


Stanwood Camano
School District

TO: BOARD OF DIRECTORS
FROM: GARY PLATT, EXECUTIVE DIRECTOR – CAPITAL PROJECTS
SUBJECT: APPROVAL OF CONTRACT AMENDMENTS NOS. 1 & 2 –
MCGRANAHAN ARCHITECTS
DATE: FEBRUARY 6, 2018
TYPE: ACTION NEEDED



Attached are two amendments to the contract for architectural services with McGranahan Architects.

Amendment No. 1 corrects an error in the contract fee schedule. In this case, the fee for food service consultants was overstated by \$80,861. This amendment reduces the total contract fee amount. The budget for the project reflected the lower total McGranahan fee; however, the amendment was never presented to the school board for approval. All payments made to McGranahan were based on the correct amounts.

Amendment No. 2 is related to the new high school Phase I site work. It authorizes McGranahan to engage a structural engineer to design the soldier pile shoring wall that will retain the hillside after excavation is complete. McGranahan assumed the design work would be completed by the site work contractor; this fee was not included in their fee schedule. The budget line item for site work construction included this cost. McGranahan has indicated they will not be using the full allowance for value engineering (VE) review. The VE review savings combined with a potentially lower bid price from the site work contractor will more than offset this design contract cost increase.

Performing the design work prior to bidding should allow a contractor to obtain necessary permits sooner and reduce lead-time that could affect the site work contractor's schedule. Reducing the lead-time for the contractor is important because of the narrow window of dry weather during the summer. For more details, please see attached letter from Chris Lilley.

Recommendation:

We recommend the board *move to approve Amendment Nos. 1 and 2 to the contract with McGranahan Architects correcting an error in the fee schedule and to provide additional engineering services related to Phase I - new high school site work.*

AMENDMENT NO. 1 – FEE CORRECTION

**AN AMENDMENT TO THE AGREEMENT BETWEEN THE STANWOOD-CAMANO SCHOOL DISTRICT
AND McGRANAHAN ARCHITECTS FOR PROVIDING ARCHITECTURAL SERVICES RELATED TO THE
NEW STANWOOD HIGH SCHOOL**

I.

This Amendment No. 1 to the Agreement for providing Architectural Services related to the new Stanwood High School, dated June 15, 2017, (the "Agreement") by and between the Stanwood-Camano School District (the "District") and McGranahan Architects (the "Consultant") is dated this 28th day of June, 2017.

II.

The Consultant's Services are not being modified by this Amendment. The fee for Food Service consulting listed in "Attachment A" of the Agreement is incorrect. This Amendment corrects that fee amount to reflect the amount in the Consultant's original fee proposal and agreed to by the parties.

III.


The fee for Food Service for Stanwood High School is hereby revised to \$31,900. The fee for Food Service for the Alternative Learning Center is hereby revised to \$7,150. As a result, the overall compensation for Basic and Included Additional Services is reduced to \$9,310,522. A revised "Attachment A" reflecting those changes is attached to this Amendment as Exhibit A.

IV.

Except as specifically modified or amended by this Amendment, all of the terms and conditions of the Agreement, including any amendments thereto, remain unchanged.

McGRANAHAN ARCHITECTS

STANWOOD-CAMANO SCHOOL DISTRICT

By: 

Christopher J. Lilley, AIA
Principal

By: _____
Jean Shumate
Superintendent

STANWOOD HIGH SCHOOL
ATTACHMENT A - A/E FEE SUMMARY

Component	Billing Method	Fee	Total on Invoice
Stanwood HS (includes services listed below)			\$ 4,867,087
Architectural	% Comp	\$ 2,662,045	
Structural	% Comp	\$ 815,220	
Mechanical	% Comp	\$ 648,678	
Electrical	% Comp	\$ 422,232	
Classroom AV SHS	% Comp	\$ 13,200	
Gym/Commons/PAC AV	% Comp	\$ 22,000	
Distributed Antenna System SHS	% Comp	\$ 3,300	
Fire Alarm Intelligibility Analysis SHS	% Comp	\$ 7,700	
Security Systems SHS	% Comp	\$ 8,250	
Theater	% Comp	\$ 80,080	
Acoustical Engineering	% Comp	\$ 57,772	
Food Service	% Comp	\$ 31,900	
Cost Estimating	% Comp	\$ 94,710	
Alternative Learning Center (includes services listed below)			\$ 1,068,990
Architectural	% Comp	\$ 603,090	
Structural	% Comp	\$ 147,840	
Mechanical	% Comp	\$ 141,255	
Electrical	% Comp	\$ 98,276	
Classroom AV ALC	% Comp	\$ 2,750	
Security Systems ALC	% Comp	\$ 2,750	
Distributed Antenna System ALC	% Comp	\$ 1,650	
Fire Alarm Intelligibility Analysis ALC	% Comp	\$ 2,200	
Acoustical Engineering	% Comp	\$ 23,089	
Food Service	% Comp	\$ 7,150	
Cost Estimating	% Comp	\$ 38,940	
Maintenance and Technology Center (includes services listed below)			\$ 249,559
Architectural	% Comp	\$ 123,318	
Structural	% Comp	\$ 35,420	
Mechanical	% Comp	\$ 29,382	
Electrical	% Comp	\$ 22,037	
Security Systems MTC	% Comp	\$ 2,200	
Acoustical Engineering	% Comp	\$ 15,972	
Cost Estimating	% Comp	\$ 21,230	
Misc Buildings (includes Field House, Grandstand, Batting Cages, Green Houses)			\$ 278,632
Architectural	% Comp	\$ 239,431	
Structural	% Comp	incl in SHS	
Mechanical	% Comp	\$ 15,330	
Electrical	% Comp	\$ 23,871	
Acoustical Engineering	% Comp		
Cost Estimating	% Comp	incl in SHS	
Site Development (includes services listed below)			\$ 2,313,758
Architectural Site Design	% Comp	\$ 866,433	
Civil Engineering	% Comp	\$ 836,000	
Landscape/Fields	% Comp	\$ 597,135	
Electrical, including	% Comp	incl in SHS	
Baseball Field Lighting	% Comp	\$ 14,190	
Cost Estimating	% Comp	incl in SHS	
Included Additional Services (will be invoiced as individual line items)			
Conditional Use Permit/SEPA	% Comp		\$ 15,350
Storm Drainage Report	% Comp		\$ 33,000
NPDES & SWPPP	% Comp		\$ 6,600
Temporary Facilities / Phasing	Hourly NTE		\$ 130,400
ELCCA SHS	% Comp		\$ 27,840
ELCCA ALC	% Comp		\$ 17,120

STANWOOD HIGH SCHOOL
ATTACHMENT A - A/E FEE SUMMARY

Component	Billing Method	Fee	Total on Invoice
VE Participation	Hourly NTE		\$ 44,120
Constructability Review	Hourly NTE		\$ 38,070
Commissioning Support - Design	Hourly NTE		\$ 10,640
Commissioning Support - CA	Hourly NTE		\$ 9,790
WSSP SHS	Hourly NTE		\$ 20,750
WSSP ALC	Hourly NTE		\$ 11,180
Demolition Documents	Hourly NTE		\$ 6,860
FF&E Coordination SHS	Hourly NTE		\$ 30,320
FF&E Coordination ALC	Hourly NTE		\$ 13,940
FF&E Coordination MTC	Hourly NTE		\$ 13,940
Early Site Bid/Construction Phase	Hourly NTE		\$ 102,575

Total Basic and Included Additional Services: \$ 9,310,522

Optional Services (only to be invoiced after written approval)

Record Documents SHS			\$ 38,309
Record Documents ALC			\$ 13,932
Record Documents MTC			\$ 7,205
Enhanced CA			\$ 317,240

AMENDMENT NO. 2 – SHORING WALL DESIGN

**AN AMENDMENT TO THE AGREEMENT BETWEEN THE STANWOOD-CAMANO SCHOOL DISTRICT
AND McGRANAHAN ARCHITECTS FOR PROVIDING ARCHITECTURAL SERVICES RELATED TO THE
NEW STANWOOD HIGH SCHOOL**

I.

This Amendment No. 2 to the Agreement for providing Architectural Services related to the new Stanwood High School, dated June 15, 2017, (the "Agreement") by and between the Stanwood-Camano School District (the "District") and McGranahan Architects (the "Consultant") is dated this 25th day of January, 2018.

II.

The services to be provided by the Consultant under this Amendment include design of a temporary shoring wall as described in Consultant's Additional Service Request dated November 30, 2017 and attached to this Amendment as Exhibit A.

III.

The fee for the work authorized by this Amendment will be a lump sum amount of \$26,950.

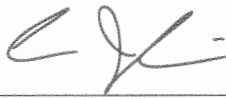
IV.

Except as specifically modified or amended by this Amendment, all of the terms and conditions of the Agreement, including any amendments thereto, remain unchanged.

McGRANAHAN ARCHITECTS

STANWOOD-CAMANO SCHOOL DISTRICT

By: _____



Christopher J. Lilley, AIA
Principal

By: _____

Jean Shumate
Superintendent

Exhibit A

30 November 2017

Ms. Elizabeth Jamieson
Construction Manager
Stanwood-Camano School District No.401
26920 Pioneer Highway
Stanwood, WA 98292-9548

Re: Stanwood High School – Additional Service Request for Soldier Pile Wall

Dear Liz,

We are respectfully submitting this request for additional services related to the design of the soldier pile shoring wall for the Stanwood High School project. We had originally proposed that the shoring wall which will be required to build the school into the existing hillside would be a bidder-design wall. It would be designed and permitted by the successful contractor after they had bid and been awarded the contract. That is the most common approach to shoring wall construction. However, with that approach the contractor has a lot of design and permitting work to do after bid before they can start work on the wall. On our project the wall is going to be part of an early site package, Phase 1, that needs to occur in the summer of 2018 to avoid costly wet weather work and keep the project on schedule. There is a concern that due to the longer lead time for a bidder-designed system there will not be adequate time this spring/summer to bid the project and ensure the project is built in dry weather. To help ensure the success of Phase 1 the District has asked our structural engineer to design the shoring wall. That will allow us to permit the wall before we bid and eliminate the delays for both design and permit from the contractor's schedule.

Our structural engineer, PCS Structural Solutions, has the capability to design the wall. Their proposed cost for that additional work is \$24,500. I have attached a copy of their proposal. With our mark up of 10% the total cost will be **\$26,950**.

I hope this proposal meets with your approval. If you have any questions let me know. If it is acceptable let me know as well and I will forward a contract amendment.

Sincerely,

McGranahan Architects



Christopher J. Lilley, AIA
Managing Principal

Attachments: PCS proposal dated 11/13/17
Distributions: Terry Mensonides, McGranahan Architects

1426.00-1



Seattle
Tacoma

811 First Avenue, Suite 620 • Seattle, WA 98104 • tel: 206.292.5076
1250 Pacific Avenue, Suite 701 • Tacoma, WA 98402 • tel: 253.383.2797

www.pcs-structural.com

November 13, 2017

McGranahan Architects
2111 Pacific Ave, #100
Tacoma, WA 98402

ATTN: Chris Lilley

RE: *Stanwood High School
Soldier Pile Wall Additional Services*

Dear Mr. Lilley:

Thank you for this opportunity to propose our additional services for the tied back soldier pile wall for the Stanwood High School project. Now that the extents of the walls have been determined, we can propose our fee to accomplish this work.

SCOPE OF SERVICES

Our scope of services is for a permanent serviceable retaining wall design consisting of tied back soldier piles with timber lagging and shotcrete walls as outlined on the site plan, per our previous conversations with your office, AESI, and the project Geotechnical Engineer. The tied back soldier pile wall is scheduled to be built in Phase I of the project along with other site work tasks. The shotcrete will be constructed on the wall as part of a later phase of the construction of the high school building. The extents of the wall are the north walls of the PAC and Gym (including the wrestling room north wall) with returns down the east and west walls of each, as the slope dictates.

We will provide the structural design and 2-D Revit drawings as required for obtaining the building permit and bid documents for the structural portion of this project.

FEE

Our fixed fee for this project will be **\$24,500**. Monthly billing will be on a percentage of completion basis.

ADDITIONAL INFORMATION

- Geotechnical report is assumed to be applicable with minor follow up.
- Civil Engineer verifies the wall location, elevations, and drainage.



McGranahan Architects
Chris Lilley
Stanwood High School
Soldier Pile Wall Additional Services

Thank you for this opportunity to be of continued service. If there are any questions regarding this proposal, please feel free to call. We look forward to hearing from you.

Very truly yours,

PCS STRUCTURAL SOLUTIONS

A handwritten signature in black ink, appearing to read "Thaddeus J. Ryan".

Thaddeus J. Ryan, S.E.
Associate Principal

TJRew
17-303