

City of Oak Harbor  
City Council Agenda Bill

Bill No. 5. c. i.  
Date: January 15, 2019  
Subject: Clean Water Facility Update

**FROM: Brett Arvidson, Project Manager**

**INITIALED AS APPROVED FOR SUBMITTAL TO THE COUNCIL BY:**

- Bob Severns, Mayor
- Blaine Oborn, City Administrator
- Patricia Soule, Finance Director
- Nikki Esparza, City Attorney, as to form

**RECOMMENDED ACTION**

The Clean Water Facility Presentation will be provided during the January 15, 2019 Regular Meeting.

**BACKGROUND / SUMMARY INFORMATION**

**LEGAL AUTHORITY**

City Council

**FISCAL IMPACT**

**PREVIOUS COUNCIL / BOARD / CITIZEN INPUT**

**ATTACHMENTS**

1. [December 2018 Clean Water Facility Report](#)

# Clean Water Facility Project

# Monthly Report

*December 2018*



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City of Oak Harbor  
**Clean Water  
 Facility Project**



## MONTHLY PROGRESS REPORT

December 2018

*The following report is a summary of construction phase activities and costs incurred that are being monitored by the project team as part of the Oak Harbor Clean Water Facility Project.*

### 1. EXECUTIVE SUMMARY

**Work Activities in December.** Photographs referenced below are located in Section 12 of this report.

- The City's operations staff operated the clean water facility and discharged effluent through a 24-inch outfall pipeline and into Oak Harbor Bay.
- University Mechanical and Valley Electric focused their resources on assembling and energizing biosolids dryer equipment in the biosolids building (see Photos #8 through #11, #17, #24, #25, #29, #38, #40, #41, #47, #48, #51, #53, #62, #63, #64, and #67).
- Interwest Construction continued to place concrete for pedestrian walkways in Windjammer Park (see Photos #15, #20, #26, and #34).
- LangCo NW built concrete shear walls for a pavilion in Windjammer Park (see Photos #21, #37, and #58).
- Turnstone Construction finished placing and sculpting concrete for faux rocks and logs at the splash park and at the shipwreck water feature in Windjammer Park. Turnstone Construction finished painting the rocks and logs to make them look more realistic (see Photos #16, #31, and #44).

#### Table of Contents

Section 1 – Executive Summary .....	1
Section 2 – Introduction .....	2
Section 3 – Work Performed this Month .....	4
Section 4 – Quality Assurance .....	7
Section 5 – Document Tracking .....	8
Section 6 – Public Outreach .....	8
Section 7 – Safety .....	8
Section 8 – Pay Request and Contract Status...	8
Section 9 – Contingencies and CCMs .....	10
Section 10 – Change Orders .....	12
Section 11 – Schedule .....	13
Section 12 – Photographs .....	14
Attachment A – Project Financial Report	
Attachment B – Authorization for Payment	
Attachment C – Project Organization Chart	

See Section 3, *Work Performed this Month*, for additional information.

**Cost.** The total guaranteed maximum price for the clean water facility (including outfall pipeline) and Windjammer Park improvements is \$128,779,438 (including tax). After the City approves Hoffman Construction Company's payment request for the month of December, the total paid to date will be \$117,901,261 (including tax and preconstruction phase services), which makes up 91.6% of Hoffman's total contract amount. See Section 8, *Pay Request and Contract Status*, for additional information.

**Schedule.** The City's operations staff is operating the clean water facility and it is substantially complete, but some work and start-up activities associated with the biosolids dryer will occur in January and February of 2019. The work at Windjammer Park is expected to be complete by June of 2019. See Section 11, *Schedule*, for additional information.



## 2. INTRODUCTION

**Background.** The City of Oak Harbor (City) operates a wastewater collection and treatment system that serves approximately 24,000 people who live within the City and on a U.S. Navy seaplane base. Wastewater was treated at a rotating biological contactor facility in the City and then at a lagoon facility at the U.S. Navy seaplane base. The City has now replaced its aging wastewater treatment facility with a new facility that meets modern standards for reliability and performance.

**Planning and Design.** The City and a design consultant, Carollo Engineers (Carollo), finalized a wastewater facilities plan in August of 2013 (after three years of work) and a preliminary design submittal in November of 2013. Carollo then developed plans and specifications to 60% complete in June of 2015. Plans and specifications for process structures (i.e., headworks, secondary treatment, aeration basins, WAS storage, emergency generator, electrical, aeration blower, and solids) were advanced to 100% complete in June of 2016. Plans and specifications for an administration and maintenance building and an odor control structure were advanced to 100% complete in September and October of 2016, respectively. Plans and specifications for final site restoration (i.e., landscaping, sidewalks, and pavement) were advanced to 100% in December of 2017. Planning and design work for the clean water facility is now complete; however, Carollo has prepared a draft Reclaimed Water Engineering Report for submittal to the *State Department of Ecology*. Once approved, Carollo is expected to design additional disinfection facilities pertaining to reclaimed water, storage within the new clean water facility, and pumps to convey reclaimed water to Windjammer Park's irrigation system.



**Alternative Public Works Contracting.** The City completed an analysis in November 2013 that compared design-bid-build, design-build, and general contractor/ construction manager (GC/CM) contracting methods and proceeded to use the recommended method, which was GC/CM. The City gained permission from the Washington State Capital Project Advisory Review Board in March of 2014 to complete the project by means of GC/CM. The City evaluated five proposals from GC/CM firms and then shortlisted three firms for an interview based on a fee proposal. Hoffman Construction Company of Washington (Hoffman) was selected as the GC/CM in July of 2014.

**Agreement between City and GC/CM.** The City and Hoffman executed a *Standard Form of Agreement Between Owner and Construction Manager as Constructor* (AIA Document A133-2009) on July 1, 2014. This agreement defines compensation and payment for preconstruction phase services such as value engineering, cost estimating, and constructability reviews, which are paid for on an hourly rate basis up to a total amount not to exceed \$790,050 (including sales tax). This agreement also defines compensation for construction phase services such as the performance of the work of a component, which is defined by a guaranteed maximum price amendment (AIA Document A133-2009 Exhibit A) to the original agreement. Guaranteed maximum price amendments (GMPAs) define the costs of the work of a component. The work of a component includes subcontractor bid packages, negotiated self-performed work, negotiated support services, risk and design contingencies, and services necessitated by specified general conditions (AIA Document A201-2007). Hoffman's fee of 4.28% (including business and occupation taxes and the cost of personal liability and property damage insurance and bonds) is applied to the cost of work of a component. Currently the City Council has approved the following 13 GMPAs:

•	GMPA No. 1	MBR and UV System Equipment and Support	\$2,553,317
•	GMPA No. 2	Outfall Replacement	\$1,991,249 <sup>(1)</sup>
•	GMPA No. 3	Site Prep A – Excavation and Archaeological Survey	\$836,130
•	GMPA No. 4	Site Prep B – Utilities, Shoring, Demolition, Stone Columns	\$5,109,549
•	GMPA No. 5	Pre-purchase of Biosolids Dryer	\$2,028,222
•	GMPA No. 6	Site Prep C – Micropiles	\$3,966,503
•	GMPA No. 7	Deep Foundation Work at Area 30 and Misc Changes	\$9,355,968
•	GMPA No. 8	Area 20 and Remainder of Area 30 Concrete Work	\$10,824,756
•	GMPA No. 9	Electrical, Instrumentation & Controls, Process Mechanical	\$33,265,589
•	GMPA No. 10	Phase 3 Self-perform Concrete; RBC Plant Demo; Misc Earthwork	\$5,373,040
•	GMPA No. 11	Superstructure Construction – Bid Package 6 Results	\$22,023,790
•	GMPA No. 12	Odor Control System	\$4,353,876
•	GMPA No. 13	Civil Site Improvements (Clean Water Facility)	\$5,837,305 <sup>(2)</sup>
•	GMPA No. 13	Windjammer Park Improvements	<u>\$10,226,233<sup>(2)</sup></u>
		Subtotal	\$117,745,527
		WA State Sales Tax (8.7%)	<u>\$10,243,861</u>
		Subtotal	\$127,989,388
		Preconstruction Phase Services	<u>\$790,050</u>
		Total Guaranteed Maximum Price (GMP)	\$128,779,438 <sup>(1)</sup>

Notes:

1. Outfall replacement costs are not included in construction expenditures. See Attachment A, *Project Financial Report*, for additional information.
2. GMPA No. 13 is shown subdivided to show the approximate cost to finish the Clean Water Facility relative to the approximate cost of Windjammer Park Improvements.

See Section 8, *Pay Request and Contract Status*, for additional information pertaining to the current status of approved GMPAs.

**Funding.** The City is funding the project, in part, by means of State Revolving Fund (SRF) low-interest loans, cash, grants, and proceeds from bond sales. The City has obtained over \$97 million in SRF loans and \$8.5 million in grants. The City, with help from its bond attorneys and its financial advisor, *The PFM Group*, put the sale of over \$25 million in bonds out to bid on the bond market on April 19, 2016. *Robert Baird & Company* was the successful bidder with an interest rate of 3.43%. See Attachment A, *Project Financial Report*, for additional information pertaining to funding.

### 3. WORK PERFORMED THIS MONTH

Photographs that are referenced in this section are located in Section 12 of this report.

**Pre-construction Services.** Preconstruction services are complete.

**Windjammer Park Design.** The design of clean water facility site restoration work and Windjammer Park improvements is complete.

**SCADA System Development.** Throughout the first three weeks of December, Carollo Engineers' systems integration engineers (i.e., Jeff Janowiak, Amir Najafi, and Elise Moore) and operations start-up support engineer Brian Graham utilized the SCADA system to facilitate operation of the clean water facility.

**Start-up Activities.** Throughout the month of December, the City's operations staff operated the plant and discharged effluent into a 24-inch outfall pipeline and into Oak Harbor Bay. Representatives of the City, Hoffman, and Carollo Engineers continued to meet during the first three weeks of December to coordinate start-up activities and facilitate resolution of problems encountered during start-up. Valley Electric, University Mechanical, and other subcontractors and vendors also participated in meetings and start-up activities. On December 4<sup>th</sup> and 5<sup>th</sup>, a representative of Headworks International, Bryon Phillipe, was on site to evaluate start-up issues with three fine screens and a washer/compactor in the headworks building (see Photo #12). During the 2<sup>nd</sup> and 3<sup>rd</sup> weeks of December, GEA representative Tom Potter and representatives of Carollo Engineers and University Mechanical utilized waste activated sludge (WAS) from the clean water facility to start up and test centrifuges, centrifuge cake pumps, and associated polymer dosing units (see Photos #28, #50, and #56). On December 13<sup>th</sup>, University Mechanical and the City's operations staff tested emergency eyewash stations and verified that flow switches and alarms work properly. On December 14<sup>th</sup>, Valley Electric and a representative of JBV began start-up activities associated with a roll-off bin cover hoist. During the 3<sup>rd</sup> week of December, a project engineer for NE Controls, Nick Radley, was on site to evaluate control issues associated with aeration blowers. NE Controls is a subcontractor of Aerzen, the company that supplied the blowers.

**GMPA No. 1 – MBR System and UV Disinfection Equipment (Procurement) and Engineering Support.** Work on this GMPA is approximately 99% complete. Engineering support continued in December. Start-up testing must be completed before this GMPA is deemed complete.

**GMPA No. 2 – Outfall Replacement.** Work on this GMPA is complete.

**GMPA No. 3 – Site Prep A.** Work on this GMPA is complete.

**GMPA No. 4 – Site Prep B: Utilities, Demolition, Stone Columns, and Shoring.** Work on this GMPA is complete.

**GMPA No. 5 – Biosolids Dryer (Procurement).** This GMPA is approximately 85% complete. All major components of the biosolids belt dryer system have arrived on site. Start-up, testing, and operator training is expected to occur in January and February and must be completed before this GMPA is deemed complete.

**GMPA No. 6 – Site Prep C: Micropiles.** Work on this GMPA is complete.

**GMPA No. 7 – Deep Concrete Work at Area 30 and Miscellaneous Changes.** Work on this GMPA is complete.

**GMPA No. 8 – Area 20 and Remainder of Area 30 Concrete Work.** Work on this GMPA is complete.

**GMPA No. 9 – Mechanical, Electrical, and Process Systems.** Work on this GMPA is approximately 95% complete. Valley Electric continued to install conduits and conductors in the biosolids building for process control modules, motor control centers, local control panels, and miscellaneous equipment including instruments (see Photo #24), a biosolids dryer (see Photo #10), conveyor motors (see Photo #29), a roll-off bin cover hoist (see Photo #40), exhaust and off-gas fans (see Photos #9 and #47), HVAC equipment (see Photo #51), exterior light fixtures (see Photo #63), polymer tote mixing motors (see Photo #64), and a dust collection system. Valley Electric installed conduits and conductors associated with a roll-up door in the maintenance building and condensing units located outside the headworks building. Valley Electric installed heat trace conductors and tape on chemical piping in the secondary treatment building (see Photo #13), on nutrient feed piping in the headworks building (see Photo #22), and on polymer piping in the biosolids building (see Photos #41 and #48). University Mechanical continued to assemble and install equipment associated with a biosolids dryer in the biosolids building. University Mechanical installed hot gas fans (see Photo #8), a roll-off bin cover (see Photo #17), dewatered sludge piping (see Photo #25), conveyors and chutes (see Photos #11 and #38), a natural gas regulator at a burner plenum (see Photo #53), and a polymer tote rack (see Photo #64). University Mechanical removed plastic protective film from the biosolids dryer (see Photos #47 and #67). University Mechanical repaired globe valves associated with the clean water facility utility water system (see Photo #3), continued to label process piping (see Photo #4), and fabricated covers to place over the ends of wet cake bin augers. University Mechanical installed seal water piping for dryer feed pumps and installed toe-kicks for an elevated platform associated with the biosolids dryer. University Mechanical finished installing pipe supports for raw sewage discharge piping in the headworks building (see Photo #66). University Mechanical's subcontractor, Delta Technology Corporation, continued to install fiber reinforced plastic (FRP) foul air piping and ducts (see Photo #6) and a dust collector system (see Photo #62) in the biosolids building.



**GMPA No. 10 – Concrete, Stone Columns, Compaction Grouting, and Shoring for Non-process Structures.** Work on this GMPA is complete.



**GMPA No. 11 – Superstructure Construction.** Work on this GMPA is approximately 98% complete. Valley Electric and its subcontractor, EZ Interface, continued to install a security and access control system (see Photo #7). EZ Interface installed a battery as part of an uninterrupted power supply for a network panel in the administration building. Pacific Glass was on site to disassemble door and window frames at locations where EZ Interface drilled holes through the frames to facilitate installation of the security and access control system. Honeywell and EC Electric continued to work on the HVAC system in the administration building. D&G Mechanical Insulation wrapped insulation around HVAC piping in the administration building (see Photo #61) and around HVAC ducts at an air handling unit located adjacent to the north side of the administration building. Painters for Penington Painting Company (Penington) painted utility water lines, roof joists, and a monorail beam in the headworks building. Penington painted utility water piping, UV piping, and other process piping in the secondary treatment building and atop the odor control structure (see Photo #39). Penington painted a hydropneumatic tank adjacent to the north side of the biosolids building and process piping in the biosolids building. Steelkorr continued to work on aluminum tread plates in the headworks building (see Photo #46).

**GMPA No. 12 – Odor Control System.** Work on this GMPA is approximately 99% complete. University Mechanical finished installing PVC piping and repaired a leaking flanged connection in a recirculation chamber at the east end of the odor control structure (see Photo #23). University Mechanical installed supports for a valve operator extension in a drain sump (also at the east end of the odor control structure). University Mechanical finished installing utility water piping associated with a utility station located atop the odor control structure.

**GMPA No. 13 – Civil Site Work.** Work on this portion of GMPA No. 13 is approximately 61% complete. The following work was performed where the old Whidbey Island Bank Building was located before being demolished (i.e., the area between the north side of the new clean water facility and Pioneer Way as shown in Photos #1 and #2):

- Interwest Construction completed work on an 8-inch PVC potable water line and installed PVC storm drain piping, a drain inlet, and an oil/water separator.
- Interwest Construction continued to grade existing earthen material and place and compact imported aggregate base material.
- Interwest Construction demolished existing pavement at the north side of the odor control structure.
- S&S Concrete Construction placed concrete for curbs (see Photos #27 and #35).
- Interwest Construction built formwork and placed reinforcing steel and concrete for three seat walls (see Photos #54 and #60).
- Interwest Construction placed concrete and installed steel splash pads under downspouts at various locations around the exterior of the clean water facility.
- Valley Electric installed buried electrical conduits and conductors, fiberglass light poles (see Photo #52), and precast concrete lamp bases.

P&L General Contractors finished installing a screen wall made of weathering steel along the west side of the generator yard (see Photo #36) and along the north and west sides of the odor control structure. Pacific Earth Works continued to place wetland enhancement plantings in a storm water detention pond located just west of the administration building. Turnstone Construction painted faux rocks and sprayed acid on concrete at a water feature located adjacent to the west and south sides of the interpretive center portion of the administration building (see Photo #45).

**GMPA No. 13 – Windjammer Park Improvements.** Work on this portion of GMPA No. 13 is approximately 55% complete (see Photo #1). Interwest Construction placed concrete for seat steps at the pavilion (see Photo #5) and placed concrete for a mow strip along the seat steps. Interwest Construction continued to build formwork and place concrete for sidewalks, walkways, and seat walls at the west and north ends of the park (see Photos #15, #34, and #49). Interwest Construction began placing concrete for a pedestrian walkway that runs in a north-south direction between Pioneer Way and Oak Harbor Bay (see Photos #20, #26, #30, and #43). Interwest Construction built forms and placed reinforcing steel and concrete for a planter box located adjacent to the west side of the west kitchen. Interwest Construction graded on-site earthen material east of the splash park and along the southwest border of Windjammer Park. Two pre-assembled stainless steel restrooms, known as Portland Loos, arrived on site during the week of December 10<sup>th</sup> (see Photo #33). Interwest Construction installed utility piping and plumbing fixtures and placed concrete to facilitate installation of the Portland Loos (see Photo #65). Pacific Earth Works installed irrigation piping and topsoil at the southwest corner of the park (southwest of the traffic circle) and around two basketball courts. Pacific Earth Works began installing irrigation piping at an area just east of the west kitchen. Pacific Earth Works placed and graded top soil adjacent to the west side of a stormwater detention pond. Valley Electric continued to install conduit, conductors, fiberglass light posts, and precast concrete lamp bases throughout the park (see Photo #32). Valley Electric installed ground rods for the western most Portland Loos (see Photo #59) and installed electrical conduits within formwork for shear walls at the pavilion. P&L General Contractors began to install glulam beams and columns at the west kitchen (see Photos #55 and #57). P&L General Contractor's subcontractor, LangCo NW, built forms and placed reinforcing steel and concrete for seat walls at the west kitchen (see Photo #18) and at the east kitchen (see Photo #42). LangCo NW also placed concrete for portions of a 4-inch topping slab at both the west and east kitchens. LangCo NW and Morse Steel Services built formwork and placing reinforcing steel, respectively, for two shear walls for a pavilion (see Photo #14). LangCo NW placed concrete for the shear walls (see Photos #21, #37, and #58). Turnstone Construction finished placing and sculping concrete for faux rocks and logs at the splash park and at the shipwreck water feature. Turnstone Construction finished painting the rocks and logs to make them look more realistic (see Photos #16, #31, and #44). Turnstone Construction pressure washed the splash park.

#### **4. QUALITY ASSURANCE**

An inspector for the City's subconsultant, KBA, performed full-time inspection at the clean water facility. A resident engineer for KBA performed part-time inspection at Windjammer Park. Special inspectors for KBA's subconsultant, GeoTest, performed part-time specialty inspection on an as-requested basis (mostly at Windjammer Park). Representatives from Hoffman performed part-time inspection on a daily basis. Hoffman conducted daily quality assurance (QA) coordination meetings with its subcontractors and with KBA. Hoffman conducted bi-weekly QA meetings with its subcontractors, KBA, and a resident engineer for Carollo Engineers. Archaeologists from ERCI were on-site during excavation work at Windjammer Park looking for cultural resources. Inspectors for the State Department of Labor & Industries inspected electrical work on an as-requested basis (both at the clean water facility and at Windjammer Park). City building official Scott King was on site several times at Windjammer Park to inspect reinforcing steel and plumbing at the west kitchen, pavilion, and Portland Loos. Inspectors produced written daily reports that were filed on the City's server.

## 5. DOCUMENT TRACKING

See Table 5.1 below for the overall status of submittals and requests for information:

Table 5.1 Document Tracking	December 2018		Project to Date	
	Number Received	Number of Reviews	Number Received	Number of Reviews
Submittals	6	6	1,427	1,423
Requests for Information	20	20	1,309	1,298

## 6. PUBLIC OUTREACH

The City adopted a proposed good neighbor plan when the City Council approved Resolution 15-28 on September 1, 2015. The City continued to inform the community by means of the following activities:

- Weekly Oak Harbor Clean Water Facility construction updates (by means of e-mail)
- Website updates: <http://www.oakharborcleanwater.org>
- Signage at the job-site and at Windjammer Park
- Answering a project information and construction hot-line during working hours

## 7. SAFETY

Hoffman reported the following safety statistics at the end of November:

- Manhours worked to date: 508,000
- Recordable injuries to date: 12
- Lost time injuries to date: 2
- Average number of craft workers on site: 65

## 8. PAY REQUEST AND CONTRACT STATUS

**Pre-construction phase services.** Hoffman submitted its last progress payment application for pre-construction services in January of 2017. Total applications for payment to date for preconstruction phase services add up to \$787,905 (including sales tax) representing 99% of the current agreement amount of \$790,050 (including sales tax).

Table 8.1 Preconstruction Services	Original Agreement Price <sup>(1)</sup>	Adjustments and Change Orders	Current Agreement Price	Total Payments to Date	Remaining Balance
Pre-construction Services	726,817	0	726,817	724,844	1,973
State Sales Tax (8.7%)	63,233	0	63,233	63,061	172
Total	790,050	0	790,050	787,905	2,145

Notes:

1. An agenda bill approved by City Council on July 1, 2014, included an additional \$250,000 for optional pre-construction services for a current agreement price of \$790,050 (including sales tax).



**Construction phase services.** Hoffman submitted a progress payment application for November 2018, for \$2,846,224 (including sales tax). The progress payment application was reviewed and processed in December. See Attachment B, *Authorization for Payment*, for additional information. Total applications for payment to date for construction phase services through November are \$115,283,666 representing 90.1% of the current agreement amount of \$127,989,388. See Table 8.2 below for additional information.

<b>Table 8.2 Construction Phase Services</b>	Original Guaranteed Maximum Price	Adjustments and Change Orders <sup>(1)</sup>	Current Guaranteed Maximum Price	Total Payments to Date	Remaining Balance
GMPA No. 1 Work:	2,448,520	0	2,448,520	2,330,714	117,806
GMPA No. 2 Work:	1,427,000	5,642	1,432,642	1,432,642	0
GMPA No. 3 Work:	627,347	(199,915)	427,432	292,799	134,633
GMPA No. 4 Work:	3,919,735	235,558	4,155,293	4,155,293	0
GMPA No. 5 Work:	1,879,205	0	1,879,205	1,597,327	281,879
GMPA No. 6 Work:	2,565,820	(331,379)	2,234,441	2,231,945	2,496
GMPA No. 7 Work:	6,239,185	14,245	6,253,430	6,143,138	110,292
GMPA No. 8 Work:	7,024,188	930,880	7,955,068	7,829,559	125,509
GMPA No. 9 Work:	30,148,712	1,910,974	32,059,686	31,455,953	603,751
GMPA No. 10 Work:	4,809,815	1,574,970	6,384,785	6,384,785	0
GMPA No. 11 Work:	17,934,490	1,010,868	18,945,358	18,565,510	379,848
GMPA No. 12 Work:	3,957,515	23,722	3,981,237	3,859,213	122,025
GMPA No. 13 Work (CWF):	4,580,898	(927,644)	3,611,911	2,024,752	1,587,159
GMPA No. 13 Work (WJP):	9,268,436	156,406	9,424,843	4,224,354	5,200,489
Negotiated Support Services	8,339,260	0	8,339,260	6,823,326	1,515,934
Specified General Conditions	2,392,490	0	2,392,490	2,311,172	81,318
Subtotal	107,562,616	4,404,329	111,966,945	101,703,807	10,263,138
GC/CM's Risk Contingency	3,492,360	(2,640,970)	851,390		851,390 <sup>(2)</sup>
Owner's Risk Contingency	1,875,883	(1,763,359)	94,524		94,524 <sup>(2)</sup>
Subtotal	5,350,243	(4,404,329)	945,914		945,914
GC/CM fee (4.28%)	4,832,668	0	4,832,668	4,170,351	479,745
Subtotal	117,745,527	0	117,745,527	106,056,730	11,688,797
State Sales Tax (8.7%)	10,243,861	0	10,243,861	9,226,936	1,016,925
Total	127,989,388	0	127,989,388	115,283,666	12,705,722

Notes:

1. There is only one change order to date. The change order transferred \$202,630 from GMPA No. 3 to GMPA No. 4. All other adjustments are due to transfers to and from contingency funds. See Section 9, *Contingencies and Cost Change Memorandums*, and Section 10, *Change Orders*, for additional information.
2. Remaining balance does not include encumbrances that were approved by the City in December. See Table 9.3 for additional information.

## 9. CONTINGENCIES AND COST CHANGE MEMORANDUMS

**Contingencies.** A GC/CM risk contingency is a fund that is made available for the GC/CM's (i.e., Hoffman's) exclusive use to pay for a variety of project issues such as, but not limited to, ambiguities in construction documents, buy-out errors or shortfalls, scope gaps, subcontractor performance or failure, and expediting costs for critical materials. A GC/CM risk contingency is included in 12 of the 13 guaranteed maximum price amendments (GMPAs) in amounts equal to 3.5% of the value of the work in the GMPA.

An owner design contingency is a fund that is made available for the owner's (i.e., the City's) exclusive use to pay for owner-directed design or scope changes and unforeseen or differing site conditions. An owner design contingency is included in eight of the 13 GMPAs in amounts equal to 2.0% of the value of the work in the GMPA.

Hoffman may use either of these funds only with the City's prior written consent. Hoffman must give the City notice and provide supporting cost backup when applying for the use of these funds. The notice and supporting cost backup are defined, herein, as a cost change memorandum.

Any balance remaining in these funds at the end of the project is returned to the City.

See Section 2.2.4.1 of the *Standard Form of Agreement Between Owner and Construction Manager as Constructor* for additional information pertaining to contingencies. The current status of the GC/CM risk and owner design contingency funds at the end of December are indicated below in Tables 9.1 and 9.2.

<b>Table 9.1 GC/CM Risk Contingency</b>	GC/CM's Original Risk Contingency <sup>(3)</sup>	Previous Adjustments	Adjustments this Past Month	GC/CM's Current Risk Contingency <sup>(1)(2)</sup>
GC/CM Risk Contingency	3,492,360	(2,640,970)	0	851,390

<b>Table 9.2 Owner Design Contingency</b>	Owner's Original Design Contingency <sup>(4)</sup>	Previous Adjustments	Adjustments this Past Month	Owner's Current Design Contingency <sup>(1)(2)</sup>
Owner Design Contingency	1,857,883	(1,763,359)	0	94,524

Notes:

1. Excluding profit and tax.
2. Balance does not include encumbrances that were approved by the City in December. See Table 9.3 on the next page for additional information.
3. GMPA No. 13 added \$404,835 to GC/CM risk contingency.
4. GMPA No. 13 added \$269,890 to Owner design contingency.

**Cost change memorandums.** Hoffman prepares a cost change memorandum (CCM) to request the City's written consent to use its own risk contingency or the owner's design contingency to cover those costs that are deemed reimbursible in accordance with Section 2.2.4.1 of the *Standard Form of Agreement Between Owner and Construction Manager as Constructor*. The City has reviewed and approved a total of 435 CCMs through December 2018. See Tables 9.1 and 9.2 on the previous page for additional information. The following CCMs were reviewed and tentatively approved by the City in December.

**Table 9.3 – Cost Change Memorandums**

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount</u> <sup>(1)</sup>
125.1	CCTV and Access Security Recon	From GMPA #11 to owner contingency	\$ 37,133
407	Foul Air Piping	From owner contingency to GMPA #9	\$ 41,297
482.1	Windjammer Park Irrigation	From owner contingency to GMPA #13	\$ 9,111
581	Raw Sewage Pump Pad Extension	From GC/CM risk contingency to GMPA #9	\$ 8,021
582	Conduit for Relocated Transformer	From owner contingency to GMPA #13	\$ 3,406
592	Control Box for Dosing Pumps	From GC/CM risk contingency to GMPA #9	\$ 3,456
593	Revise Week Holes in Brick	From owner contingency to GMPA #11	\$ 1,321
594	Relocate Fire Alarm Panel	From GC/CM risk contingency to GMPA #9	\$ 722
595	Revised Conduit due to HVAC	From GC/CM risk contingency to GMPA #9	\$ 1,282
597	Ceiling Access Hatches	From GC/CM risk contingency to GMPA #9	\$ 299
598	Overtime for work at Odor Control	From GC/CM risk contingency to GMPA #12	\$ 1,599
600	Vendor Control Panel Revisions	From owner contingency to GMPA #9	\$ 1,298
602	Added Heat Tracing	From GC/CM risk contingency to GMPA #9	\$ 57,888

Note:

1. Excluding profit and tax.

## 10. CHANGE ORDERS

**Change orders.** Change orders that adjust a guaranteed maximum price amendment (GMPA) shall be made principally for the following events:

- Scope changes
- Concealed or unknown conditions
- Regulatory agency changes
- Significant design errors or omissions
- Changes required by governmental inspectors to meet requirements beyond those contained in regulations
- Allowance adjustment

See Section 2.2.4.2 of the *Standard Form of Agreement Between Owner and Construction Manager as Constructor* for additional information pertaining to change orders. The current status of change orders adjusting GMPAs are indicated in Table 10.1 below.

<b>Table 10.1 Change Orders</b>	Original GMPA	Previous Change Orders	Change Orders this Month	Current GMPA <sup>(1)</sup>
GMPA No. 1	2,553,317	0	0	2,553,317
GMPA No. 2	1,991,249	0	0	1,991,249
GMPA No. 3	836,130	-202,630	0	633,500
GMPA No. 4	5,109,549	202,630	0	5,312,179
GMPA No. 5	2,028,222	0	0	2,028,222
GMPA No. 6	3,966,503	0	0	3,966,503
GMPA No. 7	9,335,968	0	0	9,335,968
GMPA No. 8	10,824,756	0	0	10,824,756
GMPA No. 9	33,265,589	0	0	33,265,589
GMPA No. 10	5,373,040	0	0	5,373,040
GMPA No. 11	22,023,790	0	0	22,023,790
GMPA No. 12	4,353,876	0	0	4,353,876
GMPA No. 13 – CWF <sup>(2)</sup>	5,837,305	0	0	5,837,305
GMPA No. 13 – WJP <sup>(2)</sup>	10,226,233	0	0	10,226,233
Subtotal	117,745,527	0	0	117,745,527
State Sales Tax (8.7%)	10,243,861	0	0	10,243,861
Total	127,989,388	0	0	127,989,388

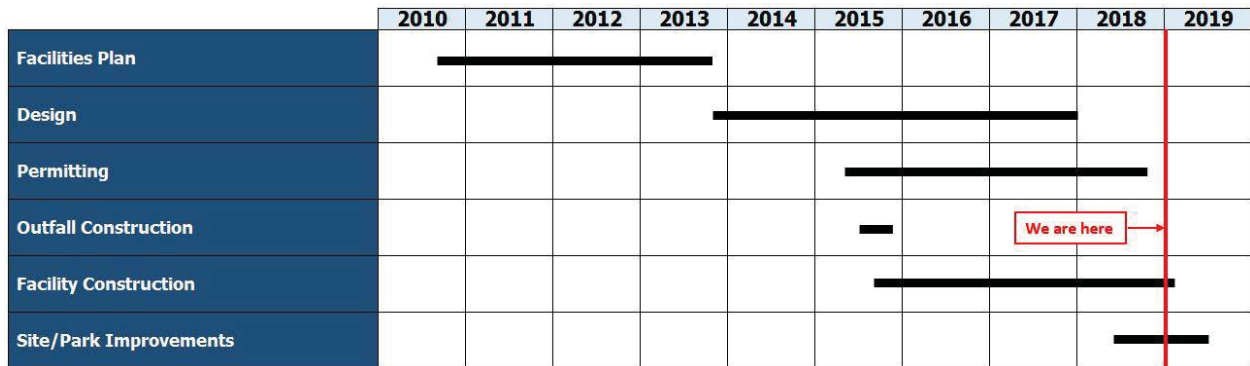
Notes:

1. Excluding transfers of contingency between GMPAs.
2. GMPA No. 13 is shown subdivided to show the approximate cost to finish the Clean Water Facility relative to the approximate cost of Windjammer Park Improvements.

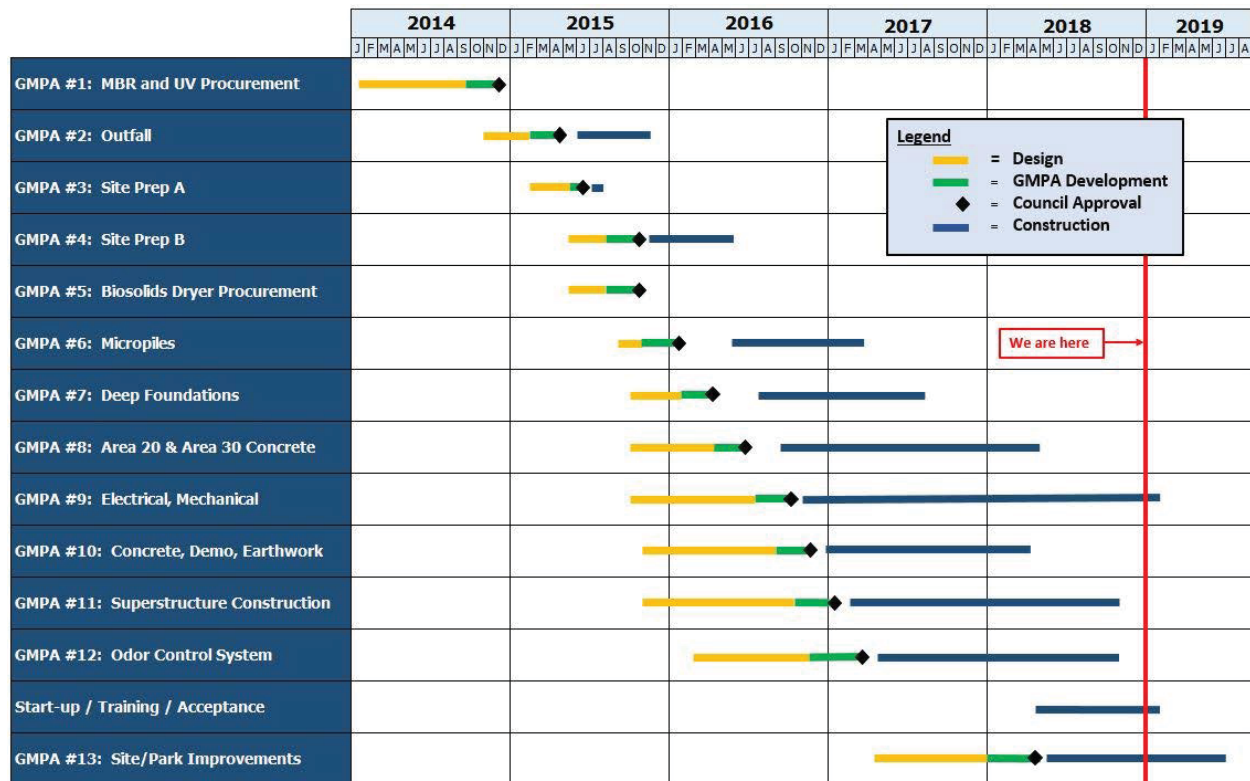
# 11. SCHEDULE

The overall project schedule and construction schedule shown below are based on the latest project construction schedule developed by Hoffman and the current status of construction and start-up activities.

**Table 10.1 – Overall Project Schedule**



**Table 10.2 – Construction Schedule**



## 12. PHOTOGRAPHS

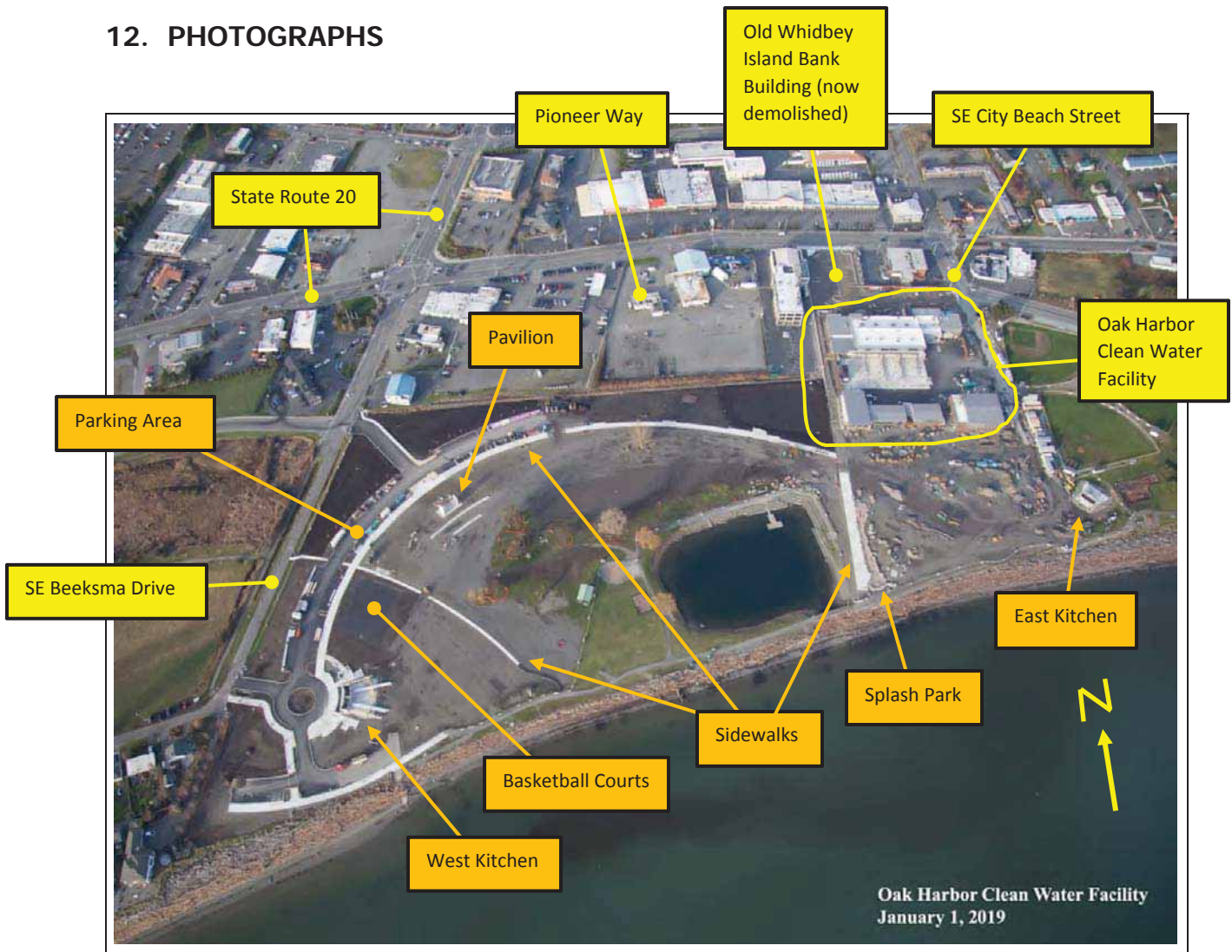


Photo #1

Aerial photo of Windjammer Park and the clean water facility job site (looking north) on January 1<sup>st</sup>, 2019, about eight months after demolition work at Windjammer Park began.



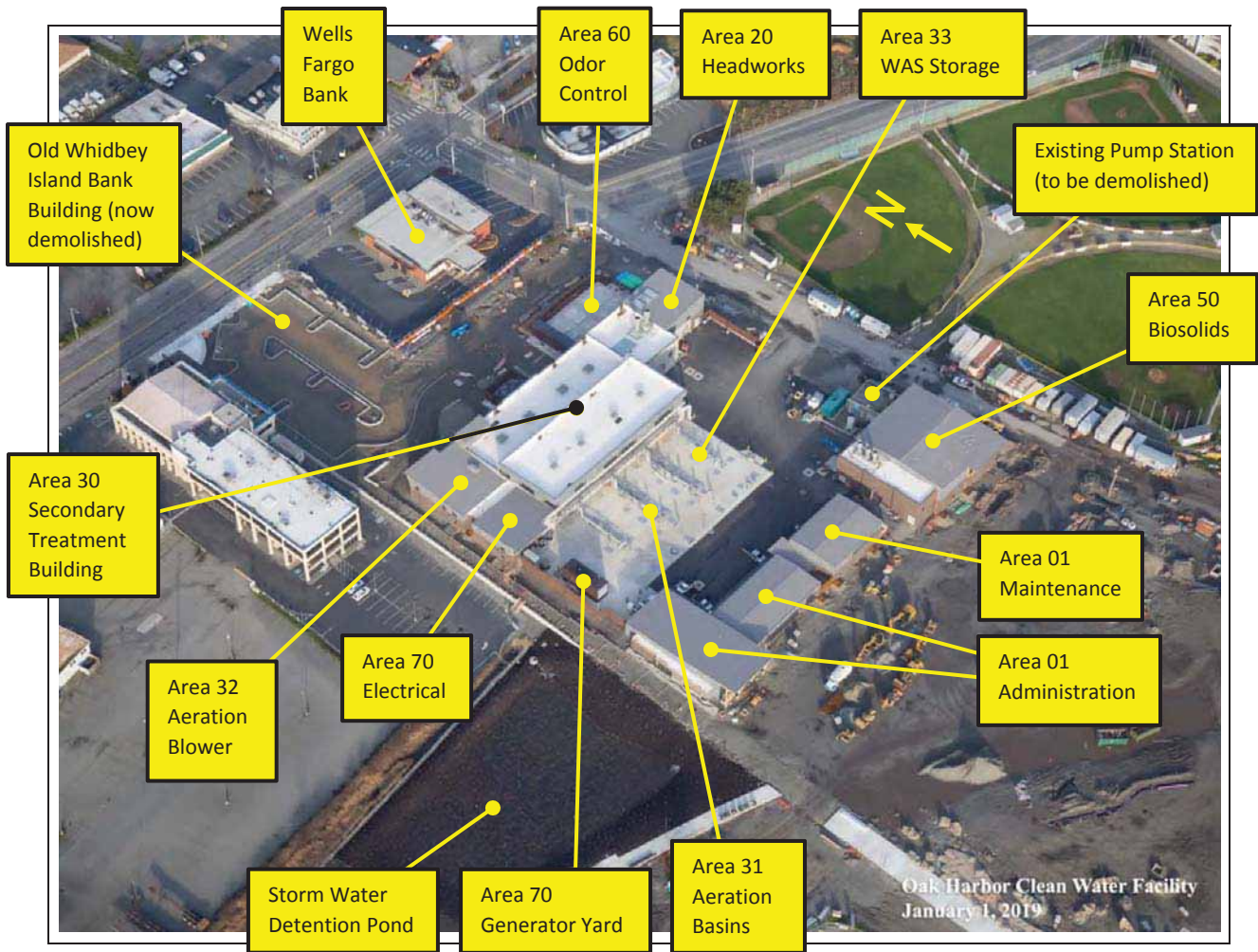


Photo #2

Aerial photo of the clean water facility job site (looking northeast) on January 1<sup>st</sup>, 2019.



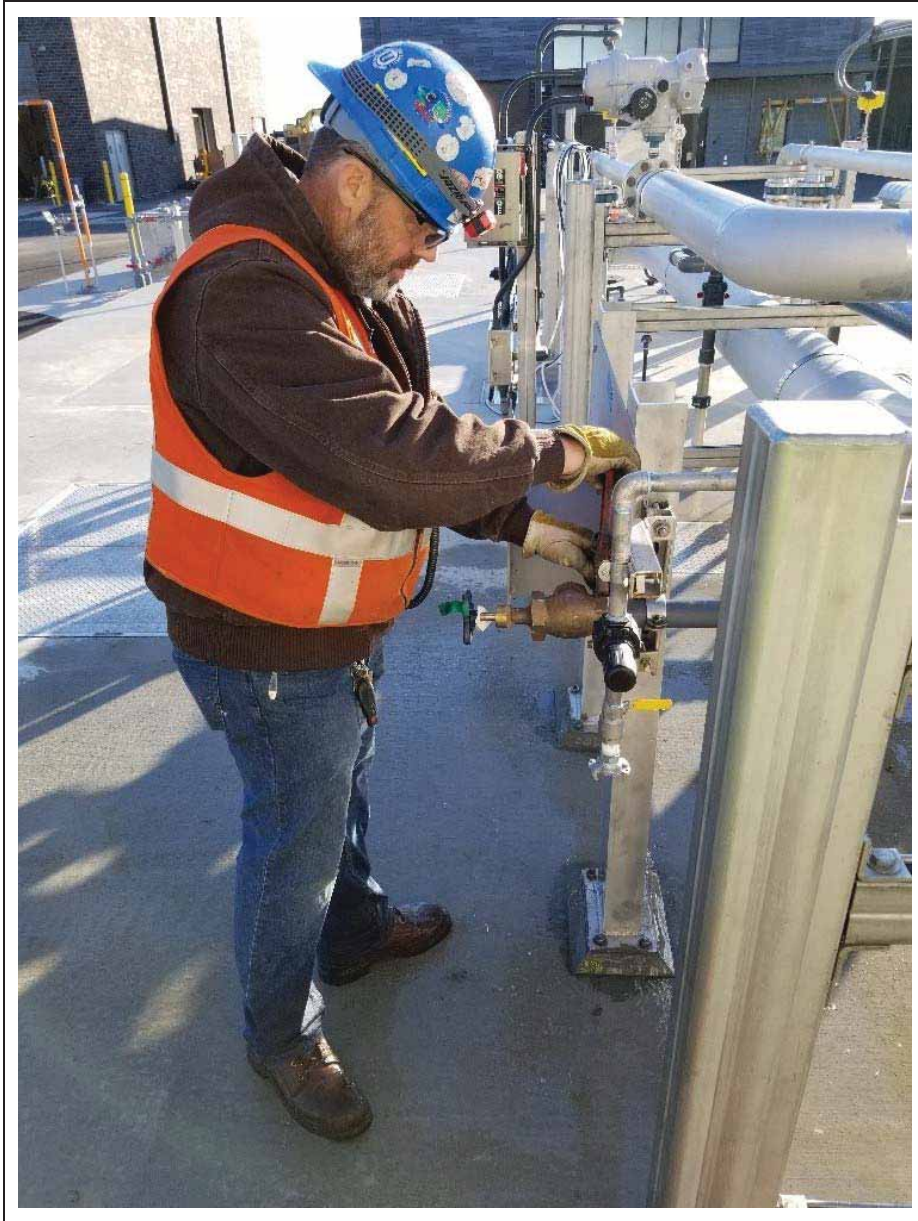


Photo #3

Area 33 RAS Tanks  
(looking south) on  
Monday, December 3<sup>rd</sup>.

A pipefitter for University  
Mechanical is repairing a  
globe valve.

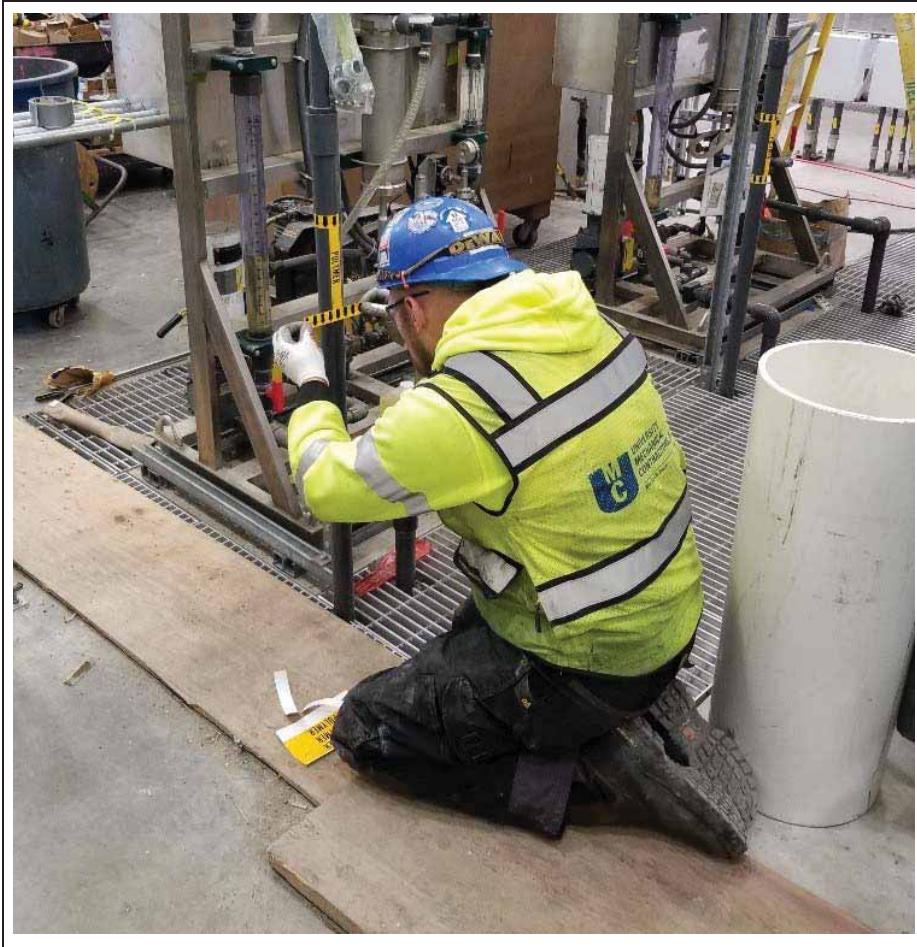


Photo #4

Area 50 Biosolids (looking southwest) on Monday, December 3<sup>rd</sup>.

A pipefitter for University Mechanical is labeling PVC pipe at a polymer blending unit.



Photo #5

West end of Windjammer Park (looking northwest at the pavilion) on Tuesday, December 4<sup>th</sup>.

Carpenters for Interwest Construction are finishing concrete for pavilion seat steps. Reinforcing steel and formwork for concrete shear walls for the pavilion are seen in the background.

Pavilion Seat Step





Photo #6

Area 50 Biosolids Building (looking north in the load out area) on Tuesday, December 4<sup>th</sup>.

Sheet metal workers for Delta Technology Corporation are preparing for the installation of a fiber reinforced plastic (FRP) foul air duct associated with a conveyor.

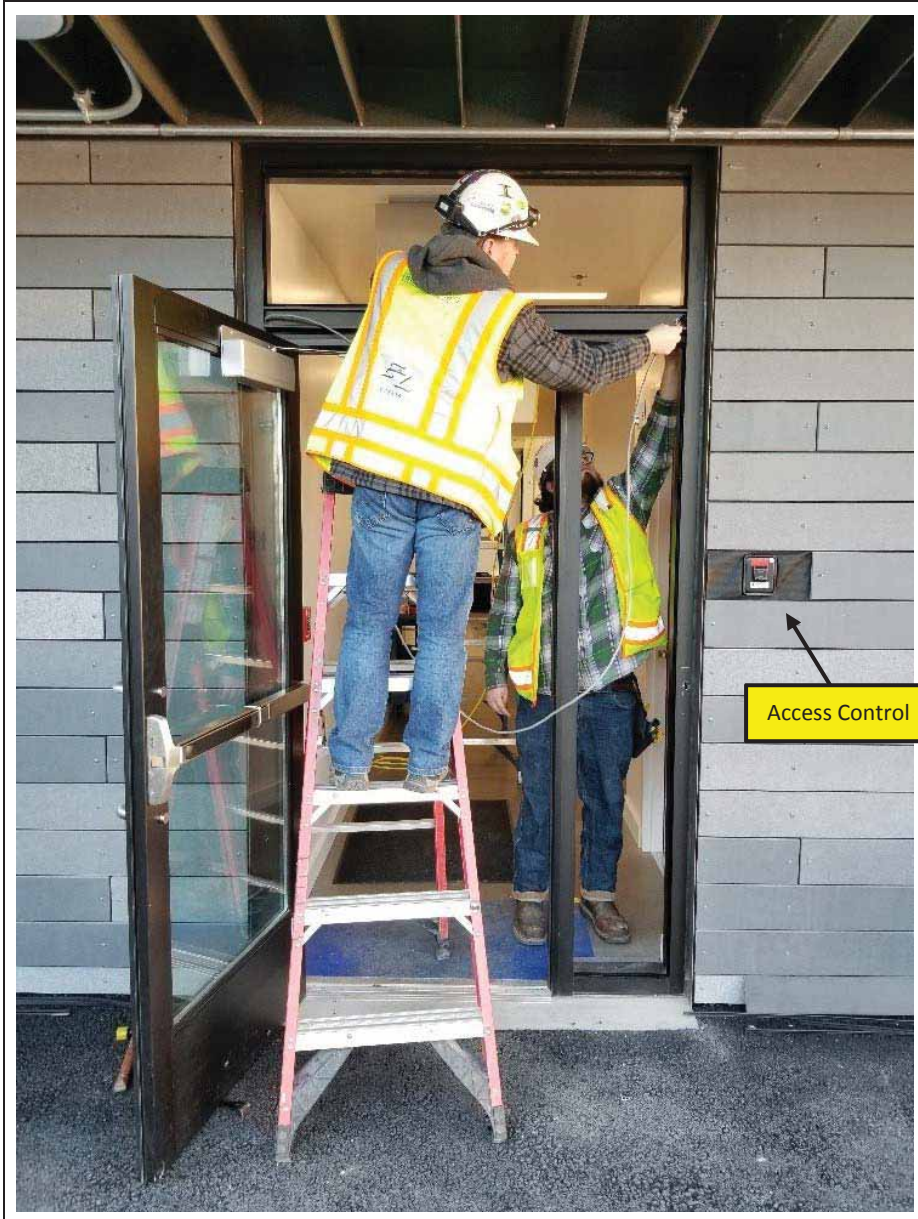


Photo #7

Area 01 Administration Building (looking west) on Tuesday, December 4<sup>th</sup>.

Electricians for EZ Interface are guiding conductors through a hole in a window frame. The conductors are part of a security and access control system.



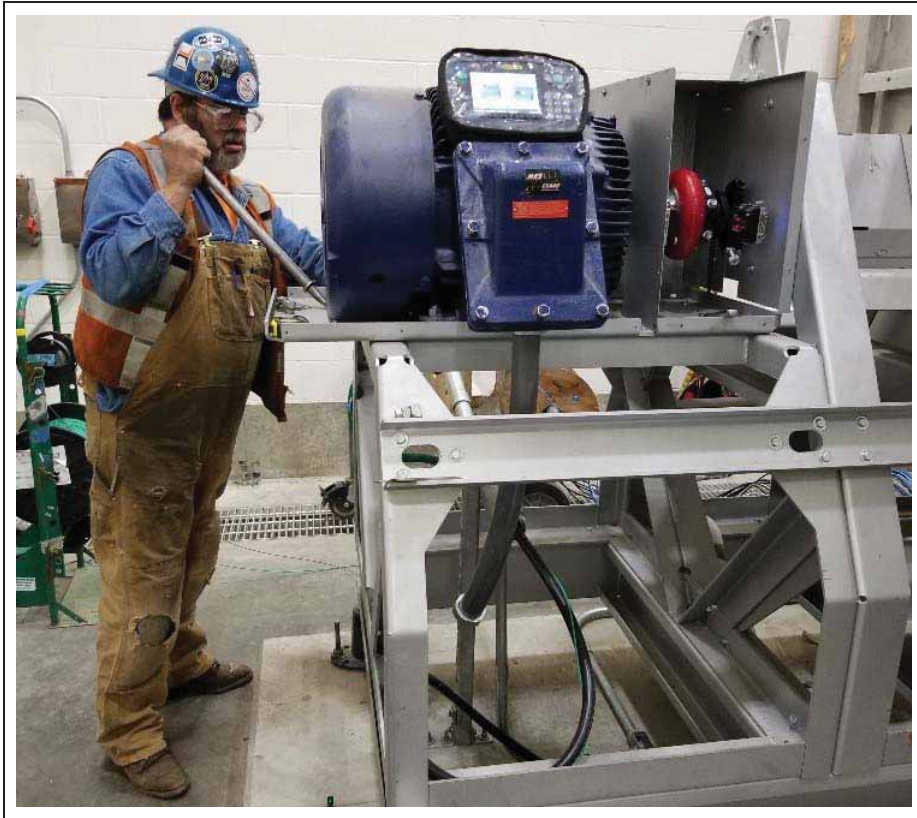


Photo #8

Area 50 Biosolids (looking east) on Wednesday, December 5<sup>th</sup>.

A millwright for University Mechanical is aligning a coupling for a hot gas fan.

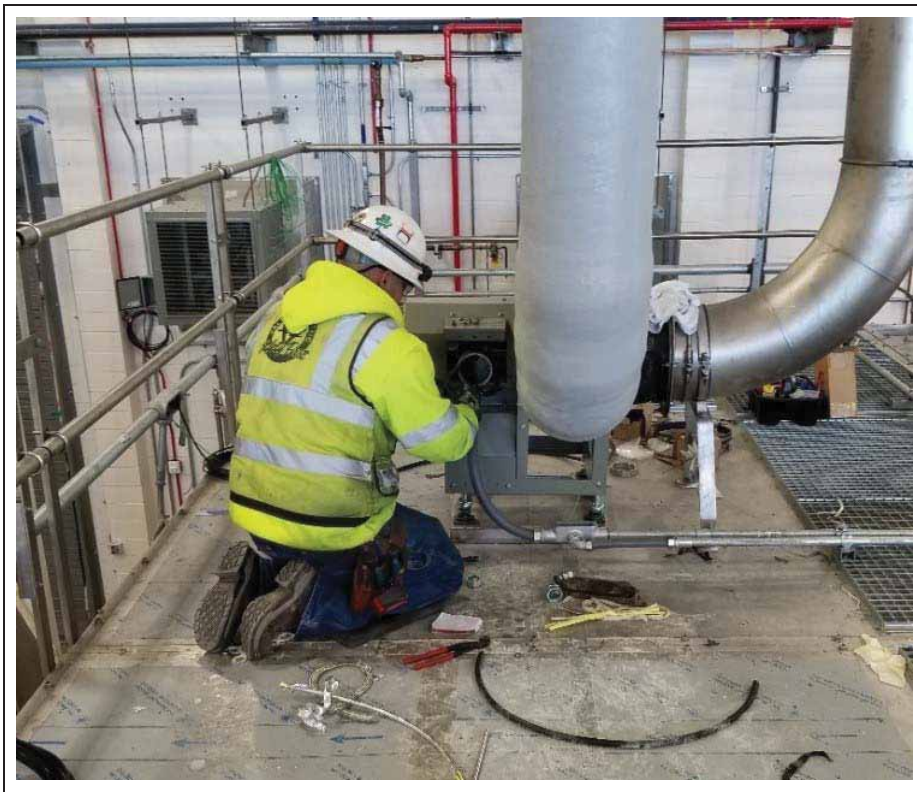


Photo #9

Area 50 Biosolids (looking north) on Wednesday, December 5<sup>th</sup>.

An electrician for Valley Electric is installing conduit and conductors for an exhaust fan that is located atop the biosolids dryer.



Photo #10

Area 50 Biosolids (looking east) on Wednesday, December 5<sup>th</sup>.

Electricians for Valley Electric are installing conduits and conductors associated with biosolids dryer equipment.



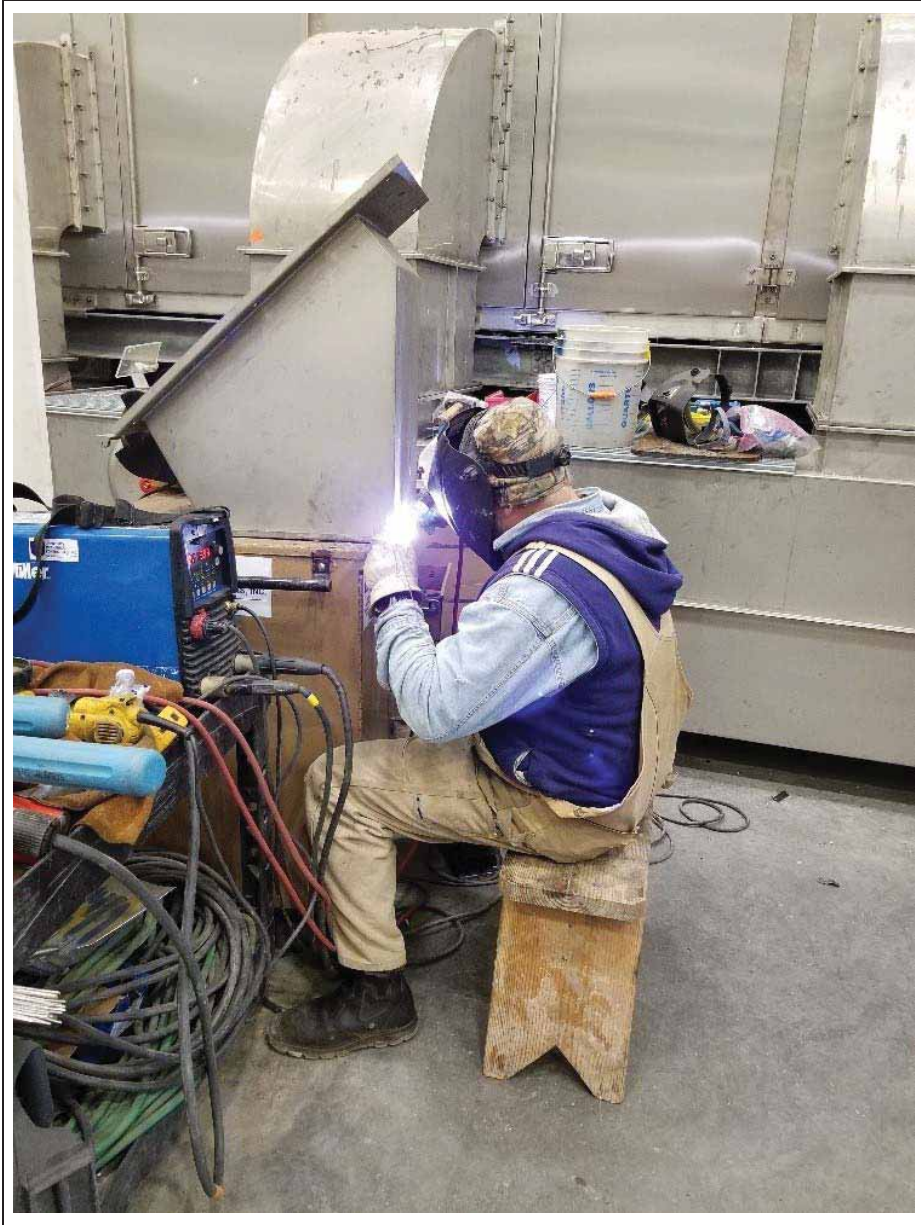


Photo #11

Area 50 Biosolids (looking east) on Wednesday, December 5<sup>th</sup>.

A pipefitter for University Mechanical is modifying (by means of welding) a section of stainless steel chute associated with a conveyor.



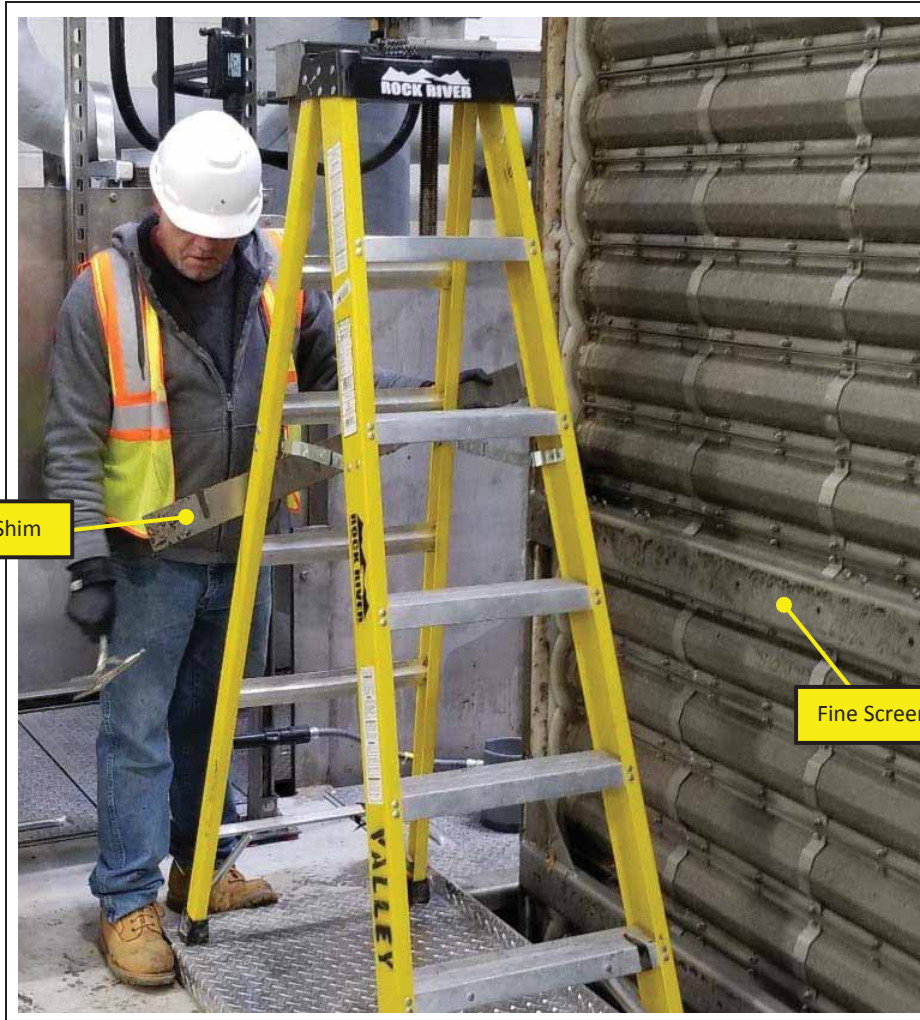


Photo #12

Area 20 Headworks Building (looking northeast at a fine screen) on Wednesday, December 5<sup>th</sup>.

A customer service manager for Headworks International, Bryon Phillipe, is holding a shim that he removed from a fine screen, which reduced friction and the resulting amperage draw.

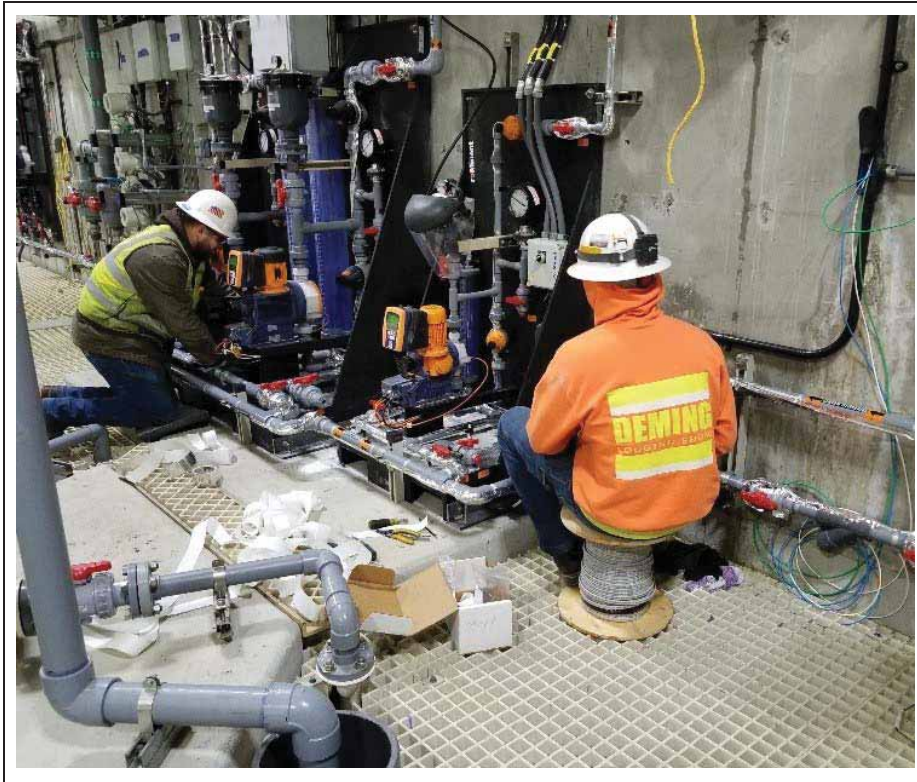


Photo #13

Area 37 Chemical Facilities (looking northwest) on Wednesday, December 5<sup>th</sup>.

Two electricians for Valley Electric are installing heat trace conductors and tape on PVC chemical piping.



Photo #14

West end of Windjammer Park (looking northwest at a pavilion) on Wednesday, December 5<sup>th</sup>.

Carpenters for LangCo NW are installing formwork for one of two shear walls at the pavilion.





Photo #15

North end of Windjammer Park (looking west) on Wednesday, December 5<sup>th</sup>.

A carpenter for Interwest Construction is finishing concrete for a pedestrian walkway.



Photo #16

South end of Windjammer Park (looking north at the east side of the splash park) on Thursday, December 6<sup>th</sup>.

A laborer for Turnstone Construction is applying light brown paint to faux rocks.



Photo #17

Area 50 Biosolids (looking southeast) on Thursday, December 6<sup>th</sup>.

Pipefitters for University Mechanical are installing a roll-off bin cover in the loadout area of the biosolids building.





Photo #18

Southwest end of Windjammer Park (looking north at the west kitchen) on Friday, December 7<sup>th</sup>.

Carpenters for LangCo NW are placing concrete for a seat wall.



Photo #19

Area 70 Electrical Building (looking west at main switchgear) on Monday, December 10<sup>th</sup>.

An electrician for General Electric is installing an EIP communications gateway.



Photo #20

South end of Windjammer Park (looking north along the west side of the splash park) on Monday, December 10<sup>th</sup>.

Interwest Construction is utilizing a truck-mounted concrete pump and hydraulic actuated boom to place concrete for the main north-south pedestrian walkway between Pioneer Way and Oak Harbor Bay.



Photo #21

West end of Windjammer Park (looking north) on Tuesday, December 11<sup>th</sup>.

LangCo NW is utilizing a truck-mounted concrete pump and hydraulic actuated boom to place concrete for two shear walls associated with a pavilion.



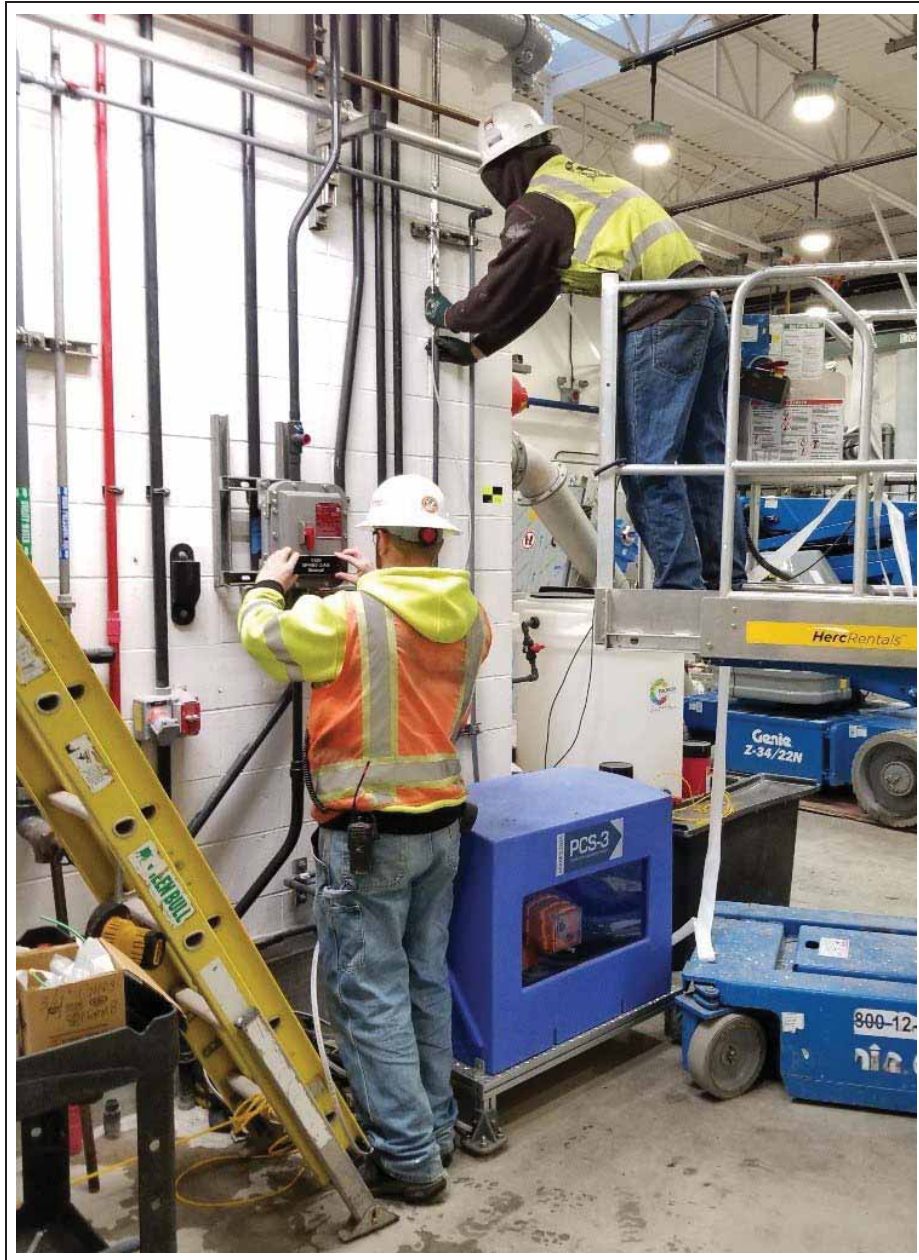


Photo #22

Area 20 Headworks Building (looking northwest) on Tuesday, December 11<sup>th</sup>.

Electricians for Valley Electric are attaching a label to an explosion-proof disconnect switch (left) and attaching heat trace conductors and tape to nutrient feed piping (top right).



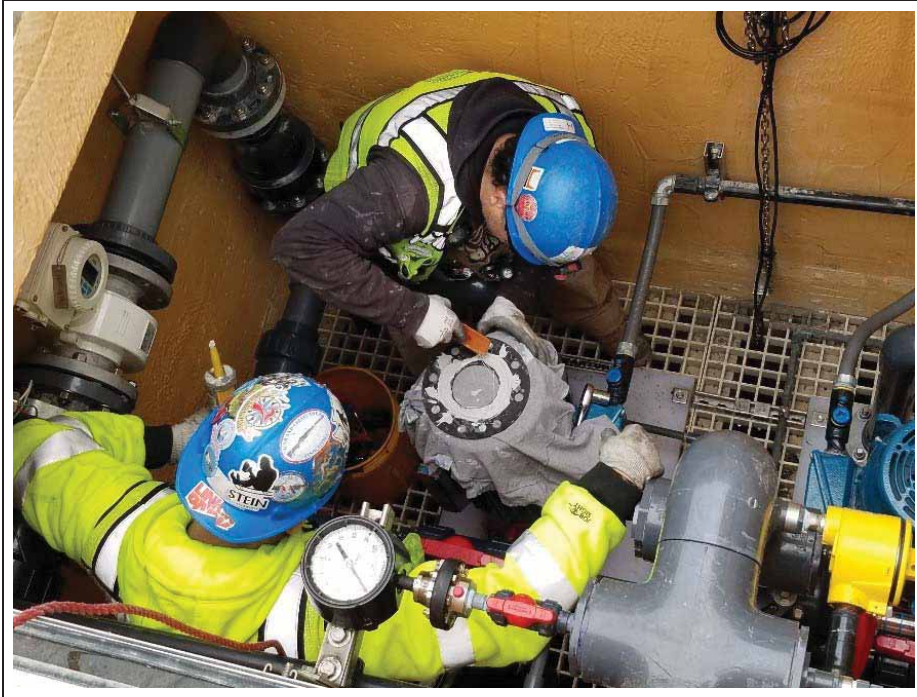


Photo #23

Area 60 Odor Control (looking east) on Wednesday, December 12<sup>th</sup>.

Pipefitters for University Mechanical are applying sealant to a gasket that is associated with a flow meter in a re-circulation chamber.

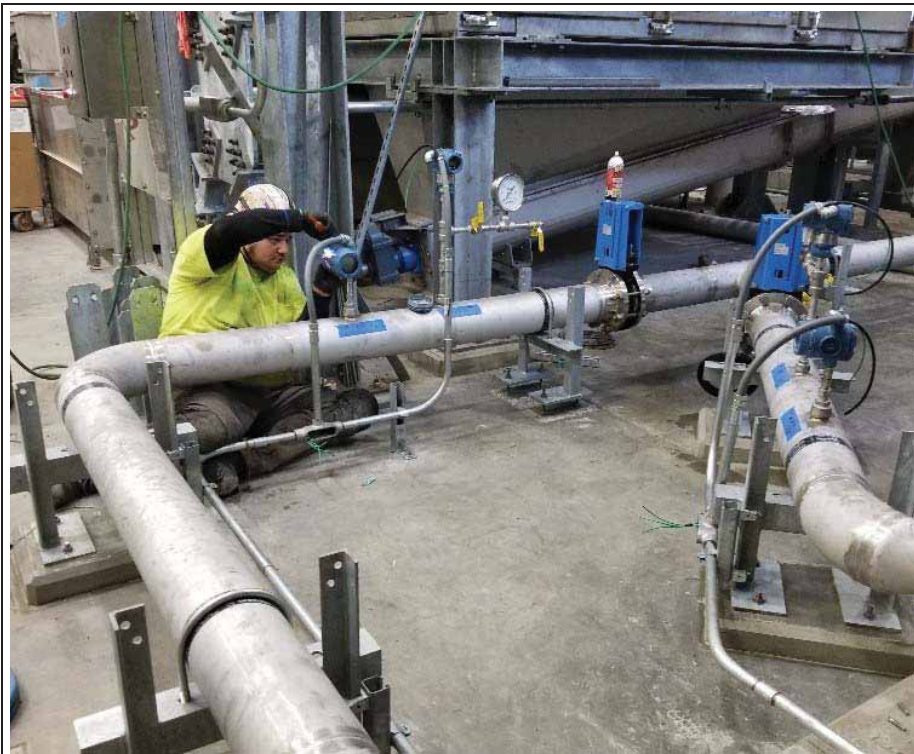


Photo #24

Area 50 Biosolids (looking northeast) on Wednesday, December 12<sup>th</sup>.

An electrician for Valley Electric is terminating conductors for a sensor that is part of a dewatered sludge piping system.



Photo #25

Area 50 Biosolids Building  
(looking northwest) on  
Wednesday, December  
12<sup>th</sup>.

A pipefitter for University  
Mechanical is welding  
together two sections of  
stainless steel dewatered  
sludge piping.





Photo #26

South end of Windjammer Park (looking west and south) on Wednesday, December 12<sup>th</sup>.

Interwest Construction continues to place concrete for walkways.



Photo #27

Area north of aeration blower building (looking northeast) on Wednesday, December 12<sup>th</sup>.

S&S Concrete, Inc., is placing concrete for curbs for a parking lot.







Photo #28

Area 50 Biosolids Building (looking southwest and north) on Thursday, December 13<sup>th</sup>.

GEA representative Tom Potter (center) and a pipefitter for University Mechanical (right) are removing a cover at a centrifuge. A pipefitter (bottom photo) is exchanging a weir plate as a means of adjusting centrate discharge.





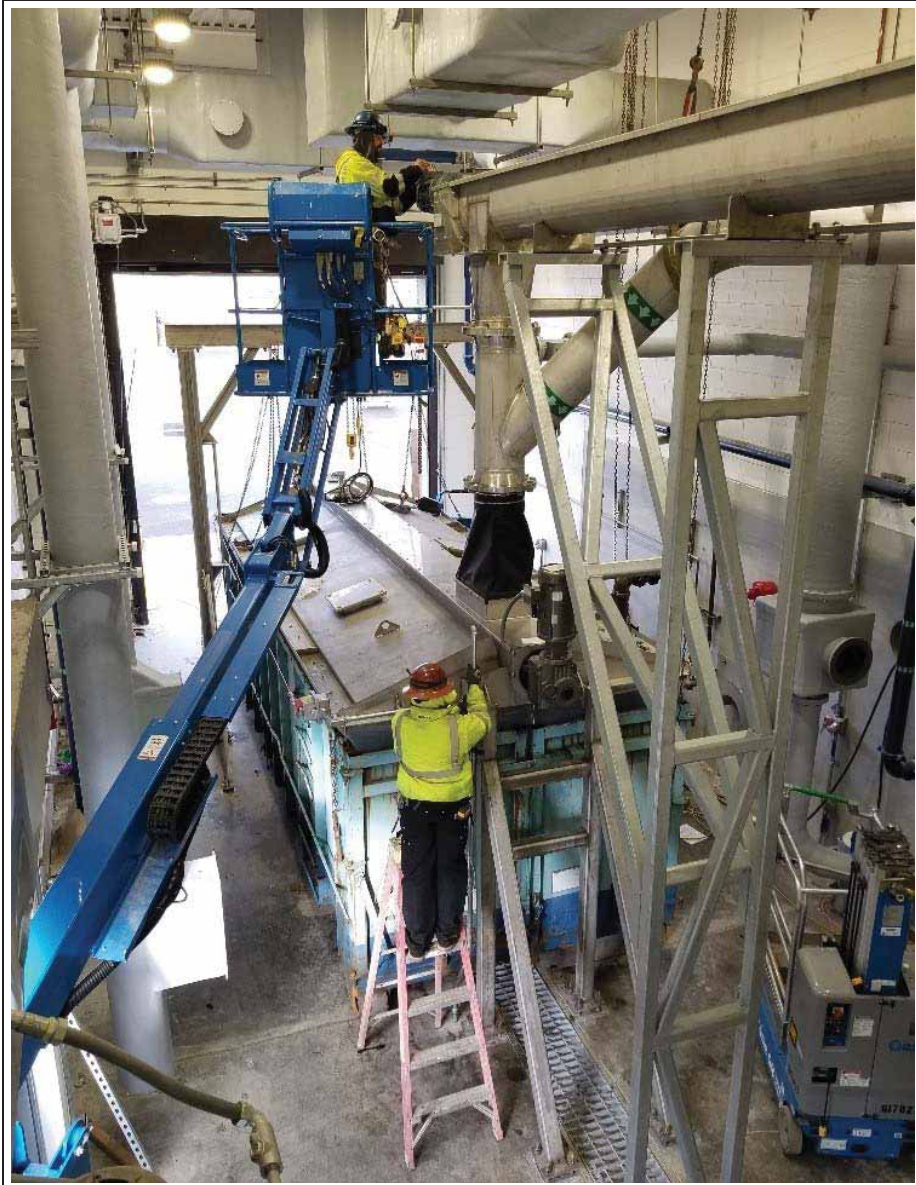


Photo #29

Area 50 Biosolids (looking north in loadout area) on Thursday, December 13<sup>th</sup>.

Electricians for Valley Electric are installing conduits and conductors for screw conveyor motors.



Photo #30

South side of Windjammer (looking northeast towards the west side of the splash park) on Thursday, December 13<sup>th</sup>.

Carpenters for Interwest Construction are utilizing a gas-powered saw to cut contraction joints in a pedestrian walkway.



Photo #31

South end of Windjammer Park (looking north along the east side of the splash park) on Thursday, December 13<sup>th</sup>.

A carpenter for Turnstone Construction is attaching faux starfish and barnacles to a faux rock.





Photo #32

South end of Windjammer Park (looking east at an area adjacent to the east side of the splash park) on Thursday, December 13<sup>th</sup>.

Electricians for Valley Electric are installing a precast concrete lamp base.



Photo #33

West end of Windjammer Park (looking northwest) on Thursday, December 13<sup>th</sup>.

Two Portland Loos arrived on site earlier this week.



Photo #34

Southwest end of Windjammer Park (looking south and east near the west kitchen) on Thursday, December 13<sup>th</sup>.

Carpenters for Interwest Construction are placing concrete for a sidewalk adjacent to the west kitchen.







Photo #35

Area north of the clean water facility (looking north towards Pioneer Way) on Thursday, December 13<sup>th</sup>.

S&S Concrete Construction is building curbs for a parking lot.



Photo #36

Area 70 Generator Yard north (looking northeast towards the engine generator) on Friday, December 14<sup>th</sup>.

Two carpenters for P&L General Contractors continue to install screen wall made of weathering steel.



Photo #37

West end of Windjammer Park (looking southwest towards a pavilion) on Friday, December 14<sup>th</sup>.

Carpenters for LangCo NW are utilizing a telescoping lift to remove formwork from shear walls for the pavilion.





Photo #38

Area 50 Biosolids Building (looking west) on Friday, December 14<sup>th</sup>.

A sheet metal worker for Delta Technology Corporation (left) and a pipefitter for University Mechanical (right) are installing a chute between a diverter and a back mixer screw.



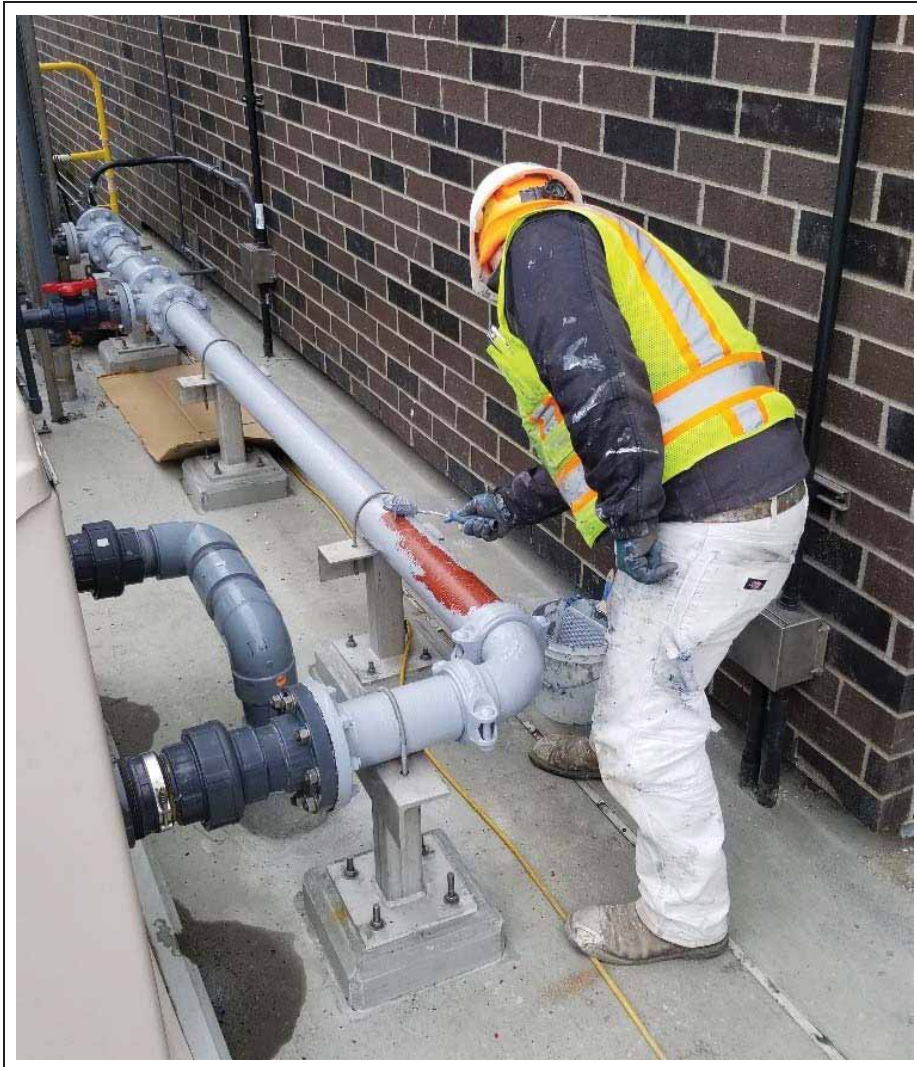


Photo #39

Area 60 Odor Control  
(looking northeast) on  
Friday, December 14<sup>th</sup>.

A painter for Penington  
Painting Company is  
painting utility water  
piping atop the odor  
control structure (next to  
the headworks building).

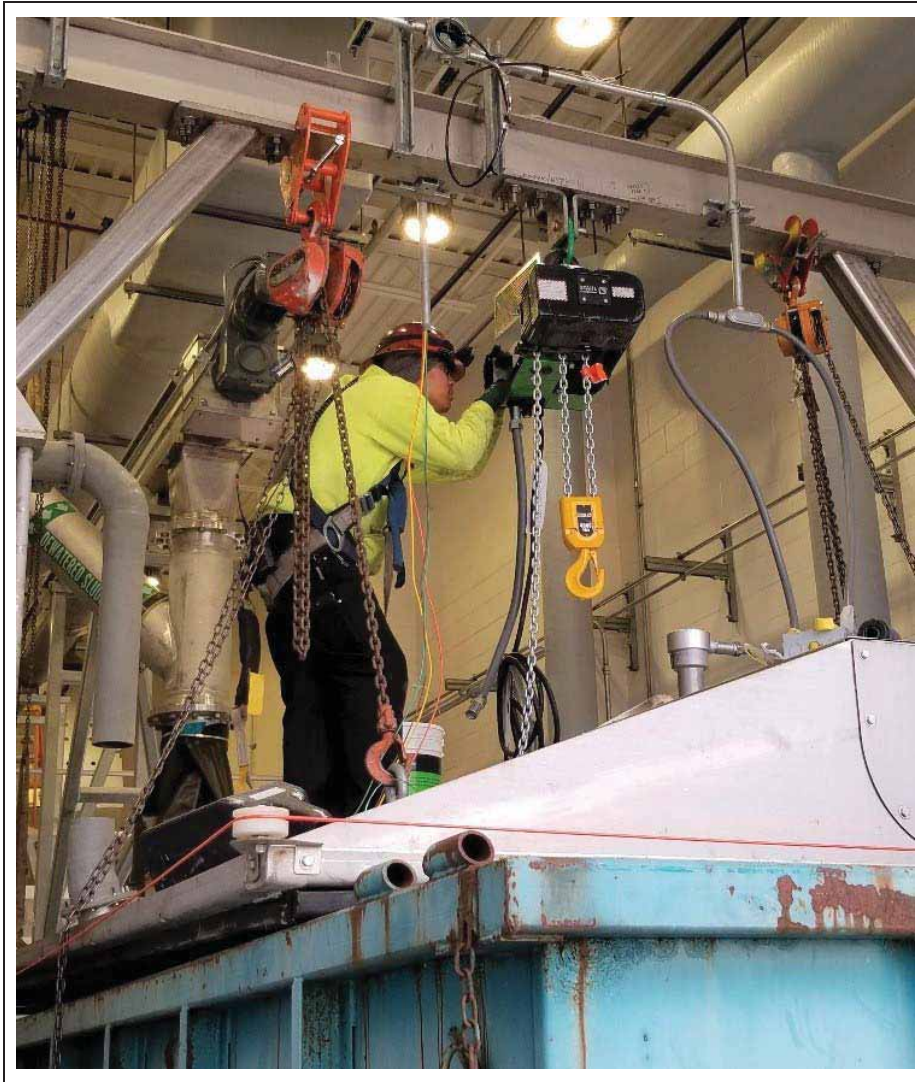


Photo #40

Area 50 Biosolids Building  
(looking southwest in the  
loadout area) on Friday,  
December 14<sup>th</sup>.

An electrician for Valley  
Electric is terminating  
conductors at a bin cover  
hoist.



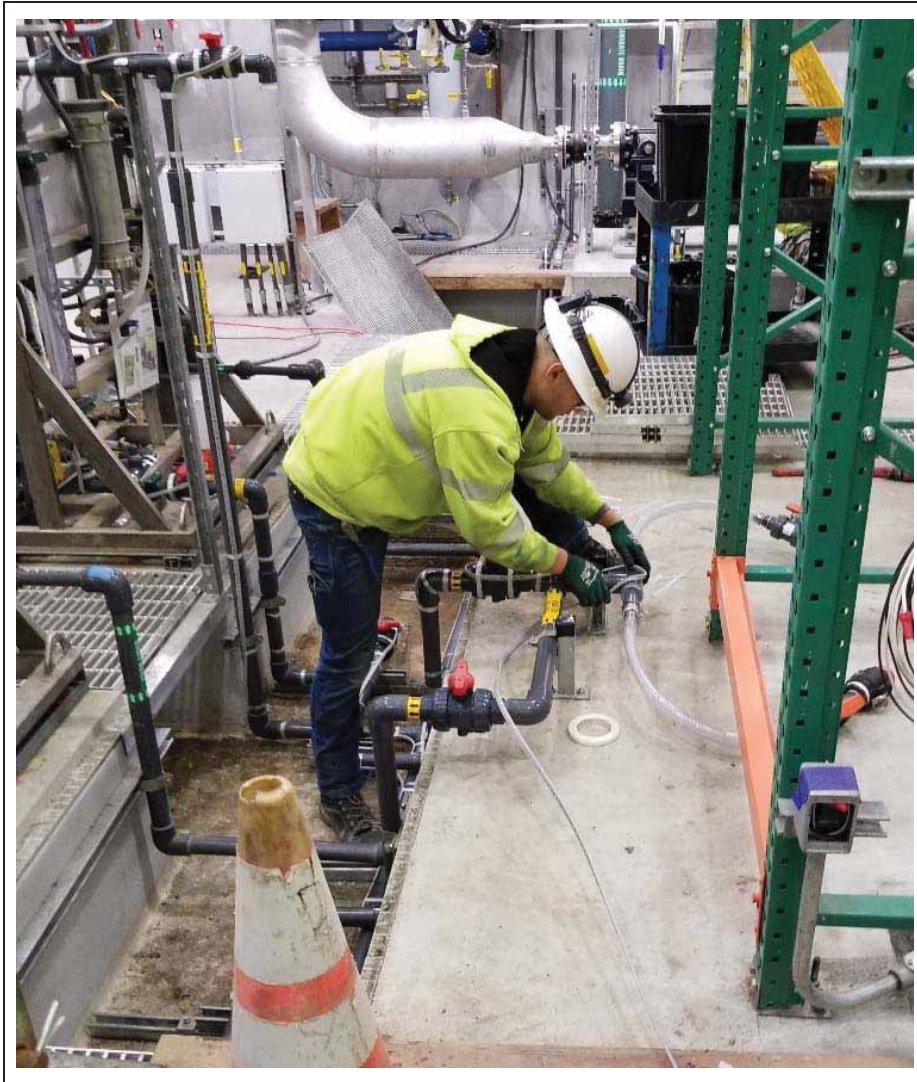


Photo #41

Area 50 Biosolids Building  
(looking west) on Friday,  
December 14<sup>th</sup>.

An electrician for Valley  
Electric is attaching heat  
trace conductors to  
polymer piping.





Photo #42

East end of Windjammer Park (looking northwest at the east kitchen) on Friday, December 14<sup>th</sup>.

Two carpenters for LangCo NW are installing reinforcing steel for a seat wall by means of drilled holes and epoxy.





Photo #43

South end of Windjammer Park (looking west towards a lagoon) on Monday, December 17<sup>th</sup>.

Carpenters for Interwest Construction are utilizing a gas-powered saw to cut contraction joints in a pedestrian walkway.



Photo #44

South end of Windjammer Park (looking east at the south end of a splash park) on Monday, December 17<sup>th</sup>.

A carpenter for Turnstone Construction is painting faux starfish and barnacles.







Photo #45

Area 01 Administration Building (looking north) on Tuesday, December 18<sup>th</sup>.

A carpenter for Turnstone Construction is spraying muriatic acid on a concrete water feature. The acid removes excess mortar and further exposes aggregate.

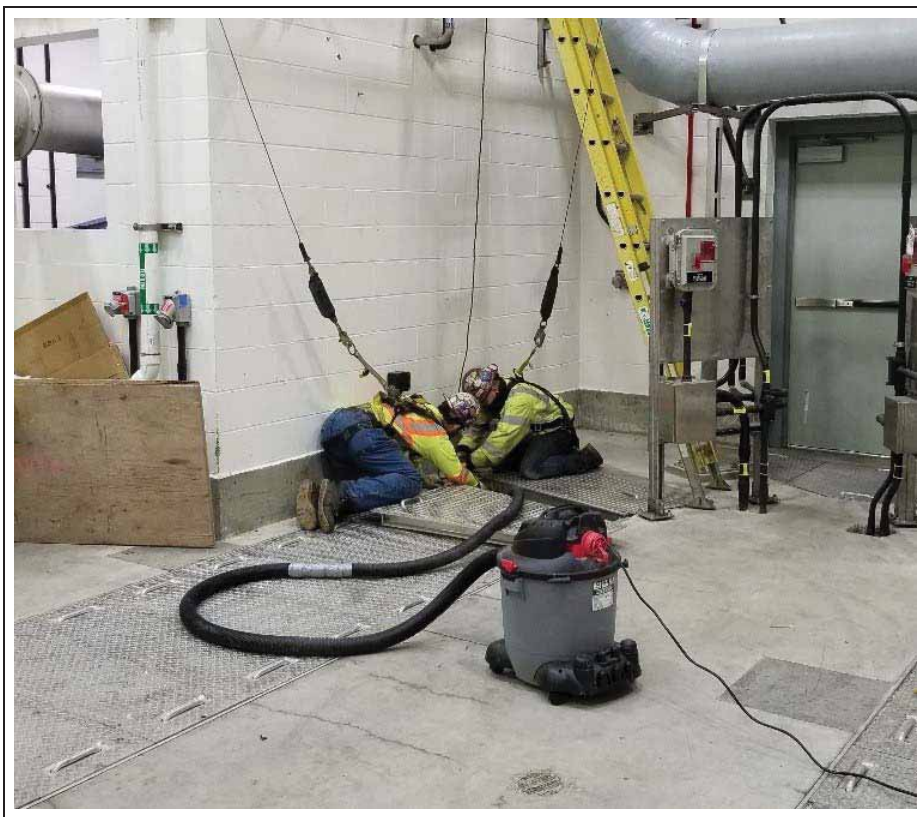


Photo #46

Area 20 Headworks Building (looking southeast) on Tuesday, December 18<sup>th</sup>.

Two ironworkers for Steelkorr are installing aluminum tread plates atop a course screen channel.





Photo #47

Area 50 Biosolids Building  
(looking northwest  
towards the dryer) on  
Tuesday, December 18<sup>th</sup>.

Two pipefitters for  
University Mechanical are  
removing protective film  
from the stainless steel  
dryer (top) and an  
electrician for Valley  
Electric (bottom) is  
terminating conductors for  
an instrument associated  
with an off-gas fan  
(bottom).



Photo #48

Area 50 Biosolids Building (looking north at a centrifuge) on Tuesday, December 18<sup>th</sup>.

An electrician for Valley Electric is attaching heat tape to a polymer pipe.



Photo #49

Southwest end of Windjammer Park (looking north towards the west side of the west kitchen) on Wednesday, December 19<sup>th</sup>.

A carpenter for Interwest Construction is utilizing a Fresno trowel to finish concrete for a pedestrian walkway.



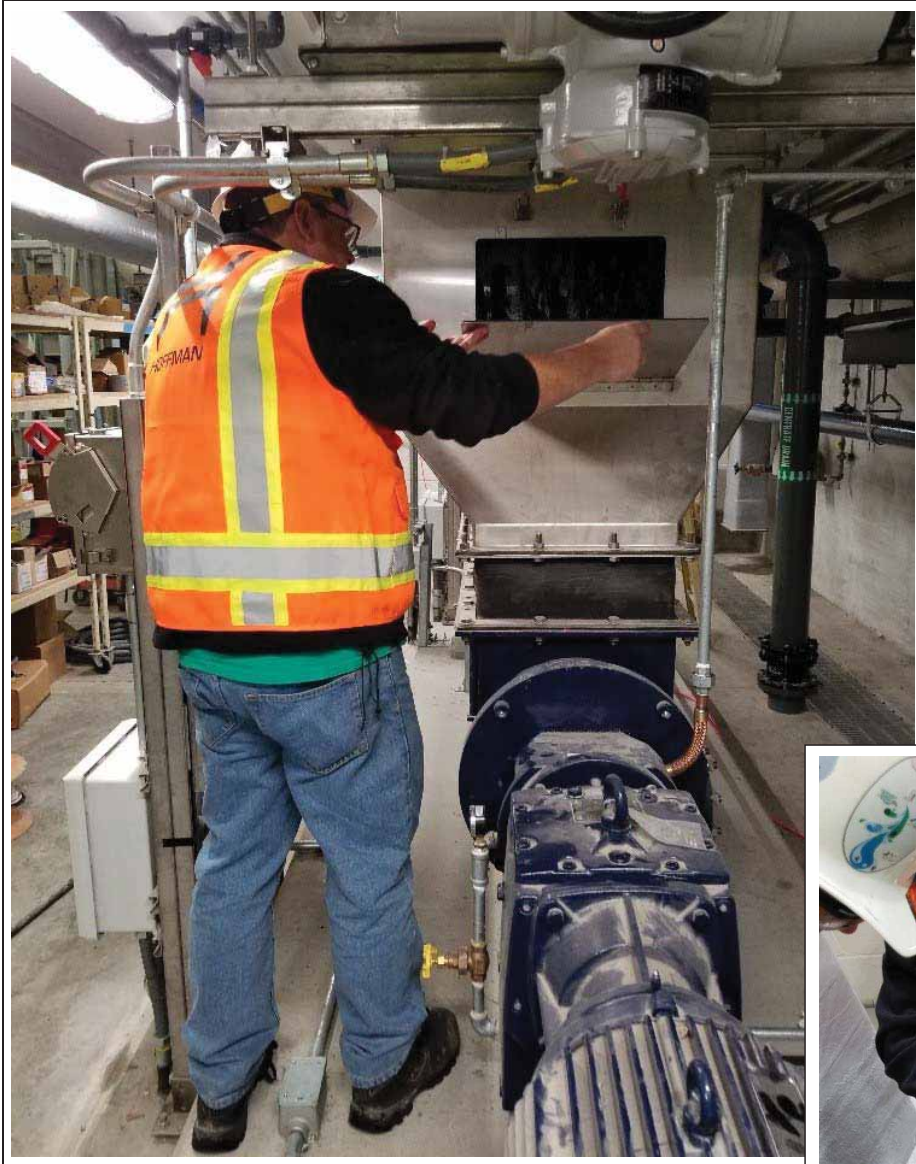


Photo #50

Area 50 Biosolids Building  
(looking south at a  
centrifuge) on  
Wednesday, December  
19<sup>th</sup>.

Top: A representative of  
centrifuge supplier GEA,  
Tom Potter, is opening an  
inspection cover from a  
chute below a centrifuge.

Bottom: Mr. Potter is  
inspecting sludge cake  
from a sample port in a  
centrifuge.





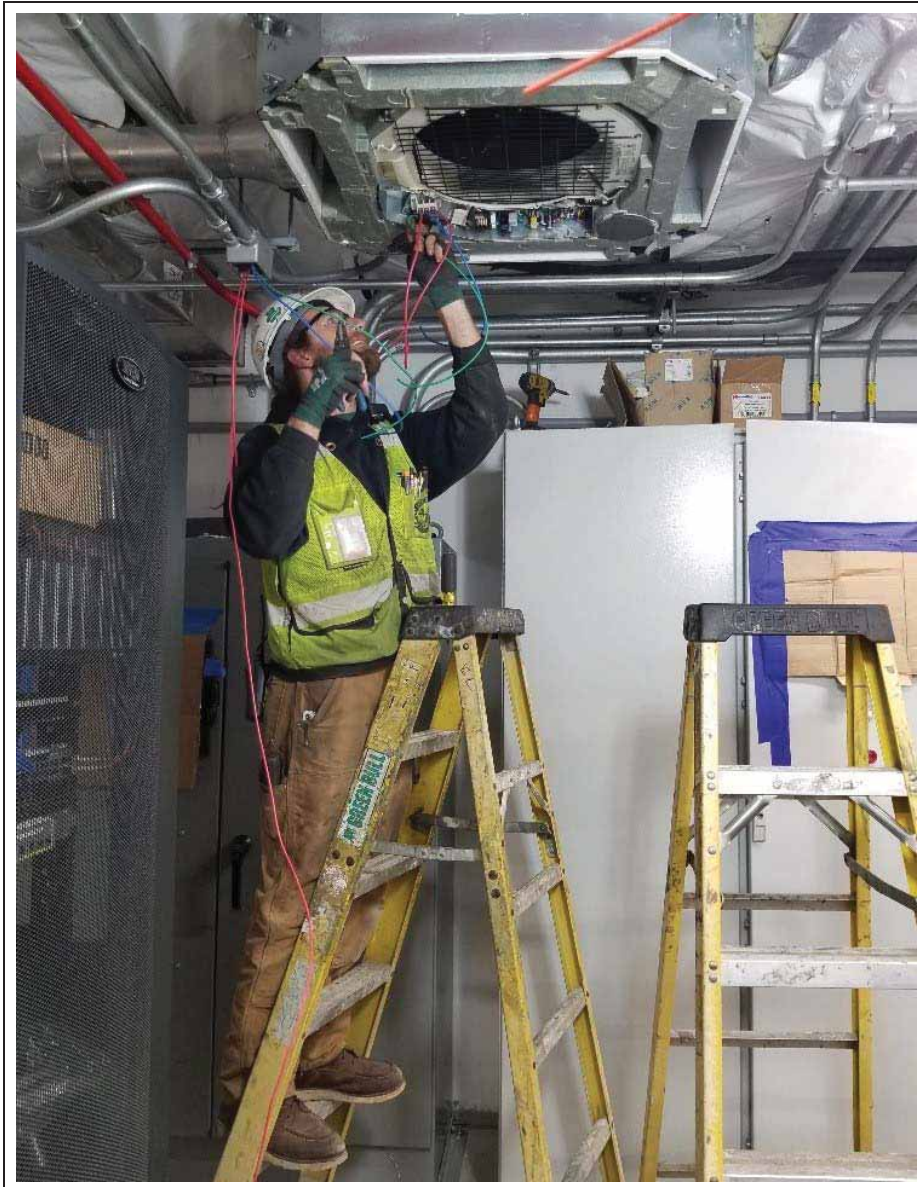


Photo #51

Area 50 Biosolids Building  
(looking south in the  
control room) on  
Wednesday, December  
19<sup>th</sup>.

An electrician for Valley  
Electric is terminating  
conductors for an air-  
handling unit.



Photo #52

Area north of Area 32 Aeration Blower Building (looking south along boundary between the clean water facility and the Bayview property) on Wednesday, December 19<sup>th</sup>.

Electricians for Valley Electric are utilizing a telescoping lift to install a fiberglass light pole within a not-yet-constructed pedestrian walkway. The walkway runs in a north-south direction between Pioneer Way and Oak Harbor Bay. The east side of the People's Bank building is seen at right.





Photo #53

Area 50 Biosolids Building  
(looking west) on  
Thursday, December 20<sup>th</sup>.

A pipefitter for University  
Mechanical is installing  
ventilation piping  
associated with a natural  
gas regulator at a burner  
plenum.



Photo #54

Area north of Area 60 Odor Control (looking northwest) on Thursday, December 20<sup>th</sup>.

Carpenters for Interwest Construction are placing concrete for a seat wall footing.



Photo #55

Southwest end of Windjammer Park (looking east from the west kitchen) on Thursday, December 20<sup>th</sup>.

A carpenter for P&L General Contractors is utilizing a battery-powered drill with a special bit to facilitate countersinking bolts in a glulam column.





Photo #56

Area 50 Biosolids Building (looking northwest) on Thursday, December 20<sup>th</sup>.

A representative of centrifuge manufacturer DEA, Tom Potter, (top in orange vest) and an engineer for University Mechanical, Joe Alvarez (bottom in yellow jacket) are utilizing control panels to operator a centrifuge and polymer dosing units, respectively.



Photo #57

Southwest end of Windjammer Park (looking south towards the west kitchen) on Friday, December 21<sup>st</sup>.

Carpenters for P&L General Contractors are utilizing a mobile crane to lift a glulam beam into place at the west kitchen.



Photo #58

West end of Windjammer Park (looking northwest towards the pavilion) on Friday, December 21<sup>st</sup>.

Carpenters for LangCo NW are utilizing a truck-mounted concrete pump to place concrete for the top portions of two shear walls.





Photo #59

West end of Windjammer Park (looking northwest) on Friday, December 21<sup>st</sup>.

An electrician is installing a  $\frac{3}{4}$ -inch diameter, 10-foot-long bare copper ground rod.



Photo #60

Area north of Area 60 Odor Control (looking southeast) on Friday, December 21<sup>st</sup>.

Carpenters for Interwest Construction are placing reinforcing steel and formwork for a seat wall.

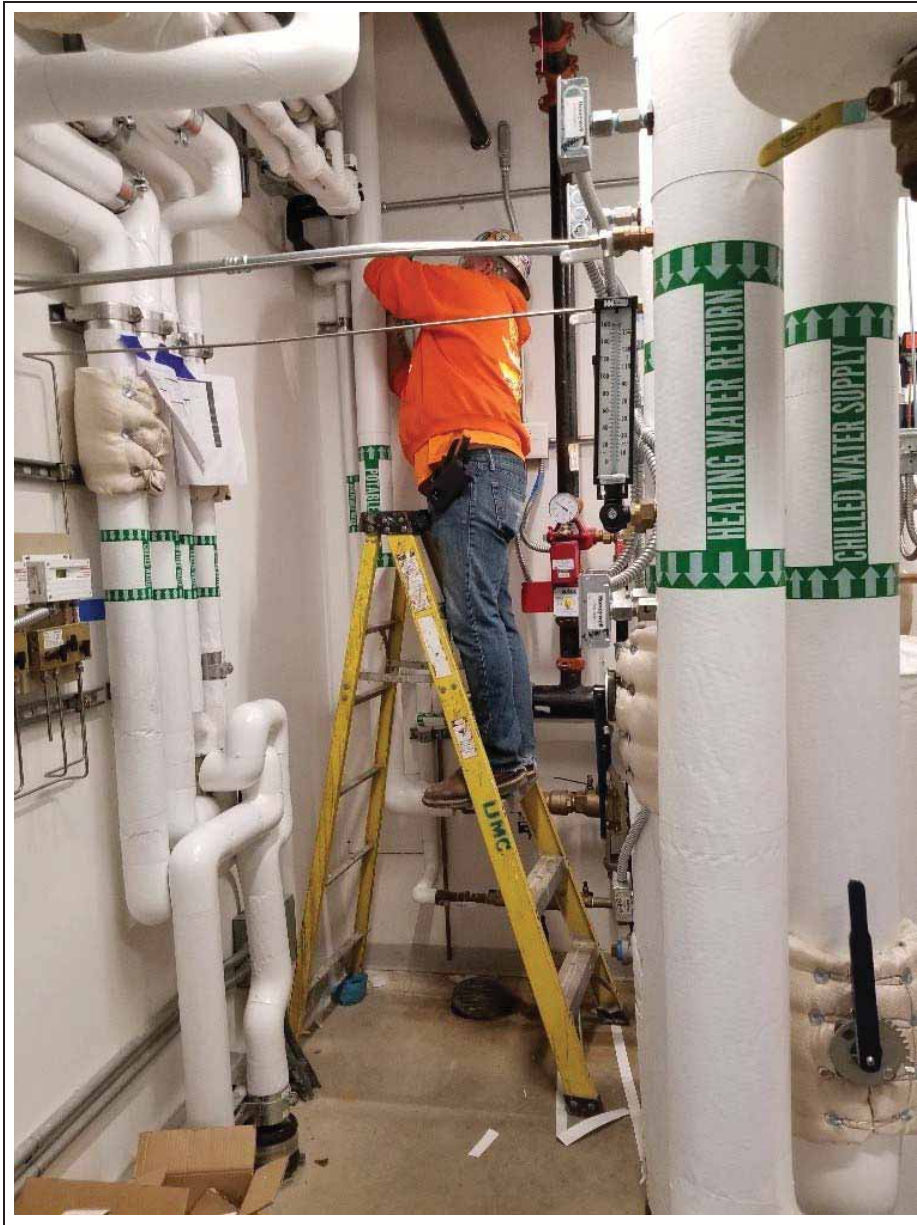


Photo #61

Area 01 Administration Building (looking west in a mechanical room) on Wednesday, December 26<sup>th</sup>.

A worker for D&G Insulation is wrapping a potable water pipe with insulation.





Photo #62

Area 50 Biosolids (looking north in the loadout area) on Thursday, December 27<sup>th</sup>.

A sheet metal worker for Delta Technology Corporation is installing foul air ductwork for a dust collection system.

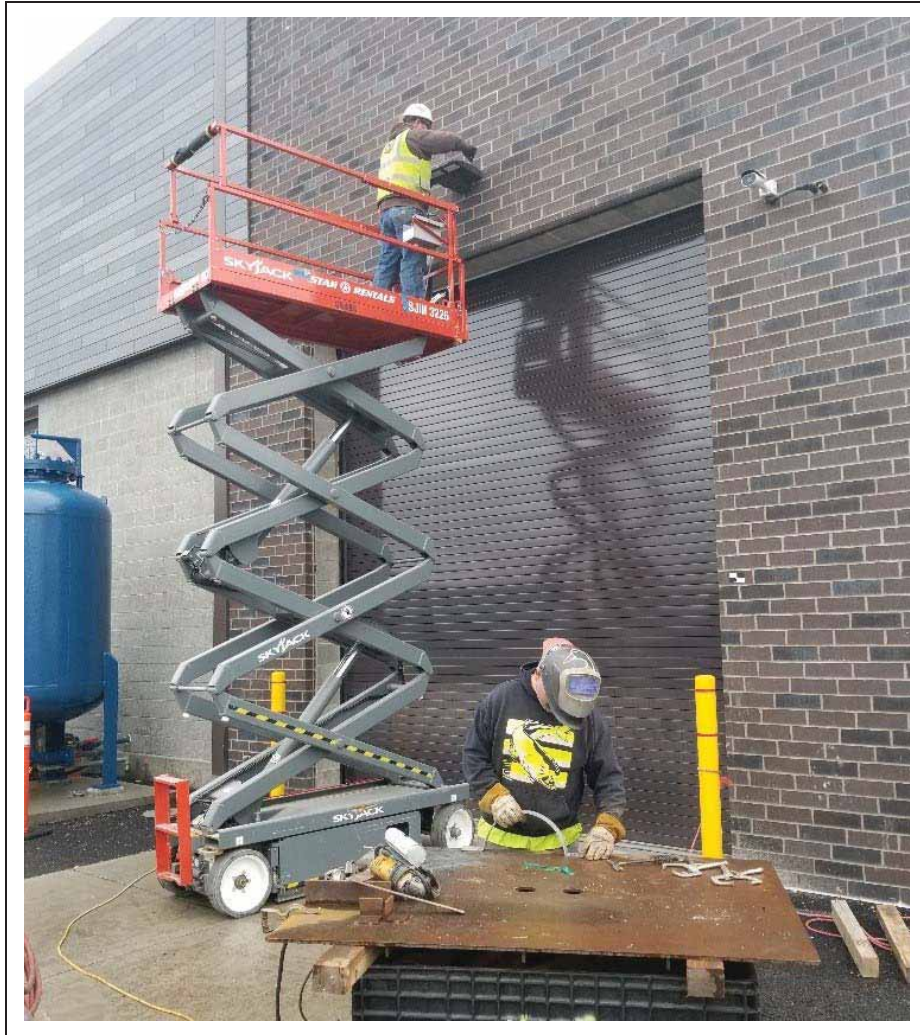


Photo #63

Area 50 Biosolids Building  
(looking southeast) on  
Thursday, December 27<sup>th</sup>.

An electrician for Valley  
Electric (top) is installing a  
luminaire above a rollup  
door at the load out area.



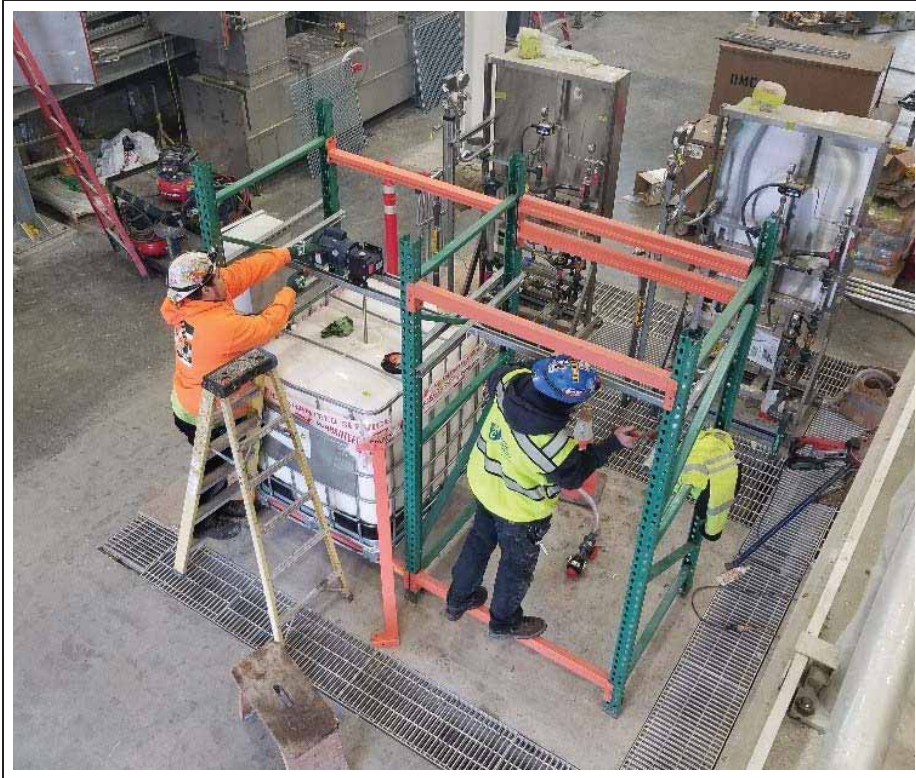


Photo #64

Area 50 Biosolids Building (looking southeast) on Thursday, December 27<sup>th</sup>.

An electrician for Valley Electric (left) and a pipefitter for University Mechanical (right) are working on a polymer tote mixer motor and a polymer tote rack, respectively.



Photo #65

West end of Windjammer Park (looking northwest) on Friday, December 28<sup>th</sup>.

Carpenters for Interwest Construction are placing concrete for a foundation for two Portland Loos (seen in background at left).



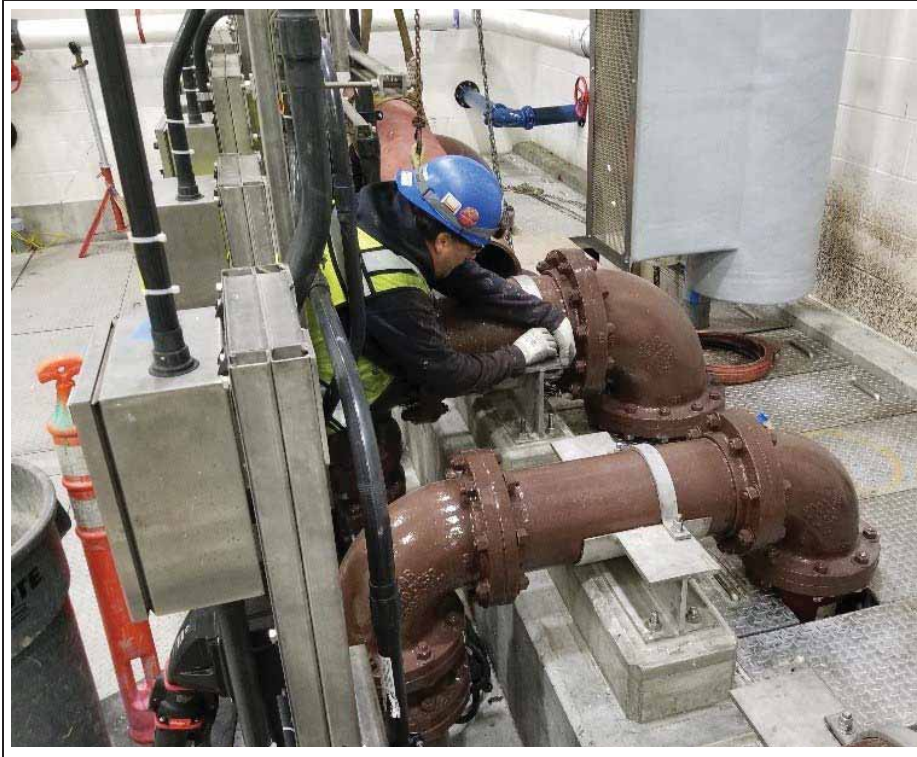


Photo #66

Area 20 Headworks Building (looking west) on Friday, December 28<sup>th</sup>.

A pipefitter for University Mechanical is installing a pipe strap around a ductile-iron raw sewage discharge pipe.



Photo #67

Area 50 Biosolids Building (looking east) on Friday, December 28<sup>th</sup>.

Two pipefitters for University Mechanical are using a heat gun to help remove protective film or tape from the biosolids dryer.



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# ATTACHMENT A



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**CLEAN WATER FACILITY PROJECT FINANCIAL REPORT**

**Summary Through 12/31/18 (before year end accruals)**

<b>REVENUE</b>	<b>FUNDING OBTAINED</b>	<b>FUNDING USED</b>	<b>BALANCE</b>
SRF LOANS	97,983,466.00	97,983,466.00	-
BONDS	25,777,229.30	25,777,229.30	-
GRANTS	8,500,000.00	8,255,000.00	245,000.00
PROGRAM INCOME	15,512,446.73	12,278,024.65	3,234,422.08
CUMMULATIVE RESERVE	5,000,000.00	-	5,000,000.00
<b>TOTAL REVENUE</b>	<b>152,773,142.03</b>	<b>144,293,719.95</b>	<b>8,479,422.08</b>

<b>EXPENDITURES</b>	<b>CONTRACTED/ESTIMATED BUDGET</b>	<b>PROJECT TO DATE ACTUAL</b>	<b>BALANCE</b>
ACQUISITIONS	3,396,325.69	3,380,263.66	16,062.03
ADMINISTRATION	692,852.01	695,607.13	(2,755.12)
CONSTRUCTION	124,222,645.68	117,201,573.43	7,021,072.25
FINANCE	258,638.16	291,733.92	(33,095.76)
PROFESSIONAL SERVICES - DESIGN	9,447,726.92	9,251,614.22	196,112.70
PROFESSIONAL SERVICES - CONSTRUCTION	10,907,612.88	9,660,449.90	1,247,162.98
<b>TOTAL PROJECT EXPENDITURES</b>	<b>148,925,801.34</b>	<b>140,481,242.26</b>	<b>8,444,559.08</b>
<b>CASH SURPLUS (DEFICIT)</b>	<b>3,847,340.69</b>	<b>3,812,477.69</b>	<b>34,863.00</b>

<b>FINANCING/TRANSFERS</b>			
BONDS	2,776,377.50	2,776,377.50	-
LOANS	586,100.19	586,100.19	-
TRANSFERS- WINDJAMMER PARK - DESIGN	484,863.00	450,000.00	34,863.00
<b>TOTAL FINANCING/TSFR</b>	<b>3,847,340.69</b>	<b>3,812,477.69</b>	<b>34,863.00</b>

<b>ESTIMATED CASH REMAINING</b>	<b>0.00</b>	<b>0.00</b>	<b>(0.00)</b>
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*Prepared by Patricia Soule, Finance Director*



**CLEAN WATER FACILITY PROJECT FINANCIAL REPORT**

**Expanded Detail**

*(ALL COSTS - EXCEPT OUTFALL AND FACILITY PLAN)*

<b>REVENUE</b>	<b>Estimated Budget</b>	<b>Actual through 12/31/18</b>	<b>Balance</b>
<b>Loans</b>	<b>97,983,466.00</b>	<b>97,983,466.00</b>	<b>-</b>
2015 SRF LOAN (00021)	8,260,000.00	8,260,000.00	-
2016 SRF LOAN (00240)	15,832,311.00	15,832,311.00	-
2017 SRF Loan (00081)	44,766,854.00	44,766,854.00	-
2018 SRF Loan (00112)	29,124,301.00	29,124,301.00	-
<b>Bonds</b>	<b>25,777,229.30</b>	<b>25,777,229.30</b>	<b>-</b>
2016 Revenue Bonds	25,777,229.30	25,777,229.30	-
<b>Grants</b>	<b>8,500,000.00</b>	<b>8,255,000.00</b>	<b>245,000.00</b>
2016 Forgivable Principal Grant #00240	463,154.00	463,154.00	-
2016 Centennial Grant #00240	4,586,846.00	4,586,846.00	-
2015 Legislative Capital Grant	2,450,000.00	2,205,000.00	245,000.00
Rural Economic Dev .09 Grant	1,000,000.00	1,000,000.00	-
<b>City Cash</b>	<b>20,512,446.73</b>	<b>12,278,024.65</b>	<b>8,234,422.08</b>
System Development Fees	5,000,000.00		5,000,000.00
Sale of Scrap	10,582.50		10,582.50
Other Fund Transfer In	220,689.26		220,689.26
City Reserves	15,281,174.97	12,278,024.65	3,003,150.32
<b>Total Revenue</b>	<b>152,773,142.03</b>	<b>144,293,719.95</b>	<b>8,479,422.08</b>
<b>EXPENDITURES</b>	<b>Estimated Budget</b>	<b>Actual through 12/31/18</b>	<b>Balance</b>
<b>Acquisitions</b>	<b>3,396,325.69</b>	<b>3,380,263.66</b>	<b>16,062.03</b>
Contract			
Fullerton	12,990.00	12,990.00	-
Legal	38,774.97	24,149.72	14,625.25
Misc	15,523.45	15,523.45	-
Property	2,923,824.83	2,923,824.83	-
Rent	402,086.96	400,650.18	1,436.78
Supplies	125.48	125.48	-
Utilities	3,000.00	3,000.00	-
<b>Administration</b>	<b>692,852.01</b>	<b>695,607.13</b>	<b>(2,755.12)</b>
IDCA	680,790.04	683,545.16	(2,755.12)
Travel	12,061.97	12,061.97	-
<b>Construction</b>	<b>124,222,645.68</b>	<b>117,201,573.43</b>	<b>7,021,072.25</b>
Contract			
Carollo	1,828,155.00	1,643,632.86	184,522.14
Hoffman <sup>(1)</sup>	114,934,957.09	108,556,744.05	6,378,213.04
Hoffman <sup>(2)</sup>	6,485,578.30	6,485,578.30	-
PSE	568,742.77	99,626.22	469,116.55
Equipment	80,828.85	14,338.63	66,490.22
Materials	14,972.32	14,972.32	-
Misc	6,537.35	29,019.56	(22,482.21)
Supplies	3,586.45	1,799.52	1,786.93
Travel	18.00	18.00	-
Utilities	299,269.55	355,843.97	(56,574.42)
<b>Finance</b>	<b>258,638.16</b>	<b>291,733.92</b>	<b>(33,095.76)</b>
Audit	16,823.70	50,570.46	(33,746.76)
Contract			
Katy Isaksen	17,940.00	9,880.00	8,060.00
PFM	125,000.00	90,717.74	34,282.26
Financing	98,796.98	104,361.24	(5,564.26)
Misc	77.48	36,204.48	(36,127.00)

Notes:

1. Hoffman's estimated budget excludes GMPA No. 2
2. Hoffman amount transferred to Windjammer Park Project Fund so costs can be tracked in detail there

**CLEAN WATER FACILITY PROJECT FINANCIAL REPORT**

**Expanded Detail**

*(ALL COSTS - EXCEPT OUTFALL AND FACILITY PLAN)*

<b>EXPENDITURES</b> - continued	<b>Estimated Budget</b>	<b>Actual through 12/31/18</b>	<b>Balance</b>
<b>Professional Services - Design</b>	<b>9,447,726.92</b>	<b>9,251,614.22</b>	<b>196,112.70</b>
Advertising	15,984.39	15,984.39	-
Contract			-
Carollo	7,672,145.46	7,497,276.32	174,869.14
Christensen	10,000.00	5,039.37	4,960.63
ERCI	269,127.83	269,127.83	-
Hoffman	781,766.00	779,621.07	2,144.93
KBA	-	-	-
OAC	47,624.55	47,624.55	-
Perkins Coie	55,251.84	55,251.84	-
RSR	128,304.00	128,304.00	-
Equipment	7,860.42	7,860.42	-
Food	1,453.79	1,453.79	-
Materials	4,745.09	4,745.09	-
Misc	3,702.23	3,702.23	-
Monitoring	13,285.38	12,954.38	331.00
Permit	435,872.47	422,065.47	13,807.00
Supplies	361.60	361.60	-
Utilities	241.87	241.87	-
<b>Professional Services - Construction</b>	<b>10,907,612.88</b>	<b>9,660,449.90</b>	<b>1,247,162.98</b>
Advertising	13,688.53	14,547.59	(859.06)
Contract			-
Carollo	5,505,213.25	4,670,460.26	834,752.99
Carollo -Tsfr for WJP	-	34,863.00	(34,863.00)
C2G	15,000.00	6,176.70	8,823.30
ERCI	1,112,002.15	1,112,002.15	-
ERCI-Tsfr for WJP	87,330.70	87,330.70	-
Gary Goltz	70,500.30	39,724.22	30,776.08
KBA	4,024,813.28	3,657,431.84	367,381.44
OAC	7,855.45	7,855.45	-
Perkins Coie	43,208.16	5,911.31	37,296.85
Food	321.65	131.72	189.93
Misc	4,079.41	7,111.03	(3,031.62)
Monitoring	23,600.00	16,903.93	6,696.07
<b>Total Expenditures - Project #ENG 1609</b>	<b>148,925,801.34</b>	<b>140,481,242.26</b>	<b>8,444,559.08</b>
<b>Estimated Cash Remaining</b>	<b>3,847,340.69</b>	<b>3,812,477.69</b>	<b>34,863.00</b>

<b>FINANCING/TRANSFERS</b>			
<b>Bonds</b>	<b>2,776,377.50</b>	<b>2,776,377.50</b>	<b>-</b>
Interest	2,204,493.03	2,204,493.03	-
Miscellaneous	571,884.47	571,884.47	-
<b>Loans</b>	<b>586,100.19</b>	<b>586,100.19</b>	<b>-</b>
Principal	217,403.38	217,403.38	-
Interest	368,696.81	368,696.81	-
<b>Transfers</b>	<b>484,863.00</b>	<b>450,000.00</b>	<b>34,863.00</b>
Windjammer Park - for 1/2 Design Costs	484,863.00	450,000.00	34,863.00
<b>Project #FIN1601</b>	<b>3,847,340.69</b>	<b>3,812,477.69</b>	<b>34,863.00</b>
<b>Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>

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# **ATTACHMENT B**

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# AUTHORIZATION FOR PAYMENT OAK HARBOR CLEAN WATER FACILITY

**Date:** November 28, 2018  
**Owner:** City of Oak Harbor  
 865 SE Barrington Drive  
 Oak Harbor, WA 98277  
**Contract:** Brett Arvidson, Project Engineer  
**Telephone:** (360) 279-4521

**Progress Payment No.:** Application No. CWF43  
**Contractor:** Hoffman Construction Company of Washington  
 600 Stewart Street, Suite 1000  
 Seattle, WA 98101  
**Contact:** Trevor Thies, Project Manager  
**Telephone:** (206) 268-6697

	Project Number	BARS Number	Original GMPA Amount	Adjustments <sup>(1)</sup>	Current GMPA Amount	Previous Amount Paid	Current Payment Request	Total Paid to Date	Remaining Balance	Percent Complete
GMPA No. 1 CWF Work:	eng1609.con.017	422.30.594.35.6200	2,448,520.00	-	2,448,520.00	2,039,372.00	291,342.00	2,330,714.00	117,806.00	95.2%
GMPA No. 2 Outfall Work:	eng1609.con.018	422.30.594.35.6310	1,427,000.00	5,641.79	1,432,641.79	1,432,641.79	-	1,432,641.79	-	100.0%
GMPA No. 3 CWF Work:	eng1609.con.019	422.30.594.35.6200	627,347.00	(199,914.78)	427,432.22	292,799.34	-	292,799.34	134,632.88	68.5%
GMPA No. 4 CWF Work:	eng1609.con.021	422.30.594.35.6200	3,919,735.00	235,558.47	4,155,293.47	4,155,293.47	-	4,155,293.47	0.00	100.0%
GMPA No. 5 CWF Work:	eng1609.con.022	422.30.594.35.6200	1,879,205.00	-	1,879,205.00	1,597,326.50	-	1,597,326.50	281,878.50	85.0%
GMPA No. 6 CWF Work:	eng1609.con.023	422.30.594.35.6200	2,565,820.00	(331,379.32)	2,234,440.68	2,231,944.84	-	2,231,944.84	2,495.84	99.9%
GMPA No. 7 CWF Work:	eng1609.con.024	422.30.594.35.6200	6,239,185.00	14,245.17	6,253,430.17	6,143,138.01	-	6,143,138.01	110,292.16	98.2%
GMPA No. 8 CWF Work:	eng1609.con.007	422.30.594.35.6200	7,024,188.00	930,880.10	7,955,068.10	7,700,769.39	128,789.58	7,829,558.97	125,509.13	98.4%
GMPA No. 9 CWF Work:	eng1609.con.008	422.30.594.35.6200	30,148,712.00	1,910,974.11	32,059,686.11	31,131,324.29	324,611.00	31,455,935.29	603,750.82	98.1%
GMPA No. 10 CWF Work:	eng1609.con.009	422.30.594.35.6200	4,809,815.00	1,574,970.11	6,384,785.11	6,371,781.40	13,003.71	6,384,785.11	0.00	100.0%
GMPA No. 11 CWF Work:	eng1609.con.042	422.30.594.35.6200	17,934,490.00	1,010,868.14	18,945,358.14	18,402,554.81	162,954.92	18,565,509.73	379,848.41	98.0%
GMPA No. 12 CWF Work:	eng1609.con.045	422.30.594.35.6200	3,957,515.00	23,722.46	3,981,237.46	3,748,722.78	110,490.00	3,859,212.78	122,024.68	96.9%
GMPA No. 13 CWF Work:	eng1609.con.047	422.30.594.35.6200	4,580,897.70	(927,643.50)	3,611,911.20	1,605,105.74	419,646.11	2,024,751.85	1,587,159.35	56.1%
GMPA No. 13 Water Dept Work Waterline from Beekma to Esplanade:	NA	401.00.594.34.6300	-	-	41,343.00	41,343.00	-	41,343.00	-	100.0%
<b>Subtotal CWF &amp; Water Dept Work:</b>			87,562,429.70	4,247,922.75	91,810,352.45	86,894,117.36	<b>1,450,837.32</b>	88,344,954.68	3,465,397.77	
GMPA No. 13 WJP Work (Sewer):	eng1701.con.170.111	325.10.594.79.6300	5,449,153.30	(21,171.39)	5,427,981.91	1,892,642.11	567,166.24	2,459,808.35	2,968,173.56	45.3%
GMPA No. 13 WJP Work (General):	eng1701.con.170.112	325.10.594.79.6300	3,819,283.00	177,577.83	3,996,860.83	1,467,315.93	297,229.85	1,764,545.78	2,232,315.05	44.1%
<b>Subtotal WJP Work:</b>			9,268,436.30	156,406.44	9,424,842.74	3,359,958.04	<b>864,396.09</b>	4,224,354.13	5,200,488.61	89.5%
Negotiated Support Services CWF:	eng1609.con.032	422.30.594.35.6200	8,339,260.00	-	8,339,260.00	6,701,898.37	121,428.11	6,823,326.48	1,515,933.52	81.8%
Specified General Conditions:	eng1609.con.033	422.30.594.35.6200	2,392,490.00	-	2,392,490.00	2,236,881.00	74,291.00	2,311,172.00	81,318.00	96.6%
<b>Subtotal Work, NSS, and SGC:</b>			<b>107,562,616.00</b>	<b>4,404,329.19</b>	<b>111,966,945.19</b>	<b>99,192,854.77</b>	<b>2,510,952.52</b>	<b>101,703,807.29</b>	<b>10,263,137.90</b>	<b>90.8%</b>



See attached corrected page without signatures

Project Number	BARS Number	Original GMPA Amount	Adjustments <sup>(1)</sup>	Current GMPA Amount	Total Paid to Date	Current Payment Request	Total Paid to Date	Remaining Balance	Percent Complete
GC/CM Risk Contingency:		3,492,360.00	(2,640,969.79)	<del>851,390.21</del>	851,390.21			<del>851,390.21</del>	851,390.21
Owner Risk Contingency:		1,857,883.00	(1,763,359.40)	<del>94,523.60</del>	94,523.60			<del>94,523.60</del>	94,523.60
Subtotal Contingencies:		5,350,243.00	(4,404,329.19)	<del>945,913.81</del>	945,913.81			<del>945,913.81</del>	945,913.81
Hoffman Subtotal:		112,912,859.00		<del>112,912,859.00</del>	99,192,854.77	2,510,952.52	101,703,807.29	<del>20,019,700.09</del>	11,209,051.71
GC/CM Fee (4.28%) CWF:	eng1609.con.036	4,832,668.00		<del>4,832,668.00</del>	4,099,878.49	70,472.61	4,170,351.10	479,745.06	
GC/CM Fee (4.28%) Water Dept:	NA				1,769.48		1,769.48		
GC/CM Fee (4.28%) WJP-S:	eng1701.con.036.111				81,005.08	24,274.72	105,279.80		
GC/CM Fee (4.28%) WJP-G:	eng1701.con.036.112				62,801.12	12,721.44	75,522.56		
Contract SUBTOTAL:		117,745,527.00		<del>117,745,527.00</del>	103,438,308.94	2,618,421.29	106,056,730.23	<del>11,688,796.77</del>	83.8%
WA State Sales Tax (8.7%) CWF:	eng1609.con.037	10,243,860.85		<del>10,243,860.85</del>	8,690,554.60	149,381.53	8,839,936.13	<del>1,016,925.32</del>	90.1%
WA State Sales Tax (8.7%) Water Dept:	NA				3,750.79		3,750.79		
WA State Sales Tax (8.7%) WJP-S:	eng1701.con.037.111				171,707.30	51,455.36	223,162.66		
WA State Sales Tax (8.7%) WJP-G:	eng1701.con.037.112				133,120.19	26,965.76	160,085.95		
TOTAL:		127,989,387.85		<del>127,989,387.85</del>	112,437,441.82	2,846,223.94	115,283,665.76	<del>12,705,722.09</del>	88.8%

Notes:

- Adjustments between work and contingencies are documented by means of cost change memorandums, which are reviewed and approved by the City.
- Percentage allocations reflected between projects ENG1609 (CWF) and ENG1701 (WJP-Sewer) are based on an estimated overall allocation of work. Actual monthly invoices will not reflect the actual performance in specific project areas. Resultant of the GC/CM Fees and Taxes are calculated on these assumptions. These allocations are for asset accounting purposes only.
- CWF = Clean Water Facility WJP = Winjammer Park (Sewer & General) GMPA = Guaranteed Maximum Price Amendment
- Correction from CWFCAO on CWFCOA1 credit of \$333.16 to GMP#13 CWF and debit to GMP#13 WJP-S.

CONTRACT AMOUNT

Retainage Adjustment CWF (422):	3,819,644.85	58,170.10	3,877,814.95
Retainage Adjustment WJP (325):	167,879.66	36,954.61	204,834.27
Retainage Adjustment Water Dept (401):	2,155.62	-	2,155.62
Net Payment(s):	108,447,761.69	2,751,099.23	111,198,860.92

PAID TO DATE

PAY THIS AMOUNT

12/7/18 date  
 12/10/18 date  
 12/10/18 date

Pay request verified by: Daniel Williams signature  
 Daniel Williams, Resident Engineer, KBA  
 Pay request verified by: Brett Arvidson signature  
 Brett Arvidson, Project Engineer  
 Payment authorized by: Cathy Rosen signature  
 Cathy Rosen, Director of Public Works

**CWF RETAINAGE BREAKDOWN:**

Total of Hoffman Contract Subtotal from above:	103,438,308.94	2,618,421.29	106,056,730.23
Less Valley Electric covered by Retainage Bond 422:	(11,824,290.00)	(553,627.00)	(12,377,917.00)
Less Valley Electric covered by Retainage Bond 325:	(146,171.00)	(162,300.00)	(308,471.00)
Less ST Fabrication covered by Retainage Bond:	(3,740,936.74)		(3,740,936.74)
Less Condon Johnson Completed Sub-Contract:	(5,362,670.39)		(5,362,670.39)
Less Malcolm Drilling Completed Sub-Contract:	(1,136,262.20)		(1,136,262.20)
Less Pellico Completed Sub-Contract:	(1,434,376.78)		(1,434,376.78)
Contract Amount for 5% Retainage Calculation:	79,793,601.83	1,902,494.29	81,696,096.12
Retainage (5%) on Total Earned to date:	5,171,915.49	130,921.06	5,302,836.55
Less Valley Electric covered by Retainage Bond 422:	(591,214.50)	(27,681.35)	(618,895.85)
Less Valley Electric covered by Retainage Bond 325:	(7,308.55)	(8,115.00)	(15,423.55)
Less ST Fabrication covered by Retainage Bond 422:	(187,046.84)	-	(187,046.84)
Less Condon Johnson Retainage Released 02/21/18:	(268,133.52)	-	(268,133.52)
Less Malcolm Drilling Retainage Released 02/21/18:	(56,813.11)	-	(56,813.11)
Less Pellico Retainage Released 05/15/18:	(71,718.84)	-	(71,718.84)
Retainage Adjustment:	3,989,680.13	95,124.71	4,084,804.84

Retainage for project ENG1701 is calculated on the sum of W/JP sewer and general work and GC/CM fees only and is deducted from the retainage adjustment.

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# ATTACHMENT C

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**City of Oak Harbor**

Bob Severns, Mayor  
Beth Munns, Mayor Pro-Tem

Rick AlMBERG, Councilmember  
Tara Hizon, Councilmember

Bill Larsen, Councilmember  
Joel Servatius, Councilmember

Erica Wasinger, Councilmember  
James Woessner, Councilmember

Blaine Oborn, City Administrator  
Patricia Soule, Finance Director  
Cathy Rosen, Director of Public Works  
Brett Arvidson, Project Engineer  
Phil Matthews, Plant Supervisor

**Carollo Engineers**

Brian Matson, Project Manager  
Karl Hadler, Design Manager,  
Michael Borrero, Resident Engineer  
Monte Richards, SCADA Engineer  
Brian Graham, Start-up Engineer  
  
-- MWA Architects  
-- Greenworks  
-- Enviroissues

**Hoffman Construction Company**

Trevor Thies, Senior Project Manager  
Bryan Shirley, Senior Superintendent  
Ben Larson, Project Manager  
Esau Spicer, Superintendent  
Bobby Taylor, Project Engineer  
Jim Morrison, Project Engineer  
Adam Jorgenson, Project Engineer  
Dana Beckman, Office Manager

**KBA**

K Adams, Project Manager  
Daniel Williams, Resident Engineer  
Chris Bailey, Project Specialist  
Brian Hanson, Inspector  
  
-- GeoTest Services  
-- Oxford Engineering (cost validation)

Advanced Equipment Corporation  
Andersen Specialties, Co.  
Ascendent, LLC  
Automated Gates and Equipment  
Axiom Construction (metal roof and flashing)  
Bilco Company, The  
Biorem Enviromental, LLC  
Brandsen Hardwood Floors, Inc.  
Condon Johnson  
-- Concrete Nor'West (Miles Sand & Gravel)  
-- Ness Cranes  
Crawford Garage Doors  
DeaMor Associates  
EISI Consulting Engineers  
Electric Reliability Services  
Engineered Treatment Systems (ETS)  
Garner Construction  
Haarslev Industries, Inc.  
Hoffman Mechanical, Inc.  
Hoffman Structures, Inc. (HSI)  
-- Gerdau Reinforcing Steel  
-- Interwest Construction  
-- Leewens Corporation (T-lock lining)  
-- Western Concrete Pumping  
Interwest Construction  
-- Allstar Hydroseeding  
-- Bayside Services  
-- Cascade Dive Company  
-- Holocene Drilling  
-- Lakeside Industries  
-- Ming Surveyors  
-- Morse Steel Service  
-- Ness Cranes  
-- Nordic Construction  
-- North Hill Resources  
-- Norton Corrosion  
-- Penny Lee Trucking  
-- Reece Construction  
-- Salinas Sawing and Sealing  
Island Partners Painting  
Kent Crane & Inspection Services

KPFF Consulting Engineers  
Laboratory Design & Construction  
-- Scientific Lab Technology  
Leewens Corporation (crack injection)  
Madden Fabrication  
Malcolm Drilling  
-- Barnhart Crane & Rigging  
-- Concrete Nor'West (Miles Sand & Gravel)  
-- Lenz Enterprises  
-- Ness Cranes  
Ming Surveyors  
Morrow Equipment Company  
Ness Cranes  
Northwest Playground Equipment, Inc.  
Northwest Tower Crane  
P&L Contractors  
-- Valdez Construction  
Pacific Earthworks, Inc.  
Pacific Glass and Door  
Pellico Construction  
-- Ace Concrete Cutting  
-- Allstar Hydroseeding  
-- Bayside Services  
-- Elcon Corporation  
-- Holocene Drilling  
-- Manholes Unlimited  
-- Concrete Nor'West (Miles Sand & Gravel)  
-- Penny Lee Trucking  
Penington Painting Company  
-- Hunnicutt's, Inc.  
Performance Contracting, Inc.  
R & D Masonry  
Richards Phillips Marine (RPM)  
-- Ace Concrete Cutting  
-- Barnhart Crane and Rigging  
-- Bellingham Marine Industry, Inc.  
-- Emtex Matting Solutions  
-- HD Supply  
-- Wilson Engineering (Surveyors)  
Shinn Mechanical

Snyder Roofing  
ST Fabrication  
-- Stealkorr, LLC  
Turner Construction  
University Mechanical Corporation  
-- Casdade Sawing and Drilling  
-- D&G Mechanical Insulation  
-- Delta Technology Corporation  
-- Honeywell International  
-- EC Company  
-- Interwest Construction  
-- Norton Corrosion  
-- Penhall Company  
-- Seattle Concrete Core Drilling  
United Site Services  
Valdez Construction  
-- Alliance Partition Systems  
-- Axiom Construction (GFRC Cladding)  
-- Forest Sound Products  
-- Gale Contractor Services  
-- LangCo NW  
-- Flooring Solutions  
-- Sabelhaus West  
-- Sterling Contractors  
Valley Electric  
-- Concrete Nor'West (Miles Sand & Gr)  
-- Integrity Networks  
-- Interwest Construction  
-- Johnson Controls  
-- Ness Cranes  
-- QualITEQ  
-- Redhawk Fire & Safety  
-- RPL Electric  
-- General Electric (Switchgear)  
-- Rockwell Automation (MCCs)  
-- Western Concrete Pumping  
Washington Iron Works  
WEMCO  
Xylem Dewatering Solutions  
Zenon Environmental (a.k.a Suez)  
Zesbaugh, Inc.



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