

City of Oak Harbor
City Council Agenda Bill

Bill No. 5. c. ii.
Date: December 18, 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

The Clean Water Facility Presentation will be provided during the December 18, 2018 Regular Meeting.

BACKGROUND / SUMMARY INFORMATION

LEGAL AUTHORITY

City Council

FISCAL IMPACT

PREVIOUS COUNCIL / BOARD / CITIZEN INPUT

ATTACHMENTS

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

Clean Water Facility Project

Monthly Report

November 2018



This page intentionally left blank.

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



MONTHLY PROGRESS REPORT

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

- Wastewater was introduced into the plant on November 5th (see Photos #10 and #12) and the City's operations staff began operating the plant.
- Turnstone placed concrete for a water feature next to the administration building (see Photo #28) and for faux rocks and logs at the splash park (see Photos #35, #41, and #45).
- A ribbon cutting ceremony occurred on November 29th (see Photos #50 through #54).
- The City's operations staff began discharging effluent through a 24-inch outfall pipeline and into Oak Harbor Bay on November 29th.

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

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	

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 November, the total paid to date will be \$116,071,571 (including tax and preconstruction phase services), which makes up 90% 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 November 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	<u>\$790,050</u>
		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.

SCADA System Development. Throughout the month of November, Carollo Engineers' systems integration engineers (i.e., Jeff Janowiak, Amir Najafi, and Elise Moore) and operations start-up support engineer Brian Graham utilized the SCADA system to facilitate clean water facility testing and operation of the facility after wastewater was introduced during the first week of November.

Start-up Activities. On Monday, November 5th, the City's operations staff began operating the plant after wastewater was introduced into the plant (see Photos #10, #12, #19, and #36). A commissioning representative for Suez Water Technologies, Kathleen McAllister, continued to work on site full-time during the first half of the month to facilitate the operation, testing, and calibration of membrane filtration equipment. On November 2nd, a training specialist for Suez Water Technologies, Wayne Key, finished conducting 40 hours of operator training pertaining to the membrane filtration system (see Photo #6). Also on November 2nd, APSCO service supervisor Clay Daly conducted operator training classes pertaining to grit pumps, WAS transfer pumps, and polymer blending equipment (see Photos #3, #4, and #5). On November 6th, a representative of DP Wilson, John Wilson, conducted an operator training class pertaining to odor control fans at the odor control structure (see Photo #13). On November 7th, Seepex control systems designer Kurt Werner and Granich Engineered Products representative Ken Hogan conducted an operator training class pertaining to centrifuge cake pumps (see Photo #16). On November 9th, Northstar Chemical delivered sodium hydroxide to the clean water facility (see Photo #22). On November 28th, Biorem representative Jeremy Wachtman conducted an operator training class pertaining to odor control equipment (see Photo #48). On November 29th, the operations staff began discharging effluent into a 24-inch outfall pipeline and into Oak Harbor Bay. Representatives of the City, Hoffman, and Carollo Engineers continued to meet each week to coordinate start-up activities and facilitate resolution of problems encountered during start-up. Valley Electric, University Mechanical, and other subcontractors and vendors also participated in meetings and start-up activities.

GMPA No. 1 – MBR System and UV Disinfection Equipment (Procurement) and Engineering Support. Work on this GMPA is approximately 95% complete. On November 2nd, a training specialist for Suez Water Technologies finished conducting 40 hours of operator training (see Photo #6). On November 6th, representatives of Suez Water Technologies began operating and testing the membrane filtration system with wastewater (see Photo #12). 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.

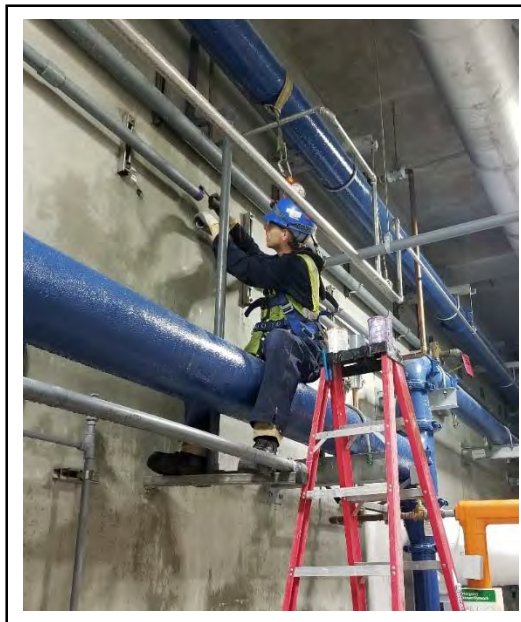
GMPA No. 5 – Biosolids Dryer (Procurement). This GMPA is approximately 85% complete. All major components of the biosolids belt dryer system have arrived on site. One representative of Haarslev continued to work on site full-time through the third week of November. Start-up, testing, and operator training 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. No 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 98% complete. No work occurred on this GMPA this past month.

GMPA No. 9 – Mechanical, Electrical, and Process Systems. Work on this GMPA is approximately 98% complete. Valley Electric continued to facilitate start-up activities in the secondary treatment and headworks buildings by identifying and solving miscellaneous electrical and communications problems that occurred during initial operation of process equipment (see Photo #7). Valley Electric installed liquid level sensors in the RAS/WAS wetwells, placed sealing compound in conduit fittings (see Photo #8), labeled conduits, and facilitated instrument installation and start-up with its subcontractor, QualiTEQ, at the aeration basins (see Photo #27) and WAS storage tanks. Valley Electric installed trace heating on piping associated with chemical facilities. Valley Electric continued to install 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, polymer dilution water booster pumps, an air compressor, and electric motors associated with a biosolids dryer and its conveyor system (see Photo #26). Valley Electric and its subcontractor, Redhawk Fire and Security, continued to terminate conductors and test equipment associated with a fire suppression system (see Photos #17 and #23). University Mechanical, similar to Valley Electric, continued to 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 #11). University Mechanical continued to assemble and install equipment associated with a biosolids dryer in the biosolids building (see Photos #44 and #47) including installation of a steel frame to support a bin cover hoist in the loadout area. Two carpenters for University Mechanical continued to place grout under base plates for pipe and equipment supports in the biosolids building, in the secondary treatment building, and in the gallery under the secondary treatment building. University Mechanical continued to perform miscellaneous mechanical work including labeling piping systems, installing additional pipe supports associated with membrane effluent piping, and installing level indicators at chemical and utility water storage tanks (see Photo #43). University Mechanical's subcontractor, D&G Insulation, wrapped insulation around air scour piping in the secondary treatment building (see Photo #38) and HVAC piping in the electrical building. University Mechanical's subcontractor, Delta Technology Corporation, installed a dust collector (see Photo #37) in the loadout area and continued to install fiber reinforced plastic (FRP) foul air piping throughout the biosolids building (see Photo #42).



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 98% complete. WEMCO installed a monorail and a hoist in the headworks building (see Photo #46). WEMCO also load tested a monorail and hoist in the biosolids building. Valley Electric and its subcontractor, EZ Interface, installed a security and access control system (see Photos #18 and #34). Honeywell and EC Electric worked on the HVAC system in the administration building. Shinn Mechanical installed a drain line for a backflow prevention device in the headworks building (see Photo #39). Painters for Penington Painting applied coatings in the secondary treatment, headworks, biosolids, and administration buildings.

GMPA No. 12 – Odor Control System. Work on this GMPA is approximately 96% complete. Delta Technology Corporation installed fiber reinforced plastic (FRP) transition couplings associated with four odor control fans that are located within a sound enclosure located atop the west side of the odor control structure. University Mechanical placed grout under baseplates associated with pipe and equipment supports and control panels. University Mechanical finished installing small diameter PVC piping associated with a utility water system and two water control panels. Valley Electric finished installing conduits and conductors associated with water filtration equipment.

GMPA No. 13 – Civil Site Work. Work on this portion of GMPA No. 13 is approximately 56% complete. The following work was performed where the old Whidbey Island Bank Building was located before being demolished (i.e., the area between the north side of the new clean water facility and Pioneer Way):

- Interwest Construction installed and hydrotested a section of 8-inch PVC water line.
- Interwest Construction and its subcontractor, Morse Steel Services, built formwork and placed reinforcing steel, respectively, for the north half of a retaining wall (see Photo #29). Interwest Construction placed concrete for the retaining wall on November 16th.
- Interwest Construction graded existing earthen material.
- Interwest Construction placed and compacted imported aggregate base material where a seatwall and sidewalk are located adjacent to Pioneer Way. Interwest Construction built formwork and placed reinforcing steel and concrete for the seatwall and sidewalk (see Photo #49).

Interwest Construction constructed two 8-inch drop structures adjacent to a sanitary sewer manhole located in an area south of the maintenance and biosolids buildings (see Photo #33). Interwest Construction placed, graded, and compacted on-site earthen material adjacent to the west sides of the aeration-blower and electrical buildings and the west side of the generator yard. P&L General Contractors installed screen walls made of weathering steel at the odor control structure (see Photo #21), generator yard (see Photo #30), and at an outdoor break area between the administration and maintenance buildings. Turnstone Construction placed concrete by means of the "shotcrete" method for a water feature located adjacent to the west and south sides of the interpretive center portion of the administration building (see Photo #28).

GMPA No. 13 – Windjammer Park Improvements. Work on this portion of GMPA No. 13 is approximately 45% complete. Interwest Construction placed and graded on-site and imported earthen material at the southwest corner of the park, at the west side of the splash park (see Photo #32), and at the area south of the administration building. Interwest Construction continued to build formwork and place concrete for curbs, sidewalks, walkways, seatwalls, and benches at the west and north ends of the park (see Photos #14 and #25). Interwest Construction began building forms and placing reinforcing steel for a planter box located adjacent to the west side of the west kitchen. Lakeside Industries placed and compacted asphaltic concrete (AC) pavement for a parking area and traffic circle near the new southwest entrance to the park (see Photo #24). Pacific Earth Works placed topsoil and plantings on the south and north sides of the northwest entrance to the park. Pacific Earth Works placed wetland enhancement plantings in a storm water detention pond located just west of the administration building. Pacific Earth Works installed irrigation system lateral piping within a traffic circle near the southwest entrance to the park and adjacent to a walkway at the north end of the park. Valley Electric continued to install conduit, conductors, and fiberglass light posts throughout the park (see Photo #40). Valley Electric also installed a copper grounding cable throughout a slab-on-grade for a water feature located adjacent to the west and south sides of the interpretive center portion of the administration building (Turnstone Construction attached the grounding cable to cast iron drain inlets so they are grounded). P&L General Contractors placed galvanized steel embeds in CMU Block walls at the east and west kitchens. P&L General Contractors received glulam beams for the east and west kitchens and pavilion. Subcontractors for P&L General Contractors, LangCo NW and Morse Steel Services, assembled formwork and placed reinforcing steel for the pavilion (see Photo #15). Another one of P&L General Contractors' subcontractors, Black Rock Masonry, continued to place CMU block for walls for the east and west kitchens. On November 12th, Black Rock Masonry filled CMU block walls with grout at the east and west kitchens. Turnstone Construction placed concrete for faux rocks and logs at the splash park by means of the "shotcrete" method (see Photo #35). Turnstone Construction then "sculpted" the faux rocks and logs (see Photo #41) and painted them to make them look more realistic (see Photo #20). At the end of November, Turnstone Construction placed grout to form the final bottom of the splash park (see Photo #45).

4. QUALITY ASSURANCE

An inspector for the City's subconsultant, KBA, performed full-time inspection at the clean water facility. A resident engineer for KBA performed part-time inspection at Windjammer Park. Special inspectors for KBA's subconsultant, GeoTest, performed part-time specialty inspection on an as-requested basis (mostly at Windjammer Park). Representatives from Hoffman performed part-time inspection on a daily basis. Hoffman conducted daily quality assurance (QA) coordination meetings with its subcontractors and with KBA. Hoffman conducted bi-weekly QA meetings with its subcontractors, KBA, and a resident engineer for Carollo Engineers. Archaeologists from ERCI were on-site during excavation work at Windjammer Park looking for cultural resources. Inspectors for the State Department of Labor & Industries inspected electrical work on an as-requested basis (both at the clean water facility and at Windjammer Park). City building official Scott King and City inspector Cody West were on site at the clean water facility on November 15th to inspect the facility, primarily, for ADA requirements (see Photo #31), and Mr. King was on site several times at Windjammer Park to inspect reinforcing steel at the west kitchen and pavilion. 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	November 2018		Project to Date	
	Number Received	Number of Reviews	Number Received	Number of Reviews
Submittals	9	10	1,422	1,418
Requests for Information	10	12	1,293	1,295

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 November:

- Manhours worked to date: 500,000
- Recordable injuries to date: 12
- 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 October 2018, for \$3,954,364 (including sales tax). The progress payment application was reviewed and processed in November. See Attachment B, *Authorization for Payment*, for additional information. Total applications for payment to date for construction phase services through October are \$112,437,442 representing 87.8% 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	7,700,769	97,809
GMPA No. 9 Work:	30,148,712	1,921,724	32,070,436	31,131,324	939,112
GMPA No. 10 Work:	4,809,815	1,561,966	6,371,781	6,371,781	0
GMPA No. 11 Work:	17,934,490	1,007,432	18,941,922	18,402,555	539,367
GMPA No. 12 Work:	3,957,515	14,631	3,972,146	3,748,723	223,423
GMPA No. 13 Work (CWF):	4,580,898	(986,180)	3,553,374	1,605,106	1,948,269
GMPA No. 13 Work (WJP):	9,268,436	62,298	9,330,734	3,359,958	5,970,776
Negotiated Support Services	8,339,260	0	8,339,260	6,701,898	1,637,362
Specified General Conditions	2,392,490	0	2,392,490	2,236,881	155,609
Subtotal	107,562,616	4,093,206	111,655,822	99,192,855	12,462,967
GC/CM's Risk Contingency	3,492,360	(2,424,338)	1,068,022		1,068,022 ⁽²⁾
Owner's Risk Contingency	1,875,883	(1,668,868)	189,015		189,015 ⁽²⁾
Subtotal	5,350,243	(4,093,206)	1,257,037		1,257,038
GC/CM fee (4.28%)	4,832,668	0	4,832,668	4,096,144	587,214
Subtotal	117,745,527	0	117,745,527	99,800,439	14,307,218
State Sales Tax (8.7%)	10,243,861	0	10,243,861	8,999,133	1,244,728
Total	127,989,388	0	127,989,388	112,437,442	15,551,946

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 November. 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 November 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	(2,424,338)	(216,631)	851,390

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)	94,491	94,524

Notes:

1. Excluding profit and tax.
2. Balance does not include encumbrances that were approved by the City in November. 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 413 CCMs through October 2018. See Tables 9.1 and 9.2 on the previous page for additional information. The following CCMs were reviewed and tentatively approved by the City in November.

Table 9.3 – Cost Change Memorandums

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount</u> ⁽¹⁾
243.2	Self-performed Concrete	From GMPA #7 to owner contingency	\$ 12,793
311.2	Self-performed Concrete	From GC/CM risk contingency to GMPA #8	\$ 26,501
311.2	Self-performed Concrete	From owner contingency to GMPA #8	\$ 129,989
386	Add three Lintel Angles	From owner contingency to GMPA #11	\$ 3,709
398.7	Self-performed Concrete	From GC-CM risk contingency to GMPA #10	\$ 12,708
398.7	Self-performed Concrete	From owner contingency to GMPA #10	\$ 296
407	Foul air piping at Biosolids	From owner contingency to GMPA #9	\$ 48,944
423.2	Water Feature buy-out Savings	From GMPA #13 to owner contingency	\$ 69,061
487	Electrical power for Equipment	Draw from GMPA #9 allowance	\$ 2,801
506	Increase Height of Seat Walls	From owner contingency to GMPA #13	\$ 8,249
516	Storm/Water Piping Conflict	From owner contingency to GMPA #13	\$ 1,818
520	Delete Rubber Molding	From GMPA #11 to owner contingency	\$ 273
531	Reroute Gas Lines at Beachview	From GC/CM risk contingency to GMPA #13	\$ 11,349
532	Concrete Work at Water Feature	From GC/CM risk contingency to GMPA #13	\$ 147,480
551	PVC-coated Conduit to Galvanized	From GMPA #9 to owner contingency	\$ 64,471
555	Move Generator at Beachview	From owner contingency to GMPA #13	\$ 1,614
561	Revise Utility Water Piping	From owner contingency to GMPA #9	\$ 2,409
563	Overtime for Media/Cassette	From GC/CM risk contingency to GMPA #12	\$ 6,257
564	Hastelloy and SS Connectors	From owner contingency to GMPA #9	\$ 513
566	Temporary Piping for Hydrotest	Draw from GMPA #7 allowance	\$ 4,869
569	Coating Repair at Odor Control	From GC/CM risk contingency to GMPA #12	\$ 1,523
574	Revise Grading at Splash Park	From owner contingency to GMPA #13	\$ 5,623
586	Add SS Manhole at Beach Street	From owner contingency to GMPA #13	\$ 45,574
587	Trade Damage to Air Nozzle	From GC/CM risk contingency to GMPA #9	\$ 1,101
589	Mist Eliminator and SS Cabinet	From GC/CM risk contingency to GMPA #12	\$ 1,312
591	Overtime for MCC Installation	From GC/CM risk contingency to GMPA #9	\$ 8,401

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

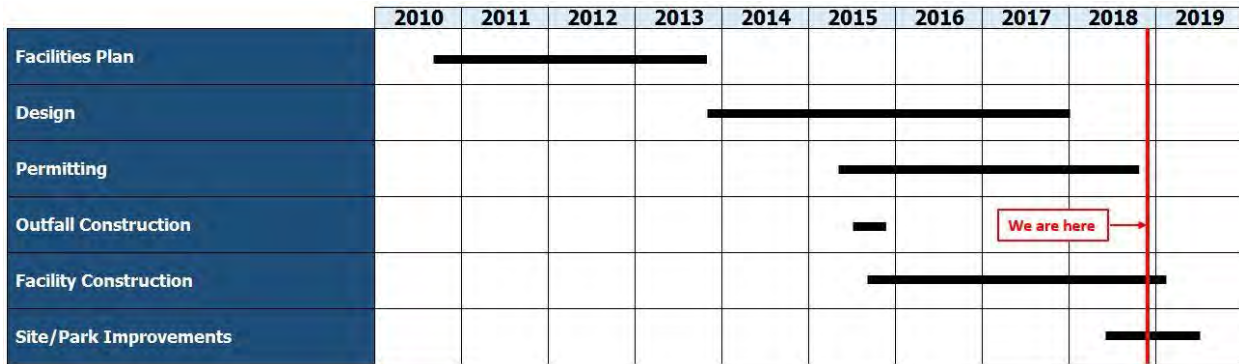
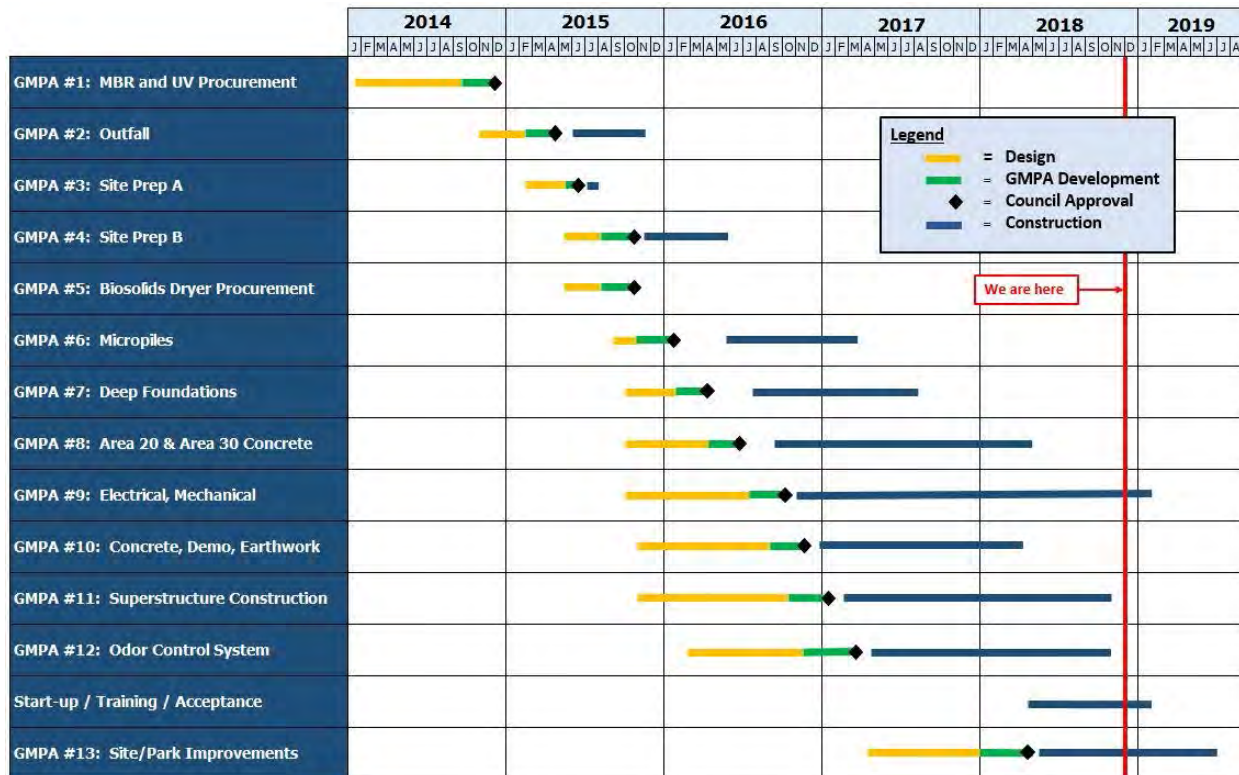


Table 10.2 – Construction Schedule



12. PHOTOGRAPHS

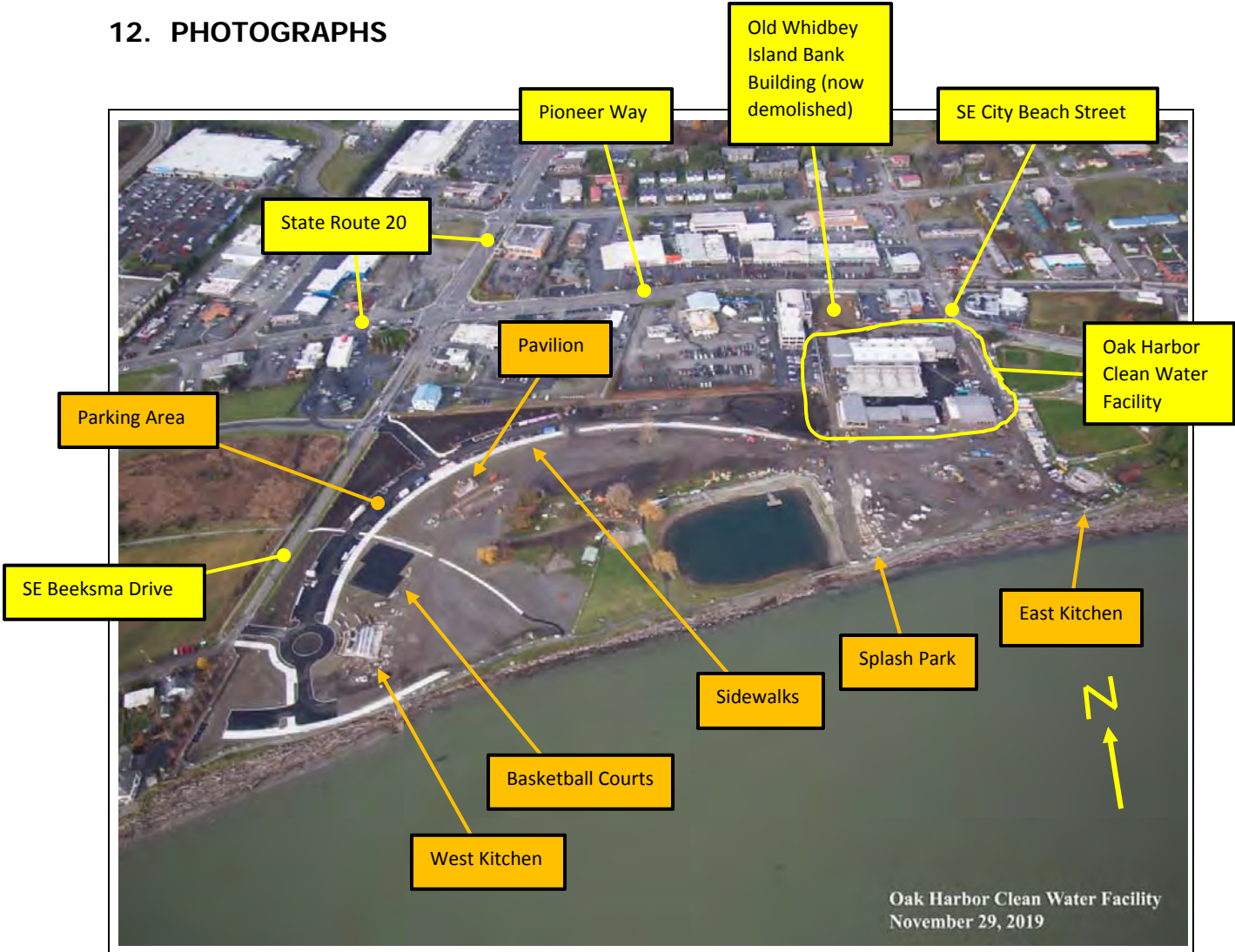


Photo #1

Aerial photo of Windjammer Park and the clean water facility job site (looking north) on November 29th, 2018, about seven months after demolition work at Windjammer Park began.

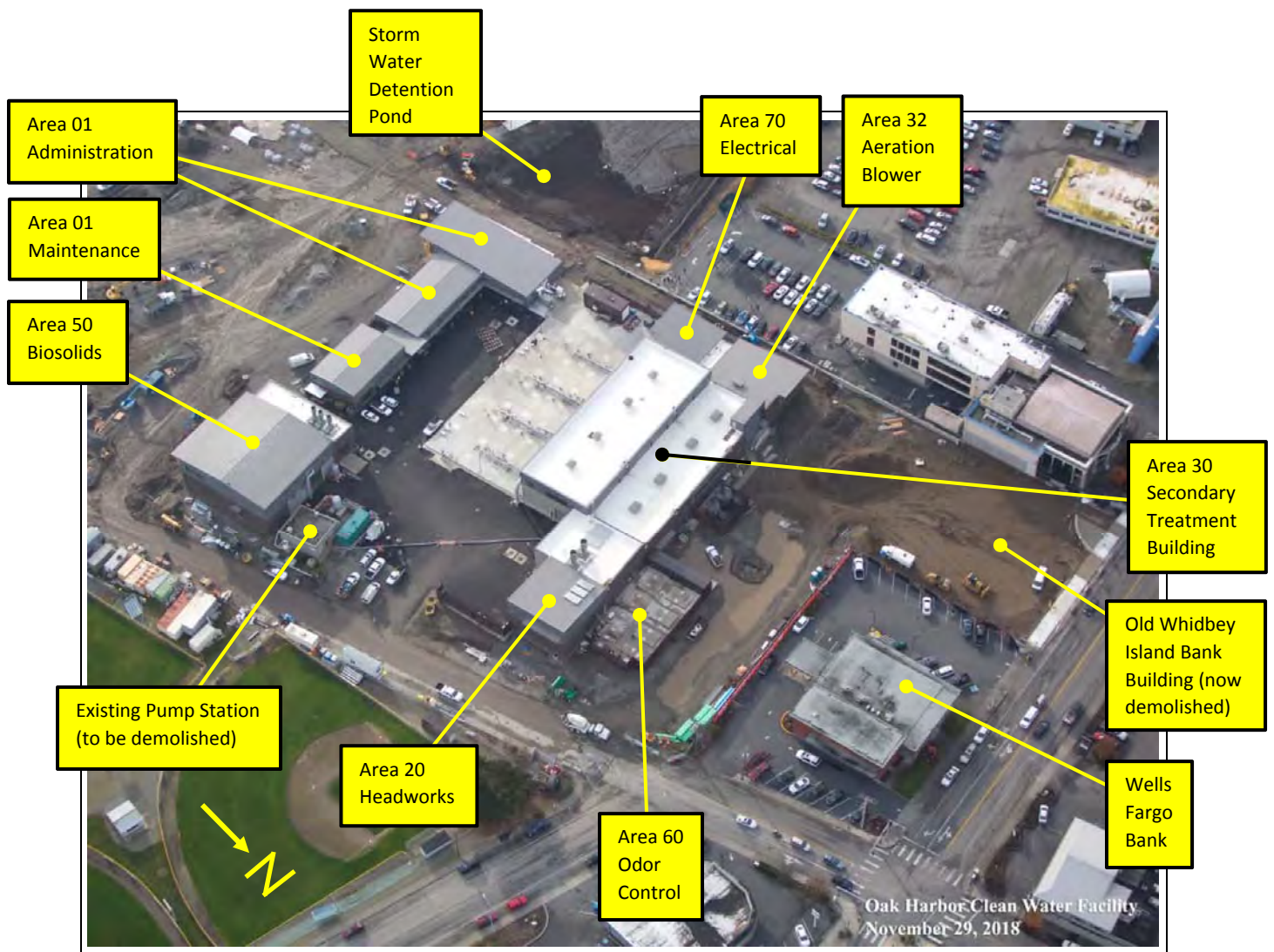


Photo #2

Aerial photo of the clean water facility job site (looking southwest) on November 29th, 2018.



Photo #3

Area 20 Headworks (looking northwest) on Friday, November 2nd.

APSCO service supervisor Clay Daly (white hardhat) is conducting an operator training class pertaining to grit pumps.



Photo #4

Area 35 RAS/WAS Pumping (looking southeast) on Friday, November 2nd.

APSCO service supervisor Clay Daly (right) is conducting an operator training class pertaining to waste activated sludge (WAS) transfer pumps.



Photo #5

Area 50 Biosolids Building (looking southwest) on Friday, November 2nd.

APSCO service supervisor Clay Daly is conducting an operator training class pertaining to a polymer blending unit.



Photo #6

Area 01 Maintenance Building (looking southeast) on Friday, November 2nd.

Suez Water Technologies training specialist Wayne Key (right) is conducting an operator training class pertaining to the membrane filtration system. Mr. Key conducted 40 hours of training on the membrane filtration system.

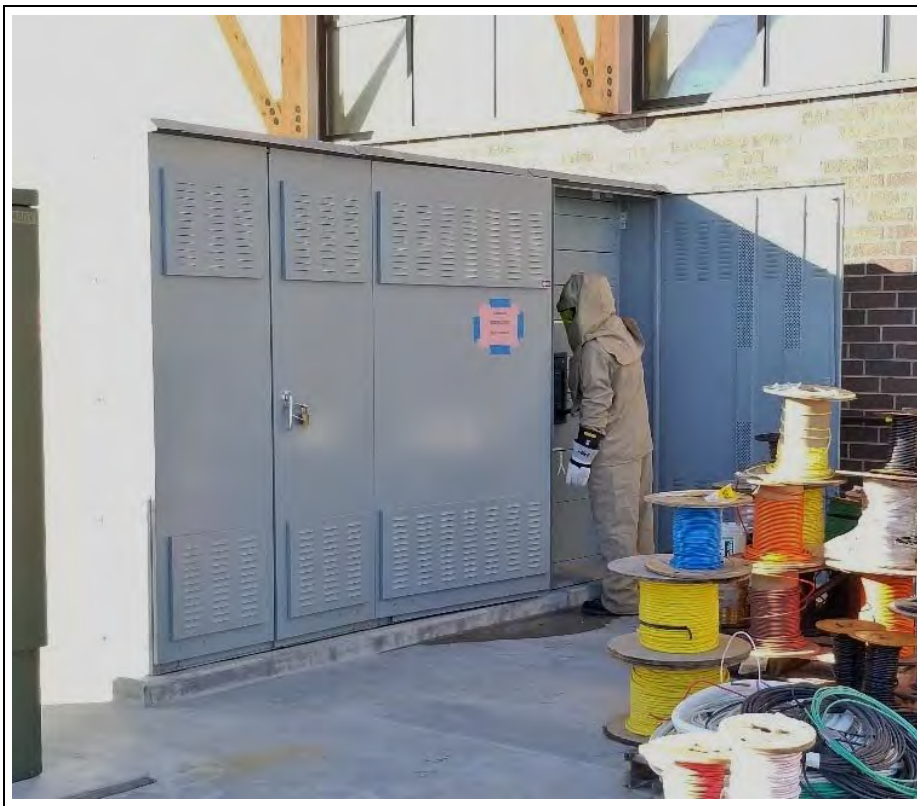


Photo #7

Area 70 Generator Yard (looking northwest) on Friday, November 2nd.

An electrician for Valley Electric is wearing an arc flash suit when operating a circuit breaker located in a utility metering enclosure.



Photo #8

Area 20 Headworks
(looking east) on Friday,
November 2nd.

An electrician for Valley
Electric is placing sealing
compound in a conduit
fitting.



Photo #9

Area 35 RAS/WAS
Pumping (looking south)
on Friday, November 2nd.

Pipefitters for University
Mechanical are removing a
blind flange between two
flanged fittings that make
up part of a 20-inch
effluent piping system.
Removal of this blind
flange allows the
discharge of effluent into a
24-inch effluent pipeline
and out into Oak Harbor
Bay.

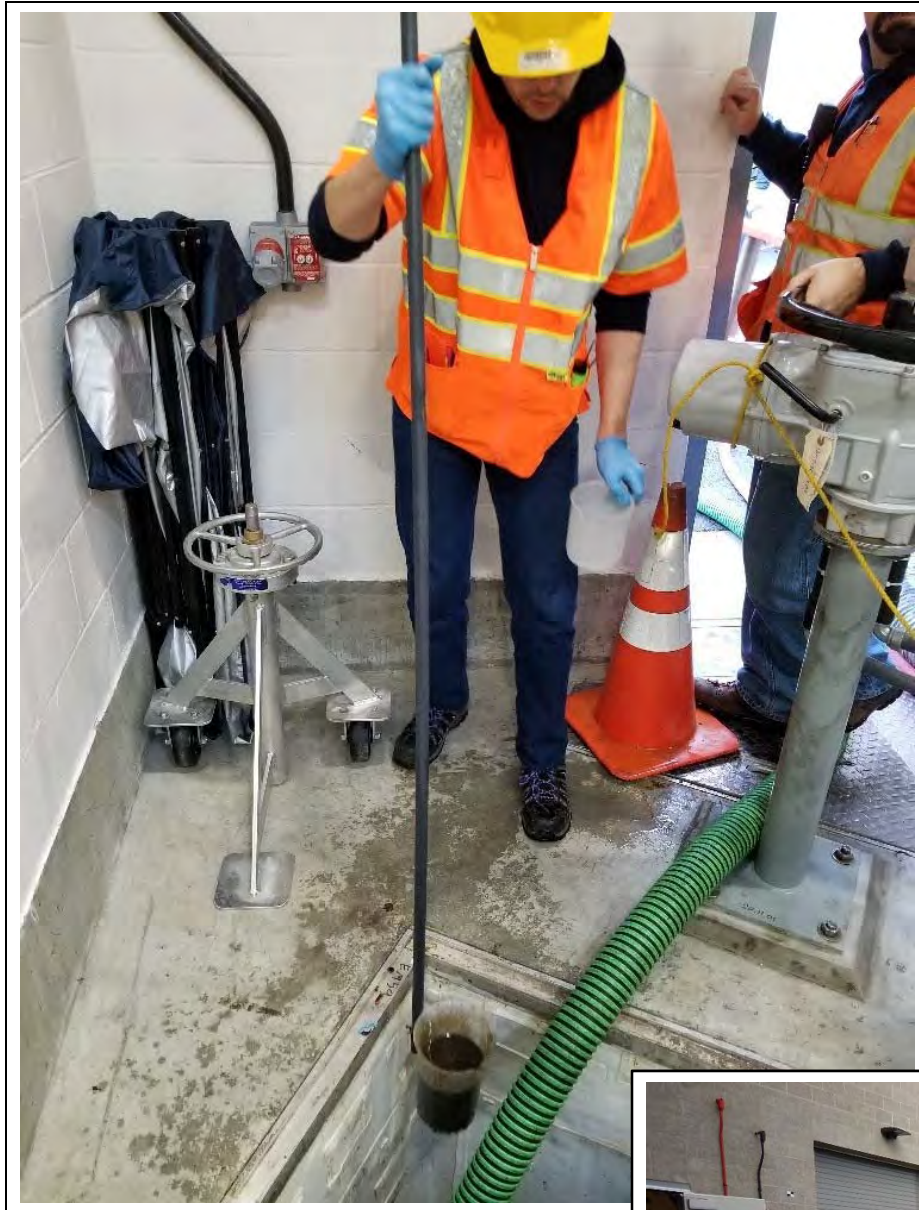


Photo #10

Area 20 Headworks on Monday, November 5th.

Top (looking south): A City operator is collecting a sample of "seed sludge" as it is being discharged into a coarse screen channel.

Bottom (looking northeast): A driver for South Island Pumping is discharging "seed sludge" from Coupeville's wastewater treatment plant into a coarse screen channel in the headworks building.





Photo #11

Area 33 WAS Storage (looking north) on Tuesday, November 6th.

An engineer for Hoffman Construction, Adam Jorgensen, is inspecting a foam abatement system during operation to determine that the stainless steel nozzles (seen below) are spraying properly.

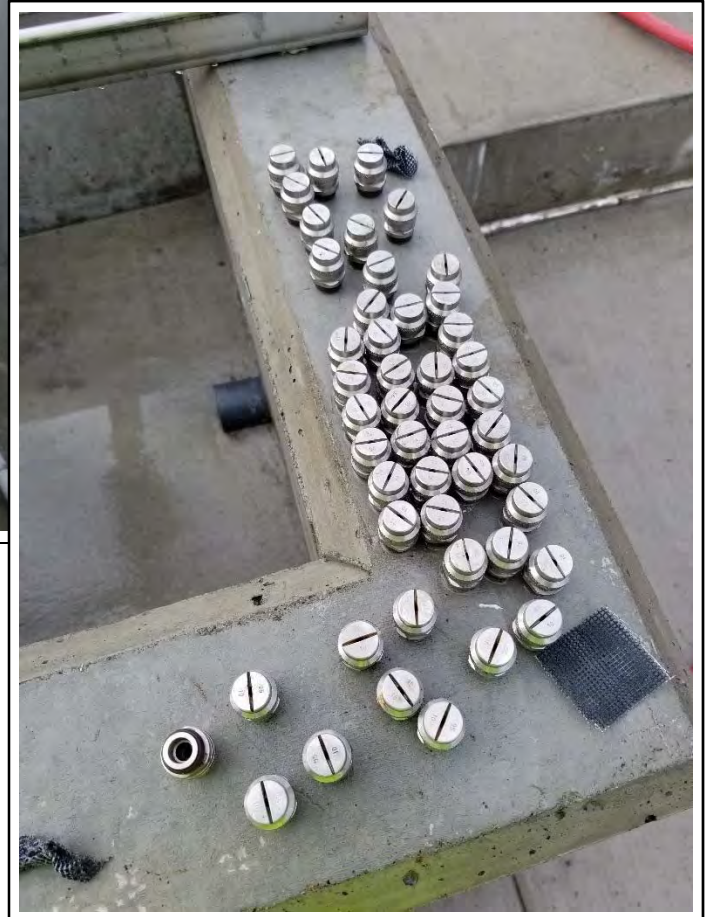




Photo #12

Area 30 Secondary Treatment Building (looking north down into a membrane tank) on Tuesday, November 6th.

Wastewater has been introduced into a membrane tank for the first time.



Photo #13

Area 60 Odor Control (looking southwest) at an odor control fan on Tuesday, November 6th.

A representative of DP Wilson, John Wilson, is conducting an operator training class pertaining to four odor control fans that are located in two sound enclosures atop the west side of the odor control structure.



Photo #14

Southwest end of Windjammer Park (looking north) on Wednesday, November 7th.

This photo depicts tactile warning strips that carpenters for Interwest Construction embedded into a ramp at the end of a sidewalk. There are multiple installations of these strips in sidewalks in the park.



Photo #15

West end of Windjammer Park (looking northeast) on Wednesday, November 7th.

Ironworkers for Morse Steel Service are installing reinforcing steel for walls for a pavilion.

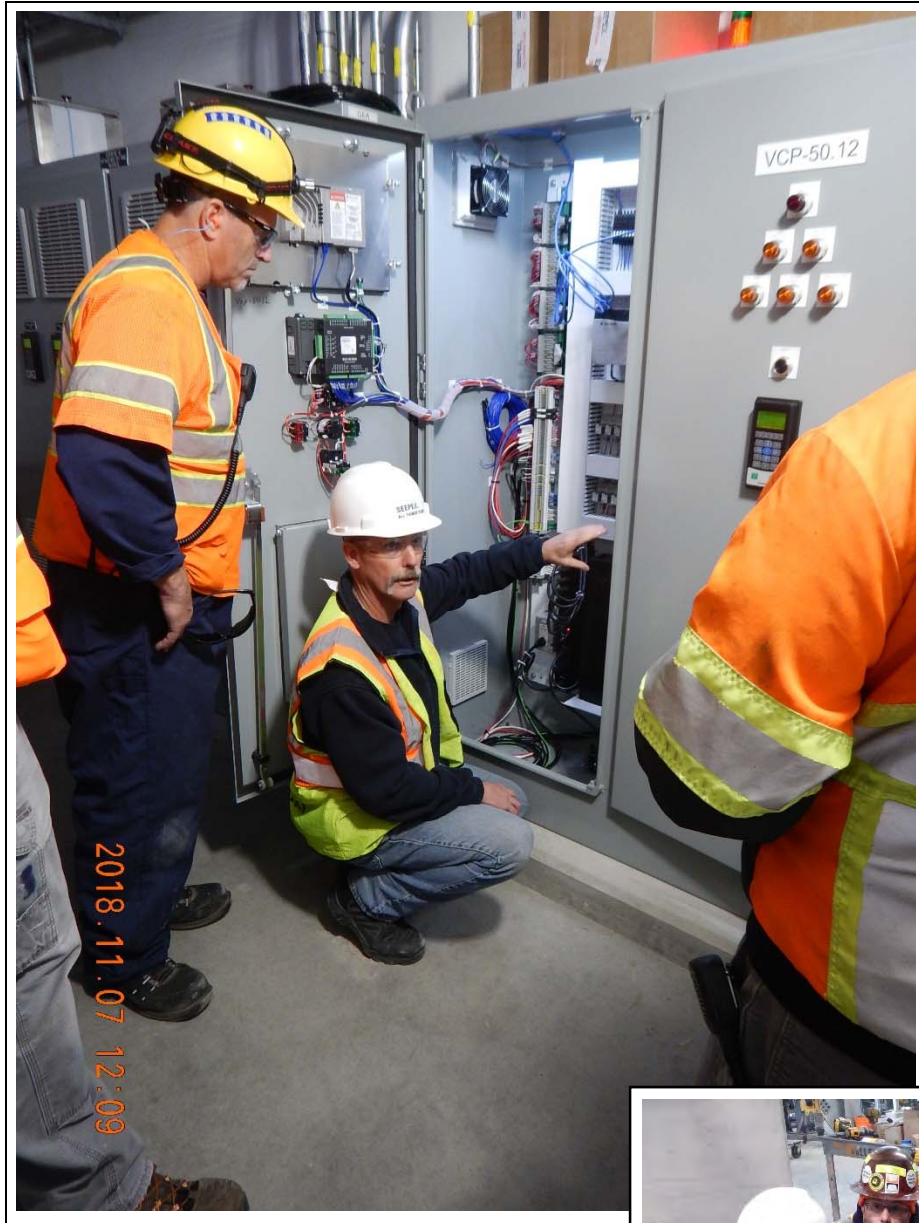


Photo #16

Area 30 Biosolids Building on Wednesday, November 7th.

Top (looking northeast in electrical room): Seepex control systems designer Kurt Werner (white hardhat) is conducting an operator training class pertaining to a vendor control panel associated with centrifuge cake pumps.

Bottom (looking southeast under a mezzanine): A representative of Granich Engineered Products, Ken Hogan (white hardhat), is conducting an operator training class pertaining to centrifuge cake pumps.





Photo #17

Area 20 Headworks (looking east in the control room) on Wednesday, November 7th.

An electrician for Valley Electric is terminating wires at a fire alarm control panel. A process control module (PCM) is seen at the right.



Photo #18

Area 30 Secondary Treatment Building (looking southeast) on Thursday, November 8th.

Low voltage electricians for EZ Interface are installing conductors for an access and security system.

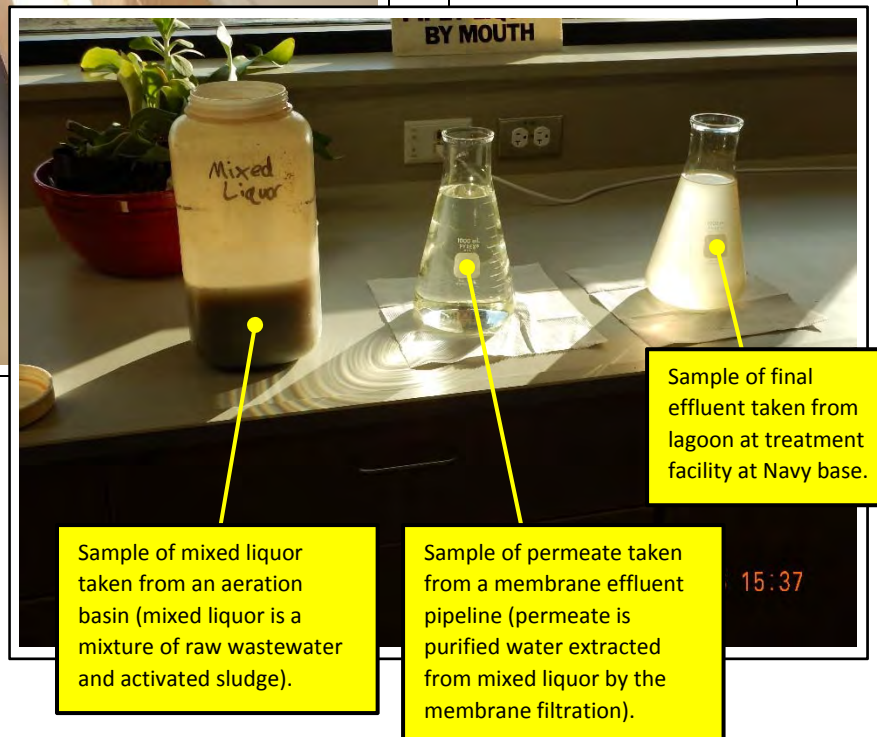


Photo #19

Area 01 Administration Building (looking south in the laboratory) on Thursday, November 8th.

Top: A plant operator, Cory Prusha, is utilizing a microscope to observe a sample of wastewater taken from an aeration basin.

Bottom: Samples of wastewater at different stages of treatment.



Sample of mixed liquor taken from an aeration basin (mixed liquor is a mixture of raw wastewater and activated sludge).

Sample of permeate taken from a membrane effluent pipeline (permeate is purified water extracted from mixed liquor by the membrane filtration).

Sample of final effluent taken from lagoon at treatment facility at Navy base.

15:37



Photo #20

South end of Windjammer Park (looking east at the splash park) on Thursday, November 8th.

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



Photo #21

Area 60 Odor Control (looking southwest) on Friday, November 9th.

Carpenters for P&L General Contractors (seen at extreme left) are installing a screen wall made from weathering steel. Weathering steel forms a stable rust-like appearance after several years of exposure to weather and eliminates the need for painting.

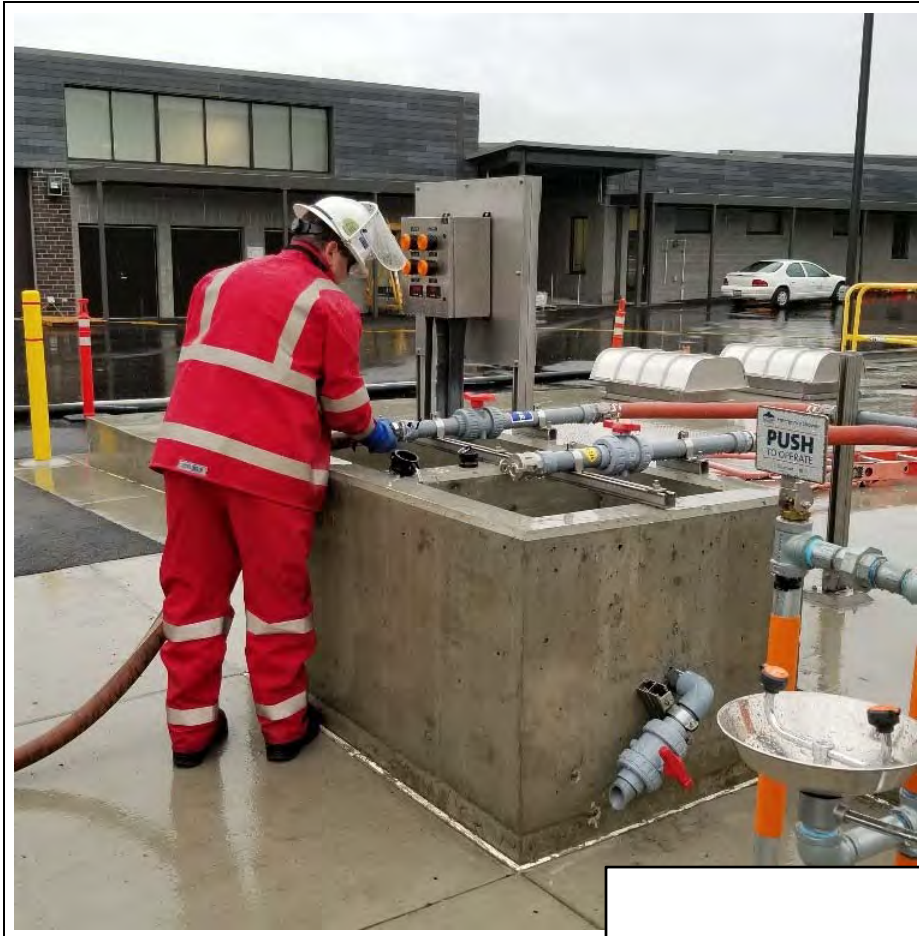


Photo #22

Area 33 Chemical Fill Station next to a WAS Storage tank (looking southwest) on Friday, November 9th.

A driver for Northstar Chemical is preparing to discharge NaOH (sodium hydroxide) into a CPVC fill line that discharges into a chemical tank in the gallery area under the secondary treatment building.





Photo #23

Area 70 Electrical Building (looking northwest) and Area 32 Aeration Blower Building on Friday, November 9th.

Electricians for Valley Electric and an electrician for Redhawk Fire and Security are working together to test a fire alarm system. A magnet is used to activate alarms (see below).

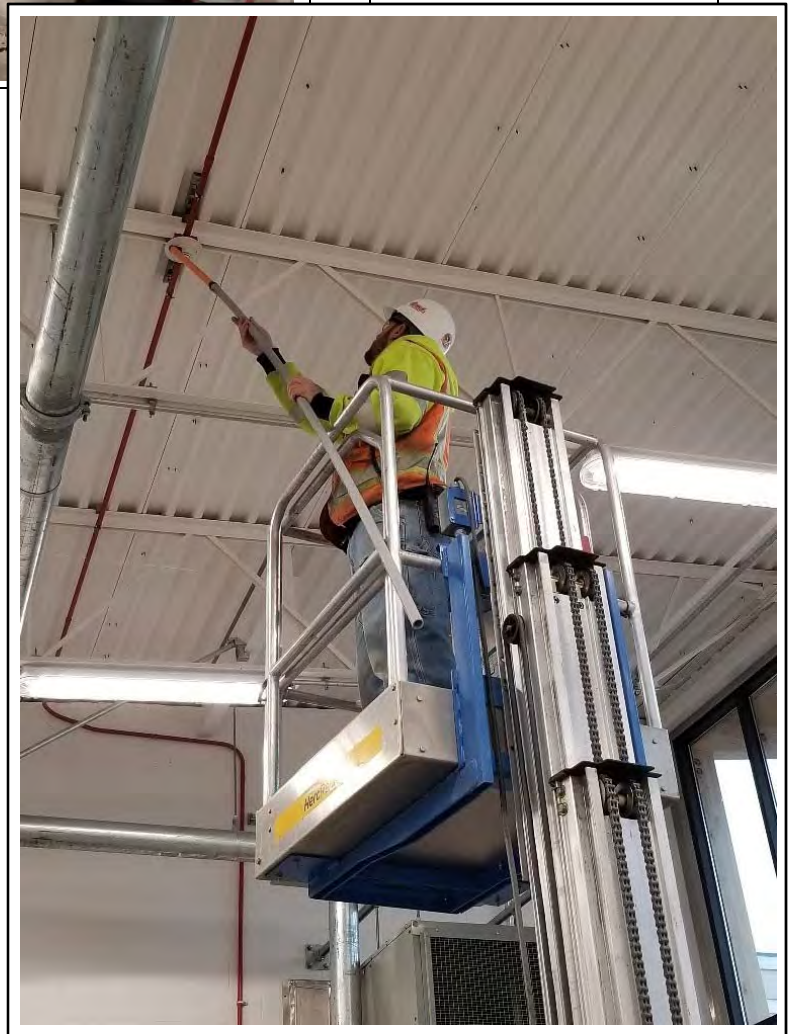




Photo #24

West end of Windjammer Park (looking southwest and west) on Monday, November 12th.

Lakeside Industries is paving at a parking area and on Beeksma Drive.



Photo #25

Southwest end of Windjammer park (looking east) on Monday, November 12th.

Carpenters for Interwest Construction are placing concrete for a sidewalk.



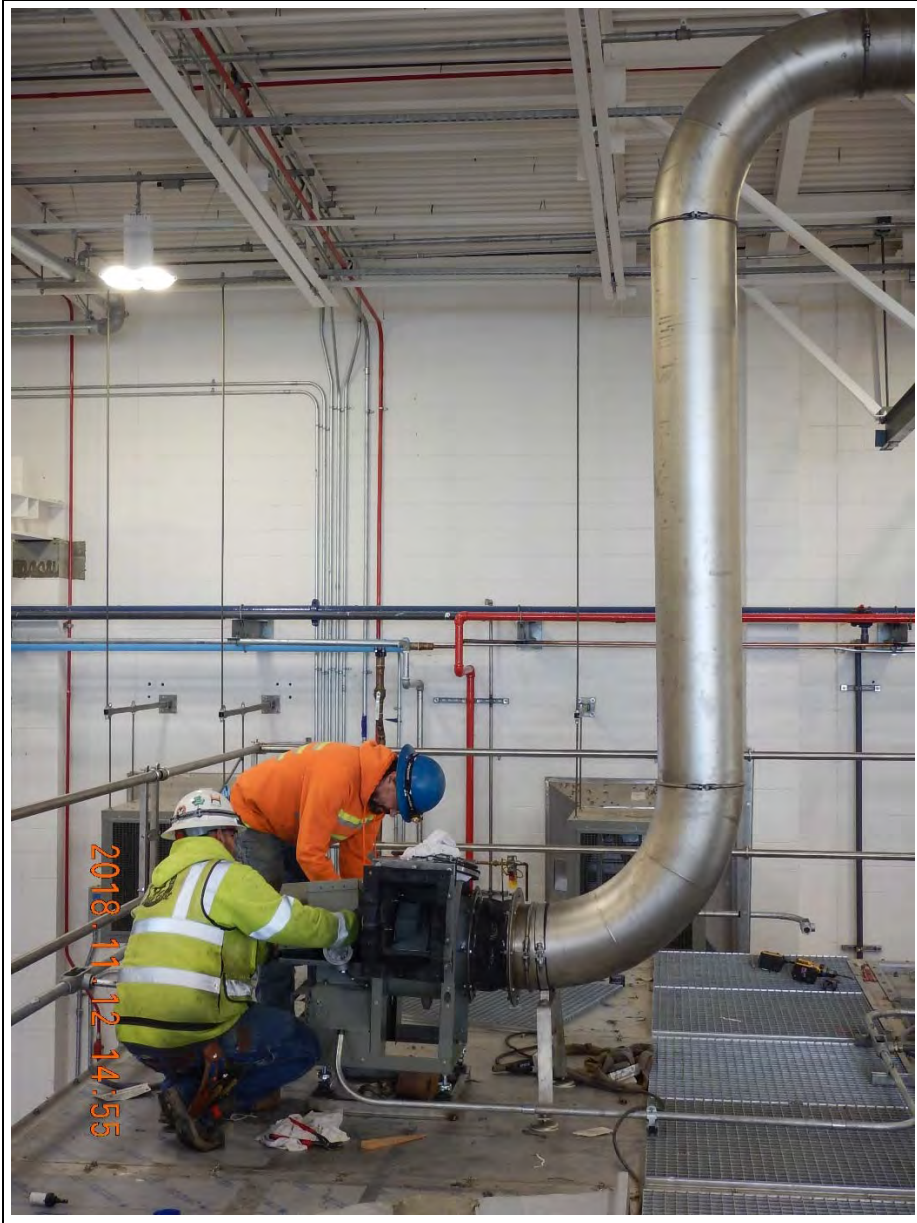


Photo #26

Area 50 Biosolids Building
(looking north) on
Monday, November 12th.

Electricians for Valley
Electric are installing
conduits and conductors
for a dryer exhaust fan
atop the biosolids dryer.

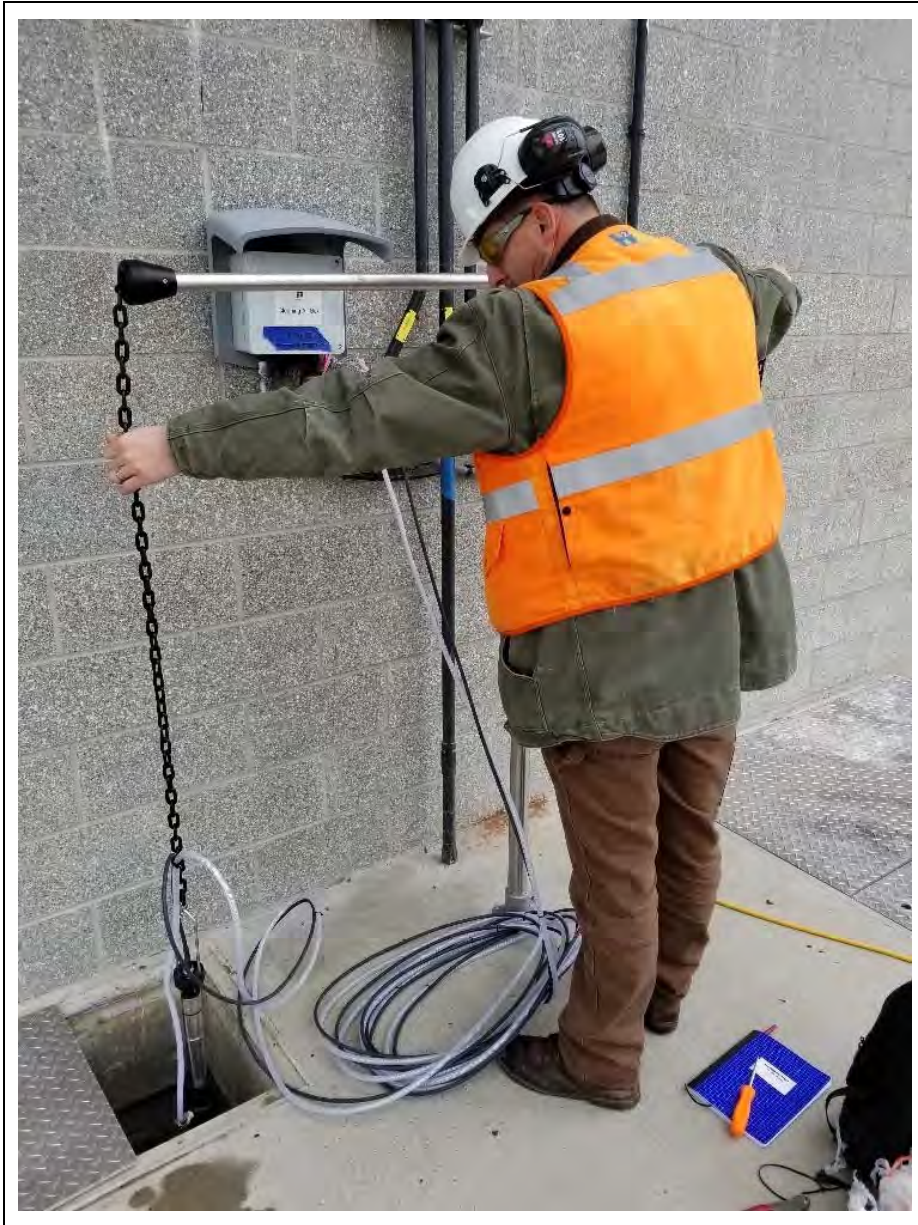


Photo #27

Area 31 Aeration Basins (looking Northeast towards the south side of the secondary treatment building) on Tuesday, November 13th.

An electrician for QualiTEQ, Chris Degutis, is lowering a sensor into an aeration basin. The sensor measures dissolved oxygen.

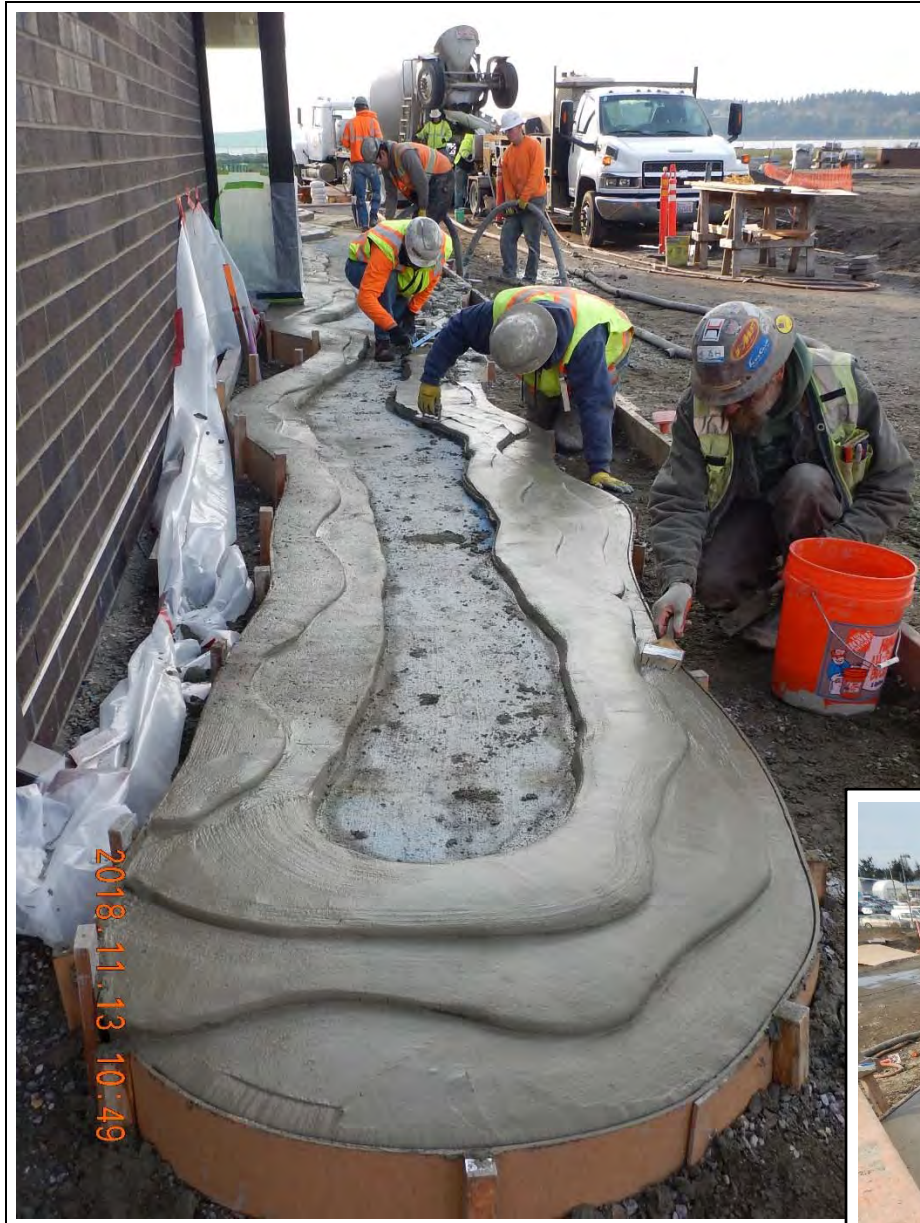


Photo #28

Area adjacent to the west side of the Administration Building (looking south and north) on Tuesday, November 13th.

Workers for Turnstone Construction are placing and "sculpting" concrete for a water feature.





Photo #29

Area north of Area 32 Aeration Blower Building (looking north) on Wednesday, November 14th.

Carpenters for Interwest Construction are placing forms for a concrete retaining wall located along the property line between the clean water facility to the east (right) and the Bayview property to the west (left).

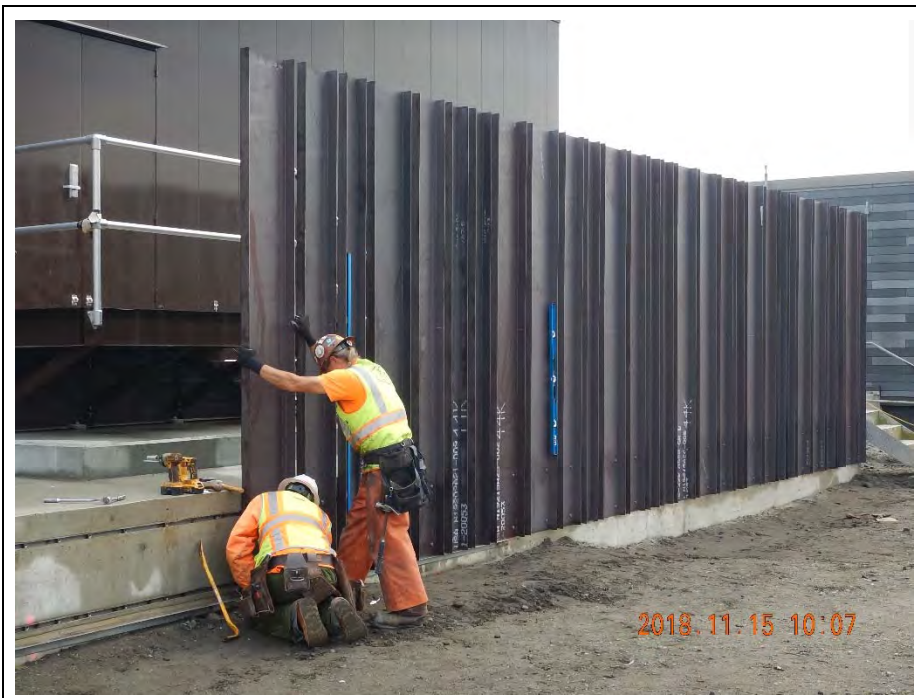


Photo #30

Area 70 Generator Yard (looking southeast) on Thursday, November 15th.

Carpenters for P&L General Contractors are installing sections of weathering steel for a screen wall.



Photo #31

Area 20 Headworks
(looking southeast) on
Thursday, November 15th.

City building inspector
Cody West is measuring
the distance between the
bottom of a stairway and
the nearest foul air duct.



Photo #32

South end of Windjammer
Park (looking south along
the west side of the splash
park) on Thursday,
November 15th.

An operator for Interwest
Construction is spreading
imported aggregate base
for a walkway between
Pioneer Way and Oak
Harbor Bay.



Photo #33

Area south of Area 50 Biosolids Building (looking west) on Thursday, November 15th.

A pipe layer for Interwest Construction, John Pino, is installing an 8-inch PVC "drop" on a sanitary sewer manhole. Drops minimize cascading effects when a sanitary sewer intersects a manhole with a significantly different invert elevation.



Photo #34

Area 70 Electrical Building
(looking northeast) on
Thursday, November 15th.

An electrician for Valley
Electric is terminating
conductors at a security
and access control panel.



Photo #35

South end of Windjammer Park (looking southeast) on Friday, November 16th.

Laborers for Turnstone Construction are placing concrete for a faux rock by means of the "shotcrete" method (i.e., the concrete is pumped and sprayed into place).



Photo #36

Area 31 Aeration Basins (looking northeast) on Friday, November 16th.

A City plant operator, Cory Prusher, is collecting a sample of mixed liquor from an aeration basin. Mixed liquor is a mixture of raw wastewater and activated sludge.



Photo #37

Area 50 Biosolids Building
(looking east in the
loadout area) on Friday,
November 16th.

A sheet metal worker for
Delta Technology
Corporation is installing a
dust collector.



Photo #38

Area 34 Membrane Bio-reactor (looking north) on Monday, November 19th.

An insulator for D&G Insulation is wrapping insulation around aeration air piping at the discharge side of a membrane air scour blower.



Photo #39

Area 50 Biosolids Building
(looking south) on
Tuesday, November 20th.

A pipefitter for Shinn
Mechanical is installing a
drain line for a backflow
prevention device that is
part of a fire suppression
system.



Photo #40

Area adjacent to west side of Administration Building (looking south) on Wednesday, November 21st.

Electricians for Valley Electric are installing fiberglass light poles along a walkway that, when finished, will connect Pioneer Way to Oak Harbor Bay.



Photo #41

South end of Windjammer Park (looking north and west) on Wednesday, November 21st.

Laborers for Turnstone Construction are "sculpting" concrete for faux logs





Photo #42

Area 50 Biosolids Building
(looking southeast) on
Monday, November 26th.

A sheet metal worker for
Delta Technology
Corporation is installing a
pipe support for fiber
reinforced plastic (FRP)
foul air piping.

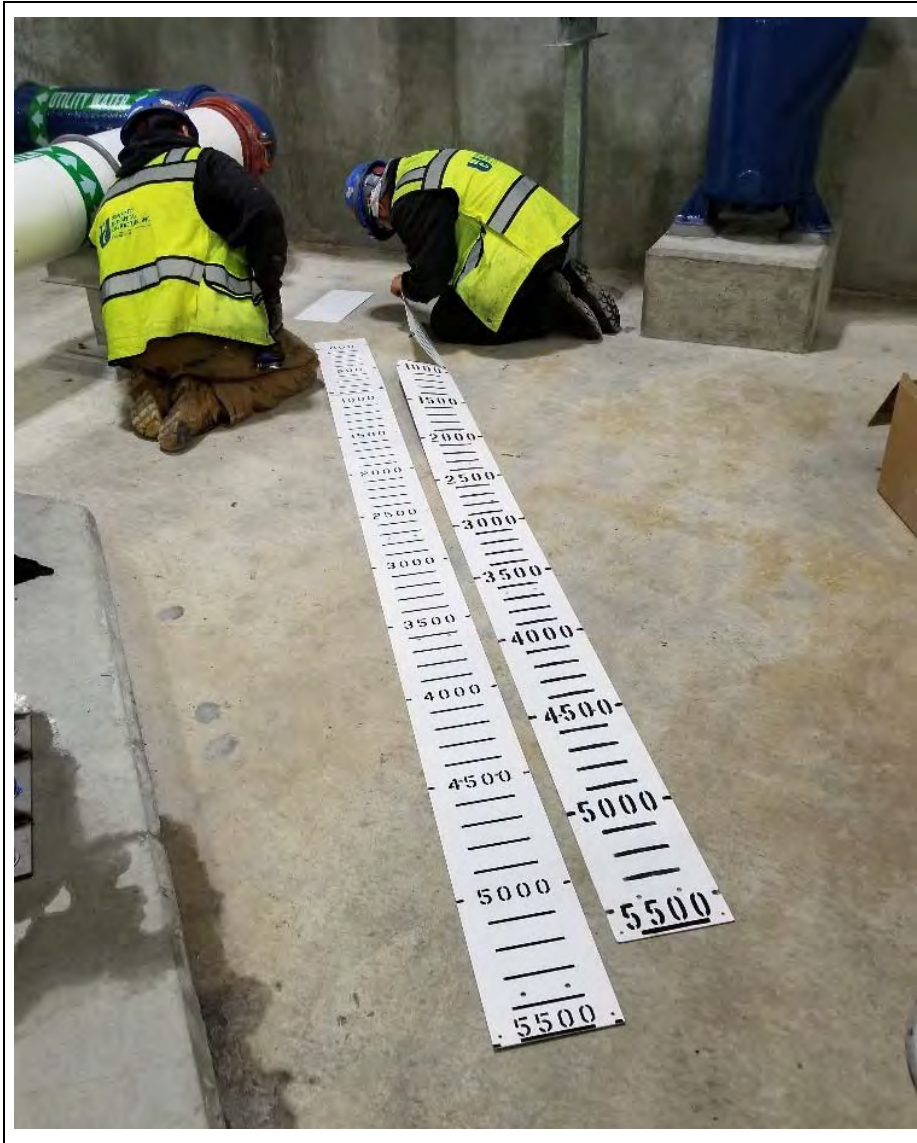


Photo #43

Area 38 Utility Water (looking north) on Tuesday, November 27th.

Two pipefitters for University Mechanical are preparing level indicators for chemical and utility water storage tanks.



Photo #44

Area 50 Biosolids Building on Tuesday, November 27th.

A millwright for University Mechanical is installing a scraping device inside a biosolids dryer.



Photo #45

South end of Windjammer Park (looking west toward a lagoon) on Tuesday, November 27th.

Laborers for Turnstone Construction are placing grout atop a structural concrete slab-on-grade to form the final bottom of a splash park.



Photo #46

Area 20 Headworks
(looking northeast) on
Wednesday, November
28th.

Ironworkers for WEMCO
are operating a just
installed hoist to verify
that it works properly.



Photo #47

Area 50 Biosolids Building
(looking northwest) on
Wednesday, November
28th.

A millwright for University
Mechanical is setting a
limit switch on a knife
gate.



Photo #48

Area 60 Odor Control (looking southeast) on Wednesday, November 28th.

A representative of Biorem, Jeremy Wachtman (background in white hardhat), is conducting an operator training class pertaining to odor control equipment.



Photo #49

Area adjacent to Pioneer Way (looking west) on Wednesday, November 28th.

Carpenters for Interwest Construction are placing concrete for a sidewalk adjacent to Pioneer Way where the old Whidbey Island Bank Building was located before demolition.



Photo #50

City of Oak Harbor Mayor Bob Severns is speaking at a ribbon cutting ceremony (looking north towards the secondary treatment building) on Thursday, November 29th.



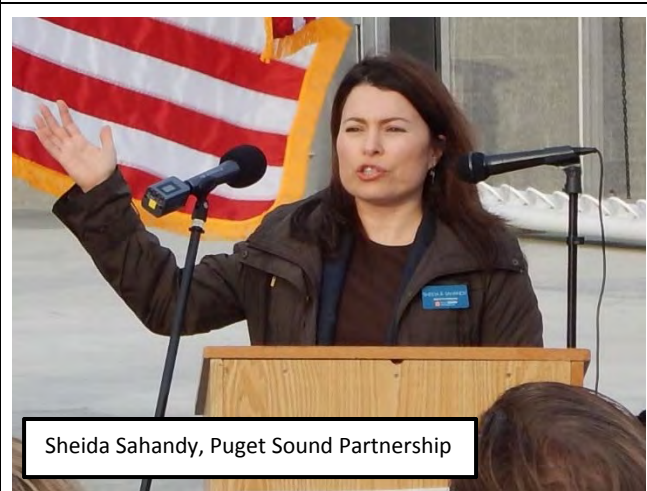
Larry Campbell, Swinomish Elder



Barbara Bailey, State Senator



Norma Smith, State Representative



Sheida Sahandy, Puget Sound Partnership



Chris Hladick, Environmental Protection Agency



Jeff Nejedly, State Department of Ecology

Photo #51
Guest speakers at the clean water facility ribbon cutting ceremony on Thursday, November 29th.



Photo #52

Ground breaking ceremony (looking south) on Tuesday, November 17th, 2015.

Left to right: Councilmembers Bob Severns and Jim Campbell, Department of Ecology representative Kevin Fitzpatrick, Councilmembers Joel Servatius and Tara Hizon, Mayor Pro-Tem Danny Paggao, Councilmembers Rick Almberg and Beth Munns, and Finance Director Doug Merriman.



Photo #53

The ribbon cutting ceremony atop an aeration basin (looking north) on Thursday, November 29th.

Left to right: Councilmembers James Woessner and Erica Wasinger, Puget Sound Partnership Representative Sheida Sahandy, Department of Ecology representative Jeff Nejedly, State Senator Barbara Bailey, Councilmember Bill Larsen, Mayor Pro-Tem Beth Munns, Councilmembers Tara Hizon and Joel Servatius, Mayor Bob Severns, Swinomish Elder Larry Campbell, EPA Representative Chris Hladick, and State Representative Norma Smith.



Photo #54

Hoffman Project Manager Ben Larson (left) and former City Engineer Joe Stowell at the ribbon cutting ceremony on Thursday, November 30th.

Mr. Larson began work on the project in June 2015 as a project engineer who then inherited the role of project manager from Trevor Ties in March 2017.

Mr. Stowell began work on the project in December 2010. For more than seven years, Mr. Stowell shepherded the project through planning, design, and permitting and into construction. He influenced the location and look of the facility, and he gained permission from the State to use the GC/CM alternative public works contracting method. No other engineer contributed more time, energy, and passion to the clean water facility project than Joe Stowell.

This page is intentionally blank.

ATTACHMENT A

This page is intentionally blank.

CLEAN WATER FACILITY PROJECT FINANCIAL REPORT

Summary Through 11/30/18

REVENUE	FUNDING OBTAINED	FUNDING USED	BALANCE
SRF LOANS	97,983,466.00	97,983,466.00	-
BONDS	25,777,229.30	24,594,657.45	1,182,571.85
GRANTS	8,500,000.00	8,255,000.00	245,000.00
PROGRAM INCOME	15,512,446.73	10,690,557.61	4,821,889.12
CUMMULATIVE RESERVE	5,000,000.00	-	5,000,000.00
TOTAL REVENUE	152,773,142.03	141,523,681.06	11,249,460.97

EXPENDITURES	CONTRACTED/ESTIMATED BUDGET	PROJECT TO DATE ACTUAL	BALANCE
ACQUISITIONS	3,396,325.69	3,380,263.66	16,062.03
ADMINISTRATION	692,852.01	676,308.00	16,544.01
CONSTRUCTION	124,222,645.68	115,270,990.08	8,951,655.60
FINANCE	258,638.16	238,071.59	20,566.57
PROFESSIONAL SERVICES - DESIGN	9,447,726.92	9,251,614.22	196,112.70
PROFESSIONAL SERVICES - CONSTRUCTION	10,907,612.88	9,321,551.45	1,586,061.43
TOTAL PROJECT EXPENDITURES	148,925,801.34	138,138,799.00	10,787,002.34
CASH SURPLUS (DEFICIT)	3,847,340.69	3,384,882.06	462,458.63

FINANCING/TRANSFERS			
BONDS	2,776,377.50	2,348,781.87	427,595.63
LOANS	586,100.19	586,100.19	-
TRANSFERS- WINDJAMMER PARK - DESIGN	484,863.00	450,000.00	34,863.00
TOTAL FINANCING/TSFR	3,847,340.69	3,384,882.06	462,458.63

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	Awarded	Estimated Budget	Actual through 11/30/18	Balance
Loans		97,983,466.00	97,983,466.00	-
2015 SRF LOAN (00021)	8,260,000.00	8,260,000.00	8,260,000.00	-
2016 SRF LOAN (00240)	15,832,311.00	15,832,311.00	15,832,311.00	-
2017 SRF Loan (00081)	44,766,854.00	44,766,854.00	44,766,854.00	-
2018 SRF Loan (00112)	29,124,301.00	29,124,301.00	29,124,301.00	-
Bonds		25,777,229.30	24,594,657.45	1,182,571.85
2016 Revenue Bonds	25,720,000.00	25,777,229.30	24,594,657.45	1,182,571.85
Grants	8,500,000.00	8,500,000.00	8,255,000.00	245,000.00
2016 Forgivable Principal Grant #00240	463,154.00	463,154.00	463,154.00	-
2016 Centennial Grant #00240	4,586,846.00	4,586,846.00	4,586,846.00	-
2015 Legislative Capital Grant	2,450,000.00	2,450,000.00	2,205,000.00	245,000.00
Rural Economic Dev .09 Grant	1,000,000.00	1,000,000.00	1,000,000.00	-
City Cash	13,745,831.70	20,512,446.73	10,690,557.61	9,821,889.12
System Development Fees	4,000,000.00	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	9,745,831.70	15,281,174.97	10,690,557.61	4,590,617.36
Total Revenue	22,245,831.70	152,773,142.03	141,523,681.06	11,249,460.97
EXPENDITURES		Estimated Budget	Actual through 11/30/18	Balance
Acquisitions	3,403,335.69	3,396,325.69	3,380,263.66	16,062.03
Contract				
Fullerton	20,000.00	12,990.00	12,990.00	-
Legal	38,774.97	38,774.97	24,149.72	14,625.25
Misc	15,523.45	15,523.45	15,523.45	-
Property	2,923,824.83	2,923,824.83	2,923,824.83	-
Rent	402,086.96	402,086.96	400,650.18	1,436.78
Supplies	125.48	125.48	125.48	-
Utilities	3,000.00	3,000.00	3,000.00	-
Administration	692,852.01	692,852.01	676,308.00	16,544.01
IDCA	680,790.04	680,790.04	664,246.03	16,544.01
Travel	12,061.97	12,061.97	12,061.97	-
Construction	111,438,780.95	124,222,645.68	115,270,990.08	8,951,655.60
Contract				
Carollo	1,828,155.00	1,828,155.00	1,594,825.86	233,329.14
Hoffman ⁽¹⁾	108,636,670.66	114,934,957.09	106,690,333.48	8,244,623.61
Hoffman ⁽²⁾		6,485,578.30	6,485,578.30	-
PSE	449,571.62	568,742.77	99,626.22	469,116.55
Equipment	200,000.00	80,828.85	14,338.63	66,490.22
Materials	14,972.32	14,972.32	14,972.32	-
Misc	6,537.35	6,537.35	29,019.56	(22,482.21)
Supplies	3,586.45	3,586.45	1,799.52	1,786.93
Travel	18.00	18.00	18.00	-
Utilities	299,269.55	299,269.55	340,478.19	(41,208.64)
Finance	258,638.16	258,638.16	238,071.59	20,566.57
Audit	16,823.70	16,823.70	33,035.13	(16,211.43)
Contract				
Katy Isaksen	17,940.00	17,940.00	9,880.00	8,060.00
PFM	125,000.00	125,000.00	90,717.74	34,282.26
Financing	98,796.98	98,796.98	104,361.24	(5,564.26)
Misc	77.48	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 11/30/18	Balance
Professional Services - Design	9,447,726.92	9,447,726.92	9,251,614.22	196,112.70
Advertising	15,984.39	15,984.39	15,984.39	-
Contract				-
Carollo	7,672,145.46	7,672,145.46	7,497,276.32	174,869.14
Christensen	10,000.00	10,000.00	5,039.37	4,960.63
ERCI	269,127.83	269,127.83	269,127.83	-
Hoffman	781,766.00	781,766.00	779,621.07	2,144.93
KBA		-		-
OAC	47,624.55	47,624.55	47,624.55	-
Perkins Coie	55,251.84	55,251.84	55,251.84	-
RSR	128,304.00	128,304.00	128,304.00	-
Equipment	7,860.42	7,860.42	7,860.42	-
Food	1,453.79	1,453.79	1,453.79	-
Materials	4,745.09	4,745.09	4,745.09	-
Misc	3,702.23	3,702.23	3,702.23	-
Monitoring	13,285.38	13,285.38	12,954.38	331.00
Permit	435,872.47	435,872.47	422,065.47	13,807.00
Supplies	361.60	361.60	361.60	-
Utilities	241.87	241.87	241.87	-
Professional Services - Construction	10,191,581.88	10,907,612.88	9,321,551.45	1,586,061.43
Advertising	13,688.53	13,688.53	14,547.59	(859.06)
Contract				-
Carollo	5,505,213.25	5,505,213.25	4,502,223.11	1,002,990.14
Carollo -Tsfr for WJP		-	34,863.00	(34,863.00)
C2G		15,000.00	6,176.70	8,823.30
ERCI	1,112,002.15	1,112,002.15	1,112,002.15	-
ERCI-Tsfr for WJP		87,330.70	87,330.70	-
Gary Goltz		70,500.30	39,724.22	30,776.08
KBA	3,481,613.28	4,024,813.28	3,489,802.16	535,011.12
OAC	7,855.45	7,855.45	7,855.45	-
Perkins Coie	43,208.16	43,208.16	5,911.31	37,296.85
Food	321.65	321.65	131.72	189.93
Misc	4,079.41	4,079.41	4,079.41	-
Monitoring	23,600.00	23,600.00	16,903.93	6,696.07
Total Expenditures - Project #ENG 1609	135,432,915.61	148,925,801.34	138,138,799.00	10,787,002.34
Estimated Cash Remaining	(113,187,083.91)	3,847,340.69	3,384,882.06	462,458.63

FINANCING/TRANSFERS				
Bonds	2,776,377.50	2,776,377.50	2,348,781.87	427,595.63
Interest	2,204,493.03	2,204,493.03	1,776,897.40	427,595.63
Miscellaneous	571,884.47	571,884.47	571,884.47	-
Loans	571,711.48	586,100.19	586,100.19	-
Principal	203,064.00	217,403.38	217,403.38	-
Interest	368,647.48	368,696.81	368,696.81	-
Transfers	450,000.00	484,863.00	450,000.00	34,863.00
Windjammer Park - for 1/2 Design Costs	450,000.00	484,863.00	450,000.00	34,863.00
Project #FIN1601	3,798,088.98	3,847,340.69	3,384,882.06	462,458.63
Surplus (Deficit)	(116,985,172.89)	-	-	-

This page is intentionally blank.

ATTACHMENT B

This page is intentionally blank.

AUTHORIZATION FOR PAYMENT OAK HARBOR CLEAN WATER FACILITY

Date: November 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. CWFC42
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	7,700,044.03	725.36	7,700,769.39	97,809.13	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	30,519,486.29	611,838.00	31,131,324.29	939,111.82	97.1%
GMPA No. 10 CWF Work:	eng1609.con.009	422.30.594.35.6200	4,809,815.00	1,561,966.40	6,371,781.40	6,368,151.73	3,629.67	6,371,781.40	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	18,200,328.12	202,226.69	18,402,554.81	539,367.33	97.2%
GMPA No. 12 CWF Work:	eng1609.con.045	422.30.594.35.6200	3,957,515.00	14,630.96	3,972,145.96	3,325,738.78	422,984.00	3,748,722.78	223,423.18	94.4%
GMPA No. 13 CWF Work:	eng1609.con.047	422.30.594.35.6200	4,580,897.70	(986,180.41)	3,553,374.29	1,175,810.18	429,295.56	1,605,105.74	1,948,268.55	45.2%
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	4,030,908.33	91,593,338.03	85,223,418.08	1,670,699.28	86,894,117.36	4,699,220.67	
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	1,155,307.04	737,335.07	1,892,642.11	3,531,174.40	34.9%
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	578,920.31	888,395.62	1,467,315.93	2,439,601.58	37.6%
Subtotal WJP Work:			9,268,436.30	62,297.72	9,330,734.02	1,734,227.35	1,625,730.69	3,359,958.04	5,970,775.98	72.5%
Negotiated Support Services CWF:	eng1609.con.032	422.30.594.35.6200	8,339,260.00	-	8,339,260.00	6,584,060.02	117,838.35	6,701,898.37	1,637,361.63	80.4%
Specified General Conditions:	eng1609.con.033	422.30.594.35.6200	2,392,490.00	-	2,392,490.00	2,162,590.00	74,291.00	2,236,881.00	155,609.00	93.5%
Subtotal Work, NSS, and SGC:			107,562,616.00	4,093,206.05	111,655,822.05	95,704,295.45	3,488,559.32	99,192,854.77	12,462,967.28	88.8%

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	(2,424,338.36)	1,068,021.64				1,068,021.64	
Owner Risk Contingency:		1,857,883.00	(1,668,867.69)	189,015.31				189,015.31	
Subtotal Contingencies:		5,350,243.00	(4,093,206.05)	1,257,036.95				1,257,036.95	
Hoffman Subtotal:		112,912,859.00		112,912,859.00	99,192,854.77	3,488,559.32	99,192,854.77	13,720,004.23	
GC/CM Fee (4.28%) CWF:	eng1609.con.036	4,832,668.00		4,832,668.00	4,020,149.42	79,729.07	4,099,878.49	587,213.83	
GC/CM Fee (4.28%) Water Dept:	NA	401,005,94.34			1,769.48	-	1,769.48		
GC/CM Fee (4.28%) WJP-S	eng1701.con.036.111	325,105,94.79		325,105,94.79	49,447.14	31,557.94	81,005.08		
GC/CM Fee (4.28%) WJP-G:	eng1701.con.036.112	325,105,94.79		325,105,94.79	24,777.79	38,023.33	62,801.12		
Contract SUBTOTAL:		117,745,527.00		117,745,527.00	99,800,439.28	3,637,869.66	103,438,308.94	14,307,218.06	87.8%
WA State Sales Tax (8.7%) CWF:	eng1609.con.037	10,243,860.85		10,243,860.85	8,521,552.08	169,002.52	8,690,554.60	1,244,727.97	
WA State Sales Tax (8.7%) Water Dept:	NA	401,005,94.34			3,750.79	-	3,750.79		
WA State Sales Tax (8.7%) WJP-S:	eng1701.con.037.111	325,105,94.79		325,105,94.79	104,813.61	66,893.69	171,707.30		
WA State Sales Tax (8.7%) WJP-G:	eng1701.con.037.112	325,105,94.79		325,105,94.79	52,521.74	80,598.45	133,120.19		
TOTAL:		127,989,387.85		127,989,387.85	108,483,077.50	3,954,364.32	112,437,441.82	15,551,946.03	87.8%

CONTRACT AMOUNT

Retainage Adjustment CWF (422):	3,768,469.52	3,819,644.85
Retainage Adjustment WJP (325):	85,614.06	167,879.66
Retainage Adjustment Water Dept (401):	2,155.62	2,155.62
Net Payment(s):	104,626,838.30	108,447,761.69

PAID TO DATE

PAY THIS AMOUNT

Notes:
 1. Adjustments between work and contingencies are documented by means of cost change memorandums, which are reviewed and approved by the City.
 2. 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.
 3. CWF = Clean Water Facility WJP = Windjammer Park (Sewer & General) GMPA = Guaranteed Maximum Price Amendment
 4. Correction from CWFC00 on CWFC01 credit of \$333.16 to GMP#13 CWF and debit to GMP#13 WJP-S.

11/7/18 date
 11/9/18 date
 11-9-18 date

Daniel Williams signature
Brett Arvidson signature
Cathy Rosen signature

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

CWF RETAINAGE BREAKDOWN:

Total of Hoffman Contract Subtotal from above:	99,800,439.28	3,637,869.66	103,438,308.94
Less Valley Electric covered by Retainage Bond 422:	(10,905,239.00)	(919,051.00)	(11,824,290.00)
Less Valley Electric covered by Retainage Bond 325:	(96,171.00)	(50,000.00)	(146,171.00)
Less ST Fabrication covered by Retainage Bond:	(3,740,936.74)		(3,740,936.74)
Less Condon Johnson Completed Sub-Contract:	(5,362,670.39)		(5,362,670.39)
Less Malcolm Drilling Completed Sub-Contract:	(1,136,262.20)		(1,136,262.20)
Less Pellco Completed Sub-Contract:	(1,434,376.78)		(1,434,376.78)
Contract Amount for 5% Retainage Calculation:	77,124,783.17	2,668,818.66	79,793,601.83
Retainage (5%) on Total Earned to date:	4,990,022.01	181,893.48	5,171,915.49
Less Valley Electric covered by Retainage Bond 422:	(545,261.95)	(45,952.55)	(591,214.50)
Less Valley Electric covered by Retainage Bond 325:	(4,808.55)	(2,500.00)	(7,308.55)
Less ST Fabrication covered by Retainage Bond 422:	(187,046.84)	-	(187,046.84)
Less Condon Johnson Retainage Released 02/21/18:	(268,133.52)	-	(268,133.52)
Less Malcolm Drilling Retainage Released 02/21/18:	(56,813.11)	-	(56,813.11)
Less Pellco Retainage Released 05/15/18:	(71,718.84)	-	(71,718.84)
Retainage Adjustment:	3,856,239.20	133,440.93	3,989,680.13

Retainage for project ENG1701 is calculated on the sum of WJP 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.
-- Emtek Matting Solutions
-- HD Supply
-- Wilson Engineering (Surveyors)
Shinn Mechanical

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

This page is intentionally blank.

This page intentionally left blank.

