

Advance Notice  
February 10, 2022

Issaquah Middle School & Gibson Ek High School– Acceptance for Final Completion –  
Kuper/Mullins

**Action to be taken: I move the Board approve Final Completion of the contract work for the Issaquah Middle School & Gibson Ek High School projects completed by Cornerstone General Contractors as of January 28, 2022**

Cornerstone General Contractors has completed their contract work on the Issaquah Middle School & Gibson Ek High School projects.

Mahlum Architects (Issaquah Middle School) recommends the Board approve January 28, 2022 as the date of Final Completion in accordance with their Final Completion Notice dated February 1, 2022.

Cornerstone Architectural Group (Gibson Ek) recommends the Board approve January 28, 2022 as the date of Final Completion in accordance with their Final Completion Notice dated January 15, 2022.

Jake Kuper or Tom Mullins will be present to answer any questions the Board may have regarding this recommendation.

*Please scroll down to Final Completion Notice from Mahlum Architects & Cornerstone Architectural Group (3 pages)*

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MEMORANDUM

01 February 2022

Royce Nourigat  
Capital Projects  
Issaquah School District  
5150 220<sup>th</sup> Ave SE  
Issaquah, Washington 98029

**RE: Issaquah Middle School  
Recommendation of Final Acceptance**

Dear Royce,

Pursuant to WAC 392-344-155 (Requirements for Final Acceptance of School Projects by Architect/Engineer) this letter is to recommend Final Acceptance of Issaquah Middle School to the Issaquah School District Board of Directors. Pursuant to WAC 392-343-019, work completed includes a total construction square footage of 130,423 sf.

Based on our best knowledge, information, and belief, and based on in-field observations, the contract work by Cornerstone General Contractors is complete and in accordance with the terms and conditions of the contract documents.

We recommend Final Acceptance of this project as complete on January 28, 2022.  
Substantial Completion was established on October 31, 2016.

Best regards,

A handwritten signature in black ink, appearing to read "DMT".

David Mount, AIA LEED AP  
Partner

encl: Cornerstone General Contractors Final Completion letter dated 01.28.2022  
cc: NA

2012910.00



**Cornerstone**  
ARCHITECTURAL GROUP

6161 NE 175th Street, Suite 101  
Kenmore, Washington 98028  
206.682.5000  
[cornerstonearch.com](http://cornerstonearch.com)

January 15, 2022

Royce Nourigat  
Capital Projects  
Issaquah School District No. 411  
5150 220<sup>th</sup> Ave SE  
Issaquah, WA 980296620

Re: Gibson Ek High School

Dear Royce,

Pursuant to WAC 392-344-155 (Requirements for Final Acceptance of School Projects by Architect/Engineer) this letter is to recommend Final Acceptance of Gibson Ek High School to the Issaquah School District Board of Directors. Pursuant to WAC 392-343-019, work completed includes a total construction square footage of 21,777 sf.

Based on our best knowledge, information and belief along with field observations and the contract work by Cornerstone General Contractors is complete and in accordance with the terms and conditions of the contract documents.

We recommend Final Acceptance of the project as complete on January 28, 2022. Substantial completion was established April 4, 2018.

Sincerely,

Steven A Barnes, AIA  
Cornerstone Architectural Group

cc: Royce Nourigate



January 28, 2022

Mr. Royce Nourigat  
Capital Projects  
5150 220th Ave SE  
Issaquah, WA 98029

Subject: Issaquah Middle School and Gibson Ek High School Project Completion  
Final Completion

Mr. Nourigat:

Please let this letter service as notice that Cornerstone has completed all administrative submittals and processes required for final completion of the subject project. This includes all punchlist, operations and maintenance manuals, record drawings and as-builts, warranties, final change order, final billing and all project affidavits of wages paid from Labor and Industries.

Please let us know if anything further is needed to progress this project towards final retention release.

Thank You

A handwritten signature in blue ink, appearing to read 'Bryan Gormley', with a stylized flourish at the end.

Bryan Gormley  
Director of Preconstruction Services