



TO: Board of Directors
FROM: Liz Jamieson, Director of Capital Projects
SUBJECT: Approval of Contract Amendment No. 8 – McGranahan Architects
(SHS – Additional Cooling: \$34,818.00)
DATE: February 1, 2022
TYPE: Action Needed

Attached is the eighth amendment to the contract for architectural services with McGranahan Architects.

The attached contract amendment from McGranahan Architects is for additional services requested by the District to add cooling to existing Dedicated Outside Air System (DOAS) units with the goal of lessening third floor classroom temperature extremes during the late spring and early fall.

In addition to design and documentation of the change, McGranahan’s proposal includes assistance with permitting and additional construction support during installation.

The Architect’s additional Design and Construction Administration effort is as follows:

McGranahan (50 hours x \$160/hr):	\$ 8,000.00
BCE (including 10% markup):	<u>\$ 26,818.00</u>
Total:	\$ 34,818.00

We feel the amount of this request is reasonable.

Recommendation:

We recommend the board **move to approve Amendment No. 8 – Additional Services for Adding Cooling for the Third Floor at Stanwood High School, to the McGranahan Architects master contract agreement in the amount of \$34,818.00.**

AMENDMENT NO. 8 – ADDITIONAL COOLING

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

I.

This Amendment No. 8 to the Agreement for providing Architectural Services related to the new Stanwood High School, dated June 15, 2017, (the “Agreement”) by and between the Stanwood-Camano School District (the “District”) and McGranahan Architects (the “Consultant”) is dated this 19th day of January, 2022.

II.

The services to be provided by the Consultant under this Amendment include design, documentation and construction phase support to add additional cooling capability to the DOAS units that serve the third floor at Stanwood High School, as described in the Consultant’s letter of proposal dated January 12, 2022, attached as Exhibit A.

III.

The fee for the additional work authorized by this Amendment will be a lump sum amount of **\$34,818**.

IV.


This work is being added to the contract well after the completion of construction. It is being added to the original contract for the contractual convenience of the District. This additional work shall be construed as an independent project. It will not modify or extend the calculation of any time limitations for claims, either by statute or contract, for any work related to the original agreement.

V.

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

McGRANAHAN ARCHITECTS

STANWOOD-CAMANO SCHOOL DISTRICT

By: 

Christopher J. Lilley, AIA
Principal

By: _____

EXHIBIT A

2111 Pacific, Suite 100 Tacoma, Washington 98402

January 12, 2022
Liz Jamieson, Director Capital Projects
Stanwood – Camano School District
26920 Pioneer Hwy
Stanwood, WA 98292

Re: Additional Services for Adding Cooling for the Third Floor.

Dear Liz,

We respectfully submit this request for additional services for the design services related to adding cooling capability to portions of Stanwood High School. During the design process, in response to a recommendation from the VE Team, the District opted to remove mechanical cooling from the majority of the school. Last spring and again in early fall, after the building was occupied, the District found that the third floor classrooms were too warm on particularly hot days. The District, Design Team, and Contractor have discussed several ideas to remedy the concern. Ultimately the District decided to add some cooling capacity to the DOAS units that serve the third floor. They directed McGranahan and BCE to proceed with designing that modification to the system on October 21, 2021.

To help ensure the work could be executed over the summer of 2022 BCE proceeded immediately. The design work is complete and has been provided to Cornerstone for pricing.

In addition to design and documentation of the change our proposal includes assistance with permitting and additional construction support over the summer. Based on discussions with Cornerstone and their mechanical sub we believe the solution will be fairly straightforward to implement so our CA effort will be limited. It is our understanding that work will be added to Cornerstone's contract by Change Order so the project specifications and terms of the original contract will apply to this work.

Our proposed fee for this additional design and CA effort is as follows:

- McGranahan (50 hours x \$160/hr): \$ 8,000
- BCE (including 10% markup): \$ 26,818
- **Total:** **\$ 34,818**

If you need any further information or would like to discuss any aspect of this proposal, please do not hesitate to call.

Sincerely,
McGranahan Architects



Christopher J. Lilley, AIA
Principal in Charge



October 26, 2021

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

Attn: Chris Lilley, AIA

RE: Stanwood HS: Add Cooling to Select Classroom Ventilation – M&E Eng Fees – (ADD2)

Dear Chris,

We appreciate the opportunity to provide additional engineering services for the addition of cooling for selected classrooms for Stanwood High School. From multiple discussions on scope and alternatives, I have listed the breakdown of our anticipated effort below, to support the overall scope of work:

Scope of Work:

- Development of Options to counteract elevated temperatures in the upper levels of the classroom wings.
- Final Scope Verification.
- Meetings/Coordination.
- Calculations
- Develop Mechanical & Electrical drawings to support the scope of work to add cooling to selected classrooms per Option #3 of the previous discussion:
 - Add chilled water coil to DOAS-5 to serve both 2nd and 3rd floors on east side.
 - Add DX cooling to DOAS-2 in the ductwork in attic to serve the 3rd floor on west side.
 - Outdoor condensing units to be located up on the roof.
- Permitting Assistance (respond to questions, make adjustments to documents as required by AHJ).
 - Permitting submission to be by mechanical contractor.
- Construction Administration
 - Review submittals.
 - Support construction process (RFI's)
 - (1) site visit for punchlist

Total M&E Engineering Fee (Design)	= \$20,400
Total M&E Engineering Fee (CA)	= \$ 3,980
Total M&E Engineering Fee	= \$24,380

Assumptions:

- Specifications are excluded (the base project High School Specs will be utilized)
- Permitting submission to the AHJ is excluded.
- LEED process and documentation is excluded.

I am proposing to bill this project as a Fixed Fee equating to the total amount listed above. Thanks again for this opportunity to provide engineering services for this project. If you have any questions or need further information, please feel free to call.

Sincerely,

BCE Engineers, Inc.



Scott P. Zimbelman, P.E.
Principal

Approval to proceed with services as outlined above:	
_____	_____
(Signature)	(Title)

(Company)	

(Date)	