

AMENDMENT NO. 1 PROFESSIONAL SERVICES AGREEMENT

This Amendment to Professional Services Agreement ("Amendment") is effective as of the date of the Mayor's signature below, and is between the City of Everett, a Washington municipal corporation (the "City"), and the person identified as the Service Provider below ("Service Provider"). The City and Service Provider are parties to the Professional Services Agreement described below, as may be previously amended ("Agreement"). In consideration of the covenants, terms and conditions set forth below, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Service Provider agree to amend the Agreement as set forth below:

Service Provider	BCRA Inc.
City Project	Lolly Huggins
Manager	LHuggins@everettwa.gov
Original Agreement Date	5/11/2023

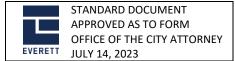
AMENDMENTS			
New Completion Date	If this Amendment changes the Completion Date, enter the new Completion Date: NA		
	If no new date is entered, this Amendment does not change the Completion Date.		
New Maximum Compensation Amount	If this Amendment changes compensation, complete the following table. If the table is not completed, this Amendment does not change compensation.		
	Maximum Compensation Amount Prior to this Amendment	\$198,750.00	
	Compensation Added (or Subtracted) by this Amendment	\$41,250.00	
	Maximum Compensation Amount After this Amendment	\$240,000.00	

Changes to Scope of Work	Scope of Work is changed by ADDING the work in the attachment to this Amendment Leaving selection as "Click for Dropdown Menu" means no change to Scope of Work.		
Other Amendments	Enter other changes to the Agreement, if any.		
	Regardless of the date(s) on which this Amendment is signed by the parties, and regardless of any Agreement completion date(s) that may have been in the Agreement prior to this Amendment, the parties agree that the Agreement is deemed unexpired and continuously in effect since the Original Agreement Date.		
Standard Amendment Provisions	This Amendment may be signed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall be deemed one and the same document. AdobeSign signatures are fully binding. Any ink, electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Amendment will be deemed an original signature and will be fully enforceable as an original signature.		
	All provisions in the Agreement shall remain in effect except as expressly modified by this Amendment.		

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the City and Service Provider have executed this Amendment.

CITY OF EVERETT WASHINGTON	BCRA, INC.
Cassie Franklin, Mayor	Ming Sing Ting Signature:
Cassie Halikiili, iviayol	Name of Signer: Ming Sing Ting
	Signer's Email Address: MTing@bcradesign.com
10/27/2023	Title of Signer: Sr. Associate Architect
Date	_
ATTEST	
Marign	
Office of the City Clerk	_





August 1, 2023

Lolly Huggins
Capital Projects Coordinator
Everett Parks & Facilities
802 E. Mukilteo Blvd
Everett, WA 98203

Sent VIA Email: lhuggins@everettwa.gov

RE: Everett Parks Restroom Renovation

Howarth Park, 1127 Olympic Blvd

ADDITIONAL SERVICE REQUEST #1

BCRA Project No. 23007.00.00

Dear Ms. Huggins:

BCRA is submitting this Additional Service Request due to changes in scope of the project. It does affect the schedule and results in an increase in fee.

Description of Change

Per COE feedback on July 13, 2023, Howarth Park will move forward with a new restroom adjacent to the existing restroom. Also, per email on July 25, 2023, COE decided not to remodel existing restroom into shelter at this time. The additional scope is to carry Howarth Park schematic layout from schematic design phase to the completion of the building. The scope of services includes architectural, structural, mechanical, electrical, plumbing and cost estimates. The phases and schedule will be similar to the other three restrooms remodel, which includes Phase 30 Construction Documents, Phase 40 Permitting, Phase 45 Bidding and Phase 50 Construction Administration. The cost estimates will be provided at 60% and 100% of construction documents. Please see attached scope of services for more details.

Additional Fees

Scope of Services	Architecture	Structural Engineering (PCS)	MEP (Design West Engineering)	Cost Estimation (Acker)	TOTAL
30 Construction Documents	\$17,500	\$5,830	\$6,575	\$4,455	\$34,360
40 Permitting	\$2,580	-	\$820	-	\$3,400
45 Bidding	\$1,680	-	\$820	-	\$2,500
50 Construction Administration	\$7,400	\$1,650	\$2,110	1	\$11,160
Sub-Total	\$29,160	\$7,480	\$10,325	\$4,455	\$51,420
990 Reimbursable Expenses	\$300	-	\$100	-	\$400
ASR #1 Total	•	-	-	-	\$51,820

Subconsultant fees include a 10% administrative markup. This additional service is governed by our existing City of Everett Professional Services Agreement, pending full execution as of August 1, 2023.



Closing

Thank you for your patience and understanding in the adjustments needed to make this project a success. Should you have any questions or concerns, please feel free to contact me.

Sincerely,	Approved:	
-tha		
Ming-Sing Ting, RA	Client Signature	Date
Sr. Associate, Architect		

Attachments: Exhibit A – Scope of Services – Howarth Park



EXHIBIT A ARCHITECTURE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, COST ESTIMATION SCOPE OF SERVICES

Phase 30 - Construction Documents

Task A4 – Architecture - Howarth Park, 1127 Olympic Blvd

Develop the Construction Document drawings to the level suitable for permit submittal to the authority having jurisdiction (AHJ) and construction. The following activities will be performed:

- Update project schedule.
- 2. Finalize building design.
- 3. Finalize coordination of the following building systems, performance criteria, associated details, products and specifications.
 - a) Materials and finishes
 - b) Mechanical, Electrical, and Plumbing coordination (interior outlets, interior and exterior lighting, exhaust fan(s), heat trace, potential low voltage system).
 - c) Structural Engineering coordination
 - d) Accessibility
- 4. Prepare 60% drawings and draft technical specifications for client to review and comment.
- 5. Review and comment on Client-provided Division 01 specifications.
- 6. Prepare construction documents drawings for building permit applications.
- 7. Prepare Bid set for bidding, including:
 - a) Complete technical specifications.
 - b) Revisions required during building permit review.
- 8. Provide 60% drawings and assist cost estimator for cost estimates.
- 9. Provide bid set and assist cost estimator for cost estimates.

Meetings:

- 2 client meetings are anticipated.
- 1 design team coordination meeting.

Assumptions:

- Duration for this phase will be 8 weeks to building permit set. Two weeks for Bid set after building permit approval.
- BCRA assumes that Civil Engineering design is not required at this time. Should it become necessary to engage a Civil Engineer, they will be added to the project through an Additional Services Request.
- Client will provide final approval of all drawings.
- The following specification sections are not included:
 - o Division 00.
 - 08 7100 Door Hardware Specifications and Schedules by Client or hardware consultant, BCRA can coordinate with hardware specification writer.



o 08 7400 Access Controls – by Client or access control consultant.

Deliverables:

- Progress reports
- 60% review set in PDF format and drawings in CAD format
- Permit Set in PDF format and drawings in CAD format
- Bid set in PDF format and drawings in CAD format

Phase 30 – Construction Documents

Task XS4 – Structural Engineering - Howarth Park, 1127 Olympic Blvd

PCS Structural Solutions will provide the following services for Structural Engineering for this phase:

1. Provide calculations and drawings to obtain a structural permit for a new single-story restroom that will be 350 SF.

Meetings:

- 2 client meetings are anticipated.
- 1 design team coordination meeting.

Assumptions:

• Trash enclosures, lot lights, signage support, detention vaults, and other site structures are not included but can be added as an additional service if requested.

Deliverables:

- Structural Schematic Design
- 60% Progress Set in PDF format
- Set for submission/re-submission to Plan Check

Phase 30 - Construction Documents

Task XM4 - MEP - Howarth Park, 1127 Olympic Blvd

Design West Engineering will provide the following services for Mechanical, Electrical and Plumbing Engineering for this phase:

- 1. CSI Book format Mechanical, Plumbing and Electrical specifications
- 2. Completion of applicable governing agency comments (plan check comments)
- 3. Review of quantities and scope within contraction cost estimates provided by architect
- 4. Engineering calculations required to generate HVAC, plumbing and electrical design
- 5. Demolition plans
- 6. Mechanical plan(s) including the following:
 - a) Schedule of mechanical equipment
 - b) Locations of exhaust fans as required
- 7. Plumbing plan(s) including the following:
 - a) Schedule of plumbing fixtures
 - b) Complete plumbing system layout and sizing as required including domestic waste and vent, domestic water (hot and cold)
 - c) Building utilities points of connection up to 5 feet outside of building



- 8. Lighting plan(s) including the following:
 - a) Schedule of lighting fixtures
 - b) Lighting layout and circuiting
 - c) Energy code lighting compliance forms
 - d) Lighting control wiring diagrams
- 9. Electrical power plan(s) including the following:
 - a) Coordination with existing electrical service and panelboards
 - b) Distribution and branch panel locations
 - c) Single line diagram
 - d) Load schedules
 - e) Panel schedules
 - f) Convenience receptable layout and circuiting
 - g) Voltage drop calculations
 - h) Electrical connections to low voltage devices as specified by other system designs
 - i) HVAC and plumbing equipment power connections specified by Mechanical Engineer
- 10. Signal plan(s) including the following:
 - a) Coordination with low voltage designer or vendor for pathways, power requirements and device locations only for access control and security systems as required
- 11. Dry Utility Coordination will occur for this portion of the project.

Meetings:

- 2 client meetings are anticipated.
- 1 design team coordination meeting.

Deliverables:

- Progress set: 60% progress set in PDF format
- Set for submission/re-submission to Plan Check

Phase 30 - Construction Documents

Task XCE4 – Cost Estimation - Howarth Park, 1127 Olympic Blvd

Bill Acker will provide cost estimating services of the 60% progress set and the final bid set for the new field constructed restroom of just over 300 SF and limited site development work required to accommodate it.

Deliverables:

- 60% design estimate and review
- Bid set cost estimate & review

Phase 40 - Permitting

Task A4 – Architecture - Howarth Park, 1127 Olympic Blvd

Architect to submit permit package(s) to the City of Everett. The following activities will be performed:



- 1. Prepare applications and documents for initial building permit submittal.
- 2. Prepare Building Permit Set drawings and assist the Client with building permit submittals.
- 3. Respond to one (1) round of building permit comments and adjust plans and project manual as required.

Meetings:

None anticipated

Assumptions:

- Duration for this phase will depend on City of Everett process
- BCRA has budgeted 18 hours per park for this phase. Should permitting efforts exceed this
 estimate, an additional service request will be submitted prior to performing the work.
- Client will provide response, as needed from owner and/or contractor's perspective, within one week of receipt of city comments

Deliverables:

- Progress reports
- One round of drawing revisions per city comments.

Phase 40 - Permitting

Task XM4 - MEP - Howarth Park, 1127 Olympic Blvd

Design West Engineering to provide permit ready drawing set to BCRA for submission to the AHJ.

Meetings:

None anticipated

Phase 45 – Bidding

<u>Task A4 – Architecture - Howarth Park, 1127 Olympic Blvd</u>

BCRA will provide the following during the bidding process:

- 1. Attend one (1) pre-bid meeting to cover all park restrooms. Consultant will take and distribute pre-bid meeting notes.
- 2. Respond to bidder questions.
- 3. Prepare and distribute up to three addenda during bidding phase.
- 4. Consultant will assist in bid evaluation only of the apparent low bidder, including checking contractor references.

Meetings:

- Pre-Bid meeting in person
- One meeting with client on bid evaluations

Assumptions:

• Client will advertise project for bidding and distribute documents as needed.

Deliverables:

- Pre-bid meeting notes
- Addenda



Phase 45 – Bidding

Task XM4 - MEP - Howarth Park, 1127 Olympic Blvd

Design West Engineering will provide the following services for Mechanical, Electrical and Plumbing Engineering for this phase:

- 1. Attend one (1) pre-bid meeting to cover all park restrooms.
- 2. Provide response to RFIs to Architect
- 3. Provide clarifications and revisions to drawings and/or specifications when required

Phase 50 - Construction Administration

Task A4 – Architecture - Howarth Park, 1127 Olympic Blvd

Perform tasks associated with Construction Administration in conjunction with Owner and General Contractor. The following activities will be performed

- 1. Consultant will attend pre-construction meeting, take notes, and distribute the meeting notes.
- 2. Respond to valid construction RFIs.
- 3. Review only required submittals identified in the specifications, and no more than one resubmittal.
 - a) Establish and maintain submittal log
 - b) Coordinate with owner on submittal required to be reviewed by Client.
- 4. Use Tonic DM for document management.
- 5. Perform one (1) site visits during construction for progress check.
- 6. Perform punch list walk and back check walk. Time and fee assume one initial walk of building and one back check walk. Additional back checks necessary to verify punch list items are complete will be additional services.
- 7. Provide a Certificate of Substantial Completion.
- 8. Prepare post-construction Record Drawings based on as-built information provided by the General Contractor.

Meetings:

1 site visit for progress check

Assumptions:

- Assuming construction duration will be 6 months. An average of 1 FTE for 2 hours a week for the
 duration of construction has been budgeted. Some weeks will have more hours than others over the
 course of the project due to the differing phases of construction. Should our estimated duration or
 amount of effort increase, an additional service request will be submitted for approval prior to
 performing the work.
- Client will approve change order and pay applications.
- Attendance at construction progress meetings can be provided as an additional service.

Deliverables:

Progress reports



- Comments on contractor's punch list
- Certificate of Substantial Completion
- Record Drawings

Phase 50 - Construction Administration

Task XS4 - Structural Engineering - Howarth Park, 1127 Olympic Blvd

PCS Structural Solutions will provide the following services for Structural Engineering for this phase:

- 1. Provide response to RFIs to Architect
- 2. Review and return to the Architect, shop drawings and submittals
 - a) Submittals will be returned no later than 5 business days unless otherwise coordinated with the project team. If longer review is needed PCS will inform the project team

Meetings:

- No meetings are included
- No site visits are anticipated

Assumptions:

• PCS has included up to 8 hours for the Construction Administration phase.

Phase 50 – Construction Administration

Task XM4 - MEP - Howarth Park, 1127 Olympic Blvd

Design West Engineering will provide the following services for Mechanical, Electrical and Plumbing Engineering for this phase:

- 3. Provide response to RFIs to Architect
- 4. Review and return to the Architect, shop drawings and submittals
 - a) Submittals will be returned no later than 5 business days unless otherwise coordinated with the project team. If longer review is needed DWE will inform the project team
- 5. Final site visit with "punch list"
- 6. Prepare required project close reports and documentation
- 7. Prepare As-Built/ record drawings based on contractor notes and redlines.

General Assumptions - BCRA

- 1. Civil engineering and landscape design services are not included but can be added as additional services if required by jurisdictions.
- 2. HazMat surveys will be conducted by the Client, if needed.
- 3. Land survey will be provided by the Client, if required.
- 4. Geotechnical information will be provided by the client, if needed.
- 5. Project will be designed to the 2021 IBC.
- 6. Restrooms will be publicly bid as a single bid package.



- 7. Accessible access from ADA parking to restrooms is not part of the project scope.
- 8. Client will approve consultant-recommended manufacturer, model, color for:
 - a) Interior finishes.
 - b) Plumbing fixtures.
 - c) Toilet accessories.
 - d) Toilet partitions.
- 9. Technical specifications will be provided in CSI format.
- 10. Environmental permits, stormwater treatment and environmental review will not be required.
- 11. Restrooms are unheated and will not trigger air barrier or energy code requirements.
- 12. All meetings are virtual unless noted otherwise.

General Assumptions – Design West Engineering

- 1. Utilities (Sanitary sewer, electrical supply and water supply) to each of the existing restrooms that are to remain/renovate is sufficient and will not require modifications.
- 2. Consultant will prepare as-built documents based on existing documents provided by client and will field verify measurements for each restroom.
- 3. Renovations are limited to the interior of the restrooms, with the potential exception of added exterior doors/access points
- 4. Restrooms will be publicly bid as a single bid package
- 5. All interior walls, ceilings, partitions, and fixtures will be demolished for each restroom
- 6. Client will approve consultant-recommended manufacturer, model, color for:
 - Lighting fixtures
 - Plumbing fixtures
- 7. Technical specifications will be provided in CSI format
- 8. Restrooms are unheated and will not trigger air barrier or energy code requirements
- 9. All meetings are virtual unless noted otherwise

Services Not Included - Design West Engineering

- 1. LEED Documentation, Credit Analysis or Credit Templates
- 2. Commissioning and/or Energy Code acceptance testing services
- 3. Documenting existing MEP systems beyond major components that are readily visible. Major components consist of HVAC and Electrical equipment and plumbing fixtures and equipment. If accurate As-Built or record drawings are not provided, and additional time is required to verify size and location of ductwork, plumbing piping, electrical wiring, additional fees will be required.
- 4. Removal of electrical panel covers, disassembly of equipment or removal of building materials required to document existing conditions.
- 5. Plumbing utility design and layout beyond 5 feet outside of the building
- 6. Upgrade to the following existing systems due to inadequate capacity or condition
 - a. HVAC systems
 - b. Plumbing utilities
 - c. Electrical service or panelboards
- 7. Site improvements



- 8. Communication, coordination or completion of service applications with utility companies for new or modified services with power, telephone, gas, and wet utility companies
- 9. Project meetings, construction site visits, or recurring coordination meeting conference calls beyond those listed in scope
- 10. Detailed estimate of probable construction cost
- 11. Revisions to our plans after plan check approval due to changes in design, such as floor plan and site plan modifications, or additional scope changes
- 12. Calculation of plan check and/or building permit fees or payment thereof
- 13. Delivery of plans to City or County agencies
- 14. Obtaining agency approvals and permits including governmental (federal, state, county, or city) or utility companies (power, telephone, cable tv, gas, water, sewer or any other utility companies)
- 15. Printing of additional sets of drawings other than listed in scope
- 16. Construction contract bid negotiation process
- 17. Mechanical, Plumbing or Electrical services for building other than those listed in scope of work
- 18. Preparation of multiple drawings or drawing set for separate construction phasing unless specifically indicated in Project Scope or Services Included
- 19. Sub-contracts with any other consultants such as Structural Engineers, or Architects for out-of-scope work such as equipment platforms and support or site lighting pole base calculations
- 20. Verifying locations of existing underground utilities which transit the site
- 21. Design of solar photovoltaic systems and energy storage systems and calculations
- 22. Temporary power design
- 23. Load monitoring of existing electrical systems or circuit tracing of existing circuits and feeders
- 24. Emergency engine generator
- 25. Application or documentation for rebate program(s) other than listed in scope
- 26. Any coordination or permit application/acquisition for local department of transportation and/or any other agency not shown in the "inclusions" portion of the Scope of Work
- 27. Low voltage systems design and equipment specifications including the following:
 - a. Voice/Data, Network and Intercom systems
 - b. CCTV and Cable television systems
 - c. Building and site Fire alarm system
 - d. Security and Access Control systems
 - e. Audio/Video and Music/paging systems

Provided By Client – for Design West Engineering

- 1. Record drawings of existing MEP systems, if available
- 2. Computer drawings files and associated support files as well as drawing format requirements
- 3. Catalog cuts of specific fixtures or equipment requested by your office or owner
- 4. Requirements of all equipment specified by your office and/or other consultants to be connected to mechanical, plumbing or electrical system
- 5. Format for book form specifications including font type, header and/or footer layout
- 6. Name, address and telephone number of any available project contacts (i.e. additional consultants, plan check, owner's representative)
- 7. Restrictions or requirements to the property put in effect through conditional use permits or other likewise attachments to this property



- 8. Billing schedule for invoicing if specific requirements apply
- 9. 12 months of electric utility bills for verification of existing peak demand on main service



September 7, 2023

Lolly Huggins
Capital Projects Coordinator
Everett Parks & Facilities
802 E. Mukilteo Blvd
Everett, WA 98203

Sent VIA Email: lhuggins@everettwa.gov

RE: Everett Parks Restroom Renovation

Howarth Park, 1127 Olympic Blvd

ADDITIONAL SERVICE REQUEST #2

BCRA Project No. 23007.00.00

Dear Ms. Huggins:

BCRA is submitting this Additional Service Request to add structural engineering services to the project.

Description of Change

The TA Sullivan Park restroom renovation will involve removal of bearing walls, therefore structural engineering services will be needed. PCS Structural Solutions will be providing these services. They will perform structural analysis and provide structural calculations and drawings for building permit submittal. They will also provide typical details for concrete curb of non-bearing wall for Forest Park and Legion Park based on schematic design drawings. This proposal also includes construction administration services. Please see the attached scope of services for more detail.

BCRA adds scope to coordinate with the structural engineer during information gathering and construction document phase.

Additional Fees

Scope of Services	Architecture	Structural Engineering	TOTAL
01 Information Gathering	\$1,280	\$1,980	\$3,260
10 Schematic Design	-	\$1,100	\$1,100
30 Construction Documents	\$1,920	\$5,280	\$7,200
50 Construction Administration	•	\$1,650	\$1,650
ASR #2 Total	\$3,200	\$10,010	\$13,210

Subconsultant fees include a 10% administrative markup. This additional service is governed by our existing City of Everett Professional Services Agreement, dated May 11, 2023.



Closing

Thank you for your patience and understanding in the adjustments needed to make this project a success. Should you have any questions or concerns, please feel free to contact me.

Sincerely,	Approved:	
(-tha.)		
Ming-Sing Ting, RA Sr. Associate, Architect	Client Signature	Date

Attachments: Exhibit A – PCS Structural Solutions Scope of Services



Seattle Tacoma Portland 1011 Western Avenue, Suite 810 | Seattle, WA 98104 | 206.292.5076 1250 Pacific Avenue, Suite 701 | Tacoma, WA 98402 | 253.383.2797 101 SW Main Street, Suite 280 | Portland, OR 97204 | 503.232.3746

www.pcs-structural.com

August 31, 2023

BCRA Design 2106 Pacific Avenue, Suite 300 Tacoma, WA 98402

ATTN: Ming-Sing Ting

RE: Everett Park Restroom Renovations- Everett, Washington

Dear Ming-Sing:

Thank you for this opportunity to propose our Structural Engineering services for the Everett Park Restrooms in Everett, Washington. There are three parks, which include TA Sullivan Park, Legion Park and Forest Park.

SCOPE OF SERVICES

We would provide calculations and drawings to obtain a structural permit. Construction administration is included in the services.

Our scope of services and resulting fees are based on the following:

- At TA Sullivan Park, a renovation of the single-story restroom will be done. At the
 existing restroom, the existing masonry bearing wall will be removed and be
 resupported with a new wood bearing wall. We will need to provide a site visit at this
 location to validate beam sizes.
- At Legion Park and Forest Park, a new concrete curb will be installed at a non-bearing wall. We will mark up your plans for these and provide a typical detail. No significant structural engineering is anticipated for these projects that would require drawings and calculations.
- We will provide Construction Administration services. No site visits are anticipated for construction, but this can be added as an additional service. We will review shop drawings and answer questions. We have assumed 8 hours of service.
- Trash Enclosures, lot lights, signage support, detention vaults, and other site structures are not included but can be added as an additional service if requested.



BCRA Design Ming-Sing Ting Everett Park Restrooms – Everett, Washington

Thank you for this opportunity to be of continued service. If there are any questions regarding this proposal, please feel free to call. We look forward to hearing from you.

Very truly yours,

PCS STRUCTURAL SOLUTIONS

Luke Heath, S.E. Associate Principal

Parks Restrooms Renovation Project PSA Amendment No. 1_SD.docx

Final Audit Report 2023-10-27

Created: 2023-10-12

By: Marista Jorve (mjorve@everettwa.gov)

Status: Signed

Transaction ID: CBJCHBCAABAAtxCJ36x96Ahza1LfopWAFjyDpTX5--yE

"Parks Restrooms Renovation Project PSA Amendment No. 1_S D.docx" History

- Document created by Marista Jorve (mjorve@everettwa.gov) 2023-10-12 10:30:24 PM GMT
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- Signer Ihuggins@everettwa.gov entered name at signing as Lolly 2023-10-12 10:39:45 PM GMT
- Document approved by Lolly (Ihuggins@everettwa.gov)

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- Signer mting@bcradesign.com entered name at signing as Ming Sing Ting 2023-10-27 4:34:05 PM GMT



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