



Highline Public Schools Board Action Report

☒ Supports the Strategic Plan

DATE: September 16, 2022

FROM: Dr. Ivan Duran, Superintendent

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

For Introduction: September 21, 2022 For Action: September 21, 2022

I. TITLE Evergreen High School Design Project - Approval of Revised Contract Amendment No.1 and Increase of Purchase Order P201331- Bassetti Architects - Architectural and Engineering Services

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

Update: Contract Amendment No.1 was approved by the Board on September 7, 2022, and since then we had to add paragraph number 8 in the amendment. The added paragraph ensures that Bassetti Architects is entitled to additional compensation if a material increase to the Maximum Allowable Construction Cost (MACC) occurs at the conclusion of the Construction Documents Phase as a result of the industry-wide escalation. For this reason, we are submitting the revised contract amendment No.1 to the board for review and approval.

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. The design budget allocated for the Evergreen High School Design Project in the 2016 bond was \$3,646,888.

The design of the new school was divided into two phases. Phase 1 (pre-bond) Basic Services consists of all the Architect's services through the completion of 50% Schematic Design. Phase 2 (typically post-bond) Basic Services and Additional Services consists of the remainder of the Architect's Schematic Design Phase services following 50% Schematic Design (SD), as well as the Architect's services during the Design Development Phase, Construction Documents Phase, Procurement Phase, and the Construction Phase.

On May 6, 2020, the board approved Bassetti Architects' Phase 1 Basic Services for \$1,046,076.00. 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 February 16, 2022, the board approved an increase to Bassetti Architects' purchase order to use the remainder of the 2016 bond budget allotted for the new Evergreen High School design to develop the design another step beyond 50 % Schematic Design. This funding enabled Bassetti to update the 2020 Evergreen Replacement

Construction Cost Model which established the project budget for the November 2022 bond. The updated cost model showed an increase in construction costs compared with the 2020 cost model. The construction cost model in 2020 was \$110,040,000 and the 2022 construction cost model is \$149,446,714 with escalation.

Based on the increased construction costs, which were reflected on the cost model during Bond 2022 planning, and the opportunity to expedite the design due to the two-year delayed bond vote, staff are requesting additional funds to increase Bassetti Architecture's purchase order by \$3,190,482.00. This would complete the design work up to 70% of Construction Documents which again facilitates earlier start of construction, resulting in reduced project cost escalation.

Should voters approve the November 2022 bond, staff will request an increase to Bassetti Architects' purchase order to complete the design and oversee the construction phase. Bassetti Architects' fee at the time of this subsequent request may reflect an increase based upon the contracted construction costs at bid. These fees were accounted for in the project budget.

District staff recommend the board approve the increase of Purchase Order P201331 and the contract amendment No.1, this amendment establishes an updated construction cost for the project and revised anticipated design and construction milestone dates for the project; It clarifies the anticipated delivery model for the project; establishes the Architect's designated representatives authorized to act on its behalf concerning the project; memorialize the School District's approval for the Architect to proceed with performing its services through completion of 70% Construction Documents.

This board approval is necessary because it supports project (architectural) cost efficiencies that significantly reduce construction cost escalation and support continuity of project timelines.

IV. RECOMMENDED MOTION

I move that the Highline School Board approve the revised Contract Amendment No.1 and increase Purchase Order P201331 with Bassetti Architects for \$3,190,482.00 to continue the design of Evergreen High School.

V. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this action will be in the amount of \$3,190,482.00

The revenue source for this motion is 2016 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 architect's costs and cease further development of the design process. This would result in a prolonged project schedule and lead to significant escalation costs from the current project budget.

VIII. COMMUNITY ENGAGEMENT

Community Engagement Required: ☐ Yes ☒ No

IX. ATTACHMENTS

1. Highline -- Bassetti -- Amendment No.1 to Architectural Services Agreement -- Rev. 09.14.2022 (for approval)
2. Exhibit A-- Bassetti (for reference)

AMENDMENT NO. 1 TO AGREEMENT BETWEEN OWNER AND ARCHITECT

This Amendment No. 1 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 September ___, 2022 (“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.

D. The School District and the Architect desire to amend the Agreement to (1) establish a revised Maximum Allowable Construction Cost (MACC) for the Project; (2) establish revised anticipated design and construction milestone dates for the Project; (3) clarify the anticipated delivery model for the Project; (4) establish the Architect’s designated representatives authorized to act on its behalf with respect to the Project; (5) memorialize the School District’s approval for (i) the Architect to proceed with performing its Phase 2 Basic Services through completion of 70% Construction Documents (also referred to as “Pre-Bond” services) and, (ii) the Architect to proceed with the balance of its Phase 2 Basic Services (also referred to as “Post-Bond” services), contingent on voter approval of a November 2022 bond measure funding the remainder of the Project, and (6) revise the Architect’s total compensation for its Phase 1 Basic Services and Phase 2 Basic Services based on the change to the MACC established herein and a delay to the School District’s overall anticipated bond schedule.

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 Maximum Allowable Construction Cost (MACC) for the Project established under Section 1.1.3 of the Agreement is amended to \$126,345,751.00.

3. The anticipated design and construction milestone dates for the Project established under Section 1.1.4 of the Agreement are revised as follows:

- Permit Submittal: October 28, 2022
- Construction Documents: May 24, 2023
- Anticipated Bid Opening: June 28, 2023
- General Contractor Notice to Proceed: July 26, 2023
- Substantial Completion: August 15, 2025

4. The Architect's fees detailed in Exhibit A hereto are based on the assumption that the competitive bidding procurement model will be used for the Project. The School District may seek approval from the Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC) to utilize the RCW 39.10 General Contractor / Construction Manager (GC/CM) delivery model for the Project. If the School District receives approval from the PRC and elects to use the GC/CM delivery model, the School District and the Architect agree that the Architect will be entitled to additional GC/CM coordination fees. If applicable, such fees shall be added to the Agreement by future amendment agreed to between the School District and the Architect.

5. Pursuant to Section 1.1.10 of the Agreement, the Architect identifies the following representatives authorized to act on its behalf with respect to the Project:

- Daniel L. Miles, Managing Principal
- Michael Davis, Design Principal
- Kim Young, Project Manager

6. By this Amendment, the School District authorizes the Architect to proceed with its Phase 2 Basic Services through completion of 70% Construction Documents. At 70% Construction Documents (approximately November 2022), the School District anticipates presenting a bond measure to voters that includes funding for the remainder of the Architect's Phase 2 Basic Services and construction of the Project. If such bond measure is fully approved and the School District secures funding for the remainder of the Architect's Phase 2 Basic Services and construction of the Project, the School District hereby authorizes the Architect to proceed with completion of its Phase 2 Basic Services. The Architect's compensation for the remainder of its services shall be as set forth in Section 7 below and Exhibit A hereto. If the bond measure is not approved and the School District does not otherwise secure funding to proceed with the remainder of the Architect's Basic Services beyond 70% Construction Documents, the Architect shall be entitled to no additional compensation beyond its "Pre-Bond" fees listed in Exhibit A hereto, and the termination for convenience provisions of Sections 9.5–9.6 of the Agreement shall apply. For the avoidance of ambiguity, no Termination Fees shall be due.

7. Based on the amendment to the MACC for the Project established herein and a delay to the School District's overall anticipated bond schedule, 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. The first paragraph of Section 11.1.1 of the Agreement is amended accordingly as follows:

The Architect's compensation for its Basic Services performed through completion of 70% Construction Documents shall be 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 (if a bond measure is approved funding such services) shall be the fixed, lump sum of \$3,055,040. Together, the Architect's compensation for its Basic Services over the course of the Project shall be \$7,580,745.

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:

Fee Summary:

Pre-Bond BASIC SERVICES	\$4,525,705
Pre Bond OTHER BASIC SERVICES	\$1,301,391
Pre Bond ADDITIONAL SERVICES	\$389,462
Pre Bond Reimbursable Expenses	\$20,000

Post Bond BASIC SERVICES	\$3,055,040
Post Bond OTHER BASIC SERVICES	\$994,617
Post Bond ADDITIONAL SERVICES	\$461,783
Post Bond Reimbursable Expenses	\$35,000

Total SERVICES	\$10,782,998
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The Architect's pre-approved Additional Services include:

- [38. PV Solar \(100 KW PV Solar Array\)](#)
- [39. WSSP Documentation and Modeling](#)
- [42. Off-Site Roads/Utilities \(Electrical Improvements – EHS Frontage\)](#)
- 43. Audio/Visual Design (Theater)
- 46. A/E Kitchen Design (Concession Stand/Student Store)
- 48. Ed Specs (Additional Ed Spec Support)
- 49. A/E Fee Additional Design (Delayed SD Restart)
- 50. Athletic Fields Design (Lighting)
- 51. Misc. Arch Services (Greenhouse Design and Documentation)
- 52. Athletic Field Design (Tennis Courts)
- 53. Misc. Arch Services (Restroom/Storage Building at Tennis Courts)
- 54. Site Work (Soil Improvements)
- 55. Site Work (Wetlands Design Coordination)
- [56. Misc Arch Services \(Expedited Permitting Coordination\)](#)
- [57. Misc. Arch Services \(PRC Presentation\)](#)

If a bond measure is not passed funding the Architect's Phase 2 Basic Services beyond 70% Construction Documents, the Architect shall be entitled only to the "Pre-Bond" compensation set forth above. No additional Termination Fees shall be due. If a bond measure is fully approved and the School District secures funding for the remainder of the Architect's Phase 2 Basic Services and construction of the Project, the Architect's compensation for completion of its services during the remainder of the Construction Documents Phase, the Procurement Phase, and the Construction Phase shall be as specified above for "Post-Bond" services.

The Architect's compensation is further described in Exhibit A hereto, which shall apply only to the extent it is consistent with this Amendment and the Agreement.

8. 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 8 supersedes and takes precedence over any inconsistent terms in the Agreement.

The Amendment is executed as of the Effective Date.

Highline School District

Bassetti Architects

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

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

EXHIBIT A

June 3, 2022 Rev 1 6/22/2022 Rev 2 7/28/22 Rev 3 8/5/2022

Ellie Daneshnia
Executive Director
Capital Planning and Construction
17810 8th Ave South
SeaTac, WA 98148

Re: Evergreen High School OA Agreement Addendum and Amendment #01

Bassetti Project No. 1914

Dear Ellie:

We executed an Owner Architect Agreement dated May 11, 2020, for the Evergreen High School Replacement project. The Agreement anticipated completion of Phase 1 Basic Services consisting of all the Architect's services through completion of 50% Schematic Design. We completed those services in July of 2020.

We are writing this addendum to our Agreement to request authorization to proceed with Phase 2 of our contract services as outlined in the Owner Architect Agreement and to request consideration of the revised fees included in enclosed contract Exhibit A revised 8/5/2022. As you know the timing of our services and the MACC for the project have materially changed from our initial fee proposal included in the agreement. We understood there would be a pause in our services while the district ran a bond measure to secure funding for the balance of the design and construction work. Our services proposal was based on the understanding that bond measure would run in November of 2020, and we would restart Phase 2 services shortly thereafter.

Our agreement fees and services rates are based on a MACC established in 2019. Article 4.2.1.1 describes additional services as those necessitated by a substantial change in the initial information for the project. We were notified on April 1, 2022, that the new MACC for the project has been established as \$126,345,751.00. We believe the revised MACC as well as delaying the start of phase 2 services for 11 months (from November of 2020 to October of 2021) both fall under the definition of substantial changes to initial information. Therefore, we are submitting this proposal to revise our Phase 2 services fees based on 2022 rates, and the revised MACC.

As a result of the changes to the initial information as 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 \$126,345,751.00.
- Article 1.1.4: Design Phase Milestones:
 - Permit Submittal October 28, 2022.
 - Construction Documents May 24, 2023
 - Anticipated Bid Opening: June 28, 2023
 - General Contractor Notice to Proceed: July 26, 2023
 - Phase 1 Substantial Completion: August 15, 2025
- Article 1.1.5: The procurement and delivery method for the project will be revised to competitive bidding pursuant to RCW 28A.335.190 at a negotiated change in the Architect's fee.
- Article 1.1.10: Architect identifies the following representatives who shall be authorized to act on the Architect's behalf with respect to the Project:
 - Daniel L. Miles, Managing Principal
 - Michael Davis, Design Principal
 - Kim Young, Project Manager

The Basic Services Fee Adjustment for this Amendment #01 proposal based on the revised MACC is **\$978,345.00**. The Other Basic Services (OBS) Fees and the Future Potential Additional Services (FPAS) Fees have also been adjusted for this Amendment #01. Please see attached Exhibit A Revised 7/28/2022 for entire fee proposal.

We are also requesting authorization to proceed with and invoice for the following FPAS items as part of this Amendment #01:

- 38. PV Solar (100 KW PV Solar Array)
- 39. WSSP Documentation and Modeling
- 42. Off-Site Roads/Utilities (Electrical Improvements – EHS Frontage)
- 43. Audio/Visual Design (Theater)
- 46. A/E Kitchen Design (Concession Stand/Student Store)
- 48. Ed Specs (Additional Ed Spec Support)
- 49. A/E Fee Additional Design (Delayed SD Restart)
- 50. Athletic Fields Design (Lighting)
- 51. Misc. Arch Services (Greenhouse Design and Documentation)
- 52. Athletic Field Design (Tennis Courts)
- 53. Misc. Arch Services (Restroom/Storage Building at Tennis Courts)
- 54. Site Work (Soil Improvements)
- 55. Site Work (Wetlands Design Coordination)
- 56. Misc Arch Services (Expedited Permitting Coordination)
- 57. Misc. Arch Services (PRC Presentation)

Fee Summary:

Pre-Bond BASIC SERVICES	\$4,525,705
Pre Bond OTHER BASIC SERVICES	\$1,301,391
Pre Bond ADDITIONAL SERVICES	\$389,462
Pre Bond Reimbursable Expenses	\$20,000

Post Bond BASIC SERVICES	\$3,055,040
Post Bond OTHER BASIC SERVICES	\$994,617
Post Bond ADDITIONAL SERVICES	\$461,783
Post Bond Reimbursable Expenses	\$35,000

Total SERVICES	\$10,782,998
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The total services fees represent a reduction from 8.94% of the MACC in our current agreement, to 8.53% of the revised MACC in this proposal. We will invoice for Basic Services on a lump sum basis. We will invoice for all other services on either a lump sum or time and expense basis as noted in Exhibit A.

Thank you for the opportunity to provide this Addendum to our Agreement. Please let me know if you have questions. Thank you for the opportunity to of continued service to the Highline School District.

Sincerely,

Daniel L. Miles AIA,
Principal



I. 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

Pre-Bond BASIC SERVICES	\$4,525,705
Pre Bond OTHER BASIC SERVICES	\$1,301,391
Pre Bond ADDITIONAL SERVICES	\$389,462
Pre Bond Reimbursable Expenses	\$20,000
Post Bond BASIC SERVICES	\$3,055,040
Post Bond OTHER BASIC SERVICES	\$994,617
Post Bond ADDITIONAL SERVICES	\$461,783
Estimated Reimbursable Expenses	\$35,000

Total SERVICES	\$10,782,998	8.53%
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		KPFF	Weisman Design Group	PCS	Metrix Mechanical & Plumbing	Hargis	RLB Robinson Cost	Stantec	JLR	PLA	Gordon Adams	Consult	Mark-Up 10%	Total A/E	Notes
II. OTHER BASIC SERVICES (OBS)		Bassetti	Civil	Landscape	Structural	Electrical	Estimator	AV / Acoustical	Food Service	Theater	Hardware	Total			
1. Ed Specs (Programming/Educational Specifications)	Hourly, NTE	157,560		15,000	9,500	11,800	6,000	4,900		1,400		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			4,900	4,900	2,800		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	26,000					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 (A/V and Acoustics Consultant)	Fixed Fee							110,100				110,100	11,010	121,110	
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	82,200					96,800	9,680	111,480	
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			0			4,300	430	4,730	
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	1,000	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	NIC	0	0	0	0	0	0	0	0	0		0	0	0	
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	820,990	293,000	256,600	57,000	153,105	166,600	117,200	131,000	37,700	115,900	12,820	1,340,925	134,093	\$2,296,008
Fees Modified from Current Contract															
Total (BS) + (OBS)															\$9,876,763

III. Future Potential Additional Services (FPAS)		KPFF	Weisman Design Group	PCS	Metrix Mechanical & Plumbing	Hargis	RLB Robinson Cost	Stantec	JLR	PLA	Gordon Adams	Consult	Mark-Up 10%	Total A/E	
		Bassetti	Civil	Landscape	Structural	Electrical	Estimator	AV / Acoustical	Food Service	Theater	Hardware	Total			
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	
35. Public Meetings (Presentations beyond 2)	Hourly, NTE	9,270										0	0	9,270	
36. BIM-contractor-coordination	NIC	0			0	0	0					0	0	0	
37. Storm Fields Drainage (Detention for Athletic Fields if requested)	NIC											0	0	0	
38. Misc. Arch Services (Utility Rebate Submittal & Coordination)	Hourly, NTE					13,500						13,500	1,350	14,850	
39. Post Occupancy Evaluation	Hourly, NTE	8,000				6,480						6,480	648	15,128	
40. PV Solar (100 KW PV Solar Array)	Hourly, NTE	14,120			2,500	18,000						20,500	2,050	36,670	
41. WSSP Documentation and Modeling (Energy Modeling)	Fixed Fee	18,160				19,800						19,800	1,980	39,940	
42. A/E Fee Additional Design (Fire Flow Enhancements if Req.)	Hourly, NTE					7,500						7,500	750	8,250	
43. Public Meetings (School Board, Beyond 2)	NIC											0	0	0	
44. Off-Site Roads/Utilities (Electrical Improvements - EHS Frontage)	Hourly, NTE	5,200					39,750					39,750	3,975	48,925	
45. Audio/Visual Design (Theater)	Fixed Fee							27,100				27,100	2,710	29,810	
46. GC/CM Coordination	NIC					0						0	0	0	
47. GC/CM Coordination	NIC						0					0	0	0	
48. A/E Kitchen Design (Concession/Student Store)	Fixed Fee					16,500			11,900			28,400	2,840	31,240	
49. Interior Design (FF&E Support)	Fixed Fee	80,000										0	0	80,000	
50. Ed Specs (Additional Ed/Spec Support)	Hourly, NTE	24,520										0	0	24,520	
51. 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	
52. Athletic Fields Design (Lighting)	Fixed Fee	10,960				20,250						20,250	2,025	33,235	
53. 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	
54. Athletic Field Design (Tennis Courts)	Fixed Fee				3,500	11,250						14,750	1,475	16,225	
55. Misc Arch Services (Restroom/Storage Building at Tennis Courts)	Fixed Fee	5,280			4,000	12,600	9,000					25,600	2,560	33,440	
56. Site Work (Soil Improvements)	Fixed Fee				24,000							24,000	2,400	26,400	
57. Site Work (Wetlands Design Coordination)	Hourly NTE	6,010	45,000									45,000	4,500	55,510	
58. Misc Arch Services (Expedited Permitting Coordination)	Fixed Fee	12,600	15,000									15,000	1,500	29,100	
59. Misc. Arch Services (PRC Presentation)	Hourly NTE	10,700										0	0	10,700	

Total (FPAS)	\$851,245
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GRAND TOTAL BASIC SERVICES + OBS + AS	\$10,727,998
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Estimated Reimbursable Expenses	\$55,000
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