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October 25, 2022

CITY OF PUYALLUP
333 South Meridian
Puyallup, WA 98371

TO: Mr. Mark Higginson,
Senior Civil Engineer

SUBJECT: ***E-19-0574 KESSLER CENTER
CITY OF PUYALLUP CIVIL PUNCHLIST DOCUMENTS
POST CONSTRUCTION PROJECT INSTALLATION CERTIFICATION LETTER AND
RECORD DRAWINGS***

Dear Mr. Higginson:

The City of Puyallup is requiring in their Kessler Center Project Punchlist, dated February 14, 2022 and the updated October 18, 2022 punchlist update (copy is attached), the following documents to close-out the project:

- the design engineer provides a certification letter of proper permanent stormwater control installation in accordance with approved plans (punchlist item 8);
- provide project record drawings (punchlist item 11).

In regard to the certification letter, I, Richard C. Hand, PE have visited, observed, reviewed the Kessler Center Project (City project E-19-0574) installation and certify that the project stormwater system substantially complies with the approved plans. There were two potential minor issues that have been resolved:

1. The bioretention area geometry. The as-built plan view bioretention area geometry is close to what the plans require. Upon checking bioretention area bottom areas and volumes, the facility provides the required volumes; so, this potential issue is resolved.
2. The bioretention area bottom cover requirements. The approved plans require 3" wood mulch cover. The concern was that the wood bark would float and discharge to the infiltration system, a condition that was to be avoided. Upon exhaustive research and experience, the project Landscape Architect recommended deleting the 3" wood mulch cover at the pond bottom only. The bioretention facility complies with all other plan requirements; so, this potential issue is resolved.

In regard to the project record drawings, we include the required construction pdf record drawings on the approved plans, a pdf set of ACAD record drawings (a set that includes all of the construction redlines) and the project ACAD files.

With submittal of this certification document and the as-built electronic documents, we respectfully request that the project be closed-out.

Please feel free to contact our office with any additional questions or comment regarding this project.

Sincerely,



Richard C. Hand, PE
Senior Project Manager



25 Oct 2022

Encl: Project Construction redline Record Drawings pdf set
Project Record Drawings pdf set
Project Record Drawings ACAD files

Cc: Les Gerstmann, Puyallup School District
Dave Seifert, BCRA



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

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RESOLVED



UNRESOLVED

February 14, 2022

PEASE & SONS
PO BOX 44100
TACOMA, WA 98444

RE: PUNCHLIST – Permit E-19-0574 Kessler Center

To whom it may concern,

The City of Puyallup Engineering Services has completed, at your request, a final inspection of the above referenced project.

The following is a list of items outstanding that must be completed prior to Engineering's final acceptance of the work. Please note that this list must be completed and accepted before Engineering Services can consider the project adequately complete to allow issuance of the permanent Certificate of Occupancy.

WATER:

1. Paint FDC per CoP Standard Detail 03.10.02 as shown on sheet C4.3 of the approved plans.

SANITARY SEWER:

2. Install threaded cap and adaptor on SSCO 02, SSCO 03, SSCO 04 per CoP Standard Detail 04.03.04 as shown on sheet C5.4

STORM:

3. Grout casting to top riser on interior of CB 103, CB 104, CB 105, CB 106, CB 107A, CB 108
4. Pour concrete collar on casting/grate of CB 209 & CB 210.
5. Repair north 6" vertical observation riser in bioretention cell.
6. Pour concrete collar on casting of Summit Building dispersion trench inspection port.
7. Install catch basin markers on all open grated catch basins located in concrete/asphalt areas. City to provide markers and adhesive.
8. Provide the City with a letter from the design engineer certifying the proper installation of permanent stormwater controls and compliance with the stormwater site plan.

MISC.:

9. Stabilize exposed soils on North and NW sides of the Summit Building.
10. Verify that all overtime fees have been paid. Contact Engineering Support Specialist Robyn Buck at 253.435.3617, or via email at RBuck@ci.puyallup.wa.us.
11. Provide the City with an electronic version of the record drawings in the following formats:


-AutoCAD Map 2007 or newer in State Plane South Projection
-PDF

12. Provide the City with a DRAFT copy of the Stormwater Management & BMP Facilities Agreement associated with the Kessler Project. The agreement can be obtained on the City's website at the using this [LINK](#). The agreement shall include an operation and maintenance manual that is consistent with the provisions in Volume V of the Stormwater Management Manual for Western Washington (2012) for all stormwater facilities and BMP's associated with this project. Once approved, provide a recorded copy of the agreement.
13. Provide a recorded copy of the agreed upon and executed stormwater easement and maintenance agreement associated with discharge of 17th St SW stormwater into the District's conveyance system as part of the original ITC project. (This document was reviewed and discussed between the District (Gary Frentress) and City (Mark Higginson).
14. Execute and record any water easement(s) associated with Fruitland Mutual Water Company's water system. Provide acknowledgment from Fruitland Mutual Water Company that the work is complete and the project can be closed.
15. Execute and record a "revised" maintenance access and utility easement which provides adequate accessibility to the City maintained sewer lift station.

Upon completion of the items listed above, the Engineering Department can signoff on the permanent Certificate of Occupancy.

After completion of the above work, please contact the project inspector, Michael Rosenau at (253) 841-5411 to schedule a re-inspection. If you have any questions regarding any of these items, please contact Michael Rosenau or myself. My direct number is (253) 841-5559.

Sincerely,



Mark Higginson
Senior Civil Engineer

Cc: Michael Rosenau, Project Inspector
RBuck, Engineering Support Specialist
KCook, Asst. City Engineer