

City of Oak Harbor
City Council Agenda Bill

Bill No. 5. c. i.
Date: November 20, 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. [October Clean Water Facility Monthly Progress Report](#)

Clean Water Facility Project

Monthly Report

October 2018



Oak Harbor Clean Water Facility
November 2, 2018

This page intentionally left blank.

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



MONTHLY PROGRESS REPORT

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

- Start-up activities continued (see Photos #21, #23, #29, #39, #41, #47, #48, #50, and #55). Vendors operated equipment and conducted operator training (see Photos #22 and #51).
- Clean water testing occurred at the end of October (see Photo #12). Wastewater was introduced into the plant on November 5th.
- Ascendent finished demolishing the old Whidbey Island Bank building (see Photo #24).
- Lakeside Industries paved a parking area (see Photos #15 through #18) and two basketball courts (see Photo #20) at Windjammer Park.
- Pacific Earth Works received its first shipment of plantings and planted wetland enhancement plants in a storm water pond at Windjammer Park (see Photos #32 and #44).
- Turnstone Construction placed concrete for faux rocks at the splash park at Windjammer Park (see Photos #7, #11, #45, and #46).

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 October, the total paid to date will be \$113,225,347 (including tax and preconstruction phase services), which makes up 88% of Hoffman's total contract amount. See Section 8, *Pay Request and Contract Status*, for additional information.

Schedule. Start-up activities on the clean water facility continued in October and will continue for the rest of the year. Wastewater was introduced into the clean water facility on Monday, November 5th. The clean water facility is expected to be substantially complete by the end of 2018, but some work and start-up activities associated with the biosolids dryer will occur in January 2019. The work at Windjammer Park is expected to be complete by June of 2019. See Section 11, *Schedule*, for additional information.

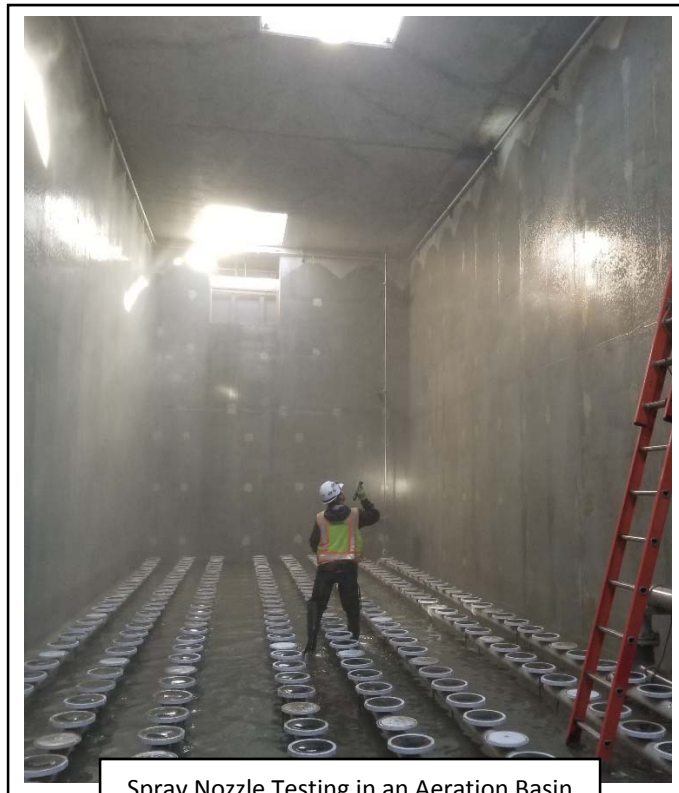
2. INTRODUCTION

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, 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.



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 ⁽¹⁾
•	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 ⁽²⁾
•	GMPA No. 13	Windjammer Park Improvements	<u>\$10,226,233⁽²⁾</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 ⁽¹⁾

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 required for Windjammer Park improvements have now been obtained.

SCADA System Development. Throughout the month of October, Carollo Engineers' systems integration engineers (i.e., Jeff Janowiak, Amir Najafi, and Elise Moore) and operations start-up support staff (i.e., Brian Graham and Steve Walker) utilized the SCADA system to perform functional testing and clean water facility testing.

Start-up Activities. Representatives of the City, Hoffman, and Carollo Engineers conducted five group start-up meetings during the month of October. The City's operations staff became an integral part of a start-up team that included Hoffman, Carollo Engineers, Valley Electric, University Mechanical, and other subcontractors and vendors (see Photos #21, #23, #29, #39, #41, #42, #47, #48, and #50). A commissioning representative for Suez Water Technologies, Kathleen McAllister, was on site full-time and her co-worker, Sean Mercer, was on site part-time to prepare membrane filtration equipment for start-up (see Photos #12 and #23). A training specialist for Suez Water Technologies, Wayne Key, conducted 40 hours of operator training during the week beginning Monday, October 29th (see Photo #51). On October 11th, a technician for Bainbridge Associates, Mike Matsumoto, operated submersible mixers in the aeration basins and measured flow velocities that were generated by the mixers. On October 18th, EVOQUA Water Technologies project manager Greg Manier conducted an operator training class pertaining to the ultraviolet (UV) reactors and their associated vendor control panels (see Photo #22). On October 19th, Carollo Engineers representative Brian Graham finalized a clean water functional testing plan that identified start-up testing activities thought to be necessary during clean water facility testing to ensure that each system and subsystem functions as expected. Clean water facility testing occurred over a two-week period between Monday, October 22nd, and Friday, November 2nd. During clean water facility testing, Hoffman Construction conducted daily 8:15 a.m. start-up meetings to coordinate start-up activities and facilitate resolution of problems encountered during start-up (see Photo #55). Wastewater was introduced into the plant on Monday, November 5th.

GMPA No. 1 – MBR System and UV Disinfection Equipment (Procurement) and Engineering Support. Work on this GMPA is approximately 83% complete. Throughout the month of October, representatives of Suez Water Technologies began operating and testing the membrane filtration system with potable water (see Photo #12) and, during the week beginning Monday, October 29th, began conducting 40 hours of operator training classes (see Photo #51). On Thursday, October 18th, a representative of EVOQUA conducted an operator training class pertaining to UV disinfection equipment (see Photo #22). 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.

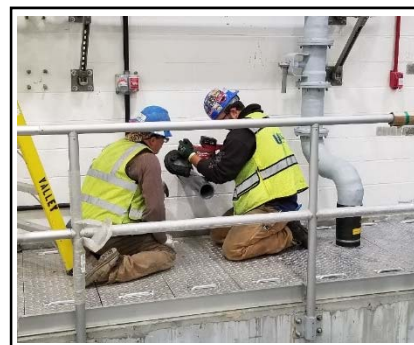
GMPA No. 5 – Biosolids Dryer (Procurement). This GMPA is approximately 85% complete. All major components of the biosolids belt dryer system have arrived on site. One representative of Haarslev continued to work on site full time. Start-up, testing, and operator training must be completed before this 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 approximately 98% complete. Hoffman filled the channels in the headworks building with water during the first week of October so University Mechanical could hydrotest slide gates. No other work occurred on this 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.

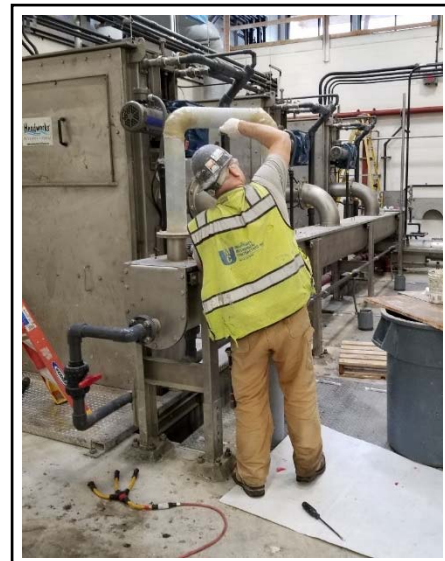
GMPA No. 9 – Mechanical, Electrical, and Process Systems. Work on this GMPA is approximately 97% complete. Valley Electric helped facilitate start-up activities in the secondary treatment and headworks buildings by identifying and solving miscellaneous electrical and communication problems that occurred during initial operation of process equipment (see Photos #4, #35, #39, #41, #37, and #50). Valley Electric installed conduits and conductors in the biosolids building for control panels, instruments, and miscellaneous equipment including centrifuges, centrifuge cake pumps, dryer feed pumps, motor-operated valves and diverter gates, polymer blending equipment (see Photo #26), polymer dilution water booster pumps, an air compressor, and electric motors associated with a biosolids dryer and its conveyor system. Valley Electric continued to terminate conductors for a fire alarm system in the secondary treatment and headworks buildings. Valley Electric's subcontractor, Redhawk Fire and Security, terminated conductors in control panels for the fire alarm system. Valley Electric installed conduits and conductors for two air compressors in the aeration blower building. Valley Electric installed conduits, conductors, and smoke detectors associated with HVAC ducts in the headworks building. University Mechanical, similar to Valley Electric, helped facilitate start-up activities in the secondary treatment and headworks buildings by resolving miscellaneous mechanical problems that occurred during initial operation of process equipment (see Photos #9 and #42). University Mechanical continued to assemble and install biosolids dryer equipment in the biosolids building including stainless steel ductwork (see Photo #6), a transfer conveyor system (see Photo #37), and stainless steel dewatered sludge piping (see Photo #54). University Mechanical also installed dryer feed pumps, polymer blending equipment (see Photo #26), and polymer dilution water booster pumps. Two carpenters for University Mechanical continued to place grout under base plates for pipe and equipment supports. University Mechanical performed miscellaneous mechanical work in the secondary treatment building including pressurizing the bladder in a hydropneumatic tank (see Photo #3), installing CPVC chemical piping (see Photo #40), flushing CPVC chemical piping with potable water (see Photo #30), programming an automatic sampler (see Photo #42), and placing labels on piping systems (see Photo #52). University Mechanical tested sensors for a chemical leak detection system (see Photo #23) and installed piping at a chemical fill station located adjacent to the easternmost WAS storage tank. Delta Technology Corporation substantially completed work on fiber reinforced plastic (FRP) foul air piping and HVAC ductwork in the secondary treatment and headworks buildings (see Photo #8) and in the odor control structure. Delta Technology Corporation installed ductwork associated with a biosolids dryer exhaust fan, condenser, and burner plenum in the biosolids building. Delta Technology Corporation also installed FRP foul air piping in the loadout area, atop the mezzanine, and atop the dryer in the biosolids building.



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 97% complete. Steelkorr installed aluminum hinges and covers over openings in aluminum treadplates that sit atop membrane tanks in the secondary treatment building. Steelkorr installed aluminum handrails at miscellaneous locations in the secondary treatment and headworks buildings. Steelkorr installed aluminum handrails at the carbon adsorption vessels. A small crew for Penington Painting applied coatings to miscellaneous process piping in the headworks building (see Photo #34) and caulked joints in the brick façade on the exterior of the building. Axiom installed a bird deterrent system on the roofs of the secondary treatment, headworks, administration and maintenance, and biosolids buildings. The bird deterrent system includes a bird shock tape or “track” system. The system imparts a mild electrical shock to birds when they land on a track.

GMPA No. 12 – Odor Control System. Work on this GMPA is approximately 95% complete. Delta Technology Corporation continued to install four fiberglass centrifugal odor control fans and appurtenant inlet boxes, expansion joints, and dampers, which are located within a sound enclosure located atop the west side of the odor control structure (see Photo #25). University Mechanical installed PVC piping associated with two recirculation pumps and a guide rail system for a sump pump. University Mechanical installed small diameter PVC piping associated with two water control panels, which control recirculation, humidification, and nutrient feed systems. Valley Electric installed conduits and conductors associated with the odor control fans, the water control panels (see Photo #31), and other equipment associated with the odor control system including the sump and recirculation pumps, water filter equipment (see Photo #49), and luminaires. Valley Electric installed smoke detectors at the inlet boxes associated with the odor control fans. Valley Electric terminated conductors at vendor control panels located in the electrical room in the headworks building (the VCPs are associated with the odor control fans located at the west side of the odor control structure).



GMPA No. 13 – Civil Site Work. Work on this portion of GMPA No. 13 is approximately 45% complete. Interwest Construction installed 18-inch PVC storm drain piping and a storm drain manhole where the old Whidbey Island Bank Building was located before being demolished (see Photo #27). Interwest Construction installed 12-inch PVC storm drain piping and a detention pond control structure at the northwest corner of a new storm water detention pond (near the west side of the administration building). Interwest Construction and its subcontractor, Morse Steel Services, installed reinforcing steel and concrete for a footing for the north half of a retaining wall located adjacent to the northwest side of the clean water facility (see Photo #36). At the end of October, P&L General Contractors began installing a stainless steel cable guard rail system atop the south end of a retaining wall located west of the clean water facility (see Photo #53), and P&L General Contractors began to install a steel screen wall at the odor control structure. Ascendent finished demolishing the old Whidbey Island Bank building and demobilized on October 17th (see Photo #24).

GMPA No. 13 – Windjammer Park Improvements. Work on this portion of GMPA No. 13 is approximately 38% complete. Interwest Construction installed PVC spray piping for the splash park and PVC piping for a water feature next to the administration building. Interwest Construction placed, graded, and compacted on-site earthen material and imported aggregate base material for curbs, sidewalks, and a parking area at the southwest corner of the park. Interwest Construction continued to build formwork and place concrete for curbs, sidewalks, and walkways at the west and north ends of the park (see Photos #13, #14, and #28). Interwest Construction's subcontractor, Lakeside Industries, graded base rock for two basketball courts and for a traffic circle (see Photo #15). During the third week of October, Lakeside Industries placed and compacted asphaltic concrete (AC) pavement for a parking lot at the west side of the park (see Photos #16 through #18). Lakeside Industries also placed pavement for the two basketball courts (see Photo #20). At the end of October, Interwest Construction placed and compacted imported aggregate base material for seat walls near the pavilion and the west kitchen. Pacific Earth Works installed irrigation system lateral piping (including spray nozzles) and placed and graded top soil at the west and north ends of the park. Pacific Earth Works installed irrigation lateral piping and placed and graded top soil at a storm water detention pond located just west of the administration building. Pacific Earth Works received its first shipment of plantings (see Photo #32) and began to place wetland enhancement plantings at a storm water detention pond near the northwest entrance to the park (see Photo #44). At the end of October, Pacific Earth Works installed irrigation system lateral piping for a water feature located adjacent to the west and south sides of the administration building. Valley Electric continued to install buried PVC electrical conduits throughout the park and began installing fiberglass light posts (see Photo #43). Valley Electric also installed a copper grounding cable throughout a slab-on-grade for the splash park (Turnstone Construction attached the grounding cable to brass nozzles and cast iron drain inlets so they are grounded). At the end of October, Valley Electric excavated and installed conduit for an electrical service connection at the southwest corner of the park. P&L General Contractors and its subcontractors, Valdez Construction, Morse Steel Services, and LangCo NW, built formwork and placed reinforcing steel and concrete for the east and west kitchens and pavilion (see Photo #10). Another one of P&L General Contractors' subcontractors, Black Rock Masonry, began placing CMU block for walls for the east and west kitchens (see Photos #19 and #33). Turnstone Construction assembled, fabricated, and placed reinforcing steel and steel mesh for faux rocks for a splash park (see Photos #7 and #11). At the end of October, Turnstone Construction placed concrete for the faux rocks by means of the "shotcrete" method (see Photos #45 and #46).

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 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). On October 9th, a representative of MWA Architects, Vale Larson-Brasted, and representatives of WRK Engineers, Jacob Christensen and Din Hong, were on site to inspect the work at the clean water facility and at Windjammer Park. On October 12th, a landscape architect for Greenworks, Gill Williams, inspected the ongoing work at Windjammer Park. City building official Scott King and City inspector Cody West were on site several times at Windjammer Park to inspect reinforcing steel at the east and west kitchens, pavilion, and splash park (see Photo #19). 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	October 2018		Project to Date	
	Number Received	Number of Reviews	Number Received	Number of Reviews
Submittals	17	28	1,414	1,408
Requests for Information	21	25	1,278	1,277

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: 505,000
- Recordable injuries to date: 11
- Lost time injuries to date: 2
- Average number of craft workers on site: 90

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 ⁽¹⁾	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 September 2018, for \$2,462,879 (including sales tax). The progress payment application was reviewed and processed in October. See Attachment B, *Authorization for Payment*, for additional information. Total applications for payment to date for construction phase services through September are \$108,483,078 representing 84.8% of the current agreement amount of \$127,989,388. See Table 8.2 below for additional information.

Table 8.2 Construction Phase Services	Original Guaranteed Maximum Price	Adjustments and Change Orders ⁽¹⁾	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	27,038	6,266,223	6,143,138	123,085
GMPA No. 8 Work:	7,024,188	774,391	7,798,579	7,700,044	98,534
GMPA No. 9 Work:	30,148,712	1,921,724	32,070,436	30,519,486	1,550,950
GMPA No. 10 Work:	4,809,815	1,558,337	6,368,152	6,368,152	0
GMPA No. 11 Work:	17,934,490	1,007,432	18,941,922	18,200,328	741,594
GMPA No. 12 Work:	3,957,515	14,631	3,972,146	3,325,739	646,407
GMPA No. 13 Work (CWF):	4,580,898	(986,180)	3,553,374	1,175,810	2,377,564
GMPA No. 13 Work (WJP):	9,268,436	62,298	9,330,734	1,734,227	7,596,507
Negotiated Support Services	8,339,260	0	8,339,260	6,584,060	1,755,200
Specified General Conditions	2,392,490	0	2,392,490	2,162,590	229,900
Subtotal	107,562,616	4,089,576	111,652,192	95,704,295	15,947,897
GC/CM's Risk Contingency	3,492,360	(2,420,709)	1,071,651		1,071,651 ⁽²⁾
Owner's Risk Contingency	1,875,883	(1,668,868)	189,015		189,015 ⁽²⁾
Subtotal	5,350,243	(4,089,576)	1,260,667		1,260,667
GC/CM fee (4.28%)	4,832,668	0	4,832,668	4,020,149	736,524
Subtotal	117,745,527	0	117,745,527	99,800,439	17,945,088
State Sales Tax (8.7%)	10,243,861	0	10,243,861	8,521,552	1,561,223
Total	127,989,388	0	127,989,388	108,483,078	19,506,310

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 October. 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 October are indicated below in Tables 9.1 and 9.2.

Table 9.1 GC/CM Risk Contingency	GC/CM's Original Risk Contingency ⁽³⁾	Previous Adjustments	Adjustments this Past Month	GC/CM's Current Risk Contingency ⁽¹⁾⁽²⁾
GC/CM Risk Contingency	3,492,360	(2,420,709)	(3,629)	1,068,022

Table 9.2 Owner Design Contingency	Owner's Original Design Contingency ⁽⁴⁾	Previous Adjustments	Adjustments this Past Month	Owner's Current Design Contingency ⁽¹⁾⁽²⁾
Owner Design Contingency	1,857,883	(1,668,868)	0	189,015

Notes:

1. Excluding profit and tax.
2. Balance does not include encumbrances that were approved by the City in October. 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 412 CCMs through September 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 October.

Table 9.3 – Cost Change Memorandums

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount</u> ⁽¹⁾
398.6	Self-performed Concrete	From GC-CM Risk contingency to GMPA #10	\$ 3,630

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.

Table 10.1 Change Orders	Original GMPA	Previous Change Orders	Change Orders this Month	Current GMPA ⁽¹⁾
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 ⁽²⁾	5,837,305	0	0	5,837,305
GMPA No. 13 – WJP ⁽²⁾	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

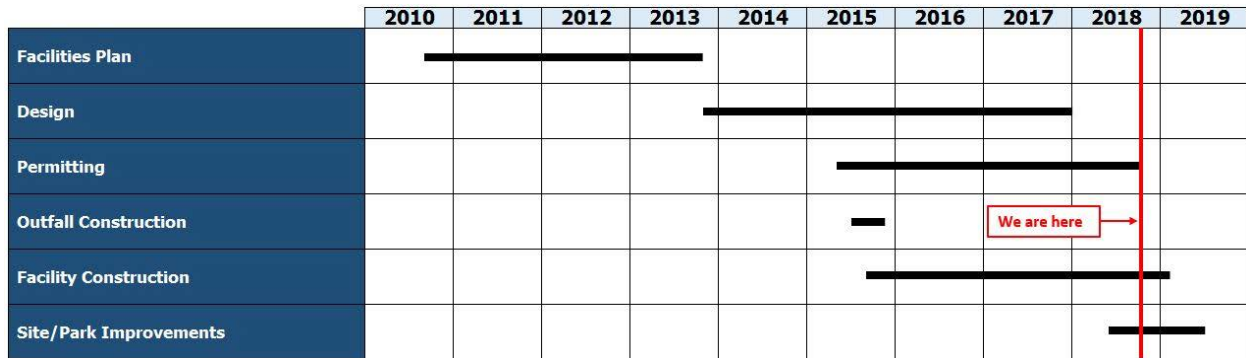
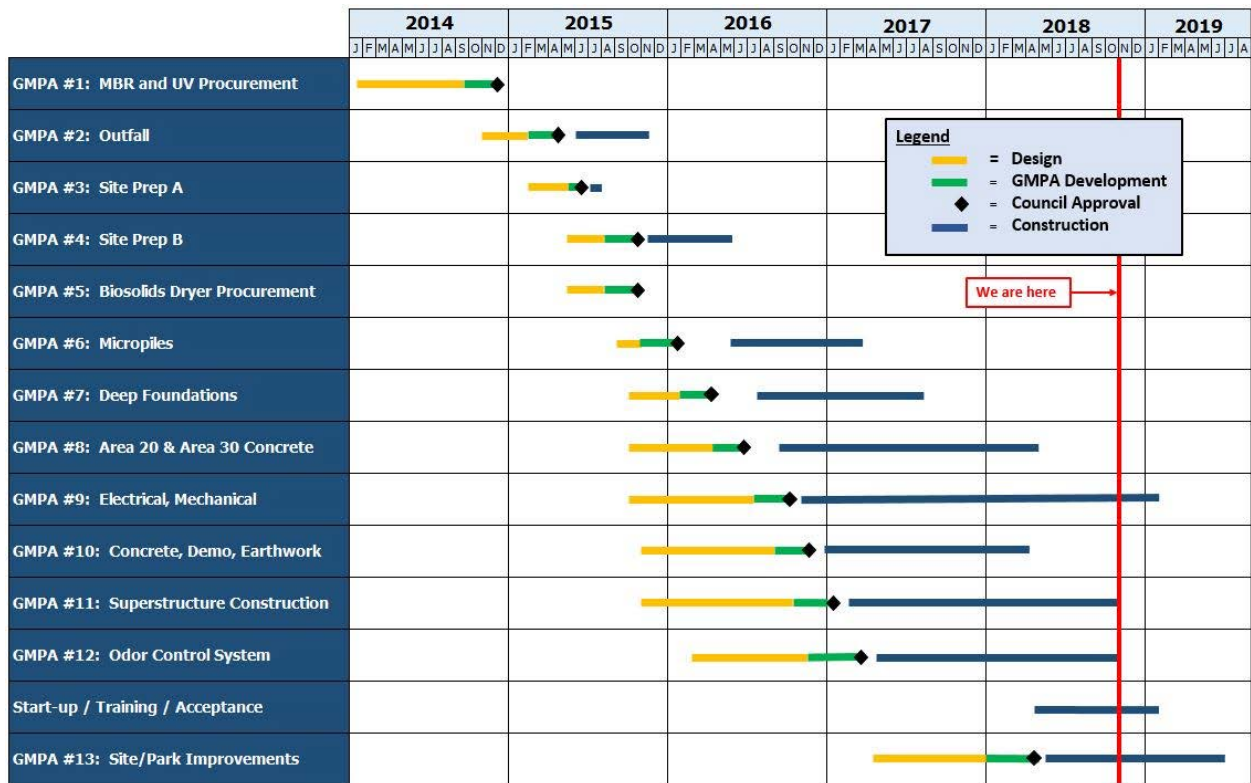


Table 10.2 – Construction Schedule



12. PHOTOGRAPHS

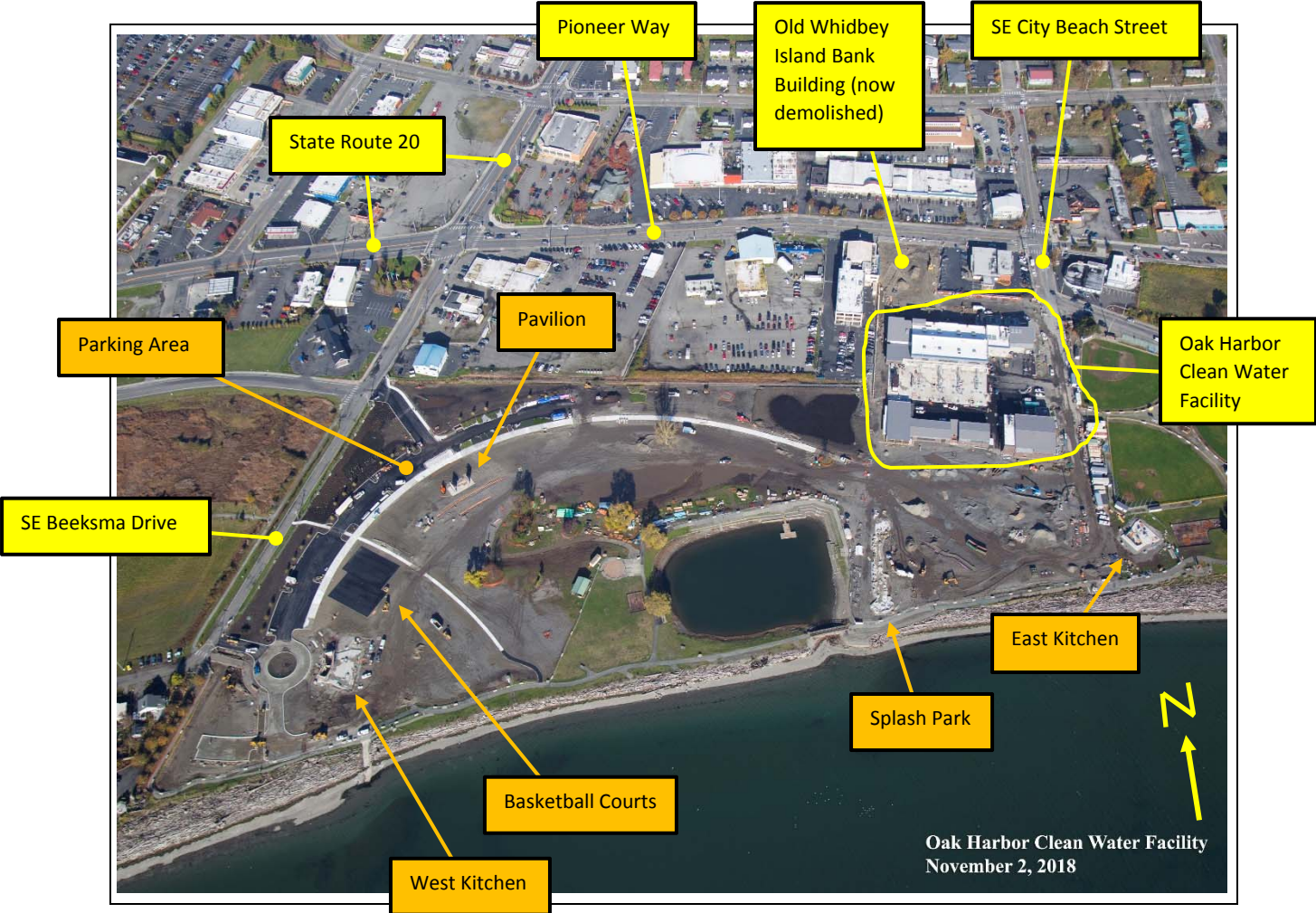


Photo #1

Aerial photo of Windjammer Park and the clean water facility job site (looking north) on November 2nd, 2018, about six months after demolition work at Windjammer Park began.

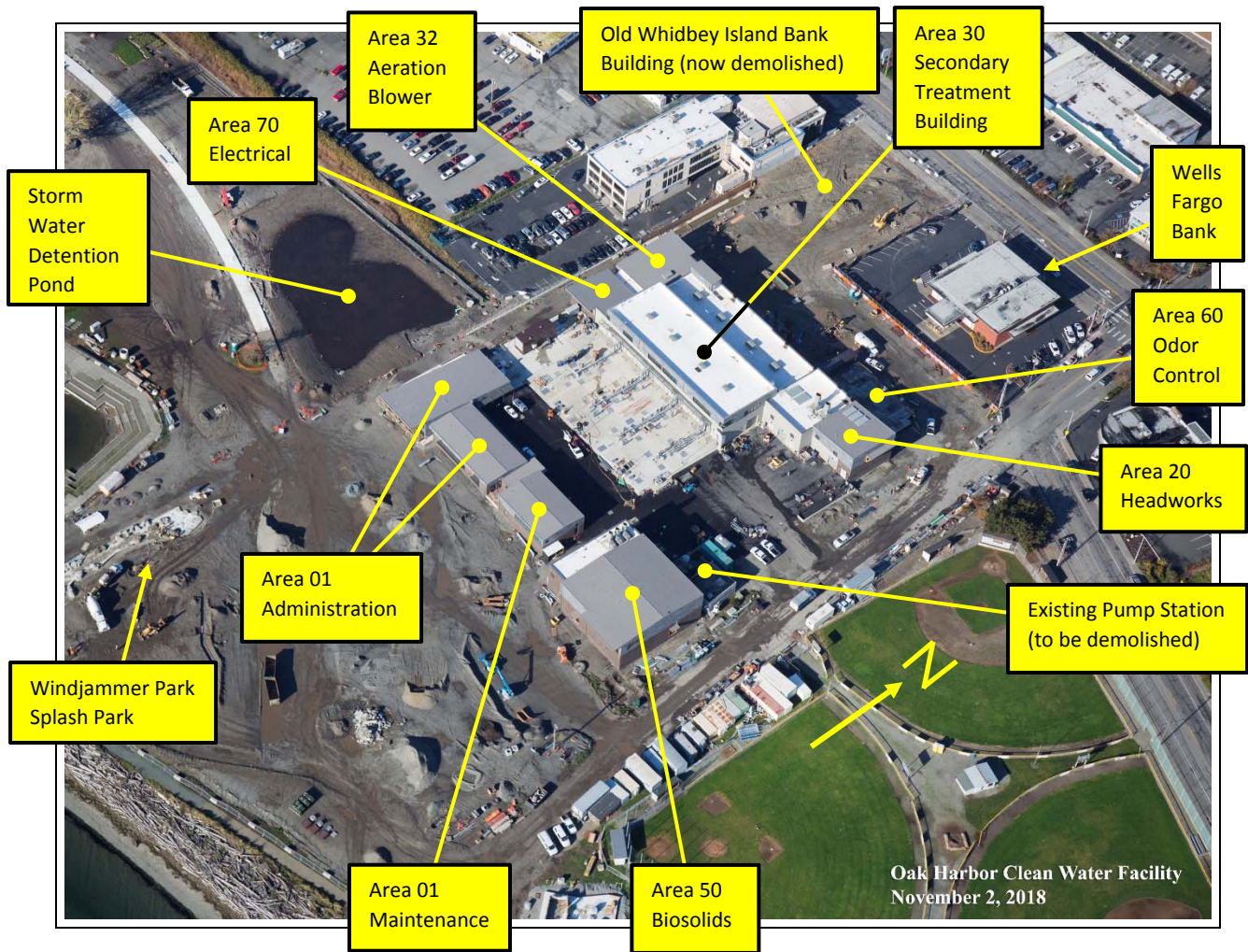


Photo #2

Aerial photo of the clean water facility job site (looking northwest) on November 2nd, 2018.

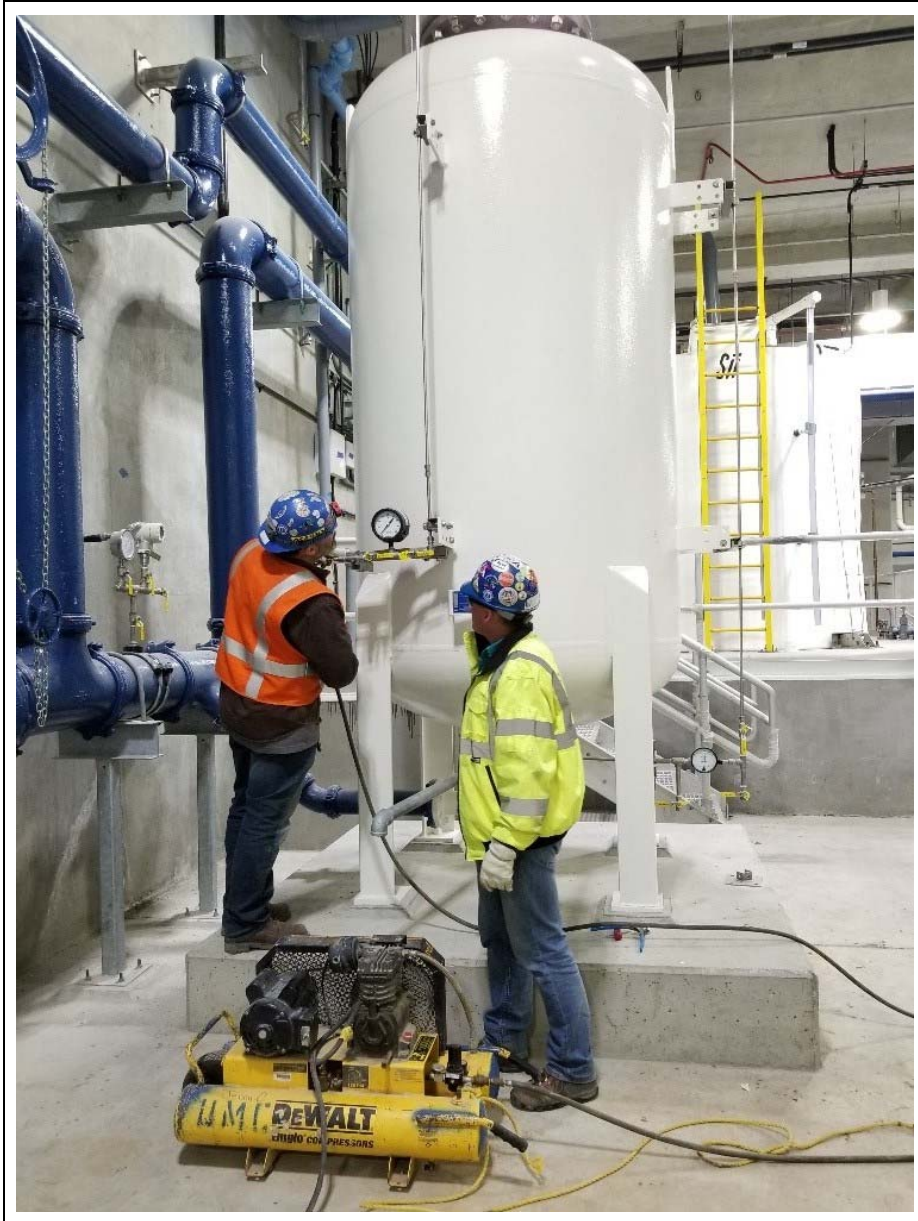


Photo #3

Area 38 Utility Water
(looking east) on
Thursday, October 4th.

Pipefitters for University
Mechanical, Brett
Angelocci (left) and
Sergey Sapozhnikov, are
utilizing an air compressor
to pressurize the bladder
inside a hydro pneumatic
tank that makes up part of
a utility water system.

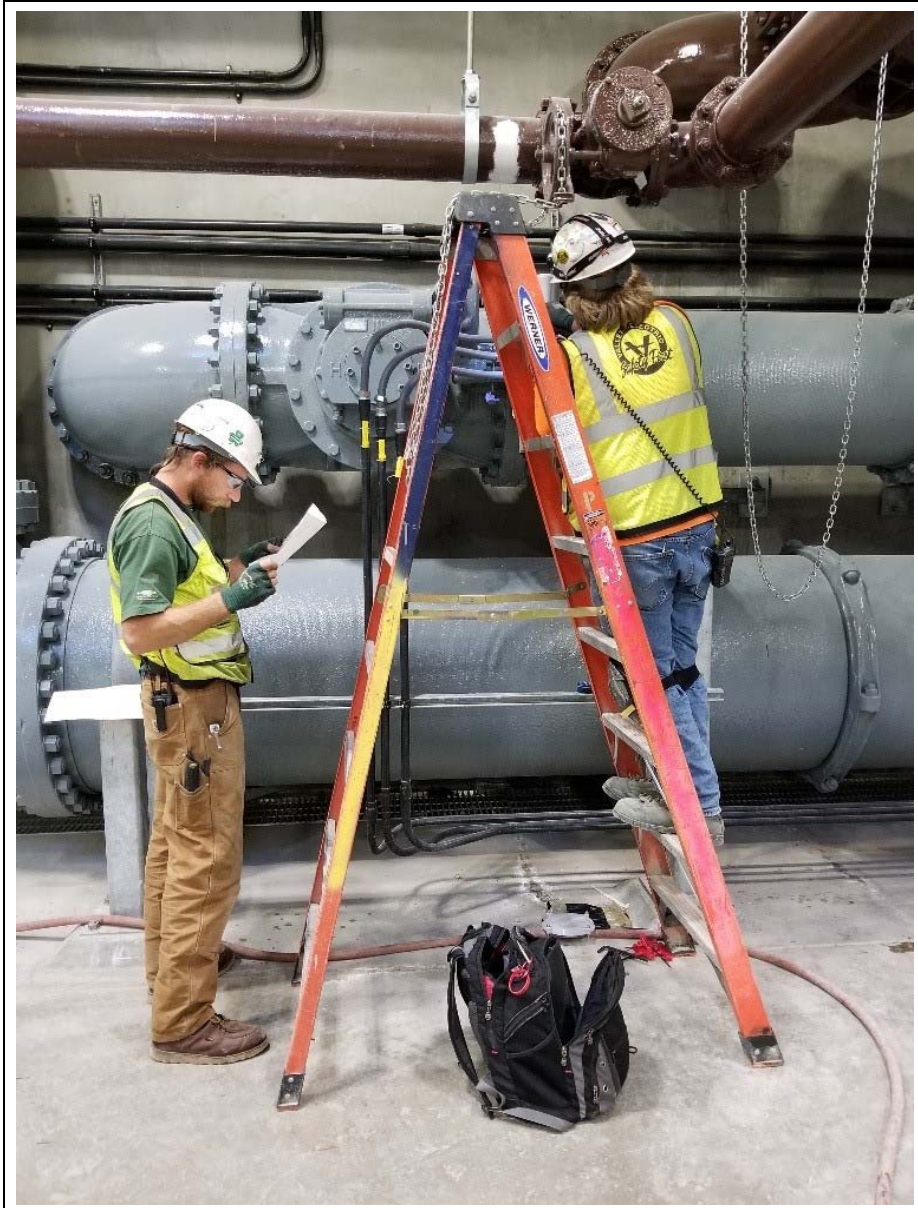


Photo #4

Area 35 RAS/WAS
Pumping (looking south)
on Thursday, October 4th.

Electricians for Valley
Electric are evaluating a
problem with a motor
operated valve actuator.



Photo #5

Area 30 Secondary Treatment Building (looking northwest) on Thursday, October 4th.

Hoffman superintendent Esau Spicer, pictured here next to a membrane filtration tank, presided over day-to-day construction activities on the clean water facility for over 40 months. Mr. Spicer was responsible for creating and maintaining a safe, orderly work environment for the more than 100 craft workers that worked at the job site each day. No other project participant had as much responsibility for the day-to-day execution of the work than Mr. Spicer. Mr. Spicer began working on his next project with Hoffman Construction on October 8th.



Photo #6

Area 50 Biosolids Building
(looking east) on
Thursday, October 4th.

A pipefitter for University
Mechanical is welding on a
section of stainless steel
ductwork that will become
part of the biosolids dryer
system.



Photo #7

South end of Windjammer
Park (looking north at the
splash park) on Friday,
October 5th.

A carpenter for Turnstone
Construction is cutting
steel mesh to facilitate
construction of a faux rock
for the splash park.

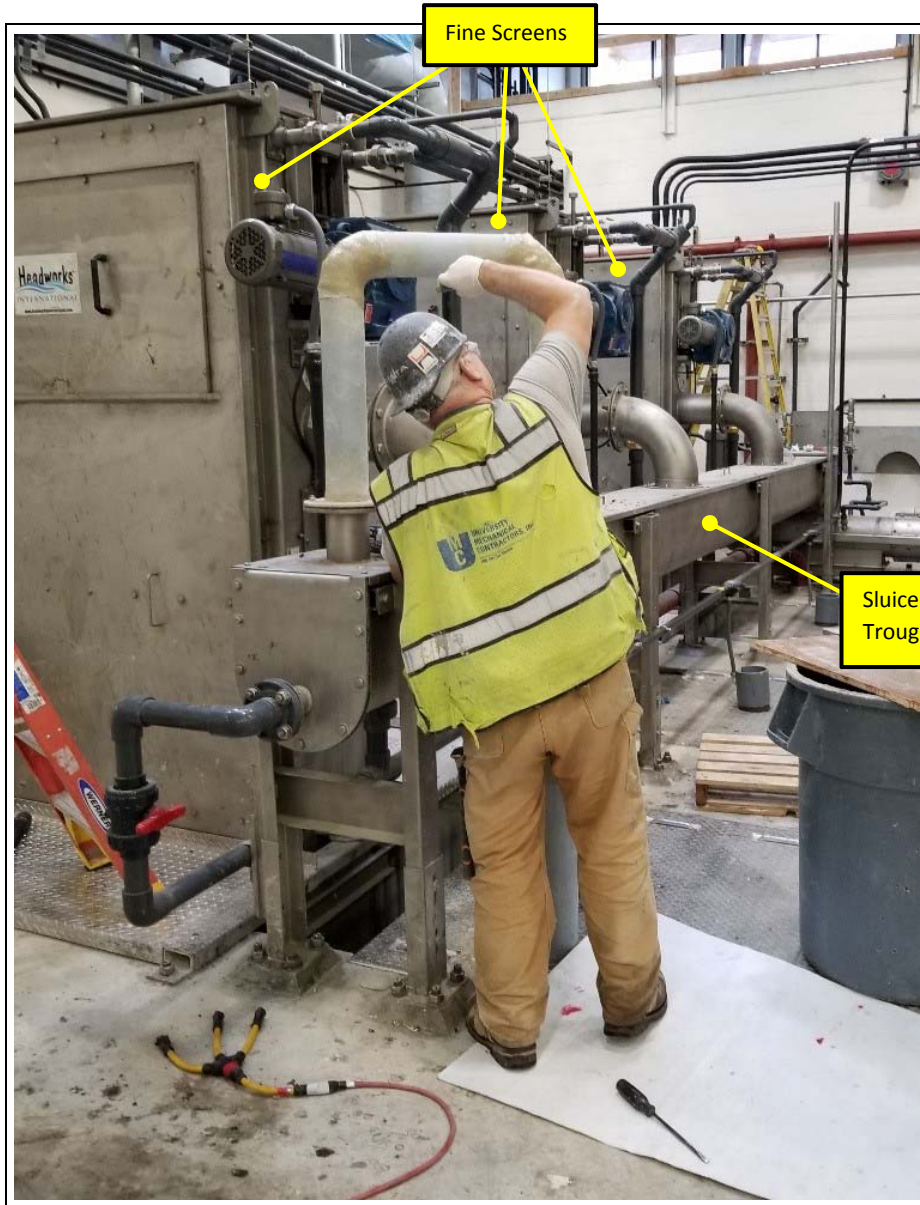


Photo #8

Area 20 Headworks (looking east) on Monday, October 8th.

A sheet metal worker for Delta Technology Corporation is installing fiber reinforced plastic (FRP) foul air piping between a sluice trough (associated with three fine screens) and a fine screen channel.



Photo #9

Area 38 Utility Water
(looking northwest) on
Tuesday, October 9th.

Pipefitters for University
Mechanical are testing a
pressure relief valve that
is part of a utility water
distribution system. The
pipefitters verified that the
pressure relief valve
opened at 175 psi.



Photo #10

West end of Windjammer Park (looking east) on Tuesday, October 9th.

Ironworkers for Morse Steel Services are placing reinforcing steel for a concrete slab-on-grade for a pavilion.



Photo #11

South end of Windjammer Park (looking north at the splash park) on Wednesday, October 10th.

Turnstone Construction is using rebar and steel mesh to build faux rocks.





Photo #12

Area 30 Secondary Treatment Building (looking north) on Thursday, October 11th.

Potable water in a membrane tank is being aerated as it is drawn through a membrane filtration system by means of a permeate pump.

A commissioning representative for Suez Water Technologies, Kathleen McAllister (not seen in the photo), is operating the membrane filtration system from a vendor control panel in the electrical room.



Photo #13

West end of Windjammer Park (looking northwest) on Thursday, October 11th.

Carpenters and laborers for Interwest Construction are placing concrete for a sidewalk.



Photo #14

Northwest entrance to Windjammer Park (looking northwest) on Friday, October 12th.

Interwest Construction placed concrete for a curb.



Photo #15

Southwest corner of Windjammer Park (looking east towards the west kitchen) on Friday, October 12th.

An operator for Lakeside Industries is utilizing a motor grader to spread crushed rock base for a parking area.



Photo #16

West end of Windjammer Park (looking southwest) on Monday, October 15th.

Operators and laborers for Lakeside Industries are utilizing an asphalt paving machine to place hot-mix asphaltic concrete (AC) pavement for a parking lot.



Photo #17

West end of Windjammer Park (looking northwest) on Monday, October 15th.

An operator for Lakeside Industries is utilizing a smooth drum roller to increase the density (i.e., compact) newly placed hot-mix AC pavement.



Photo #18

West end of Windjammer Park (looking north) on Monday, October 15th.

A quality assurance technician for Lakeside Industries (left) and an inspector for GeoTest Services (right) are utilizing nuclear density gauges to measure the density of compacted AC pavement. The inspector for GeoTest represents the City. A paving machine is seen in the background placing new pavement.



Photo #19

Southwest end of Windjammer Park (looking north).

Top: An inspector for the City Building Department, Cody West, is inspecting reinforcing steel within CMU block walls at the west kitchen on Monday, October 15th.

Bottom: Brick masons for Black Rock Masonry are placing CMU blocks for the west kitchen on Wednesday, October 17th. Black Rock Masonry is from Oak Harbor.





Photo #20

West end of Windjammer Park.

Top: Lakeside Industries is placing AC pavement for two basketball courts (looking northeast) on Wednesday, October 17th.

Bottom: The basketball courts (looking northwest) on Thursday, October 18th, after paving is complete.



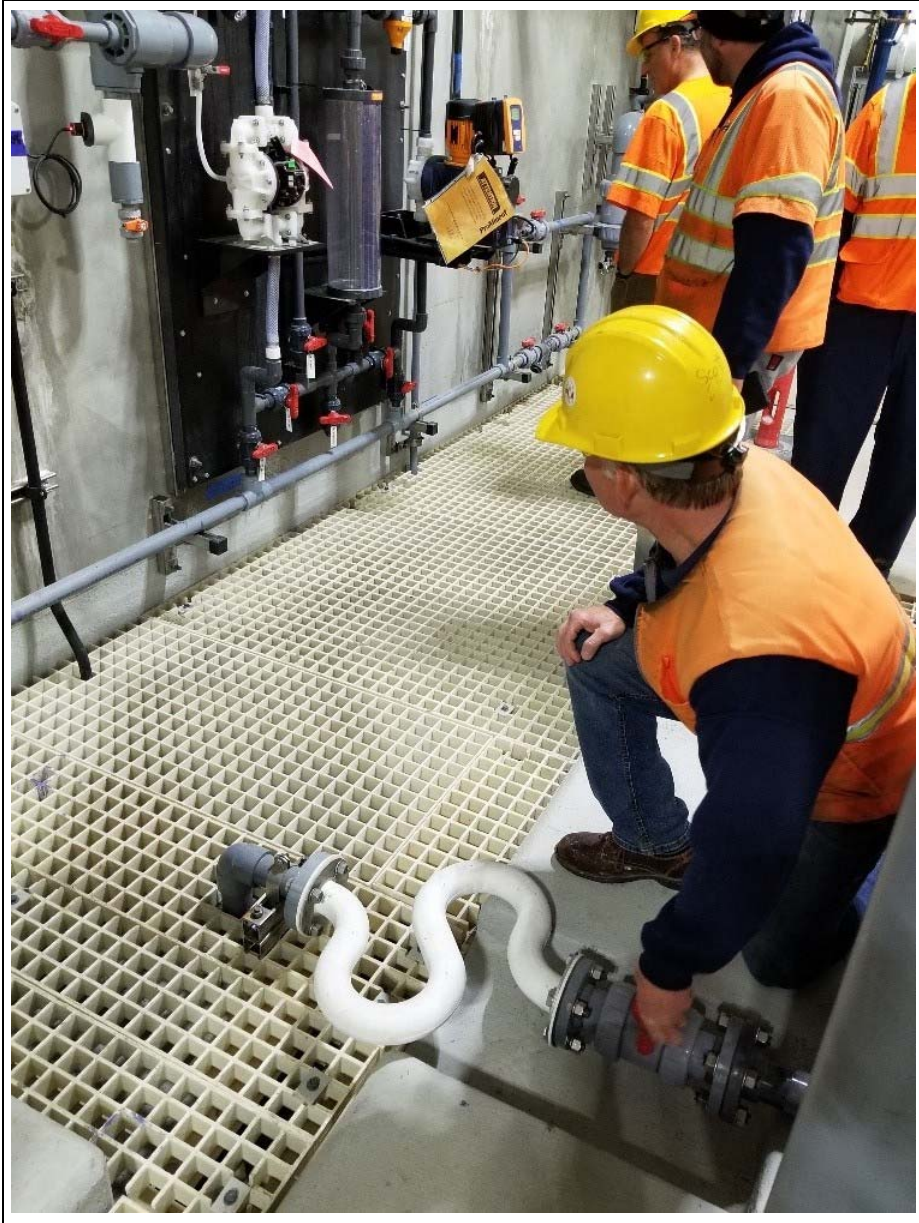


Photo #21

Area 37 Chemical Facilities (looking northeast) on Wednesday, October 17th.

City treatment plant operator Scott Hubbard (lower right) is opening a ball valve between an HOCL storage tank (temporarily filled with water to facilitate start-up testing) and a chemical metering pump. The water in the HOCL storage tank was pumped to a utility water line located in a different area. During the month of October, City treatment plant operators have been operating equipment to help Hoffman Construction and Carollo Engineers facilitate start-up activities and to familiarize themselves with the new clean water facility.



Photo #22

Area 30 Secondary Treatment Building (looking north) on Thursday, October 18th.

Top: EVOQUA Water Technologies project manager Greg Manier (right) is conducting an operator training class. He is seen demonstrating how to remove one of 20 ultraviolet lights from an ultraviolet (UV) reactor. The ultraviolet lights neutralize microorganisms in membrane effluent before the membrane effluent is discharged into Oak Harbor Bay.

Bottom: Mr. Manier explains how to use an operator interface terminal (i.e., a touch-screen) located on the door of a vendor control panel.



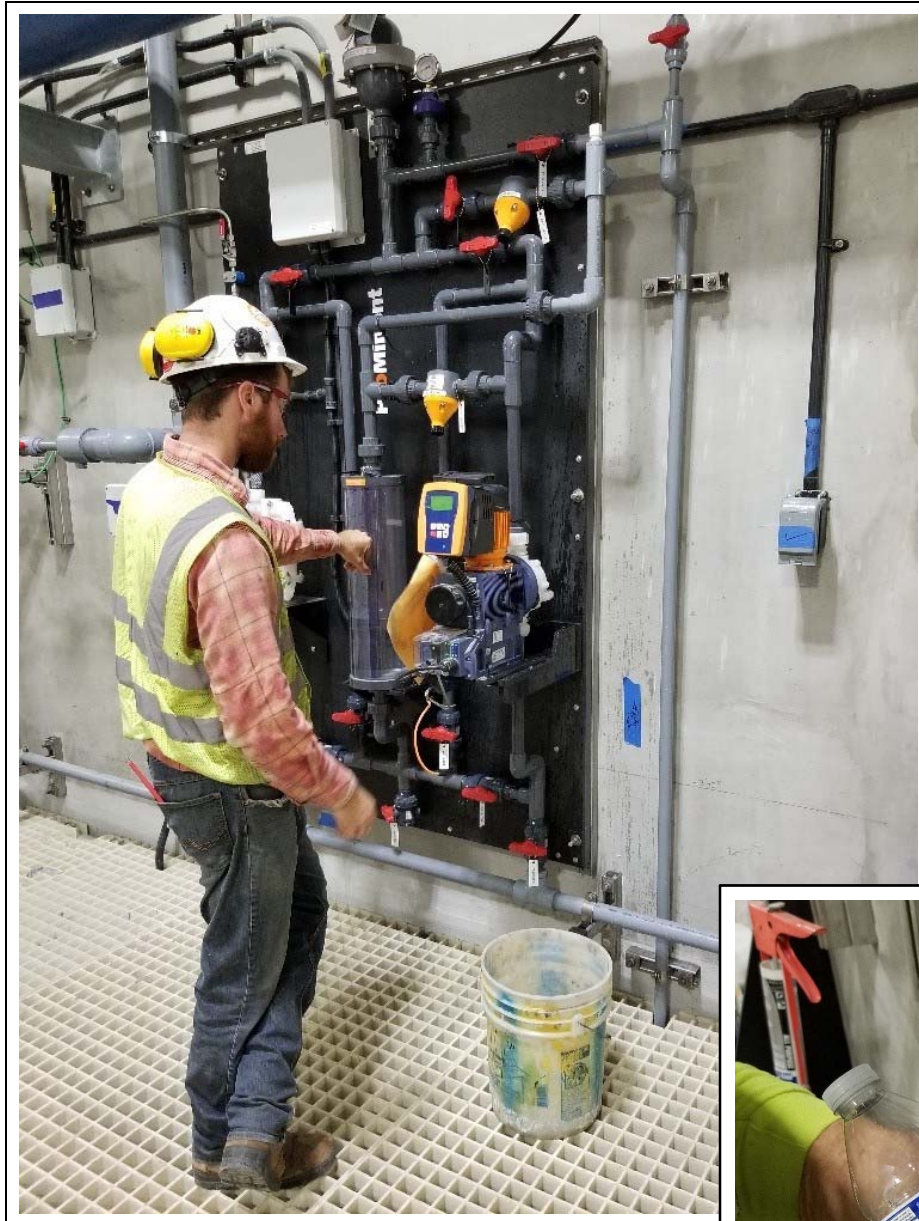


Photo #23

Area 30 Secondary Treatment Building (looking northwest) on Thursday, October 18th.

Top: Suez Water Technologies representative Sean Mercer is testing a chemical metering pump.

Bottom: A chemical leak detector is being tested by verifying that it can detect water in a plastic bottle. The sensor detects the water in the bottle without making contact with the water.

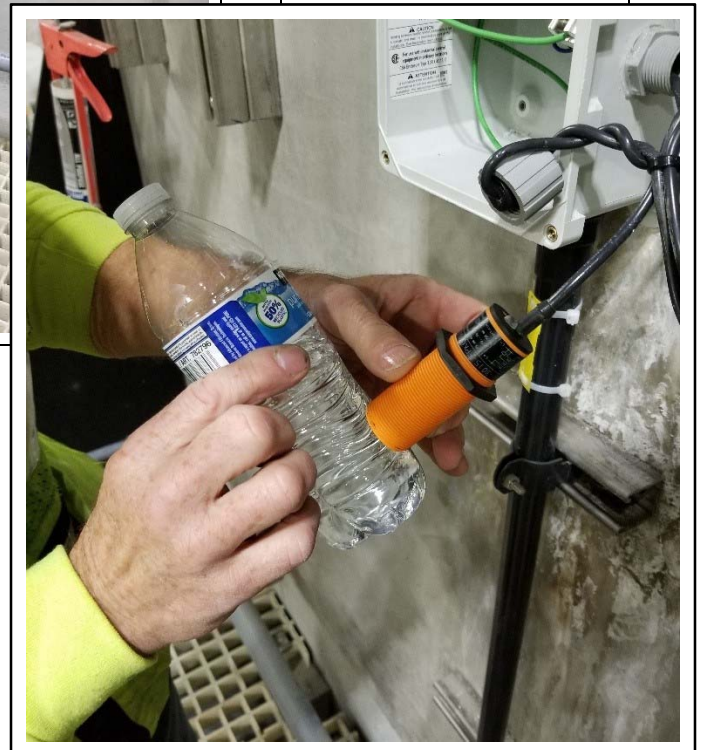




Photo #24

The Old Whidbey Island Bank Building. Pioneer Way is in the foreground.

Top: The old Whidbey Island Bank Building (looking southwest) on Friday, September 28th.

Bottom: The old Whidbey Island Bank Building (looking southwest) on Thursday, October 18th after demolition.





Photo #25

Area 60 Odor Control
(looking southwest) on
Monday, October 22nd.

Two sheet metal workers
for Delta Technology
Corporation are installing
an odor control fan.

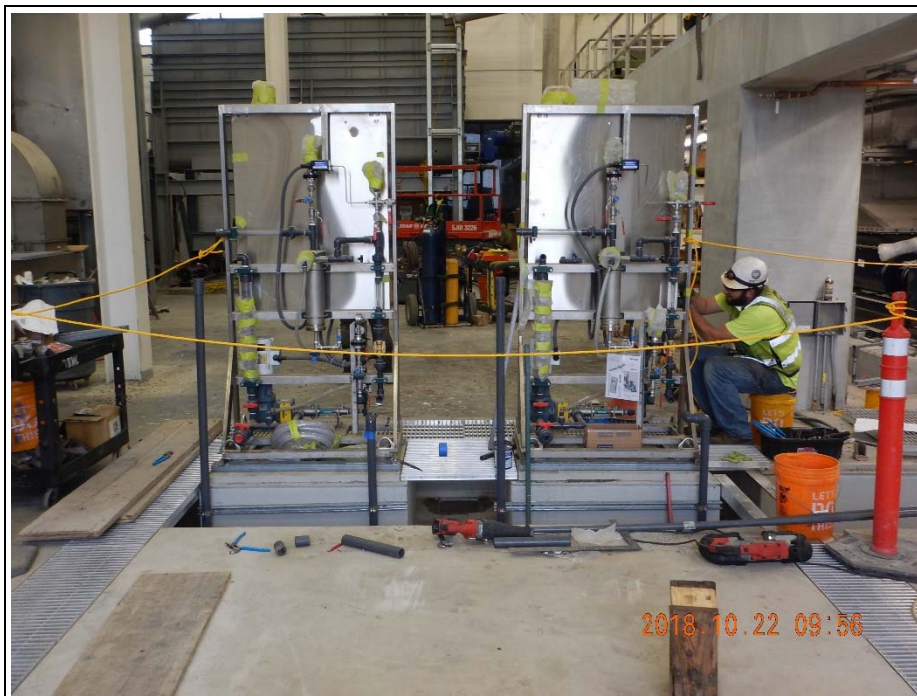


Photo #26

Area 50 Biosolids Building
(looking south) on
Monday, October 22nd.

An electrician for Valley
Electric is terminating
conductors at two local
control panels associated
with polymer blending
equipment.

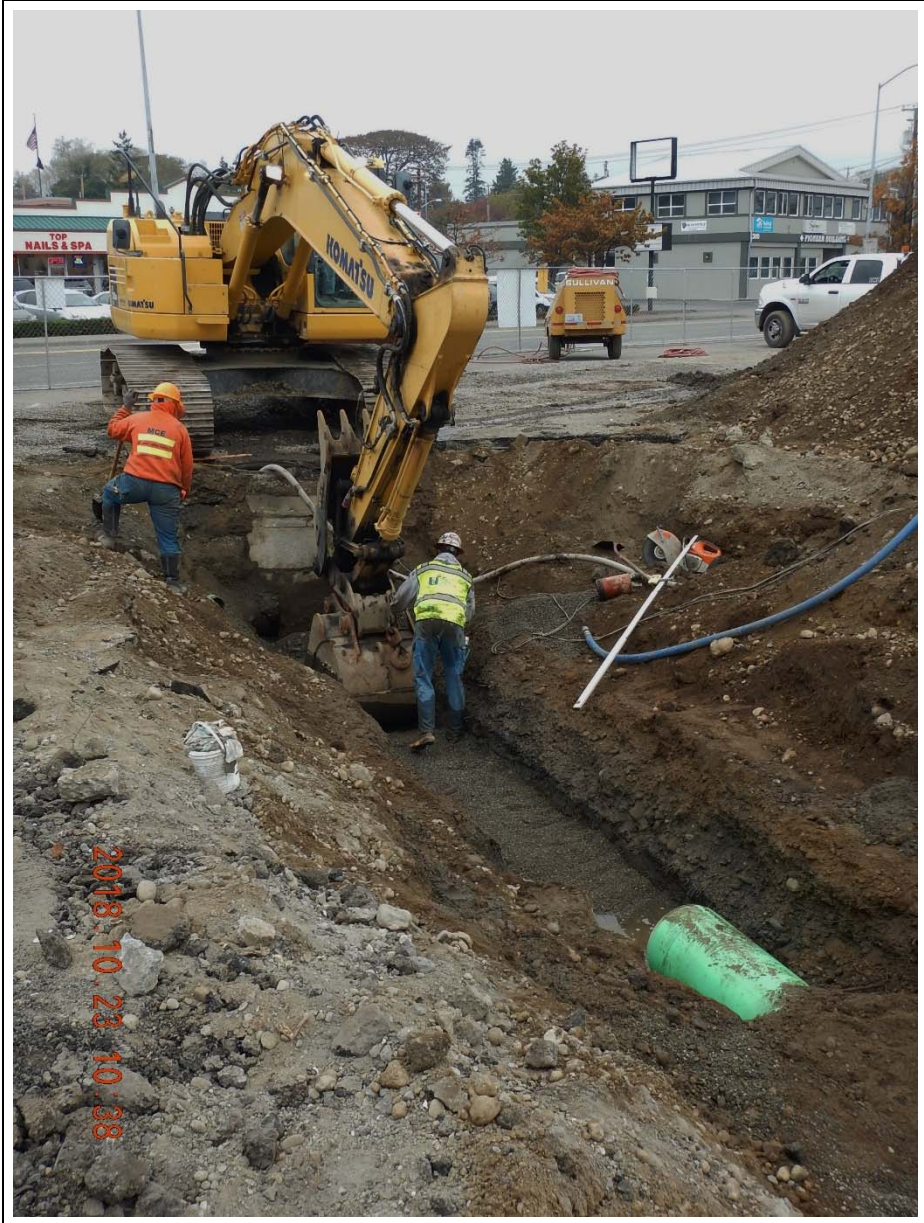


Photo #27

Area north of Secondary Treatment Building (looking northeast) on Tuesday, October 23rd.

An operator and two pipe layers for Interwest Construction are installing an 18-inch PVC storm drain pipeline up to an existing storm drain manhole.



Photo #28

West end of Windjammer Park (looking east and northwest) on Tuesday, October 23rd.

Carpenters for Interwest Construction are placing concrete for a sidewalk.



Fine Screens



Washer/Compactor

Photo #29

Area 20 Headworks (looking northwest) on Wednesday, October 24th.

Representatives of Carollo Engineers, Hoffman Construction, and the City are operating and testing fine screens and a washer/compactor.



Photo #30

Area 34 Membrane Bioreactor (looking southeast) on Wednesday, October 24th.

A pipefitter for University Mechanical is flushing chemical piping with potable water.

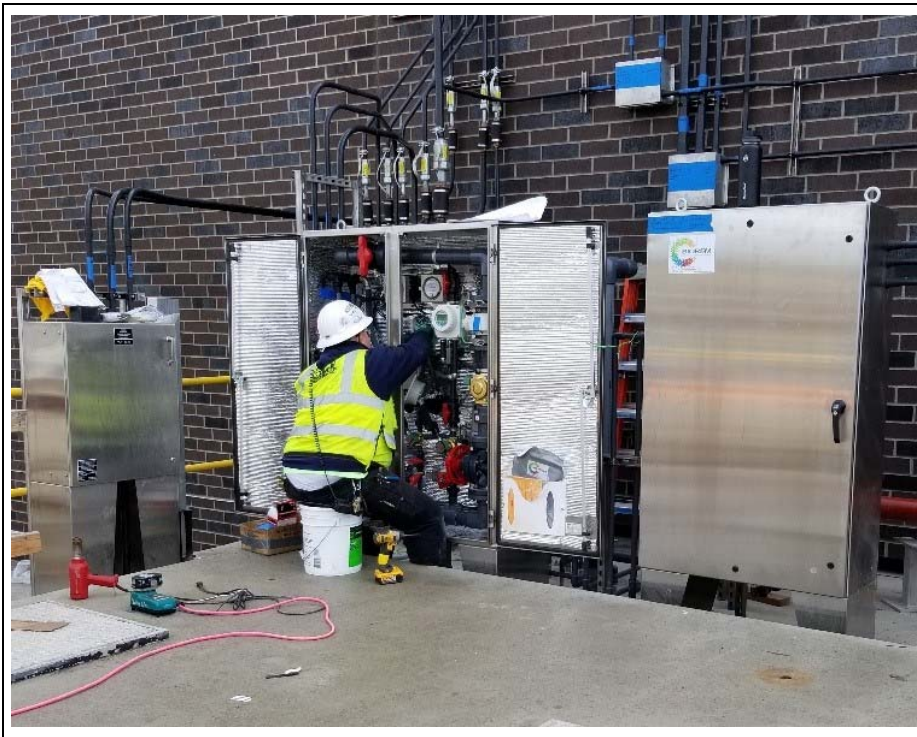


Photo #31

Area 60 Odor Control (looking southeast at the headworks building) on Wednesday, October 24th.

An electrician for Valley Electric is terminating conductors at a water control panel.



Photo #32

Northwest end of Windjammer Park (looking southwest) on Wednesday, October 24th.

Pacific Earth Works is receiving its first shipment of plantings for the park.



Photo #33

Southeast end of Windjammer Park (looking east and west) on Wednesday, October 24th.

Brick masons for Black Rock Masonry are placing CMU blocks for the east kitchen.



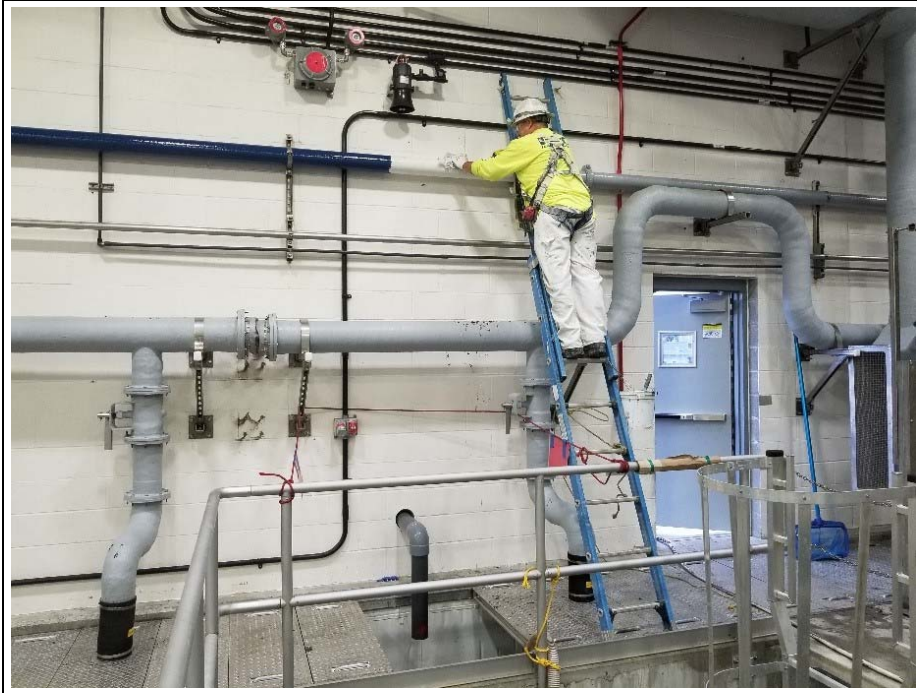


Photo #34

Area 20 Headworks
(looking north)
on Thursday, October 25th.

A painter for Penington
Painting Company is
wiping down utility water
piping before painting the
piping blue.

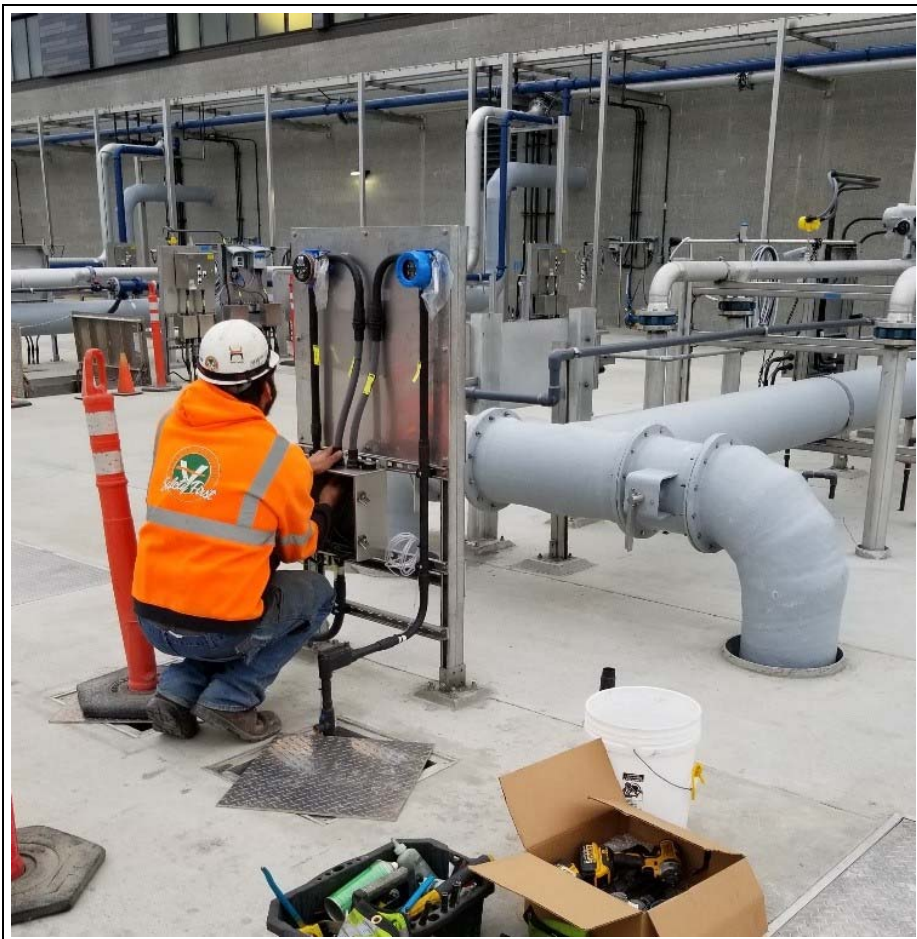


Photo #35

Area 33 WAS Storage
(looking northwest atop a
WAS storage tank) on
Thursday, October 25th.

An electrician for Valley
Electric is terminating
conductors for liquid level
sensors.

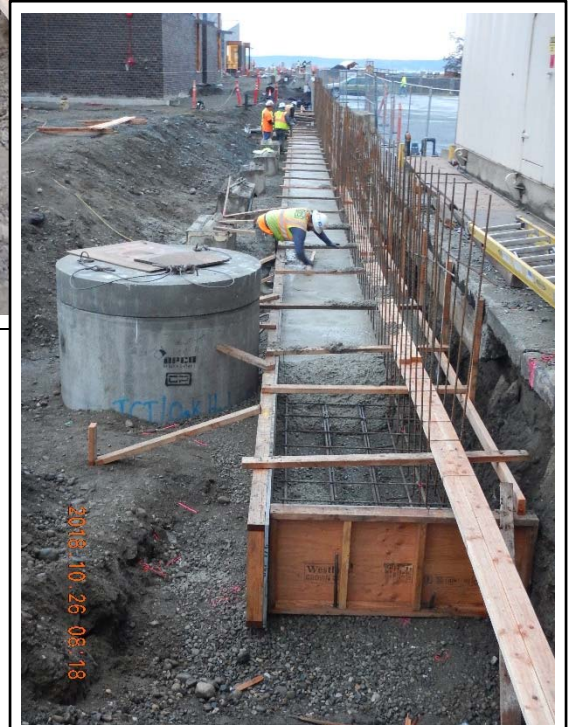


Photo #36

Area north of the Area 32 Aeration Blower Building where the old Whidbey Island Bank Building used to be located (looking south) on Thursday, October 25th.

Top: A carpenter for Interwest Construction is preparing formwork and reinforcing steel for concrete placement for a retaining wall footing.

Bottom: Carpenters for Interwest Construction are placing concrete within the formwork.



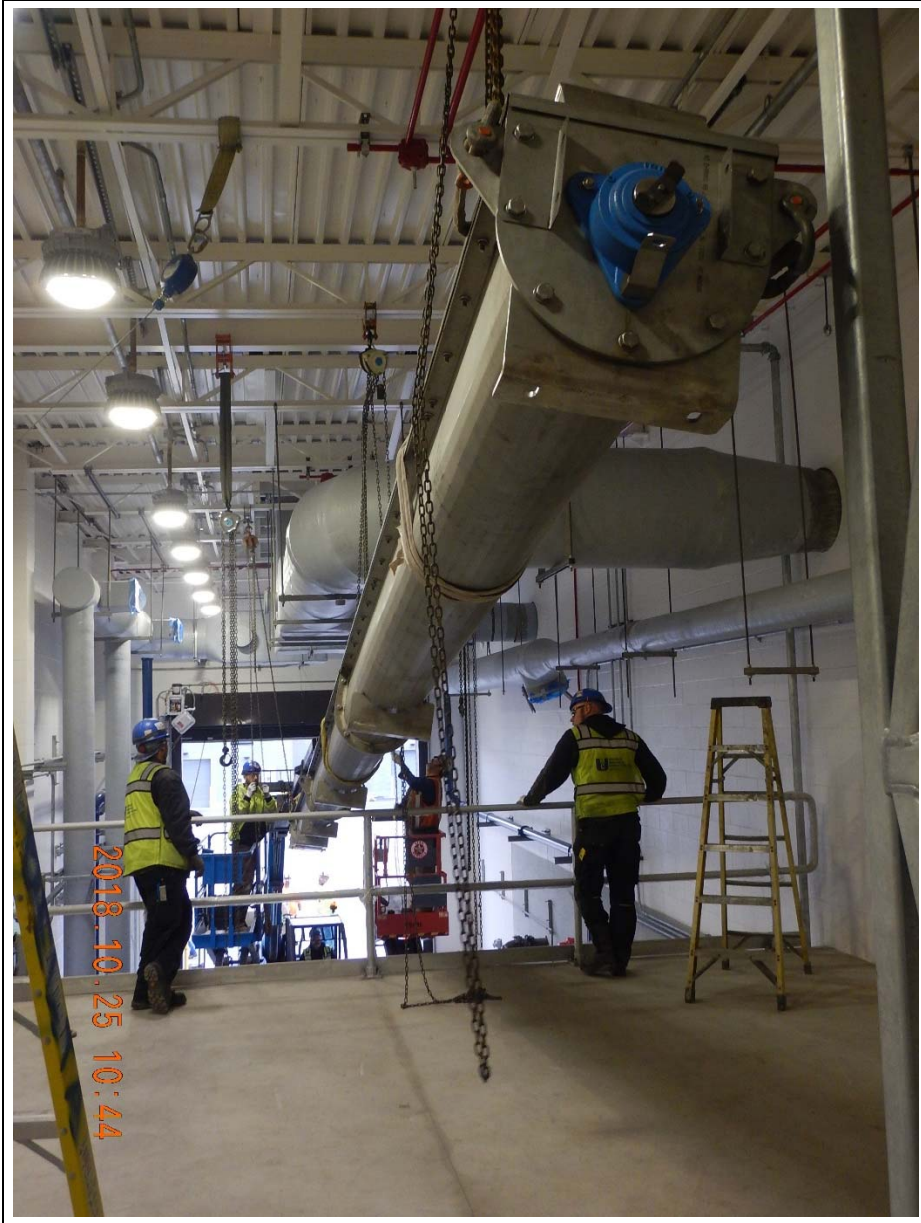


Photo #37

Area 50 Biosolids (looking north in loadout area) on Thursday, October 25th.

Pipefitters for University Mechanical are installing a section of a transfer conveyor system. The transfer conveyor system will convey biosolids from the dryer system to a rollout bin.



Photo #38

Area 30 Secondary Treatment Building (looking southwest) on Friday, October 26th.

A pipefitter foreman for University Mechanical, Brett Angelocci (left), is explaining to two apprentices how best to locate and attach float switches inside the membrane tanks.



Photo #39

Area 30 Secondary Treatment (looking southwest) on Friday, October 26th.

An electrician for Valley Electric, Dan Weiland (top right), and a technician for QualiTEQ (left) are troubleshooting a problem with a motor operated valve actuator. Hoffman's superintendent, Bryan Shirley, is in the middle.

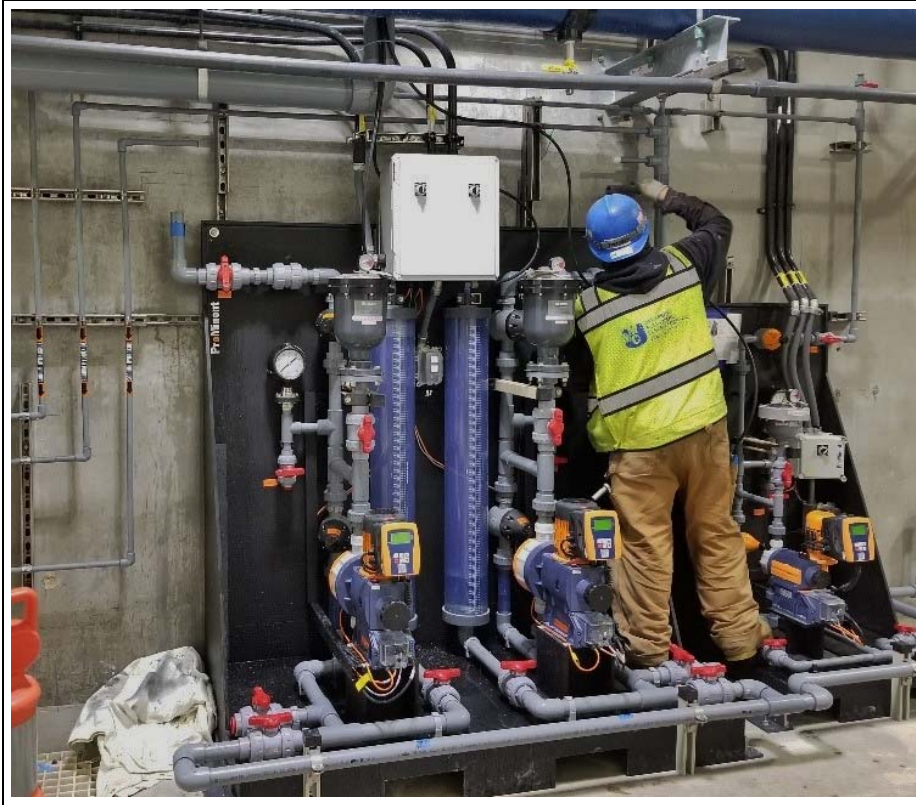


Photo #40

Area 37 Chemical Facilities (looking north) on Friday, October 26th.

A pipefitter for University Mechanical is rerouting CPVC chemical piping on the discharge side of a NaOH (sodium hydroxide) pump.



Photo #41

Area 35 RAS/WAS Pumping (looking southwest) on Monday, October 29th.

An electrician for Valley Electric (left) and a project engineer for Hoffman are checking a seal water pressure switch associated with a return activated sludge (RAS) pump. The switch shuts off the RAS pump if seal water pressure drops below a set point.



Photo #42

Area 20 Secondary Treatment Building (looking east) on Monday, October 29th.

A pipefitter for University Mechanical, Vern Roach, is programming an automatic sampler. The automatic sampler in the photo collects samples of membrane effluent. The samples are tested in the City's new laboratory for biological oxygen demand (BOD), total dissolved solids (TDS), potential hydrogen (pH), and other water quality parameters.



Photo #43

North end of Windjammer Park (looking west) on Monday, October 29th.

Electricians for Valley Electric are installing a fiberglass light pole next to a recently constructed walkway.



Photo #44

Northwest end of Windjammer Park (looking north) on Monday, October 29th.

Landscapers for Pacific Earth Works begin to plant wetland enhancement plantings at a storm water detention pond.



Photo #45

South end of Windjammer Park (looking west towards the lagoon) on Monday, October 29th.

A laborer for Turnstone Construction is placing concrete for a faux rock at the splash park by means of the "shotcrete" method.



Photo #46

South end of Windjammer Park (looking north towards the administration building) on Tuesday, October 30th.

Laborers for Turnstone Construction are "sculpting" concrete for faux rocks at the splash park.



Photo #47

Area 36 UV Disinfection
(looking northeast) on
Tuesday, October 30th.

An electrician for Valley
Electric is checking
conductor terminations at
a motor-operated valve
actuator.

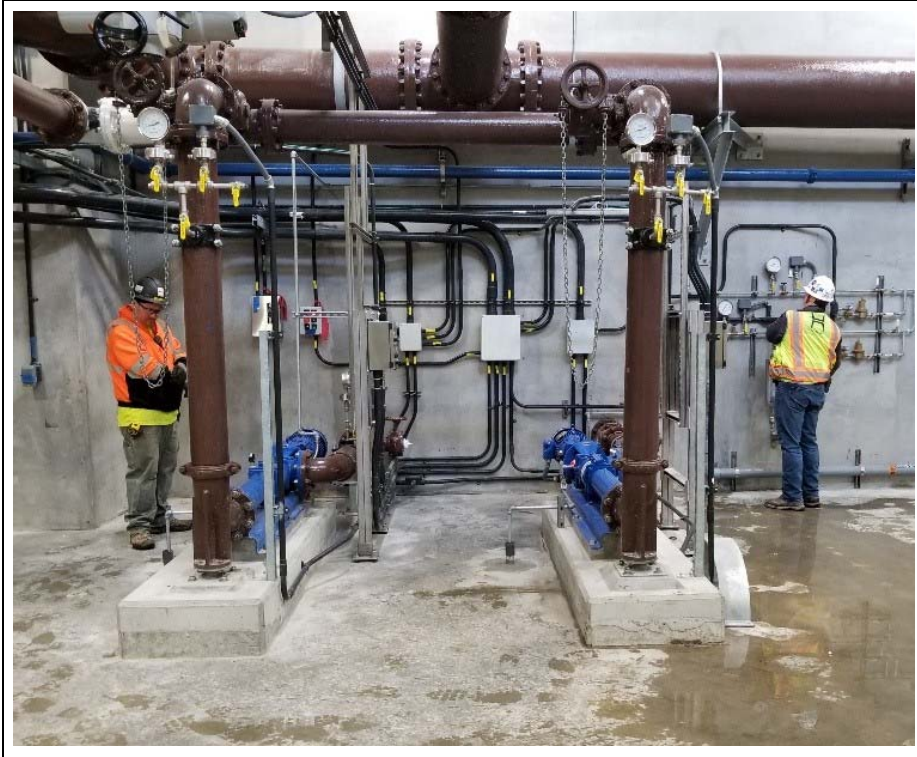


Photo #48

Area 35 RAS/WAS Pumping (looking south) on Tuesday, October 30th.

Workers for Hoffman Construction are verifying that seal water pressure switches associated with waste activated sludge (WAS) transfer pumps are operating correctly.



Photo #49

Area 60 Odor Control (looking southwest) on Tuesday, October 30th.

Electricians for Valley Electric are terminating conductors for water filtration equipment.



Photo #50

Area 70 Electrical Building (looking north and southwest) and Wednesday, October 31st.

Top: Plant supervisor Phil Matthews (right) opens the main circuit breaker to the clean water facility by means of an operator interface terminal (i.e., a touchscreen). An electrician for Valley Electric, Dan Weiland (left), is observing. Opening the main circuit breaker to the clean water facility simulates a power outage, which causes the engine-generator to operate thereby providing back-up power.

Bottom: Mr. Weiland is closing the main circuit breaker to the clean water facility (located at the main switchgear) to simulate a return to normal utility power.





Photo #51

Area 30 Secondary Treatment Building (looking southwest) on Wednesday, October 31st.

A training specialist for Suez Water Technologies, Wayne Key (left in white hardhat), is conducting an operator training class pertaining to the membrane filtration system. Mr. Key provided 40 hours of operator training during the week beginning Monday, October 29th.

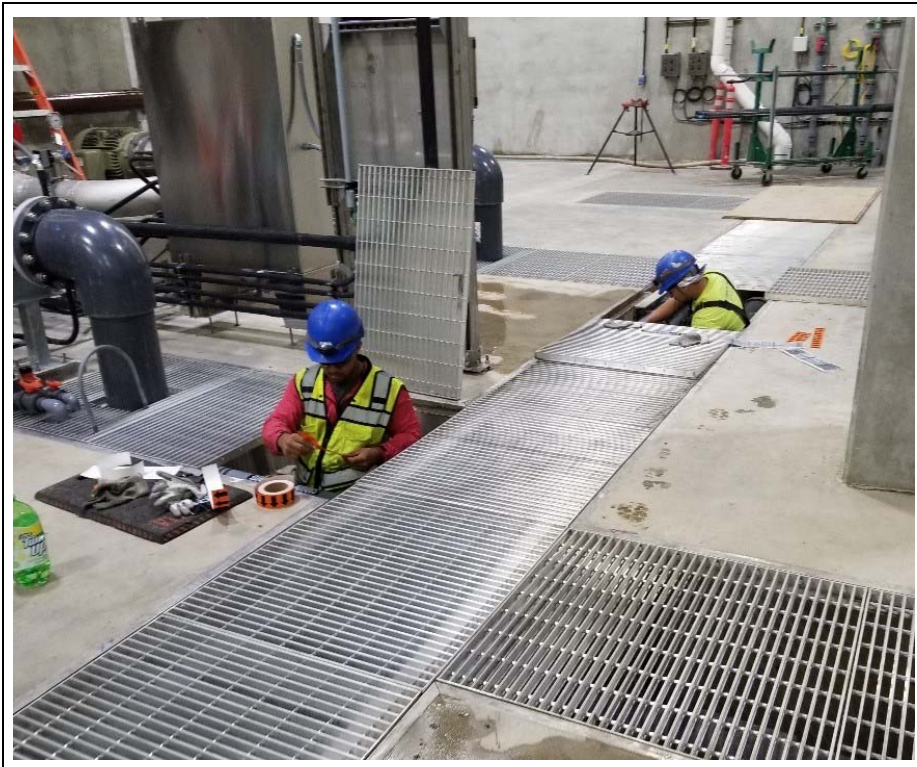


Photo #52

Area 34 Membrane Bioreactor (looking southwest) on Wednesday, October 31st.

Pipefitters for University Mechanical are labeling piping systems located in a trench drain.



Photo #53

Area near the northwest corner of Area 32 Aeration Blower Building (looking north) on Wednesday, October 31st.

A carpenter for P&L General Contractors is attaching galvanized steel posts to the top of a retaining wall. The posts are part of a stainless steel cable guardrail system. The retaining wall is located along the property line between the clean water facility (to the east) and the Beachview Property (to the west).

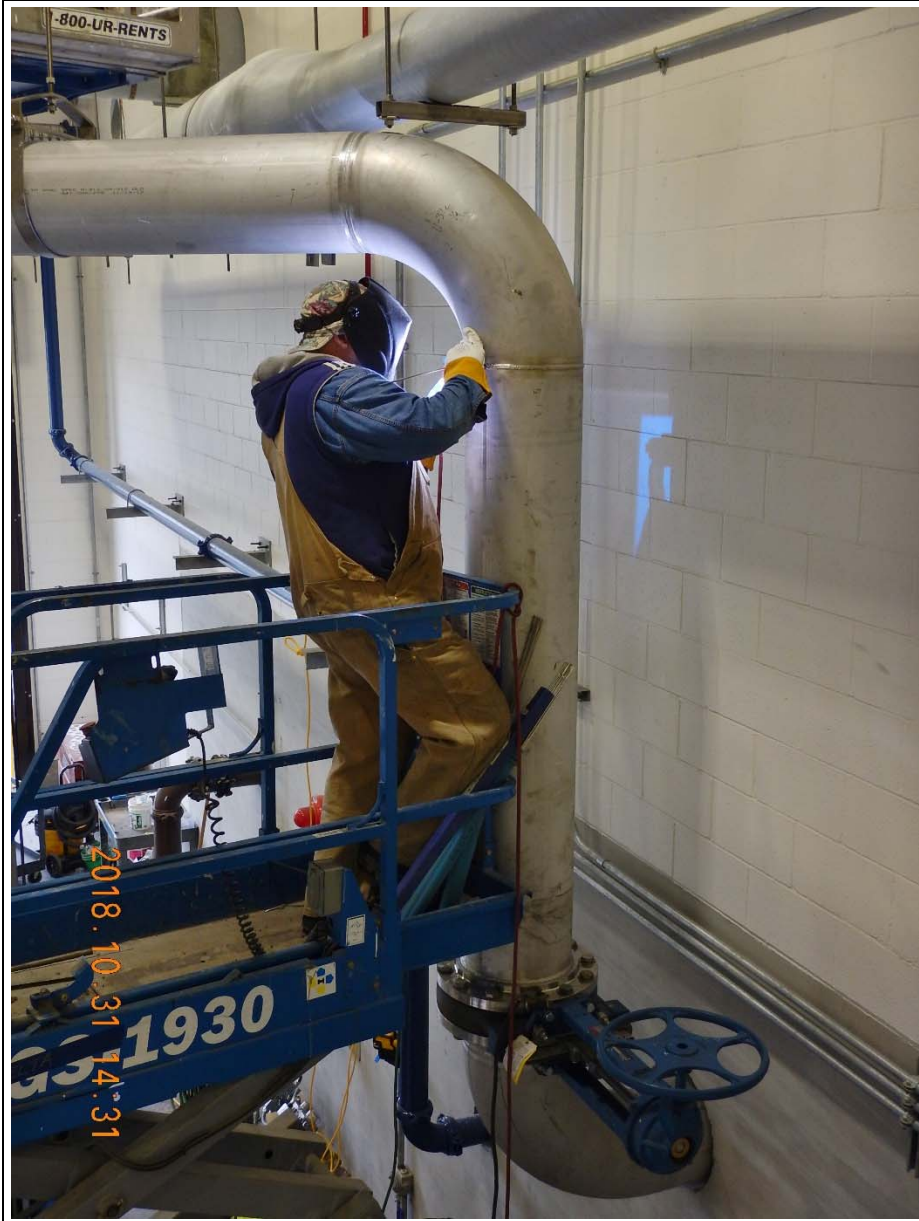


Photo #54

Area 50 Biosolids Building
(looking north from the
mezzanine in the load out
area) on Wednesday,
October 31st.

A pipefitter for University
Mechanical is welding
stainless steel dewatered
sludge piping.

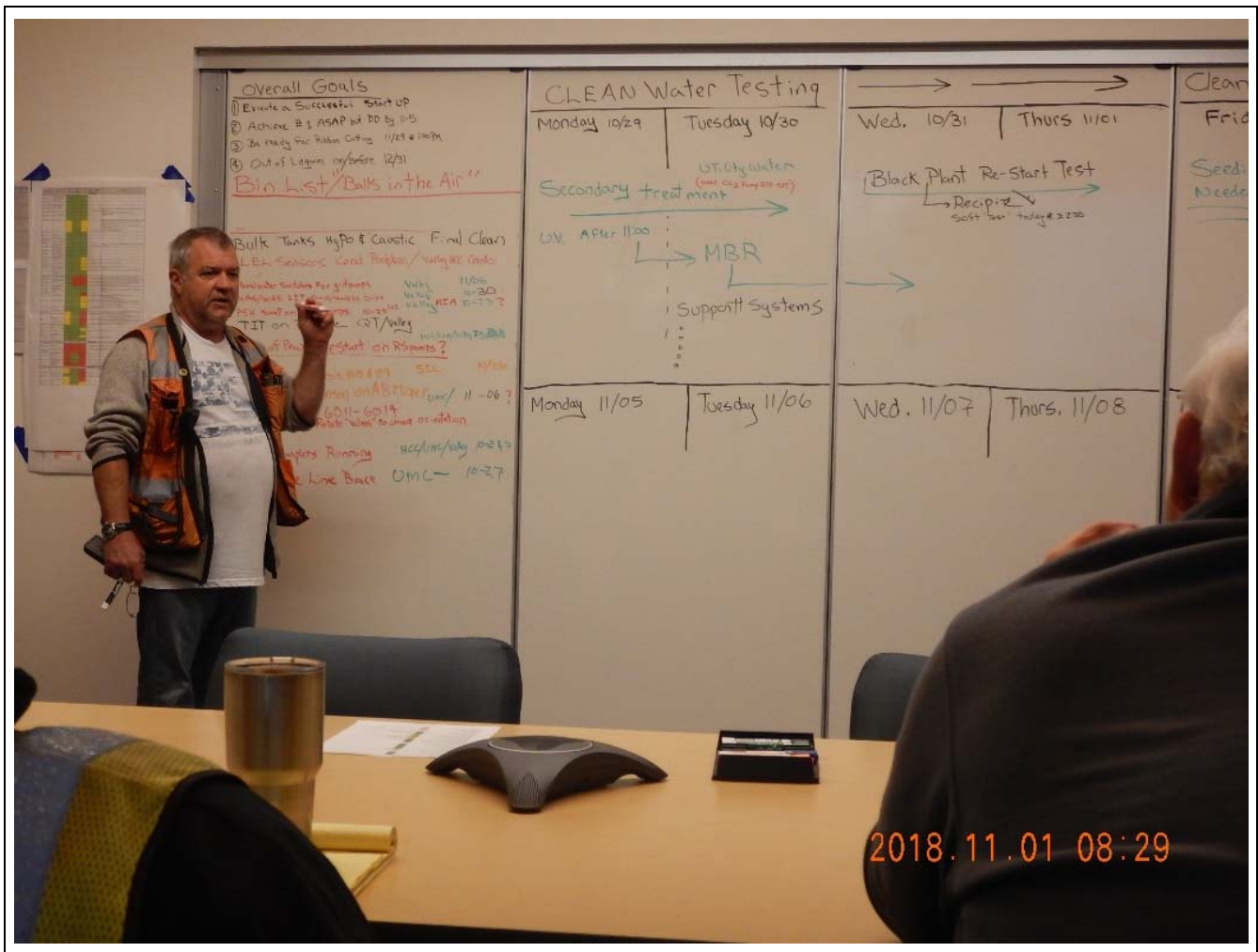


Photo #55

Area 01 Administration Building (looking west in the conference room) on Thursday, November 1st.

Hoffman senior superintendent Bryan Shirley is conducting an 8:15 a.m. start-up meeting. Mr. Shirley began conducting these daily start-up meetings on October 22nd when clean water testing began. The white board indicates start-up activities and problems encountered during start-up.

This page is intentionally blank.

ATTACHMENT A

This page is intentionally blank.

CLEAN WATER FACILITY PROJECT FINANCIAL REPORT

Summary Through 10/31/18

REVENUE	FUNDING OBTAINED	FUNDING USED	BALANCE
SRF LOANS	97,983,466.00	97,983,466.00	-
BONDS	25,777,229.30	22,176,740.24	3,600,489.06
GRANTS	8,500,000.00	8,255,000.00	245,000.00
PROGRAM INCOME	15,512,446.73	7,757,218.80	7,755,227.93
CUMMULATIVE RESERVE	5,000,000.00	-	5,000,000.00
TOTAL REVENUE	152,773,142.03	136,172,425.04	16,600,716.99

EXPENDITURES	CONTRACTED/ESTIMATED BUDGET	PROJECT TO DATE ACTUAL	BALANCE
ACQUISITIONS	3,396,325.69	3,377,432.95	18,892.74
ADMINISTRATION	692,852.01	657,008.83	35,843.18
CONSTRUCTION	124,222,645.68	110,627,137.03	13,595,508.65
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	9,037,556.60	1,870,056.28
TOTAL PROJECT EXPENDITURES	148,925,801.34	133,167,609.79	15,758,191.55
CASH SURPLUS (DEFICIT)	3,847,340.69	3,004,815.25	842,525.44

FINANCING/TRANSFERS			
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
TOTAL FINANCING/TSFR	3,847,340.69	3,004,815.25	842,525.44

ESTIMATED CASH REMAINING	0.00	0.00	0.00
---------------------------------	-------------	-------------	-------------

Prepared by Patricia Soule, Finance Director

CLEAN WATER FACILITY PROJECT FINANCIAL REPORT

Expanded Detail

(ALL COSTS - EXCEPT OUTFALL AND FACILITY PLAN)

REVENUE	Estimated Budget	Actual through 10/31/18	Balance
Loans	97,983,466.00	97,983,466.00	-
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	-
Bonds	25,777,229.30	22,176,740.24	3,600,489.06
2016 Revenue Bonds	25,777,229.30	22,176,740.24	3,600,489.06
Grants	8,500,000.00	8,255,000.00	245,000.00
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	-
City Cash	20,512,446.73	7,757,218.80	12,755,227.93
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	7,757,218.80	7,523,956.17
Total Revenue	152,773,142.03	136,172,425.04	16,600,716.99
EXPENDITURES	Estimated Budget	Actual through 10/31/18	Balance
Acquisitions	3,396,325.69	3,377,432.95	18,892.74
Contract			
Fullerton	12,990.00	12,990.00	-
Legal	38,774.97	23,064.72	15,710.25
Misc	15,523.45	15,523.45	-
Property	2,923,824.83	2,923,824.83	-
Rent	402,086.96	398,904.47	3,182.49
Supplies	125.48	125.48	-
Utilities	3,000.00	3,000.00	-
Administration	692,852.01	657,008.83	35,843.18
IDCA	680,790.04	644,946.86	35,843.18
Travel	12,061.97	12,061.97	-
Construction	124,222,645.68	110,627,137.03	13,595,508.65
Contract			
Carollo	1,828,155.00	1,502,006.44	326,148.56
Hoffman ⁽¹⁾	114,934,957.09	104,578,773.26	10,356,183.83
Hoffman ⁽²⁾	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	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	332,083.08	(32,813.53)
Finance	258,638.16	216,860.16	41,778.00
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)

EXPENDITURES - continued	Estimated Budget	Actual through 10/31/18	Balance
Professional Services - Design	9,447,726.92	9,251,614.22	196,112.70
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	-
Professional Services - Construction	10,907,612.88	9,037,556.60	1,870,056.28
Advertising	13,688.53	14,547.59	(859.06)
Contract			-
Carollo	5,505,213.25	4,340,824.90	1,164,388.35
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	39,724.22	30,776.08
KBA	4,024,813.28	3,489,802.16	535,011.12
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
Total Expenditures - Project #ENG 1609	148,925,801.34	133,167,609.79	15,758,191.55
Estimated Cash Remaining	3,847,340.69	3,004,815.25	842,525.44

FINANCING/TRANSFERS			
Bonds	2,776,377.50	2,348,781.87	427,595.63
Interest	2,204,493.03	1,776,897.40	427,595.63
Miscellaneous	571,884.47	571,884.47	-
Loans	586,100.19	206,033.38	380,066.81
Principal	217,403.38	96,115.12	121,288.26
Interest	368,696.81	109,918.26	258,778.55
Transfers	484,863.00	450,000.00	34,863.00
Windjammer Park - for 1/2 Design Costs	484,863.00	450,000.00	34,863.00
Project #FIN1601	3,847,340.69	3,004,815.25	842,525.44
Surplus (Deficit)	-	-	-

This page is intentionally blank.

ATTACHMENT B

This page is intentionally blank.

AUTHORIZATION FOR PAYMENT OAK HARBOR CLEAN WATER FACILITY

Date: October 1, 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. CWF41
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 ⁽¹⁾	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	1,597,326.50		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	27,038.45	6,266,223.45	6,143,138.01		6,143,138.01	123,085.44	98.0%
GMPA No. 8 CWF Work:	eng1609.con.007	422.30.594.35.6200	7,024,188.00	774,390.52	7,798,578.52	7,680,849.00	19,195.03	7,700,044.03	98,534.49	98.7%
GMPA No. 9 CWF Work:	eng1609.con.008	422.30.594.35.6200	30,148,712.00	1,921,724.11	32,070,436.11	30,051,578.29	467,908.00	30,519,486.29	1,550,949.82	95.2%
GMPA No. 10 CWF Work:	eng1609.con.009	422.30.594.35.6200	4,809,815.00	1,558,336.73	6,368,151.73	6,354,507.97	13,643.76	6,368,151.73	0.00	100.0%
GMPA No. 11 CWF Work:	eng1609.con.042	422.30.594.35.6200	17,934,490.00	1,007,432.14	18,941,922.14	17,861,522.77	338,805.35	18,200,328.12	741,594.02	96.1%
GMPA No. 12 CWF Work:	eng1609.con.045	422.30.594.35.6200	3,957,515.00	14,630.96	3,972,145.96	3,207,166.78	118,572.00	3,325,738.78	646,407.18	83.7%
GMPA No. 13 CWF Work:	eng1609.con.047	422.30.594.35.6200	4,580,897.70	(986,180.41)	3,553,717.29	819,595.89	356,214.29	1,175,810.18	2,377,564.11	33.1%
GMPA No. 13 Water Dept Work Water line from Beekma to Esplanade:	NA	401.00.594.34.6300	-	-	41,343.00	-	41,343.00	41,343.00	-	100.0%
Subtotal CWF & Water Dept Work:			87,562,429.70	4,027,278.66	91,589,708.36	83,867,736.65	1,355,681.43	85,223,418.08	6,366,290.28	
GMPA No. 13 WJP Work (Sewer):	eng1701.con.170.111	325.10.594.79.6300	5,449,153.30	(25,336.79)	5,423,816.51	878,835.78	276,471.26	1,155,307.04	4,268,509.47	21.3%
GMPA No. 13WJP Work (General):	eng1701.con.170.112	325.10.594.79.6300	3,819,283.00	87,634.51	3,906,917.51	190,397.42	388,522.89	578,920.31	3,327,997.20	14.8%
Subtotal WJP Work:			9,268,436.30	62,297.72	9,330,734.02	1,069,233.20	664,994.15	1,734,227.35	7,596,506.67	36.1%
Negotiated Support Services CWF:	eng1609.con.032	422.30.594.35.6200	8,339,260.00	-	8,339,260.00	6,506,263.07	77,796.95	6,584,060.02	1,755,199.98	79.0%
Specified General Conditions:	eng1609.con.033	422.30.594.35.6200	2,392,490.00	-	2,392,490.00	2,088,299.00	74,291.00	2,162,590.00	229,900.00	90.4%
Subtotal Work, NSS, and SGC:			107,562,616.00	4,089,576.38	111,652,192.38	93,531,531.92	2,172,763.53	95,704,295.45	15,947,896.93	85.7%

Project Number	BARS Number	Original GMPA Amount	Adjustments ⁽¹⁾	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	(2,420,708.69)	1,071,651.31				1,071,651.31	
Owner Risk Contingency:		1,857,883.00	(1,668,867.69)	189,015.31				189,015.31	
Subtotal Contingencies:		5,350,243.00	(4,089,576.38)	1,260,666.62				1,260,666.62	
Hoffman Subtotal:		112,912,859.00		112,912,859.00	93,531,531.92	2,172,763.53	95,704,295.45	17,208,563.55	
GC/CM Fee (4.28%) CWF:	eng1609.con.036	4,832,668.00		4,832,668.00	3,957,386.37	62,763.05	4,020,149.42	736,524.17	
GC/CM Fee (4.28%) Water Dept:	NA	401,005,943.46		401,005,943.46	-	1,769.48	1,769.48		
GC/CM Fee (4.28%) WJP-S:	eng1701.con.036.111	325,105,947.96		325,105,947.96	37,614.17	11,832.97	49,447.14		
GC/CM Fee (4.28%) WJP-G:	eng1701.con.036.112	325,105,947.96		325,105,947.96	8,149.01	16,628.78	24,777.79		
Contract SUBTOTAL:		117,745,527.00		117,745,527.00	97,534,681.47	2,265,757.81	99,800,439.28	17,945,087.72	84.8%
WA State Sales Tax (8.7%) CWF:	eng1609.con.037	10,243,860.85		10,243,860.85	8,389,512.61	133,039.47	8,521,552.08	1,561,222.63	
WA State Sales Tax (8.7%) Water Dept:	NA	401,005,943.46		401,005,943.46	-	3,750.79	3,750.79		
WA State Sales Tax (8.7%) WJP-S:	eng1701.con.037.111	325,105,947.96		325,105,947.96	79,731.14	25,082.47	104,813.61		
WA State Sales Tax (8.7%) WJP-G:	eng1701.con.037.112	325,105,947.96		325,105,947.96	17,273.54	35,248.20	52,521.74		
TOTAL:		127,989,387.85		127,989,387.85	106,020,198.76	2,462,878.74	108,483,077.50	19,506,310.35	84.8%

CONTRACT AMOUNT

PAID TO DATE

Retainage Adjustment CWF (422):	3,716,311.02	52,158.50	3,768,469.52
Retainage Adjustment WJP (325):	52,441.26	33,172.80	85,614.06
Retainage Adjustment Water Dept (401):	-	2,155.62	2,155.62
Net Payment(s):	102,251,446.48	2,375,391.82	104,626,838.30

PAY THIS AMOUNT

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 = Windjammer Park (Sewer & General) GMPA = Guaranteed Maximum Price Amendment
- Correction from CWFCA0 on CWFCA1 credit of \$333.16 to GMP#13 CWF and debit to GMP#13 WJP-S.

Pay request verified by:

Daniel Williams, Resident Engineer, KBA

Daniel Williams
signature

10/8/18

date

Pay request verified by:

Brett Arvidson, Project Engineer

Brett Arvidson
signature

10/8/18

date

Payment authorized by:

Cathy Rosen, Director of Public Works

Cathy Rosen
signature

10/8/18

date

CWF RETAINAGE BREAKDOWN:

Total of Hoffman Contract Subtotal from above:	97,534,681.47	2,265,757.81	99,800,439.28
Less Valley Electric covered by Retainage Bond 422:	(10,552,116.00)	(353,123.00)	(10,905,239.00)
Less Valley Electric covered by Retainage Bond 325:	(66,171.00)	(30,000.00)	(96,171.00)
Less ST Fabrication covered by Retainage Bond:	(3,608,040.39)	(132,896.35)	(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 Pellco Completed Sub-Contract:	(1,434,376.78)		(1,434,376.78)
Contract Amount for 5% Retainage Calculation:	75,375,044.71	1,749,738.46	77,124,783.17
<hr/>			
Retainage (5%) on Total Earned to date:	4,876,734.12	113,287.89	4,990,022.01
Less Valley Electric covered by Retainage Bond 422:	(527,605.80)	(17,656.15)	(545,261.95)
Less Valley Electric covered by Retainage Bond 325:	(3,308.55)	(1,500.00)	(4,808.55)
Less ST Fabrication covered by Retainage Bond 422:	(180,402.02)	(6,644.82)	(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 Pellco Retainage Released 05/15/18:	(71,718.84)	-	(71,718.84)
Retainage Adjustment:	3,768,752.28	87,486.92	3,856,239.20

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.

This page is intentionally blank.

ATTACHMENT C

This page is intentionally blank.

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
-- 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.

This page is intentionally blank.

This page intentionally left blank.

