

Advance Notice
February 9, 2023

Holly Street ELC Tenant Improvements – Acceptance for Final Completion - Mullins

Action to be taken: I move the Board approve Final Completion of the contract work for the Holly Street Early Learning Center Tenant Improvements project completed by CDK Construction Services Inc. as of January 4, 2023.

CDK Construction Services Inc. has completed their contract work on the Holly Street ELC Tenant Improvements project.

Cornerstone Architectural Group recommends the Board approve, January 4, 2023 as the date of Final Completion in accordance with their Certificate of Substantial Completion Notice dated June 2, 2022.

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 & CDK Construction Services Inc. (4 pages)



6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
206.682.5000
cornerstonearch.com

January 5, 2023

Issaquah School District No. 411
5150 220th Ave SE
Issaquah, WA 980296620

Re: Holly Street Preschool Tenant Improvement
Final Acceptance

Ladies and Gentlemen:

Pursuant to WAC 392-344-155 (Requirements for Final Acceptance of School Projects by Architect/Engineer) this letter is to recommend Final Acceptance of Holly Street Preschool Tenant Improvement to the Issaquah School District Board of Directors. Pursuant to WAC 392-343-019, work completed does not include any additional square feet of building. Work includes 8,317 square feet of modernization.

Based on our best knowledge, information, and belief along with field observations and the contract work by CDK Construction Services, Inc. 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 4, 2023. Substantial completion was established June 2, 2022.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter R. Andersen", written over a light blue horizontal line.

Peter R Andersen, AIA
Cornerstone Architectural Group

cc: Tom Mullins, ISD
Janelle Walker, ISD
Rob Lang, CDK



FORM OF PROJECT COMPLETION NOTICE BY CONTRACTOR

To: Cornerstone Architectural Group
6161 NE 175th Street, Suite 101
Kenmore, WA 98028

Re: General Contract for
Holly Street Preschool Tenant Improvements
Issaquah School District

We, the undersigned, certify that on this **24 day of January, 2023**, we have reviewed all parts of the Drawings and Project Manual and all portions of the Work, and in accordance with the Contract Agreement dated the **23 day of March, 2021**, state that all punchlist corrections have been completed and that all Work is completed and ready for final inspection and Owner's acceptance.



Superintendent: Paul Grupp Signed



Project Manager: Rob Lang Signed



Contractor For

FINAL ACCEPTANCE, PAYMENT AND RELEASE OF RETENTION

The Architect will submit letter of recommendation for final acceptance, in the following sample Form, and final certificate of payment and release of retention when fully satisfied that all Requirements of the contract Documents have been fulfilled. Final acceptance, payment and release of retention will be made by Owner, after approvals by the Board of Directors meeting in regular sessions

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Holly Street Preschool Tenant Improvement 565 NW Holly Street Issaquah, WA 98027	CONTRACT INFORMATION: Contract For: General Construction Date: August 25, 2021	CERTIFICATE INFORMATION: Certificate Number: 001 Date: June 02, 2022
OWNER: <i>(name and address)</i> Issaquah School District No. 411 5150 220th Avenue Issaquah, WA 98029	ARCHITECT: <i>(name and address)</i> Cornerstone Architectural Group 6161 NE 175th Street, Suite 101 Kenmore, WA 98028	CONTRACTOR: <i>(name and address)</i> CDK Construction Services, Inc. P.O. Box 1767 Duvall, WA 98109

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.)

Entire building except for Data Room and adjacent spaces where work is continuing.

Cornerstone
Architectural Group



Peter Andersen, Project
Manager

June 02, 2022

ARCHITECT *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE OF SUBSTANTIAL COMPLETION

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.)

HVAC equipment related to Data Room per CCD 12. Fire suppression and alarm related to Data Room per CCD 12. Roof patching related to Data Room per CCD 12.

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.)

Outstanding punch lists for Architectural, Mechanical, Electrical and Hardware. All punch lists dated prior to July 01, 2022.

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 thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$150,000.00

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.)

Project builders risk insurance shall remain in force until Final Completion.

Contractor remains responsible for all items remaining on any punch list.

Owner responsible for school district equipment and furniture moved into building after the date of Substantial Completion.

Owner responsible for school district personnel.

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

CDK Construction
Services, Inc.

CONTRACTOR (*Firm
Name*)

Issaquah School District
No. 411

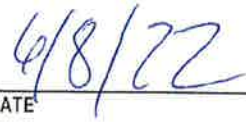
OWNER (*Firm Name*)



SIGNATURE

Robert Lang, Project
Manager

PRINTED NAME AND TITLE



DATE



SIGNATURE

Janelle Walker; Construction
Coordinator

PRINTED NAME AND TITLE

6/8/22

DATE