

RETAINAGE WATCH · BASELINE REPORT

Halbrook Mechanical, Inc.

3 contracts in L&I's published file with no affidavit against them, and 2 more being watched until they cross the twenty-four month floor.

NO AFFIDAVIT IN FILE	ESTIMATED RETAINAGE	WATCHED, NOT YET AGED	RUN
3	\$13,533	2	August 12, 2026

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BASELINE

Contracts with no affidavit in the published file

Every Intent filed under UBI 604118227 that has aged past twenty-four months, sits above the \$5,000 combined-form band, and has no Affidavit row referencing it in L&I's published file as of August 12, 2026.

BLOCKED CONTRACTS

3

ESTIMATED RETAINAGE

\$13,533

INTENTS READ

9

CONTRACT	INTENT	YOUR CONTRACT	EST. RETAINAGE	EXPECTED START
Marine Terminal 4 — Mechanical Systems Replacement Port of Kelmore	1904772	\$128,750	\$6,438	2022-09-12
Kelmore Transit Center — Boiler Replacement Kelmore Regional Transit Authority	1889402	\$84,300	\$4,215	2022-03-21
Kelmore School District No. 12 — Central Plant Upgrade Kelmore School District No. 12	1871540	\$57,600	\$2,880	2021-11-02

Amounts are each contract's own `contract_amt` — your contract on that job, never the shared project value. Retainage is estimated at the five percent statutory cap under RCW 60.28.011; it is a ceiling, not a confirmed balance.

WHAT HAPPENS NEXT

What the watch does from here

The watch re-runs this check monthly and tells you when something changes.

This is the first run, so there is nothing to compare it against yet. From here on, each monthly run reports only what moved: a contract that newly crosses the twenty-four month floor with no affidavit against it, and a contract that was on the list last month and now shows an affidavit in the published file.

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QUEUE

Watched, not yet aged past the floor

These Intents are younger than twenty-four months. A job that started recently has no Affidavit because the work is not finished — reporting that as frozen retainage would simply be wrong. They are watched, and each will be re-checked as it crosses the floor on the date shown.

CONTRACT	INTENT	YOUR CONTRACT	EXPECTED START	CROSSES FLOOR
Kelmore Public Library — HVAC Replacement City of Kelmore	1962218	\$112,400	2025-03-04	2027-03-04
Fire District 6 — Station 2 Mechanical Kelmore County Fire District 6	1974905	\$68,900	2025-08-19	2027-08-19

APPENDIX

Sources, method, and what this watch does not claim

Watch subject	604118227
Intent Project Details	data.wa.gov/resource/t9je-9qwa
Affidavit Project Details	data.wa.gov/resource/9ncw-tqjn
Both read	August 12, 2026
Re-run	Monthly, and each time an Intent crosses the 24-month floor
Age floor	24 months past expected start
Contract floor	\$5,000 — below it the Affidavit folds into the combined Intent form

Method

Every Intent filed under your watch subject is pulled from L&I's published Intent file. Rows aged past twenty-four months and above the \$5,000 band are then checked against the Affidavit file by intent reference. Anything with no matching Affidavit row is reported. Retainage is estimated at five percent of that row's own `cntrct_amt`. The amount field — the shared project value, identical on every company's row for the same job — is never used.

What this watch does not claim

It does not say you failed to file. "No approved Affidavit appears in L&I's published file" is a statement about the file on a date. Publication lags filing, and a recently filed or recently approved affidavit may not appear yet.

HeldBack does not file the Affidavit for you. It goes in from your own My L&I account under your own signature. We never file on your behalf and never claim to.

Retainage figures are estimates at the statutory ceiling. The awarding agency's number governs. A \$249 closeout packet for any one of these contracts asks that agency for their number in writing.

It is not legal advice. HeldBack reads public records. It is not a law firm, not a collection agency, and not affiliated with L&I or any awarding agency.

The next run is scheduled for about a month from August 12, 2026. If a contract on page 2 matters enough to chase now, the \$249 closeout packet prepares that one contract end to end — the record sheet, the agency's own public works contact, the release request letter and the prime chain map. Reply to this email and say which Intent.



COLOPHON

Sources and method

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WATCH SUBJECT

604118227

RE-RUN

Monthly, and each time an Intent crosses the 24-month floor

INTENT PROJECT DETAILS

data.wa.gov/resource/t9je-9qwa

AFFIDAVIT PROJECT DETAILS

data.wa.gov/resource/9ncw-tqjn

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Questions about this report — reply to the email it arrived on; answering is part of what you pay for. heldback.kynth.studio