

Advance Notice
March 9, 2023

Maple Hills Elementary School Renovations and Addition – Acceptance for Final Completion - Mullins

Action to be taken: I move the Board approve Final Completion of the contract work for the Maple Hills Elementary School Renovations and Addition project completed by Cornerstone General Contractors as of February 15, 2023.

Cornerstone General Contractors has completed their contract work on the Maple Hills Elementary School Renovations and Addition project.

Cornerstone Architectural Group recommends the Board approve, February 15, 2023 as the date of Final Completion in accordance with their Certificate of Substantial Completion Notice dated September 2, 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 & Cornerstone General Contractors. (3 pages)



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

February 15, 2023

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

Re: Maple Hills Elementary School Renovations and Additions

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 Maple Hills Elementary School Renovations and Additions 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 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 February 15, 2023. Substantial completion was established September 2, 2021.

Sincerely,

A handwritten signature in blue ink that reads 'Steve Barnes'.

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
Maple Hills Elementary School Renovations and Addition
Issaquah School District

We, the undersigned, certify that on this 15th 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 24th day of February 2021, 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 – Gerard Boulanger

Cornerstone General Contractors 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) Maple Hills Elementary Renovations & Additions 15644 204th Ave SE, Renton, WA 98059	CONTRACT INFORMATION: Contract For: General Construction Date: February 19, 2021	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 9-2-2021
OWNER: (name and address) Issaquah School district 5150 220th Ave SE Issaquah, WA 98029	ARCHITECT: (name and address) Cornerstone Architectural Group 6161 NE 175th Street, Ste 101 Kenmore, WA 98028	CONTRACTOR: (name and address) Cornerstone General Contractors, Inc 11805 North Creek Parkway S, Bothell, WA 98011

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

Cornerstone Architectural Group		Steve Barnes, Architect	9-2-2021
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.)

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.)

Finish installation of doors and hardware, roller shades, casework, balancing and commissioning activities.


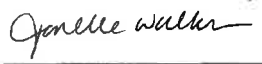
The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of 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 60 (sixty) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$73,000

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:

Cornerstone General Contractors, Inc		Gerard Boulanger, Project Manager	10/20/2021
CONTRACTOR (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE
Issaquah School district		Janelle Walker, Project Manager	10/25/21
OWNER (Firm Name)	SIGNATURE	PRINTED NAME AND TITLE	DATE