



Highline Public Schools Board Action Report

Supports the Strategic Plan

DATE: January 27, 2023 (Revised February 8, 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: February 1, 2023

For Action: February 15, 2023

I. TITLE Pacific Middle School Replacement Project - Approval of Contract Amendment No. 04 and Increase of Purchase Order P201415 - Hutteball+Oremus Architecture - 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. Hutteball+Oremus Architecture was selected to design the new Pacific Middle School.

On June 3, 2020, Highline School District and Hutteball+Oremus Architecture signed an agreement to start the design of a new Pacific Middle 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.

In June 2020, the Architect's fee was calculated based on the Maximum Allowable Construction Cost (MACC) of \$58,365,600, and per the OSPI School Facilities Manual. The "Phase 1 Basic Services" was calculated at \$595,719 and "Phase 2 Basic Services" and "Additional Services" were calculated at \$5,405,592. Accordingly, the Hutteball+Oremus Architecture pre-bond and post-bond services were \$6,001,311.

The district accepted the Phase 1 (Pre-Bond) Basic Services proposal at that time and agreed to accept the Phase 2 (Post-Bond) Basic Services proposal with the passage of a future capital construction bond.

Hutteball+Oremus Architecture began the design and when the plans for a new Pacific Middle school were at nearly 50% Schematic Design Phase, 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 February 2022, the district requested Hutteball+Oremus Architecture to update the Pacific Middle School Maximum Allowable Construction Cost based on 2022-year dollar value plus escalation through July 2026 (mid-point of construction). The intent of this request was to utilize the updated construction cost estimate by Hutteball+Oremus Architecture to size the Bond 2022 appropriately. The district authorized to increase the Purchase Order P201415 by \$1,479 to accommodate the requested service.

In June 2022, the district requested Hutteball+Oremus Architecture to assist the district with additional bond preparation including attending early pre-bond meetings with the Port of Seattle and the Federal Aviation Administration (FAA). Pacific Middle School Replacement Project is anticipating receiving federal funds from the Port of Seattle and the FAA in the amount of \$3,389,368 for noise mitigation. The district authorized to increase the Purchase Order P201415 by \$10,000 to accommodate the requested service.

On November 28, 2022, Hutteball+Oremus Architecture requested the district to authorize additional services for amending the 50% Schematic Design and its cost estimate to accommodate the new 2021 Washington State Energy Code which will go into effect in July 2023 (in short, banning all fossil fuel source). The modification included, but was not limited to, increasing the main mechanical room, removing the exterior chiller, modifying the service yard to accommodate the need for a main heating plant expansion, adding a potential ground loop heat exchanger system, enlarging the size of the attic, gym, and common spaces to add adequate Dedicated Outside Air System (DOAS) units, substantially upsize the electrical infrastructure to adapt to the proposed mechanical system required by the new energy code. The district approved Hutteball+Oremus Architecture's request and increase the Purchase Order P201415 by \$37,289.

To this date with Amendment No. 04, the approved purchase order for its pre-bond services performed through the completion of 50% of the Schematic Design is \$644,714.48.

The following is the history of the Purchase Order P201415 and its changes to this date:

Date: 6/3/2020	Original PO:	\$595,719.00
Date: 2/25/2022	Accommodate the overspent PO:	\$227.48
Date: 2/25/2022	PO Increase:	\$1,479.00
Date: 6/24/2022	PO Increase:	\$10,000.00
Date: 09/23/2022	PO Increase:	\$37,289.00
	PO Balance to date:	\$644,714.48

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

The updated Maximum Allowable Construction Cost (MACC) based on 2023 dollars is \$80,000,000, not including the \$20 million dollars predicted escalation through July 2026. Accordingly, the Hutteball+Oremus Architecture pre-bond and post-bond services increase from \$644,714.~~38 48~~ to ~~\$X,XXX,XXX~~7,217,801. Which resulted in an increase of ~~\$6,573,086.52~~X,XXX,XXX in the Purchase Order P201415. The architect's total remaining compensation in connection with the project for post-bond services is \$6,573,086.52 ~~\$X,XXX,XXX~~.

Hutteball+Oremus Architecture's 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.

District staff recommends the Highline School Board approve Contract Amendment No. 04 and the increase of Purchase Order P201415 in the amount of ~~\$\$6,573,086.52 X,XXX,XXX~~, which will bring the "to date" balance contract from \$644,714.38 to a total contract of ~~\$7,217,801\$X,XXX,XXX~~. This amendment includes confirmation of the revised anticipated delivery model for the New Pacific Middle 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 Pacific Middle School Replacement Project.

IV. RECOMMENDED MOTION

I move that the Highline School Board approve Contract Amendment No. 04 and increase Purchase Order P201415 with Hutteball+Oremus Architecture for ~~\$6,573,086.52 \$X,XXX,XXX~~ to continue with the post-bond services of the new Pacific Middle School Replacement Project.

V. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this action will be in the amount of ~~\$\$6,573,086.52X,XXX,XXX~~.
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 -- Hutteball+Oremus -- Amendment No. 04 to Architectural Services Agreement -- (for approval)
2. Pacific Middle School Additional Request Exhibit A-- Hutteball+Oremus (for reference)

AMENDMENT NO. 4 TO AGREEMENT BETWEEN OWNER AND ARCHITECT

This Amendment No. 4 (“Amendment”) to the AIA B101-2017 Agreement Between Owner and Architect executed between Highline School District (“School District”) and Hutteball & Oremus Architecture, Inc. (“Architect”) is made and entered into as of February , 2023 (“Effective Date”). The School District and the Architect are collectively referred to as the “Parties.”

RECITALS

A. On or about June 3, 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 Pacific Middle 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. The Architect’s authorization to proceed with its Phase 2 Basic Services was contingent on the School District passing a bond funding construction of the Project. The Architect’s Phase 1 Basic Services were completed in August 2020, and the Architect’s Phase 2 Basic Services are ongoing.

C. The School District issued Purchase Order No. P201415 related to the Agreement on or about June 3, 2020, totaling \$595,719.00 to account for the Architect’s Phase 1 Basic Services.

D. Subsequent to issuance of Purchase Order No. P201415, the School District authorized the following three increases to the Purchase Order: (1) increase of \$1,479 on February 25, 2022, related to preparation of updated cost estimates in preparation for bond issue, (2) increase of \$10,000 on or about June 24, 2022, to account for additional bond preparation and related activities, including the Architect’s attendance at early pre-bond meetings with the Port of Seattle and the Federal Aviation Administration (FAA); and (3) increase of \$37,289 on or about November 28, 2022, to account for certain Additional Services and design changes based on new Washington State Energy Code requirements (as memorialized in Amendment No. 3 to the Agreement).¹

E. Through the date of this Amendment No. 4, the Architect’s total authorized compensation in connection with the Project is \$644,714.48.

F. The School District and the Architect desire to further amend the Agreement to (1) memorialize the School District’s authorization for the Architect to proceed with the

¹ The Purchase Order was also adjusted in the amount of \$227.38 on or about February 25, 2022, to account for a clerical error.

remainder of its Phase 2 Services through completion of the Project, (2) establish a revised Maximum Allowable Construction Cost (MACC) for the Project, consistent with the GC/CM delivery model intended to be used for the Project; (3) establish a revised schedule for the completion of design and construction of the Project, and (4) finalize the Architect's total compensation for the Project, consistent with the revisions to the MACC and Project schedule established by this Amendment.

G. 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. By this Amendment, the Architect is authorized to perform the remainder of its Phase 2 Services through completion of the Project.

3. The MACC for the Project established pursuant to Article 1.1.3 of the Agreement is increased to \$80,000,000 (not including Washington State Sales Tax (WSST)).

4. The anticipated design and construction milestone dates established pursuant to Article 1.1.4 of the Agreement are revised as follows:

- Article 1.1.4.1: Design phase milestones:
 - Schematic Design: 6/21/23 – 12/23/23
 - Design Development: 12/6/23 – 7/16/24
 - Contract Documents: 7/17/24 – 5/20/24
- Article 1.1.4.2: Construction commencement date:
 - Notice to Proceed: 7/23/25
- Article 1.1.4.3: Substantial Completion
 - Substantial Completion: 7/20/27

5. Based on the amendment to the MACC for the Project and revised schedule established herein, the School District and the Architect have agreed to increase the Architect's Phase 2 compensation by \$1,167,495.

6. Taking into account this \$1,167,495 increase in Phase 2 compensation and the prior revisions to the Architect's compensation memorialized in the changes to Purchase Order No. P201415 outlined above, the Architect's total compensation for the Project through completion shall be as follows:

Pre-Bond

Pre-Bond – Basic Services Fee for 50% SD	\$341,439	0.43%
Pre-Bond – Other Basic Services	\$245,180	0.31%
Pre-Bond Reimbursable Expenses Allowance	\$9,100	0.0114%
Pre-Bond Additional Services Requested by Owner	\$48,995	0.06%
TOTAL PRE-BOND FEE – 50% Schematic Design	\$644,714	0.81%

Post-Bond

Post-Bond – Basic Services Fee for 50% SD to Final Completion	\$4,858,561	6.07%
Post-Bond – Other Basic Services	\$1,645,526	2.06%
Post-Bond Reimbursable	\$69,000	0.09%
TOTAL POST-BOND FEE 50% SD to Final Completion	\$6,573,087	8.22%

Pre-Bond + Post-Bond

TOTAL PROJECT FEE	\$7,217,801	9.02%
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7. To account for the revised, global compensation set forth above, Purchase Order No. P201415 shall be increased in the amount of **\$6,573,086.52** (from \$644,714.48 to \$7,217,801).

8. The total compensation set forth in Paragraph 6 assumes that the RCW 39.10 GC/CM delivery model will be used for the Project. If the delivery model for the Project is changed to competitive bidding pursuant to RCW 28A.335.190, the Architect's compensation will be appropriately reduced.

9. The total compensation set forth in Paragraph 6 of this Amendment supersedes and replaces the figures outlined in Article 11.1.1 of the Agreement. The Architect's compensation is further described in Attachment A, which shall apply only to the extent it is consistent with this Amendment and the Agreement.

10. 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 10 supersedes and takes precedence over any inconsistent terms in the Agreement.

The Amendment No. 4 is executed as of the Effective Date.

Highline School District

Hutteball & Oremus Architecture, Inc.

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

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



January 25, 2023

Ms. Ellie Daneshnia, Executive Director
Capital Planning & Construction
Highline Public Schools
17810 8th Avenue South, Building A
Burien, WA 98148
ellie.daneshnia@highlineschools.org

**Re: Pacific Middle School – Purchase Order No. P201415
Owner Architect Contract Addendum & Fee Revision**

Dear Ellie:

An Owner/Architect Agreement was executed for the Pacific Middle School Replacement project on June 3, 2020. The Agreement anticipated completion of Phase 1, “Pre-Bond Services” consisting of all the Architect’s services through completion of 50% Schematic Design. These services were completed in August of 2020.

We are requesting authorization to proceed with Phase 2, “Pre-Bond Services” as outlined in the Owner Architect Agreement and to request consideration of the revised fee, dated January 20, 2023, which is attached to this letter. As you are aware, the timing of our services and the Maximum Allowed Construction Cost (MACC) for the project has materially changed from our initial fee proposal included in the 2020 Agreement. Our services proposal was based on the understanding that the bond issue to fund the Phase 2 Work would run in November of 2020 and we would restart work on this project shortly thereafter. In addition, our Basic Services Fee was originally based on an assumed construction cost of \$58,365,600. We have been notified that the new MACC for this project is \$80,000,000 plus added inflation to the mid-point of construction which is scheduled for April 2026.

As a result of the changes to the initial information noted above, we propose the following revisions to our Agreement:

- Article 1.1.3: The Owner’s budget for the Cost of the Work for the Project, (“MACC” or “budget”) is \$80,000,000.
- Article 1.1.4.1: Design phase milestones:
 - Schematic Design: 6/21/23 – 12/23/23
 - Design Development: 12/6/23 – 7/16/24
 - Contract Documents: 7/17/24 – 5/20/24
- Article 1.1.4.2: Construction commencement date:
 - Notice to Proceed: 7/23/25
- Article 1.1.4.3: Substantial Completion
 - Substantial Completion: 7/20/27

The Basic Services Fee Adjustment proposal based on the revised MACC has increased \$1,406,236. The Other Basic Services Fees have been adjusted to reflect current project scope which has resulted in a decrease of (\$238,741).

The total services fees represent a reduction from 10.37% of the MACC in our current agreement, to 9.02% of the revised MACC in this proposal.

We are requesting our purchase order be increased by \$1,167,495 to cover this material change.

Thank you for the opportunity to provide this Addendum to our Agreement. Please let me know if you have any questions or require additional information. Thank you for the opportunity of continued service to the Highline School District. We look forward to working with you on another excellent project.

Sincerely,



Kevin Oremus
Principal

Pacific Middle School
Fee Proposal Amendment

Highline School District

Date: 5/20/2020
Revised 1/25/2023

Budgeted Construction Cost Allocation

<u>New Building</u>	<u>\$/sf</u>	<u>SF</u>	<u>Cost</u>	<u>Programmed Square Footage</u>	
Arch/Struct	\$290.00	134,608	\$39,036,320	New Building	134,608 SF
Mechanical - Plumbing	\$21.00	134,608	\$2,826,768		
Mechanical - HVAC	\$100.00	134,608	\$13,460,800		
Fire Protection	\$8.00	134,608	\$1,076,864		
Electrical	\$80.00	134,608	\$10,768,640		
Site Development - Onsite	\$95.32	134,608	\$12,830,608		
MACC	\$594.32	134,608	\$80,000,000	Total	134,608 SF

Total - Maximum Allowable Construction Cost (MACC)	\$80,000,000
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BASIC SERVICES - Fee Calculation

Fee Calculation - Percentage Fee per OSPI WAC 392-343-070

<u>New Building</u>	<u>MACC</u>	<u>OSPI Fee</u>	<u>Modernization</u>	<u>Basic Services Fee</u>
	\$80,000,000	x 6.50%	=	\$5,200,000

Pre-Bond

Pre-Bond - Basic Services Fee for 50% SD	\$341,439	0.43%
Pre-Bond - Other Basic Services	\$245,180	0.31%
Pre-Bond Reimbursable Expenses Allowance	\$9,100	0.0114%
Pre-Bond Additional Services Requested by Ower	\$48,995	0.06%
TOTAL PRE-BOND FEE - 50% Schematic Design	\$644,714	0.81%

FEE PERCENTAGE PER PHASE

Schematic design	18.00%
Design Development	20.00%
Construction Documents	31.00%
Bidding	2.00%
Construction	27.00%
Closeout	2.00%
	100.00%

Post-Bond

Post-Bond - Basic Services Fee for 50% SD to Final Completion	\$4,858,561	6.07%
Post-Bond - Other Basic Services	\$1,645,526	2.06%
Post-Bond Reimbursable Expenses Allowance	\$69,000	0.09%
TOTAL POST-BOND FEE - 50% SD to Final Completion	\$6,573,087	8.22%

Pre-Bond + Post-Bond

TOTAL PROJECT FEE	\$7,217,801	9.02%
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Pacific Middle School - Pre-Bond
Fee Proposal to 50% SD

Date: 5/20/2020

Revised 1/25/2023

OTHER BASIC SERVICES - Pre-Bond

Task	Arch	Struct	Mech	Elec	Civil	Other	Markup	Total
Programming	\$80,000		\$9,800	\$3,000			1.1	\$94,080
PreDesign	\$45,300							\$45,300
Site Evaluation and Planning	\$9,000			\$3,000			1.1	\$12,300
Basic Civil Engineering (On-Site)					\$34,800		1.1	\$38,280
Landscape Consultant						\$24,000	1.1	\$26,400
Food Service Consultant						\$2,350	1.1	\$2,585
Cost Estimating	\$1,980					\$6,250	1.1	\$8,855
Renderings & Computer Modeling	\$8,000							\$8,000
Community Meetings & Presentations	\$9,380							\$9,380
Other Basic Services - Subtotal	\$153,660	\$0	\$9,800	\$6,000	\$34,800	\$32,600	1.1	\$245,180

Subtotal - Other Basic Services	\$245,180
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Pacific Middle School - Post-Bond
Fee Proposal 50% SD to Final Completion

Date: 5/20/2020

OTHER BASIC SERVICES - Post-Bond

Revised 1/25/2023

Task	Arch	Struct	Mech	Elec	Civil	Other	Markup	Total
Civil Engineering (On-Site)		\$20,000			\$255,200		1.1	\$302,720
Civil Engineering (Off-Site)								TBD
Landscape Consultant						\$108,000	1.1	\$118,800
Synthetic Turf Field						\$10,000	1.1	\$11,000
Participation in Value Analysis	\$23,570	\$3,500	\$6,690	\$6,400	\$6,000	\$2,000	1.1	\$50,619
Cost Estimating	\$9,100		\$5,310	\$8,640	\$8,000	\$36,250	1.1	\$73,120
Conformed Documents for Construction	\$8,520	\$5,000	\$4,720	\$5,120	\$2,000	\$1,500	1.1	\$28,694
As-Constructed Record Drawings	\$6,810	\$5,000	\$8,000	\$9,600	\$3,000	\$2,000	1.1	\$37,170
Post-Occupancy Evaluation	\$7,940		\$7,645				1.1	\$16,350
Telecommunications/Data Design				\$5,760			1.1	\$6,336
Audio Visual Design				\$43,200			1.1	\$47,520
Security Evaluation and Planning				\$19,200			1.1	\$21,120
Commissioning Assistance	\$1,650		\$26,685	\$10,240			1.1	\$42,268
Early Bid Packages								TBD
ELCCA	\$4,530		\$30,916	\$2,560			1.1	\$41,354
Verification of Site Utilities				\$9,600			1.1	\$10,560
Public Meeting Participation	\$6,120							\$6,120
Land Use Review Submittal	\$15,030							\$15,030
Build. Envelope Consultant Coordination	\$19,200							\$19,200
Acoustical Consultant						\$65,900	1.1	\$72,490
Participation in Constructability Review	\$18,580	\$4,000	\$7,730	\$6,400	\$4,000	\$2,000	1.1	\$45,123
SEPA Support	\$2,500				\$4,000		1.1	\$6,900
Storm Drainage Analysis & Reports	\$1,780				\$9,000		1.1	\$11,680
NPDES & SWPPP	\$720				\$3,000		1.1	\$4,020
Highline Water District Permitting					\$8,000		1.1	\$8,800
Midway Sewer District Permitting					\$5,000		1.1	\$5,500
Food Service Consultant						\$19,650	1.1	\$21,615
Environmental Sound Report						\$6,200	1.1	\$6,820
GCCM Participation	\$73,500	\$23,000	\$35,000	\$28,800	\$12,000	\$4,000	1.1	\$186,580
WSSP Documentation	\$20,500		\$8,660	\$5,120	\$3,000	\$2,500	1.1	\$41,708
WSSP Energy & Daylighting Modeling	\$4,690		\$15,900			\$14,000	1.1	\$37,580
D-Form Assistance	\$7,340							\$7,340

(Continued)

**Pacific Middle School - Post-Bond
Fee Proposal 50% SD to Final Completion**

Date: 5/20/2020

Revised 1/25/2023

OTHER BASIC SERVICES - Post-Bond (Continued)

Task	Arch	Struct	Mech	Elec	Civil	Other	Markup	Total
Signage, Graphics & Wayfinding	\$27,600							\$27,600
FF&E Assistance	\$28,420							\$28,420
Emergency Responder Performance	\$0			\$6,400			1.1	\$7,040
Presentation Renderings	\$26,440							\$26,440
Enhanced Construction Admin	\$176,000		\$15,100	\$13,400	\$7,200		1.1	\$215,270
Warranty Phase	\$15,500							\$15,500
100 KW PV Solar Array				\$19,200			1.1	\$21,120
Other Basic Services - Subtotal	\$506,040	\$60,500	\$172,356	\$199,640	\$329,400	\$274,000	1.1	\$1,645,526

Subtotal - Other Basic Services \$1,645,526

Post-Bond

FEE SUMMARY 50% SD to Final Completion	
Post-Bond Basic Services	\$4,858,561
Post-Bond Other Basic Services	\$1,645,526
TOTAL POST-BOND FEE - 50% SD to Final Completion	\$6,504,087

(Continued)

**Pacific Middle School
Fee Proposal**

Date: 5/20/2020
Revised 1/25/2023

REIMBURSABLE EXPENSES

Printing/reproductions for presentations and Owner review	1.1 x direct cost
Printing for V/E, Constructability, Cost Estimator, Owner Review Sets at SD, DD, and CD	By Owner
Deliveries/Courier	1.1 x direct cost
Travel .50/mile	Basic Services except travel in excess of 200 miles/day
Phone/fax long distance charges	Basic Services

Arch	Struct	Mech	Elec	Civil	Other	Markup	Total
\$60,000	\$2,000	\$2,000	\$2,000	\$2,000	\$3,000	1.1	\$78,100

Total - Estimated Reimbursable Expenses \$78,100

FEE PROPOSAL ASSUMPTIONS

- 1 Project will be bid and constructed as a single phase. Early bid packages shall be an Extra Additional Service
- 2 Project is constructed on conventional spread and strip footings
- 3 Design of stormwater management system is included in the above fee. If concrete detention vaults are required, the structural desing by the structural engineer shall be coinsidered an Extra Additional Service.
- 4 Site will be un-occupied during construction. District is planning to move students to Olympic Middle School.

EXCLUSIONS

Surveying	Physical Models	WSSP Reporting & D-Form Process	Testing & Inspection
Geotechnical Engineering	Traffic Study	Special Foundation Design	Permitting Variances
Haz Mat Consultant	Wetland Consultant	Off-Site improvements	More than (1) Bid Package
LEED Certification	Traffic Signal Design	Off-site utility extensions	Athletic field lighting
Performance theater lighting & AV	Technology & AV Procurement	Portable Calsrooms	
ECCM & MCCM Delivery Method	Arborist	Rock walls requiring structural design	