

**ATTACHMENT B
(SOLICITATION 5415)
Scope of Work**

Contractor General Responsibilities:

Primary Lead Contractor: Contractor shall be solely responsible for obtaining and providing all materials, equipment, supplies, labor and other services as may be necessary to fulfill the requirements of the Contract in a timely and appropriate manner. A COVID-19 Safety Plan will also be required and submitted to the SHA Project Manager.

Supervision: The Contractor shall competently and efficiently supervise and direct all activities necessary to fulfill the requirements of the contract. All work will be done in a professional manner, at no additional expense to the Agency and in accordance with the best practices of the trades represented. It is incumbent upon the contractor to know the applicable codes and licensing requirements of the jurisdiction under which the work is taking place. All work shall conform to including but not limited to all applicable codes, statutes, ordinances, Environmental or Safety Law, implemented regulations, governmental orders, permits, licenses, approvals, and authorizations of the City of Seattle, King County, the State of Washington and the United States Federal Government. Contractor must take careful precautions to prevent damage to building elements outside of the work area. The Contractor agrees to rectify damage immediately upon notification from the Manager or be responsible for the payment of costs to replace or repair the damaged elements.

Work Services:

Work Location: The work will take place at SHA's Northgate Apartments. The address is 11060 2nd Ave NE, 98125. This is a 211-unit apartment complex.

Existing Condition Information: These buildings were constructed in 1951. The buildings are heated with gas fired steam boilers centrally located and the steam is directed towards the buildings via underground steel piping. This piping has developed leaks in approximately 4 places causing sinkholes. These sinkholes are highly dangerous to our tenants due to extremely high temperature water and steam. There is one boiler tank that has exceeded its useful life and needs replacement. Building number 7 has a steam pipe leak in the basement.

Site Specific:

Remove and replace broken steam lines

- Locate underground steam lines based on sink hole locations and map lines
 - Include excavation up to a 10' radius from the sink hole and 4' depth.
 - Include removal and replacement of any hard surfaces that are necessary to access broken piping.
 - Provide safety measures including fencing off excavated areas during non-work events including overnight.
 - Include confined space safety gear as possible for this work.
 - Once piping is located isolate leak and cut back to nearest area of pipe that has integrity; replace damaged piping and insulate appropriately.
 - Upon system restoration test for leaks
 - Once system passes testing, backfill excavations with fresh gravel and soils back to original grade
 - Replace and restore any hard surface impacted to perform the work.

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Building 7 Steam Pipe Repair

- Pipe insulation has been tested and determined not to be asbestos containing material. Test results available upon request.
- Determine location of steam pipe leak in basement storage area
- Isolate leak and cut back to nearest area of pipe that has integrity; replace damaged piping and insulate appropriately.
- Upon system restoration test for leaks.

Removal and Replacement of Boiler Holding Tank

- Located in the stand-alone Boiler #1 building is a horizontal steel boiler tank that has been repaired with a welded steel patch. It needs to be completely replaced with a new like for like unit.
 - Disconnecting tank from piping.
 - Remove and dispose of old tank.
 - Re-pipe existing water pipes within the boiler room for maximum efficiency and to meet current codes
 - Provide and install a new CMED boiler tank with pumps
 - Provide and install new NEMA 2 type control panel
 - Provide and install new low water cutoff, gauges, dial thermostat, and suction isolation valves
 - Connect tank to piping/system
 - Insulate piping
 - Upon system start up test for leaks

END OF SCOPE OF WORK