



TO : BOARD OF DIRECTORS
FROM : GARY PLATT, EXECUTIVE DIRECTOR - BUSINESS SERVICES
SUBJECT : STANWOOD MIDDLE SCHOOL – EXTERIOR WEATHERPROOFING
CONSULTANT AGREEMENT
TYPE : ACTION NEEDED
DATE : FEBRUARY 16, 2016

Attached is an agreement with Wetherholt and Associates, Inc., a firm specializing in solving water intrusion problems. The Facilities and Technology Levy included \$511,208 to perform weatherproofing improvements on Stanwood Middle School. These improvements, planned to be completed this summer in conjunction with the roof replacement work, include sealing the exterior stucco walls and replacing some exterior windows.

In the recent past, attempts have been made to resolve moisture infiltration issues on this building. Our efforts have been met with mixed success. As a result, our architect, Dave Pelletier, recommends the district contract with an expert in this area to obtain appropriate repair work specifications that can be used for bidding. Upon board approval, the work will begin immediately so that a call for bids can be issued this spring.

Recommendation:

We recommend the board **move to approve the attached agreement with Wetherholt and Associates, Inc. to provide consulting services for the Stanwood Middle School weatherproofing project.**

W E T H E R H O L T A N D A S S O C I A T E S , I N C .

February 8, 2016

Pelletier Schaar
26911 98th Drive Northwest
Stanwood, Washington 98292

Phone # 360-629-5375

Attn: David Pelletier
Cc: Tex Ladish

Email: dpelletier@pelletierschaar.com
Email: tladish@nwesd.org

Ref: Exterior Wall Consulting Services Proposal
Stanwood Middle School
9405 271st Street Northwest
Stanwood, Washington 98292

Greetings,

As discussed with David Pelletier and Tex Ladish, we are pleased to submit our proposal to provide exterior wall consulting services for the Stanwood Middle School project.

Our services will include review and testing of leaking windows and adjacent flashings on the south elevation of the two story wood framed portion of the building (west end, just west of the main entrance).

From our discussion, the work will include the following:

1. Preliminary site meeting with Tex Ladish and David Pelletier to review scope.
2. Review of existing architectural drawings, provided by Pelletier Schaar.
3. Prepare a written scope of water testing and destructive testing, to aid an outside contractor in providing a budget.
4. If requested, meet on site with the outside contractor to review scope.
5. Site visit to water test up to two windows areas (including transition flashings), vertically aligned, one on each level, on the south elevation where recent leakage has been observed. An outside contractor will assist with water testing services. Assume up to a full day for water testing.
6. Site visit to perform destructive testing of the exterior stucco and interior sheet rock at a sample area of wall leakage, two levels, to gain a better understanding of existing conditions. We will also temporarily remove a piece of coping metal from the roof parapet. An outside contractor will perform openings and repairs. Assume up to a full day for destructive openings, and several days for repairs, after openings are complete.

*P.O. Box 816 • 13104 N.E. 85th Street • Kirkland, WA 98083-0816
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7. Preparation of a report documenting findings and providing recommendations for repair, replacement, or additional testing, if considered necessary.

The owner should set aside a budget of \$7,500 for our services, which does not include the cost of outside contractors or any additional testing services.

We will provide the owner/architect with suggested outside contractors for the testing work. However, we prefer the outside contractor contract directly with the owner/architect for water testing assistance, destructive openings and repair work.

The actual cost for services will depend upon the time spent. Billing will be on an hourly basis and invoices are itemized showing dates, hours, and description of work performed. Should it appear the probable cost of consulting services will be exceeded, authorization would be requested prior to the performance of additional work.

The billing rate for Ray Wetherholt, PE/RRC/RWC/REWC/RBEC/FRCI is \$200/hr. Bill Cypher, RRC/FRCI; Don Davis, RRC/RWC/REWC/RBEC; Bob Card, RRC/RWC/REWC/RBEC/GRP; George Hopkins, RRC/RWC/RRO; Mike Caniglia, RBEC, Principals of Wetherholt and Associates, Inc. is \$185/hr. Field Engineers are billed at \$155/hr. Roofing Application Inspectors and Technical Services are billed at \$85/hr for straight time, overtime at \$127.50/hr. Technical Assistants are billed at \$60/hr. Expenses are billed at cost plus 10%. Mileage will be billed at \$0.65 per mile. Time is billed portal to portal.

It should be understood that we will be systematic in our investigation. However, there are no guarantees that we will discover the exact source of leaks and/or all sources of leaks in a timely manner. This will depend on the location and number of sources contributing to the leaks. Due to the nature of water testing, we are not responsible for any subsequent damage that may occur during testing. We will provide reasonable efforts to protect adjacent areas.

Destructive openings and repairs are to be performed by an outside contractor and should reasonably match the existing finishes. Patches and repairs will be conducted within a timeframe agreed upon between the outside contractor and owner/architect. Due to changes that occur with wall finishes and colors, as a result of normal wear and tear over time, the owner should expect aesthetic differences between the existing wall finishes and newer patches.

The owner/architect is responsible for providing the outside contractor with existing finish types, manufacturer's, and colors in effort to provide a reasonable match when patching.

Final product selection, specification and design detailing are the responsibility of the Architect or Owner. Proper execution of the design is the responsibility of the Contractor.

As discussed, it would be prudent for the owner to engage a window consultant when determining new replacement windows.

Wetherholt and Associates, Inc. is totally independent and does not have any financial interest in any roofing, waterproofing, or construction company. We also do not guarantee the product application or materials, as this is the province of the manufacturer and applicator. We provide experienced eyes and judgment, along with detailed reporting to represent the client in a professional manner.

We have performed similar services for clients including Everett School District, Anacortes School District, and Mount Vernon School District. Services included investigation of leakage, and evaluation of roof membrane, wall transitions, sheet metal flashings, below grade waterproofing, and walking decks.


By retaining Wetherholt and Associates, Inc. you will be working with a knowledgeable consultant familiar with the various wall cladding, roofing, and waterproofing systems available. However, due to the nature of waterproofing specification, installation, and consulting, we have found it necessary to limit our liability.

By signature and acceptance of our proposal, the Client agrees to indemnify and hold harmless Wetherholt and Associates, Inc. from any and all claims and liabilities arising out of the work undertaken on the project. Any liability of Wetherholt and Associates, Inc. shall be based upon the sole negligence of Wetherholt and Associates, Inc., and shall be limited to the fee paid or \$10,000, whichever is greater.

Should our proposal merit your approval, please so indicate your understanding and authorization to proceed by your signature below or issuance of a purchase order referencing this proposal, and return a signed copy to us.

Thank you for the opportunity to discuss our services. If you have any questions, or if we may be of further assistance, please do not hesitate to call.

Respectfully,



Mike Caniglia, RRO, RBEC
Senior Field Engineer/Principal
Wetherholt and Associates, Inc.

Signature of Authorization

Date

Enclosure: Firm Profile

W E T H E R H O L T A N D A S S O C I A T E S , I N C .

Firm Profile

Wetherholt and Associates, Inc. was founded in 1984 to serve the construction industry by assisting in resolving water intrusion problems. Specifically, we specialize in roofing, waterproofing, and building envelope trouble shooting and problem solving. Additional services include concrete consulting, wood decay investigations, interior moisture (condensation and ventilation) investigation, and alternative dispute resolution as "expert mediators". Clients include several major school districts, manufacturing companies, and municipal and state government departments.

The majority of our work is for commercial, institutional, and public sector clients whose properties require careful and prudent management of resources, both monetarily and functionally. We are familiar with almost all types of roofing, waterproofing, and building cladding. We have the resources to investigate those with which we might be unfamiliar.

Wetherholt and Associates, Inc., consists of Ray Wetherholt, P.E./RRC/RWC/REWC/RBEC/FRCI, Professional Engineer and Registered Roofing, Waterproofing, and Exterior Wall Consultant; Principals / Senior Field Engineers: Bill Cypher, RRC/FRCI; Don Davis, RRC/RWC/REWC/RBEC; Bob Card, RRC/RWC/REWC/RBEC/GRP; George Hopkins, RRC/RWC/RRO; Mike Caniglia, RRC/RRO/RWC/REWC/RBEC. Field Engineers: Jose Laurean, RRO and Pravat Sripranaratanakul, RRC/RRO, experienced roofing and waterproofing application inspectors, and support staff.

Depending upon the project, we are retained by the design professional or work directly for the owner, to prepare or review waterproofing, roofing, and reroofing specifications, drawings and details as part of the building envelope. Once the documents are reviewed, we assist with the prebid meeting and issuance of addendum. Once the bids are received, they are reviewed, and awarded as appropriate. We then conduct the prerooting meeting with the owner, architect, contractor, and manufacturers to be sure everyone understands the project scope, and resolve concerns which may come up.

Once waterproofing or roofing is started Wetherholt and Associates, Inc., inspectors are on site to verify the work conforms to the contract and assist in avoiding conflict between the specifications and the actual conditions. The inspectors are familiar with most of the waterproofing and roofing systems on the market today, and the depth of Wetherholt and Associates, Inc., experience allows us to respond quickly and accurately to most questions or concerns.

We are capable of determining the types of roof and waterproofing systems in place, performing moisture surveys, determining leak sources, and generating CAD details.

Unfortunately not all projects are successful, and result in disputes between the parties. Our goal is to be fair and keep all parties out of litigation. However, we have been retained by litigants to assist them as expert witnesses.

In summary, we are interested in listening to our clients needs and serving them in an ethical and economically justified manner to obtain a result meeting their needs. If you have any questions, or if we may be of service, please do not hesitate to call us at (425) 822-8397.

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