



July 23, 2009
W.O. D59265

Mr. Chris Phillips
UIC Construction
6700 Arctic Spur Road
Anchorage, Alaska 99518

Subject: Selawik Clinic
Certificate of Substantial Completion

Dear Chris:

On July 13, 2009 Maniilaq Association (Maniilaq) conducted a site visit to the Selawik Clinic Project. The following people participated in the Substantial Walkthrough:

<u>Owner Team</u>	<u>Design Team</u>	<u>UIC</u>
Matt Bergan	Loren Jorgensen	Gideon Mahoney

The Owner has determined the base contract to be substantially completed. Please note that Maniilaq will not be taking occupancy of the facility at this time. UIC should continue to assume responsibility for the project through at least August 1, 2009, with the exception of Maniilaq paying for utilities starting July 14, 2009.

PUNCH LIST WORK

Work Items and deliverables identified as remaining at the project site are as follows:

1. Clean and remove all excess materials around the site. Move all debris, equipment, materials, off the clinic lot.
2. Deliver permanent cores to Matt Bergan.
3. Complete exterior walkways.
4. Complete gutters and down spouts.
5. The attached list from Bettisworth North dated July 16, 2009.

BENEFICIAL USE

As noted above, Maniilaq will not be taking control of the building at this time. A Final Inspection is expected this month. We expect UIC to have completed the above-noted punch list items and any other work at the project before that time.

INSURANCE

Maniilaq intends to accept responsibility of the building on August 1, 2009. However, if UIC has not completed the above punch list work by that time, this date will be changed.

TRAINING

Some training has already been completed with clinic staff in Selawik and UIC subcontractors. Please provide video of this training if available. Maniilaq may wish to schedule a more formalized training session in the future and will coordinate with UIC.

WARRANTIES AND MAINTENANCE

Warranty start dates are established as August 1, 2009.

Emergency/trouble-related maintenance calls for all substantially complete areas of the project shall be reported to Matt Bergan and myself. We will make the first assessment as to whether the problem is a warranty item or an owner responsibility. UIC shall keep a record of all reported problems and track their disposition. UIC shall coordinate these maintenance items until expiration of the relevant warranty period(s) or until agreed otherwise by the Owner.

EXCESS MATERIALS

Materials must not be stored under the building. UIC shall store all appropriate materials in the Maniilaq connex at the site. Paint and primers should be placed in the storage room inside the new clinic.

RECORD DOCUMENTS

Record Drawings as well as the final O&Ms and warranty certificates are due at this time.

FINAL COMPLETION SCHEDULE

UIC shall complete all items as soon as possible with time being of the essence. Funds proportional to the work remaining will be retained by Maniilaq until final completion inspection and acceptance. The expectation is that Maniilaq will make a Final Inspection site visit this month after being notified by UIC that all project work at the site is complete. At that time, Maniilaq will perform a final walkthrough with UIC, install the permanent cores, and take control of the building.

I believe that the information summarized above is consistent with the contract documents and a fair division of responsibilities until all work on the project is complete. I will be in touch shortly to coordinate closeout documents. If you have any questions or concerns please contact me.

Sincerely,
DOWL HKM


Steve Erskine
Project Manager

MEMORANDUM

DATE July 16, 2009

TO Matt Bergan, Maniilaq
Steve Erskine, DOWL Engineers

FROM Lawrence Jorgensen, AIA

PROJECT NO. 06144 Selawik Clinic

SUBJECT Substantial Completion Site Visit

ATTENDEES Lawrence Jorgensen, Bettisworth North Architects
Matt Bergan, Maniilaq
Gideon Mahoney, UIC

On July 13, 2009 we arrived in Selawik around 0930 and departed approximately 1730 hours. The skies were clear and temperatures were between 80F and 85F. The building interior was in the mid 70F.

Gideon Mahoney, project superintendent with UIC was in attendance and began by updating us on the status of each outstanding item. The building was neat and free from construction debris. The site was in the process of being thoroughly cleaned by workers throughout the day.

Items still outstanding from the June 23, 2009 substantial completion visit have been are listed below:

Specific Comments:

11. Install tack board in Vestibule 100, which we understand to be in route and will be installed upon arrival.
20. Install exam curtain and tracks in all five exam rooms, which we understand were damaged, but replacements have been ordered and will be installed upon arrival.
28. Install hanger units in Sleep 12, which we understand have been ordered based on approved submittal dated June 10, 2008.
29. Clean paint off floor under door 122.
30. Install hanger units in Sleep 124, which we understand have been ordered based on approved submittal dated June 10, 2008.
54. Install hanger unit in Hall 148, which we understand have been ordered based on approved submittal dated June 10, 2008.

63. Provide as-built drawings to Owner for all disciplines.

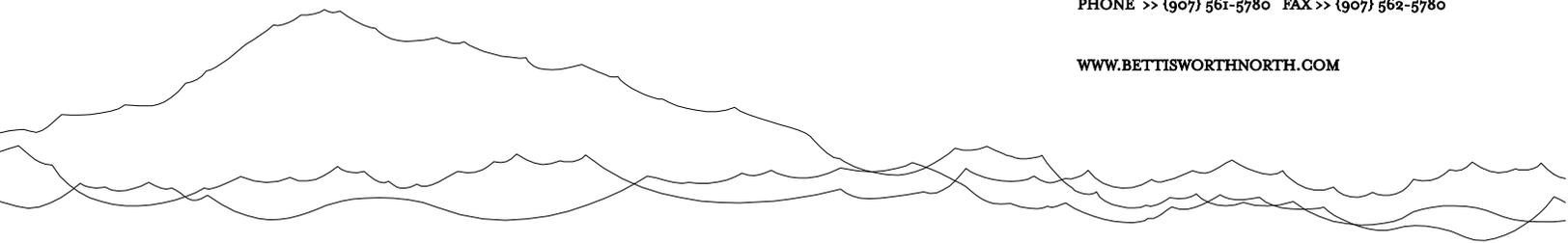
New Items:

67. Verify proper operation of aquastat and/or 3-way, 2-position control valve on Hot Water Generator.

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68. Verify proper operation of fan rheostats in Lab, Communications and IT Office.
69. Provide proper access to exterior main building disconnect per electrical engineers comment 1 under incomplete work.
70. Add guardrails at trauma ramp transition. Please provide cost proposal to Owner's Representative, Steve Erskine at DOWL/HKM.