

Advance Notice
March 9, 2023

Issaquah 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 Issaquah High School Stadium Improvements project completed by Spee West Construction Co. as of February 6, 2023.

Spee West Construction Co. has completed their contract work on the Issaquah High School Stadium Improvements project.

Mahlum Architects Inc. recommends the Board approve, February 6, 2023 as the date of Final Completion in accordance with their Certificate of Substantial Completion Notice dated August 31, 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 Mahlum Architects Inc. & Spee West Construction Co. (4 pages)



MEMORANDUM

07 February 2023

Janelle Walker
Capital Projects
Issaquah School District
5150 220th Ave SE
Issaquah, Washington 98029

**RE: Issaquah High School Stadium Improvements
Recommendation of Final Acceptance**

Dear Janelle,

Pursuant to WAC 392-344-155 (Requirements for Final Acceptance of School Projects by Architect/Engineer) this letter is to recommend Final Acceptance of the Issaquah High School Stadium Improvements to the Issaquah School District Board of Directors. The work completed includes a gross construction square footage of 486 sf.

Based on our best knowledge, information, and belief, and based on in-field observations, the contract work by Spee West Construction Co. is complete and in accordance with the terms and conditions of the contract documents.

We recommend Final Acceptance of this project as complete on February 6, 2023.
Substantial Completion was established on August 31, 2022.

Best regards,

A handwritten signature in black ink, appearing to read "DM", written over a faint circular stamp.

David Mount, AIA LEED AP
Partner

encl: Spee West Construction Co. Final Completion letter dated February 6, 2023
cc: Royce Nourigat, ISD

2020905.00

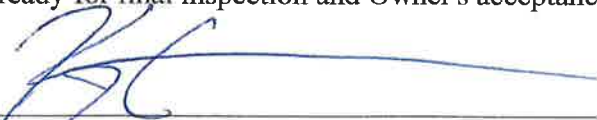


February 6, 2023

Attn: Mahlum Architects Inc.
71 Columbia St, Floor 4
Seattle, WA 98104

Re: General Contract for
Issaquah High School Stadium Renovations
Issaquah School District

We, the undersigned, certify that on this 6th day of February, 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 25th day of March, 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 – Kristoffer Christianson

Spee West 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.

Kris Christianson, Senior Project Manager
(206) 769-5484
KChristianson@speewest.com

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Issaquah High School Stadium 700 2 nd Ave SE Issaquah, WA 98027	CONTRACT INFORMATION: Contract For: General Construction Date: March 25, 2022	CERTIFICATE INFORMATION: Certificate Number: 1 Date: 12/05/22
OWNER: <i>(name and address)</i> Issaquah School District #411 5150 220 th Ave SE Issaquah, WA 98029	ARCHITECT: <i>(name and address)</i> Mahlum Architects 71 Columbia, Floor 4 Seattle, WA 98104	CONTRACTOR: <i>(name and address)</i> Spec West Construction 307 Bell Street #101 Edmonds, WA 98020

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.)

Mahlum Architects	-See attached	David Perzik	08/31/22
<u>ARCHITECT (Firm Name)</u>	<u>signatures page-</u>	<u>SIGNATURE</u>	<u>PRINTED NAME AND TITLE</u>
			<u>DATE OF SUBSTANTIAL COMPLETION</u>

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.)
Thermostat & Punch List

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 One Hundred and Twenty Two (122) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$2,000

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.)

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

Spec West Construction	-See attached	See attached	See attached
<u>CONTRACTOR (Firm Name)</u>	<u>page-</u>	<u>SIGNATURE</u>	<u>DATE</u>
Issaquah School District #411		Janelle Walker	12-27-22
<u>OWNER (Firm Name)</u>		<u>PRINTED NAME AND TITLE</u>	<u>DATE</u>
		Construction Coordinator	

Signatures Page

David Perzik

Digitally signed by David Perzik
DN: C=US,
E=dperzik@mahlum.com,
O=Mahlum, OU=Mahlum,
CN=David Perzik
Date: 2022.12.09 08:46:59-08'00'

Kristoffer Christianson

Digitally signed by Kristoffer
Christianson
DN: C=US,
E=kchristianson@speewest.com,
O=Spee West Construction,
CN=Kristoffer Christianson
Date: 2022.12.23 10:02:18-08'00'