




TO: Board of Directors

FROM: Liz Jamieson, Director of Capital Projects
Gary Platt, CFO – Capital Projects 

SUBJECT: Approval of Contract Amendment No. 7 – McGranahan Architects
(MTC – Design of Cladding and Roofing: \$25,000.00)

DATE: September 1, 2020

TYPE: Action Needed

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

The attached contract amendment from McGranahan Architects is for additional services resulting from the required re-roof and new metal siding added to the old Maintenance building. When the building was first evaluated for scope of work in early 2017, it was determined it was sufficiently weatherproof. With most old buildings, once you start construction you have a better understanding of existing conditions. In this case, the building was experiencing water intrusion through the roof and exterior walls. Given the scope of improvements being made to the facility, it made sense to resolve these deficiencies.

The Architect's added work involved evaluation, exploration and discussion of several options, re-detailing all window and roof/wall/roof to wall transitions, and the production of drawings to provide direction to the contractor. We feel the amount of this request is reasonable.

Recommendation:

We recommend the board **move to approve Amendment No. 7 – Additional Services for Design of Cladding and Roofing at the MTC, to the McGranahan Architects master contract agreement in the amount of \$25,000.00.**

AMENDMENT NO. 7 – MTC CLADDING AND ROOFING
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. 7 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 24th day of August 2020.

II.

The services to be provided by the Consultant under this Amendment include design, documentation and construction phase support to add exterior metal wall cladding and a single ply roofing systems to the existing Maintenance building at the Maintenance and Technology Center.

III.

The fee for the additional work authorized by this Amendment will be a lump sum amount of \$25,000.

IV.

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

By: 

Christopher J. Lilley, AIA
Principal

STANWOOD-CAMANO SCHOOL DISTRICT

By: _____
Jean Shumate, Ed. D.
Superintendent

August 13, 2020

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

Re: Additional Services for Design of Cladding and Roofing at the MTC

Dear Liz,

We respectfully submit this request for additional services for design services related to adding exterior metal siding and re-roofing the existing maintenance building at Maintenance and Technology Center. The original project included cleaning, minor repairs and repainting of the existing exterior walls and minor patching of the existing roof for new penetrations. The cladding and roofing was added by change order during construction.

During construction we discovered significant water infiltration on the south side of the existing building. The District's envelope consultant, Cornerstone, determined that the water was coming from two sources; wind driven rain through cracks in the existing CMU walls and from a failure of the roof membrane along that edge of the building. Several options were explored to address the leaks in the CMU. Ultimately, based on Cornerstone's recommendations, the District elected to cover the wall with metal siding. The District directed us to proceed with design and documentation for that work by email on February 29. Options were also discussed to address the roof, from simple patches, to an overlay, to a full replacement. Eventually the District decided it was in their best long term interest to completely replace the roof with a new single ply membrane and new insulation and asked us to add the design and documentation of that to our work on the cladding.

As this type of work tends to do, the more we dug into the cladding design the more the scope grew and the more unique conditions we found that needed detailing. It did take us more time than we initially anticipated but in the end I believe the District will be much happier having made the decision to replace both systems. I have attached a summary of the hours we expended for this additional work, including the CA support. Our costs for that work totaled \$28,942. However, in the interest of the great working relationship we have with the District we are proposing an additional **\$25,000** for this work. If that is acceptable to the District let me know and I will prepare a contract amendment and forward it to you. 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

Labor Detail

Thursday, August 13, 2020

1:16:32 PM

McGRANAHAN ARCHITECTS

Job-to-Date through 8/31/2020

		Total Hours	Total Billing
Project Number: 1426.002 STANWOOD HS - MAINT. & TECH. CENTER			
Phase Number: 00041 Exterior Cladding			
105	LILLEY, CHRIS	18.00	3,780.00
276	BERGQUIST, MARK	20.50	3,075.00
319	BROBACK, STEVE	8.50	1,275.00
438	SCHAEFER, DUSTIN	31.50	3,622.50
481	FIELDS, BEN	104.00	14,040.00
518	PUTNEY, GREG	7.00	1,050.00
537	GOVER, JASON	21.00	2,100.00
Total for 00041		210.50	28,942.50
Total for 1426.002		210.50	28,942.50