

Received

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NOV 14 2022

TRANSMITTAL LETTER
RSS ARCHITECTURE, P.C.

Tillamook County
Board of Commissioners

2225 Country Club Road
Woodburn, Oregon 97071
(503) 982-1211

PROJECT: TILLAMOOK COUNTY COURTHOUSE
INTERIOR REMODEL

ARCHITECT'S PROJECT NO.: 21.16

DATE: NOVEMBER 8, 2022

TO: [TILLAMOOK COUNTY
201 LAUREL AVENUE
TILLAMOOK, OREGON 97141

] If enclosures are not as noted, please
inform us immediately.
If checked below, please:
() Acknowledge receipt of enclosures.
() Return enclosures to us.

ATTN: [RACHEL HAGERTY

WE TRANSMIT:

(X) herewith () under separate cover via _____
() in accordance with your request _____

FOR YOUR:

() approval () distribution to all parties (X) information
() review and comment (X) record
(X) use ()

THE FOLLOWING:

() Drawings () Shop Drawing Prints () Product Literature
() Specifications () Shop Drawing Reproducibles

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
3	11/08/22	0	CERTIFICATE OF SUBSTANTIAL COMPLETION	E

ACTION CODES:

- A) Action indicated on item transmitted.
- B) No action required.
- C) For signature and return to this office.
- D) For signature & forwarding as noted below under REMARKS.
- E) See REMARKS BELOW.

REMARKS: PLEASE SIGN ALL THREE CERTIFICATES. KEEP THE ONE MARKED
OWNER FOR THE COUNTY'S RECORDS, SEND THE ONE MARKED
CONTRACTOR" TO COLUMBIA-CASCADE CONSTRUCTION, INCORPORATED,
AND RETURN THE ONE MARKED "ARCHITECT" TO THIS OFFICE.

COPIES TO:

(with enclosures)

COLUMBIA-CASCADE CONSTRUCT-
ION, INCORPORATED

[]
[]
[]
[]

BY:



RANDAL S. SAUNDERS

MDR

AIA[®] Document G704[™] – 2000

Certificate of Substantial Completion

PROJECT: COURTHOUSE INTERIOR REMODELING; TILLAMOOK COUNTY TILLAMOOK, OREGON	PROJECT NUMBER: 21.16 CONTRACT FOR: G BUILDING REMODELING CONTRACT DATE: MAY 27, 2022	OWNER: <input type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO OWNER: <i>(Name and address):</i> TILLAMOOK COUNTY 201 LAUREL AVENUE TILLAMOOK, OREGON 97141	TO CONTRACTOR: <i>(Name and address):</i> COLUMBIA-CASCADE CONSTRUCTION, INCORPORATED 10115 SOUTHEAST SCHACHT ROAD DAMASCUS, OREGON 97089	

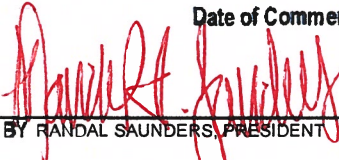
PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:
BASEMENT AND MAIN FLOOR ASSEMBLY ROOMS REMODELED WITHIN THE EXISTING TILLAMOOK COUNTY COURTHOUSE; 201 LAUREL AVENUE; TILLAMOOK, OREGON.

The Work performed under this Contract 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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

RSS ARCHITECTURE, P.C.

ARCHITECT


BY RANDAL SAUNDERS, PRESIDENT

Date of Commencement

OCTOBER 12, 2022

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. 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.

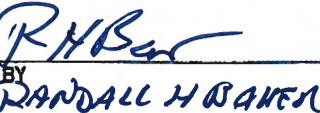
Cost estimate of Work that is incomplete or defective: \$0.00

THIRTY (30) CALENDAR DAYS

The Contractor will complete or correct the Work on the list of items attached hereto within ~~Zero (0) days~~ from the above date of Substantial Completion.

COLUMBIA-CASCADE CONST.

CONTRACTOR


BY RANDALL HOWAKER

DATE

10-17-22

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 5:00 PM (time) on 10/12/22 (date).

TILLAMOOK COUNTY

OWNER

BY

DATE

11/30/2022

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

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

THE OWNER SHALL ASSUME FULL RESPONSIBILITY FOR SECURITY, MAINTENANCE, HEAT, UTILITIES, INSURANCE AND DAMAGES TO THE NEW ROOFTOP HVAC UNITS AT 2045 SOUTHWEST HIGHWAY 18; MCMINNVILLE, OREGON 97128 AS OF OCTOBER 12, 2022. PUNCH LIST ITEMS SHALL BE COMPLETED PRIOR TO RELEASE OF CONTRACT SUM RETAINAGE (SEE ATTACHED PUNCH LIST).

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User Notes:

COURTHOUSE INTERIOR REMODEL
Tillamook County
RSS ARCHITECTURE, P.C.
Architect's Project No. 21.16

PUNCH LIST

1. Notify the Owner via the Architect in writing (hard copy letter on General Contractor letterhead stationary) when the work is considered substantially complete per Specification Section 01041.
2. Submit Contract Sum credit/debit information for any final Contract Sum issues.
3. Sign and return Certificate of Substantial Completion – return all three copies.
4. Submit construction photographs per Specification Section 01380.
5. Submit Guarantee of Work per Specification Section 01400.
6. Submit written report on equipment as indicated in Specification Section 01650.
7. Demonstrate operation of equipment to the Owner's Representative(s) as indicated in Specification Section 01650.
8. Complete HVAC system testing, adjusting, and balancing per Specification Section 01650 and Specification Section 15990 (if any).
9. Lubricate equipment in accordance with manufacturer's instructions per Specification Section 01650, paragraph 1.3, sub-paragraph C. (if any).
10. Provide individual specification section warranties as part of operations and maintenance manual.
11. Provide operation and maintenance manual per Specification Section 01700.
12. Complete project record documents per Specification Section 01700. Identify location of all new and found utilities.
13. Provide spare parts and maintenance material as called out in individual specification sections and per Specification Section 01700.
14. Submit written certification (hard copy letter on General Contractor letterhead stationary) contract documents have been reviewed, work has been inspected, and work is complete in accordance with contract documents and ready for Architect inspection per Specification Section 01700. Also see item no. 1 above.
15. Complete cleaning of the site per Specification Section 01700.
16. Complete and return to the Architect hard copy sets of project closeout forms: AIA G706, AIA 706A, and G707; three of each.
17. Provide final occupancy permit.

**COURTHOUSE INTERIOR REMODEL
Tillamook County
RSS ARCHITECTURE, P.C.
Architect's Project No. 21.16**

PUNCH LIST (continued)

18. COMMISSIONERS MEETING ROOM [200] (main floor)
 - a) Put ceiling tile back in place.
 - b) Clean carpet.
 - c) Clean paint splatter off all wood base.
 - d) Paint conduit to match existing adjacent walls.
 - e) Clean stairs/stairwell east of Commissioners Meeting Room [200].
 - f) Remove construction materials and traffic cones in parking lot staging area.

19. MEETING ROOM [100] (basement)
 - a) Clean carpet.
 - b) Fix/infill hole in ceiling tile in the middle of the room.
 - c) Complete door stop at door opening no. "2".
 - d) Remove construction materials and debris from Meeting Room [100].

END OF PUNCH LIST

AIA Document G704™ – 2000

Certificate of Substantial Completion

PROJECT: COURTHOUSE INTERIOR REMODELING; TILLAMOOK COUNTY TILLAMOOK, OREGON	PROJECT NUMBER: 21.16 CONTRACT FOR: G BUILDING REMODELING CONTRACT DATE: MAY 27, 2022	OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO OWNER: <i>(Name and address):</i> TILLAMOOK COUNTY 201 LAUREL AVENUE TILLAMOOK, OREGON 97141	TO CONTRACTOR: <i>(Name and address):</i> COLUMBIA-CASCADE CONSTRUCTION, INCORPORATED 10115 SOUTHEAST SCHACHT ROAD DAMASCUS, OREGON 97089	

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:
 BASEMENT AND MAIN FLOOR ASSEMBLY ROOMS REMODELED WITHIN THE EXISTING TILLAMOOK COUNTY COURTHOUSE; 201 LAUREL AVENUE; TILLAMOOK, OREGON.

The Work performed under this Contract 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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty	Date of Commencement	
RSS ARCHITECTURE, P.C.		OCTOBER 12, 2022
ARCHITECT	BY RANDAL SAUNDERS, PRESIDENT	DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. 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.

Cost estimate of Work that is incomplete or defective: \$0.00

THIRTY (30) CALENDAR DAYS

The Contractor will complete or correct the Work on the list of items attached hereto within ~~Zero (0) days~~ from the above date of Substantial Completion.

COLUMBIA-CASCADE CONST.		10-17-22
CONTRACTOR	BY TRAVIS H. BAKER	DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 5:00 PM (time) on 10/12/22 (date).

TILLAMOOK COUNTY		
OWNER	BY	DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
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COURTHOUSE INTERIOR REMODEL
Tillamook County
RSS ARCHITECTURE, P.C.
Architect's Project No. 21.16

PUNCH LIST

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COURTHOUSE INTERIOR REMODEL
Tillamook County
RSS ARCHITECTURE, P.C.
Architect's Project No. 21.16

PUNCH LIST (continued)

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END OF PUNCH LIST

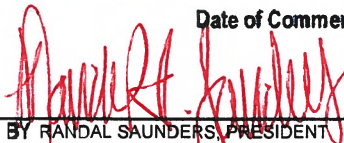
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COLUMBIA-CASCADE CONST.		10-12-22
CONTRACTOR	BY	DATE
	RANDALL H. RAPEL	

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TILLAMOOK COUNTY		11/30/2022
OWNER	BY	DATE

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**COURTHOUSE INTERIOR REMODEL
Tillamook County
RSS ARCHITECTURE, P.C.
Architect's Project No. 21.16**

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