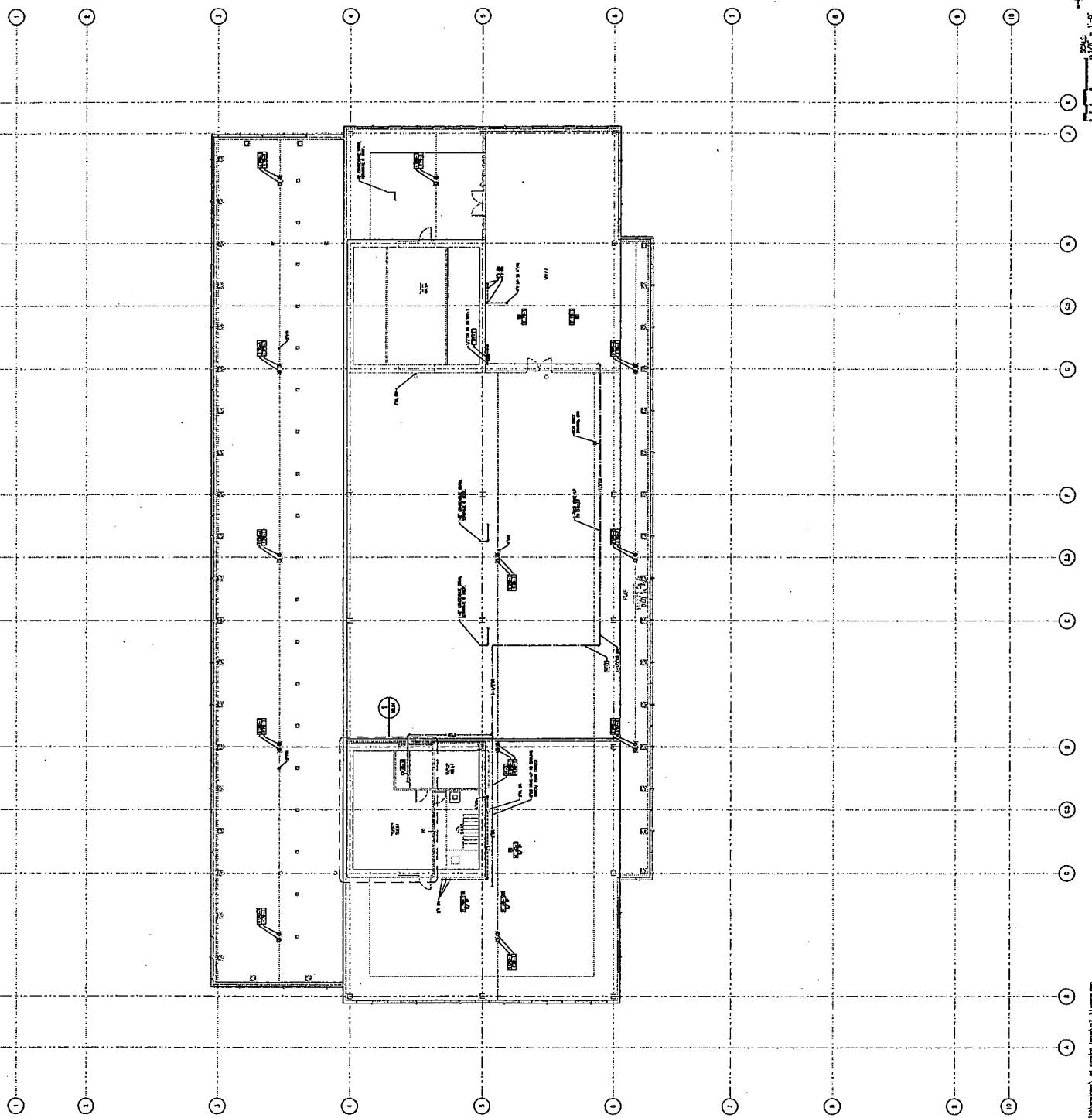


EXHIBIT E

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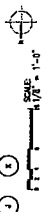
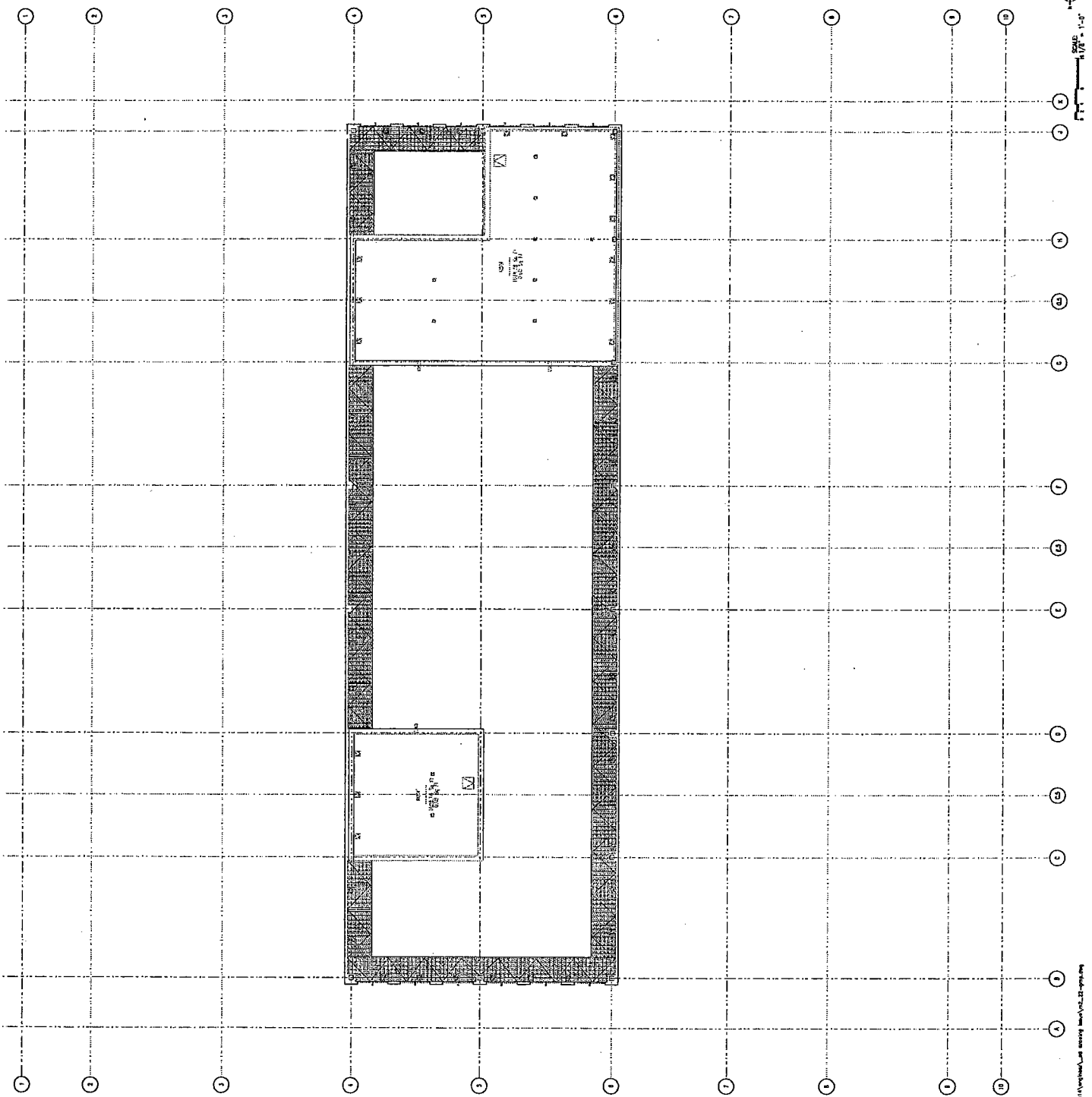


EXHIBIT E

nbbj
 225 N. LAKE AVENUE
 SUITE 100
 CHICAGO, IL 60601
 TEL: 312.557.0000
 FAX: 312.557.0000

WHIGHT
 RUNSTAD
 & COMPANY

HARDYVIEW
 NORTH
 & SON
 BUILDING



SYNCHRONIC
 CAMP SET



NO.	DATE	DESCRIPTION
1	10/21/05	ISSUED FOR PERMITS
2	11/14/05	REVISED PER COMMENTS
3	12/15/05	REVISED PER COMMENTS
4	01/18/06	REVISED PER COMMENTS
5	02/15/06	REVISED PER COMMENTS
6	03/15/06	REVISED PER COMMENTS
7	04/15/06	REVISED PER COMMENTS
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15	12/15/06	REVISED PER COMMENTS

NUB
 LEVEL G
 PLAN -
 MEDICAL &
 LAB GAS
 M3.05

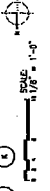
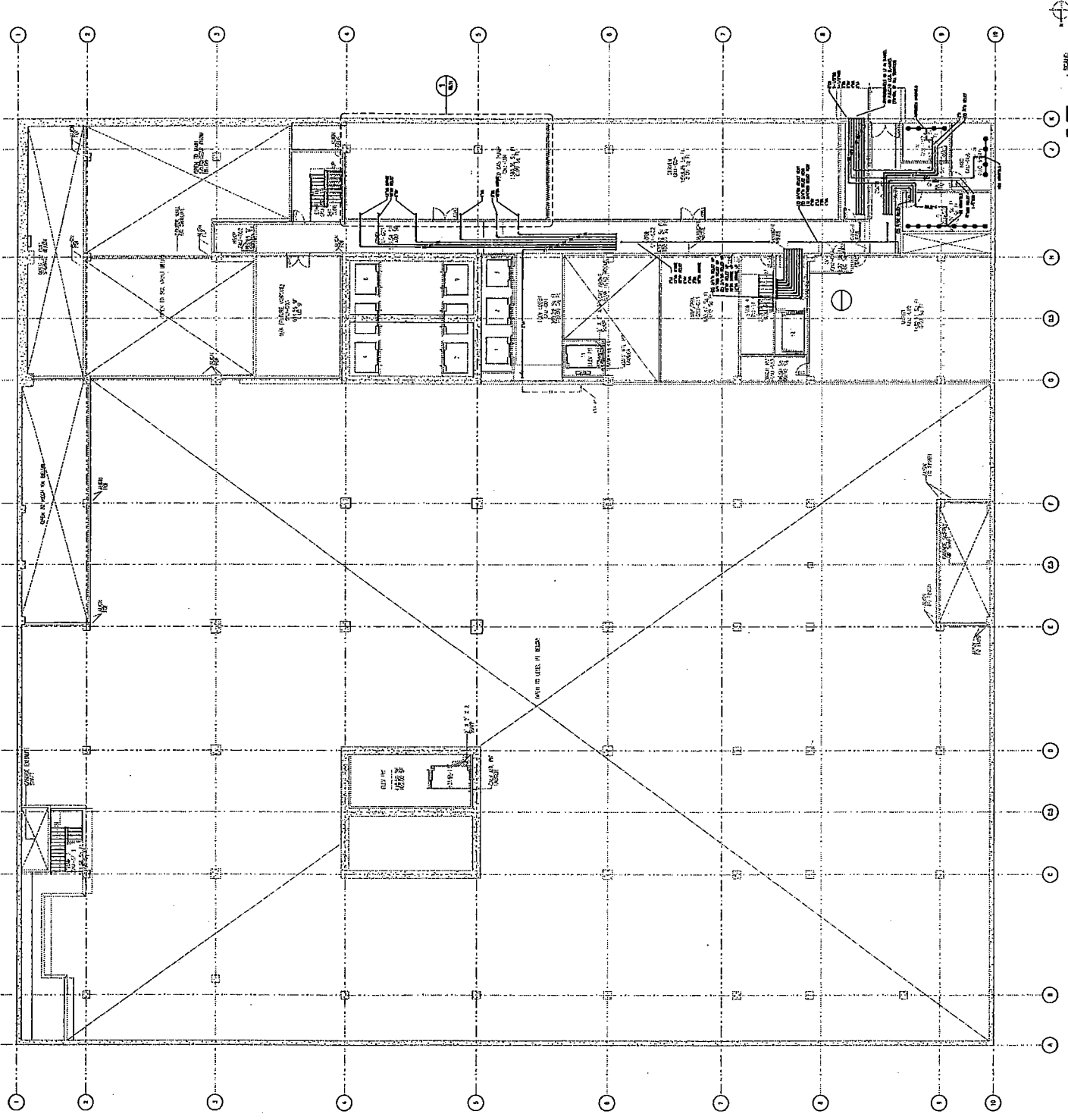


EXHIBIT E

STEVE BRONKHORST
 10/17/2005 10:11 PM
 \\nasd\engineering\3131\project\m3\of drawing\m3\plan_g05.dwg

nbbj
222 N. ARCADE AVENUE
SUITE 200
ANN ARBOR, MI 48106
TEL: 734.763.2500
FAX: 734.763.2502

**WHITNEY
REINSTEAD
& COMPANY**

**HARDY
MAYNARD
JEFFERSON
BUILDING**



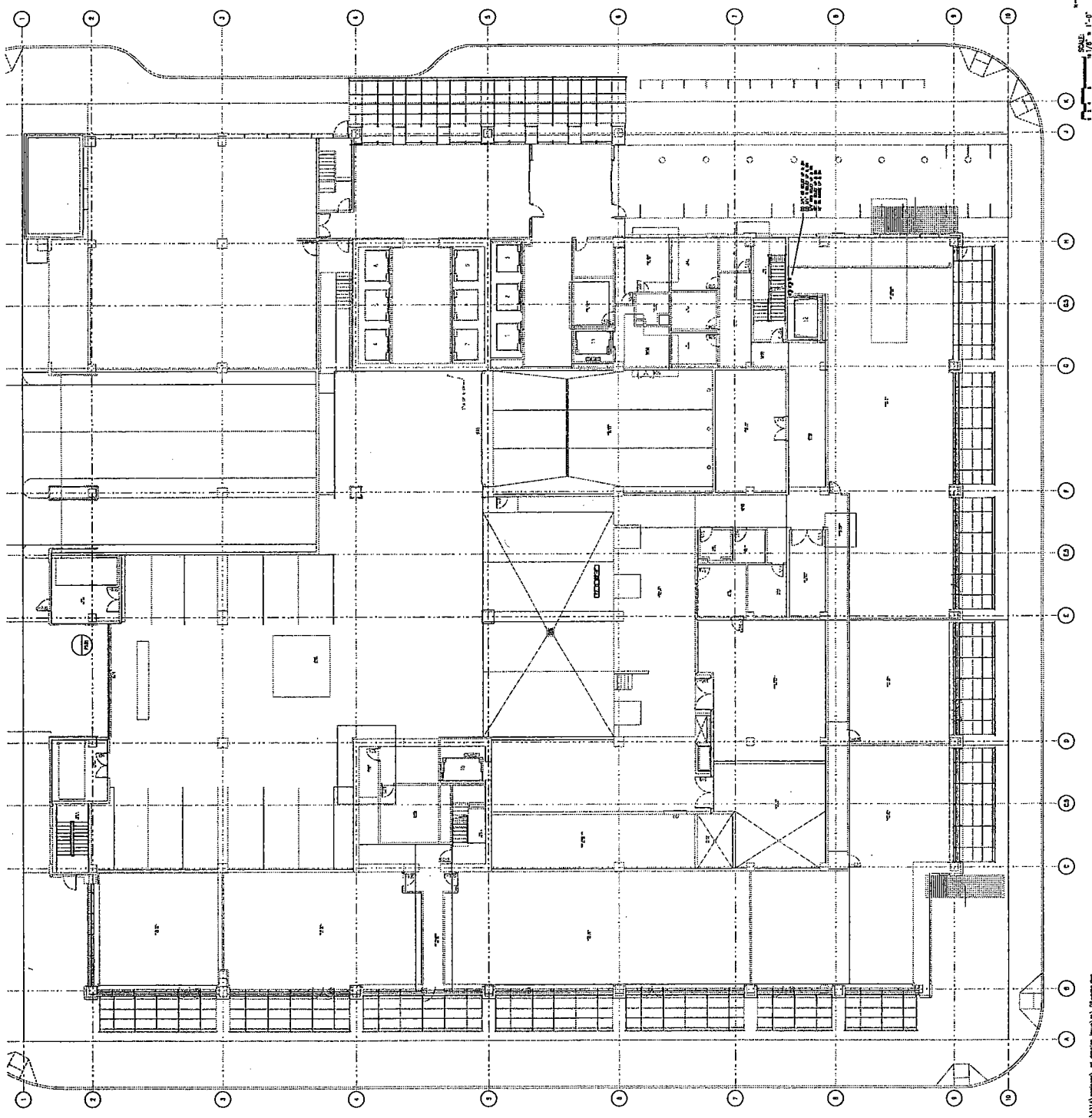
**SCHEMATIC
DESIGN
GMP SET**



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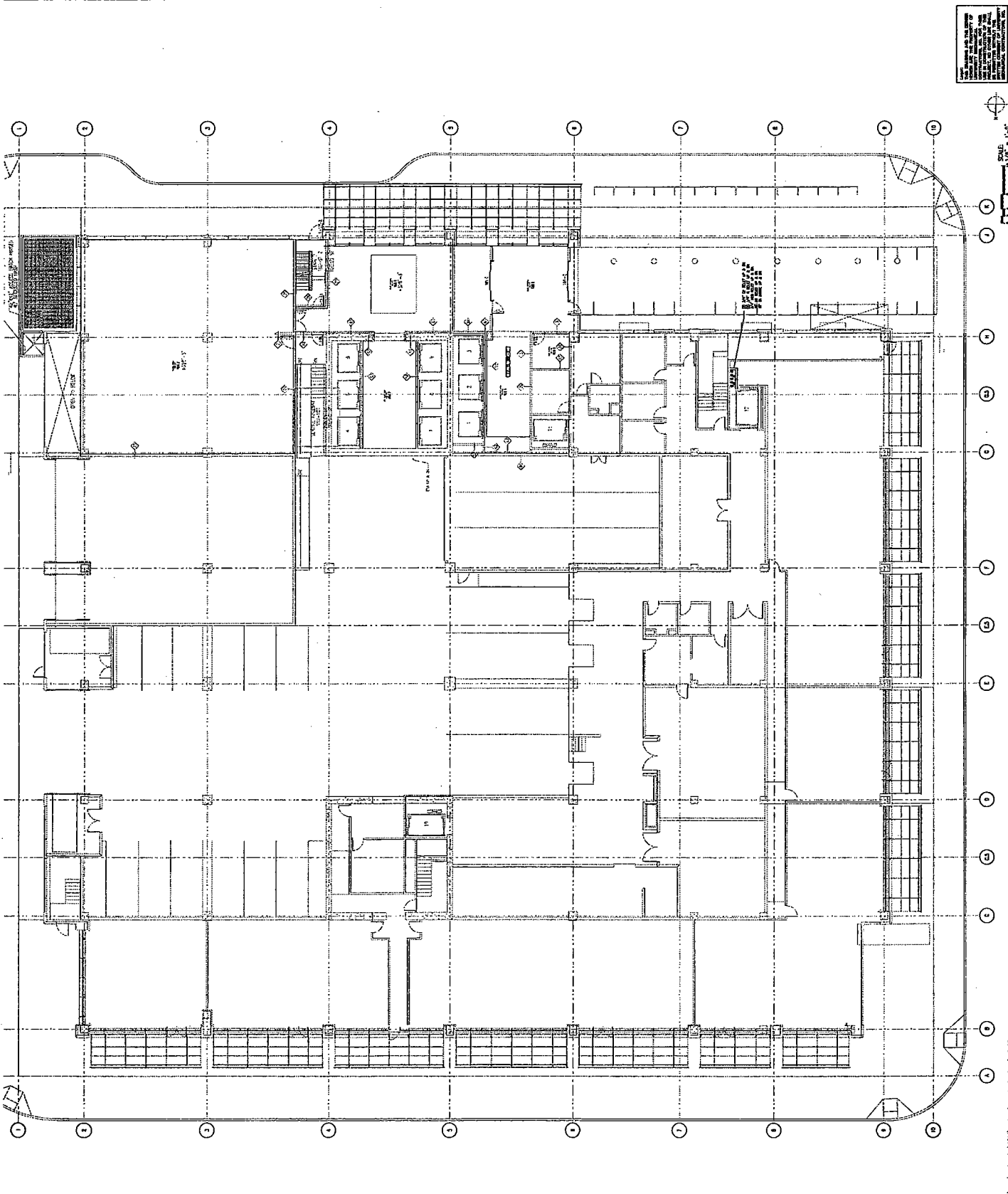
**NJB
LEVEL S
PLAN -
MEDICAL &
LAB GAS**
M3.06

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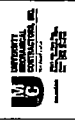
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 Suite 400
 Fort Lauderdale, FL 33309
 Tel: 754.271.2000

**WRIGHT
 RUNSTAD
 & COMPANY**

HARBORVIEW
 NINTH &
 SEASON
 BUILDING



SOBESKAY
 CAMP SET



NO.	DATE	DESCRIPTION
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NUB
 LEVEL 2
 PLAN -
 MEDICAL &
 LAB GAS
 M3.08

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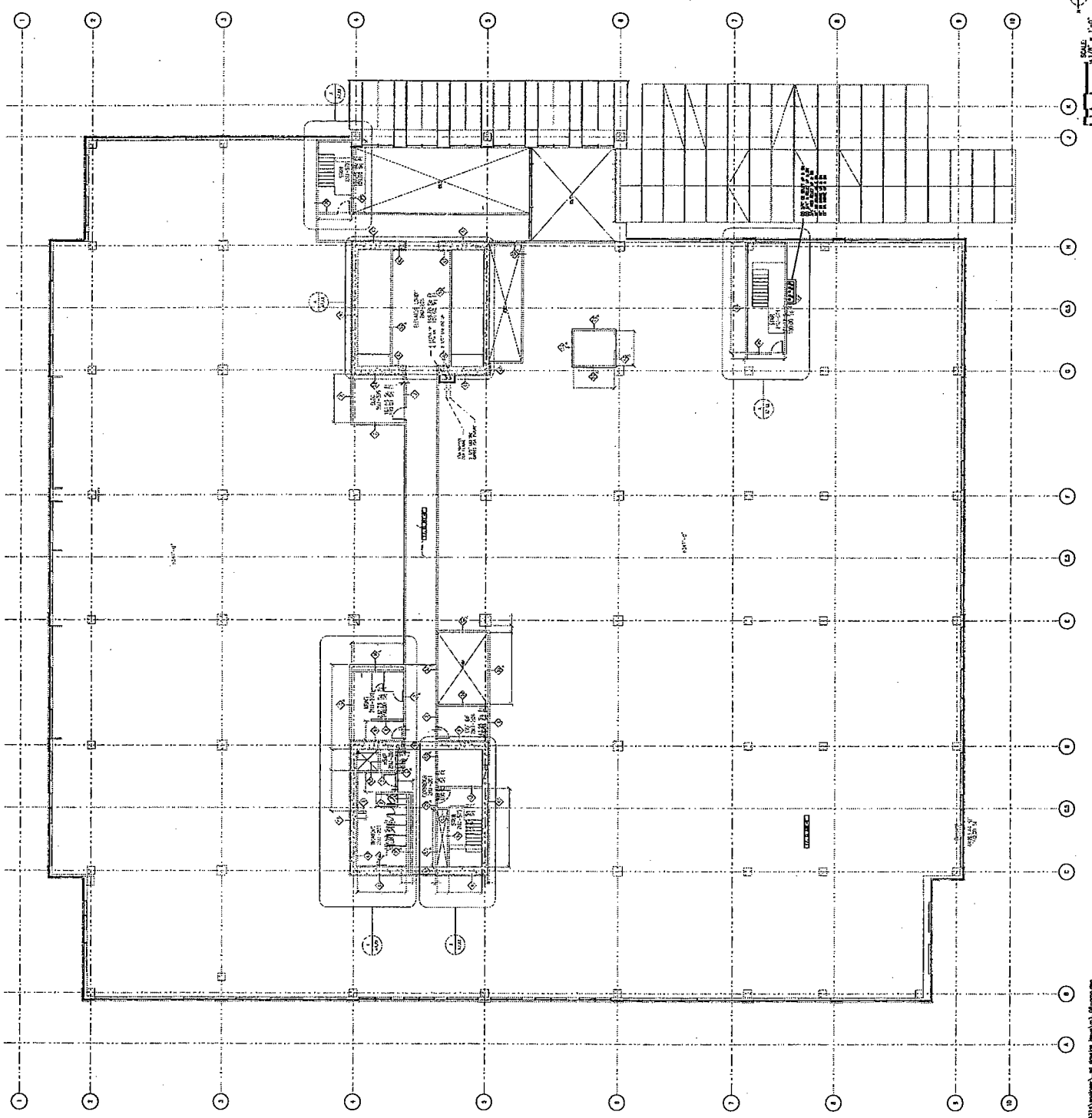


EXHIBIT E

nbbj
233 TELL RICKS AVENUE
SUITE 1000
ANN ARBOR MI 48106-1500
PH: 734.769.5000

WRIGHT
RUNSTAD
& COMPANY

HARBORVIEW
NINTH &
MILWAUKEE
BUILDING



SCHEMATIC
CLIP SET



NO.	DATE	DESCRIPTION	BY	CHK.
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NJB
PARKING
LEVEL 4
PLAN - AIR
DISTRIBUTION
M5.01

NOT TO SCALE
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FINAL DESIGN OR CONSTRUCTION
DOCUMENT
FOR MORE INFORMATION
CONTACT THE ARCHITECT
OR ENGINEER

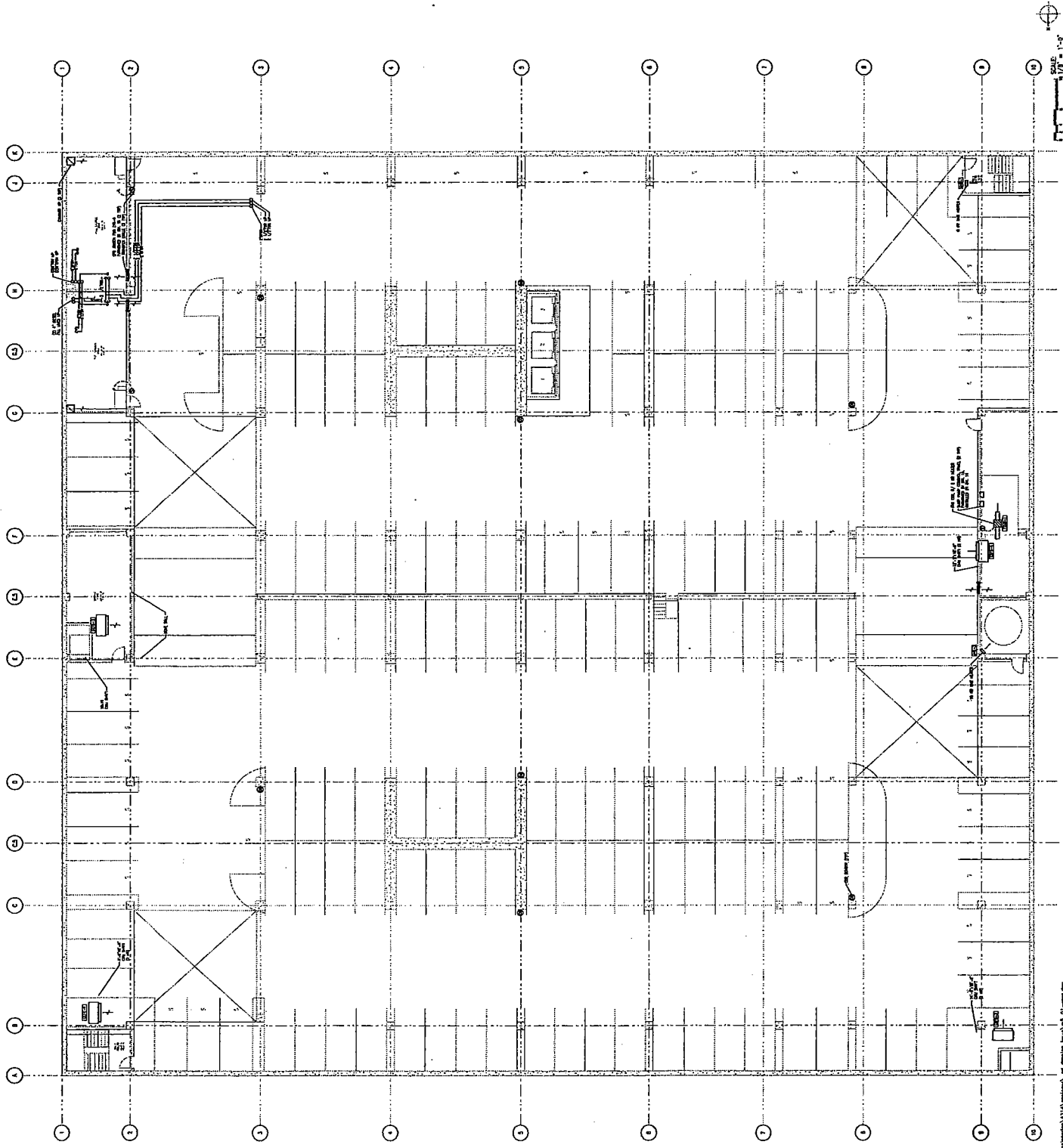


EXHIBIT E



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FOR INFORMATION ONLY
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FOR ANY INFORMATION CONTACT THE ARCHITECT

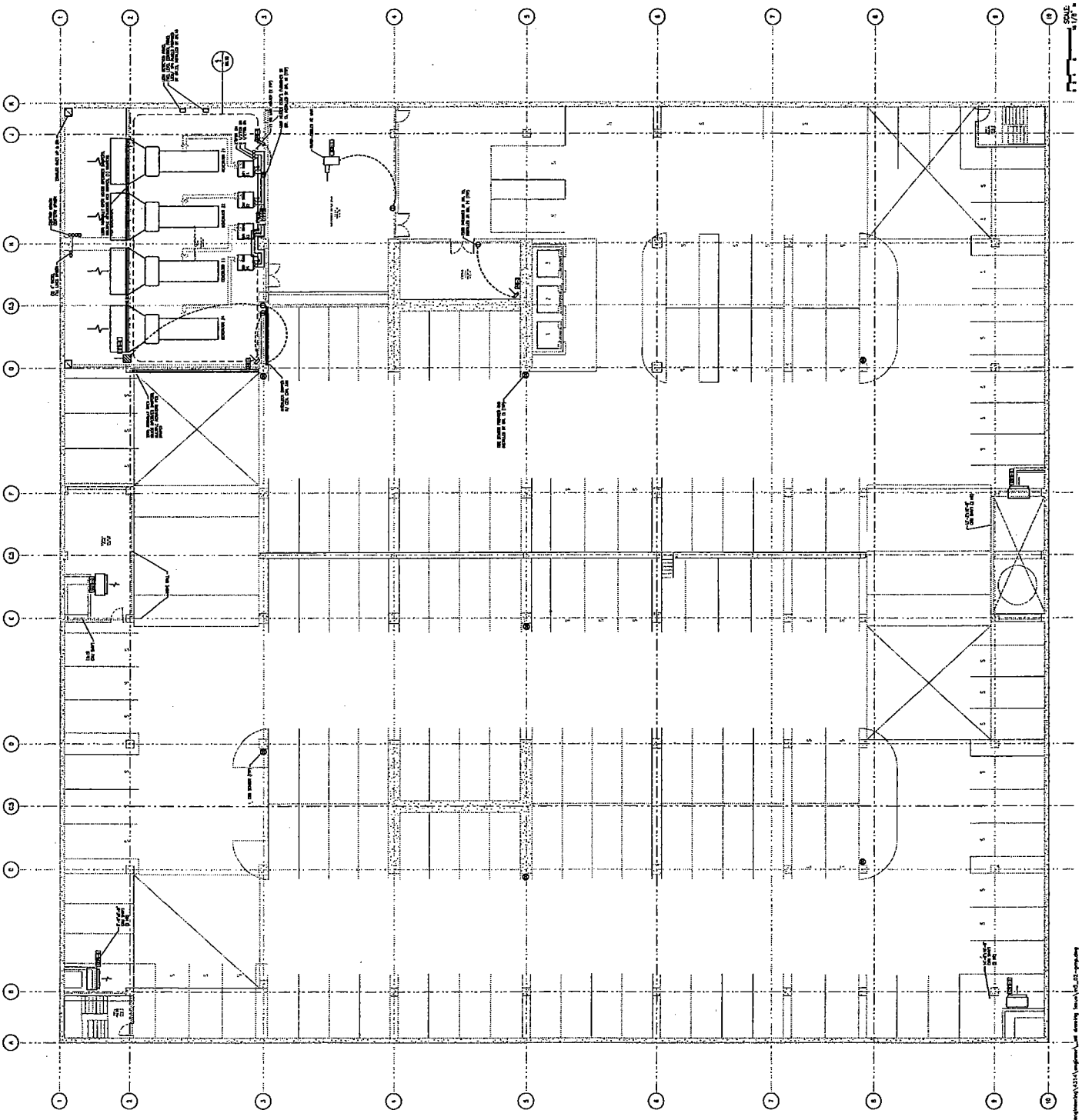


EXHIBIT E

nbbj
 221 WALL STREET, SUITE 1000
 NEW YORK, NY 10038
 TEL: 212 512 2000
 FAX: 212 512 2000

**WHICHT
 RUNSFELD
 & COMPANY**

HARBORVIEW
 METROPOLITAN
 BUILDING



**SCHEMATIC
 DESIGN
 GMP SET**



NO.	DATE	DESCRIPTION
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**NJB
 PARKING
 LEVEL 2
 PLAN - AIR
 DISTRIBUTION**
 M5.03

NOT TO SCALE
 THIS PLAN IS A SCHEMATIC DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

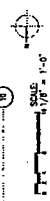
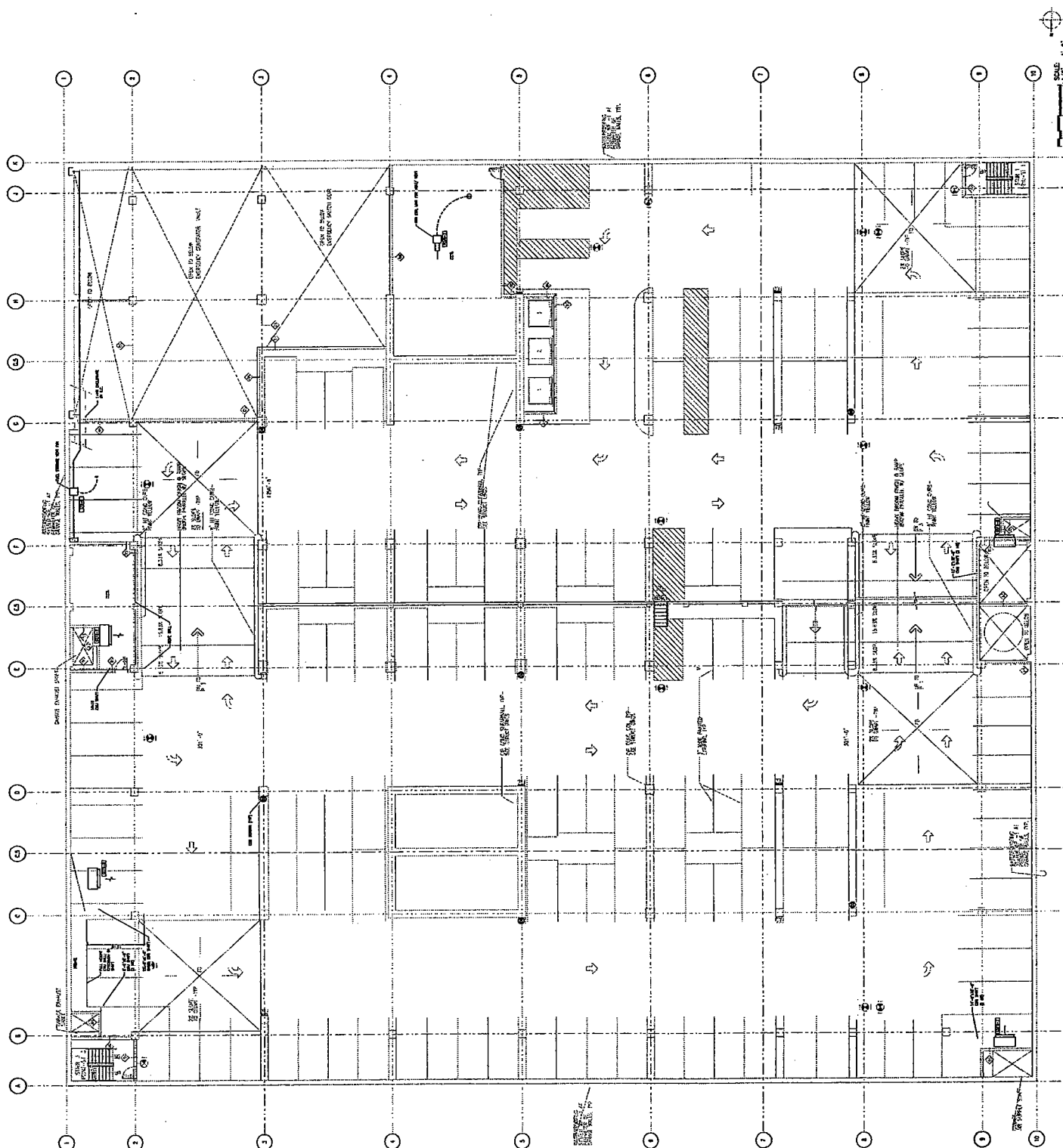


EXHIBIT E

nbbj

351 7th Avenue, Suite 200
New York, NY 10014
Tel: 212 512 2000

WRIGHT
RUNSTAD
& COMPANY

HARBORVIEW
NINTENDO
& SON
BUILDING



SCHEMATIC
GAP SET



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NLUB
PARKING
LEVEL 1
PLAN - AIR
DISTRIBUTION

M5.04

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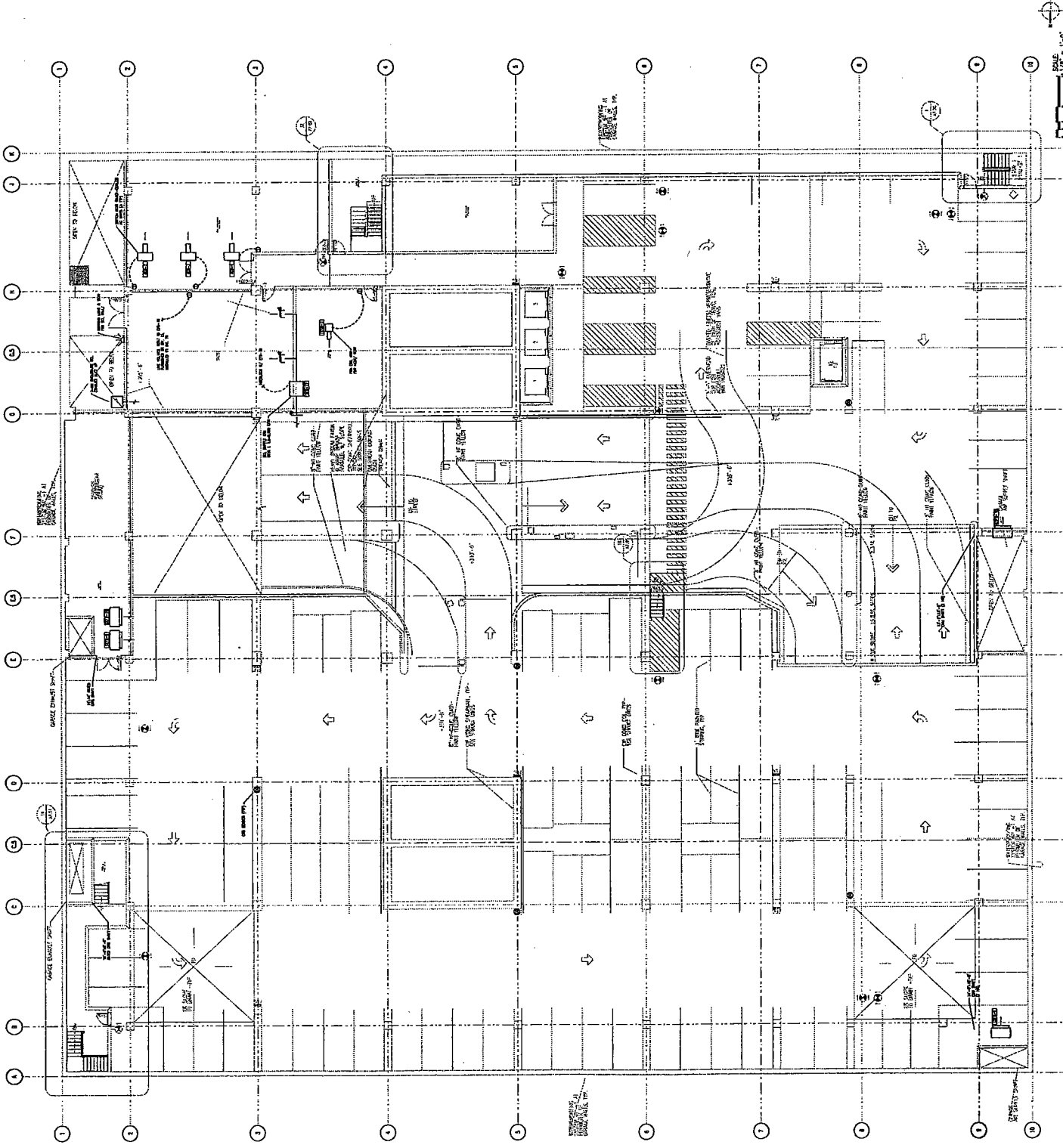


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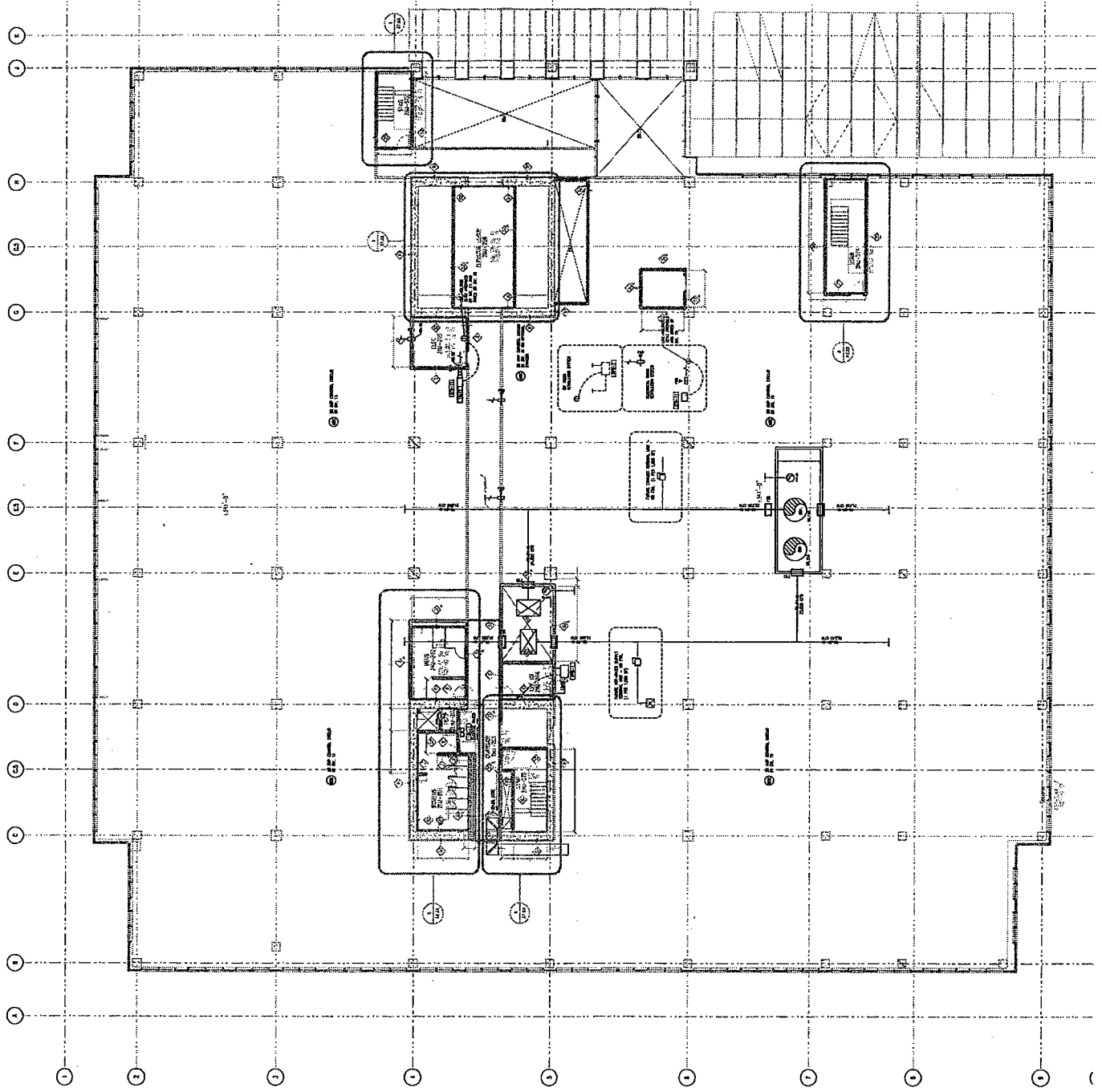
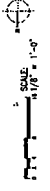


EXHIBIT E

nbbj NATIONAL BUILDING BUREAU OF JAPAN 10000 BELLEVUE AVENUE, SUITE 1000 BELLEVUE, WA 98004 TEL: 206.291.7200	WRIGHT RUNSTAD & COMPANY ARCHITECTS 1000 10TH AVENUE, SUITE 1000 SEASIDE, NJ 08086 TEL: 609.426.1000	HARBORVIEW NINTH & JEFFERSON BUILDING	 UNIVERSITY OF MARYLAND FIRE & SAFETY	SCHEMATIC COND. SET		NO. 10000	DATE: 10/24/08	SHEET NO. 10000	PROJECT NO. 10000	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	PROJECT:	DRAWING:	SHEET:	TITLE:
						NJB	LEVEL 3	PLAN - AIR	DISTRIBUTION	M5.09							

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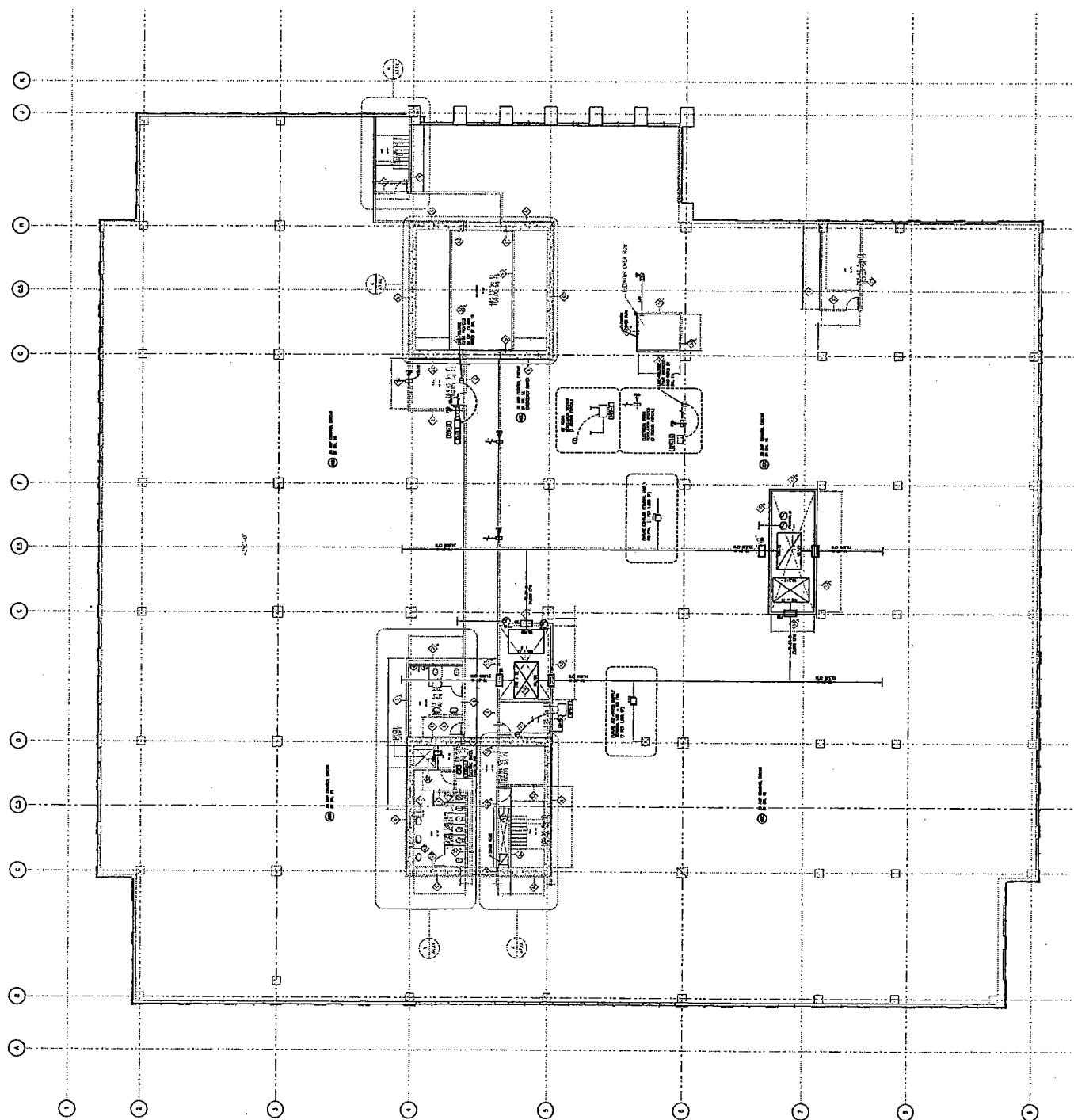


EXHIBIT E

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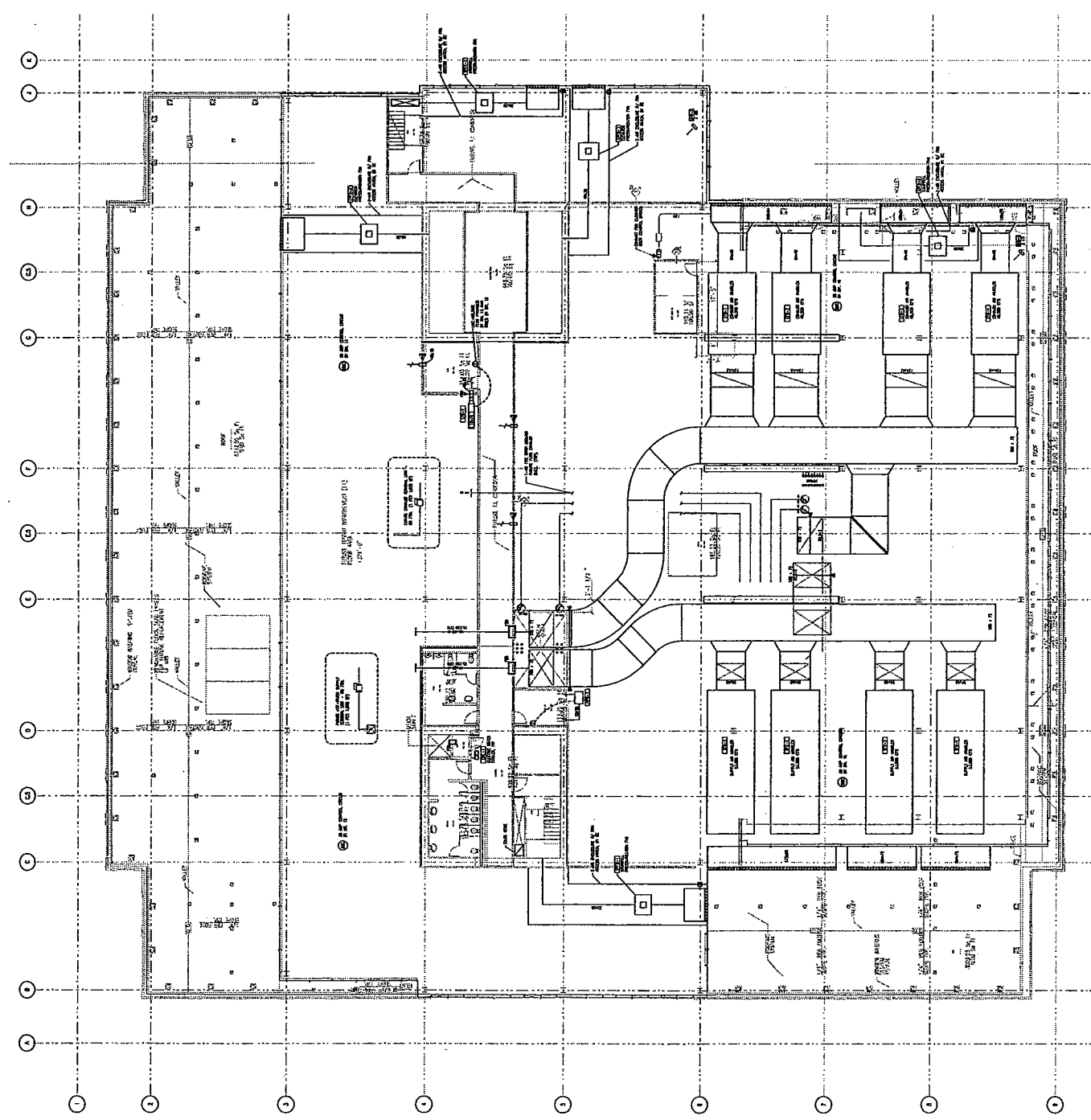


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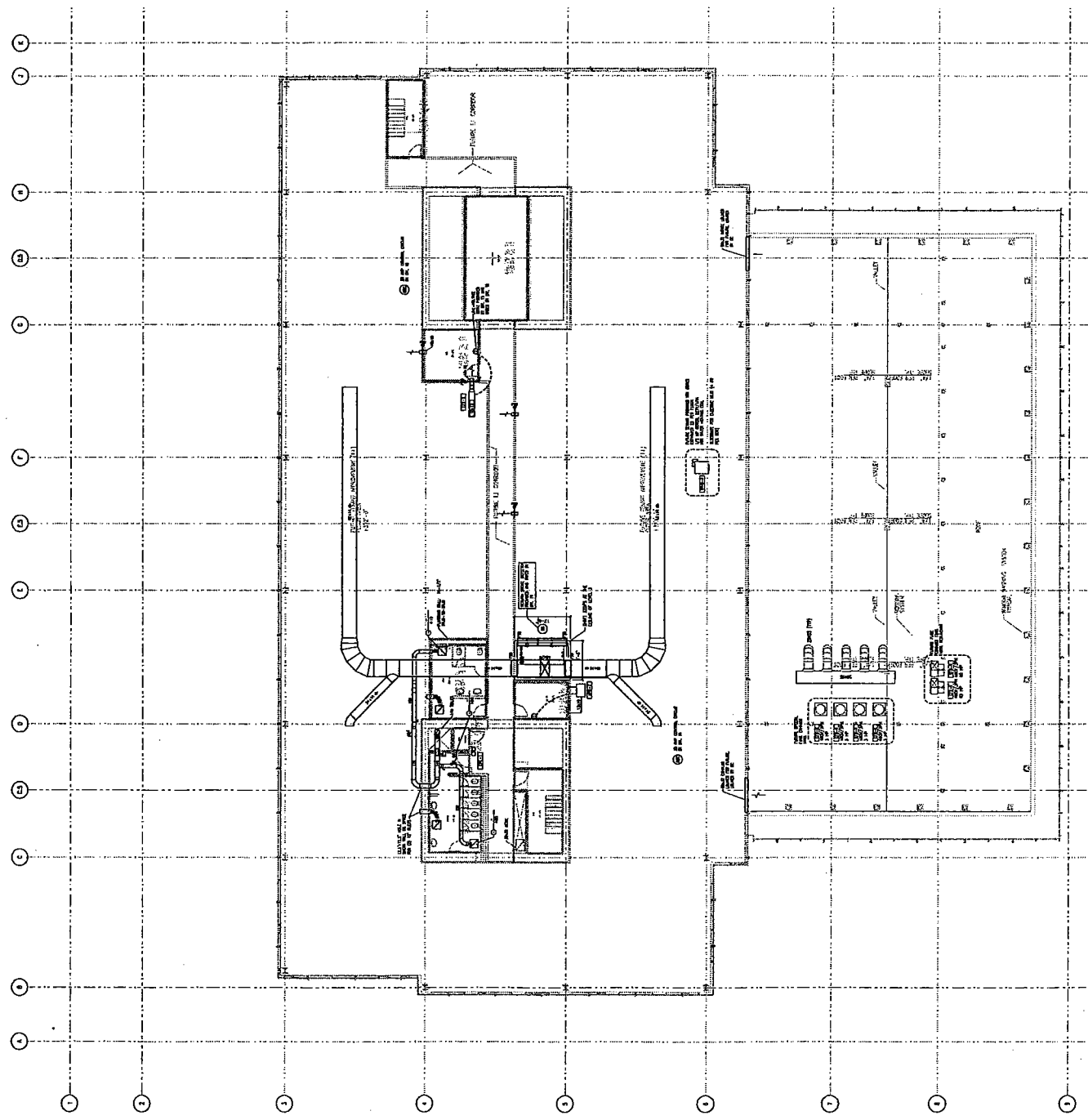
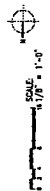


EXHIBIT E

nbbj
 NATIONAL BUILDING BUREAU OF JAPAN
 1000 17th Street, N.W.
 Washington, D.C. 20036

**WRIGHT
 RUNSTAD
 & COMPANY**

HARBORVIEW
 NINTH &
 JEFFERSON
 BUILDING

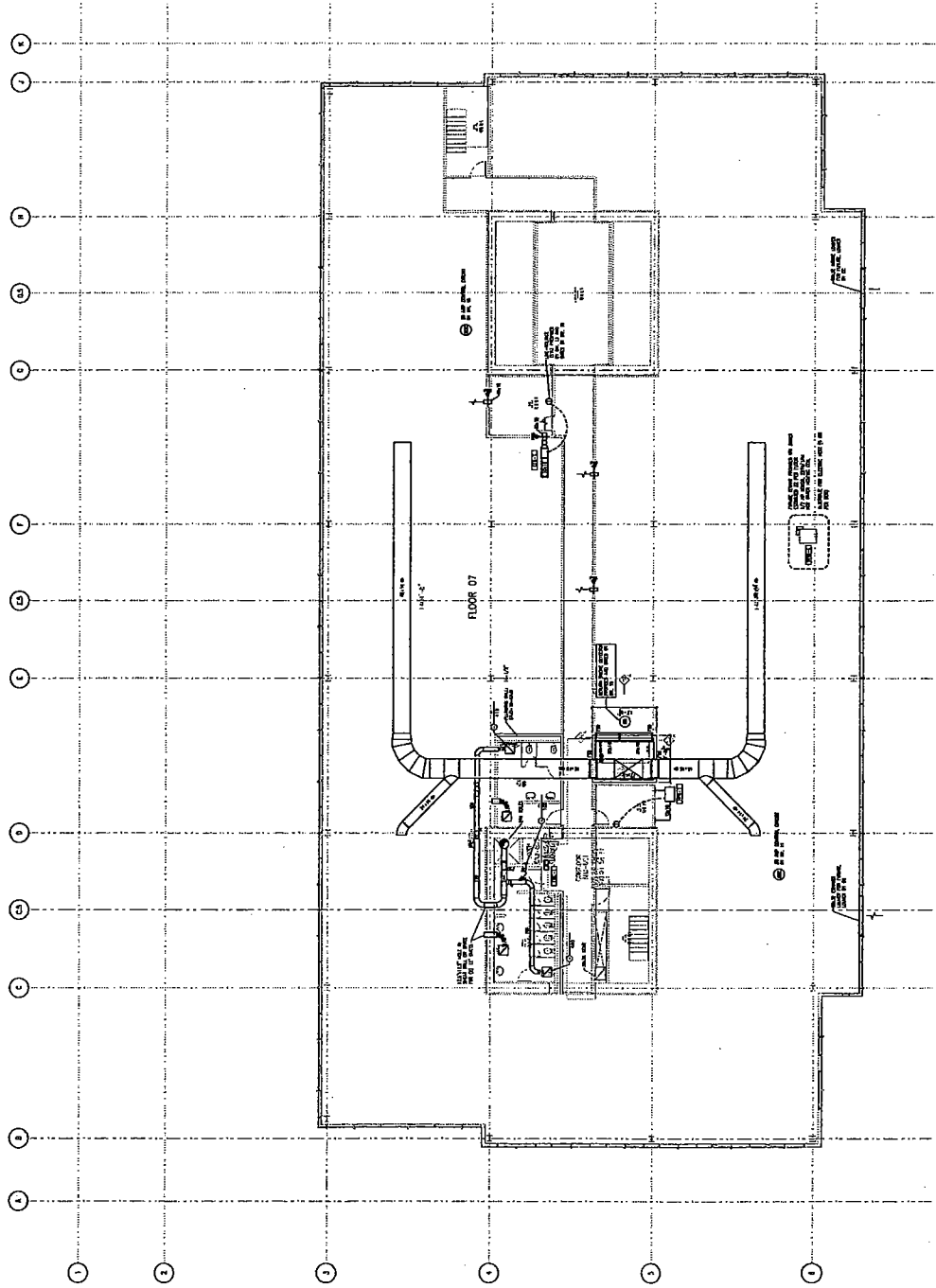


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NJB
 LEVEL 7
 PLAN - AIR
 DISTRIBUTION
 M5.13



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE STATE OF NEW JERSEY AND ALL APPLICABLE REGULATIONS.
 2. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
 3. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE STATE OF NEW JERSEY.
 4. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.
 5. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
 6. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE STATE OF NEW JERSEY.
 7. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.

EXHIBIT E

DO NOT SCALE DRAWING
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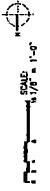
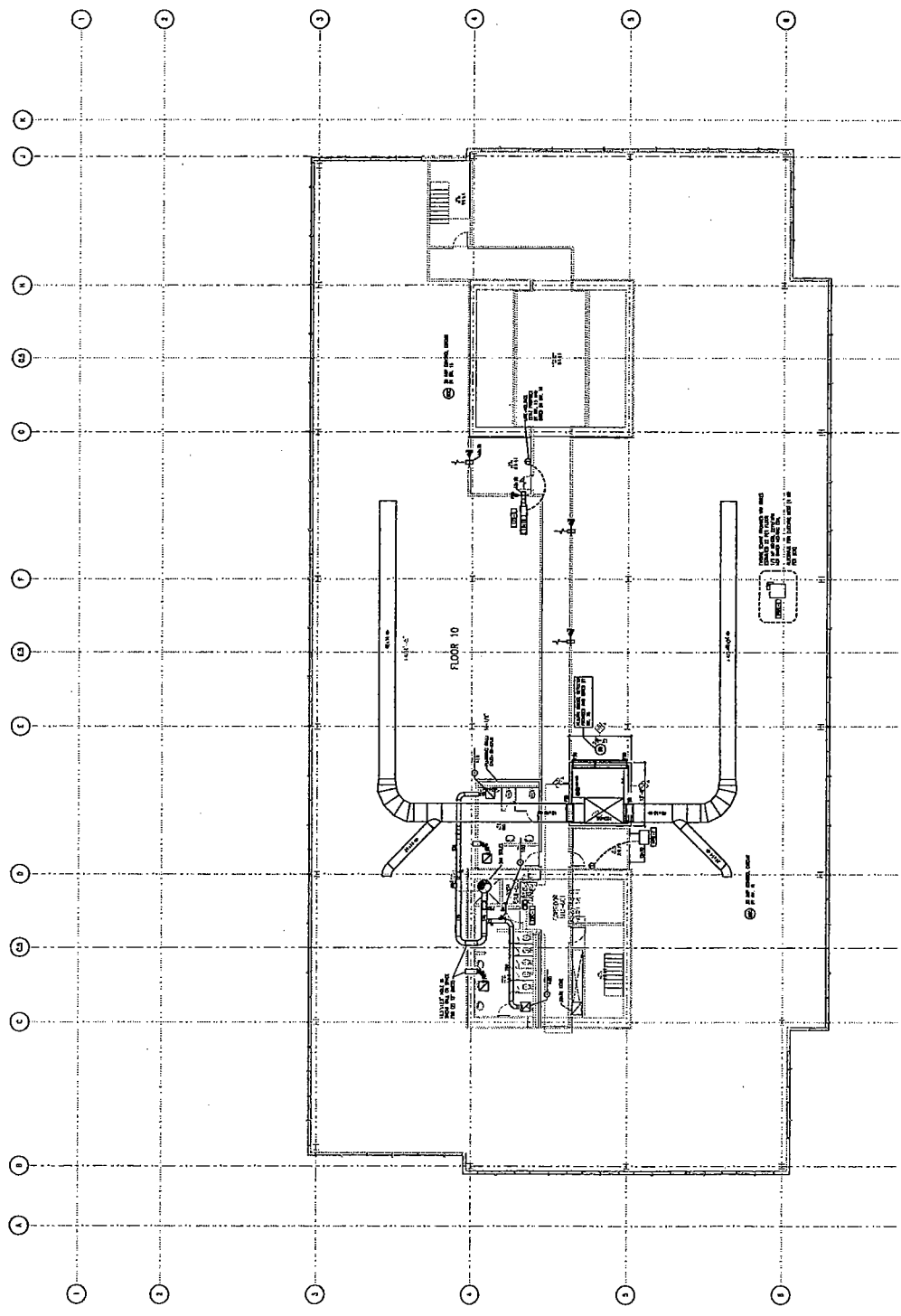
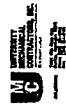


EXHIBIT E

nbbj
 NATIONAL BUILDING BUREAU
 224 N. LAUREL AVENUE
 SUITE 100
 WASHINGTON, DC 20001
 TEL: 202-462-1000
 FAX: 202-462-1001

**WRIGHT
 RUNSTAD
 & COMPANY**

HARDVIEW
 &
 JEFFERSON
 BUILDING



**SCHEMATIC
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**NJB
 LEVEL 11
 PLAN - AIR
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M5.17

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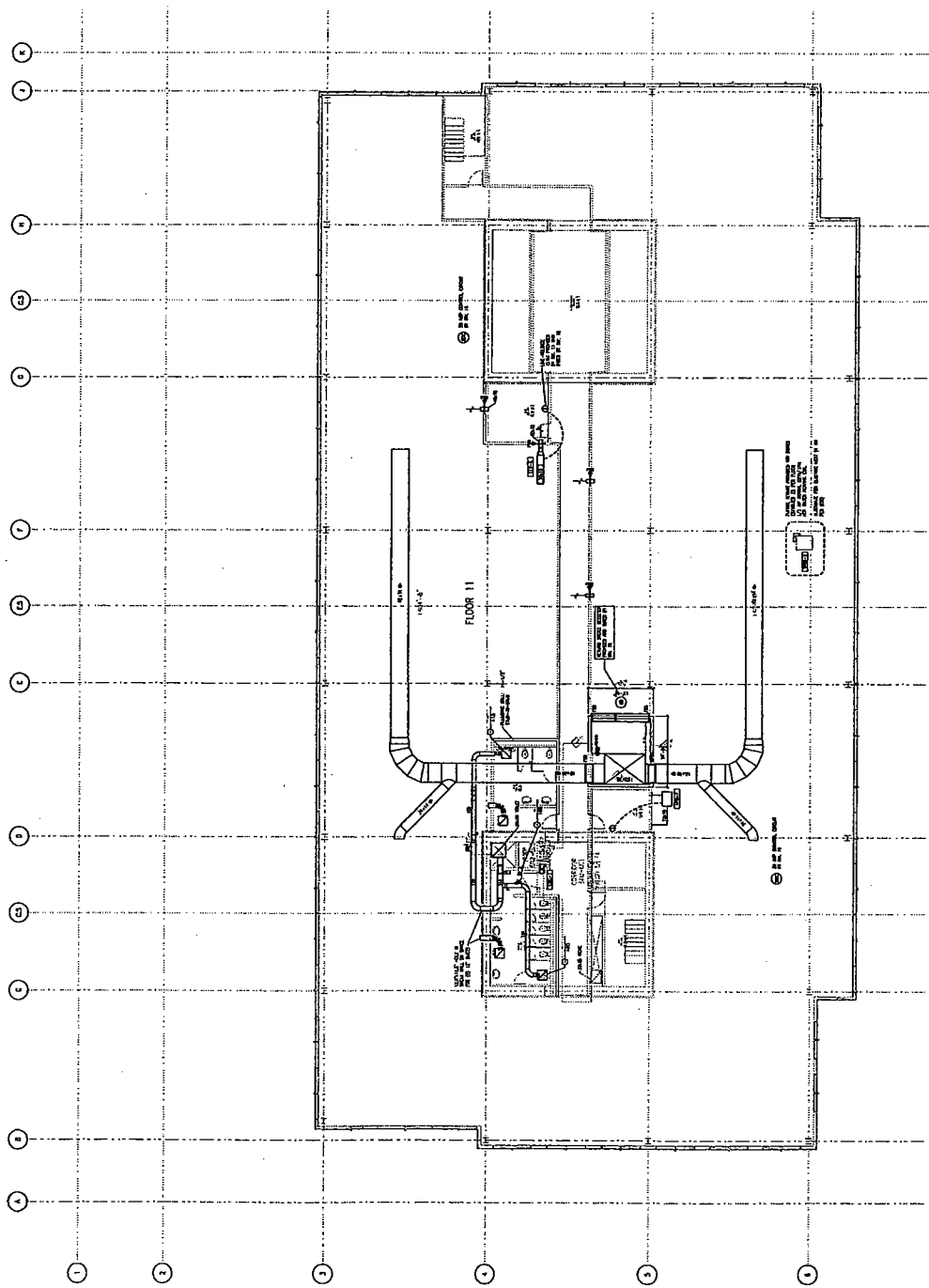


EXHIBIT E

**EXHIBIT C
PROJECT SCHEDULE**

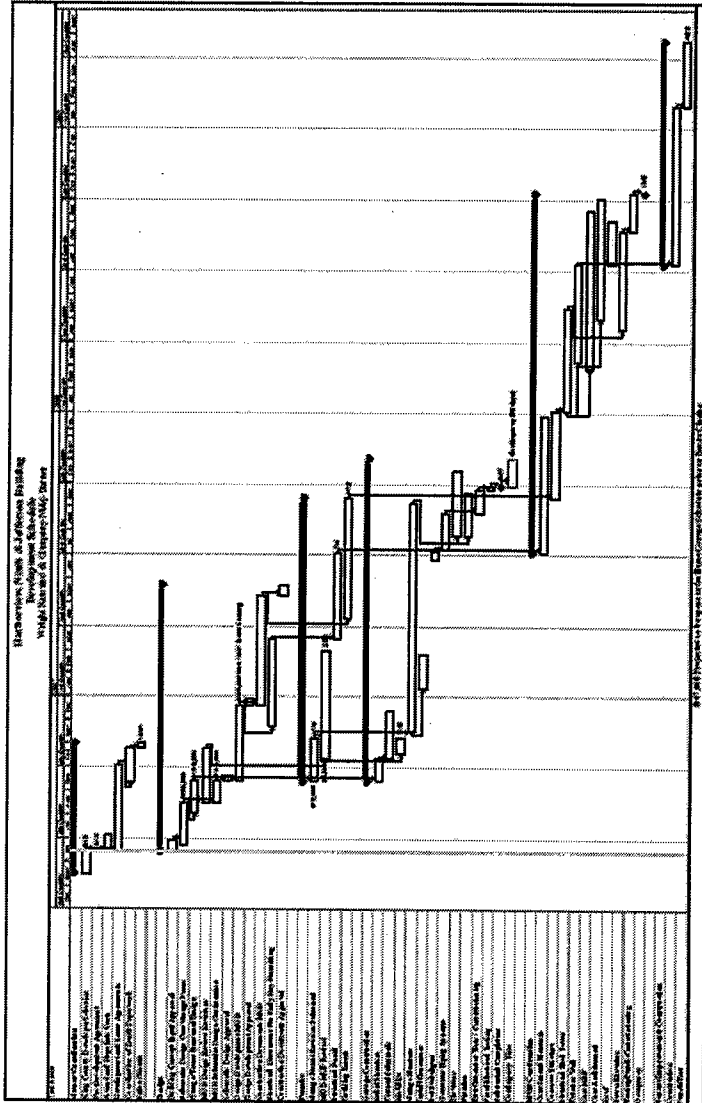


EXHIBIT D

LAND

LOTS 1 THROUGH 8, BLOCK 81, TERRY'S SECOND ADDITION TO THE
TOWN OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 1 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON.

EXHIBIT E

CONFIRMATION OF COMMENCEMENT AND EXPIRATION DATES

In accordance with the provisions of Section 3 of the Lease as of this ____ day of _____, 2006, Landlord and Tenant acknowledge, agree and confirm the following:

The Commencement Date of the Lease is: _____.

The Expiration Date of the Lease is: _____.

The foregoing agreement and confirmation shall be binding upon Landlord and Tenant and shall supersede and control over any other provision in the Lease regarding the Commencement Date and Expiration Date which might be construed other than as set forth in this Confirmation.

AGREED the day and year first above written.

LANDLORD:

NJB PROPERTIES,
a Washington nonprofit corporation

By _____
John Finke
Vice President

Date: _____, 2006

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

By _____
Kathy Brown
Director, King County
Facilities Management Division

Date: _____, 2006

EXHIBIT F

*RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:*

HILLIS CLARK MARTIN & PETERSON, P.S.
Attn: Steven R. Rovig
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925

MEMORANDUM OF PROJECT LEASE

GRANTOR: NJB PROPERTIES

GRANTEE: KING COUNTY

Legal Description: LOTS 1-8, TERRY'S 2D ADDITION, VOL. 1, PG. 87.

(Abbreviated):

Additional legal on page **Exhibit A** of document

Assessor's Tax Parcel ID No(s): 859090018507
859090018606
859090022004
859090021600

Reference number(s) of Related Document(s): N/A

MEMORANDUM OF PROJECT LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum") is dated for reference purposes _____, 2006 between **NJB PROPERTIES**, a Washington nonprofit corporation ("Landlord"), and **KING COUNTY**, a political subdivision of the State of Washington ("Tenant").

1. **Lease.** Landlord has leased to Tenant the Premises described in **Exhibit A** attached hereto and by this reference incorporated herein (the "Premises") at a rent and on the terms and conditions set forth in that certain Project Lease Agreement dated November 1, 2006 by and between Landlord and Tenant (the "Lease"). The Lease is for a term expiring December 31, 2036 unless sooner terminated pursuant to the terms of the Lease; provided, however, that the Tenant's duty to pay Monthly Rent shall not commence until the Commencement Date.

2. **Definition of Terms.** All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

3. **Tax Exemption.** In accordance with RCW 35.42.090, the Lease shall be exempt from any taxes imposed under the authority of RCW ch. 82.45, RCW 82.04.040 or RCW 82.08.090.

4. **Lien Notice.** Notice is hereby given that Tenant will not be liable for any labor, services, materials or equipment furnished or to be furnished to Landlord, Developer or anyone holding an interest in the Premises (or any part thereof) through or under Landlord or Developer, and that no construction or other liens for any such labor, services, materials or equipment shall attach to or affect the interest of Tenant in the Premises.

5. **Purpose of Memorandum.** This Memorandum is prepared for purposes of recordation only and does not set forth all of the terms and conditions set forth in the Lease. In the event there is any conflict between the terms and conditions of the Lease and this Memorandum, the Lease shall control.

DATED the date first above written.

LANDLORD:

NJB PROPERTIES,
a Washington nonprofit corporation

By _____
John Finke
Vice President

Date: _____, 2006

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

APPROVED AS TO FORM:

By _____
Senior Deputy Prosecuting Attorney

Date: _____, 2006

By _____
Kathy Brown
Director, King County
Facilities Management Division

Date: _____, 2006

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that John Finke is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice President of **NJB PROPERTIES**, a Washington nonprofit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of _____, 2006.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that Kathy Brown is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Director, Facilities Management Division of **KING COUNTY**, a political subdivision of the State of Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of _____, 2006.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

EXHIBIT A

LAND

LOTS 1 THROUGH 8, BLOCK 81, TERRY'S SECOND ADDITION TO THE TOWN OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON.

EXHIBIT G

DISPUTE RESOLUTION PROCEDURE

Landlord and Tenant shall act in good faith and deal fairly in performing their respective duties under the Lease 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 9.7 of the Lease, in the event a dispute arises between Tenant and Landlord 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 Landlord and Tenant 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 Tenant and Landlord; however, the Mediator's recommendations concerning any such dispute are advisory only. The Mediator's recommendations shall be based on the pertinent Lease provisions, and the facts and circumstances involved in the dispute. The Mediator's recommendations shall be furnished in writing to the parties.

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

1.3 Landlord Responsibility. Landlord shall furnish the Mediator one copy of all Contract Documents, including but not limited to the Preliminary Plans and Outline Specifications, applicable contracts, interpretative reports, progress schedule and updates, monthly progress reports, and other documents pertinent to the performance of the Lease and necessary to the performance of the Mediator's duties hereunder.

1.4 Term. Following execution of the Lease, the Mediator shall have authority to act hereunder upon written request from either Landlord or Tenant 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 Landlord and Tenant 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 Tenant or Landlord. 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 H
FORM OF NOTICE OF ELECTION
OF OPTION TO PURCHASE

[date]

To: Landlord

You are hereby notified that King County has elected to exercise on [date of payment] its option to purchase the NJB Medical Office Building ("Premises") currently leased by King County pursuant to the Project Lease Agreement ("Lease") by and between King County and Landlord dated November 1, 2006. This purchase option is being exercised pursuant to Section 35.2 of the Lease. King County is now, and on the date set forth above for payment will be, in full compliance with all terms and conditions of the Lease. In accordance with Section 35.2 of the Lease, King County shall purchase the Premises for an amount equal to the principal amount of the Bonds outstanding plus accrued interest. On or prior to the date set forth above, King County shall also pay any Additional Rent then due and owing under the Lease.

APPROVED AS TO FORM:

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

By _____
Name: _____
Title: _____
Date: _____

By _____
Name: _____
Title: _____
Date: _____

EXHIBIT I
FORM OF NOTICE OF ELECTION
TO PARTIALLY PREPAY MONTHLY RENT

[date]

To: Landlord

You are hereby notified that King County has elected to exercise its option to prepay a portion of the Monthly Rent due under that certain Project Lease Agreement ("Lease") by and between the County and Landlord dated November 1, 2006. In accordance with Section 30.4 of the Lease, the date of prepayment shall be _____, and the principal portion of Monthly Rent to be prepaid on such date is _____, representing the maturities (or portions thereof) set forth below. By 10:00 a.m. Seattle time on such date, King County shall pay to Landlord in cash or same-day available funds, an amount equal to the principal portion of Monthly Rent to be prepaid, together with interest thereon accruing to such date, together with any other amounts payable under the Lease on such date. In accordance with that certain Indenture of Trust dated November 1, 2006, by Landlord and The Bank of New York Trust Company, as Trustee, Landlord shall direct Trustee to cause an optional redemption of the Bonds in principal amounts and maturities corresponding to the principal portion of Monthly Rent set forth below.

APPROVED AS TO FORM:

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

By _____
Name: _____
Title: _____
Date: _____

By _____
Name: _____
Title: _____
Date: _____

**SCHEDULE OF PRINCIPAL COMPONENT OF MONTHLY RENT
TO BE PREPAID AND BONDS TO BE REDEEMED**

Date Principal Component (of Monthly Rent) Due	Amount of Principal Component to be Prepaid*
---	---

*Principal may be prepaid only in increments of \$5,000.

EXHIBIT J

MINIMUM INSURANCE REQUIREMENTS FOR DEVELOPER

Coverage:

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.
- (v) Builder's Risk Insurance: Builder's All Risk Coverage Form, including earth movement, covering 100% of the replacement value of the Project. Developer shall keep the Builder's Risk Insurance in place from the commencement of construction of the Project until the Commencement Date defined in the Lease.

Deductibles and Self-Insured Retentions:

Any deductibles or self-insured retentions must be declared to and approved by Landlord. The deductible and/or self-insured retention of the policies shall be the sole responsibility of Developer.

Other Insurance Provisions:

The insurance policies required by the Development Agreement are to contain or be endorsed to contain the following provisions where applicable:

(A) Liability Policies:

- (i) Landlord 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 the Development Agreement.
- (ii) Developer's insurance coverage shall be primary insurance as respects Landlord and Tenant their officers, officials, employees and agents. Any insurance and/or self-insurance maintained by Landlord and/or Tenant their officers, officials, employees and/agents shall not contribute with Developer's insurance or benefit Developer in any way.
- (iii) 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.

(B) 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 Landlord.

(C) Acceptability of Insurers.

Unless otherwise approved by Landlord 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.

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

(D) Verification of Coverage.

Developer shall furnish Landlord with certificates of insurance and endorsements required by the Development 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 Landlord prior to the commencement of activities associated with the Development Agreement. Landlord and Tenant reserve the right to require Developer to request and deliver complete certified copies of all required policies at any time.

(E) 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 the Development Agreement shall be subject to all of the requirements stated herein.

For All Coverages:

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.

If coverage is approved (if such 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.

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

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 the Lease Agreement.

EXHIBIT K

MINIMUM INSURANCE REQUIREMENTS FOR GENERAL CONTRACTOR

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 these provisions shall affect and/or alter the application of any other provision contained within the General Construction Contract.

Scope and Limits of Insurance:

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: \$10,000,000 combined single, project limit (project specific), per occurrence, \$10,000,000 aggregate.

The policy shall include but not be limited to:

- (a) coverage for premises and operations;
- (b) contractual liability (including specifically liability assumed in the General Construction Contract);
- (c) products and completed operations and
- (d) Employers Liability or "Stop-Gap" coverage.

The policy shall not exclude:

- (a) coverage for lateral support, underground, explosion or collapse hazards
- (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, for a limit of not less than \$10,000,000 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.

Deductibles and Self-Insured Retentions:

Any deductibles or self-insured retentions must be declared to and approved by Landlord. The deductible and/or self-insured retention of the policies shall not limit or apply to Landlord, Tenant or Developer and shall be the sole responsibility of the General Contractor.

Other Insurance Provisions:

The insurance policies required by the General Construction Contract are to contain or be endorsed to contain the following provisions where applicable:

(A) Liability Policies:

- (i) Landlord, Tenant and Developer, 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 the General Contractor in connection with the General Construction Contract.
- (ii) General Contractor's insurance coverage shall be primary insurance as respects Landlord, Tenant and Developer, their officers, officials, employees and agents. Any insurance and/or self-insurance maintained by Landlord, Tenant and Developer, their officers, officials, employees and/agents shall not contribute with the General Contractor's insurance or benefit the General Contractor in any way.
- (iii) General Contractor'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.

(B) Builder's Risk Policy.

The Builder's Risk policy shall include Landlord and Tenant as an additional insured in the amount equal to their interest, as such interest may appear.

(C) 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 Landlord.

(D) Acceptability of Insurers.

Unless otherwise approved by Landlord:

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.

If at any time any of the foregoing policies fail to meet the above minimum standards, the General Contractor shall, upon notice to that effect from Landlord, promptly obtain a new policy, and shall submit the same to Landlord, with certificates and endorsements, for approval.

(E) Verification of Coverage.

Contractor shall furnish Landlord with certificates of insurance and endorsements required by the Construction Contract. 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 approved by Landlord and are to be received and approved by Landlord prior to the commencement of activities associated with the General Construction Contract. Landlord reserves the right to require complete certified copies of all required policies at any time.

(F) Subcontractors.

Contractor may include all subcontractors as insureds under its policies, or may furnish separate certificates of insurance and policy endorsements from each subcontractor. The limits of liability required to be carried by any subcontractor shall be determined by the General Contractor, subject to the approval of Landlord and Developer.

Contractors Indemnification:

Within the General Construction Contract between Landlord and the General Contractor, Landlord shall include the following the General Contractor's indemnification provision:

Contractor shall protect, defend, indemnify and save harmless Landlord, Tenant and Developer, their 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 General Contractor, its officers, employees agents and/or subcontractors of all tiers, acts or omissions, performance or failure to perform the General Construction Contract, to the maximum extent permitted by law or as defined by RCW 4.24.115, now enacted or as hereinafter amended.

Contractor agrees that it is fully responsible for the acts and omissions of its own subcontractors, their employees and agents, acting within the scope of their employment as such, as it is for the acts and omissions of its own employees and agents. The General Contractor's obligations under this section shall include, but not be limited to:

- (a) the duty to promptly accept tender of defense and provide defense to Landlord, Tenant and Developer at the General Contractor's own expense.

- (b) the duty to indemnify and defend Landlord, Tenant and Developer from any claim, demand, and/or cause of action brought by or on behalf of any of its employees, or agents. The foregoing duty is specifically and expressly intended to constitute a waiver of the General Contractor's immunity under Washington's Industrial Insurance act, RCW Title 51, as respects Landlord, Tenant and Developer only, and only to the extent necessary to provide Landlord, Tenant and Developer with a full and complete indemnity and defense of claims made by the General Contractor's employees. The parties acknowledge that these provisions were mutually negotiated and agreed upon by them.
- (c) To the maximum extent permitted by law, the General Contractor shall indemnify and defend Landlord, Tenant and Developer from and be liable for all damages and injury which shall be caused to owners of property on or in the vicinity of the work or which shall occur to any person or persons or property whatsoever arising out of the performance of the General Construction Contract, whether or not such injury or damage is caused by negligence of the General Contractor or caused by the inherent nature of the work specified.

In case any suit or legal proceedings is brought against Landlord, Tenant and/or Developer or any of their officers, officials, employees or agents, on account of loss or damage sustained by any person or property as a result of the performance of the General Construction Contract, whether or not such injury or damage is due to the negligence of the General Contractor and whether or not such injury or damage is caused by the inherent nature of the work specified, the General Contractor agrees to assume the defense thereof and to pay all expenses connected therewith on behalf of Landlord, tenant and/or Developer, their officers, officials, employees and agents.

Landlord may, in its sole discretion, (1) withhold amounts sufficient to pay the amount of any property damage or bodily injury claim (claim for injury) and/or (2) pay any property damage claim (for injury) of which Landlord may have knowledge, regardless of the formalities of notice of such claim, arising out of the performance of the General Construction Contract.

An amount withheld will be held until the General Contractor secures a written release from the claimant, obtains a court decision that such claim is without merit, or satisfies any judgment on such claim. In addition, the General Contractor shall reimburse and otherwise be liable for claims costs incurred by Landlord, Tenant and/or Developer including without limitation costs for claims adjusting services, attorneys, engineering and administration.

In the event Landlord, Tenant or Developer incurs any judgment, award and/or costs arising therefrom, including attorney's fees to enforce the provisions of this article, all such fees, expenses and costs shall be recoverable from Developer.