

Advance Notice
June 23, 2022

Liberty High School Stadium Improvements – Acceptance for Final Completion – Mullins

Action to be taken: I move the Board approve Final Completion of the contract work for the Liberty High School Stadium Improvements project completed by James Company as of May 23, 2022

James Company has completed their contract work on the Liberty High School Stadium Improvements project.

Cornerstone Architectural Group recommends the Board approve, May 23, 2022 as the date of Final Completion in accordance with their Certificate of Substantial Completion Notice dated August 4, 2021.

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

Please scroll down to Final Completion Notice from Cornerstone Architectural Group & James Company (3 pages)



6161 NE 175th St., Suite 101
KENMORE, WA 98028

Issaquah School District
5150 220th Ave SE
Issaquah, WA 98028

Re: Final Acceptance Letter James Company
Liberty High School Stadium Improvements – Issaquah School District #411
Cornerstone Architectural Group Project Number 191809

Ladies and Gentlemen:

The work of James Company, Incorporated - General Contractor on the subject project, has been inspected by this office and our consultants and has been found to be satisfactorily completed.

We therefore recommend acceptance as of May 23, 2022 of this Contractor's work by the Owner. Work requiring correction under the guarantee is to be accomplished by this Contractor during the normal 2-year guarantee period, except specific items that have a longer period called for in the Specifications.

Board action accepting this recommendation will begin the effective date of the 45-day lien period for release of bonding retention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter R. Andersen", with a long horizontal flourish extending to the right.

Peter R Andersen, AIA
Principal

cc: Tom Mullins, File



June 02, 2022

James Company
154 Village Ct, Suite 100
Monroe, WA 98272

Subject: Letter of Final Completion for Liberty High School, Issaquah School District.

Please let this letter serve as notice that James Company has finished all administrative documents and processes for the Liberty High School Stadium Improvements project. This includes all Close-Out documents such as: punchlist, O&M manuals, drawings, as-builts, warranties, final change orders, billings, and all Labor and Industries affidavits.

If there is anything further needed to finalize this project, please let us know.

A handwritten signature in black ink, appearing to read 'Eric Cavanaugh', with a long horizontal flourish extending to the right.

Eric Cavanaugh, President
June 02, 2022

AIA Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Liberty HS Stadium Improvements 16655 SE 136th St. Renton, WA 98059	CONTRACT INFORMATION: Contract For: General Construction Date: April 20, 2020	CERTIFICATE INFORMATION: Certificate Number: 001 Date: August 04, 2021
OWNER: <i>(name and address)</i> Issaquah School District No. 411 5151 220th Ave SE, Issaquah, WA 98029	ARCHITECT: <i>(name and address)</i> Cornerstone Architectural Group, PS 6161 NE 175th St, Ste 101, Kenmore, WA 98028	CONTRACTOR: <i>(name and address)</i> James Company 154 Village Court, Ste 100, Monroe, WA 98272

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)

Cornerstone Architectural Group, PS ARCHITECT <i>(Firm Name)</i>		Peter R. Andersen, AIA, Principal PRINTED NAME AND TITLE	August 04, 2021 DATE OF SUBSTANTIAL COMPLETION
	SIGNATURE		

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Final Punch Lists (Civil, Architectural, Hardware, Mechanical, Electrical, Commissioning).


The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within 30 (thirty) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$100,000

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)
Owner is responsible for security, maintenance, heat, utilities, damage to the Work, and insurance.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

James Company CONTRACTOR <i>(Firm Name)</i>		Eric Cavanaugh, Owner PRINTED NAME AND TITLE	8/04/21 DATE
Issaquah School District No. 401 OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE