



Highline Public Schools Board Action Report

☒ Supports the Strategic Plan

DATE: January 13, 2023

FROM: Dr. Ivan Duran, Superintendent

LEAD STAFF: Scott Logan, Chief Operations Officer, and Ellie Daneshnia, Executive Director of Capital Planning and Construction

For Introduction: January 18, 2023

For Action: February 1, 2023

I. TITLE Evergreen High School Design Project - Approval of Contract Amendment No.2 and Increase of Purchase Order P201331- Bassetti Architects - Architectural and Engineering Services

Select one: ☒ New Item ☐ Renewed Item ☐ Annual Item ☐ Revised Item

II. WHY BOARD ACTION IS NECESSARY

Board Policy No. 6225 - Approval of Contracts states that all contracts with an initial value of more than \$250,000, excluding sales tax and contingencies, and changes or amendments of more than \$250,000, excluding sales tax and contingencies, must be approved by the School Board.

III. BACKGROUND INFORMATION

The 2016 Capital Improvement Bond included funding to start the design process for a new Evergreen High School, Tyee High School, and Pacific Middle School. Through a Request for Qualifications process, architectural firms were interviewed for the design of the three schools. Bassetti Architects was selected to design the new Evergreen High School.

On May 6, 2020, Highline School District and Bassetti Architects signed an agreement to start the design of a new Evergreen High School. The Agreement specifies that the Architect will perform its Basic Services in two phases. "Phase 1 Basic Services" consist of all the Architect's services through the completion of 50% Schematic Design. "Phase 2 Basic Services" consist of the remainder of the Architect's Schematic Design Phase services following 50% Schematic Design, as well as the Architect's services during the Design Development Phase, the Construction Documents Phase, the Procurement Phase, and the Construction Phase.

Bassetti Architects began the design and when the plans for a new Evergreen High school were at nearly 50% SD in the spring of 2020, the design review process was put on hold due to the pandemic and current economic conditions. The new school construction bond was placed on hold until November 2022.

In October 2021, District Capital Planning staff asked Bassetti Architects to restart the design process and move beyond 50% SD. The primary purpose of resuming the design is to facilitate an earlier start of construction which results in reduced project cost escalation.

On September 21, 2022, the board approved Bassetti Architectural and Engineering Services Contract Amendment No.1 and increased Purchase Order P201331 by \$3,190,482.00 to continue with the design of Evergreen High School work up to 70% of Construction Documents.

The 2022 Highline Schools Bond (Proposition 1) passed at an overwhelming 68.8 percent approval rate. Now, the staff is requesting an increase to Bassetti Architects' purchase order to complete the design and oversee the construction phase (post-bond services).

To this date with Amendment No. 1, the approved purchase order for its pre-bond services performed through the completion of 70% of construction documents is \$ 6,236,558. Accordingly, the architect's total remaining compensation in connection with the project for post-bond services is \$4,786,031.

Bassetti Architects' fee at the time is based on today's dollar and excludes the anticipated escalation fee, therefore, there is a subsequent request that will reflect an increase based on the contracted construction costs at the bid date. These fees were accounted for in the project budget.

The following is the history of the Purchase Order P201331 and its changes to this date:

Date: 6/11/2020	Original PO:	\$1,046,076
Date: 12/02/2021	PO Increase:	\$90,000
Date: 01/21/2022	PO Increase:	\$55,000
Date: 03/08/2022	PO Increase:	\$1,855,000
Date: 09/23/2022	PO Increase:	\$3,190,482
PO Balance to date:		\$6,236,558

District staff recommends the Highline School Board approve Contract Amendment No.2 and the increase of Purchase Order P201331 in the amount of \$4,786,031, which will bring the "to date" balance contract from \$6,236,558 to a total contract of \$11,022,589. This amendment includes confirmation of the revised anticipated delivery model for the New Evergreen High School Replacement Project from competitive bidding to the RCW 39.10 General Contractor Construction Manager (GC/CM) delivery model.

The Architect agrees to fully participate in and support the RCW 39.10 delivery process. It also memorializes the School District's approval for the architect to proceed with performing its services through the completion of the New Evergreen High School Replacement Project.

IV. RECOMMENDED MOTION

I move that the Highline School Board approve Contract Amendment No.2 and increase Purchase Order P201331 with Bassetti Architects for \$4,786,031 to continue with the post-bond services of the new Evergreen High School Replacement Project.

V. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this action will be in the amount of \$4,786,031.
The revenue source for this motion is the 2016 and 2022 Capital Bond Funds.

Expenditure: ☒ One-time ☐ Annual

VI. APPLICABLE POLICY(S)

This action complies with the following: Board Policy No. 6225 - Approval of Contracts

VII. ALTERNATIVES

The alternative is not to approve this increase in the architects' costs and cease further development of the design and construction document process.

VIII. COMMUNITY ENGAGEMENT

Community Engagement Required: ☐ Yes ☒ No

IX. ATTACHMENTS

1. Highline -- Bassetti -- Amendment No. 2 to Architectural Services Agreement -- Rev. 01.06.2023 (for approval)
2. Evergreen High School Additional Request No.2, Exhibit A-- Bassetti (for reference)

AMENDMENT NO. 2 TO AGREEMENT BETWEEN OWNER AND ARCHITECT

This Amendment No. 2 to the AIA B101-2017 Agreement Between Owner and Architect executed between Highline School District (“School District”) and Bassetti Architects (“Architect”) on or about May 11, 2020, is made and entered into as of January __, 2023 (“Effective Date”). The School District and the Architect are collectively referred to as the “Parties.”

RECITALS

A. On or about May 11, 2020, the School District and the Architect entered into an AIA B101-2017 Agreement Between Owner and Architect (“Agreement”) for design services related to the School District’s Evergreen High School Replacement Project (“Project”).

B. The Agreement specifies that the Architect will perform its Basic Services in two phases. “Phase 1 Basic Services” consist of all the Architect’s services through completion of 50% Schematic Design. “Phase 2 Basic Services” consist of the remainder of the Architect’s Schematic Design Phase services following 50% Schematic Design, as well as the Architect’s services during the Design Development Phase, the Construction Documents Phase, the Procurement Phase, and the Construction Phase.

C. The Architect’s Phase 1 Basic Services are complete and the Architect’s Phase 2 Basic Services are ongoing.

D. The School District and the Architect desire to amend the Agreement to (1) revise the anticipated delivery model for the Project from competitive bidding to the RCW 39.10 General Contractor Construction Manager (GC/CM) model; (2) revise the Architect’s total compensation for its Phase 2 Basic Services based on the change in delivery model established by this Amendment No. 2 and the addition of other services to the Project, as described in Exhibit A hereto; and (3) confirm the School District’s approval for the Architect to proceed with certain Additional Services.

E. Except as modified by the terms of this Amendment, the Agreement remains in full force and effect.

AGREEMENT

1. The School District and the Architect hereby agree to amend the Agreement as follows:

2. The anticipated delivery model for the Project is hereby revised from competitive bidding to the RCW 39.10 General Contractor Construction Manager (GC/CM) delivery model. The Architect agrees to fully participate in and support the RCW 39.10 delivery process.

3. The School District and the Architect have agreed to revise the Architect’s total compensation for the Project established under Section 11.1.1 of the Agreement as follows:

a) In accordance with Amendment No. 1 to the Agreement, the Architect's compensation for its Basic Services performed through completion of 70% Construction Documents (also referred to as "Pre-Bond" Basic Services) is the fixed, lump sum amount of \$4,525,705. The Architect's compensation for its remaining Basic Services performed through the remainder of Construction Documents Phase, the Procurement Phase, and the Construction Phase is the fixed, lump sum of \$3,055,040. Together, the Architect's compensation for its Basic Services over the course of the Project is \$7,580,745.

b) The Architect's total compensation for the Project, including for its Basic Services, Other Basic Services, pre-approved Additional Services, and Reimbursable Expenses, shall not exceed the following totals. The totals set forth herein supersede and replace the totals outlined in Amendment No. 1 to the Agreement. For the avoidance of ambiguity, the figure for "APPROVED PURCHASE ORDER TO DATE" (\$6,236,558) refers to the Architect's total Pre-Bond compensation, including Pre-Bond Basic Services (\$4,525,705), Pre-Bond Other Basic Services, Pre-Bond Additional Services, and Pre-Bond Reimbursable Expenses.

APPROVED PURCHASE ORDER TO DATE	\$6,236,558
ADM 02 BASIC SERVICES	\$3,055,040
ADM 02 OTHER BASIC SERVICES	\$1,285,028
ADM 02 OTHER ADDITIONAL SERVICES	\$478,283
ADM 02 REIMBURSABLE EXPENSES	\$35,000
SUBTOTAL AMD 02	\$ 4,853,351
RECONCILED OBS DUE TO MATH ERROR	-\$67,320
TOTAL ADM 02 REQUESTS	\$4,786,031
TOTAL REQUESTED FEE TO DATE	\$ 11,022,589

(c) To date, the Owner has agreed to compensate the Architect \$6,236,558 for its Pre-Bond Services. Accordingly, the Architect's total remaining compensation in connection with the Project for Post-Bond services is \$4,786,031.

(d) The basis for the Architect's fee adjustment set forth herein is described in further detail in Exhibit A hereto, which shall apply only to the extent it is consistent with the Agreement and this Amendment No. 2. The compensation figures listed in Exhibit A hereto supersede and replaces the prior Exhibit A included with Amendment No. 1 to the Agreement.

4. By this Amendment No. 2, the Owner authorizes the Architect to proceed with the following Additional Services:

- 32. Misc. Arch Services (Emergency Responder Radio Design)
- 36. Misc. Arch Services (Utility Rebate Submittal & coordination)
- 58. A/E Fee Additional Design (Site Structural Engineering)

The Architect’s compensation for the services listed above is included in the totals outlined in Paragraph 3(b) of this Amendment No. 2.

5. The Owner and the Architect agree that, if a material increase to the MACC occurs at conclusion of the Construction Documents Phase as a result of industry-wide escalation, the Architect may be entitled to additional compensation on the basis of the revised MACC. This Paragraph 5 supersedes and takes precedence over any inconsistent terms in the Agreement.

The Amendment No. 2 is executed as of the Effective Date.

Highline School District

Bassetti Architects

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

December 21, 2022

Ellie Daneshnia
Executive Director
Capital Planning and Construction
17810 8th Ave South, Bldg. A
Burien, WA 98148

Re: Evergreen High School Additional Service Request #02

Bassetti Project No. 1914

Dear Ellie:

With the passage of the Highline Public Schools bond, transitioning into post-bond services and fees, and moving forward with GCCM Selection, we propose the following amendment to our contract with Highline Public Schools for continuing work on Evergreen High School. Please see attachments for further detail.

Fee Summary:

APPROVED PURCHASE ORDER TO DATE	\$6,236,558
AMD 02 BASIC SERVICES	\$3,055,040
AMD 02 OTHER BASIC SERVICES	\$1,285,028
AMD 02 ADDITIONAL SERVICES	\$478,283
AMD 02 Reimbursable Expenses	\$35,000
Subtotal AMD 02	\$4,853,351
Reconciled OBS due to math error	-\$67,320
TOTAL AMD 02 REQUEST	\$4,786,031
TOTAL REQUESTED FEE TO DATE	\$11,022,589

The requested fee above includes three new or revised additional service requests as follows:

Other Basic Service #13 Culinary Arts CTE: We eliminated JLR's fee for the Culinary Arts CTE classroom in Amendment #1 based on the decision to *not* move forward with commercial equipment at the teaching stations; however, we were directed to add some commercial equipment components and are requesting a reduced fee to cover this scope which includes some commercial appliances, specifying stainless-steel casework at teacher and student

kitchens, and assisting with efficient equipment and teaching kitchen layout. The Additional Service Request for OBS #13 is an hourly NTE fee of \$5,500.

Other Basic Service #23 GCCM Coordination: We eliminated OBS #23 GCCM Coordination Fee in its entirety in Amendment #1 because the project was proceeding as a Design/Bid/Build project, but we are now proceeding with a GCCM delivery method. We understand that the GCCM's preconstruction services will be a reduced scope and timeline. We are requesting fee to cover this scope including participation in GCCM selection, weekly pre-construction meetings and coordination, 70% CD cost reconciliation, pre-bid conferences, and CD bid analysis and response. The Additional Service Request for OBS #23 is a fixed fee of \$284,911.

FPAS #58 Site Structural Engineering: The basic service structural engineering fee did not include structural design of exterior site elements since that scope was not defined at the time. A fee is requested for the structural design of exterior equipment pads, site retaining walls, and foundations for field and tennis court lighting, scoreboards, and monument signs. The Additional Service Request for FPAS #58 is a fixed fee of \$16,500.

Reconciled Fee Proposal: As we were preparing this additional service request, we discovered some math errors in our system with consultant fees for Stantec and RLB. The error of \$67,320 is in the District's favor, and we have included that fee amount as a reconciliation line item in the table below. This changes our Amendment 02 fee proposal *from* \$4,853,351 *to* \$4,786,031.

We are also requesting authorization to proceed with and invoice for the following FPAS items as part of this Additional Service Request:

- 32. Misc. Arch Services (Emergency Responder Radio Design)**
- 36. Misc. Arch Services (Utility Rebate Submittal & Coordination)**
- 58. A/E Fee Additional Design (Site Structural Engineering)**

Sincerely,

Kim Young, AIA, LEED AP BD+C
Senior Project Manager

Cc: Ruth Meraz-Caron, Highline Public Schools
Robin Brown, Vanir Construction
Dan Miles, Bassetti Architect

Attachments: Additional Service Request #02 Fee Summary, November 11, 2022
Exhibit A, updated December 8, 2022
Sub-consultant Fee Proposals

Evergreen High School
ASR 2: GCCM Coordination, Site Structure, Culinary Lab
EXHIBIT A: Fee Calculation Spreadsheet
11/11/2022

		Task	Sub Total BA Fees
		Additional Scope	
OBS #13	Fixed Fee/ Lump Sum	Culinary Arts CTE (Classroom)	\$0
OBS #23	Fixed Fee/ Lump Sum	GCCM Coordination	\$157,630
FPAS #58	Fixed Fee/ Lump Sum	(A/E Fee Additional Design) Site Structural Design	\$0
		Subtotal	\$157,630

Civil KPFF	Landscape WDG	Struct PCS	Mech Metrix	Elec Hargis	Theater PLA	Food Serv JLR	Cost RLB	Acous/AV Stantec	Total Consultants	Sub fee 10.00%	Sub Total Consultants
						\$5,000			\$5,000	\$500	\$5,500
\$26,000	\$15,000	\$23,000	\$18,600	\$9,300	\$2,410	\$2,800	\$14,000	\$4,600	\$115,710	\$11,571	\$127,281
		\$15,000							\$15,000	\$1,500	\$16,500
\$26,000	\$15,000	\$38,000	\$18,600	\$9,300	\$2,410	\$7,800	\$14,000	\$4,600	\$135,710	\$13,571	\$149,281

Grand Total
\$5,500
\$284,911
\$16,500
\$306,911



BASIC SERVICES (BS)					
BASIC FEE CALCULATION					
			MACC	FEE %	BASIC SERV. FEE AMOUNT
New Construction SF:	213,000		\$126,345,751	6.00%	\$7,580,745
SD + DD+ 70% CD Fee					\$4,525,705
Balance of Basic Services	0		\$0	6.00%	\$3,055,040
Total SF 213,000		MACC:	\$126,345,751	6.00%	\$7,580,745
Current Basic Service Fee Proposal					\$ 6,602,400
MACC Basic Services Fee Adjustment					\$ 978,345

		KPFF	Weisman Design Group	PCS	Metrix Mechanical & Plumbing	Hargis	RLB Robinson Cost Estimator	Stantec	JLR	PLA	Gordon Adams	Consult Total	Mark-Up 10%	Total A/E	Notes
II. OTHER BASIC SERVICES (OBS)		Bassetti	Civil	Landscape	Structural										
1. Ed Specs (Programming/Educational Specifications)	Hourly, NTE	157,560		15,000	9,500	11,800	6,000		4,900			48,600	4,860	211,020	fee spent in phase 1
2. Predesign Site Analysis (Concept Development)	Hourly, NTE	120,520		24,000	9,500			26,000	4,900			72,100	7,210	199,830	fee spent in phase 1
3. Pre Design/Site Analysis (Existing Conditions Investigation)	Hourly, NTE	19,120	9,000				2,400					11,400	1,140	31,660	fee spent in phase 1
4. A/E Civil Engineering (TIR Storm Drainage +SWPPP)	Fixed Fee		73,000									73,000	7,300	80,300	
5. A/E Landscape (Landscape Architecture)	Fixed Fee			199,600								199,600	19,960	219,560	
6. Acoustical (AV and Acoustics Consultant)	Fixed Fee								66,900			66,900	6,690	73,590	
7. A/E Kitchen Design (Food Service Consultant)	Fixed Fee									28,000		28,000	2,800	30,800	
8. Cost Estimating (Cost Consultant & Coordination)	Fixed Fee	5,000	6,500				8,100	64,200				78,800	7,880	91,680	
9. Theater Design	Fixed Fee					12,500				105,900		118,400	11,840	130,240	
10. A/E Fees (Hardware Consultant)	Fixed Fee										11,820	11,820	1,182	13,002	
11. Audio Visual Design (Recording system for Music/PE/Commons)	Fixed Fee						24,000					24,000	2,400	26,400	
12. Audio Visual Design (Classrooms)	Fixed Fee						27,000			0		27,000	2,700	29,700	
13. Culinary Arts CTE (Classroom)	Hourly, NTE					4,300						9,300	930	10,230	
14. Acoustical (Health Dept Classroom testing)	Fixed Fee	0							6,300			6,300	630	6,930	
15. Life Cycle Cost Analysis (ELCCA)	Fixed Fee	11,480				29,610	2,400					32,010	3,201	46,691	
16. WSSP Documentation and Modeling (Documentation only)	Fixed Fee	14,940	14,000	2,500	2,500	8,660	4,800		4,800			37,260	3,726	55,926	
17. Record Drawings CAD (As Constructed)	Fixed Fee	47,300	17,000	2,000	10,000	10,000	9,000			2,000	1,100	51,100	5,110	103,510	
18. VE Participation (Participate/Incorporate)	Hourly, NTE	21,860	15,000	2,000	3,000	5,670	6,000	9,000			1,200	42,870	4,287	69,017	
19. Constructibility Participation (Participate/Incorporate)	Hourly, NTE	12,860	15,000	2,000	5,000	7,350	6,000				1,200	36,550	3,655	53,065	
20. Commissioning Report (Assistance Design/CA)	Hourly, NTE	13,220				27,615	9,600				1,200	38,415	3,842	55,477	
21. Misc. Arch. Services (Coordination of Envelope Consultant)	Hourly, NTE	16,440										0	0	16,440	
22. Misc Arch. Services (Conformed Set)	Fixed Fee	46,380	17,000	1,500	7,500	6,000	4,800		2,800	1,100		40,700	4,070	91,150	
23. GC/CM Coordination	Fixed Fee	157,630	26,000	15,000	23,000	18,600	9,300	14,000	4,600	2,410		115,710	11,571	284,911	
24. Offsite/Roads/Utilities (Civil Street & Utility)	Fixed Fee	19,560	50,000	4,000								54,000	5,400	78,960	
25. Enhanced CA (Construction Administration)	Fixed Fee	270,400	10,000		10,000	16,800	10,000					46,800	4,680	321,880	
26. Security (System Design)	Fixed Fee	0					37,500					37,500	3,750	41,250	
27. Site Work (Water Main Plans)	Fixed Fee	6,560	31,000									31,000	3,100	40,660	
28. Site Work (Sewer Plans & Coordination)	Fixed Fee	6,560	30,000									30,000	3,000	39,560	
29. Site Work (Telecom District Fiber)	Fixed Fee	0					5,400					5,400	540	5,940	
30. Land Use Participation (Permitting Process/SEPA)	Hourly, NTE	31,230	5,500	4,000			3,600					13,100	1,310	45,640	
31. Energy Conservation Report (2018 SEC Report and Analysis)	Fixed Fee					12,800						12,800	1,280	14,080	
Fees Billed in Phase 1	Subtotal	978,620	319,000	271,600	80,000	171,705	175,900	113,200	92,400	45,500	118,310	1,400,435	140,044	\$2,519,099	
Fees Modified from Current Contract															
Total (BS) + (OBS)														\$10,099,844	

III. Future Potential Additional Services (FPAS)		KPFF	Weisman Design Group	PCS	Metrix Mechanical & Plumbing	Hargis	RLB Robinson Cost Estimator	Stantec	JLR	PLA	Gordon Adams	Consult Total	Mark-Up 10%	Total A/E	
		Bassetti	Civil	Landscape	Structural										
32. Misc. Arch Services (Emergency Responder Radio Design)	Hourly, NTE	3,920				6,000						6,000	600	10,520	
33. Construction Phasing (Bid Packages max of 3)	Hourly, NTE	45,810	55,000		4,500	7,200	26,250					92,950	9,295	148,055	
34. Photorealistic renderings	NIC	0										0	0	0	
34. Public Meetings (Presentations beyond 2)	Hourly, NTE	9,270										0	0	9,270	
35. BIM contractor coordination	NIC	0			0	0	0					0	0	0	
35. Storm Fields Drainage (Detention for Athletic Fields if requested	NIC											0	0	0	
36. Misc. Arch Services (Utility Rebate Submittal & Coordination)	Hourly, NTE					13,500						13,500	1,350	14,850	
37. Post Occupancy Evaluation	Hourly, NTE	8,000				6,480						6,480	648	15,128	
38. PV Solar (100 KW PV Solar Array)	Hourly, NTE	14,120			2,500	18,000						20,500	2,050	36,670	
39. WSSP Documentation and Modeling (Energy Modeling)	Fixed Fee	18,160				19,800						19,800	1,980	39,940	
40. A/E Fee Additional Design (Fire Flow Enhancements if Req.)	Hourly, NTE					7,500						7,500	750	8,250	
41. Public Meetings (School Board, Beyond 2)	NIC											0	0	0	
42. Off-Site Roads/Utilities (Electrical Improvements - EHS Frontage	Hourly, NTE	5,200					39,750					39,750	3,975	48,925	
43. Audio/Visual Design (Theater)	Fixed Fee							27,100				27,100	2,710	29,810	
44. MC/CM Coordination	NIC					0						0	0	0	
45. EC/CM Coordination	NIC					0						0	0	0	
46. A/E Kitchen Design (Concession/Student Store)	Fixed Fee					16,500			11,900			28,400	2,840	31,240	
47. Interior Design (FF&E Support)	Fixed Fee	80,000										0	0	80,000	
48. Ed Specs (Additional Ed/Spec Support)	Hourly, NTE	24,520										0	0	24,520	
49. A/E Fee Additional Design (Delayed SD Re-Start)	Fixed Fee		12,000	28,000	22,200	31,670	10,650			4,750		109,270	10,927	120,197	
50. Athletic Fields Design (Lighting)	Fixed Fee	10,960					20,250					20,250	2,025	33,235	
51. Misc Arch Services (Greenhouse Design and Documentation)	Fixed Fee	5,280	2,000		3,000	7,800	9,000					21,800	2,180	29,260	
52. Athletic Field Design (Tennis Courts)	Fixed Fee				3,500		11,250					14,750	1,475	16,225	
53. Misc Arch Services (Restroom/Storage Building at Tennis Court	Fixed Fee	5,280			4,000	12,600	9,000					25,600	2,560	33,440	
54. Site Work (Soil Improvements)	Fixed Fee				24,000							24,000	2,400	26,400	
55. Site Work (Wetlands Design Coordination)	Hourly NTE	6,010	45,000									45,000	4,500	55,510	
56. Misc Arch Services (Expedited Permitting Coordination)	Fixed Fee	12,600	15,000									15,000	1,500	29,100	
57. Misc. Arch Services (PRC Presentation)	Hourly NTE	10,700										0	0	10,700	
58. AE Fee Additional Design (Site Structural Engineering	Fixed Fee				15,000							15,000	1,500	16,500	
Subtotal		259,830	129,000	28,000	78,700	123,050	150,150	0	27,100	11,900	4,750	552,650	55,265	867,745	
Total (FPAS)														\$867,745	
GRAND TOTAL BASIC SERVICES + OBS + AS														\$10,967,589	
Estimated Reimbursable Expenses														\$55,000	



DATE: November 3, 2022

CLIENT: Bassetti Architects

PROJECT NAME: Evergreen High School Replacement - GCCM

LOCATION: 830 116th SW, Seattle, WA 98146

SCOPE OF SERVICES

GC | CM Coordination

- Coordinate with the GC|CM team throughout the Building Permit and construction processes.
- Respond, evaluate, and provide sketches/revisions to GC|CM questions and comments on the civil engineering Building Permit documents.
- Review and comment on GC|CM developed cost estimates and schedule.

FEE

We propose to provide the above services for a lump sum fee of **\$26,000**, in accordance with our previously negotiated Terms and Conditions, which are made part of this proposal.

Offered By KPFF, Inc.

Accepted by Bassetti Architects

Andrew Tran, Associate

(Signature)

(Print Name/Title)

WEISMANDESIGNGROUP

October 18, 2022

Dan Miles
Bassetti Architects
71 Columbia Street
Suite 500
Seattle, WA 98104

RE: Evergreen High School – Additional Services

Dear Dan,

We are pleased to present this proposal for additional services for the **Evergreen High School** project in Seattle, Washington. This proposal covers GCCM coordination.

SCOPE OF WORK

A. GCCM Coordination

1. Coordination with GCCM and Estimating Consultant regarding budget reconciliation. Review Contractor's estimates and provide suggestions as needed for items within our scope of work.
2. Prepare minor revisions to plans and details based on GCCM coordination and recommendations. This proposal assumes any major redesign or permit resubmittals based on Contractor recommendations will be considered additional services.
3. Participate in minor VE process based on Contractor-suggested cost savings ideas.
4. Work with GCCM to provide documentation for separate bid packages. This proposal assumes WDG will not provide phased plans for our scope of work but will instead work with the GCCM as needed to coordinate bid scopes from our CD drawings.
5. Attendance at site visits to review existing conditions and proposed scope with GCCM, as needed.

PROFESSIONAL SERVICES

The services described above shall be provided and billed monthly based on the percentage of completion for the Lump Sum Fee of Fifteen Thousand Dollars (\$15,000.00), including reimbursable expenses.

All work shall be provided in accordance with the Terms and Conditions of the executed C401 Standard Form of Agreement dated 10/13/21. If you have any questions regarding this proposal, please feel free to call. If this proposal is acceptable to you, please sign below and return it to us for our files.

Sincerely,



Andy Rasmussen, ASLA, LEED AP
CEO, Principal
WEISMAN DESIGN GROUP INC. P.S.

By signature below, I agree to the Scope and Fees outlined above, including the Terms and Conditions of the executed C401 Standard Form of Agreement, dated 10/13/21.

Accepted by: _____

Printed Name: _____

Date: _____

AR/sw



Seattle	1011 Western Avenue, Suite 810 Seattle, WA 98104 206.292.5076
Tacoma	1250 Pacific Avenue, Suite 701 Tacoma, WA 98402 253.383.2797
Portland	101 SW Main Street, Suite 280 Portland, OR 97204 503.232.3746
www.pcs-structural.com	

November 2, 2022

Bassetti Architects
71 Columbia Street, Suite 500
Seattle, WA 98104

ATTN: Kim Young

RE: *Evergreen High School – Highline School District
Structural Engineering/Consultation Proposal – Addendum #2*

Dear Kim:

Thank you for your consideration of these additional Structural Engineering services for the Evergreen High School project.

Our current scope of services and resulting fee were based upon a design-bid-build delivery method, which will now be revised to a GC/CM delivery method. It is assumed the GC/CM participation will be limited to constructability reviews and budget reconciliation starting with the 70% Construction Documents. Significant structural design changes as a result of GC/CM coordination are not included in our fee. Our scope was also limited to the structural design of the main building structure as the needs for design around the site was still being developed. Based on the requested needs for building permits PCS will be providing structural design for the following site structures for permit and responding to questions from the contractor for these elements during construction.

1. Dust Collection Pad
2. Netting Foundation
3. Retaining Wall at Tennis Court
4. Scoreboard Foundations
5. Retaining Wall at the Service Yard
6. "Break Away" Retaining Wall over the Sewer Easement
7. Tennis Court Lighting Foundations
8. Transformer Foundations x2
9. Ball Field Lighting Foundations
10. Chiller Foundation Pad
11. Generator Foundation Pad
12. Steel Sign Foundation
13. Monument Sign Foundation
14. Service Yard CMU Site Wall

Bassetti Architects
Kim Young
*Evergreen High School – Highline School District
Structural Engineering/Consultation Proposal – Addendum #2*

Based on the scope of work listed above, we propose the following additional fees be added to the current agreement amount.

GC/CM Coordination	\$ 23,000
Site Structure Design	\$ 15,000

Thank you for this opportunity to be of continued service on this important project for the Highline School District. If there are any questions regarding this additional services proposal, please feel free to give me a call.

Very truly yours,

PCS STRUCTURAL SOLUTIONS

A handwritten signature in blue ink that reads "Alex Legé".

Alex Legé, S.E.
Associate Principal

ACLbhl
20-118

November 11, 2022

Kim Young/Dan Miles
Bassetti Architects
71 Columbia Street, Suite 500
Seattle, Washington 98104

RE: Evergreen High School ASR – GCCM

Dear Kim/Dan:

Thank you again for the opportunity to provide mechanical consulting and design engineering services on the Evergreen High School Project in Highline School District. This proposal is prepared to address the additional effort required for the scope items list below.

SCOPE OF WORK & FEE:

- Add GCCM delivery method including coordination and meetings related to design review with GCCM, VE, constructability review, two rounds of cost estimate review and reconciliation, and bid alternate coordination – **fixed fee of \$18,600**

EXCLUSIONS

- Additional MEP bid package(s) prior to 100%CD (unless schedule changes)
- Redesign to meet GCCM proposed target budgets or VE's
 - Or permit resubmittals due to redesign, schedule acceleration
- MCCM delivery method
- Early equipment procurement coordination

Please contact me if you have any questions or concerns.

Sincerely,

Eric Nordlund, PE
Principal, Mechanical



OCTOBER 25, 2022

Bassetti Architects
71 Columbia St, Suite 500
Highline, WA 98104

ATTENTION Dan Miles, AIA

REGARDING Highline School District – Evergreen High School Replacement,
GC/CM Coordination and Participation Additional Service Request

REFERENCES Emails from Kim Young from September 23, 2022 and October 5,
2022. Meeting notes from September 8, 2022

We are pleased to provide this proposal for additional services associated with electrical and telecommunications consulting services in support of General Contractor / Construction Manager (GC/CM) Coordination and Participation. These services are in addition to the proposal dated October 14, 2019 and subsequent contract. GC/CM coordination and participation services were understood to be excluded from the project based on correspondence related to the MACC adjustment fee proposal dated May 20, 2022.

We understand a GC/CM selection process is currently underway and the GC/CM will be put under contract in January 2023 in alignment with the 70% CD deliverable.

Our additional scope of work included under this proposal is as follows:

- (5) GC/CM Coordination Meetings from 70% to 100% CD (E & T virtual attendance) – **10 hours**
- GC/CM Constructability Review and Implementation – **20 hours**
- GC/CM schedule review and (1) GC/CM CD/Bid Packaging Schedule Review Meeting (E & T in-person attendance) – **16 hours**
- Cost Control & Reconciliation following 70% CD, 90% CD – **16 hours**

Not included in our additional scope of work under this proposal is as follows:

- Miscellaneous GC/CM coordination beyond tasks identified
- EC/CM Participation and Coordination
- Electrical building bid set or athletic field bid set prior to 100% CD
- Separate Bid Packages beyond Phased Bid Packages and Phasing Integration
- Temporary Construction Power Design
- Value Engineering and Incorporation
- Early Procurement

October 25, 2022

Evergreen HS Replacement –
GC/CM Coordination and Participation
Additional Service Request

H A R G I S

page 2

Our proposed fee for the scope of work identified above is a fixed fee of \$9,300 to be billed at a rate of \$150 per hour.

We appreciate this opportunity to work with Bassetti and Highline Public Schools to support this project. Please review and call us with any questions regarding this proposal.

Brendon Inman, PE
Principal, Electrical

Patrick Shannon, RCDD, PMP
Principal, Telecom/Security

David Bultez, RCDD
Associate Principal, Telecom/Security

Taylor VanderKley, PE
Senior Associate, Electrical

ACCEPTED BY

Signed

Name

Title

Date

TSV/BI/jz

m:\gg.vol\admin.vol\fee\client (owner)\education - k-12\highline school district (highlinesd)\evergreen hs\asrets
20221025-hargis-bi_tsv-ba-highlinesd-evergreen hs gccm additional service request.docx

SEASVR/Fee Proposals 2021/SEA21273
November 10, 2022

Kim Young
Bassetti Architects
71 Columbia Street, Suite 500
Seattle, WA 98104

Dear Kim:

EVERGREEN HIGH SCHOOL – GCCM CD ESTIMATE RECONCILIATION

Thank you for inviting us to submit a Fee Proposal for the provision of GCCM reconciliation services based on the CD design set

Scope of Our Services

We understand our services to be the reconciliation of a 70% CD Estimate with the GCCM to be appointed to the project

Our Fee for Providing Cost Management Services are as Follows:

Our fee provides for the provision of this service will be \$14,000.00.

Should you require us to undertake additional work then, in lieu of agreeing a fee before we commence work, we could perform the work on a time charge basis. Our hourly rates for calendar year 2022 are as follows:

	<u>\$/hour</u>
Director	260.00
Resident Manager	235.00
Associate Principal	230.00
Senior Cost Manager	185.00
Senior MEP Cost Manager	185.00
Cost Manager	170.00
Technical Assistant	100.00

Although we do not envisage incurring any additional expenses, our fee also excludes out-of-pocket expenses (such as airfares, color photocopying, reproduction costs associated with other consultants' documents, costs associated with printing drawings if required to prepare estimates, long distance telephone calls, and freight charges), which are to be reimbursed at the actual cost to us plus a 10% administration charge. We have assumed that we will be providing electronic files to be distributed as needed.

Our involvement is strictly limited to this exercise therefore we require closure of this account at the completion of it. We enclose our standard Conditions of Engagement and Payment of Accounts which will apply to this project.

Should you have any questions or would like to discuss some aspect of this proposal, please feel free to contact me.

Yours sincerely,



Kevin Mitchell

Executive Vice President

Rider Levett Bucknall Ltd

Enclosure

Accepted: _____

Position/Title: _____

Date: _____

CONDITIONS OF ENGAGEMENT AND PAYMENT OF ACCOUNTS

1. Rider Levett Bucknall Ltd (Rider Levett Bucknall) services shall be performed in a manner consistent with that degree of skill and care ordinarily exercised by practicing professionals performing similar services in the same locality, and under the same or similar circumstances and conditions. Rider Levett Bucknall makes no other warranties, express or implied, with respect to the services rendered.
2. The scope of Rider Levett Bucknall services shall consist of and be limited to only those activities identified in our proposal unless specifically agreed to otherwise in writing, acknowledged, and executed by Rider Levett Bucknall and the Client for whom Rider Levett Bucknall is performing services for (Client).
3. Client understands that fees owed to Rider Levett Bucknall are payment for time expended by Rider Levett Bucknall on behalf of Client and must be paid. As a result, payment is not contingent upon any project outcome that may include but is not limited to: a cost estimate being under a project budget; whether a project commences; whether a project is completed; and/or, when Rider Levett Bucknall is providing advisory/litigation support services based on any outcome of a deposition, mediation, arbitration, litigation, or any other form of adjudication.
4. Accounts/invoices will be submitted at monthly intervals unless otherwise agreed to in writing. Payment shall be made within 30 days of the date of the invoice unless a specific payment term is agreed to in writing.
5. Rider Levett Bucknall services will be billed in accordance with our proposal (i.e., whether on a fixed fee, percentage of construction cost or hourly). Work that is performed on an hourly basis, and any additional work not included in our scope/proposal, will be billed at the stated hourly rates contained in our proposal.
6. Rider Levett Bucknall shall be reimbursed for all reimbursable expenses reasonably incurred in the performance of its services. Reimbursable expenses may include but are not limited to: travel and subsistence expenses for out-of-town travel (subject to Client's approval); long distance telephone (including cellular/mobile charges and facsimile transmissions); costs of postage, overnight express mail, and delivery services; and/or, printing or copying of drawings and other documents (including those received electronically). Unless otherwise agreed to in writing, reimbursable expenses will be marked up 10% above cost.
7. Overdue accounts may have interest added at the rate of 1.0% per month on the outstanding balance. In the alternative, Rider Levett Bucknall, in its sole judgment, reserves the right to cease its work to any degree in whole or in part in the event the Client has not provided timely payment.
8. Should the original dates for completion of Rider Levett Bucknall services be delayed by more than 20% for any cause beyond the control of Rider Levett Bucknall, then additional fees for services carried out after the original service period will be negotiated.

EVERGREEN HIGH SCHOOL – GCCM CD ESTIMATE RECONCILIATION

9. When Rider Levett Bucknall officers, principals, directors, employees, agents, and independent professional associates/consultants are providing testimony at any hearing or trial, all fees must be current before any testimony is provided by Rider Levett Bucknall unless prior written arrangements have been made. A retainer may be required prior to the commencement of any preparation for testimony. The amount of the retainer is determined by Rider Levett Bucknall and commensurate with the expected work effort.
10. Instructions received by Rider Levett Bucknall from the Client's agent or attorney shall be deemed to be the Client's instructions. The Client understands that their agent, attorney, or other consultants may request that Rider Levett Bucknall perform certain tasks in association with the scope of Rider Levett Bucknall services under this appointment/Agreement, that Rider Levett Bucknall will comply with these requests unless written direction is received regarding who is/are the specific persons who may direct Rider Levett Bucknall scope of work, and that Rider Levett Bucknall will bill Client for the work associated with instructions received by Rider Levett Bucknall from the Client's agent or attorney.
11. The Client or its agent will provide Rider Levett Bucknall with all documents, drawings, specifications and instructions necessary to enable Rider Levett Bucknall to carry out the professional duties Rider Levett Bucknall was/is engaged to perform. Rider Levett Bucknall shall not in any way be held responsible for any errors, omissions, or discrepancies in the documents provided or for delays resulting therefrom.
12. Rider Levett Bucknall shall not be held responsible for any error or discrepancy that may arise as a result of any difference between documents issued to a contractor or sub-contractor and the documents issued to Rider Levett Bucknall for the purpose of carrying out the professional duties Rider Levett Bucknall was/is engaged to perform. Any costs incurred in the preparation of amending documents necessary to correct any such differences shall be the responsibility of the Client.
13. Reports, Feasibility Studies, Estimates, Bills of Quantities or any other document(s) prepared by Rider Levett Bucknall shall not be used on any project not specifically covered by this assignment, appointment, or Agreement, and as permitted by law. Copyright in all Feasibility Studies, Estimates, Reports and Bills of Quantities prepared by Rider Levett Bucknall will remain the property of Rider Levett Bucknall.
14. Rider Levett Bucknall will maintain any work product, information gathered, or documents provided to us by Client unless otherwise directed in writing by Client.

EVERGREEN HIGH SCHOOL – GCCM CD ESTIMATE RECONCILIATION

15. Client may, by written instruction, make changes to the scope of Rider Levett Bucknall services. To be effective, written direction must be provided in the form of a change order and signed by both parties. In the event that Rider Levett Bucknall performs work at Client direction prior to the execution of any change order, Client hereby agrees to compensate Rider Levett Bucknall for such effort on an hourly basis in accordance with the stated hourly rates contained in our proposal.
16. To the fullest extent permitted by law, Rider Levett Bucknall agrees to indemnify and hold the Client harmless from and against any liabilities, claims, damages and costs arising out of or resulting from Rider Levett Bucknall services, but only to the extent caused by the negligent acts of Rider Levett Bucknall in the performance of services under this appointment/Agreement.
17. Client and Rider Levett Bucknall hereby acknowledge and expressly agree to waive any and all claims against each other for consequential damages arising out of or relating to this appointment, Rider Levett Bucknall services under this Agreement, and/or due to either party's termination of this Agreement. This waiver includes but is not limited to claims and/or damages for: rental expenses; losses of use; loss of income; loss of profit or anticipated profit; loss of business opportunities; financing costs; business and reputation; loss of productivity; escalation costs; general or extended general conditions costs; and/or, diminution in property value.
18. The Client and Rider Levett Bucknall waive all rights against each other, including the officers, principals, directors, employees, agents, and independent professional associates/consultants of the other, for damages to the extent that the damages sustained by either party are covered by insurance.
19. To the fullest extent permitted by law, Client acknowledges and expressly agrees that the total maximum liability in the aggregate of Rider Levett Bucknall and that of Rider Levett Bucknall officers, principals, directors, employees, agents, and independent professional associates/consultants, and any of them, to Client and any one claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Rider Levett Bucknall services, the project, or this appointment/Agreement, from any cause or causes whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of contract, misrepresentation, or breach of warranty of Rider Levett Bucknall or Rider Levett Bucknall officers, principals, directors, employees, agents, and independent professional associates/consultants, or any of them, shall be limited and shall not exceed the total compensation received by Rider Levett Bucknall under this appointment/Agreement.
20. Either party may terminate this agreement at any time provided 30 days advance written notice is given. In the event of termination by either party all outstanding fees and costs shall be paid in accordance with the proposal fee schedule and these conditions of engagement. Additionally, in the event of termination by either party, and payment of all outstanding fees and costs through the date of termination has been made, Rider Levett Bucknall shall provide copies of its work product associated with the matter that Rider Levett Bucknall is providing services for.

EVERGREEN HIGH SCHOOL – GCCM CD ESTIMATE RECONCILIATION

21. In the event of any dispute between Client and Rider Levett Bucknall regarding this Agreement, the services rendered by Rider Levett Bucknall, or the fees and/or expenses billed for services rendered, Client agrees that such dispute shall be resolved in the following manner unless otherwise agreed to in writing between Rider Levett Bucknall and Client: (1) by attempting to resolve any dispute amicably at a meeting to be attended by persons with decision-making authority; then (2) if, within thirty (30) calendar days after such meeting the parties have not resolved the dispute, they shall submit the dispute to mediation by written demand under the Construction Industry Mediation Procedures and cognizance of the American Arbitration Association and bear equally the costs of the mediation; and then, (3) if within thirty (30) calendar days after mediation is initiated the mediation has not resulted in a settlement of the dispute, then the dispute shall be settled by arbitration under the Construction Arbitration Rules (in place at the time of filing the demand for Arbitration) and cognizance of the American Arbitration Association, and not by litigation. Either party may submit the unresolved dispute to arbitration thirty (30) calendar days after mediation, which arbitration shall be conducted by a sole arbitrator. The arbitrator shall be selected in accordance with American Arbitration Association rules and must have experience in construction disputes and must not have any conflict of interest. Any such ruling or decision of the arbitrator shall be binding on Client and Rider Levett Bucknall and may be entered as a judgment in any judicial forum. The locale for any mediation and/or arbitration under this provision shall be in the city where the Rider Levett Bucknall office that provided the services for this appointment/Agreement is located, and the laws of the State of Oregon shall apply to any arbitration and/or enforcement of any settlement/ruling/decision. The prevailing party in arbitration shall be entitled to recover its reasonable attorneys' fees, costs, and disbursements.
22. **CLIENT AND RIDER LEVETT BUCKNALL, AFTER CONSULTING WITH COUNSEL, HEREBY KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO TRIAL BY JURY AND ACKNOWLEDGE THAT THEY UNDERSTAND AND ACCEPT THE DISPUTE RESOLUTION PROCEDURE SET FORTH HEREIN.**
23. In the event that there are conflicts in the provisions of any Client generated contracts and these Rider Levett Bucknall Conditions of Engagement and Payment of Accounts, these Rider Levett Bucknall Conditions of Engagement and Payment of Accounts shall take precedence unless specifically agreed to otherwise in writing which is acknowledged and executed by Client and Rider Levett Bucknall.



Stantec Consulting Services Inc.
720 Third Avenue Suite 1500, Seattle, Washington 98104

November 10, 2022

Bassetti Architects
71 Columbia Street #500
Seattle, WA 98104

Subject: Evergreen High School Replacement
GCCM Coordination

Additional Services Request Number: ASR-003
Stantec Project Number: 204821604

Dear Kim,

We are requesting authorization for Additional Services as listed below for the above referenced project. These services are outside of the agreed upon scope in our agreement dated 10/8/2019.

Scope of Additional Services:

- Review of bid documents to evaluate the accuracy and completeness of the acoustical and vibration control scope in the bid package.
- Review of bid documents to evaluate the accuracy and completeness of the audio/visual scope in the bid package.

Compensation:

Compensation for the Additional Services described above shall be a Fixed Fee amount as follows:

Description	Type	Acoustics	AV	Totals
GC/CM Coordination	FX	\$3,700	\$900	\$4600

General Provisions:

All provisions of the original agreement referenced above, including any subsequent modifications to date, remain in effect.

Please sign below to indicate: acceptance of this Additional Services Request, authorization for us to proceed with the work, and authorization to invoice for additional services performed.

Please contact me with any questions you may have.

Stantec Consulting Services Inc., by

Bassetti Architects, by

Signature

Tara Damschen
Senior Associate, Acoustics

Name and Title

Signature

Kim Young
Senior Project Manager

Name and Title

Date

11/09/2022

**Kim Young
Bassetti Architects
71 Columbia St, Suite 500
Seattle, WA 98104**

Re: Evergreen High School – Culinary Arts Design Services

Dear: Kim

JLR Design Group is pleased to provide this fee proposal for the Culinary Arts Design services for the Evergreen High School Project. The scope of services are listed below.

I. Scope of Services

- 1.1 JLR will provide design services for the Culinary Arts Classroom. These services will include locating key pieces of commercial Foodservice equipment as requested by Bassetti Architects per district direction. These items are listed below:
 - Stainless Steel 2 compartment Prep Sink Fixtures at the student stations
 - 2 door reach-in commercial refrigerator
 - 2 door reach-in commercial freezer
 - Undercounter commercial ice machine
 - Under counter commercial ware washer
 - Stainless Steel 3 compartment ware washing sink
- 1.2 Prepare 1/4"=1'-0" final equipment layout drawings. The drawings will include adequate detail for recognition of equipment and a schedule, which shall include item number; quantity, description, and who furnished by.
- 1.3 Prepare mechanical and electrical utility requirement drawings. The drawings will show point and size of each utility connection and load for each item of equipment. The drawings will be for use by the architect and engineers

- 1.4 Update the equipment brochures for submittal to the Design Team. The brochures shall consist of manufacturer's catalog specification sheets for each item of standard manufactured equipment.
- 1.5 Prepare 1/2" = 1'0" elevations of all custom-built kitchen equipment, with vertical cross sections of custom fabrication and other details to provide adequate information for bidding and preparation of shop drawings. Drawings will also include conceptual 3D renderings of the various foodservice spaces.
- 1.6 Develop itemized specifications and bid documents. Assemble all bidding documents into an appropriate form so that they can be issued for competitive bids.

II. Compensation:

For the Scope of services outlined above, JLR Design Group will provide their consulting services for a fee total of.....**\$5,000.00**

Note: If the project goes beyond the stated allowable hours per the fees stated above, JLR will continue work on a per hour basis at a rate of \$150.00/hour with approval and at direction of the owner.

III. Reimbursable Expense:

In addition to the consulting fees listed above, JLR shall be reimbursed for reasonable out of pocket expenses for travel and lodging directly related to this project.

IV. Exclusions:

This Fee Proposal is for Foodservice design and Equipment Specification only, as they relate to the design and consulting services detailed and outlined in this fee proposal. JLR Design Group, Inc. is not a licensed architect. JLR Design Group, Inc. is not a licensed engineer. JLR Design Group DOES NOT provide stamped or engineered drawings for permit review and Construction, this including Mechanical, Electrical, Plumbing and/or Structural engineering services and documents. These services are to be provided by others. JLR Design Group will only assist the design team in coordinating information as it relates to foodservice equipment and spatial foodservice design. Further, JLR Design Group will assist the architect and owner with gathering the proper information and documents to be submitted to local health and Building departments or Authority Having Jurisdiction for permit review, acceptance and approval. In person or online Submittal and filing of health department required documents and paperwork is to be provided by others. This Fee Proposal DOES NOT include Construction MEP Rough-in Drawings, Equipment Procurement, Equipment Delivery, Equipment installation and Site coordination. These services are to be provided by the Kitchen General Contractor, Equipment Contractor and or the Owner.

III. Schedule and Acceptance:

Acceptance of this proposal is to be in writing.

Proposed by:
JLR DESIGN GROUP, INC.

Agreed and Accepted by:
(Company/ Client name)

By: Garrett Lennon, FCSI

By: _____

Signature: _____

Signature: _____

Title: Principal/ Owner

Title: _____

Date: 11/04/2022

Date: _____

11/04/2022

Kim Young
Bassetti Architects
71 Columbia St, Suite 500
Seattle, WA 98104

Re: Evergreen High School

Dear: Kim

JLR Design Group is pleased to provide this fee proposal for the GCCM coordination services for the Evergreen High School Project. The scope of services are listed below.

I. Scope of Services

- 1.1 JLR will provide coordination services to Bassetti Architects for the GCCM coordination as it relates to the foodservice scope of work. This includes the budget reconciliation and Value Engineering Exercises as they relate to the 114000 Foodservice Scope of work.

II. Compensation:

For the Scope of services outlined above, JLR Design Group will provide their consulting services for a fee total of.....**\$2,800.00**

Note: If the project goes beyond the stated allowable hours per the fees stated above, JLR will continue work on a per hour basis at a rate of \$150.00/hour with approval and at direction of the owner.

III. Reimbursable Expense:

In addition to the consulting fees listed above, JLR shall be reimbursed for reasonable out of pocket expenses for travel and lodging directly related to this project.

IV. Exclusions:

This Fee Proposal is for Foodservice design and Equipment Specification only, as they relate to the design and consulting services detailed and outlined in this fee proposal. JLR Design Group, Inc. is not a licensed architect. JLR Design Group, Inc. is not a licensed engineer. JLR Design Group DOES NOT provide stamped or engineered drawings for permit review and Construction, this including Mechanical, Electrical, Plumbing and/or Structural engineering services and documents. These services are to be provided by others. JLR Design Group will only assist the design team in coordinating information as it relates to foodservice equipment and spatial foodservice design. Further, JLR Design Group will assist the architect and owner with gathering the proper information and documents to be submitted to local health and Building departments or Authority Having Jurisdiction for permit review, acceptance and approval. In person or online Submittal and filing of health department required documents and paperwork is to be provided by others. This Fee Proposal DOES NOT include Construction MEP Rough-in Drawings, Equipment Procurement, Equipment Delivery, Equipment installation and Site coordination. These services are to be provided by the Kitchen General Contractor, Equipment Contractor and or the Owner.

III. Schedule and Acceptance:

Acceptance of this proposal is to be in writing.

Proposed by:
JLR DESIGN GROUP, INC.

Agreed and Accepted by:
(Company/ Client name)

By: Garrett Lennon, FCSI

By: _____

Signature: _____

Signature: _____

Title: Principal/ Owner

Title: _____

Date: 11/04/2022

Date: _____

Proposal – Amendment #2

To: Dan Miles, AIA, on behalf of Bassetti Architects – Seattle, WA
Project: Evergreen High School Replacement – Highline School District – Burien, WA
Subject: Proposal for Selected Theatre Consulting & Design Services
Date: ~~October 14, 2019~~ ~~REVISED 11/4/2021 – V02~~ ~~Amendment #1 – 5/20/2022~~
November 4, 2022 – Amendment #2
From: K. Paul Luntsford, ASTC, LC















Amendment #2:

- **We have prepared this Amendment #2 Proposal, in response to a request to Add GCCM Coordination Services to our scope of work. Please see Item ‘M’ under ‘Other Basic Services / Additional Services’ herein, for a description and fee for adding this scope of work to our services.**

Amendment #1 (Issued 5/20/2022)

- This Amendment #1 of our original 11/4/2021 V02 Proposal is based on information in the 5/13/22 Memorandum from Bassetti. The Memorandum identifies the revised MACC, and certain Additional Services (AS) tasks. Please refer to revisions herein, identified in Bold / Italic text. Previous proposal items that no longer apply have been deleted.

Our original proposal was based on your email request, dated 10-8-2019. Our development of original scope and fee was based on documents which you provided with your initial request, and supplemental documents you sent on 10-11-2019. These documents are:

Name	Date modified	Type	Size
 190521_Highline Interview.pdf	5/20/2019 2:10 PM	PDF Document	31,923 KB
 191007 Evergreen High School - Schedule.pdf	10/8/2019 4:05 PM	PDF Document	1,886 KB
 191007_MainContract_CnsltPropMemo.pdf	10/8/2019 4:09 PM	PDF Document	276 KB
 C401-2017 - Architect Consultant Agreement_BA Template.pdf	8/17/2018 12:45 PM	PDF Document	308 KB
 Evergreen GIS.pdf	5/7/2019 11:35 AM	PDF Document	1,359 KB
 Evergreen Master Plan Option A.pdf	5/17/2019 6:33 PM	PDF Document	46,046 KB
 Evergreen Master Plan Option B.pdf	5/17/2019 6:32 PM	PDF Document	45,945 KB
 HPS Evergreen Site Analysis.pdf	5/20/2019 4:57 PM	PDF Document	8,594 KB
 Transmittal - 00001.pdf	10/8/2019 4:21 PM	PDF Document	77 KB
Name	Date modified	Type	Size
 190514 RFQ_Program_Area Detail.pdf	10/13/2019 2:42 PM	PDF Document	95 KB
 190514 RFQ_Program_Area Summary.pdf	10/1/2019 5:37 PM	PDF Document	62 KB
 190514 RFQ_Program_Capacity Summary...	10/1/2019 5:26 PM	PDF Document	51 KB
 EvergreenCourseCatalog2019-201.pdf	10/1/2019 3:18 PM	PDF Document	566 KB
 Transmittal - 00003.pdf	10/11/2019 5:18 PM	PDF Document	76 KB

SPECIFIC PROJECT INFORMATION

Our scope of work includes the following phases:

- Schematic Design (Incl Restart)
- Design Development
- Construction Documents
- Bids / Proposals
- Construction Administration
- Project Closeout.

AREA OF INVOLVEMENT

For Basic Scope, our areas of involvement are limited to two portions of the building, each having different levels of engagement.

1. Auditorium / Stage

- a. For this area, we have included advisory & review services to assist Bassetti and selected other consultants in understanding definition of the form and features appropriate to the space, within the program document boundaries.
- b. We have also included provision of details, layouts and specifications for building components that we recommend be developed by Bassetti and/or selected team consultants other than PLA. Examples would be Catwalks, Stage Galleries, Stage Floor System, and other performing arts specific building elements whose design would normally be found as part of the deliverables created by the licensed members of the team. Our contribution is considered recommended criteria.
- c. We include design, specification and deliverables for a select set of theatre equipment systems, such as manual / motorized stage rigging, stage tracks, stage drapes, flown and portable concert shell panels / towers, orchestra pit filler decks, portable stage lighting fixtures, fixed audience seating, theatre general and stage lighting controls, stage lighting distribution devices, theatre general lighting fixtures.
- d. We include meetings, site visits, substitution request review, submittal review, RFI review, punchlist, backpunch, O & M review and confirmation of suitable commissioning and training.

2. Back of House Support Spaces

- a. For this area, we have included advisory & review services to assist Bassetti and selected other consultants in understanding definition of the form and features appropriate to the space, within the program document boundaries. This includes advice on placement, relationships, clearances for movement of students and equipment, etc....
- b. We have also included provision of criteria for building components that we recommend be developed by Bassetti and/or selected team consultants other than PLA. Examples would be lighting criteria for dressing rooms, makeup stations, set, prop and costume areas; counter locations, sink requirements, racking and casework criteria, environmental control and other performing arts driven criteria for elements whose design would normally be found as part of the deliverables created by the licensed members of the team. Our contribution is considered recommended criteria.

SELECTED TECHNICAL SYSTEMS (THEATRE)

- 096551 – Stage Wood Flooring: Provide design concept details in PDF and CAD, and include DOCX written specification, licensed for use by Architect in developing deliverables. Licensing is for this project only and may not be used on other projects or distributed to third parties for any reason not directly related to this project. (will also need BAI and Struct collaboration)
- 116160 – Definition of Qualification Requirements for Approved Theatre Stage Rigging Fabricator / Installer: Perform research into qualified candidates, and provide specification section defining qualifications and listing pre-approved entities.
- 116161 – Stage Rigging & Drapes – Provide Design, Drawings and Specs for stage equipment systems used to move scenery, lighting and concert shells.
- 116164 – Orchestra Pit Filler System: Provide Design, Drawings and Specs for Orchestra Pit Filler System, including fall safety net.
- 116166 – Flown Acoustic Concert Reflector System: Provide Design, Drawings and Specs for flown acoustic concert shells, including integral lighting, plus portable shell towers.
- 116171 – Production / Stage Lighting Fixtures: Design, Drawings and Specs (includes accessories)
- 126113 – Auditorium Seating; Fixed & Upholstered: Design, Drawings and Specs (includes accessories)
- 260961 & 260962 – Stage & House Lighting Controls and Distribution Devices: Design, Drawings and Specs (will also need EE collaboration)
- 260963 - House / General Lighting Fixtures: Design, Drawings and Specs (EE handles engineering, EXIT and emergency power)

BASIC SCOPE OF SERVICES BY PHASE

SCHEMATIC DESIGN

- Assist BAI with development of basic interior layout for auditorium and stage.
- Assist BAI with development of simple plan level layouts for auditorium and stage, including:
 - Level 0 - Orchestra Pit Level
 - Level 1 - Stage and Main Auditorium Level
 - Level 2 - Technical Booth and Side Lighting Boom Level
 - Level 3 - Catwalk Level
 - Level 4 – Loading Gallery Level
- Identify fundamental scope of selected technical equipment systems
- Prepare narrative defining Schematic Design recommendations for auditorium, stage and selected technical systems.
- Assist BAI with development of catwalk and technical circulation solutions for costing purposes.
- Prepare cost opinion for selected technical systems.
- Attend (1) Schematic Design review meeting with BAI and Owner staff representatives.
- Participate in design coordination meetings every other week, using online software.

DESIGN DEVELOPMENT

- Using building shell model from BAI, add selected technical equipment systems content to model, and create sheet views, that define the systems scope for Owner team understanding and GCCM rough cost confirmation.
- Provide a rough spec narrative for selected technical equipment systems.
- Provide a DD level cost opinion for selected technical equipment systems.
- Collaborate with BAI and their other team consultants to inform their design toward theater values, including provision of guidelines, sketches, narratives, shared/usage licensed details.
- Participate in design coordination meetings every other week, using online software.

- Provide EE with theatre lighting systems load approximation, including probable demand factors.
- Provide ME with theatre lighting system heat load approximations, including probable demand.
- Provide SE with theatre rigging system gravity load maximum values, and counterweight stack loads.

CONSTRUCTION DOCUMENTS

- Continuing from an approved DD submittal set, finalize selected technical equipment systems content to model, and update / add to sheet views, that define the systems scope for Owner team understanding and GCCM construction cost confirmation.
- Provide a final specification for selected technical equipment systems.
- Provide a CD level cost opinion for selected technical equipment systems.
- Continue to collaborate with BAI and their other team consultants to inform their design toward theater values, including provision of guidelines, sketches, narratives, shared/usage licensed details.
- Participate in design coordination meetings every other week, using online software.

BIDS & PROPOSALS

- Review and advise BAI regarding legitimate requests for approval of substitute products, for the systems in our scope.
- Review our drawings for any inconsistencies, and prepare Addenda as needed for updating.
- Review and respond to legitimately submitted written questions from the contractor and potential subcontractors regarding the content of our deliverables. Responses are to BAI.

CONSTRUCTION ADMINISTRATION

- Review and advise BAI regarding Equipment Submittals, for the selected technical systems in our scope.
- Provide courtesy review and advise BAI regarding Equipment Submittals, for selected systems in the scope of others, solely for theatre values to assist in prevention of conflicts. Examples are:
 - Rigging support beams
 - Catwalk fabrication details
 - Stage Floor system details
 - Fire Protection Sprinkler / standpipe details at stage.
- Review and respond to legitimately submitted written Requests for Information from the contractor regarding the content of our deliverables. Responses are to BAI.
- Assist BAI in creation of ASI documents, when and as needed, with regard to applicable theatre scope matters.
- Perform (2) site visits for work observation progress, with follow-up reports, prior to substantial completion notification.
- Perform (1) site visit for work observation punchlist review, with follow-up report, after substantial completion notification.
- Perform (1) site visit for work observation backpunch review, with follow-up report, after Contractor has confirmed completion of prior punchlist corrections.

PROJECT CLOSEOUT

- Review of Contractor's O & M Manuals for the systems in our scope
- Confirmation that Owner Staff has been trained per spec requirements, for systems in our scope.

----- END OF BASIC SCOPE OF SERVICES -----

----- PROPOSAL CONTINUES ON FOLLOWING PAGES -----

FEE FOR BASIC SCOPE OF SERVICES:

- **OBS 9 – Theater / Auditorium Design** _____ **\$89,000 (Fixed Fee)**

OTHER BASIC SERVICES / ADDITIONAL SERVICES

A. **OBS 1 - Preliminary Programming / Cost Modeling (Theatre / Back of House Only)**

Note: OBS1 services were completed and invoiced in 2020, during Schematic Design – Round 1.

1. Collaboration with BAI to develop optimized footprint plan and relationship plan for stage, auditorium, vestibules, back of house support space, equipment and student circulations for normal day, rehearsals and performance times.
2. Assist BAI with development of basic form of auditorium, stage, including vertical and technical circulation paths.
3. Assist BAI with development of auditorium and stage vertical dimensions and massing.
4. Assist with preparation of conceptual cost model for theatre, by providing conceptual cost data for selected technical systems.

OBS 1 FEE ADDER: Not to Exceed 8 hours @ \$175 / hour. **(Max \$1,400)**

B. **OBS 2 – Visioning / Programming / Concept Design (Theatre / Back of House Only)**

Note: OBS2 services were completed and invoiced in 2020, during Schematic Design – Round 1.

1. Attend (1) 2-day set of program & functions review meetings with BAI and Owner staff representatives.
2. Follow-through with BAI to refine work of OBS 1, based on information derived from meetings with staff during OBS 2 process.
3. Update conceptual cost model for theatre technical systems.

OBS 2 FEE ADDER:

Not to Exceed (16) hours of meetings and follow-through @ \$175 / hour **(Max \$2,800)**

C. **OBS 9a – Variable Acoustic Drapes & Tracks @ Music Rooms**

1. Design, specification and deliverables for variable acoustic drape / track system in Music Room(s), using criteria furnished by Acoustic Consultant.
2. Includes services in all phases of work.

OBS 9a Music Drapes FEE ADDER: _____ **\$1,800 (Fixed Fee)**

D. **OBS 9b – Selected Technical Systems @ Digital Video & Photography Studio**

1. Design, specification & deliverables for Pipe Grid / Batten Arrays, for support of lighting, drops, drapes, seamless rolls and effects
2. Design, specification & deliverables for digital production lighting systems and their support infrastructure for outlets and data.
3. Design, specification & deliverables for general purpose Work / Teaching Lighting, compatible with colorimetry of production lighting.
4. Design, specification & deliverables for lighting Controls for production and effects.
5. Design, specification & deliverables for drapery tracks and switchers
6. Design, specification & deliverables for Green Screen fabric drops, floor cloths and specialty accessories for digital keying production.
7. Assist BAI in design, specification and placement of hard wall for green screen backdrop.

8. Includes services in all phases of work.

OBS 9b Digital Studio FEE ADDER: _____ **\$6,400 (Fixed Fee)**

E. **OBS 9c – Specialty Dance Floor @ Dance / Aerobics / Movement**

1. Provide license for BAI to use PLA specialty details in REVIT, along with specialty specification for simple sprung dance / aerobics / movement studio floor.
2. Provide assistance to BAI for layout and application of spec and details.
3. Includes applicable related services in all phases of work.

OBS 9c Dance Floor FEE ADDER: _____ **\$ 900 (Fixed Fee)**

F. **OBS 9d – Creative Arts Studio Consulting & Design**

1. Advisory & review services to assist Bassetti and selected other consultants in understanding definition of the form and features appropriate to the space, within the program document boundaries. This includes advice on placement, relationships, clearances for movement of students and equipment, etc....
2. Provision of details, layouts and specifications for building components that we recommend be developed by Bassetti and/or their selected team consultants other than PLA. Examples would be Stage Floor System and other performing arts specific building elements whose design would normally be found as part of the deliverables created by the licensed members of the team. Our contribution is considered recommended criteria.
3. Design, specification and deliverables for a select set of theatre equipment systems suitable for a multi-purpose space intended for teaching arts, not for performances with audiences:
 - a. Theatrical Pipe Grid System
 - b. Stage tracks & stage drapes
 - c. Portable stage lighting fixtures
 - d. Portable audience seating and risers
 - e. General and stage lighting controls
 - f. Stage lighting distribution devices
 - g. General lighting fixtures.
4. Includes applicable related services in all phases of work

OBS 9d FEE ADDER: _____ **\$7,800 (Fixed Fee)**

G. **OBS 17 – As Constructed Record Drawings (Theatre Only)**

1. REVIT/CAD, only for those items where PLA provided Deliverables, using Contractor markups.

OBS 17 FEE ADDER: _____ **\$1,100 (Fixed Fee)**

H. **OBS 18 – VE participate / incorporate (Theatre Only)**

1. Review and respond, only for those items in PLA scope.

OBS 18 FEE ADDER: Not to Exceed (8) hours @ \$150 / hour **(Max \$1,200).**

I. **OBS 19 – Constructability participate / incorporate**

1. Review and respond, only for those items in PLA scope.

OBS 19 FEE ADDER: Not to Exceed (8) hours @ \$150 / hour **(Max \$1,200).**

J. **OBS 20 -- Commissioning Assistance (Design/CA)**

1. Prepare and Provide Programming Schedules for Lighting Controls in PLA scope of work

OBS 20 ADDER: Not to Exceed (8) hours @ \$150 / hour **(Max \$1,200).**

K. **OBS 22 – Conformed Set**

1. REVIT/CAD/PDF incorporation of any addenda items during bid, only for those items where PLA provided Deliverables.

OBS 22 FEE ADDER: _____ **\$1,100 (Fixed Fee)**

L. **AS 49 – Delayed SD Restart**

1. Delayed SD Restart, allowing for owner changing design criteria requirements for performing arts elements necessitating complete reworking of prior SD efforts.

AS 49 FEE ADDER: _____ **\$4,750 (Fixed Fee)**

M. **GC/CM Coordination**

1. *Coordinate with GC/CM, pertaining to PLA scope of work*

GC/CM FEE ADDER: _____ **\$2,410 (Fixed Fee).**

TERMS & CONDITIONS

Please refer to attached EXHIBIT 'A' – Proposal Terms and Conditions, which is an integral part of the proposal.

STAFFING

Senior staff assigned to this project will be:

Principal in Charge:	Paul Luntsford
Senior Consultant / Project Lead:	Chris Ochocki
Project BIM Manager / Design Consultant	Chris Ochocki
Project Administration and Support	Matt James & Jessica Irish

CONCLUSION

Please consider this proposal as our offer. We appreciate being considered for this opportunity to continue our relationship with your firm.

Respectfully Submitted,

PLA Designs, Inc.



K. Paul Luntsford, ASTC, LC

Principal



EXHIBIT A
PROPOSAL TERMS AND CONDITIONS:

These Terms and Conditions further define the basis of this Proposal and govern its complete content:

1. All references herein to the word "Consultant" refer to PLA Designs, Inc. of Hillsboro, OR. All references herein to the word 'Client' refer to Bassetti Architects of Seattle, WA.
2. All references to the words "Instruments of Professional Services" refer to the electronic or physical deliverable drawings, sketches, BIM content, specifications, data sheets, email produced or provided by the Consultant, and commentary markups made by the Consultant on documents prepared or provided by others.
3. Consultant is not an engineering firm, and does not retain services of professional registered engineers, directly or by subcontract, and has not included any direct or indirect supervisory services for electrical engineering oversight / review of the lighting & lighting control design content, or structural engineering oversight / review of the lighting pipe batten or stage rigging systems. Deliverables furnished by Consultant will not have a seal or signature by a professional registered engineer.
4. Consultant reserves the right to adjust the fee or scope of the work defined herein, during the course of contractual review and negotiation, relative to the degree the Prime Agreement and Sub Consultant agreement are deviated from default AIA B103 and C401 language, and to the degree deviations affect the work effort or risk sharing aspects of Consultant's role in executing their scope effectively.
5. Consultant will comply with insurance coverages required of Consultants, but only to the degree that Consultant is able to obtain increased coverages, should our standard coverages be insufficient.
6. Design and documentation of general power outlets, Alarm and low-voltage building technology systems, EXIT and Emergency lighting in the building areas where the Consultant has design scope are not part of the Consultant's scope.
7. Opinions of Probable Cost for Equipment prepared by the Consultant will not include rough estimations for general building materials and installation of general building infrastructure elements, such as structural steel and electrical items. Supplemental input from other consultants and/or contractors should be obtained by Client in order to have a complete installed cost amount.
8. Consultant will produce all deliverables using REVIT 2021 or REVIT 2022 at the choice of Client, but shall use their own sheet numbers, sheet titles, scope boxes and view depths that Consultant determines best serves accurate 2D deliverables and 3D model communication of the unique systems that are part of their scope.
9. The Client agrees that electronic transmission of information shall be considered equivalent to physical delivery of correspondence, except for any physical Deliverables referenced herein.
10. All materials produced by Consultant, and the content contained therein, are Instruments of Professional Service and are not Products. They are furnished to the Client for use under a limited license for this particular project only. No right of unlimited use or ownership of the documents is conveyed by transmission of work product by Consultant to the Client. The documents and the intellectual property contained therein (in any form) provided by Consultant to the Client, or to third parties at the request of the client, are the sole property of Consultant and may not be reproduced or distributed to third parties who are outside of the scope of this particular project, nor used in part or in whole for other projects. Consultant claims full copyright protection for the content and presentation represented in the Instruments of Professional Services on this project. The Client agrees to instruct, and be responsible for compliance with this condition, with regard to all staff members, volunteers, vendors, contractors and other consultants or designers engaged by the Client, for the benefit and protection of the interest of Consultant, with regard to the value of intellectual property belonging to Consultant.
11. Consultant does not include specification or supervision of the contractor's means and methods regarding maintaining safe working conditions during execution of the work, within the scope of its proposed services.

EXHIBIT A
PROPOSAL TERMS AND CONDITIONS:

12. Schedule established in the documents used to prepare this proposal affect the content of this proposal. Changes to the schedule may have cost impact to fee and may affect content of deliverables. Technical changes by manufacturers over long schedule periods may require re-design in order to keep current with best practices. Such re-design will be performed as an Additional Service. Consultant bears the obligation to notify Client if a project delay has transpired to the point where significant technical changes warrant design re-work, and shall issue a proposal as timely.
13. Additional Services and Expenses not included in scope include, but are not limited to:
 - EXCESS transportation and living expenses in connection with out of town travel (greater than 50 miles round trip from our origin office location) beyond that already in our Basic Services.
 - Renderings, models, mock-ups and 3D computer modeling requested by Client
 - Expense of reproductions, postage, couriers, handling / delivery of our Instruments of Service borne directly by us
 - Expense of any additional insurance coverage or limits, including professional liability insurance, requested by our Client or Owner in excess of that currently carried by us
 - Verification and documentation / creation of existing building elements as backgrounds.
 - Photographic or other documentation of existing conditions and/or conditions during construction
 - Expense of mylars, special media, composites and photographic production techniques
 - Testing equipment, rental fees and costs of electrician/specialist to place and remove equipment.
 - Cost of sub-consultants required for us to retain in order to augment our work with that of a licensed professional engineer at the request or direction of authorities with jurisdiction.
 - EXIT and emergency egress lighting or power generation and distribution of same.
 - Engineered Acoustics, Noise and Vibration Control; Audio and Video Systems Design
 - WA State Energy Code Worksheets for Lighting
 - Any Added Services items specifically identified in the main body of the proposal.
 - All other scope, services and deliverables not specifically identified as included in this proposal are specifically excluded without the need for naming each exclusion.
14. This proposal is predicated upon expectation that it shall be included a part of an executed agreement either in whole, or by extraction and duplication to a separate document containing the same content in context.

END EXHIBIT A: PROPOSAL TERMS AND CONDITIONS.

PLA DESIGNS, INC
PERFORMANCE SPACE CONSULTANTS
PORTLAND, OR – SEATTLE, WA

HOURLY BILLING RATE SHEET

Principal Consultant	\$190/hour
Senior Project Lead	\$175/hour
Project Designer in Revit	\$150/hour
CA Services Lead	\$150/hour
Project Administrator	\$125/hour
Project Support Specialist	\$100/hour