

City of Oak Harbor
City Council Agenda Bill

Bill No. 5. c. i.
Date: May 15, 2018
Subject: Clean Water Facility Update

FROM: Brett Arvidson, Project Manager

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. [April 2018 - Clean Water Facility Monthly Progress Report](#)

Clean Water Facility Project

Monthly Report

April 2018



Oak Harbor Clean Water Facility
April 2018

This page is intentionally blank.

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



MONTHLY PROGRESS REPORT

April 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.

Table of Contents

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

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. On April 17, 2018, the City Council approved GMPA No. 13; therefore, 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	\$11,803,798
• GMPA No. 13	Windjammer Park Improvements	<u>\$4,259,740</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.

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 Wednesday, April 11th, the City Council conducted a public workshop and discussed which parts of proposed Windjammer Park improvements should be included in proposed Guaranteed Maximum Price Amendment (GMPA) No. 13. On Tuesday, April 17th, the City Council approved GMPA No. 13 for \$16,063,538 (excluding sales tax), which includes all work necessary to finish the clean water facility, the initial phase of Windjammer Park improvements, negotiated support services, specified general conditions, contingencies, and the construction manager's fee. The City has until July 1, 2018, to decide whether to build the west kitchen (\$982,107) and the pavilion structure (\$587,145), which are currently included in GMPA No. 13, or the west kitchen and the pavilion structure will be dropped from the scope of work.

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 permitting activities pertaining to the Windjammer Park improvements.

SCADA System Development. On March 23rd, Carollo Engineers conducted Software Workshop #5 at the job site. Carollo Engineers continued to develop a process control system and work with vendor supplied equipment manufacturers to incorporate their control systems into the overall CWF process control system.

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. On April 2nd, two ultraviolet (UV) reactors were delivered to the job site (see Photo #3).

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. Approximately 85% of the components of the biosolids belt dryer system have arrived on site. There were several deliveries in April.

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. Finishers for Hoffman Structures repaired imperfections in concrete in two WAS storage tanks. Hoffman subcontractor, Leewens Corporation, injected polyurethane into cracks in concrete in the odor control structure (see Photo #16).

GMA No. 8 – Area 20 and Remainder of Area 30 Concrete Work. Work on this GMPA is approximately 94 percent complete. At the headworks structure, Hoffman Structures placed concrete for a ladder landing pad and a septage receiving station. At the secondary treatment building, Hoffman Structures placed concrete for 1) a chemical fill station adjacent to the east side of the WAS storage tanks, 2) UV reactor support pedestals, and 3) an exterior stairway landing (see Photos #13 and #17). At the headworks structure, Leewens Corporation repaired PVC (i.e., T-Lock) linings in the IPS wetwells and in coarse screen and bypass channels. Leewens Corporation “spark tested” the repairs.

GMPA No. 9 – Mechanical, Electrical, and Process Systems. Work on this GMPA is approximately 78 percent complete. Valley Electric pulled and terminated conductors for vendor control panels and instruments associated with pumps, meters, motor-operated valves and gates, blowers, and fans in the secondary treatment building, the gallery area underneath the secondary treatment building, and atop the aeration basins (see Photo #15) and WAS storage tanks. Valley Electric installed vendor control panels associated with two UV reactors. Valley Electric installed supports, conduits, conductors, luminaires, and junction boxes in the headworks building. Valley Electric installed lighting and distribution panel boxes and four variable frequency drives (for odor control fans) in the electrical room in the headworks building. Valley Electric installed conductors associated with switchgear, distribution panels (see Photo #9), lighting panels, variable frequency drives (see Photo #14), and motor control centers in the electrical building. Valley Electric installed conduits and conductors between Aeration Blowers No. 1 and No. 3 and their associated harmonic filters and installed a local control panel associated with an air compressor (see Photo #6) in the aeration blower building. Valley Electric installed conduits and conductors under a mezzanine and in a loadout area in the biosolids building. Valley Electric installed cord reels in the maintenance building. At the beginning of the month, Puget Sound Energy’s (PSE’s) contractor, Potelco, installed a transformer at the generator yard and pulled conductors between a vault and the transformer. Valley Electric then pulled and terminated conductors at PSE’s meter vault (located next to the transformer). At the end of the month, Valley Electric installed an engine-generator and its enclosure (see Photo #21). University Mechanical continued to install process piping and mechanical equipment in the secondary treatment building and in the gallery underneath the secondary treatment building, including installation of piping and equipment associated with HOCL, NaOH, and citric acid chemical storage and distribution. University Mechanical installed two UV reactors in the secondary treatment building (see Photo #3). University Mechanical continued to install small diameter stainless steel high pressure air piping in the secondary treatment, aeration blower, and biosolids buildings. University Mechanical installed the high pressure air piping and utility water piping atop aeration basins and WAS storage tanks. University Mechanical continued to install PVC bubbler piping at the bottom of aeration basins and WAS storage tanks. University Mechanical installed three gates in the grit inlet, outlet, and bypass channels in the headworks building. Delta Corporation installed HVAC ductwork in the headworks building and continued to install foul air piping in the secondary treatment building and atop the aeration basins and WAS storage tanks.

GMPA No. 10 – Concrete, Stone Columns, Compaction Grouting, and Shoring for Non-process Structures. Work on this GMPA is approximately 95 percent complete. Hoffman Structures and its subcontractor, Gerda, 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.
- Area 60 Odor Control Structure. Laborers removed concrete covers from atop the odor control structure and then removed forms, aluminum joists, and shoring towers from inside the structure. Finishers repaired imperfections in concrete.
- Area 60 Carbon Vessels Foundation. No concrete work occurred at this location.
- Area 70 Electrical Building. No concrete work occurred at this location.
- Area 70 Generator Yard. No concrete work occurred at this location.

Interwest Construction performed grading work for a patio between the administration and maintenance buildings and excavated for an equipment pad adjacent to the biosolids building. During the last week of April, Interwest Construction backfilled and compacted structural fill for an equipment pad adjacent to the biosolids building and a stairway landing adjacent to the secondary treatment building.

GMPA No. 11 – Superstructure Construction. Work on this GMPA is approximately 74 percent complete. Hoffman Structures installed glulam post and beam supports and associated wood stud furring and plywood sheathing for canopies at the south side of the electrical building (see Photo #8), the north side of the aeration blower building (see Photo #11), and the east side of the headworks building. R&D Masonry built a decorative brick façade that covers the north exterior walls of the headworks structure and secondary treatment building (see Photo #2). Steelkorr installed an aluminum stairway and aluminum handrails (atop a mezzanine) in the biosolids building. Steelkorr installed fiber reinforced plastic (FRP) grating atop chemical containment areas in the gallery area under the secondary treatment building (see Photo #12). Steelkorr installed an aluminum grit washer access platform in the headworks building and continued to install galvanized steel canopies (see Photo #18). University Mechanical and its subcontractor, Delta Corporation, continued to install plumbing and HVAC ductwork, respectively, in the administration and maintenance buildings (see Photo #10). Delta Corporation also installed HVAC ductwork in the electrical and biosolids buildings. Axiom continued to install a standing seam metal roofing system atop the biosolids building and the headworks building. Axiom installed flashing around window openings at the aeration blower, electrical, biosolids, headworks, and administration and maintenance buildings. Axiom installed flashing atop brick façades at the aeration blower, electrical, and administration buildings. Alliance Partition Systems installed gypsum board (i.e., sheetrock) in the administration building (see Photos #5, #7, and #19) and in the electrical and control rooms in the headworks building. Penington Painting Company (Penington) continued to paint process piping in the secondary treatment building and in the gallery area underneath the secondary treatment building (see Photo #4). Penington painted the walls of the electrical and control rooms in the headworks building and began painting the walls inside the administration building (see Photo #20). During the last week of April, Pacific Glass installed window frames and glass at the biosolids, administration, and maintenance buildings. Gale Contractor Services installed insulation for walls and ceilings in the administration building and in the electrical and control rooms in the headworks building. Zesbaugh, Inc., installed roll up doors at the biosolids building.

GMPA No. 12 – Odor Control System. Work on this GMPA is approximately 48 percent complete. Penington Painting's subcontractor, Hunnicutt's, Inc., sandblasted the interior of the odor control structure.

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 specialty 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. City building official Scott King was on site on April 6th and 25th to inspect work in the administration building. Three architects for *MWA Architects* and several design engineers from Carollo were on site to inspect the work. KBA conducted coordination meetings on April 5th and 26th with Scott King and representatives from Hoffman and Carollo. Valley Electric's subcontractor, VERTIV, tested circuit breakers associated with switchgear in the electrical building and circuit breakers associated with Puget Sound Energy's meter at the generator yard. VERTIV also tested the grounding grid.

4. DOCUMENT TRACKING

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

Table 4.1 Document Tracking	April 2018		Project to Date	
	Number Received	Number of Reviews	Number Received	Number of Reviews
Submittals	35	48	1,225	1,199
Requests for Information	27	29	1,064	1,055

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 2nd and 4th 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 of April:

- Manhours worked to date: 374,000
- Recordable injuries to date: 10
- Lost time injuries to date: 2
- Average number of craft workers on site: 105

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 99% of the current agreement amount of \$790,050 (including sales tax).

Table 7.1 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, 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 March 2018, for \$3,850,371 (including sales tax). The progress payment application was reviewed and processed in April. See Attachment B, *Authorization for Payment*, for additional information. Total applications for payment to date for construction phase services through March are \$84,505,568 representing 76.5% of the current agreement amount of \$110,528,322. See Table 7.2 below for additional information.

Table 7.2 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	2,004,205	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	6,097,570	372,012
GMPA No. 8 Work:	7,024,188	872,534	7,896,722	7,450,519	446,204
GMPA No. 9 Work:	30,148,712	1,387,793	31,536,505	22,979,553	8,556,952
GMPA No. 10 Work:	4,809,815	193,400	5,003,215	5,694,309	(691,094)
GMPA No. 11 Work:	17,934,490	577,884	18,512,375	12,150,908	6,361,467
GMPA No. 12 Work:	3,957,515	(31,537)	3,925,978	1,652,297	2,273,051
Negotiated Support Services	7,844,082	0	7,844,082	5,739,582	2,104,500
Specified General Conditions	2,007,490	0	2,007,490	1,729,364	278,126
Subtotal	92,833,104	2,940,378	95,773,482	71,044,081	21,222,261
GC/CM's Risk Contingency	3,087,525	(1,580,543)	1,506,982		1,506,982 ⁽²⁾
Owner's Risk Contingency	1,587,993	(1,359,836)	228,157		228,157 ⁽²⁾
Subtotal	4,675,518	(2,940,378)	1,735,140		1,735,140
GC/CM fee (4.28%)	4,173,367	0	4,173,367	3,119,588	972,052
Subtotal	101,681,989	0	101,681,989	74,084,768	27,597,221
State Sales Tax (8.7%)	8,846,333	0	8,846,333	6,445,375	2,082,778
Total	110,528,322	0	110,528,322	84,505,568	26,022,754

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.
2. Remaining balance does not include all encumbrances that were approved by the City in April. See Table 8.3 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 and unforeseen or differing site conditions. An owner design contingency is included in 7 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 March are indicated below in Tables 8.1 and 8.2.

Table 8.1 GC/CM Risk Contingency	GC/CM's Original Risk Contingency	Previous Adjustments	Adjustments this Past Month	GC/CM's Current Risk Contingency ⁽¹⁾⁽²⁾
GC/CM Risk Contingency	3,087,525	(1,225,177)	(355,366)	1,506,982

Table 8.2 Owner Design Contingency	Owner's Original Design Contingency	Previous Adjustments	Adjustments this Past Month	Owner's Current Design Contingency ⁽¹⁾⁽²⁾
Owner Design Contingency	1,587,993	(1,210,710)	(149,126)	228,157

Notes:

1. Excluding profit and tax.
2. Balance does not include encumbrances that were approved by the City in April. See Table 8.3 for additional information.

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 271 CCMs through April 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 April:

Table 8.3 – Cost Change Memorandums

<u>CCM</u>	<u>Description</u>	<u>Transfer</u>	<u>Amount⁽¹⁾</u>
131.12	Miscellaneous Earthwork	Draw from GMPA No. 10 Earthwork Allowance	\$107,548
235.1	Seismic Designs for Anchorage	From GC/CM risk contingency to GMPA No. 9	\$6,816
243.1	Unused Concrete Budget	From GMPA No. 7 to owner design contingency	\$248,727
249	Vehicle Gate Loop Detectors	From owner design contingency to GMPA No. 9	\$20,643
311.1	Increase Concrete Budget	From GC/CM risk contingency to GMPA No. 8	\$93,493
316	Weather Impact to Roofing	From GC/CM risk contingency to GMPA No. 11	\$2,230
327	Revision to Carbon Scrubber	From owner design contingency to GMPA No. 12	\$42,812
373	Building Accessories	Draw from GMPA No. 11 build. accessories allowance	\$19,759
376	Add to Fire System Allowance	From GC/CM risk contingency to GMPA No. 11	\$70,820
378	Odor Control Covers	Draw from GMPA No. 8 aluminum covers allowance	\$11,355
379	Blower Harmonic Ballancers	From GC/CM risk contingency to GMPA No. 9	\$30,381
398	Increase Concrete Budget	From GC/CM risk contingency to GMPA No. 10	\$205,225
398	Increase Concrete Budget	From owner risk contingency to GMPA No. 10	\$227,624

Note:

1. Excluding profit and tax.

9. 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 9.1 below.

Table 9.1 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
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's approval of GMPA No. 13 on April 17, 2018, and on the latest project construction schedule developed by Hoffman.

Table 10.1 – Overall Project Schedule

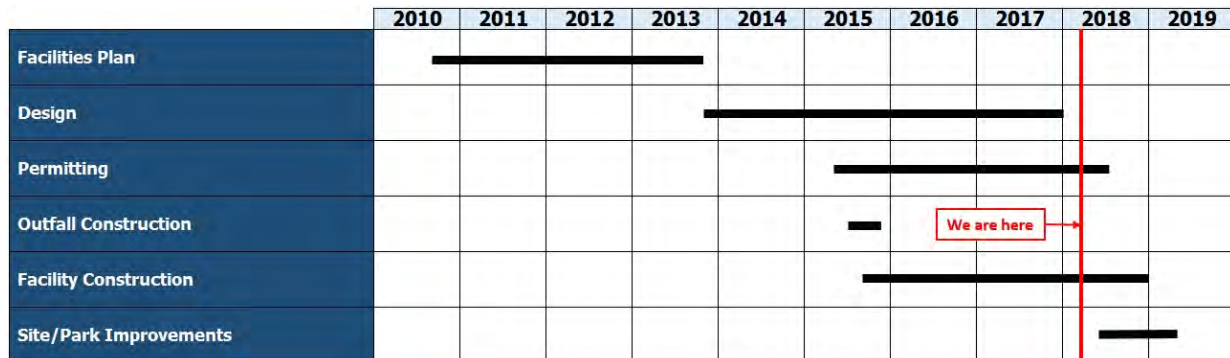
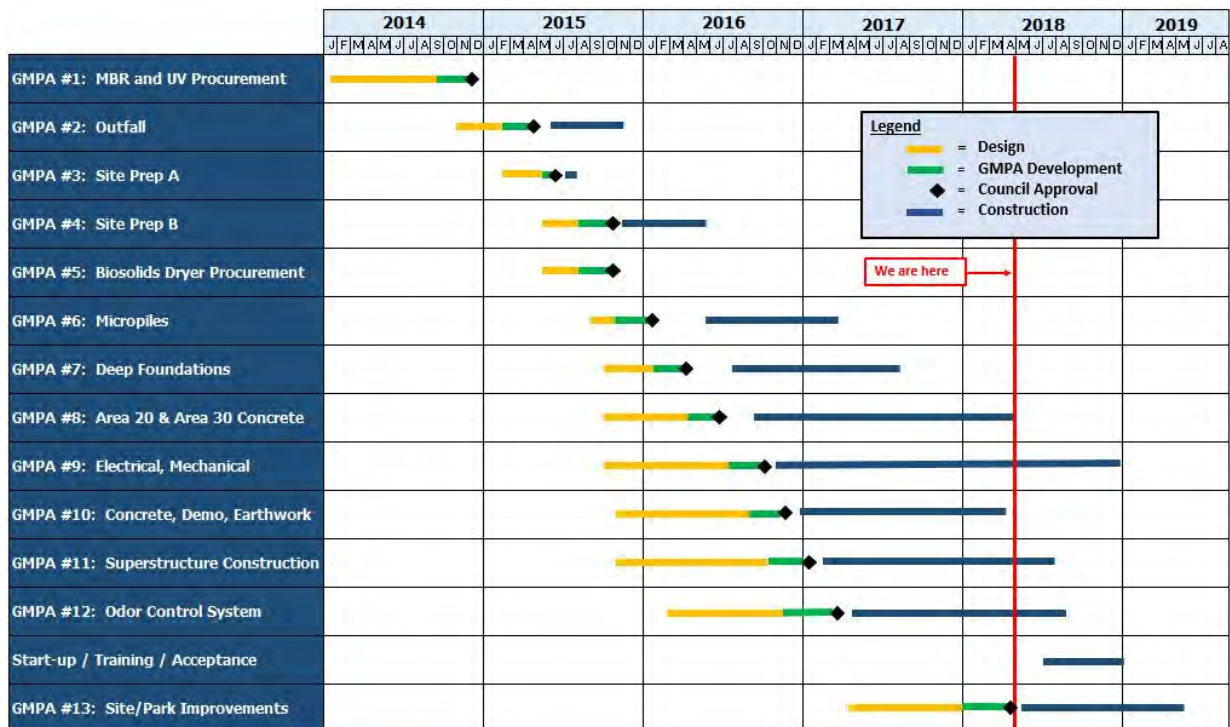


Table 10.2 – Construction Schedule



11. PHOTOGRAPHS

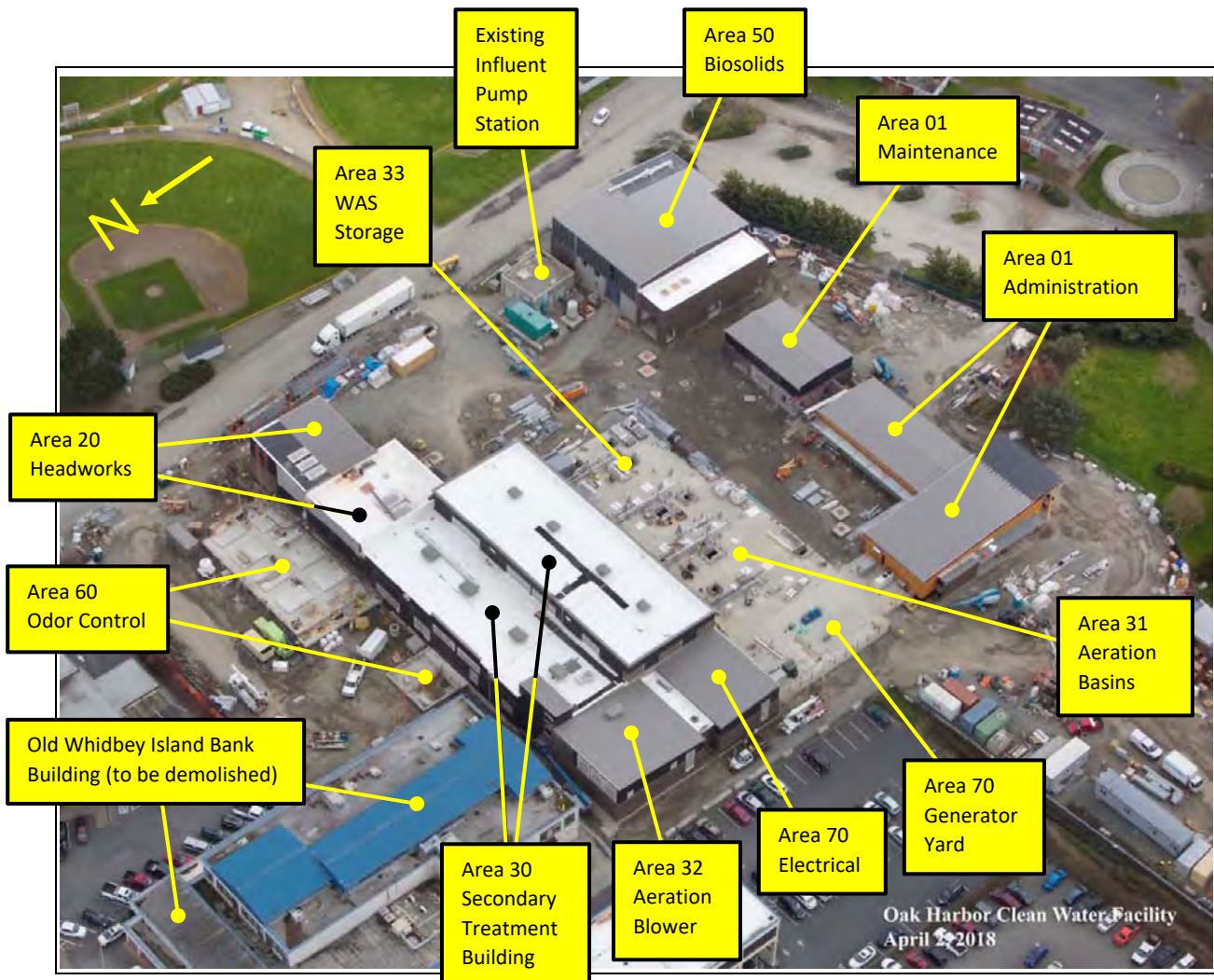


Photo #1

Aerial photo of the job site (looking southeast) on April 2nd, 2018.



Photo #2

Area 20 Headworks
(looking east) on Monday,
April 2nd.

A bricklayer for R&D
Masonry is building a
decorative brick façade to
cover a CMU block wall.



Photo #3

Area 30 Secondary Treatment Building.

Top Photo (looking north): Two ultra violet (UV) reactors arrived on site on April 3rd.

Bottom Photo (looking west): University Mechanical installed two UV reactors on April 10th, which disinfect wastewater prior to discharge into Oak Harbor Bay.





Photo #4

Area 38 Utility Water
(looking northwest) on
Thursday, April 12th.

A painter for Penington is
rolling a final coat of paint
onto ductile-iron utility
water piping. The blue
color signifies utility water.



Photo #5

Area 01 Administration Building (looking southeast) on Friday, April 13th.

Two drywall applicators for Alliance Partition Systems are installing gypsum board (i.e., sheet rock) in the southeast corner of the laboratory.



Photo #6

Area 32 Aeration Blower Building (looking north) on Friday, April 13th.

An electrician for Valley Electric is installing a local control panel for an air compressor.



Photo #7

Area 01 Administration Building (looking east) on Monday, April 16th.

A drywall applicator for Alliance Partition Systems is troweling joint compound onto gypsum board.



Photo #8

Area 70 Electrical Building
(looking west) on
Tuesday, April 17th.

A carpenter for Hoffman
Structures is installing
plywood sheathing atop
glulam beams and posts
for a canopy.



Photo #9

Area 70 Electrical Building
(looking east) on Tuesday,
April 17th.

An electrician for Valley
Electric is terminating
conductors for distribution
panels.



Photo #10

Area 01 Maintenance Building (looking west) on Wednesday, April 18th.

A plumber for University Mechanical is soldering copper pipe for a hydronic heating and cooling system.



Photo #11

Area 32 Aeration Blower Building (looking southeast) on Thursday, April 19th.

Carpenters for Hoffman Structures are utilizing a telescopic handler to install glulam beams and posts for a canopy.

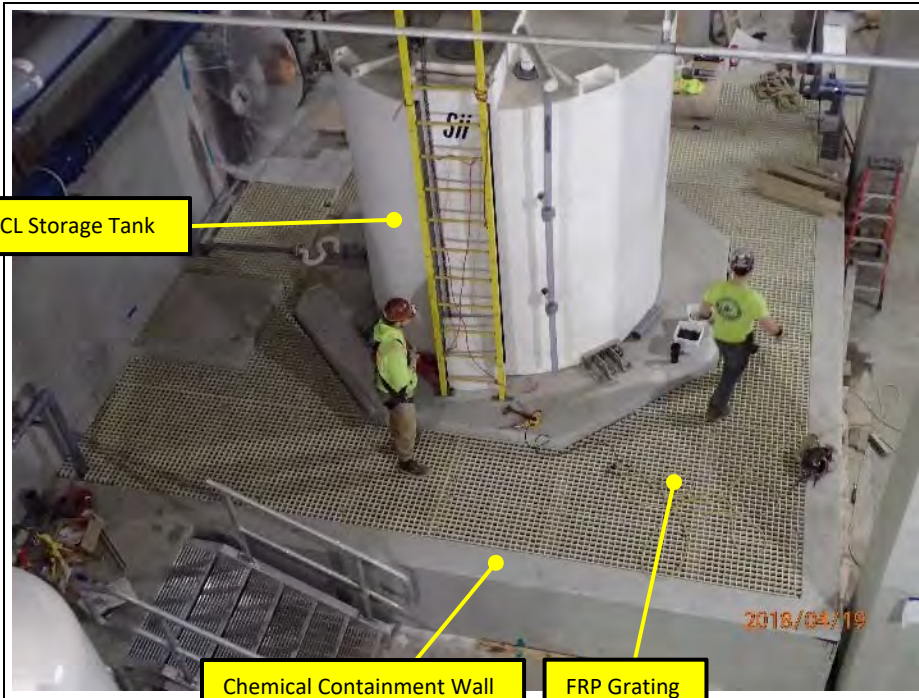


Photo #12

Area 37 Chemical Facilities (looking east) on Thursday, April 19th.

Ironworkers for Steelkorr are standing atop fiber reinforced plastic (FRP) grating, which sits atop a chemical containment area for an HOCL storage tank.

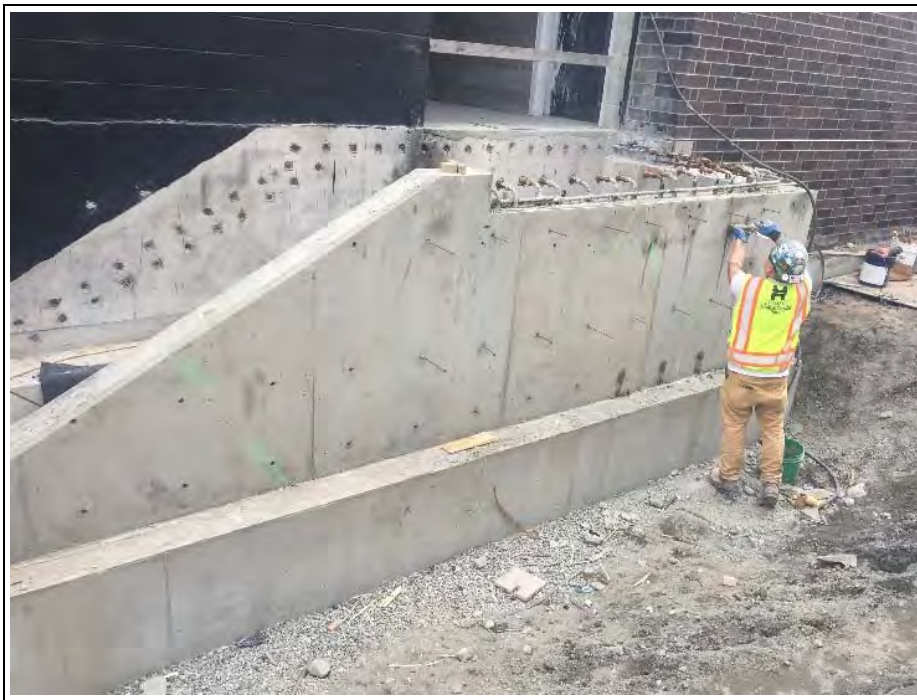


Photo #13

Area 30 Secondary Treatment Building (looking southwest) on Friday, April 20th.

A finisher for Hoffman Structures is grouting form-tie holes in a stem wall for a stairway landing.



Photo #14

Area 70 Electrical Building
(looking east) on Monday,
April 23rd.

Electricians for Valley
Electric are installing one
of three variable
frequency drives
associated with return
activated sludge (RAS)
pumps.



Photo #15

Area 30 Secondary Treatment Building (looking north) on Wednesday, April 25th.

An electrician for Valley Electric is pulling conductors into a stainless steel wire way.



Photo #16

Area 60 Odor Control
(looking northwest) on
Thursday, April 26th.

A technician for Leewens
Corporation is injecting a
crack in a slab-on-grade
with polyurethane.



Photo #17

Area 30 Secondary
Treatment Building
(looking southwest) on
Friday, April 27th.

Laborers for Hoffman
Structures are utilizing an
all-terrain crane and a
GAR-BRO concrete bucket
to place concrete for a
stairway landing.



Photo #18

Area 70 Electrical Building
(looking northeast) on
Friday, April 27th.

An ironworker for
Steelkorr is welding on a
galvanized steel canopy.





Photo #19

Area 01 Administration Building (looking northwest) on Friday, April 27th.

A drywall applicator for Alliance Partition Systems is troweling joint compound onto gypsum board in the interpretive center.



Photo #20

Area 01 Administration Building (looking northwest) on Friday, April 27th.

A painter for Penington is painting the walls in a mud room.



Photo #21

Area 70 Generator Pad (looking southwest) on Monday, April 30th.

Left: Electricians for Valley Electric are utilizing a mobile crane to set an engine-generator.

Bottom: This photo depicts the engine-generator after its enclosure had been set in place.



ATTACHMENT A

This page is intentionally blank.

CLEAN WATER FACILITY PROJECT FINANCIAL REPORT

Summary Through 4/30/2018

REVENUE	FUNDING OBTAINED	FUNDING USED	BALANCE
SRF LOANS	97,983,466.00	77,735,734.91	20,247,731.09
BONDS	25,777,229.30	20,258,803.58	5,518,425.72
GRANTS	8,500,000.00	8,255,000.00	245,000.00
PROGRAM INCOME	14,794,027.29	1,218,832.81	13,575,194.48
CUMMULATIVE RESERVE	5,000,000.00	-	5,000,000.00
TOTAL REVENUE	152,054,722.59	107,468,371.30	44,586,351.29

EXPENDITURES	CONTRACTED/ESTIMATED BUDGET	PROJECT TO DATE ACTUAL	BALANCE
ACQUISITIONS	3,396,325.69	3,356,586.99	39,738.70
ADMINISTRATION	692,852.01	541,213.81	151,638.20
CONSTRUCTION	124,269,508.95	84,208,790.82	40,060,718.13
FINANCE	258,638.16	216,172.66	42,465.50
PROFESSIONAL SERVICES - DESIGN	10,191,581.88	7,412,888.99	2,778,692.89
PROFESSIONAL SERVICES - CONSTRUCTION	9,447,726.92	9,243,315.10	204,411.82
TOTAL PROJECT EXPENDITURES	148,256,633.61	104,978,968.37	43,277,665.24
CASH SURPLUS (DEFICIT)	3,798,088.98	2,489,402.93	1,308,686.05

FINANCING/TRANSFERS			
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	-
TOTAL FINANCING/TSEFR	3,798,088.98	2,489,402.93	1,308,686.05

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)

<u>REVENUE</u>	Estimated Budget	Actual through 4/30/2018	Balance
Loans	97,983,466.00	77,735,734.91	20,247,731.09
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	8,876,569.91	20,247,731.09
Bonds	25,777,229.30	20,258,803.58	5,518,425.72
2016 Revenue Bonds	25,777,229.30	20,258,803.58	5,518,425.72
Grants	8,500,000.00	8,255,000.00	245,000.00
2016 Forgivable Principal Grant #00240	463,154.00	463,154.00	-
2016 Centennial Grant #00240	4,586,846.00	4,586,846.00	-
2015 Legislative Capital Grant	2,450,000.00	2,205,000.00	245,000.00
Rural Economic Dev .09 Grant	1,000,000.00	1,000,000.00	-
City Cash	19,794,027.29	1,218,832.81	18,575,194.48
System Development Fees	5,000,000.00	-	5,000,000.00
City Reserves	14,794,027.29	1,218,832.81	13,575,194.48
Total Revenue	152,054,722.59	107,468,371.30	44,586,351.29
<u>EXPENDITURES</u>	Estimated Budget	Actual through 4/30/2018	Balance
Acquisitions	3,396,325.69	3,356,586.99	39,738.70
Contract			
Fullerton	12,990.00	12,990.00	-
Legal	38,774.97	13,395.47	25,379.50
Misc	15,523.45	15,523.45	-
Property	2,923,824.83	2,923,824.83	-
Rent	402,086.96	388,477.76	13,609.20
Supplies	125.48	125.48	-
Utilities	3,000.00	2,250.00	750.00
Administration	692,852.01	541,213.81	151,638.20
IDCA	680,790.04	529,151.84	151,638.20
Travel	12,061.97	12,061.97	-
Construction	124,269,508.95	84,208,790.82	40,060,718.13
Contract			
Carollo	1,828,155.00	1,214,557.70	613,597.30
Hoffman ⁽¹⁾	121,467,398.66	82,613,915.07	38,853,483.59
PSE	568,742.77	99,626.22	469,116.55
Equipment	80,828.85	-	80,828.85
Materials	14,972.32	14,972.32	-
Misc	6,537.35	24,928.97	(18,391.62)
Supplies	3,586.45	1,627.03	1,959.42
Travel	18.00	18.00	-
Utilities	299,269.55	239,145.51	60,124.04
Finance	258,638.16	216,172.66	42,465.50
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	-

CLEAN WATER FACILITY PROJECT FINANCIAL REPORT

Expanded Detail

(ALL COSTS - EXCEPT OUTFALL AND FACILITY PLAN)

EXPENDITURES - continued	Estimated Budget	Actual through 4/30/2018	Balance
Professional Services - Design	9,447,726.92	9,243,315.10	204,411.82
Advertising	15,984.39	13,368.08	2,616.31
Contract			-
Carollo	7,672,145.46	7,492,044.51	180,100.95
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	421,283.47	14,589.00
Supplies	361.60	361.60	-
Utilities	241.87	241.87	-
Professional Services - Construction	10,191,581.88	7,412,888.99	2,778,692.89
Advertising	13,688.53	14,304.84	(616.31)
Contract			-
Carollo	5,505,213.25	3,519,379.13	1,985,834.12
ERCI	1,112,002.15	938,177.46	173,824.69
KBA	3,481,613.28	2,908,584.04	573,029.24
OAC	7,855.45	7,730.45	125.00
Perkins Coie	43,208.16	4,901.94	38,306.22
Food	321.65	131.72	189.93
Misc	4,079.41	4,079.41	-
Monitoring	23,600.00	15,600.00	8,000.00
Total Expenditures - Project #ENG 1609	148,256,633.61	104,978,968.37	43,277,665.24
Estimated Cash Remaining	3,798,088.98	2,489,402.93	1,308,686.05

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

Notes:

- Hoffman's estimated budget excludes GMPA No. 2

This page is intentionally blank.

ATTACHMENT B

This page is intentionally blank.

AUTHORIZATION FOR PAYMENT OAK HARBOR CLEAN WATER FACILITY

Date: April 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. CWFC35
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	BAWS Number	Original GMPA Amount	Adjustments ⁽¹⁾	Current GMP Amount	Previous Amount Paid	Current Payment Request	Total Paid to Date	Remaining Balance	Percent Complete
GMP Amendment No. 1 Work:	eng1609.con.017	2,448,520.00	-	2,448,520.00	2,004,204.50		2,004,204.50	444,315.50	81.9%
GMP Amendment No. 2 Work:	eng1609.con.018	1,627,000.00	5,641.79	1,632,641.79	1,432,641.79		1,432,641.79	-	100.0%
GMP Amendment No. 3 Work:	eng1609.con.019	427,347.00	(199,914.78)	427,432.22	292,799.34		292,799.34	134,632.88	68.5%
GMP Amendment No. 4 Work:	eng1609.con.021	3,919,735.00	235,558.47	4,155,293.47	4,155,293.47		4,155,293.47	0.00	100.0%
GMP Amendment No. 5 Work:	eng1609.con.022	1,879,205.00	-	1,879,205.00	939,604.75		939,604.75	939,600.25	50.0%
GMP Amendment No. 6 Work:	eng1609.con.023	2,565,820.00	(331,379.32)	2,234,440.68	2,231,944.84		2,231,944.84	2,495.84	99.9%
GMP Amendment No. 7 Work:	eng1609.con.024	6,239,185.00	230,396.95	6,469,581.95	6,097,570.23		6,097,570.23	372,011.72	94.2%
GMP Amendment No. 8 Work:	eng1609.con.027	7,024,188.00	872,534.28	7,896,722.28	7,337,651.42		7,450,518.73	446,203.55	94.3%
GMP Amendment No. 9 Work:	eng1609.con.028	30,148,712.00	1,387,793.27	31,536,505.27	21,207,416.27		22,979,553.27	8,556,952.00	72.9%
GMP Amendment No. 10 Work:	eng1609.con.029	4,809,915.00	199,399.99	5,009,314.99	5,344,167.41		5,694,309.06	(691,094.07)	113.8%
GMP Amendment No. 11 Work:	eng1609.con.042	17,934,990.00	577,884.73	18,512,874.73	11,072,772.51		12,150,908.14	6,361,466.59	65.6%
GMP Amendment No. 12 Work:	eng1609.con.045	3,957,515.00	(31,536.89)	3,925,978.11	1,630,506.78		22,470.00	2,273,051.33	42.1%
Negotiated Support Services:	eng1609.con.032	7,844,082.00	-	7,844,082.00	5,629,915.06		109,667.06	2,104,499.88	73.2%
Specified General Conditions:	eng1609.con.033	2,007,490.00	-	2,007,490.00	1,667,593.00		1,729,364.00	278,126.00	86.1%
Subtotal Work, NSS, and SGC:		92,833,104.00	2,940,378.49	95,773,482.49	71,044,081.37		74,551,221.02	21,222,261.47	77.8%
GC/CM Risk Contingency:	eng1609.con.034	3,087,525.00	(1,500,342.80)	1,587,182.20				1,506,982.20	
Owner Risk Contingency:	eng1609.con.035	1,587,993.00	(1,359,435.69)	228,557.31				228,557.31	
Subtotal Contingencies:		4,675,518.00	(2,940,378.49)	1,735,139.51				1,735,139.51	
Subtotal:		97,508,622.00		97,508,622.00	71,044,081.37		74,551,221.02	22,957,400.98	
GC-CM Fee (4.28%):		4,173,367.00		4,173,367.00	3,040,686.66		3,190,792.24	982,574.76	
Contract SUBTOTAL:		101,681,989.00		101,681,989.00	74,084,768.03		77,742,013.26	23,939,975.74	76.5%
WA State Sales Tax (8.7%):		8,846,333.04		8,846,333.04	6,445,374.81		3,18,180.34	6,765,555.15	
TOTAL:		110,528,322.04		110,528,322.04	80,530,142.84		84,505,568.41	26,022,753.63	76.5%

CONTRACT AMOUNT

PAID TO DATE

Retainage Adjustment	3,151,316.28
Net Payment(s)	77,378,876.56
TOTAL	80,530,142.84

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

Daniel Williams
 Signature

Pay request verified by:
 Daniel Williams, Resident Engineer, KBA

Brett Arvidson
 Signature

Pay request verified by:
 Brett Arvidson, Project Engineer

Joe Stowell
 Signature

Payment authorized by:
 Joe Stowell, City Engineer

PAY THIS AMOUNT

4/9/18
 date

4/19/18
 date

4/19/18
 date

This page is intentionally blank.

ATTACHMENT C

This page is intentionally blank.

This page is intentionally blank.

ATTACHMENT D

This page is intentionally blank.

City of Oak Harbor

Robert Severns, Mayor
City Council

Cathy Rosen, Director of Public Works
Joe Stowell, City Engineer
Brett Arvidson, Project Engineer
Phil Mathews, Plant Supervisor

Carollo Engineers

Brian Matson, Project Manager
Karl Hadler, Design Manager,
Michael Borrero, Resident Engineer
John Segun, Project Engineer
Brian Sliger, Project Engineer (WJP)
Monte Richards, SCADA Engineer
Elise Moore, SCADA Engineer
Brian Graham, Start-up Engineer

Subconsultants

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
Ed Field, Inspector
Brian Hanson, Inspector

Subconsultants

GeoTest Services
Oxford Engineering (cost validation)

Subcontractors

Ace Concrete Cutting
All Star Hydroseeding
Alliance Partition
Axiom Construction
Barnhart Crane & Rigging
Bayside Services
C. Johnson Construction
Cascade Dive Company
Cascade Sawing
Concrete Nor'west
Condon Johnson
CR Woods Trucking
Crawford Garage Doors
D&G Mechanical
EC Company
Elcon
Electric Reliability Services
Forrest Sound
Gale Contractor Services
Garner Construction
Gerdau Reinforcing Steel
HD Supply

Hoffman Mechanical, Inc.
Hoffman Structures, Inc. (HSI)
Holocene Drilling
Hunnicut Inc.
Interwest Construction
Island Partners Painting
Johnson Controls
Kent Crane & Inspection Services
Laboratory Design & Consulting
Lakeside Industries
LangCo Northwest
Leewens Corporation
Malcolm Drilling
Manholes Unlimited
Miles Sand & Gravel
Ming Surveyors
Morrow Equipment Company
Ness Crane
Nordic Construction
North Hill Resources
Northwest Tower Crane
Norton Corrosion

Pellco Construction
Penhall Company
Penington Painting
Penny Lee Trucking
Performance Contracting
Peterson Repair & Trucking
R & D Masonry
Redhawk Fire
Reece Construction
Richards Phillips Marine (RPM)
Sabelhaus West
Shinn Mechanical
Snyder Roofing
ST Fabrication
Steel Korr
Sterling Contractors
University Mechanical Corporation
Valdez Construction
Valley Electric
WEMCO
Western Concrete Pumping
Zesbaugh, Inc.

This page is intentionally blank.

This page is intentionally blank.

