

Advance Notice
March 9, 2023

Holly Street Permanent Creek Bank Repair – Acceptance for Final Completion - Mullins

Action to be taken: I move the Board approve Final Completion of the contract work for the Holly Street Permanent Creek Bank Repair project completed by Mike McClung Construction Co. as of October 19, 2022.

Mike McClung Construction Co. has completed their contract work on the Holly Street Permanent Creek Bank Repair project.

Cornerstone Architectural Group recommends the Board approve, October 19, 2022 as the date of Final Completion in accordance with their Certificate of Substantial Completion Notice dated August 12, 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 & Mike McClung Construction Co. (3 pages)



Cornerstone
ARCHITECTURAL GROUP

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

February 16, 2023

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

Re: Holly Street Campus Creek Bank Repairs

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 Campus Creek Bank Repairs to the Issaquah School District Board of Directors. Pursuant to WAC 392-343-019.

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

We recommend Final Acceptance of the project as complete on October 19, 2022. Substantial completion was established August 12, 2022.

Sincerely,

Steven A Barnes, AIA
Cornerstone Architectural Group

cc: Janelle Walker

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 Campus Creek Bank Repair
Issaquah School District

We, the undersigned, certify that on this 19th day of October 2022, 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 29th day of April, 2022, state that all punchlist corrections have been completed and that all Work is completed and ready for final inspection and Owner's acceptance.



Signed
Project Manager – Kelson McClung

Mike McClung Construction Co. _____ For
Contractor

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 for 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: *(name and address)*
Holly Street Campus CBR
Issaquah, WA

CONTRACT INFORMATION:
Contract For: General Construction
Date: June 16, 2022

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: January 25, 2022

OWNER: *(name and address)*
Issaquah School district
5150 220th Ave SE
Issaquah, WA 98029

ARCHITECT: *(name and address)*
Comerstone Architectural Group
6161 NE 175th Street, Ste 101
Kenmore, WA 98028

CONTRACTOR: *(name and address)*
Mike McClung Const. Co
PO Box 1189
Buckley, WA 98321

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.)

Complete

Comerstone Architectural
Group

ARCHITECT *(Firm Name)*



SIGNATURE

Steve Barnes, Architect
PRINTED NAME AND TITLE

August 12, 2022

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.)

N/A

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.)

N/A

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 N/A () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$N/A

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.)

N/A

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

Mike McClung Const. Co
CONTRACTOR *(Firm Name)*


SIGNATURE

Kelson McClung, Project
Manager

PRINTED NAME AND TITLE

1/25/2023
DATE

Issaquah School district
OWNER *(Firm Name)*


SIGNATURE

Janelle Walker, Project
Manager

PRINTED NAME AND TITLE

01/26/2023
DATE