

City of Oak Harbor  
City Council Agenda Bill

Bill No. 5. c. ii.  
Date: October 16, 2018  
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**

**BACKGROUND / SUMMARY INFORMATION**

**LEGAL AUTHORITY**

City Council

**FISCAL IMPACT**

**PREVIOUS COUNCIL / BOARD / CITIZEN INPUT**

**ATTACHMENTS**

1. [Clean Water Facility Monthly Update - September 2018](#)

# Clean Water Facility Project

# Monthly

# Report *September 2018*



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



**MONTHLY PROGRESS REPORT**

**September 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 September.** Photographs referenced below are located in Section 12 of this report.

- Ascendent demolished the west kitchen and a windmill in Windjammer Park (see Photos #27 and #29) and began demolishing the old Whidbey Island Bank building (see Photo #41).
- Construction activities continued in Windjammer Park (see Photos #11, #17, #19, #22, #23, #24, #25, #26, #33, #34, #35, and #42).
- Start-up activities continued. Vendors operated equipment and conducted operator training (see Photos #7, #8, #9, #13, #31, #38 and #39).
- Biofilter media was placed in the odor control structure (see Photos #14 and #15) and membrane cassettes were placed in membrane tanks (see Photo #31).
- A temporary certificate of occupancy (TCO) was obtained from the building department for the administration and maintenance building (see Photo #20), which is substantially complete and is currently occupied by project management and City operations staff.

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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 September, the total paid to date will be \$108,483,078 (including tax), which makes up 85% of Hoffman's total contract amount. See Section 8, *Pay Request and Contract Status*, for additional information.

**Schedule.** Start-up activities continued in September and will continue for the rest of the year. Wastewater treatment is now expected to begin in early November (in lieu of September or October). The clean water facility is expected to be substantially complete by the end of 2018. The work at Windjammer Park is expected to be complete by May 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, but is now being treated at a lagoon facility at the U.S. Navy seaplane base. The City must replace 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.



Membrane Cassettes submerged in Potable Water



**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	\$790,050
		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. All permits have been obtained except for a City irrigation permit.

**SCADA System Development.** Throughout the month of September, systems integration engineers for Carollo Engineers (i.e., Jeff Janowiak, Amir Najafi, and Elise Moore) were on site and continued to work with Valley Electric, Honeywell, QualiTech, Suez Water Technologies, and other subcontractors and equipment vendors to verify that process control modules and network panels are communicating properly with process equipment.

**Start-up Activities.** Several engineers for Suez Water Technologies and Solutions were on site to prepare membrane equipment for start-up (see Photo #13) and facilitate installation of membrane cassettes into membrane tanks (see Photo #31). On September 6<sup>th</sup>, a field technician for Rotork operated electric motor actuators and conducted operator training (see Photo #7), and a representative for Golden Harvest conducted operator training for slide gates (see Photo #8). On September 7<sup>th</sup>, a field service technician for Whitney Equipment Company conducted operator training for raw sewage influent pumps (see Photo #9). On September 27<sup>th</sup>, Huber Technologies and JDV Equipment Corporation representatives conducted operator training classes for a mechanical course screen and screw conveyor, respectively (see Photo #38). On September 28<sup>th</sup>, a technician for TMG Services conducted an operator training class for chemical injection pumps (see Photo #39). Hoffman continued to conduct weekly start-up coordination meetings with its subcontractors and Carollo Engineers.

**GMPA No. 1 – MBR System and UV Disinfection Equipment (Procurement) and Engineering Support.** Work on this GMPA is approximately 83% complete. Ultraviolet reactors, membrane cassettes, and all other MBR and UV system equipment have been delivered to the job site. Testing, training, and commissioning remain to 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. One representative of Haarslev continued to work on site full time.

**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 approximately 98% complete. No work occurred on this GMPA this past month.

**GMPA No. 8 – Area 20 and Remainder of Area 30 Concrete Work.** Work on this GMPA is approximately 99% complete. No work occurred on this GMPA this past month.

**GMPA No. 9 – Mechanical, Electrical, and Process Systems.** Work on this GMPA is approximately 95% complete. Valley Electric continued to install disconnect switches, local and vendor control panels, conduits, and conductors for influent pumps, motor-actuated slide gates, coarse and fine screen conveyors and washer/compactors, a grit basin mixer, and grit pumps in the headworks building (see Photos #3, #4, and #5). Valley Electric continued to terminate conductors at motor starters, vendor control panels, a process control module, and a network panel in the electrical and control rooms in the headworks building. Valley Electric installed liquid level sensors in channels in the headworks building and in membrane tanks in the secondary treatment building. Valley Electric installed conduits and conductors for fire detection systems (see Photo #37) and roll-up doors in the headworks, biosolids, and secondary treatment buildings. Valley Electric continued to install conduits for instrumentation, local and vendor control panels, and other equipment in the secondary treatment building and in the gallery under the secondary treatment building. Valley Electric continued to terminate conductors at motor starters, process control modules (PCMs), and control panels in the electrical building. Towards the last half of the month, Valley Electric focused on work in the biosolids building as work in other areas neared completion. University Mechanical placed grout to further support influent pumps in wetwells and influent pump discharge piping at a discharge channel in the headworks building (see Photo #18). University Mechanical placed grout under pipe support base plates associated with membrane system piping in the secondary treatment building. University Mechanical installed membrane cassettes in membrane tanks in the secondary treatment building (see Photo #31). University Mechanical installed small diameter piping and fittings between an effluent line and an automatic sampler at the ultraviolet reactors in the secondary treatment building. University Mechanical continued to assemble biosolids dryer equipment (see Photo #6) and Delta Technology Corporation installed ductwork associated with the biosolids dryer in the biosolids building. Delta Technology Corporation continued to install fiber reinforced plastic (FRP) foul air piping and HVAC ductwork and equipment in the secondary treatment building and in the headworks building (see Photos #12 and #21). Delta Technology Corporation installed exhaust fans atop the load out area of the biosolids building (see Photo #28).

**GMPA No. 10 – Concrete, Stone Columns, Compaction Grouting, and Shoring for Non-process Structures.** Work on this GMPA is 99% complete. No work occurred on this GMPA this past month.

**GMPA No. 11 – Superstructure Construction.** Work on this GMPA is approximately 96% complete. University Mechanical and its subcontractors, Honeywell, EC Company, U.S. Water, and Air Test, Inc., commissioned the HVAC system in the administration and maintenance building, which enabled the City Building Department to issue a temporary certificate of occupancy. Project management staff and City operations staff moved into the building on September 21<sup>st</sup> (see Photo #20). Steelkorr installed aluminum tread plates in the headworks and secondary treatment buildings including atop membrane tanks. A small crew for Penington Painting applied coatings to miscellaneous process piping in the headworks and biosolids buildings and caulked windows frames in all process buildings. Penington Painting touched up damaged coatings where monorail hoist systems were installed in the maintenance and biosolids buildings. The monorail hoist systems were installed this past month by WEMCO (see Photo #32). Axiom finished installing glass-fiber reinforced concrete (GFRC) cladding on the upper exterior of the secondary treatment building. Axiom installed flashing and down spouts at process buildings and at the administration and maintenance building (see Photos #16 and #36).

**GMPA No. 12 – Odor Control System.** Work on this GMPA is approximately 84% complete. University Mechanical installed polymer netting atop air distribution plates and placed biofilter media inside the odor control structure (see Photos #14 and #15) and in two carbon absorption vessels. Delta Technology Corporation installed four fans within a sound enclosure atop the west side of the odor control structure. Painters for Honeycutt's, Inc., finished repairing the interior coating system at pipe penetrations inside the odor control structure. Valley Electric began to install conduits and conductors associated with fans and other equipment.



**GMPA No. 13 – Civil Site Work.** Work on this portion of GMPA No. 13 is approximately 33% complete. Interwest Construction filled and compacted on-site earthen material adjacent to the west sides of the aeration blower and electrical buildings. Interwest Construction installed removable bollards throughout the inner yard of the clean water facility, and Interwest Construction installed 12-inch PVC storm drain piping adjacent to the south side of the administration and maintenance building. Ascendent began demolishing the old Whidbey Island Bank building (see Photo #41).

**GMPA No. 13 – Windjammer Park Improvements.** Work on this portion of GMPA No. 13 is approximately 36% complete. Interwest Construction and its subcontractor, Lakeside Industries, graded and compacted imported crushed rock base material at the west end of the park where sidewalks and a parking lot will be located (see Photos #11, #23, #24). Interwest Construction excavated for a stormwater detention pond next to the west side of the clean water facility administration building. Carpenters for Interwest Construction built forms and placed concrete for curbs (see Photos #26 and #34). Interwest Construction excavated, graded, and installed PVC water and drain piping in the area for a splash park (see Photos #33 and #35). Pacific Earth Works continued to install 6-inch PVC irrigation system piping (see Photo #22) and began to install irrigation system lateral piping (see Photos #19 and #42). Valley Electric continued to install buried PVC electrical conduits (see Photo #22) throughout the park. P&L General Contractors, Inc., and its subcontractors, Valdez Construction, Eastwood Plumbing, Blue Mountain Electric, and LangCo NW placed imported base material; installed drain, waste, and vent piping; electrical conduits; and formwork, respectively, for slabs-on-grade for the east and west kitchens and a pavilion (see Photos #19 and #40). Another subcontractor, Black Rock Masonry, utilized basalt stone to build a mock-up of a proposed veneer for the kitchens and pavilion (see Photo #25). Turnstone Construction delivered a mock-up of faux rocks and logs to the job-site (see Photo #17). Ascendent demolished the west kitchen (see Photo #27) and a faux windmill (see Photo #29) in the park.

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

One inspector for the City's subconsultant, KBA, performed full-time inspection. Special inspectors for KBA's subconsultant, GeoTest, performed part-time specialty inspection on an as-requested basis. Representatives from Hoffman performed part-time inspection on a daily basis. Hoffman conducted daily quality assurance meetings with its subcontractors and with the KBA inspector. Hoffman conducted a weekly quality assurance meeting with its subcontractors, the KBA inspector, and a Resident Engineer from Carollo. Archaeologists from ERCI were on-site during excavation work looking for cultural resources. Inspectors for the State Department of Labor & Industries inspected electrical work on an as-requested basis. On September 10<sup>th</sup>, a representative of landscape architect Greenworks, Gill Williams, inspected the on-going work at Windjammer Park and a mock-up of faux rocks and logs for the splash park (see Photo #17). On September 17<sup>th</sup>, City inspector Cody West inspected drain, waste, and vent piping at the west kitchen in Windjammer Park. On September 19<sup>th</sup>, City building official Scott King inspected the administration and maintenance building. Mr. King issued a temporary certificate of occupancy (with several conditions) two days later. Inspectors produced written daily reports that were filed on the City's server. KBA conducted a coordination meeting on September 13<sup>th</sup> with City building official Scott King and representatives from Hoffman and Carollo.

## 5. DOCUMENT TRACKING

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

Table 5.1 Document Tracking	September 2018		Project to Date	
	Number Received	Number of Reviews	Number Received	Number of Reviews
Submittals	29	8	1,392	1,371
Requests for Information	33	32	1,253	1,243

## 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 24-hour project information and construction hot-line

## 7. SAFETY

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

- Manhours worked to date: 490,000
- Recordable injuries to date: 11
- Lost time injuries to date: 2
- Average number of craft workers on site: 100

## 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 August 2018, for \$2,547,776 (including sales tax). The progress payment application was reviewed and processed in September. See Attachment B, *Authorization for Payment*, for additional information. Total applications for payment to date for construction phase services through August are \$106,020,199 representing 82.8% 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	2,039,372	409,148
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	25,680	6,264,865	6,143,138	121,727
GMPA No. 8 Work:	7,024,188	774,391	7,798,579	7,680,849	117,730
GMPA No. 9 Work:	30,148,712	1,706,255	31,854,967	30,051,578	1,803,389
GMPA No. 10 Work:	4,809,815	1,564,183	6,373,998	6,354,508	19,490
GMPA No. 11 Work:	17,934,490	985,436	18,919,926	17,861,523	1,058,403
GMPA No. 12 Work:	3,957,515	11,852	3,969,367	3,207,167	762,200
GMPA No. 13 Work (CWF):	4,580,898	(924,596)	3,656,302	819,596	2,836,706
GMPA No. 13 Work (WJP):	9,268,436	(26,249)	9,242,187	1,069,233	8,172,954
Negotiated Support Services	8,339,260	0	8,339,260	6,506,263	1,832,997
Specified General Conditions	2,392,490	0	2,392,490	2,088,299	304,191
Subtotal	107,562,616	3,826,857	111,389,473	93,531,532	17,857,942
GC/CM's Risk Contingency	3,492,360	(2,239,682)	1,252,678		1,252,678 <sup>(2)</sup>
Owner's Risk Contingency	1,875,883	(1,587,175)	270,708		270,708 <sup>(2)</sup>
Subtotal	5,350,243	(3,826,857)	1,523,386		1,523,386
GC/CM fee (4.28%)	4,832,668	0	4,832,668	4,003,150	829,518
Subtotal	117,745,527	0	117,745,527	97,534,681	20,210,846
State Sales Tax (8.7%)	10,243,861	0	10,243,861	8,388,513	1,758,344
Total	127,989,388	0	127,989,388	106,020,199	21,969,189

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 September. 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 September 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	(2,239,682)	(181,027)	1,071,651

<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	(1,587,175)	(81,693)	189,015

Notes:

1. Excluding profit and tax.
2. Balance does not include encumbrances that were approved by the City in September. 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 370 CCMs through August 2018. See Tables 9.1 and 9.2 on the previous page for additional information. The following CCMs were reviewed and approved by the City in September.

**Table 9.3 – Cost Change Memorandums**

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount</u> <sup>(1)</sup>
249.1	Credit for Gate Loop Detectors	From GMPA #9 to owner contingency	\$ 25,632
252.1	Add Seven Rotometers	From owner contingency to GMPA #9	\$ 13,918
327.1	Felt under Carbon Scrubbers	From owner contingency to GMPA #12	\$ 2,779
360	Pre-action Fire Alarm Detection	From owner contingency to GMPA #9	\$ 87,435
398.5	Self-performed Concrete	From GMPA #10 to GC-CM risk contingency	\$ 5,846
415	Solenoid Valves for Dryer	From GC-CM risk contingency to GMPA #9	\$ 17,462
416	Delete Software for Dryer	From GMPA #9 to owner contingency	\$ 31,975
422.1	Crack Injection at Odor Control	From GC-CM risk contingency to GMPA #7	\$ 1,359
423.1	Outfall Duckbill Reconciliation	From GMPA #13 to owner contingency	\$ 72,773
429	Headworks Beam Supports	From owner contingency to GMPA #11	\$ 9,901
465	Revise Sheet Rock in Admin Bldg	From GC-CM contingency to GMPA #11	\$ 978
468	Park Revisions due to Permits	From GMPA #13 to owner contingency	\$ 2,845
469a	Extended Overhead (UMC)	From GC-CM risk contingency to GMPA #9	\$ 77,795
469b	Extended Overhead (Valley)	From GC-CM risk contingency to GMPA #9	\$ 45,841
476	Remove Concrete at Park	From owner contingency to GMPA #13	\$ 11,056
477	Remove Steel Plates	From GC-CM risk contingency to GMPA #9	\$ 8,722
482	Reduce Size of Irrigation Main	From GMPA #13 to owner contingency	\$ 1,979
492	Decommission Wells	From owner contingency to GMPA #13	\$ 1,548
507	Add Electrical Service in Park	From owner contingency to GMPA #13	\$ 7,270
508	Pedestal for Park Lighting	From owner contingency to GMPA #13	\$ 8,696
519	Retaining Wall Footing	From owner contingency to GMPA #13	\$ 8,503
523	Demolish West Kitchen	From owner contingency to GMPA #13	\$24,012
530	Splash Park Electrical	From GC-CM risk contingency to GMPA #13	\$ 4,049
533	Flange at Dryer Hopper	From GC-CM risk contingency to GMPA #9	\$ 4,315
534	Sheet rock Repairs	From GC-CM risk contingency to GMPA #11	\$ 751
535	Sheet rock Repairs	From GC-CM risk contingency to GMPA #11	\$ 938
537	Membrane Patch at Admin Bldg	From GC-CM risk contingency to GMPA #11	\$ 2,650
538	Membrane Patch at Admin Bldg	From GC-CM risk contingency to GMPA #11	\$ 431
539	Mirror in Men's Locker Room	From GC-CM risk contingency to GMPA #11	\$ 870
540	Roof Flashing at Admin Bldg	From GC-CM risk contingency to GMPA #11	\$ 444
542	Tile Revisions in Restrooms	From GC-CM risk contingency to GMPA #11	\$ 2,223
545	Revise West Park Entrance	From owner contingency to GMPA #13	\$ 1,926
547	Raw Sewage Pump Piping	From GC-CM risk contingency to GMPA #9	\$ 12,694
549	Overhead Coiling Door Hood	From GC-CM risk contingency to GMPA #11	\$ 548
550	Flow Switch Couplings	From GC-CM risk contingency to GMPA #9	\$ 2,541
552	Conduit/conductors for Gates	From owner contingency to GMPA #13	\$3,907

Note:

1. Excluding profit and tax.

*Continued on next page...*



**Table 9.3 – Cost Change Memorandums (Continued)**

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount</u> <sup>(1)</sup>
553	Archaeology at Park	Draw from GMPA #13 allowance	\$ 24,280
556	Demolish Windmill	From owner contingency to GMPA #13	\$ 29,284
557	Upsize Beams at West Kitchen	From owner contingency to GMPA #13	\$ 2,415
558	Revise Light Fixtures in Park	From owner contingency to GMPA #13	\$ 1,895
560	Add Valve to HVAC System	From owner contingency to GMPA #9	\$ 2,353
562	Bond Cost Adjustment	From GC-CM risk contingency to GMPA #11	\$ 2,263

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

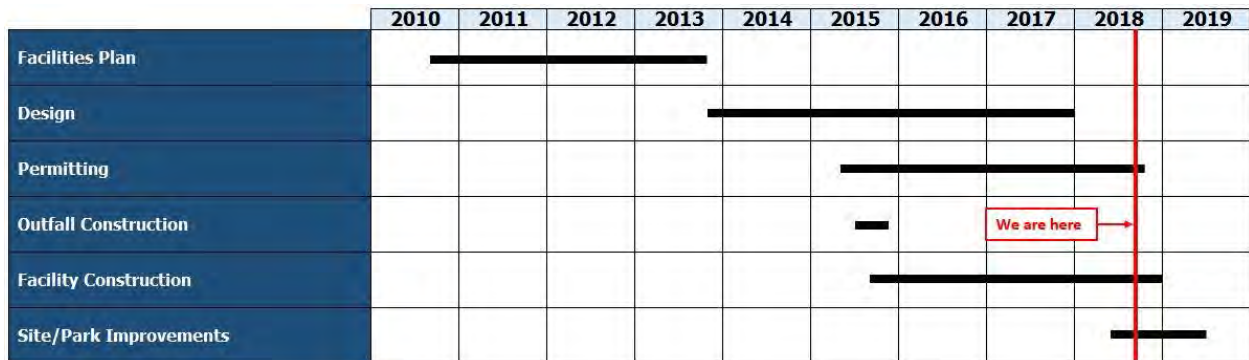
Notes:

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.

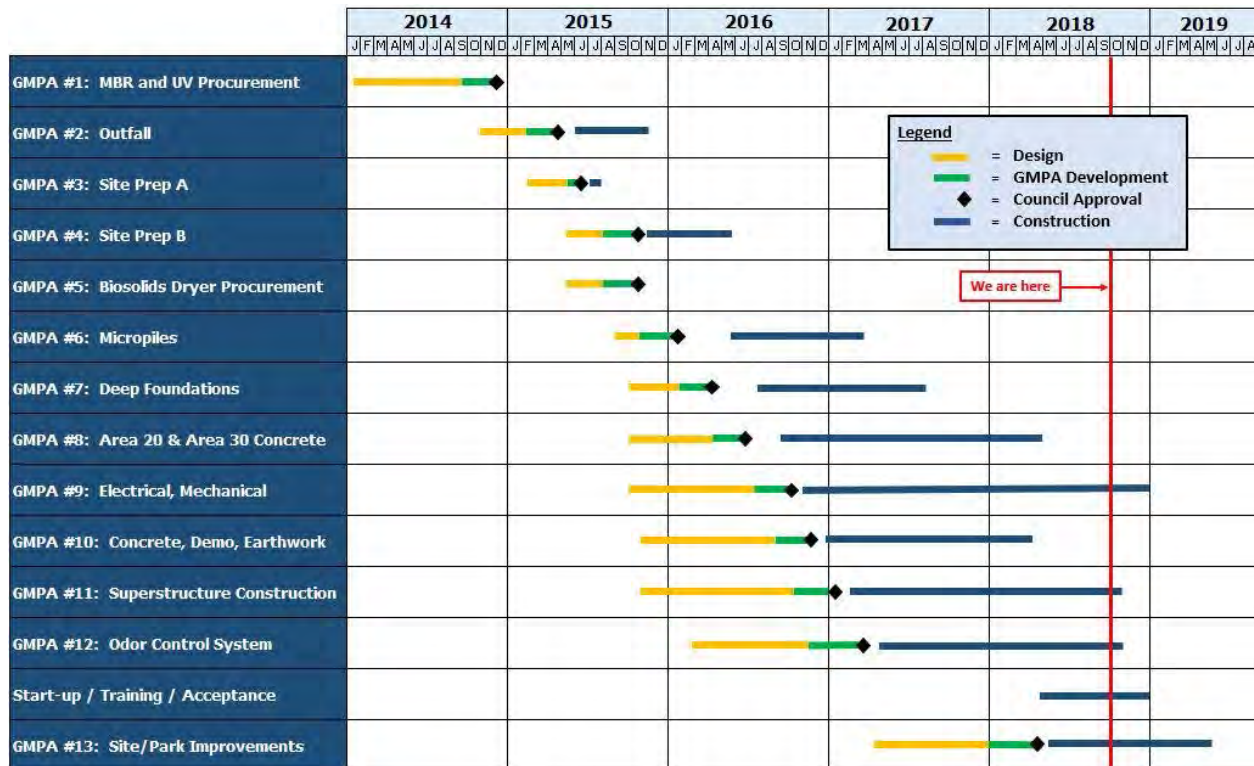
# 11. SCHEDULE

The overall project schedule and construction schedule shown below are based on the latest project construction schedule developed by Hoffman.

**Table 10.1 – Overall Project Schedule**



**Table 10.2 – Construction Schedule**



12. PHOTOGRAPHS

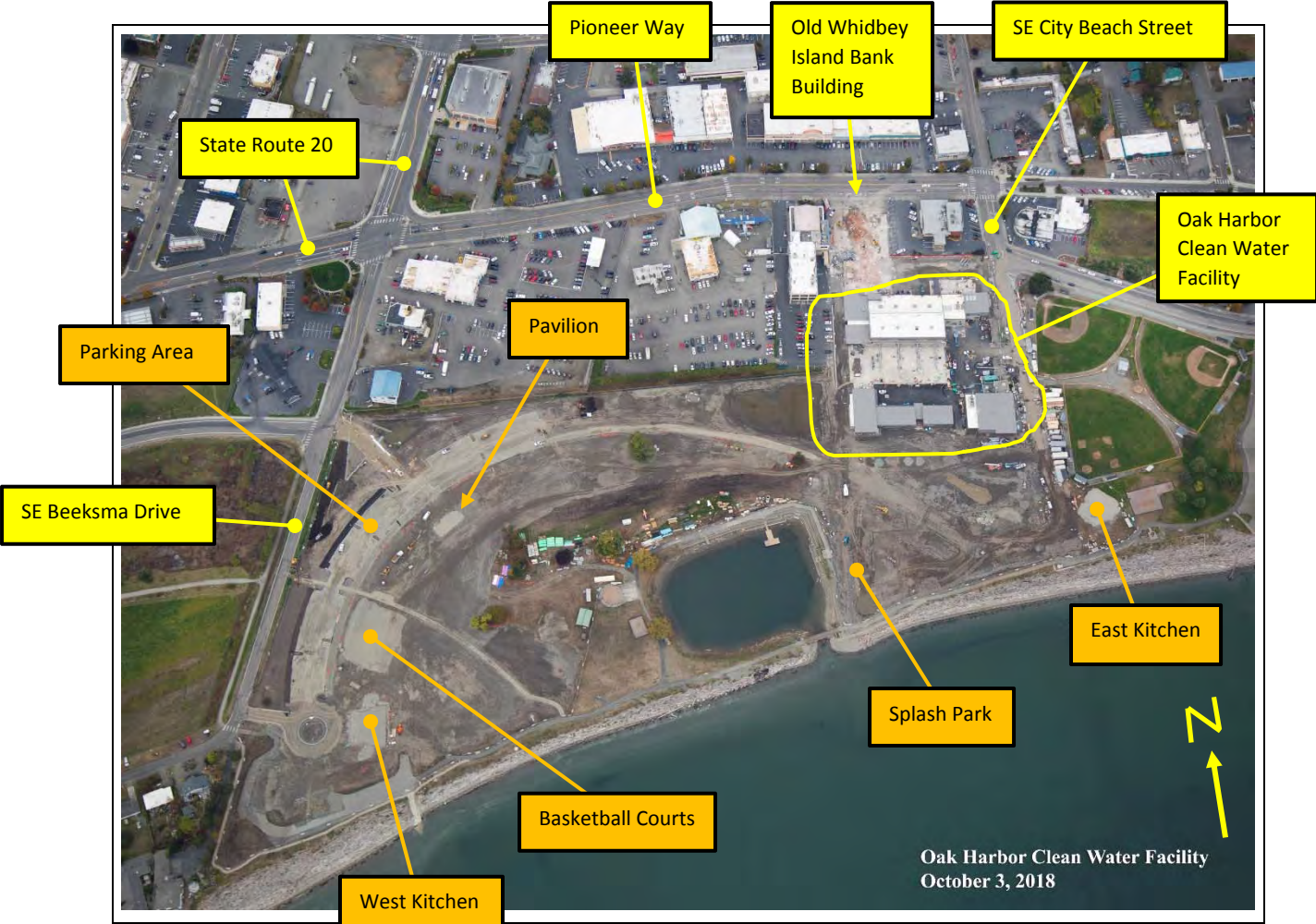


Photo #1

Aerial photo of Windjammer Park and the clean water facility job site (looking north) on October 3<sup>rd</sup>, 2018, 18 weeks after demolition work at Windjammer Park began.



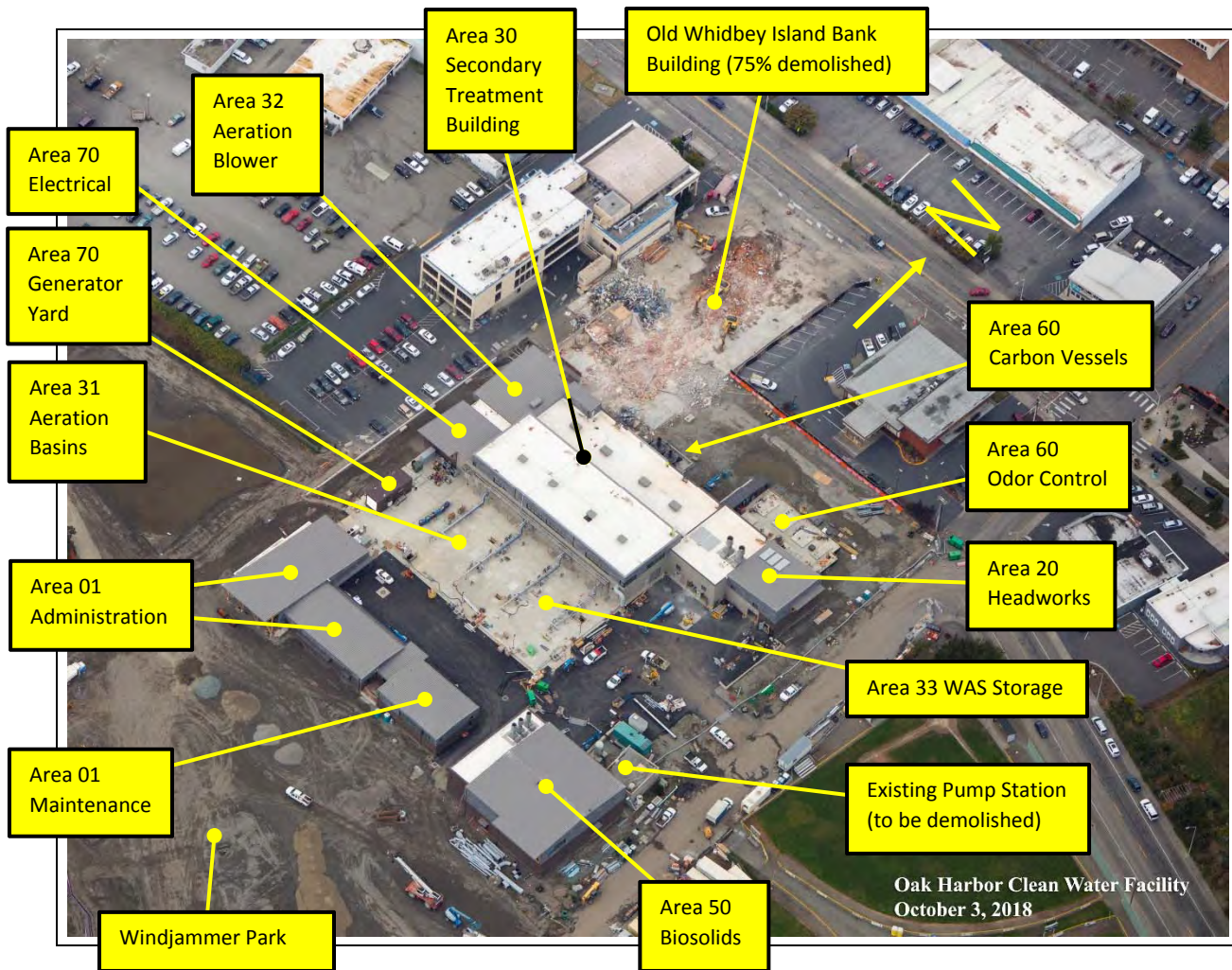


Photo #2

Aerial photo of the clean water facility job site (looking northwest) on October 3<sup>rd</sup>, 2018.



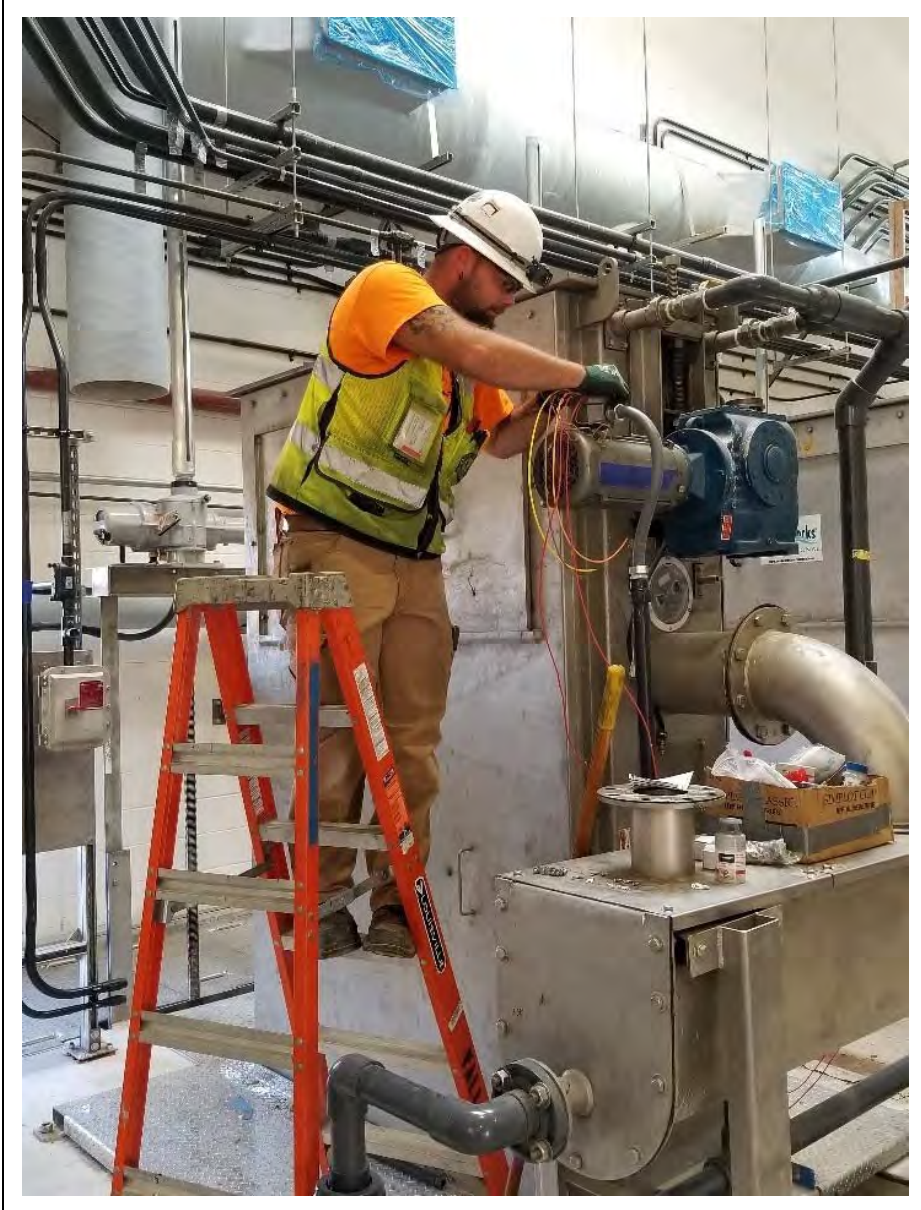


Photo #3

Area 20 Headworks  
(looking northeast) on  
Tuesday, September 4<sup>th</sup>.

An electrician for Valley  
Electric is terminating  
conductors at an electric  
motor for a fine screen.



Photo #4

Area 20 Headworks (looking east) in the gallery below the headworks building on Tuesday, September 4<sup>th</sup>.

An electrician for Valley Electric is pulling conductors through junction boxes.

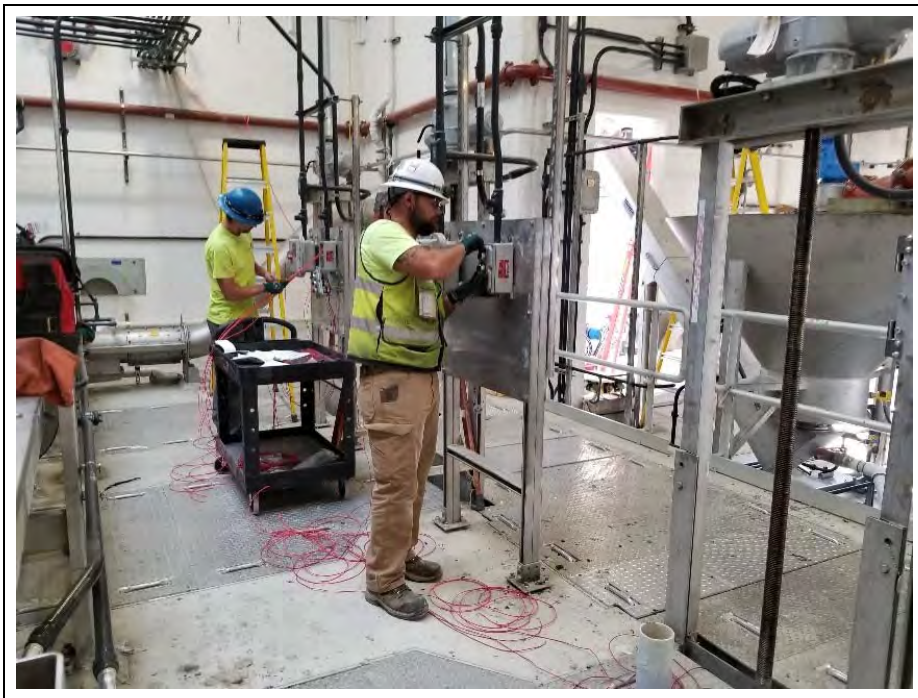


Photo #5

Area 20 Headworks (looking east) on Wednesday, September 5<sup>th</sup>.

Electricians for Valley Electric are installing local control panels for slide gate operators. The slide gates are located on the discharge side of the fine screen channels.



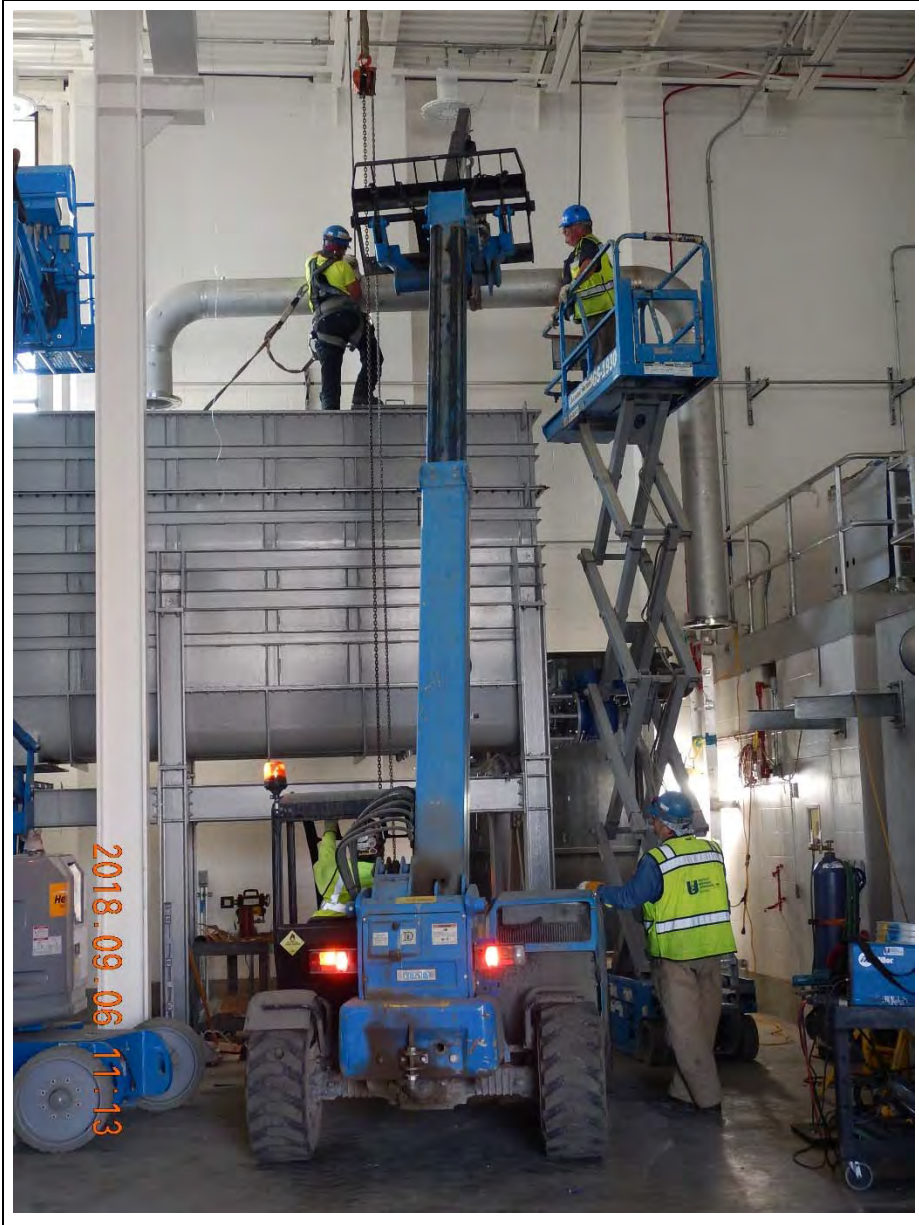


Photo #6

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

Pipefitters for University Mechanical are installing a section of 12-inch stainless steel dewatered sludge piping atop a dryer feed hopper.



Photo #7

Area 30 Secondary Treatment (looking northwest) on Thursday, September 6<sup>th</sup>.

A field technician for Rotork, Ron Salers (white hardhat), is conducting an operator training class pertaining to motor operated slide gates.



Photo #8

Area 20 Headworks (looking east) on Thursday, September 6<sup>th</sup>.

Golden Harvest representative Tyson Boston (white hard hat) and a co-worker (blue hard hat) are conducting an operator training class pertaining to slide gates.



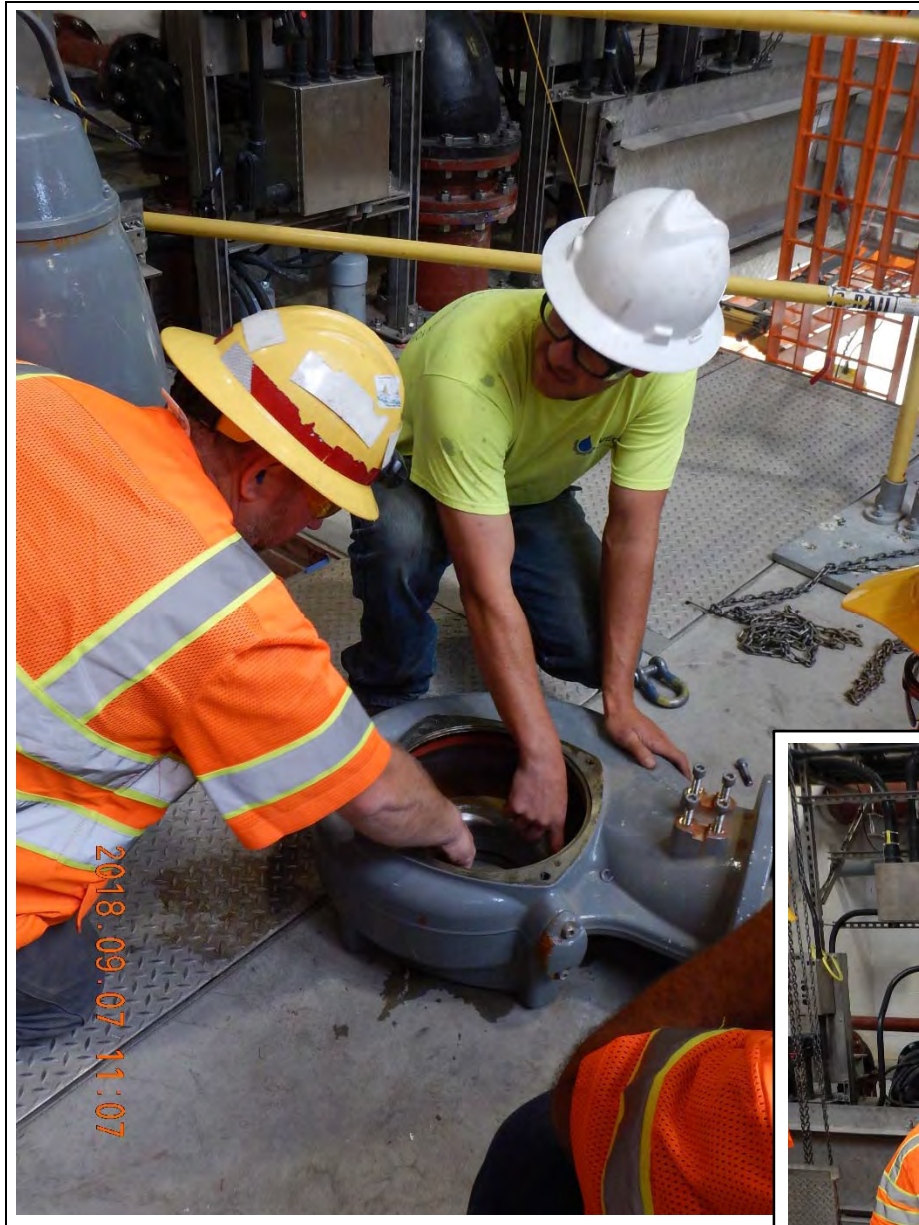


Photo #9

Area 20 Headworks  
(looking northeast) on  
Friday, September 7<sup>th</sup>.

Whitney Equipment  
Company field service  
technician Dan Kelley  
(white hardhat) is  
conducting an operator  
train class pertaining to  
raw sewage influent  
pumps.

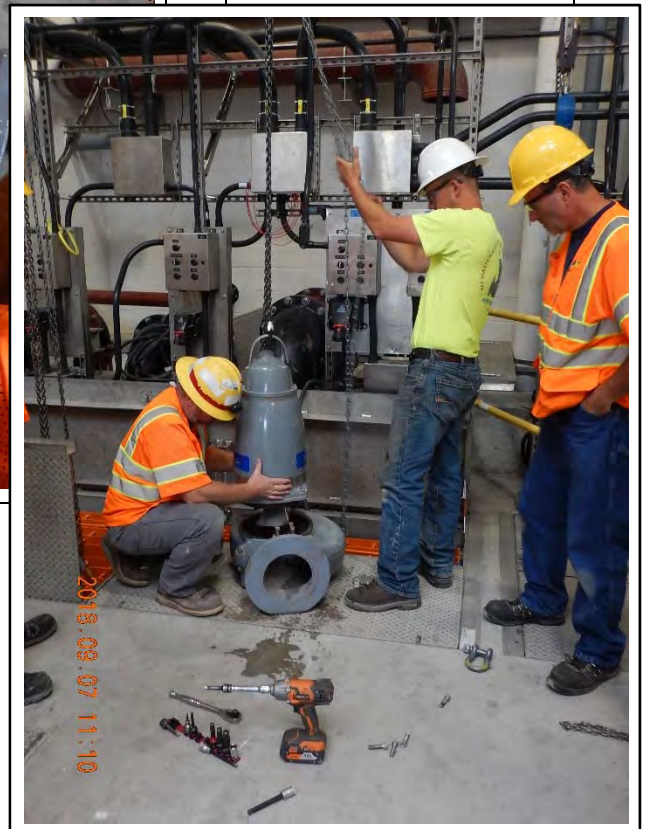






Photo #10

Area 38 Utility Water (looking west) in the gallery under the secondary treatment building on Friday, September 7<sup>th</sup>.

A pipefitter for University Mechanical is installing a flexible joint between a valve and a section of 10-inch ductile-iron utility water piping. A utility water storage tank is left of the valve.



Photo #11

West end of Windjammer Park (looking northeast) on Friday, September 7<sup>th</sup>.

Operators for Interwest Construction are placing crushed rock base for a 10-foot-wide sidewalk that is located next to a parking area.



Photo #12

Area 30 Secondary Treatment Building (looking northeast in the gallery) on Tuesday, September 11<sup>th</sup>.

A sheet metal worker for Delta Technology Corporation is caulking a connection between a supply fan and a flexible connector between the fan and a section of fiber reinforced plastic (FRP) duct.

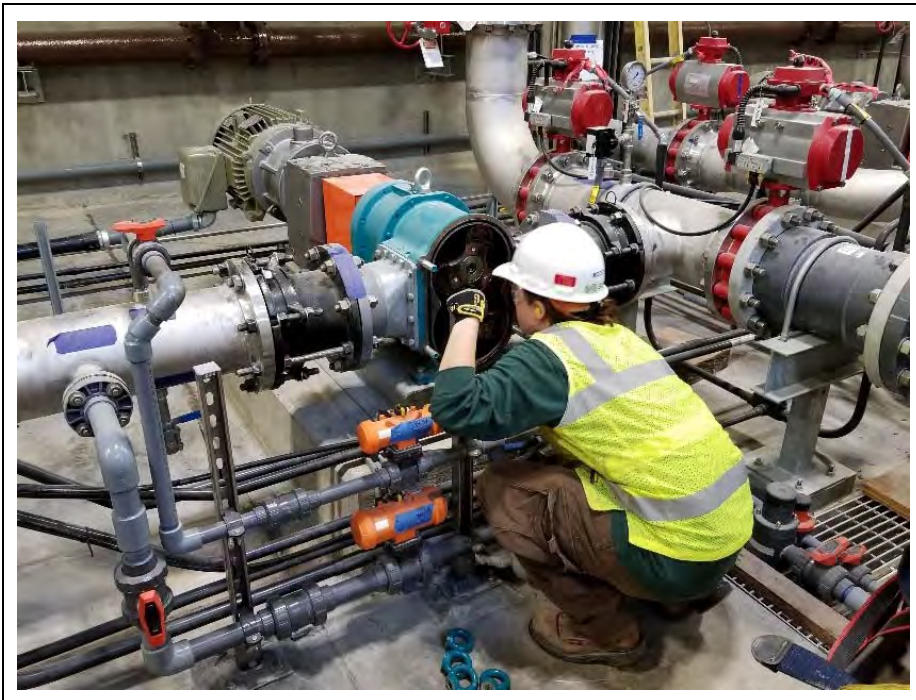


Photo #13

Area 34 membrane Bio-reactor (looking southwest) on Tuesday, September 11<sup>th</sup>.

A commissioning representative for Suez Water Technologies inspects a permeate pump. The permeate pump, when operating, draws wastewater through membrane filters in the membrane tanks.





Photo #14

Area 60 Odor Control (looking east) on Tuesday, September 11<sup>th</sup>.

A pipefitter for University Mechanical is installing netting atop air distribution plates within the odor control structure.



Photo #15

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

Pipefitters for University Mechanical are about to empty a bag of biofilter media into the odor control structure.

Microorganisms will reside on the surface of the media and consume odorous contaminants and, in the process, clean the air.



Photo #16

Area 01 Administration and Maintenance Building (looking southwest) on Wednesday, September 12<sup>th</sup>.

Two sheet metal workers for Axiom are installing flashing at a covered storage area between the administration building (right) and the maintenance building (left).

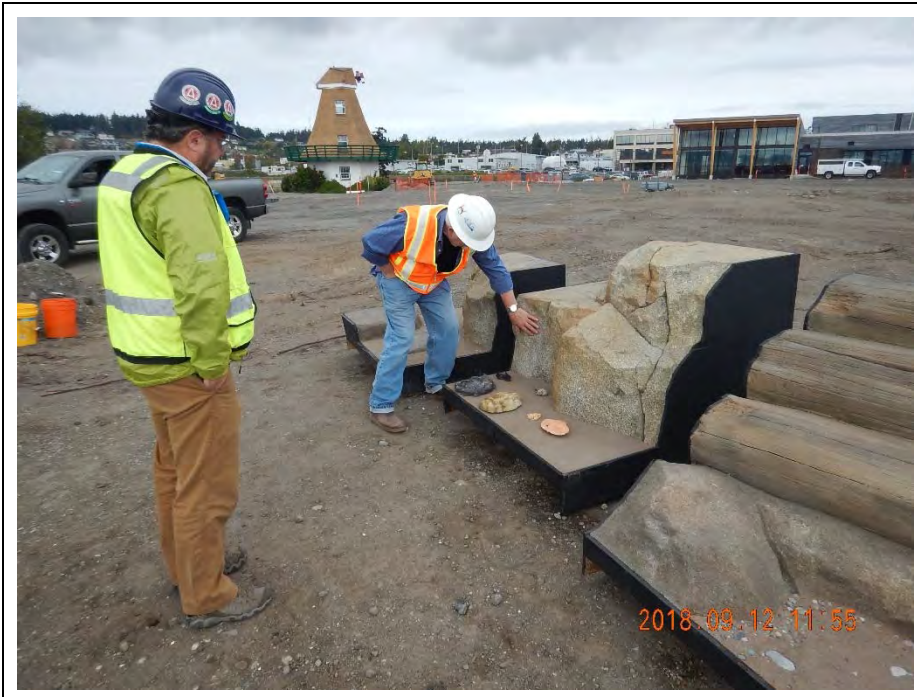


Photo #17

South end of Windjammer Park (looking northwest towards the windmill) on Wednesday, September 12<sup>th</sup>.

Turnstone Construction president John Fulford (left) and Oak Harbor representative Gary Goltz (right) inspect mock-ups of faux rocks and logs for the splash park.





Photo #18

Area 20 Headworks  
(looking west) on  
Wednesday, September  
12<sup>th</sup>.

A carpenter for University  
Mechanical is placing  
grout under pipe supports  
for influent pump  
discharge piping.



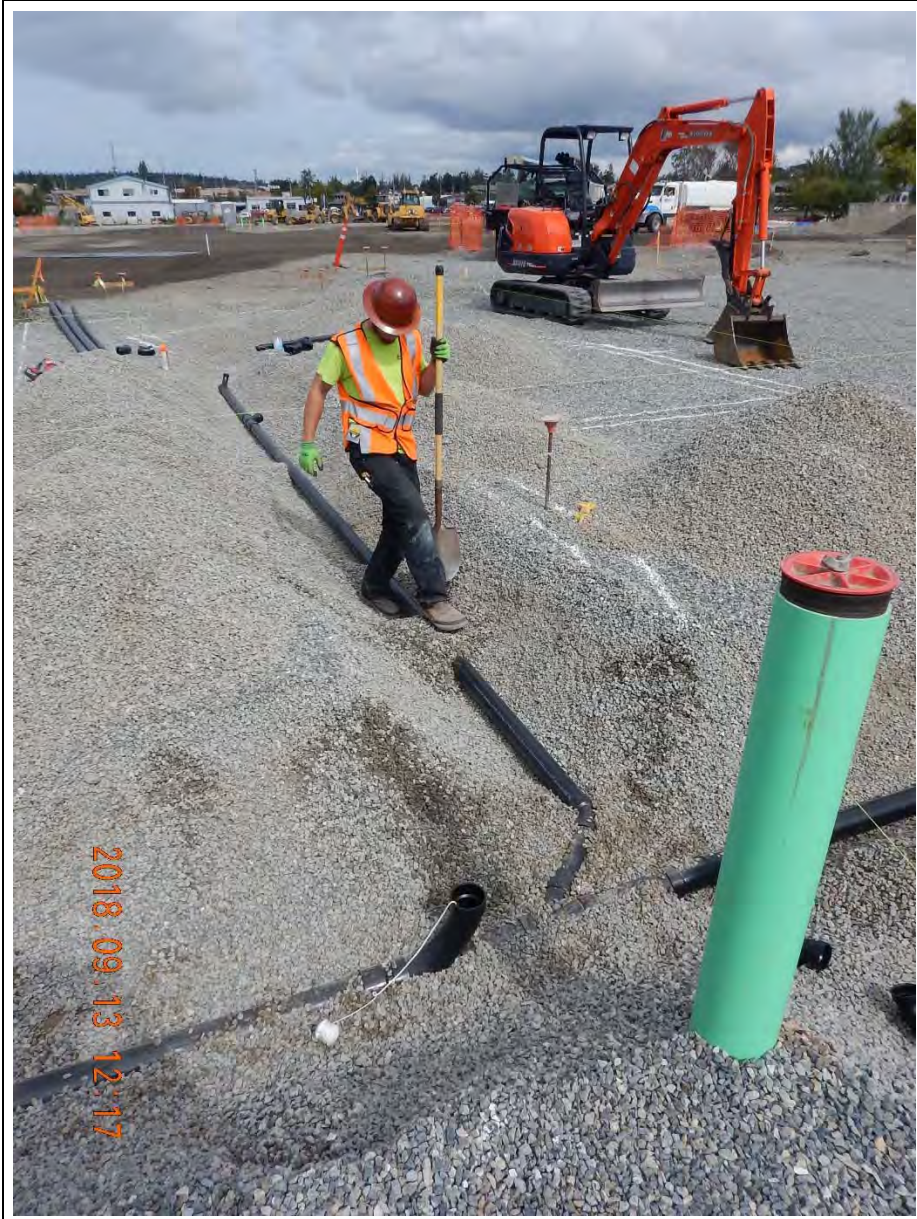


Photo #19

Southwest end of Windjammer Park (looking north) on Thursday, September 13<sup>th</sup>.

A plumber for Eastwood Plumbing Contractors, Inc., is installing PVC drain, waste, and vent piping at the west kitchen.



Photo #20

Area 01 Administration Building (looking northeast) on Tuesday, September 11<sup>th</sup>.

The administration building is substantially complete. A temporary certificate of occupancy was obtained on September 21<sup>st</sup>. The building is currently occupied and in use by project management staff and City plant operations staff.



Photo #21

Area 20 Headworks (looking south) on Friday, September 14<sup>th</sup>.

Sheet metal workers for Delta Technology Corporation are lifting into place a section of fiber reinforced plastic (FRP) foul air piping.





Photo #22

Area adjacent to west side of Area 01 Administration Building (looking north) on Monday, September 17<sup>th</sup>.

An electrician for Valley Electric (orange sweatshirt) placed electrical conduits in a trench next to a 6-inch PVC irrigation main that was just installed by Pacific Earth Works.



Photo #23

West end of Windjammer Park (looking north) on Wednesday, September 19<sup>th</sup>.

An operator for Lakeside Industries is utilizing a motor grader to spread aggregate base material for a parking lot.



Photo #24

West end of Windjammer Park (looking north) on Thursday, September 20<sup>th</sup>.

An operator and a pipe layer (left) for Interwest Construction are placing geogrid atop compacted aggregate subbase at a not-yet-paved parking lot.





Photo #25

Windjammer Park on Thursday and Friday, September 20<sup>th</sup> and 21<sup>st</sup>.

Masons for Black Rock Masonry are utilizing basalt stone to build a mock-up of a proposed veneer for the east and west kitchens and pavilion.







Photo #26

Southwest end of Windjammer Park (looking west) towards Beeksma Drive on Friday, September 21<sup>st</sup>.

Carpenters for Interwest Construction placed concrete for a curb.





Photo #27

West Kitchen at Windjammer Park (looking northwest) on Tuesday, Wednesday, and Friday, September 18<sup>th</sup>, 19<sup>th</sup>, and 21<sup>st</sup>.

Ascendent Demolition utilized an excavator to demolish the west kitchen.





Photo #28

Area 50 Biosolids Building  
(looking northeast) on  
Saturday, September 22<sup>nd</sup>.

An operator for Ness  
Campbell Crane & Rigging  
is utilizing an all-terrain  
crane to place a high  
plume fan atop the load  
out portion of the biosolids  
building. Sheet metal  
workers for Delta  
Technology Corporation  
are responsible for  
installing the fans.





Photo #29

Windmill at Windjammer Park (looking southwest) on Monday, September 24<sup>th</sup>.

Ascendent Demolition is utilizing an excavator to demolish a faux windmill.







Photo #30

South end of Windjammer Park (looking east) on Monday, September 24<sup>th</sup>.

An archaeologist for ERCI, Susan Larsen, kneels beside a vertebra from a whale. The vertebra was uncovered during excavation work for a splash park.

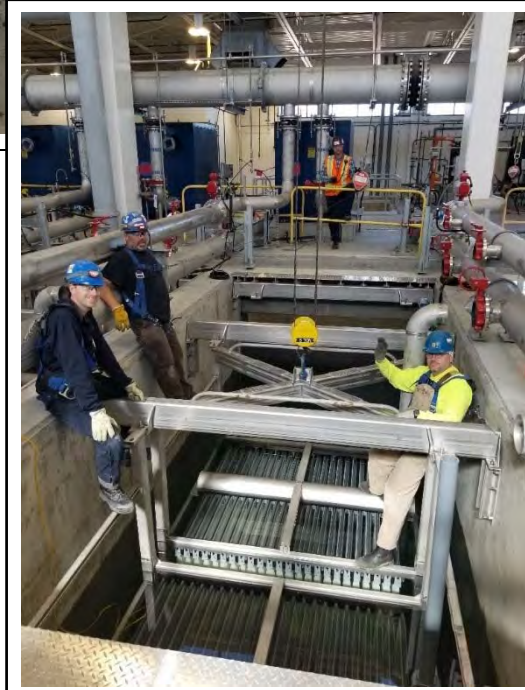
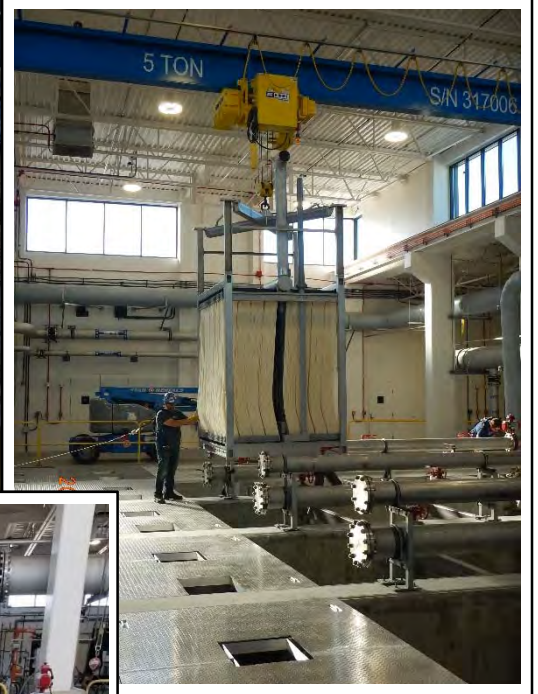


Photo #31

Area 30 Secondary Treatment Building on Monday, September 24<sup>th</sup>.

Top: A technician for Suez Water Technologies, Sean Mercer, inspects a membrane cassette.

Lower Right: Pipefitters for University Mechanical are placing a membrane cassette into a membrane tank.





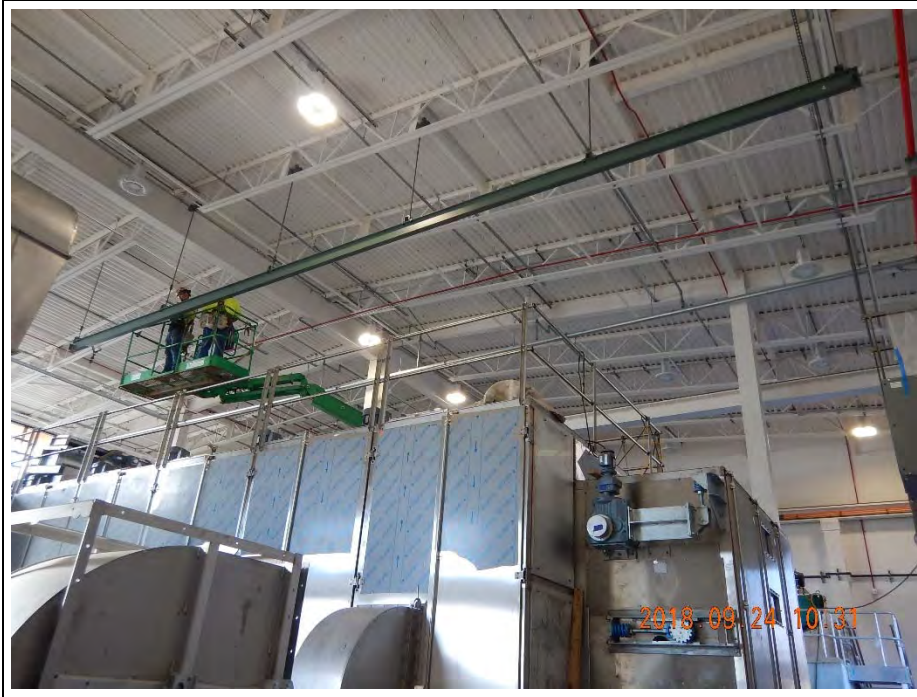


Photo #32

Area 50 Biosolids (looking northeast) on Monday, September 24<sup>th</sup>.

Ironworkers for WEMCO, Inc., are installing a ½-ton monorail system over a biosolids dryer.



Photo #33

South end of Windjammer Park (looking southwest) on Tuesday, September 25<sup>th</sup>.

A laborer for Interwest Construction is placing small diameter PVC pipe in trenches. The PVC piping system will serve the new splash park.





Photo #34

Southwest end of Windjammer Park (looking northwest) on Tuesday, September 25<sup>th</sup>.

Top: Carpenters for Interwest Construction are placing concrete for a section of curb.

Bottom: The curb after the carpenters removed the forms.





Photo #35

South end of Windjammer Park (looking northeast) on Wednesday, September 26<sup>th</sup>.

A pipe layer for Interwest Construction is about to install an 8-inch P trap made of PVC pipe spools and ductile-iron fittings. The P trap will prevent odorous gases from rising up through the manhole, which is located at the south end of the new splash park.



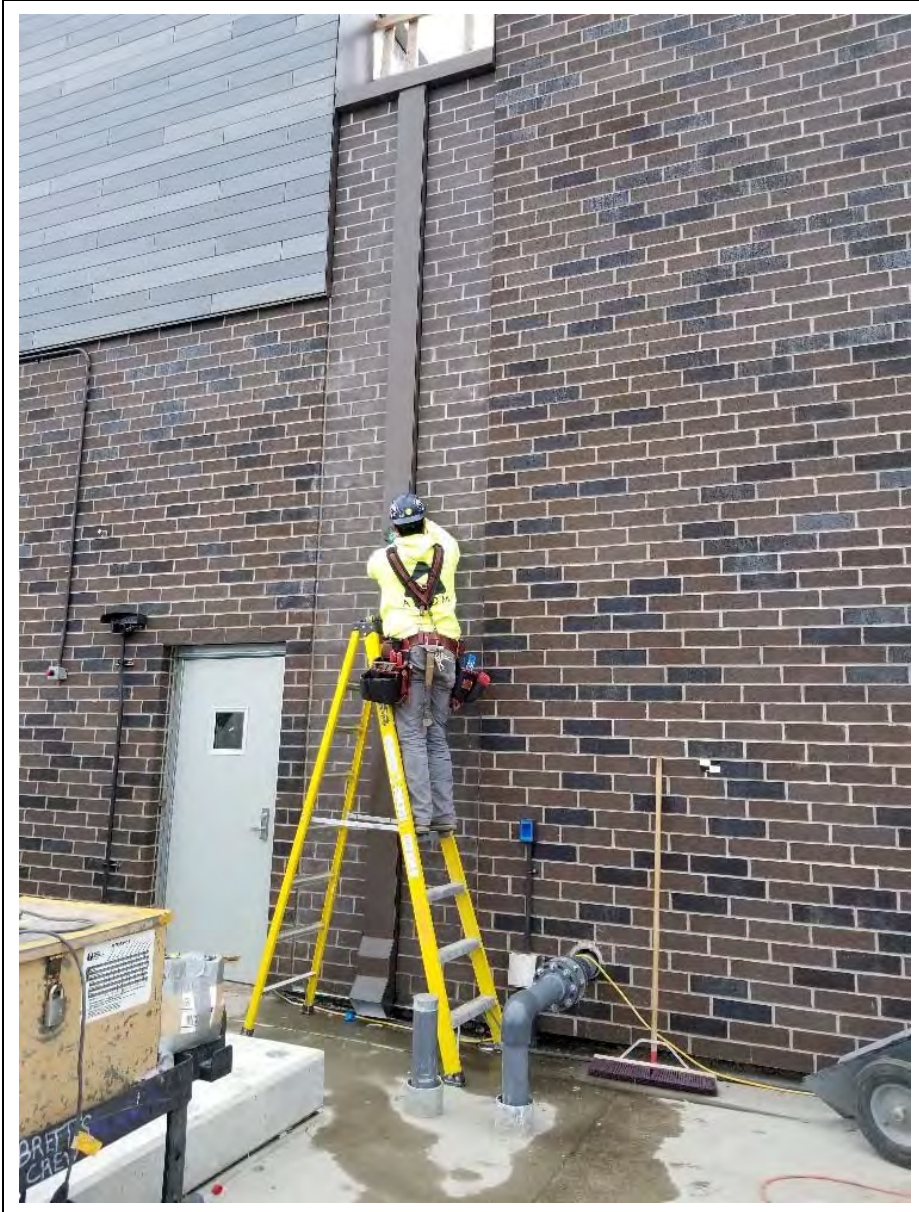


Photo #36

Area 20 Headworks  
(looking southeast) on  
Wednesday, September  
26<sup>th</sup>.

A sheet metal worker for  
Axiom is installing a sheet  
metal down spout.



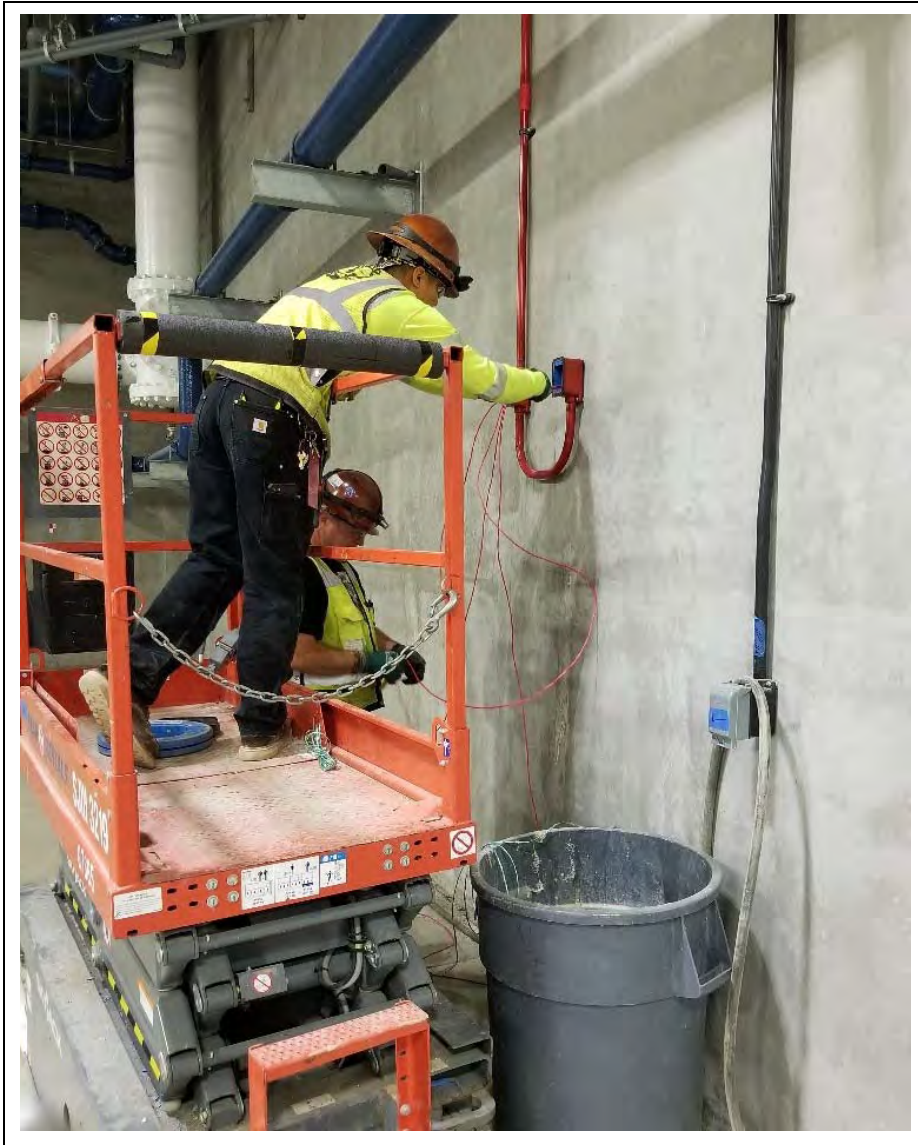


Photo #37

Area 35 RAS/WAS Pumping (looking northeast) on Wednesday, September 26<sup>th</sup>.

Electricians for Valley Electric are pulling conductors through conduit for a fire detection system.



Photo #38

Area 20 Headworks (looking north) on Thursday, September 27<sup>th</sup>.

Top: JDV Equipment Corporation representative Mike Reade is conducting an operator training class pertaining to a screw conveyor associated with a mechanical coarse screen (seen below).

Bottom: Huber Technologies technician Christian Reyer (seen pointing) conducts an operator training session pertaining to a mechanical coarse screen.







Photo #39

Area 37 NaOH and HOCL Chemical Facilities (looking northeast) on Friday, September 28<sup>th</sup>.

TMG Services technician Brian Yarnell (left, without hardhat) conducts an operator training class pertaining to chemical injection pumps.



Photo #40

Southwest end of Windjammer Park (looking east) on Friday, September 28<sup>th</sup>.

Carpenters for LangCo NW are installing forms for a slab-on-grade for the west kitchen.





Photo #41

The old Whidbey Island Bank Building (looking southwest).

Top: The old Whidbey Island Bank Building (looking southwest) on Wednesday, September 26<sup>th</sup>, before demolition.

Bottom: The old Whidbey Island Bank Building (looking southwest) on Friday, September 28<sup>th</sup>, after demolition began.

See Photo #2 for an aerial view of this activity.







Photo #42

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

A landscaper for Pacific Earth Work is placing small diameter PVC irrigation lateral piping in a trench.

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# ATTACHMENT A

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<b>CLEAN WATER FACILITY PROJECT FINANCIAL REPORT</b>			
<b>Summary Through 9/30/18</b>			
<b>REVENUE</b>	<b>FUNDING OBTAINED</b>	<b>FUNDING USED</b>	<b>BALANCE</b>
SRF LOANS	97,983,466.00	97,313,283.58	670,182.42
BONDS	25,777,229.30	20,708,693.72	5,068,535.58
GRANTS	8,500,000.00	8,255,000.00	245,000.00
PROGRAM INCOME	15,160,051.06	7,744,467.06	7,415,584.00
CUMMULATIVE RESERVE	5,000,000.00	-	5,000,000.00
<b>TOTAL REVENUE</b>	<b>152,420,746.36</b>	<b>134,021,444.36</b>	<b>18,399,302.00</b>
<b>EXPENDITURES</b>	<b>CONTRACTED/ESTIMATED BUDGET</b>	<b>PROJECT TO DATE ACTUAL</b>	<b>BALANCE</b>
ACQUISITIONS	3,396,325.69	3,372,603.49	23,722.20
ADMINISTRATION	692,852.01	637,709.66	55,142.35
CONSTRUCTION	124,222,645.68	108,881,417.19	15,341,228.49
FINANCE	258,638.16	216,860.16	41,778.00
PROFESSIONAL SERVICES - DESIGN	9,447,726.92	9,251,614.22	196,112.70
PROFESSIONAL SERVICES - CONSTRUCTION	10,907,612.88	8,656,424.39	2,251,188.49
<b>TOTAL PROJECT EXPENDITURES</b>	<b>148,925,801.34</b>	<b>131,016,629.11</b>	<b>17,909,172.23</b>
<b>CASH SURPLUS (DEFICIT)</b>	<b>3,494,945.02</b>	<b>3,004,815.25</b>	<b>490,129.77</b>
<b>FINANCING/TRANSFERS</b>			
BONDS	2,776,377.50	2,348,781.87	427,595.63
LOANS	586,100.19	206,033.38	380,066.81
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>3,004,815.25</b>	<b>842,525.44</b>
<b>ESTIMATED CASH REMAINING</b>	<b>(352,395.67)</b>	<b>0.00</b>	<b>(352,395.67)</b>

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 9/30/18</b>	<b>Balance</b>
<b>Loans</b>	<b>97,983,466.00</b>	<b>97,313,283.58</b>	<b>670,182.42</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	28,454,118.58	670,182.42
<b>Bonds</b>	<b>25,777,229.30</b>	<b>20,708,693.72</b>	<b>5,068,535.58</b>
2016 Revenue Bonds	25,777,229.30	20,708,693.72	5,068,535.58
<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>20,160,051.06</b>	<b>7,744,467.06</b>	<b>12,415,584.00</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	14,928,779.30	7,744,467.06	7,184,312.24
<b>Total Revenue</b>	<b>152,420,746.36</b>	<b>134,021,444.36</b>	<b>18,399,302.00</b>
<b>EXPENDITURES</b>	<b>Estimated Budget</b>	<b>Actual through 9/30/18</b>	<b>Balance</b>
<b>Acquisitions</b>	<b>3,396,325.69</b>	<b>3,372,603.49</b>	<b>23,722.20</b>
Contract			
Fullerton	12,990.00	12,990.00	-
Legal	38,774.97	19,980.97	18,794.00
Misc	15,523.45	15,523.45	-
Property	2,923,824.83	2,923,824.83	-
Rent	402,086.96	397,158.76	4,928.20
Supplies	125.48	125.48	-
Utilities	3,000.00	3,000.00	-
<b>Administration</b>	<b>692,852.01</b>	<b>637,709.66</b>	<b>55,142.35</b>
IDCA	680,790.04	625,647.69	55,142.35
Travel	12,061.97	12,061.97	-
<b>Construction</b>	<b>124,222,645.68</b>	<b>108,881,417.19</b>	<b>15,341,228.49</b>
Contract			
Carollo	1,828,155.00	1,449,114.92	379,040.08
Hoffman <sup>(1)</sup>	114,934,957.09	102,916,544.36	12,018,412.73
Hoffman <sup>(2)</sup>	6,485,578.30	4,054,500.00	2,431,078.30
PSE	568,742.77	99,626.22	469,116.55
Equipment	80,828.85		80,828.85
Materials	14,972.32	14,972.32	-
Misc	6,537.35	28,908.97	(22,371.62)
Supplies	3,586.45	1,799.52	1,786.93
Travel	18.00	18.00	-
Utilities	299,269.55	315,932.88	(16,663.33)
<b>Finance</b>	<b>258,638.16</b>	<b>216,860.16</b>	<b>41,778.00</b>
Audit	16,823.70	11,823.70	5,000.00
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	77.48	-

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 9/30/18</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>8,656,424.39</b>	<b>2,251,188.49</b>
Advertising	13,688.53	14,422.99	(734.46)
Contract			-
Carollo	5,505,213.25	4,135,053.66	1,370,159.59
C2G	15,000.00	6,176.70	8,823.30
ERCI	1,112,002.15	1,111,599.21	402.94
ERCI-Tsfr for WJP	87,330.70		87,330.70
Gary Goltz	70,500.30	37,554.98	32,945.32
KBA	4,024,813.28	3,316,735.03	708,078.25
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	4,079.41	-
Monitoring	23,600.00	16,903.93	6,696.07
<b>Total Expenditures - Project #ENG 1609</b>	<b>148,925,801.34</b>	<b>131,016,629.11</b>	<b>17,909,172.23</b>
<b>Estimated Cash Remaining</b>	<b>3,494,945.02</b>	<b>3,004,815.25</b>	<b>490,129.77</b>

<b>FINANCING/TRANSFERS</b>			
<b>Bonds</b>	<b>2,776,377.50</b>	<b>2,348,781.87</b>	<b>427,595.63</b>
Interest	2,204,493.03	1,776,897.40	427,595.63
Miscellaneous	571,884.47	571,884.47	-
<b>Loans</b>	<b>586,100.19</b>	<b>206,033.38</b>	<b>380,066.81</b>
Principal	217,403.38	96,115.12	121,288.26
Interest	368,696.81	109,918.26	258,778.55
<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>3,004,815.25</b>	<b>842,525.44</b>
<b>Surplus (Deficit)</b>	<b>(352,395.67)</b>	<b>-</b>	<b>(352,395.67)</b>

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# ATTACHMENT B



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# AUTHORIZATION FOR PAYMENT OAK HARBOR CLEAN WATER FACILITY

**Date:** September 5, 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. CWFC40  
**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		2,039,372.00	409,148.00	83.3%
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	1,446,990.10	150,336.40	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	25,679.70	6,264,864.70	6,143,138.01		6,143,138.01	121,726.69	98.1%
GMPA No. 8 CWF Work:	eng1609.con.007	422.30.594.35.6200	7,024,188.00	774,390.52	7,798,578.52	7,664,465.29	16,383.71	7,680,849.00	117,729.52	98.5%
GMPA No. 9 CWF Work:	eng1609.con.008	422.30.594.35.6200	30,148,712.00	1,706,255.29	31,854,967.29	29,612,257.29	439,321.00	30,051,578.29	1,803,389.00	94.3%
GMPA No. 10 CWF Work:	eng1609.con.009	422.30.594.35.6200	4,809,815.00	1,564,182.97	6,373,997.97	6,335,487.60	19,020.37	6,354,507.97	19,490.00	99.7%
GMPA No. 11 CWF Work:	eng1609.con.042	422.30.594.35.6200	17,934,490.00	985,435.95	18,919,925.95	17,126,557.24	734,965.53	17,861,522.77	1,058,403.18	94.4%
GMPA No. 12 CWF Work:	eng1609.con.045	422.30.594.35.6200	3,957,515.00	11,851.96	3,969,366.96	3,037,596.78	169,570.00	3,207,166.78	762,200.18	80.8%
GMPA No. 13 CWF Work:	eng1609.con.047	422.30.594.35.6200	4,580,897.70	(924,596.01)	3,656,301.69	599,550.90	220,044.99	819,595.89	2,836,705.80	22.4%
<b>Subtotal CWF Work:</b>			87,562,429.70	3,853,106.54	91,415,536.24	82,118,094.65	<b>1,749,642.00</b>	83,867,736.65	7,547,799.59	
GMPA No. 13 WJP Work (Sewer):	eng1701.con.170.111	325.10.594.79.6300	5,449,153.30	(50,624.39)	5,398,528.91	607,629.53	271,206.25	878,835.78	4,519,693.13	16.3%
GMPA No. 13WJP Work (General):	eng1701.con.170.112	325.10.594.79.6300	3,819,283.00	24,375.33	3,843,658.33	175,397.42	15,000.00	190,397.42	3,653,260.91	5.0%
<b>Subtotal WJP Work:</b>			9,268,436.30	(26,249.06)	9,242,187.24	783,026.95	<b>286,206.25</b>	1,069,233.20	8,172,954.04	21.2%
Negotiated Support Services CWF:	eng1609.con.032	422.30.594.35.6200	8,339,260.00	-	8,339,260.00	6,368,742.31	137,520.76	6,506,263.07	1,832,996.93	78.0%
Specified General Conditions:	eng1609.con.033	422.30.594.35.6200	2,392,490.00	-	2,392,490.00	2,014,008.00	74,291.00	2,088,299.00	304,191.00	87.3%
<b>Subtotal Work, NSS, and SGC:</b>			<b>107,562,616.00</b>	<b>3,826,857.48</b>	<b>111,389,473.48</b>	<b>91,283,871.91</b>	<b>2,247,660.01</b>	<b>93,531,531.92</b>	<b>17,857,941.56</b>	<b>84.0%</b>

	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	(2,239,682.17)	1,252,677.83				1,252,677.83	
Owner Risk Contingency:			1,857,883.00	(1,587,175.31)	270,707.69				270,707.69	
<b>Subtotal Contingencies:</b>			<b>5,350,243.00</b>	<b>(3,826,857.48)</b>	<b>1,523,385.52</b>				<b>1,523,385.52</b>	
<b>Hoffman Subtotal:</b>			<b>112,912,859.00</b>		<b>112,912,859.00</b>	<b>91,283,871.91</b>	<b>2,247,660.01</b>	<b>93,531,531.92</b>	<b>19,381,327.08</b>	
GC/CM Fee (4.28%) CWF:	eng1609.con.036	422.30.594.35.6200	4,832,668.00		4,832,668.00	3,873,436.15	83,950.22	3,957,386.37	829,518.45	
GC/CM Fee (4.28%) WJP-S	eng1701.con.036.111	325.10.594.79.6300				26,006.54	11,607.63	37,614.17		
GC/CM Fee (4.28%) WJP-G:	eng1701.con.036.112	325.10.594.79.6300				7,507.01	642.00	8,149.01		
<b>Contract SUBTOTAL:</b>			<b>117,745,527.00</b>		<b>117,745,527.00</b>	<b>95,190,821.61</b>	<b>2,343,859.86</b>	<b>97,534,681.47</b>	<b>20,210,845.53</b>	<b>82.8%</b>
WA State Sales Tax (8.7%) CWF:	eng1609.con.037	422.30.594.35.6200	10,243,860.85		10,243,860.85	8,210,562.46	177,950.15	8,388,512.61	1,758,343.56	
WA State Sales Tax (8.7%) WJP-S:	eng1701.con.037.111	325.10.594.79.6300				55,126.33	24,604.81	79,731.14		
WA State Sales Tax (8.7%) WJP-G:	eng1701.con.037.112	325.10.594.79.6300				15,912.69	1,360.85	17,273.54		
<b>TOTAL:</b>			<b>127,989,387.85</b>		<b>127,989,387.85</b>	<b>103,472,423.09</b>	<b>2,547,775.67</b>	<b>106,020,198.76</b>	<b>21,969,189.09</b>	<b>82.8%</b>

**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  
GMPA = Guaranteed Maximum Price Amendment

PAID TO DATE

CONTRACT AMOUNT

Retainage Adjustment CWF (422):	3,623,770.77	92,540.25	3,716,311.02
Retainage Adjustment WJP (325):	38,628.47	13,812.79	52,441.26
<b>Net Payment(s):</b>	<b>99,810,023.85</b>	<b>2,441,422.63</b>	<b>102,251,446.48</b>

9/10/18 date  
 9/10/18 date  
 9/10/18 date

PAID THIS AMOUNT

signature  
 Daniel Williams, Resident Engineer, KBA  
 signature  
 Brett Arvidson, Project Engineer  
 signature  
 Cathy Rosen, Director of Public Works

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

06-09-07-2018



**CWF RETAINAGE BREAKDOWN:**

Total of Hoffman Contract Subtotal from above:	95,190,821.61	2,343,859.86	97,534,681.47
Less Valley Electric covered by Retainage Bond 422:	(10,357,517.00)	(194,599.00)	(10,552,116.00)
Less Valley Electric covered by Retainage Bond 325:	(43,971.00)	(22,200.00)	(66,171.00)
Less ST Fabrication covered by Retainage Bond:	(3,608,040.39)		(3,608,040.39)
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:	73,247,983.85	2,127,060.86	75,375,044.71
<hr/>			
Retainage (5%) on Total Earned to date:	4,759,541.13	117,192.99	4,876,734.12
Less Valley Electric covered by Retainage Bond 422:	(517,875.85)	(9,729.95)	(527,605.80)
Less Valley Electric covered by Retainage Bond 325:	(2,198.55)	(1,110.00)	(3,308.55)
Less ST Fabrication covered by Retainage Bond 422:	(180,402.02)	-	(180,402.02)
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:	3,662,399.24	106,353.04	3,768,752.28

Retainage for project ENG1701 is calculated on the sum of W/P 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

Patricia Soule, Interim City Administrator  
Cathy Rosen, Director of Public Works  
Joe Stowell, City Engineer  
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  
-- Steellkorr, 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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