



INTER-CITY CONTRACTORS INC.

Statement of Experience (10/15/18)

Inter-City Contractors, Inc. (ICC) was established in 2003. ICC is a full service General Contractor. Prior to 2003, the principle of Inter-City Contractors, Inc., Greg Herring, was a principle with North Coast Enterprises, Inc. (NCE) along with his father, Al Herring. The two acquired North Coast Enterprises, Inc. in 1985. Initially, the focus of North Coast was commercial construction; movie theatres and retail centers. As the construction market conditions changed, so did the type of projects NCE became involved in. By the end of the 1980's NCE was active in multifamily, tenant improvement as well as continued success with commercial construction.

In 2003, NCE became AA Contractors, which provides labor service to ICC. Al Herring, Greg's father wanted a change that would allow him more personal time. The two worked out an arrangement that would provide that opportunity. AA Contractors is solely owned by Al Herring. ICC is a General Contractor that works tandem with AA Contractors for jobsite supervision and carpentry services for structural concrete, framing, and finish carpentry. From 2003, AA Contractors and ICC have worked together to provide General Contracting services from preconstruction to completion.

The focus of ICC is to provide General Contracting services that develop into long term/repeat relationships with clients. ICC can provide the most effective construction services if they are part of the team from inception. ICC works hand in hand with the project owner, design professionals, municipalities, & utility providers, to assure a successful project that meets budget and schedule requirements. As resources continue to change, ICC maintains focus on innovative construction methods that reduce waste, incorporate products that have longer life cycles, provide systems that supply power and water at reduced levels all working towards conservation and enhanced living conditions.

Inter-City Contractors, Inc.- Projects completed since 2003:

Project Name	Description	Owner	Year
Tukwila Village I Building E	125 Units	Tukwila Village Development Associates	2018
Tukwila Village I Building D	68 Units & Shag Office	Tukwila Village Development Associates	2018
Tukwila Village Community Building & Plaza		Tukwila Village Development Associates	2017
Lynnwood City Center Senior Living	308 Units	Lynnwood City Center Senior Living Assoc	2017
Celebration Senior Living Apartments West	189 Units	Celebration Senior Living Associates West	2016
Mountlake Senior Living Apartments	96 Units	Mountlake Senior Living Associates LLC	2016
Celebration Senior Living Apartments East	189 Units	Celebration Senior Living Associates East	2015
Columbia Garden Senior Apartments	70 Units	Rainier Court Associates 2003-III, LLC	2014
Bella Logo/Array Apartments	320 Units, mixed use	Lake City Investors, LLC	2014
Interurban Senior Apartments	178 Units	Interurban Development Associates LP	2013
Lake City Way Senior Apartments	152 Units, Mixed Use	Lake City Way 137 Associates	2011
Claremont Apartments (City Funded)	68 Affordable Units Mixed Use	Southeast Effective Development	2011
Arrowhead Garden Senior Apartments	449 Units, Mixed Use	Arrowhead Sr. Housing Associates	2010
Rainier Storage & Worklofts	10 Level Storage & Worklofts	3100 LP c/o American Life , Inc.	2010
1700 East Madison Apartments	20 Units Market Rate, Mixed Use	1700 East Madison	2009
Fulton Residence	Large Remodel Residence	Dave & Amy Fulton	2008
Olympic View Estates 4	Cemetery Expansion	SCI Washington Funeral Service	2008
Hillcrest Estates 2	Cemetery Expansion	SCI Washington Funeral Service	2008
Stone Ave Apartments	30 Units Market Rate, Mixed Use	Bert Wicklund	2008
Cedar Park Senior Apartments	206 Units, Mixed Use	Lake City Way Sr. Housing Associates LP	2008
Cambridge Family Apartments	178 Units, Mixed Use	Bitter Lake Village Associates, (2) LP	2007
New Haven Senior Apartments	251 Units, Mixed Use	Bitter Lake Village Associates (1) LP	2007
Washington Terrace Senior Apartments	136 Units	Washington Terrace Associates LP	2006
The Dakota at Rainier Court	178 Units Market Rate, Mixed Use	Rainier Court Associates 2003-IIA, LLC	2005
Courtland Place at Rainier Court	206 Units Senior, Mixed Use	Rainier Court Associates 2002-I, LLC	2004
The Sequoia Apartments	57 Unit Market Rate Senior	Rightland LLC	2004

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Special projects

<u>Project Name</u>	<u>Description</u>	<u>Owner/Developer</u>	<u>Year</u>
Rainier Court Phase III 3600 33 rd Ave S, Seattle, WA Davis Bacon Wage Rate State Grant Funded	Soils Remediation Metals Site Cap Plan 6,951 Tons	Southeast Effective Development	2013
City Pocket Park 3616 34 th Ave. S. Seattle State Grant Financing	City Park 6,000SF	Southeast Effective Development	2011
The Claremont Site 3333 Rainier Ave. S., Seattle Davis Bacon Wage Rate State Grant Funded	Soils Remediation Petroleum Partial Site Cap Plan	Southeast Effective Development	2010
Rainier Court Phase IV 35 th Ave. S. from S. Charlestown to S. Spokane St. Davis Bacon Wage Rate State Grant Funded	Water Main Extension Preparation For Future Development	Southeast Effective Development	2009
Rainier Court Phase II 3642 33 rd Ave. S., Seattle Davis Bacon Wage Rate State Grant Funded	Soils Remediation Metals Site Cap Plan 20,141 Tons	Southeast Effective Development	2004
Rainier Court Phase I 3621 33 rd Ave. S., Seattle, Davis Bacon Wage Rate State Grant Funded	Soils Remediation Metals/PCB Site Cap Plan 9,500 Tons	Southeast Effective Development	2003

**Projects completed by
NCE/ICC****Multifamily Projects**

<u>Project Name</u>	<u>Type</u>	<u>Project Owner/Developer</u>	<u>Year</u>
Hawthorne Apartments-41 units	Market Rate, Mixed Use	GHB Building, LLC	2003
Sunset Apartments-279 units	Senior Apartment	South Hill Associate(2001) LP	2002
Woodrose Apartments-197 units	Senior Apartment	Racine Associates LP (PNCC)	2000
Terrace View Apts-5 units	Senior Apartment	Hong Louie	2000
Boardwalk Apartments-260 units	Market Rate, Mixed Use	Capitol Way Associates LP (PNCC)	1999
Auburn Court Apartments -300 units	Senior Apartment	Auburn North Associates (PNCC)	1998
Commencement Place Apts-51 units	Senior Apartment	Commencement Place (PNCC)	1998
Conservatory Place Apts-40 units	Senior Apartment	Conservatory Place Apts (PNCC)	1997
Meridian Court Apts-200 units	Senior Apartment	Meridian Court Apts (PNCC)	1997
Willamette Court Apts-100 units	Senior Apartment	Willamette Court Apts (PNCC)	1997
Gowe Court Apartments-50 units	Senior Apartment	Gowe Court Apts (PNCC)	1997
Park Court Apartments-130 units	Senior Apartment	Park Court Apts LP (PNCC)	1996
Green River Court Apts-130 units	Senior Apartment	Green River Court Apts LP (PNCC)	1996
Meeker Court Apts-130 units	Senior Apartment	Meeker Court Apts LP (PNCC)	1996
27 Unit Mixed Use Apts	Market Rate, Mixed Use	Golden Stream Co., LTD	1996
Titus Court Apartments-100 units	Senior Apartment	Titus Court Apts LP (PNCC)	1995
Cedar River Court Apts-91 units	Senior Apartment	Cedar River Court Apts LP (PNCC)	1994
Webster Court Apts-92 units	Senior Apartment	Webster Court Apts LP (PNCC)	1994

Washington Square II Apts-88 units	Market Rate Apartments	Washington Square II Tri-Cities	1995
Spencer Court Apartments-76 units	Senior Apartment	Spencer Court Apts LP (PNCC)	1993
25 Unit Apt & Retail	Market Rate, Mixed Use	6040 California Ave Property	1992
9 Unit Apartment	Market Rate Apartments	Girgis & Aida Karlos	1992
Queen Anne Gardens-36 units	Senior Apartment	Q.A.G. LP (PNCC)	1991
36 Unit Apartments	Market Rate Apartments	510/520 4th Ave Properties	1991
Campbell Gardens-24 units	Senior Apartment	Campbell Gardens Apts LP	1988
9 Unit Apartment-Queen Ann	Market Rate Apartments	West Mercer & Greenwood Properties	1988
10 Unit Apartment-West Seattle	Market Rate Apartments	David Lau, West Seattle	1987
7 Unit Apartment-U District	Market Rate Apartments	Andy Wang/Greg Herring	1986
21 Unit Apartment-West Seattle	Market Rate Apartments	Golden Stream	1986

Commercial Projects

<u>Project Name</u>	<u>Type</u>	<u>Project Owner/Developer</u>	<u>Year</u>
King Square-Seattle	Retail Center	King Square Enterprises, LLC	2006
Boren Building Shell-Seattle	Commercial Renovation	Jade Communications	2000
Smokey Point Retail	Retail Building	Amy Lam Tran	1999
Forbes Hill Business Park-Snohomish	Office Building Center	Frank Strahm	1998
Import Outlet Store-Tacoma	Retail Building	Sterling Recreation Organization	1996
Kenmore Office Building	Office Building	A&G Properties LLC	1996
AA Party Rentals-Mountlake Terrace	Warehouse Building	Terrace Property Partnership	1996
BMW Seattle	Auto Retail Building	BMW Seattle	1995
Homelife Furniture/Sears-Tukwila	Retail Warehouse	Fidelity Associates	1994
My Favorite Piroshky-Bellevue	Retail Building	Alex Sandler	1994
World Concern-Lynnwood	Office/Warehouse	Sterling Recreation Organization	1994
Factoria Retail Building-Bellevue	Retail Building	Sterling Recreation Organization	1994
John Lee Retail Center-Seattle	Retail Building	John K. Lee	1994
Vina Plaza-Seattle	Retail Center	Asia First, Inc.	1992
Sears Auto Center-Seattle	Retail Center	First & Utag St. Associates, Inc.	1992
HomeBase-Bellingham	Large Warehouse Retail	HomeBase Corporate Offices	1992
Twin City Center-B-Longview	Retail Center	First Nationwide Bank	1991
Shari's Restaurant-Bellingham	Restaurant	Sterling Recreation Organization	1991
SRO Center-Tacoma	Retail Center	Sterling Recreation Organization	1990
60 Minute Tune-Tacoma	Retail Building	Sterling Recreation Organization	1990
AA Rentals-Stanwood	Retail Building	Aarenco	1990
Sterling Plaza-Bellevue	Office Building	Sterling Recreation Organization	1990

Theater Projects

<u>Project Name</u>	<u>Type</u>	<u>Project Owner/Developer</u>	<u>Complete</u>
Cineplex-Woodinville	12 Screen Cinema	Cineplex Odeon	1998
Meridian-Seattle	16 Screen Cinema	Plitt Theatres, Inc.	1996
Factoria Cinemas	Cinema Remodel	Plitt Theatres, Inc.	1996
Lewis And Clark I	Cinema Remodel	Plitt Theatres, Inc.	1994
Factoria III I	Cinema Remodel	Plitt Theatres, Inc.	1994
Oaktree Cinemas	Cinema Remodel	Plitt Theatres, Inc.	1993
Lloyd Center -Portland	Multi Plex Cinema	Cineplex Odeon	1991
Tacoma Central Cinema	Multi Plex Cinema	Cineplex Odeon	1990
Three Rivers Mall Cinemas	Multi Plex Cinema	Cineplex Odeon	1989
Pacific First Cinemas	Multi Plex Cinema	Cineplex Odeon	1989
Kirkland Parkplace Cinemas	Cinema Remodel	Cineplex Odeon	1988
Bellis Fair Theatre	Multi Plex Cinema	Cineplex Odeon	1988
82nd Street Cinema Portland	Multi Plex Cinema	Cineplex Odeon	1988

Alderwood Cinema Expansion III	3 Screens Added	Sterling Recreation Organization	1988
Oaktree Cinema	6 Screens	Sterling Recreation Organization	1986
Factoria Cinema Expansion II	3 Screens Added	Sterling Recreation Organization	1986
Grand Cinemas Addition	3 Screens Added	Sterling Recreation Organization	1985
Lyons Cinema Spokane	Multi Plex Cinema	Sterling Recreation Organization	1985
Uptown Cinemas	Cinema Remodel	Sterling Recreation Organization	1985

Tenant Improvement Project Name	Type	Project Owner/Developer	Year
Providence Hospital	11,940sf TI	Frank Strahm	All complete
Dover Elevator	6,140sf TI	Dover Elevator	1990 to 2004
Sound Elevator Office	2,000sf TI	Sound Elevator	
Commercial Retail	4,155sf TI @ Mixed Use	Golden Stream Co., LTD	
Dover Elevator Computer Center	6,135sf TI	Dover Elevator	
Import Outlet Store	3,150sf TI	Sterling Recreation Organization	
Factoria Cinema Restrooms	1,500sf TI Remodel	Sterling Recreation Organization	
Sterling Plaza	88,000sf TI Office Space	Sterling Recreation Organization	
Seattle Lighting Fixture Co.	2,500sf TI	Sterling Recreation Organization	
Spencer Court Apartments	12,500sf TI @ Mixed Use	Spencer Court Apts LP (PNCC)	
SODO Center	115,500sf TI Offices	SODO Development	
Johnny's Food Centers	6,600sf TI	Johnny's Food, Inc.	
Atrium Arc's Mortgage	2,400sf TI	Sterling Recreation Organization	
AirBorne Express	5,000sf TI	AirBorne Express	
Seattle Times Surrey Building	4,600sf TI	Sterling Recreation Organization	
Bristol Myer Squibb	5,500sf TI Lab	Bristol Myer Squibb	
Sterling Plaza	115,000sf TI Boeing	Sterling Recreation Organization	
AA Rentals-Lynnwood	4,000sf TI	Aarenco	
SRO Commerce Building	11,100sf TI	Sterling Recreation Organization	
United Associates Building	4,000sf TI	Pacific Rim Equities, LTD	
Overlake Video Store	4,960sf TI	Sterling Recreation Organization	
Everett Office Building	20,500sf TI	Frank Strahm	
South Tacoma Shops	23,400sf TI	Sterling Recreation Organization	
Mini Mart	3,000sf TI Mixed Use	510/520 4th Ave Properties	
AA Rentals-Lake City	8,000sf TI	Aarenco	
Columbia Building	11,000sf TI	Trident Investment	
Windemere Court Remodel	50,000sf Remodel Apt	Kwiram	
Oaktree Video Store	5,000sf TI	Sterling Recreation Organization	
Totem Lake Video Store	3,400sf TI	Sterling Recreation Organization	
Alderwood Video Store	4,800sf TI	Sterling Recreation Organization	
Federal Way Video Store	3,737sf TI	Sterling Recreation Organization	
Johnny's Food Centers	40,560sf TI Grocery Store	Johnny's Food, Inc.	

Condominiums

<u>Project Name</u>	<u>Description</u>	<u>Owner/Developer</u>	<u>Year</u>
19 th Ave. Condominiums	Seattle Condominium 19 Unit	Val Thomas, Inc.	2003
Library Square Condominiums	Bellevue Condominium 51 Units	Library Square Ltd. Partnership	2002
611 Highland Condominiums	Seattle Condominium 48 Units	611 Highland, LLC	2001
14 Unit Condominium	Alki Condominium	Golden Land, LLC	2001
Metropolitan Condominium	Bellevue Condominium 48 Units	Hoy Management & Investment, Inc.	1998
10 Unit Condominiums	Alki Condominium	Golden Shore, Inc.	1997
Park View Manor Condominiums	Graham Condominium 38 Units	Park View Manor Joint Venture	1996
Alki Beach Towers Condominiums	24 Unit Condominium	Alki Beach Limited Partnership	1995
Lakeshore Ventures Condominiums	5 Unit Condominium	Lakeshore Ventures V LTD.	1990
Arboretum Place Townhouses	8 Unit Townhouse	Arboretum Place Joint Venture	1988

Residential

<u>Project Name</u>	<u>Description</u>	<u>Owner/Developer</u>	<u>Year</u>
Fulton Residence	Vault Under House	Mr. & Mrs. Dave Fulton	2000
Earl Price Vacation Home	New Residence Palm Springs	Mr. & Mrs. Earl Price	1998
Park Residence	New Residence	Mr. & Mrs. Bryan Park	1998
Ege House Addition	Remodel	Mr. & Mrs. Stan Ege	1997
Woodinville Residence	New Residence	Mr & Mrs. Al Herring	1996
Dan Price Residence	New Residence	Mr. & Mrs. Dan Price	1996
Schooler Residence	Remodel	David Schooler/Kristen Webb	1996
Fulton Studio	Remodel	Mr. & Mrs. Dave Fulton	1995
Greene Residence	New Residence	Mr. & Mrs. Hal Greene	1994
Fulton Guest House	New Residence	Mr. & Mrs. Dave Fulton	1993
Lancaster House	New Residence	Mr. & Mrs. Michael Lancaster	1993
Carr House	New Residence	Mr. & Mrs. Lawrence Carr	1992
Danz Residence	Combine Two Condos	Mr. & Mrs. Fred Danz	1992