

City of Oak Harbor  
City Council Agenda Bill

Bill No. 5. c. i.  
Date: March 20, 2018  
Subject: Clean Water Facility  
Update

**FROM: Brett Arvidson, Project Engineer**

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

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

**RECOMMENDED ACTION**

**BACKGROUND / SUMMARY INFORMATION**

**LEGAL AUTHORITY**

City Council

**FISCAL IMPACT**

**PREVIOUS COUNCIL / BOARD / CITIZEN INPUT**

**ATTACHMENTS**

1. [Clean Water Facility Monthly Report - February 2018](#)

# Clean Water Facility Project

# Monthly Report

*February 2018*



Oak Harbor Clean Water Facility  
February 9, 2018

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



**MONTHLY PROGRESS REPORT**

**February 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. 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 then developed plans and specifications to 30% complete in November of 2013 and 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 is now complete.

**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.

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**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 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 twelve guaranteed maximum price amendments (GMPAs):

•	GMPA No. 1	MBR and UV System Equipment and Support	\$2,553,317
•	GMPA No. 2	Outfall Replacement	\$1,991,249 <sup>(1)</sup>
•	GMPA No. 3	Site Prep A – Excavation and Archaeological Survey	\$836,130
•	GMPA No. 4	Site Prep B – Utilities, Shoring, Demolition, Stone Columns	\$5,109,549
•	GMPA No. 5	Pre-purchase of Biosolids Dryer	\$2,028,222
•	GMPA No. 6	Site Prep C – Micropiles	\$3,966,503
•	GMPA No. 7	Deep Foundation Work at Area 30 and Misc Changes	\$9,355,968
•	GMPA No. 8	Area 20 and Remainder of Area 30 Concrete Work	\$10,824,756
•	GMPA No. 9	Electrical, Instrumentation & Controls, Process Mechanical	\$33,265,589
•	GMPA No. 10	Phase 3 Self-perform Concrete; RBC Plant Demo; Misc Earthwork	\$5,373,040
•	GMPA No. 11	Superstructure Construction – Bid Package 6 Results	\$22,023,790
•	GMPA No. 12	Odor Control System	<u>\$4,353,876</u>
		Subtotal	\$101,681,989
		WA State Sales Tax (8.7%)	<u>\$8,846,333</u>
		Subtotal	\$110,528,322
		Preconstruction Phase Services	<u>\$790,050</u>
		Current Total GMP	\$111,318,372 <sup>(1)</sup>

Notes:

1. Outfall replacement costs are not included in construction expenditures. See Attachment A, *Project Financial Report*, for additional information.

The City Council is expected to approve proposed GMPA No. 13 on April 17, 2018. See Section 7, *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, 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.



## 2. WORK PERFORMED THIS MONTH

Photographs that are referenced in this section are located in Section 11 of this report.

**Pre-construction Services.** On Thursday, January 18<sup>th</sup>, Hoffman advertised the following five bid packages for the work associated with final clean water facility site restoration and Windjammer Park improvements, both of which may be part of upcoming Guaranteed Maximum Price Amendment (GMPA) No. 13:

- WJP-1 – Demolition
- WJP-2 – Site Clearing, Utilities, Grading, Excavation, Paving, and Hardscape
- WJP-3 – Fine Grading, Planting, and Irrigation
- WJP-4 – Turnkey Structures
- WJP-5 – Site Electrical

A pre-bid meeting and site visit occurred on January 30<sup>th</sup>. Addendums No. 1 through No. 5 were issued on February 7<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 20<sup>th</sup>, and 23<sup>rd</sup>, respectively. The bid opening is scheduled for March 1<sup>st</sup>.

**Windjammer Park Design.** The 100% complete design of final clean water facility site restoration work and Windjammer Park improvements was submitted to the City on December 22, 2017. The design team of Carollo Engineers and its subconsultants, MWA Architects and Greenworks, is now helping the City with bid phase and public involvement activities pertaining to the proposed Windjammer Park improvements.

**GMPA No. 1 – MBR System and UV Disinfection Equipment and Engineering Support.** Membrane cassettes and other MBR and UV system equipment have been delivered to the job site.

**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.** Two centrifuges arrived on site from Germany on Thursday, October 26<sup>th</sup>. Some components of the biosolids belt dryer system arrived on site on Tuesday, December 12<sup>th</sup>, and on Friday, December 29<sup>th</sup>. Additional deliveries are expected in March.

**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.** Concrete work on this GMPA, which represents 94 percent of the work on this GMPA, is complete. Hoffman successfully hydrotested two WAS storage tanks and three aeration basins, which, together hold over two million gallons of water. Leewens Corporation injected polyurethane into cracks in the bottom of a mixed liquor channel. Finishers for Hoffman Structures repaired concrete in Aeration Basin No. 2.

**GMA No. 8 – Area 20 and Remainder of Area 30 Concrete Work.** Work on this GMPA is approximately 94 percent complete. Hoffman Structures built formwork (see Photo #4) and installed reinforcing steel at the headworks structure for curbs and channels in wetwells and for the lower portion of a grit vortex chamber. Leewens Corporation attached PVC (i.e., T-Lock) lining to formwork (see Photo #12) and patched T-lock lining on the walls of channels.

**GMPA No. 9 – Mechanical, Electrical, and Process Systems.** Work on this GMPA is approximately 67 percent complete. Valley Electric installed conduits, conductors, equipment mounting stands, and vendor control panels in the secondary treatment building and in the gallery area underneath the secondary treatment building. Valley Electric pulled conductors into process control module (PCM) enclosures (see Photo #13) and installed panelboards, transformers, and switchgear in the electrical building (see Photos #14, #15, and #18). Valley Electric installed conduits and boxes in the biosolids building and flexible metal conduit atop the roof of the administration building. University Mechanical installed process piping and mechanical equipment in the secondary treatment building and in the gallery underneath the secondary treatment building. The work included installation ductile-iron utility water piping, 8-inch aeration air piping (for air scour blowers), 10-inch membrane effluent piping, and 24-inch valves for influent piping. University Mechanical installed aeration air piping on a pipe support system along the exterior south wall of the secondary treatment building (see Photo #3). University Mechanical installed PVC drain piping in the gallery area at the lower headworks structure. University Mechanical installed plumbing and drain/waste/vent piping in a bathroom in the secondary treatment building and throughout the administration and maintenance building. Delta Corporation installed foul air ductwork in the secondary treatment building and fans and HVAC ductwork in the gallery area underneath the secondary treatment building.

**GMPA No. 10 – Concrete, Stone Columns, Compaction Grouting, and Shoring for Non-process Structures.** Work on this GMPA is approximately 90 percent complete. Hoffman Structures and its subcontractor, Gerdau, performed the following concrete work this past month:

- Area 32 Aeration Blower Building. No concrete work occurred at this location.
- Area 50 Biosolids Building. Built formwork and placed reinforcing steel and concrete for equipment pads. Placed concrete at the bases of three steel columns. Placed grout at the bottom of trench drains.
- Area 60 Odor Control Structure. Built formwork and placed reinforcing steel for walls and elevated decks at the far west side of the structure. Began installing shoring towers, aluminum joists, and forms for elevated decks (see Photo #21). Placed concrete for walls (see Photo #9) and placed grout at the bottom of trench drains and sumps.
- Area 60 Carbon Vessels Foundation. Placed concrete for 28 and 42-inch foul air pipe encasements.
- Area 70 Electrical Building. No concrete work occurred at this location.
- Area 70 Generator Yard. Built formwork and placed reinforcing steel and concrete for an equipment pad for an engine-generator (see Photo #6).

**GMPA No. 11 – Superstructure Construction.** Work on this GMPA is approximately 60 percent complete. Hoffman Structures continued its carpentry work at the administration building including installation of glulam beams, tongue-and-groove decking, and plywood sheathing (see Photos #8 and #11). R&D Masonry finished building CMU block walls at the headworks structure (see Photo #5) and began building a decorative brick façade on the exterior walls of the aeration blower and electrical buildings. Steekkorr built a galvanized steel canopy adjacent to the north side of the administration building and began installing open web joists, beams, and corrugated metal decking for the roof of the headworks structure (see Photos #16, #71, and #20). Shinn Mechanical installed fire sprinkler piping in the biosolids building and the administration and maintenance building. University Mechanical performed miscellaneous plumbing work in the administration building. Delta Corporation installed HVAC ductwork in the administration and maintenance building and in the electrical building. Sabelhaus West applied a waterproof membrane system onto the exterior walls of the administration and maintenance building (see Photo #10). Axiom installed sheet metal gutters, flashing, and furring on the biosolids building; flashing atop brick façade at the maintenance building; and vapor retarder atop the roof of the west side of the administration building. Penington Painting Company began painting process piping in the northwest corner of the secondary treatment building and in the northwest corner of the gallery area underneath the secondary treatment building (see Photo #14).

**GMPA No. 12 – Odor Control System.** Work on this GMPA is approximately 41 percent complete. University Mechanical and its subcontractor, Delta Corporation, periodically placed galvanized steel and fiber reinforced plastic pipe sleeves and pipe thimbles in formwork for walls. During the last week of the month, University Mechanical installed a 2-inch CPVC foul air drain line between an odor control manhole and a foundation for carbon vessels.

### 3. QUALITY ASSURANCE

Two inspectors for the City's subconsultant, KBA, performed full-time inspection. Special inspectors for KBA's subconsultant, *GeoTest*, performed part-time inspection on an as-requested basis. Representatives from Hoffman performed part-time inspection on a daily basis. Hoffman conducted daily quality assurance coordination meetings with its subcontractors and with the KBA inspectors. Hoffman conducted a weekly quality assurance meeting with its subcontractors, the KBA inspectors, and a Resident Engineer from Carollo. Archaeologists from ERCI were on-site during excavation work looking for cultural resources. Inspectors for *State Department of Labor & Industries* inspected electrical work on an as-requested basis. Inspectors produced written daily reports that were filed on the City's server. An architect and an electrical engineer representing the design team inspected the administration and maintenance building. KBA conducted a coordination meeting the City Building official and a representative from Hoffman and Carollo.

### 4. DOCUMENT TRACKING

See Table 4.1 below for the overall status of submittals and requests for information:

Table 4.1 Document Tracking	February 2018		Project to Date	
	Number Received	Number of Reviews or Responses	Number Received	Number of Reviews or Responses
Submittals	45	40	1,132	1,099
Requests for Infomation	29	24	997	979

### 5. 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
- Construction office drop-in hours on the 2<sup>nd</sup> and 4<sup>th</sup> Monday of this month
- Answering a 24-hour project information and construction hot-line



## 6. SAFETY

Hoffman reported the following safety statistics at the end February:

- Manhours worked to date: 340,000
- Recordable injuries to date: 9
- Lost time injuries to date: 2
- Average number of craft workers on site: 110

## 7. 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 92% of the current agreement amount of \$790,050 (including sales tax).

<b>Table 7.1 Preconstruction Services</b>	Original Agreement Price <sup>(1)</sup>	Adjustments and Change Orders	Current Agreement Price	Total Payments to Date	Remaining Balance
Pre-construction Services	726,817	0	726,817	724,844	1,973
State Sales Tax (8.7%)	63,233	0	63,233	63,061	172
Total	790,050	0	790,050	787,905	2,145

Notes:

1. An agenda bill approved by City Council on July 1, 2014, includes 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 the month of January 2018, for \$4,216,009 (including sales tax). The progress payment application was reviewed and processed in February. See Attachment B, *Authorization for Payment*, for additional information. Total applications for payment to date for construction phase services through January are \$75,789,755 representing 68.6% of the current agreement amount of \$110,528,322. See Table 7.2 below for additional information.

<b>Table 7.2 Construction Phase Services</b>	Original Guaranteed Maximum Price	Adjustments and Change Orders <sup>(1)</sup>	Current Guaranteed Maximum Price	Total Payments to Date	Remaining Balance
GMPA No. 1 Work:	2,448,520	0	2,448,520	2,004,205	444,316
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	939,605	939,600
GMPA No. 6 Work:	2,565,820	(331,379)	2,234,441	2,231,945	2,496
GMPA No. 7 Work:	6,239,185	230,397	6,469,582	6,059,105	410,477
GMPA No. 8 Work:	7,024,188	779,041	7,803,229	7,210,314	592,915
GMPA No. 9 Work:	30,148,712	1,231,641	31,380,353	18,960,694	12,419,659
GMPA No. 10 Work:	4,809,815	9,278	4,819,093	5,055,431	(236,339)
GMPA No. 11 Work:	17,934,490	474,070	18,408,560	9,880,213	8,528,345
GMPA No. 12 Work:	3,957,515	(30,172)	3,927,343	1,598,570	2,328,774
Negotiated Support Services	7,844,082	0	7,844,082	5,435,450	2,408,632
Specified General Conditions	2,007,490	0	2,007,490	1,605,822	401,668
Subtotal	92,833,104	2,404,161	95,237,265	66,862,089	28,375,177
GC/CM's Risk Contingency	3,087,525	(1,117,357)	1,870,167		1,870,167
Owner's Risk Contingency	1,587,993	(1,186,803)	401,190		401,190
Subtotal	4,675,518	(2,404,161)	2,271,357		2,271,357
GC/CM fee (4.28%)	4,173,367	0	4,173,367	2,861,697	1,311,670
Subtotal	101,681,989	0	101,681,989	69,723,786	31,958,203
State Sales Tax (8.7%)	8,846,333	0	8,846,333	6,065,969	2,780,364
Total	110,528,322	0	110,528,322	75,789,755	34,738,567

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 8, *Contingencies and Cost Change Memorandums*, and Section 9, *Change Orders*, for additional information.

## 8. 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 11 of the 12 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, unforeseen or differing site conditions, and significant design errors or omissions. An owner design contingency is included in seven of the 12 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 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 January are indicated below in Tables 8.1 and 8.2.

<b>Table 8.1 GC/CM Risk Contingency</b>	GC/CM's Original Risk Contingency	Previous Adjustments	Adjustments this past Month	GC/CM's Current Risk Contingency <sup>(1)</sup>
GC/CM Risk Contingency	3,087,525	(1,166,585)	(50,773)	1,870,167

<b>Table 8.2 Owner Design Contingency</b>	Owner's Original Design Contingency	Previous Adjustments	Adjustments this Past Month	Owner's Current Design Contingency <sup>(1)</sup>
Owner Design Contingency	1,587,993	(1,149,785)	(37,018)	401,190

Notes:

1. Excluding profit and tax.

**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 238 CCMs through February of 2018. See tables 8.1 and 8.2 on the previous page for additional information. The following CCMs were reviewed and approved by the City in February:

**Table 8.3 – Cost Change Memorandums**

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount<sup>(1)</sup></u>
158	Biosolids mezzanine wall	From GMPA No. 11 to owner design contingency	\$9,005
173	Ecology blocks	From GC/CM risk contingency to GMPA No. 10	\$3,272
237	Cutting sheet piles	From GC/CM risk contingency to GMPA No. 11	\$29,421
240	Mud valve revision	From GMPA No. 9 to owner design contingency	\$14,711
242	Add two pipe supports	From owner design contingency to GMPA No. 9	\$6,740
245	Ethernet card upgrade	From owner design contingency to GMPA No. 9	\$1,859
248	Fire water line	From GC/CM risk contingency to GMPA No. 11	\$9,558
257	Elec demolition as-built	From owner design contingency to GMPA No. 9	\$3,612
259	Overtime for Interwest	From GC/CM risk contingency to GMPA No. 11	\$2,512
260	Isolation valve revisions	From owner design contingency to GMPA No. 9	\$10,548
264	Electrical room footing	From GC/CM risk contingency to GMPA No. 9	\$269
268	PSE meter enclosure	From GC/CM risk contingency to GMPA No. 9	\$4,083
269	CMU wall/deck connection	From owner design contingency to GMPA No. 11	\$3,655
275	RAS wetwell suction piping	From owner design contingency to GMPA No. 9	\$9,273
276	Ecology block at tower crane	From GC/CM risk contingency to GMPA No. 11	\$3,246
279	UW line to grit washer	From owner design contingency to GMPA No. 9	\$1,971
284	Overtime for R&D Masonry	From GC/CM risk contingency to GMPA No. 11	\$880
287	Relocate temporary power	From GC/CM risk contingency to GMPA No. 9	\$1,428
288	Type "P" fixtures in lab	From GMPA No. 9 to owner design contingency	\$995
292	Overtime for R&D Masonry	From GC/CM risk contingency to GMPA No. 11	\$831
299	Electrical box extensions	From owner design contingency to GMPA No. 9	\$3,380
310	Penthouse deck support	From GC/CM risk contingency to GMPA No. 11	\$2,764
310	Penthouse deck support	From owner design contingency to GMPA No. 11	\$11,451
313	Foul air pipe encasement	From owner design contingency to GMPA No. 12	\$1,661
330	Grout infill at maintenance	From owner design contingency to GMPA No. 12	\$3,165
333	Added exterior flashing	From owner design contingency to GMPA No. 11	\$1,317
339	Mock-up color selection	From owner design contingency to GMPA No. 11	\$5,371
347	Color match for window	From owner design contingency to GMPA No. 11	\$4,198
348	Revise wall mount fixtures	From owner design contingency to GMPA No. 9	\$2,448
350	Revise HOCL piping	From owner design contingency to GMPA No. 9	\$5,277
352	Aeration blower I/O signals	From owner design contingency to GMPA No. 9	\$9,684
354	Regulator substitutiion	From GMPA No. 9 to owner design contingency	\$2,422
355	Upgrade vacuum pump	From owner design contingency to GMPA No. 9	\$782
356	Flashing detail	From owner design contingency to GMPA No. 11	\$2,294
358	Video storage capacity	From owner design contingency to GMPA No. 11	\$737
361	Downspout at biosolids	From GC/CM risk contingency to GMPA No. 11	\$327

Note:

1. Excluding profit and tax.

## 9. CHANGE ORDERS

**Change orders.** Change orders that adjust a guaranteed maximum price amendment (GMPA) shall be 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 9.1 below.

<b>Table 9.1 Change Orders</b>	Original GMPA	Previous Change Orders	Change Orders this Month	Current GMPA <sup>(1)</sup>
GMPA No. 1	2,553,317	0	0	2,553,317
GMPA No. 2	1,991,249	0	0	1,991,249
GMPA No. 3	836,130	-202,630	0	633,500
GMPA No. 4	5,109,549	202,630	0	5,312,179
GMPA No. 5	2,028,222	0	0	2,028,222
GMPA No. 6	3,966,503	0	0	3,966,503
GMPA No. 7	9,335,968	0	0	9,335,968
GMPA No. 8	10,824,756	0	0	10,824,756
GMPA No. 9	33,265,589	0	0	33,265,589
GMPA No. 10	5,373,040	0	0	5,373,040
GMPA No. 11	22,023,790	0	0	22,023,790
GMPA No. 12	4,353,876	0	0	4,353,876
Subtotal	101,681,989	0	0	101,681,989
State Sales Tax (8.7%)	8,846,333	0	0	8,846,333
Total	110,528,322	0	0	110,528,322

Notes:

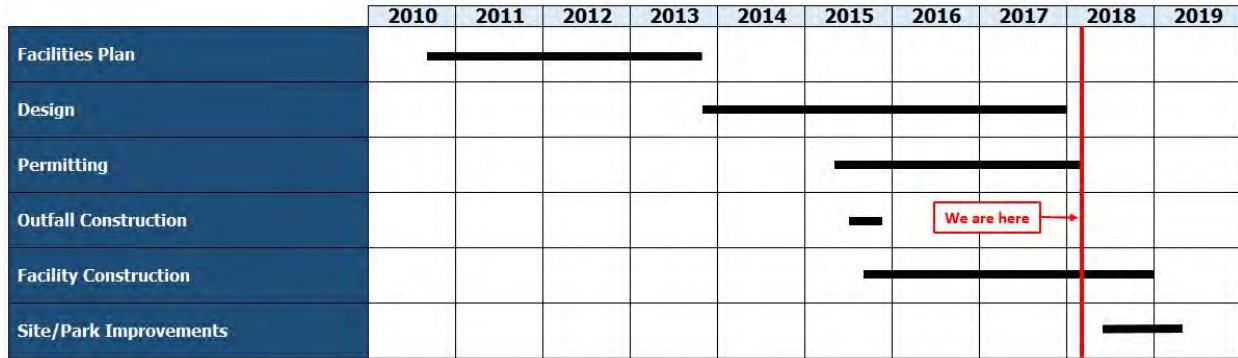
1. Excluding transfers of contingency between GMPAs.



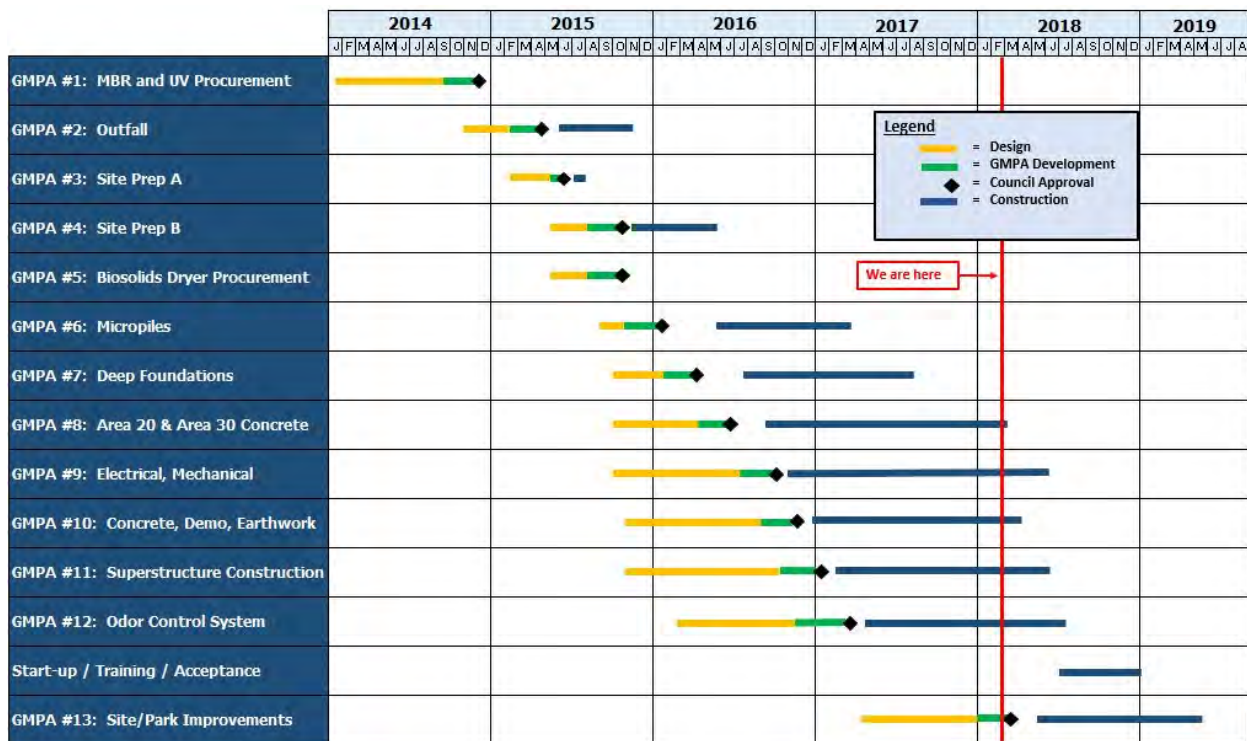
## 10. SCHEDULE

The overall project schedule and construction schedule indicated below are based on the City approving GMPA No. 13 on April 17, 2018, and on the latest project construction schedule developed by Hoffman.

**Table 10.1 – Overall Project Schedule**



**Table 10.2 – Construction Schedule**



## 11. PHOTOGRAPHS

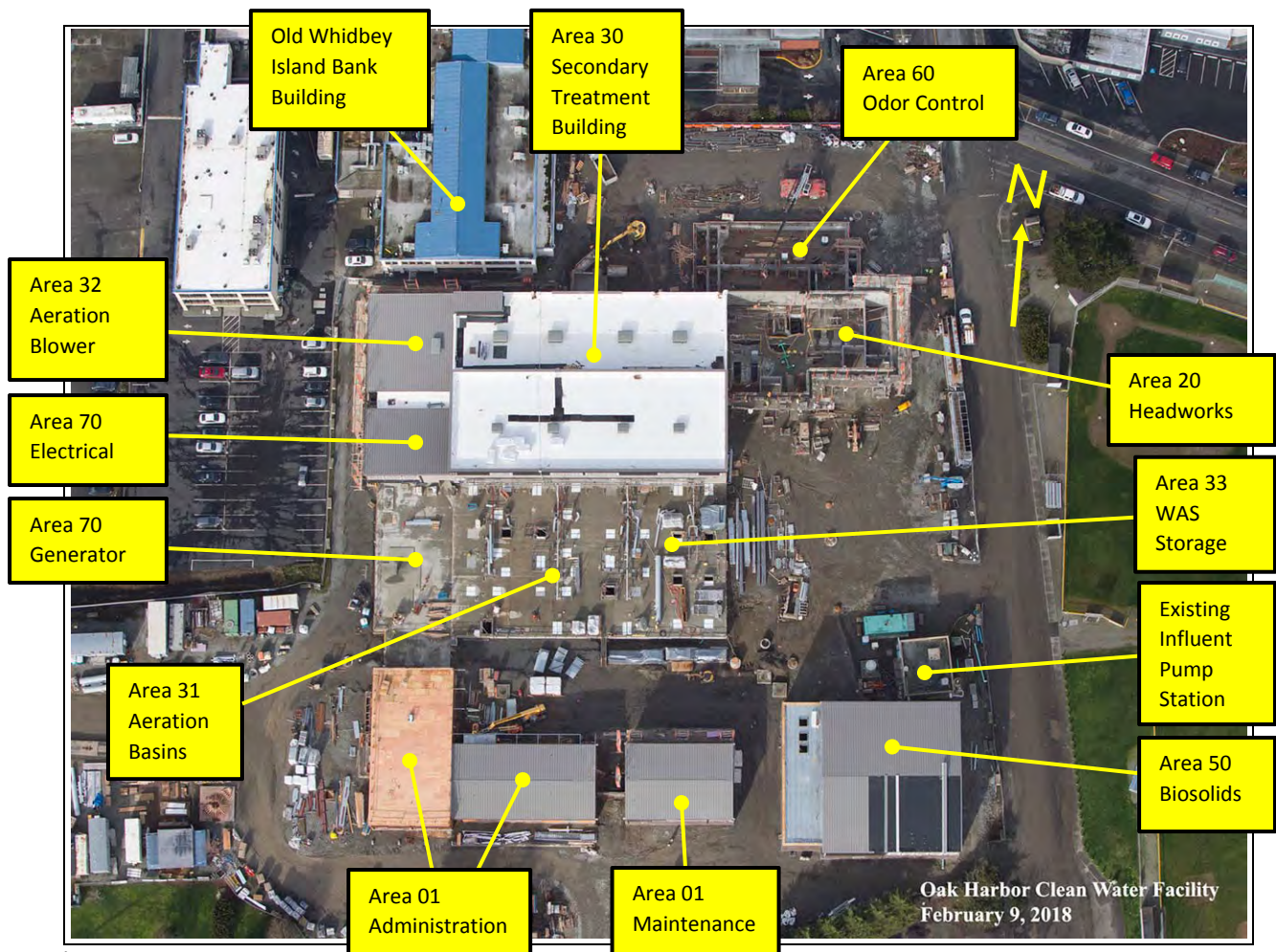


Photo #1

Aerial photo of the job site (looking north) on February 9, 2018.



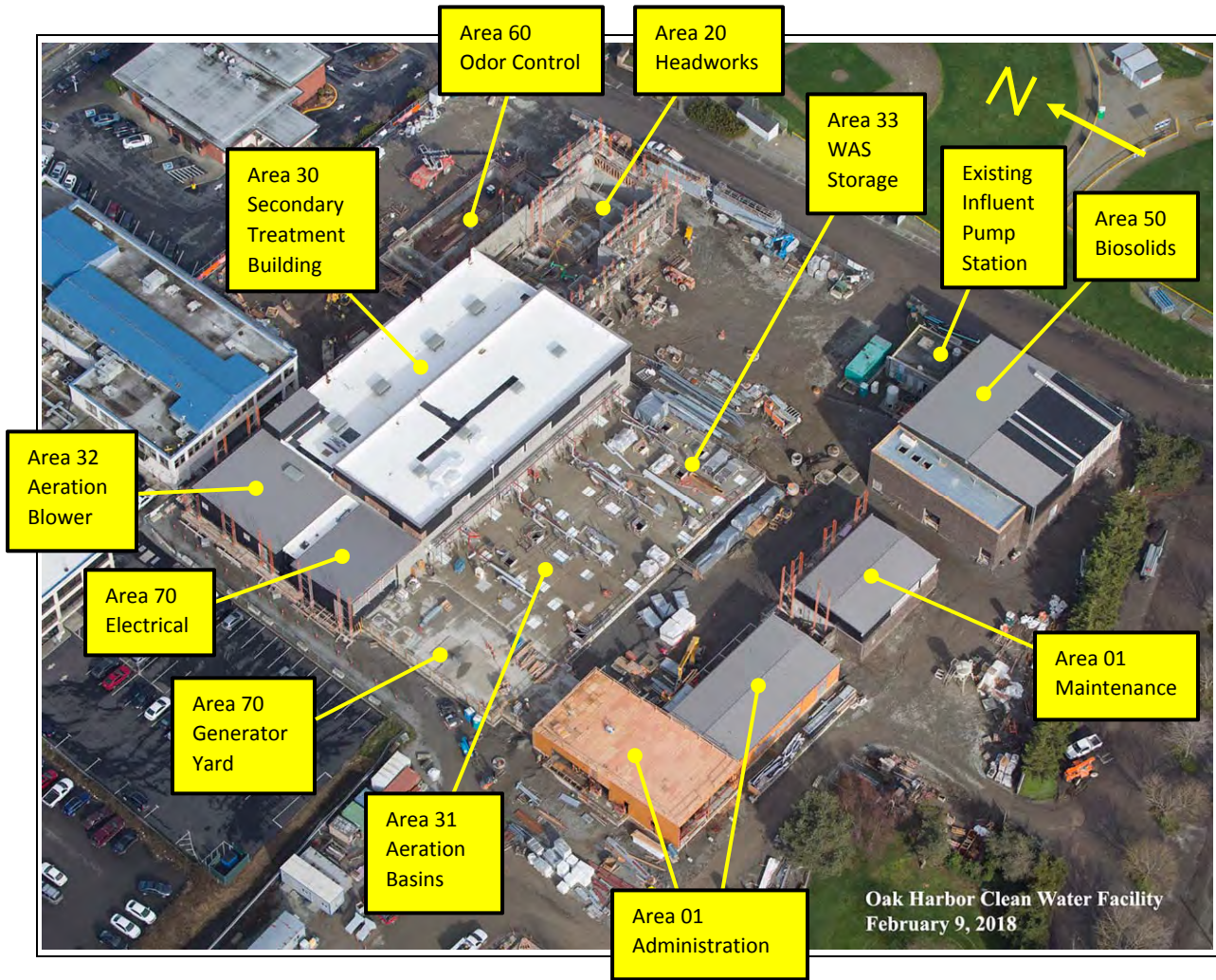


Photo #2

Aerial photo of the job site (looking northeast) on February 9, 2018.



Photo #3

Area 30 Secondary Treatment Building (looking northeast) on Tuesday, February 6th.

Pipefitters for University Mechanical are installing 12-inch stainless steel aeration air piping.





Photo #4

Area west of the administration building (looking west) on Wednesday, February 7th.

Hoffman Structures carpenter Damon Barcus is building formwork for the upper portion of a grit vortex chamber (at the headworks structure).



Photo #5

Area 20 Headworks (looking southwest) on Wednesday, February 7th.

R&D Masonry is utilizing a mobile crane to place a temporary block-out to facilitate CMU block construction around an opening for a window.





Photo #6

Area 70 Generator Yard (looking southwest) on Wednesday, February 7th (top) and Thursday, February 8th (bottom).

Gerdau placed reinforcing steel and Hoffman Structures placed concrete, respectively, for an equipment pad for an engine-generator.





Photo #7

Area 70 Electrical Building (looking north) on Thursday, February 8<sup>th</sup>.

An electrician for Valley Electric is installing a 75 KVA transformer, which will serve an HVAC panel.



Photo #8

Area 01 Administration Building (looking southwest) on Thursday, February 8<sup>th</sup>.

Carpenters for Hoffman Structures continue to work on the roof of the west side of the administration building.





Photo #9

Area 60 Odor Control  
(looking east) on  
Thursday, February 8<sup>th</sup>.

Hoffman Structures is  
utilizing a truck-mounted  
concrete pump and  
hydraulic actuated boom  
to place concrete for walls.



Photo #10

Area 01 Administration  
Building (looking west) on  
Friday, February 9<sup>th</sup>.

A painter for Sabelhaus  
West is rolling air and  
waterproofing membrane  
onto plywood sheathing.



Photo #11

Area 01 Administration Building (looking north) on Thursday, February 15<sup>th</sup>.

Carpenters for Hoffman Structures are guiding a glulam beam into place, which makes up part of a canopy on the south side of the administration building.



Photo #12

Area 31 Aeration Basins (looking southwest) on Friday, February 16<sup>th</sup>.

Technicians for Leewens Corporation are attaching PVC (T-lock) lining to forms made by Hoffman Structures. The forms will be used to build channels in a wet well at the lower headworks structure.





Photo #13

Area 70 Electrical Building  
(looking west) on  
Thursday, February 15<sup>th</sup>.

An electrician for Valley  
Electric is guiding  
conductors into a conduit  
at the bottom of a process  
control module (PCM)  
enclosure.





Photo #14

Area 70 Generator Yard (looking northwest) on Monday, February 19<sup>th</sup>.

Electricians for Valley Electric are utilizing an all-terrain crane to unload switchgear.



Photo #15

Area 70 Electrical Building (looking west) on Tuesday, February 21<sup>st</sup>.

Electricians for Valley Electric are installing switchgear that arrived on site on Monday.



Photo #16

Area 20 Headworks (looking northeast) on Wednesday, February 21<sup>st</sup>.

Ironworkers for Steekorr are utilizing an all-terrain crane to install a W24x68 beam.



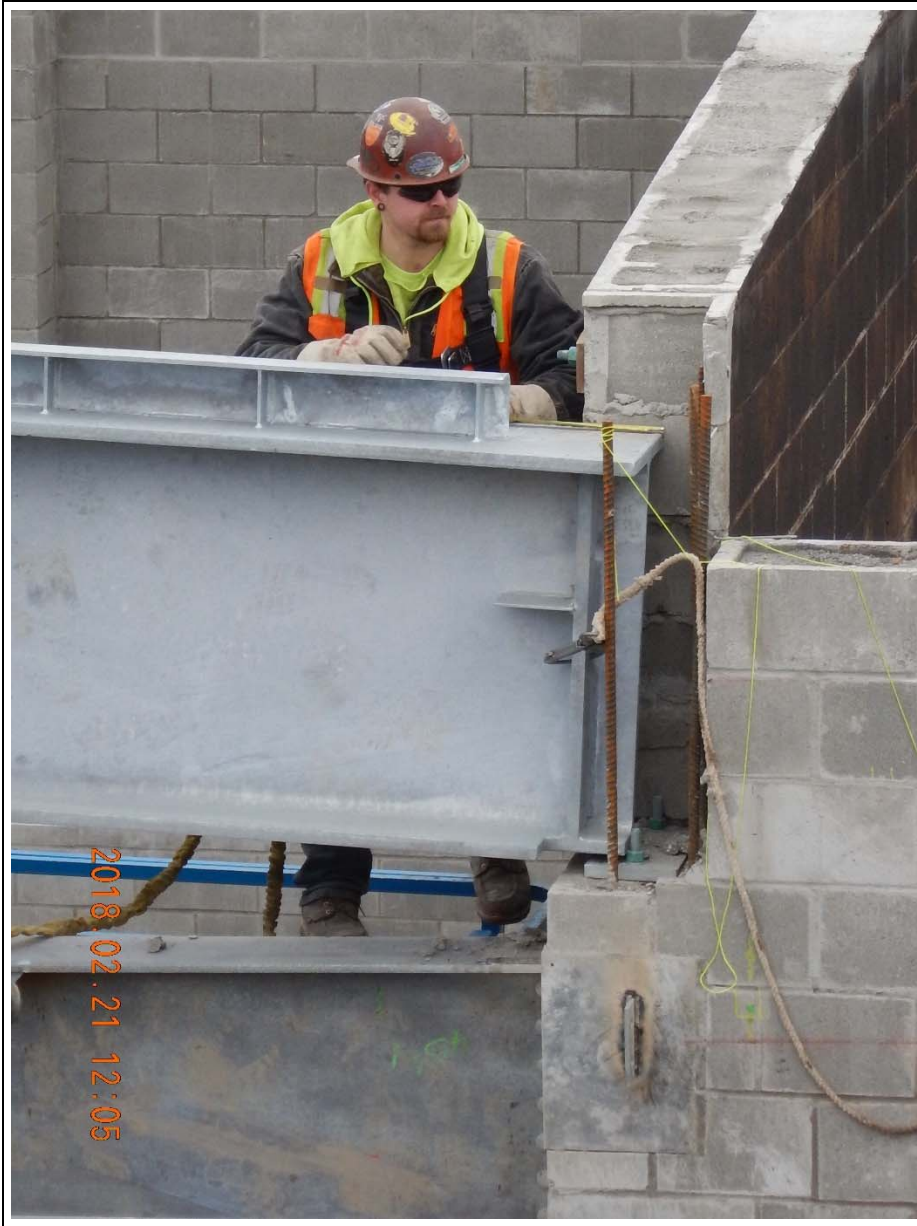


Photo #17

Area 20 Headworks  
(looking east) on  
Wednesday, February 21<sup>st</sup>.

An ironworker for  
Steelkorr is guiding a  
W24x68 beam into place.

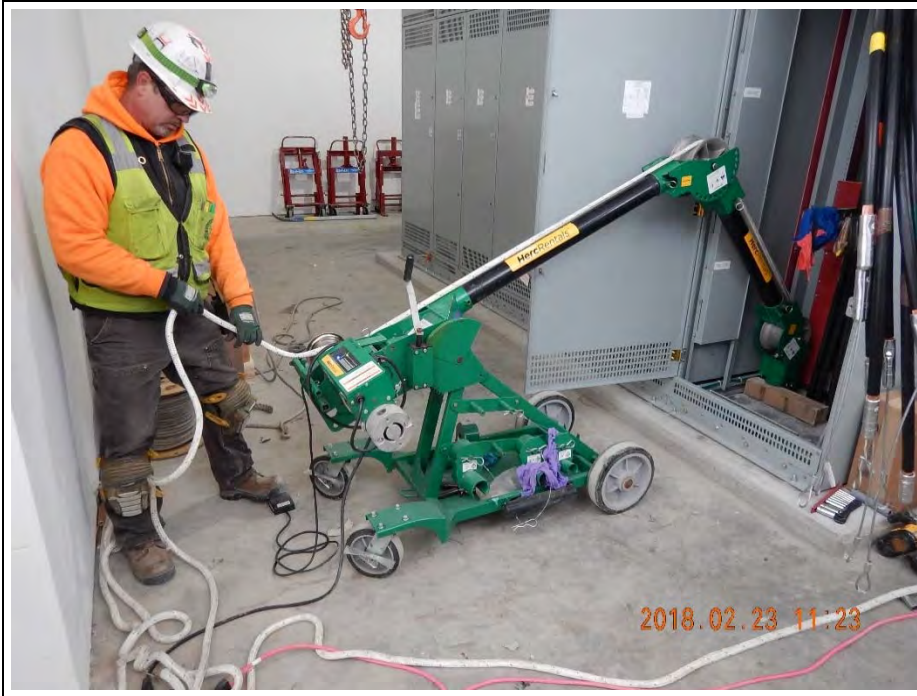


Photo #18

Area 70 Electrical Building (looking north) on Friday, February 23<sup>rd</sup>.

An electrician for Valley Electric is utilizing a cable puller to pull several 750 kcmil conductors through a conduit to the bottom of a switchgear enclosure. The cable puller indicates the tension in the pull rope.



Photo #19

Area 31 Aeration Basins (looking southwest) on Friday, February 23<sup>rd</sup>.

A technician for Cascade Concrete Drilling is core drilling an 18-inch hole through an elevated concrete deck atop Aeration Basin No. 3 as the weather turns to snow. The new opening facilitates installation of foul air piping.



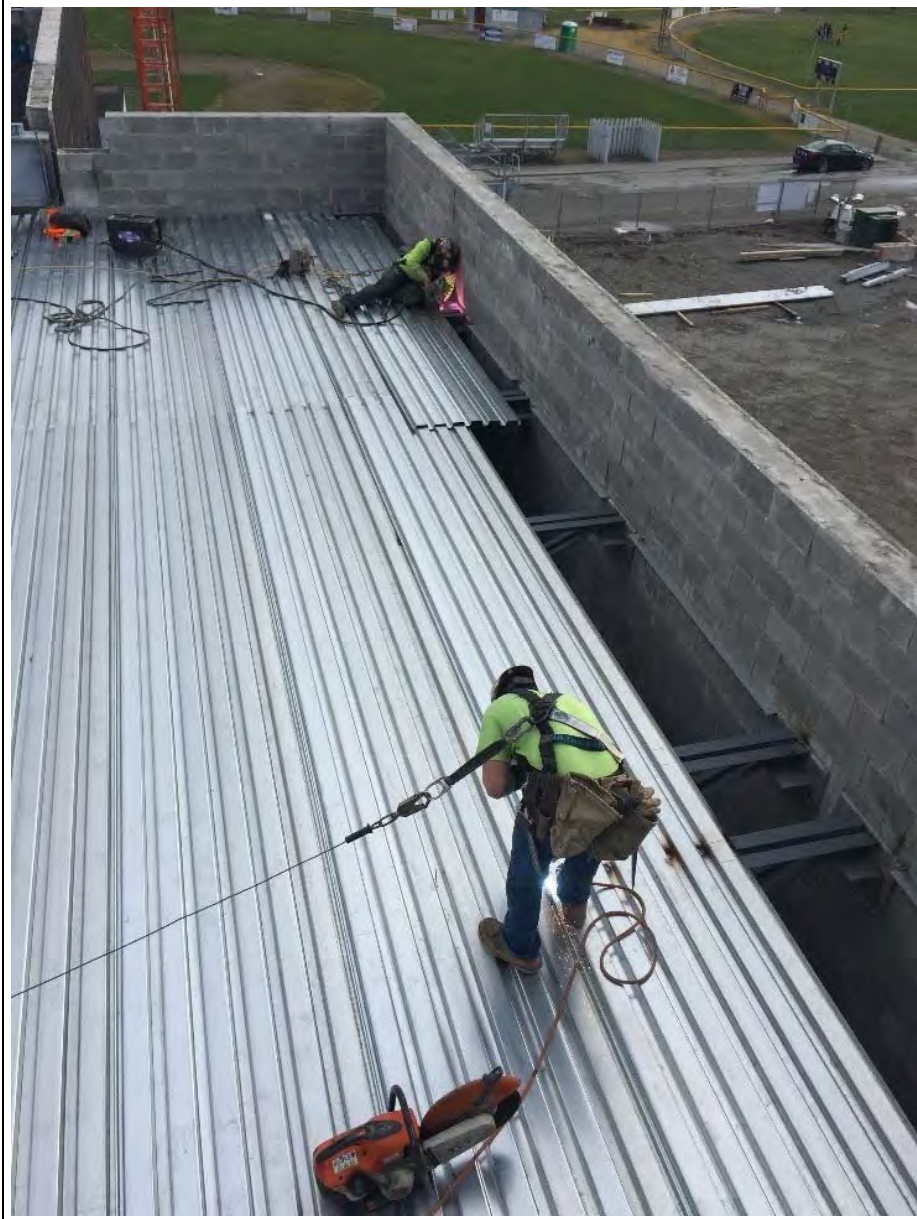


Photo #20

Area 20 Headworks  
(looking east) on  
Saturday, February 24<sup>th</sup>.

Ironworkers for Steekkorr  
are welding open web  
joists to embedded plates  
(top) and puddle welding  
corrugated metal decking  
atop the open web joists  
(bottom).





Photo #21

Area 60 Odor Control  
(looking east) on  
Saturday, February 24<sup>th</sup>.

Carpenters for Hoffman  
Structures are installing  
formwork atop aluminum  
joists and shoring towers  
to facilitate construction of  
elevated decks.

# ATTACHMENT A

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**CLEAN WATER FACILITY PROJECT FINANCIAL REPORT**

**Summary Through February 28, 2018**

<b>REVENUE</b>	<b>FUNDING OBTAINED</b>	<b>FUNDING USED</b>	<b>BALANCE</b>
SRF LOANS	97,983,466.00	68,859,165.00	29,124,301.00
BONDS	25,720,000.00	19,884,440.89	5,835,559.11
GRANTS	8,500,000.00	7,921,666.66	578,333.34
PROGRAM INCOME	9,745,831.70	1,218,832.81	8,526,998.89
CUMMULATIVE RESERVE	4,000,000.00	-	4,000,000.00
<b>TOTAL REVENUE</b>	<b>145,949,297.70</b>	<b>97,884,105.36</b>	<b>48,065,192.34</b>

<b>EXPENDITURES</b>	<b>CONTRACTED/ESTIMATED BUDGET</b>	<b>PROJECT TO DATE ACTUAL</b>	<b>BALANCE</b>
ACQUISITIONS	3,396,325.69	3,351,387.42	44,938.27
ADMINISTRATION	692,852.01	461,262.01	231,590.00
CONSTRUCTION	116,738,780.95	75,301,350.80	41,437,430.15
FINANCE	258,638.16	216,172.66	42,465.50
PROFESSIONAL SERVICES - DESIGN	10,191,581.88	6,830,374.85	3,361,207.03
PROFESSIONAL SERVICES - CONSTRUCTION	9,447,726.92	9,234,154.69	213,572.23
<b>TOTAL PROJECT EXPENDITURES</b>	<b>140,725,905.61</b>	<b>95,394,702.43</b>	<b>45,331,203.18</b>
<b>CASH SURPLUS (DEFICIT)</b>	<b>5,223,392.09</b>	<b>2,489,402.93</b>	<b>2,733,989.16</b>

<b>FINANCING/TRANSFERS</b>			
BONDS	2,776,377.50	1,921,186.24	855,191.26
LOANS	571,711.48	118,216.69	453,494.79
TRANSFERS- WINDJAMMER PARK - DESIGN	450,000.00	450,000.00	-
<b>TOTAL FINANCING/TSFR</b>	<b>3,798,088.98</b>	<b>2,489,402.93</b>	<b>1,308,686.05</b>

<b>ESTIMATED CASH REMAINING</b>	<b>1,425,303.11</b>	<b>0.00</b>	<b>1,425,303.11</b>
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Prepared by Patricia Soule, Director of Finance

## CLEAN WATER FACILITY PROJECT FINANCIAL REPORT

### Expanded Detail

(ALL COSTS - EXCEPT OUTFALL AND FACILITY PLAN)

<b>REVENUE</b>	<b>Estimated Budget</b>	<b>Actual through 2/28/2018</b>	<b>Balance</b>
<b>Loans</b>	<b>97,983,466.00</b>	<b>68,859,165.00</b>	<b>29,124,301.00</b>
2015 SRF LOAN (00021)	8,260,000.00	8,260,000.00	-
2016 SRF LOAN (00240)	15,832,311.00	15,832,311.00	-
2017 SRF Loan (00081)	44,766,854.00	44,766,854.00	-
2018 SRF Loan (00112)	29,124,301.00		29,124,301.00
<b>Bonds</b>	<b>25,720,000.00</b>	<b>19,884,440.89</b>	<b>5,835,559.11</b>
2016 Revenue Bonds	25,720,000.00	19,884,440.89	5,835,559.11
<b>Grants</b>	<b>8,500,000.00</b>	<b>7,921,666.66</b>	<b>578,333.34</b>
2016 Forgivable Principal Grant #00240	463,154.00	463,154.00	-
2016 Centennial Grant #00240	4,586,846.00	4,586,846.00	-
2015 Legislative Capital Grant	2,450,000.00	2,205,000.00	245,000.00
2018 Legislative Capital Grant	-		-
Rural Economic Dev .09 Grant	1,000,000.00	666,666.66	333,333.34
<b>City Cash</b>	<b>13,745,831.70</b>	<b>1,218,832.81</b>	<b>12,526,998.89</b>
System Development Fees	4,000,000.00		4,000,000.00
City Reserves	9,745,831.70	1,218,832.81	8,526,998.89
<b>Total Revenue</b>	<b>145,949,297.70</b>	<b>97,884,105.36</b>	<b>48,065,192.34</b>
<b>EXPENDITURES</b>	<b>Estimated Budget</b>	<b>Actual through 2/28/2018</b>	<b>Balance</b>
<b>Acquisitions</b>	<b>3,396,325.69</b>	<b>3,351,387.42</b>	<b>44,938.27</b>
Contract			
Fullerton	12,990.00	12,990.00	-
Legal	38,774.97	11,592.22	27,182.75
Misc	15,523.45	15,523.45	-
Property	2,923,824.83	2,923,824.83	-
Rent	402,086.96	385,081.44	17,005.52
Supplies	125.48	125.48	-
Utilities	3,000.00	2,250.00	750.00
<b>Administration</b>	<b>692,852.01</b>	<b>461,262.01</b>	<b>231,590.00</b>
IDCA	680,790.04	449,200.04	231,590.00
Travel	12,061.97	12,061.97	-
<b>Construction</b>	<b>116,738,780.95</b>	<b>75,301,350.80</b>	<b>41,437,430.15</b>
Contract			
Carollo	1,828,155.00	1,087,247.65	740,907.35
Hoffman <sup>(1)</sup>	113,936,670.66	73,898,102.02	40,038,568.64
PSE	449,571.62	68,793.00	380,778.62
Equipment	200,000.00		200,000.00
Materials	14,972.32	14,972.32	-
Misc	6,537.35	24,928.97	(18,391.62)
Supplies	3,586.45	1,590.14	1,996.31
Travel	18.00	18.00	-
Utilities	299,269.55	205,698.70	93,570.85
<b>Finance</b>	<b>258,638.16</b>	<b>216,172.66</b>	<b>42,465.50</b>
Audit	16,823.70	11,823.70	5,000.00
Contract			
Katy Isaksen	17,940.00	9,880.00	8,060.00
PFM	125,000.00	90,717.74	34,282.26
Financing	98,796.98	103,673.74	(4,876.76)
Misc	77.48	77.48	-

Notes:

- Hoffman's estimated budget excludes GMPA No. 2 and includes \$5.3 million for proposed GMPA No. 13.

**CLEAN WATER FACILITY PROJECT FINANCIAL REPORT**

**Expanded Detail**

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

<b>EXPENDITURES</b> - continued	<b>Estimated Budget</b>	<b>Actual through 2/28/2018</b>	<b>Balance</b>
<b>Professional Services - Design</b>	<b>9,447,726.92</b>	<b>9,234,154.69</b>	<b>213,572.23</b>
Advertising	15,984.39	15,984.39	-
Contract			
Carollo	7,672,145.46	7,480,678.79	191,466.67
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	13,285.38	-
Permit	435,872.47	420,872.47	15,000.00
Supplies	361.60	361.60	-
Utilities	241.87	241.87	-
<b>Professional Services - Construction</b>	<b>10,191,581.88</b>	<b>6,830,374.85</b>	<b>3,361,207.03</b>
Advertising	13,688.53	11,688.53	2,000.00
Contract			
Carollo	5,505,213.25	3,198,157.93	2,307,055.32
ERCI	1,112,002.15	921,627.14	190,375.01
KBA	3,481,613.28	2,668,304.00	813,309.28
OAC	7,855.45	5,981.92	1,873.53
Perkins Coie	43,208.16	4,901.94	38,306.22
Food	321.65	33.98	287.67
Misc	4,079.41	4,079.41	-
Monitoring	23,600.00	15,600.00	8,000.00
<b>Total Expenditures - Project #ENG 1609</b>	<b>140,725,905.61</b>	<b>95,394,702.43</b>	<b>45,331,203.18</b>
<b>Surplus (Deficit)</b>	<b>5,223,392.09</b>	<b>2,489,402.93</b>	<b>2,733,989.16</b>

<b>FINANCING/TRANSFERS</b>			
<b>Bonds</b>	<b>2,776,377.50</b>	<b>1,921,186.24</b>	<b>855,191.26</b>
Interest	2,204,493.03	1,349,301.77	855,191.26
Miscellaneous	571,884.47	571,884.47	-
<b>Loans</b>	<b>571,711.48</b>	<b>118,216.69</b>	<b>453,494.79</b>
Principal	203,064.00	43,509.25	159,554.75
Interest	368,647.48	74,707.44	293,940.04
<b>Transfers</b>	<b>450,000.00</b>	<b>450,000.00</b>	<b>-</b>
Windjammer Park - for 1/2 Design Costs	450,000.00	450,000.00	-
<b>Project #FIN1601</b>	<b>3,798,088.98</b>	<b>2,489,402.93</b>	<b>1,308,686.05</b>
<b>Surplus (Deficit)</b>	<b>1,425,303.11</b>	<b>-</b>	<b>1,425,303.11</b>



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# ATTACHMENT B

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FUNDING NOTE: \$333,333.34 GMP#8 will be submitted for reimbursement under grant with Island County Rural Co Economic Dev RM-GSA-2016-330. Balance of this invoice to be paid from bonds.

**AUTHORIZATION FOR PAYMENT  
OAK HARBOR CLEAN WATER FACILITY**

**Date:** February 7, 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. CWFC33  
**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	BAIS Number	Original GMPA Amount	Adjustments <sup>(1)</sup>	Current GMP Amount	Previous Amount Paid	Current Payment Request	Total Paid to Date	Remaining Balance	Percent Complete
GMP Amendment No. 1 Work:	422.30.594.35.6200	2,448,520.00	-	2,448,520.00	2,004,204.50	2,004,204.50	2,004,204.50	444,315.50	81.9%
GMP Amendment No. 2 Work:	422.30.594.35.6310	1,427,000.00	5,641.79	1,432,641.79	1,432,641.79	1,432,641.79	1,432,641.79	-	100.0%
GMP Amendment No. 3 Work:	422.30.594.35.6200	627,347.00	(199,914.78)	427,432.22	292,799.34	292,799.34	292,799.34	134,632.88	68.5%
GMP Amendment No. 4 Work:	422.30.594.35.6200	3,919,735.00	235,558.47	4,155,293.47	4,155,293.47	4,155,293.47	4,155,293.47	0.00	100.0%
GMP Amendment No. 5 Work:	422.30.594.35.6200	1,879,205.00	-	1,879,205.00	939,604.75	939,604.75	939,604.75	939,600.25	50.0%
GMP Amendment No. 6 Work:	422.30.594.35.6200	2,565,820.00	(331,379.32)	2,234,440.68	2,231,944.84	2,231,944.84	2,231,944.84	2,495.84	99.9%
GMP Amendment No. 7 Work:	422.30.594.35.6200	6,239,185.00	230,396.95	6,469,581.95	6,208,439.34	6,469,581.95	6,059,104.67	410,477.28	93.7%
GMP Amendment No. 8 Work:	422.30.594.35.6200	7,024,188.00	779,041.28	7,803,229.28	6,829,156.53	381,157.76	7,210,314.29	592,914.99	92.4%
GMP Amendment No. 9 Work:	422.30.594.35.6200	30,148,712.00	1,231,641.27	31,380,353.27	17,729,011.27	1,231,683.00	18,960,694.27	12,419,659.00	60.4%
GMP Amendment No. 10 Work:	422.30.594.35.6200	4,809,815.00	9,277.50	4,819,092.50	4,489,477.23	565,954.20	5,055,431.43	(236,338.93)	104.9%
GMP Amendment No. 11 Work:	422.30.594.35.6200	17,934,490.00	474,069.73	18,408,559.73	8,492,078.20	1,388,135.14	9,880,213.34	8,528,346.39	53.7%
GMP Amendment No. 12 Work:	422.30.594.35.6200	3,957,515.00	(30,171.61)	3,927,343.39	1,598,568.78	240,017.09	5,435,450.15	2,408,631.85	69.3%
Negotiated Support Services:	422.30.594.35.6200	7,844,082.00	-	7,844,082.00	5,195,433.06	61,771.00	1,605,822.00	401,668.00	80.0%
Specified General Conditions:	422.30.594.35.6200	2,007,490.00	-	2,007,490.00	1,544,051.00	61,771.00	1,605,822.00	401,668.00	80.0%
Subtotal Work, NSS, and SGC:		92,833,104.00	2,404,161.28	95,237,265.28	63,142,705.10	3,719,343.52	66,862,088.62	28,375,176.66	70.2%
GC/CM Risk Contingency:		3,087,525.00	(1,117,357.81)	1,970,167.19				1,870,167.19	
Owner Risk Contingency:		1,587,993.00	(1,186,803.47)	401,189.53				401,189.53	
Subtotal Contingencies:		4,675,518.00	(2,404,161.28)	2,271,356.72				2,271,356.72	
Subtotal:		97,508,622.00		97,508,622.00	63,142,705.10	3,719,343.52	66,862,088.62	30,646,533.38	
GC-CM Fee (4.28%):		4,173,367.00		4,173,367.00	2,702,507.76	159,189.61	2,861,697.37	1,311,669.63	
Contract SUBTOTAL:		101,681,989.00		101,681,989.00	65,845,212.86	3,878,533.13	69,723,785.99	31,958,203.01	68.6%
WA State Sales Tax (8.7%):		8,846,333.04		8,846,333.04	5,728,533.51	337,435.86	6,065,969.37	2,780,363.67	
TOTAL:		110,528,322.04		110,528,322.04	71,573,746.37	4,216,008.99	75,789,755.36	34,738,566.68	68.6%

\$333,333.34

<b>CONTRACT AMOUNT</b>		157,482.16	PAID TO DATE
Retainage Adjustment	3,109,182.90	3,276,665.06	
Net Payment(s):	68,464,563.47	72,513,090.30	

2/12/18 date  
2/12/18 date  
3/12/18 date

*Daniel Williams* signature  
Brett Arvidson, Project Engineer  
*Joe Stowell* signature  
Joe Stowell, City Engineer

**Notes:**  
(1) Adjustments between work, NSS, and contingencies are documented by means of cost change memorandums, which are reviewed and approved by the City.



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