



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 1

616 NE 4th Avenue
Camas, WA 98607

Project No. G1007

CITY HALL ANNEX TENANT IMPROVEMENTS REMODEL

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of the 27th day of September, 2022, by and between the City of Camas, a municipal corporation, hereinafter referred to as "the City", and Johansson Wing Architects, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may herinafter be refered to collectively as the "Parties."

The Parties entered into an Original Agreement dated June 7, 2022, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Origanl Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on Exhibit "A" (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed \$145,610.00.

a. [] Unchanged from Original/Previous Contract

2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:

a. [x] Extended to September 30, 2024.

b. [] Unchanged from Original/Previous Contract date of _____, 20__

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.

3. Payment. Based on the Scope of Services and assumptions noted in Exhibit "A", Consultant proposes to be compensated on a time and material basis per Exhibit "B" (Costs for Scope of Services) with a total estimated not to exceed fee of:

a. Previous not to exceed fee: \$6,500.00

b. Amendment No. 1: \$145,610.00

c. Total: \$152,110.00

d. Consultant billing rates:

[x] Modification to Consultant Billing Rates per Exhibit "C" attached herein

[] Unchanged from Original Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

JOHANSSON WING ARCHITECTS
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

**EXHIBIT “A”
AMENDED SCOPE OF SERVICES**

SEE ATTACHED FEE PROPOSAL.

**EXHIBIT “B”
AMENDED COSTS FOR SCOPE OF SERVICES**

SEE ATTACHED FEE PROPOSAL.

**EXHIBIT “C”
CONSULTANT BILLING RATES**

SEE ATTACHED FEE PROPOSAL.



Johansson Wing Architects

821 SE 14th Loop, Suite 109
PO Box 798
Battle Ground, WA 98604
Ph: 360-687-8379

Fee Proposal

Date: September 26, 2022

To: Steven R. Wall
Public Works Director
City of Camas Public Works Department
616 NE 4th Avenue
Camas, WA 98607

From: Lauren Johnson, AIA
Johansson Wing Architects

Subject: Fee Proposal
Camas City Hall Annex Tenant Improvement Remodel
Johansson Wing Architects Project # 22006

Mr. Wall,

Thank you for the opportunity for Johansson Wing Architects (JWA) to work with you on the **Camas City Hall Annex** Tenant Improvement Remodel project.

PROJECT UNDERSTANDING:

The project consists of approximately 4,700 SF renovation work in the existing former Bank of America building, based on the Pre-Design process and the concept design developed. Building upon the pre-design concept (as attached); renovation will include reconfiguring of the office areas to accommodate the following:

1. Open General/ Flex Office layout with several adjacent individual rooms and/ or spaces for conference/ meeting use and several private offices for further design refinement during the Schematic Design Phase.
2. Adjacent secured office area dedicated to the I.T. Department. Area shall accommodate spaces and functions defined in the Pre-Design Concept Plan with several private offices and open office area and as further developed during the Schematic Design Phase.

Existing accessory and adjacent rooms that remain shall be remodeled to accommodate changes in their function as defined by the finalized program and design. Within these areas, the ceilings, wall finishes, and flooring finish materials will be replaced. Associated interior doors and windows shall be added. Existing entry vestibule and corridor will be partially opened up to the adjacent open office areas.

Mechanical/ Plumbing and Electrical systems and associated low voltage wireway infrastructure shall be modified and or replaced to accommodate the new design layout (reference attached MKE scope of services).

Exterior storefront/ windows, doors, hardware shall be replaced.

New membrane roofing, flashing systems and drainage appurtenances shall be provided to replace existing.

Minor exterior wall and veneer sealant as recommended by RDH report provide by Owner for reference.

Demolition as necessary for the new work.

Hazardous materials abatement shall be completed by separate Owner contract as referenced in the 3 Kings proposal dated March 30, 2020. (Reference attached Pre-Design Concept - Exhibit A).

BUDGET

Project Budget is in Owner development. We propose to use a consulting cost estimator to provide project construction cost estimating at strategic points along the project development for budget alignment. At this point it is assumed that the construction cost will be in the \$275/ sf range. We shall provide opinions and recommendations to assist in the Owners Budgeting development and receive the Cost Estimators overview.

PROJECT ASSUMPTIONS:

The project team has made the following assumptions to develop the scope of services, limitations of scope, and associated fees for this project. See attached "Exhibit - A" Predesign Concept for basis of Design Scope.

General Assumptions:

- Assume one Design and Construction Document package that may include multiple construction phases.
- All Agency review and/or permit fees, etc. will be paid by the Owner.
- Existing Building Conditions Documentation is based upon Owner-provided existing conditions documentation and our limited field visual observations.
- Hazardous material abatement shall be completed by Owner's separate abatement contract as provided by Owner for reference from 3 Kings Environmental, dated March 30, 2020.

SCOPE OF SERVICES:

Architectural – JWA

Provide basic Architectural services including overall project management and coordination of the design, permitting and construction documents for the entire project. Conduct meetings with the project team during design, and Owner/ Stakeholder meetings. Provide Construction Bidding assistance. Provide construction phase/ contract administration services during construction. Provide construction contract Closeout services.

Civil Engineering –

Front Entry exterior surface drainage improvements (new catch basin or trench drain at entry)
Provide new on-site domestic water and sanitary sewer laterals to replace existing. Extent shall be from the building to streetside meter/ box.

Assumptions:

- As the disturbed area is less than one acre, it is assumed that a Construction Stormwater General Permit from DOE is not required.
- Assumes that no Land Use Review process shall be required.

Structural Engineering – Not included

Structural Engineering services are not anticipated to be required and not provided. If this becomes necessary, these services will be added.

Mechanical, Electrical and Plumbing - MKE Associates

Reference attached MKE Proposal for JWA Consultant Contracting.

Furniture System – Hyphn or Other TBD

Furniture systems design, selection, procurement, and installation coordinated through the collaborative program, design, and furniture selection process with Owner.

Range of costs may be provided as quantities and furniture type are further developed. Design costs are planned to be included in the furniture systems contract

Cost Estimating – ROEN Associates

Services to be provided through an Independent Cost Estimating Consultant, include an evaluation of the Owner's budget for the Cost of the Work, advice to the owner regarding changes in general market conditions and project requirements, and subsequent detailed cost estimates based on the documents provided for Design Development and Construction Document phases. Services include one round of reconciliation of owner's and design team's comments for each phase.

SCHEDULE:

The following is a general overview of anticipated project schedule, and we will work with the City to finalize a project schedule.

The project is anticipated to roughly follow this schedule but shall be ultimately determined by the progress of the owner's process:

Schematic Design	Start in September
Design Development	December
Construction Documents	Complete in March
Permitting	Prior to Construction
Bidding	April
Construction Contract Administration	Start in May/ June
Project Closeout	Spring 2024

*Note: The timeliness of agencies having jurisdiction reviews/approvals, and contractor bidding and construction are not controlled by the Architect and may vary.

COMPENSATION:

Basic Services are provided on a Time and Material Basis.

Estimated Costs are based on an assumed \$250/sf Construction Cost.

Time and Material Fees and any necessary Additional Services shall be based on the attached Standard Fee Schedule "Exhibit – B"

Service	Consultant	T&M Estimated Fee
Architectural Design/ Contract Admin.	JWA	\$83,050
Mechanical Engineering	MKE	\$26,950
Electrical Engineering	MKE	\$19,250
Basic Services	Sub Total:	\$129,000
Civil Engineering	Robertson Engineering	\$10,230
Furniture Systems	Hyphn or other	Design Fee in Furniture Package
Cost Estimating	ROEN	\$6,380
Total Services	Total:	\$145,610

Above fee amounts are estimates based on anticipated cost of construction and scope. Fees will be billed monthly on an hourly basis for time and materials expended.

Fee Expenditure Schedule

Below indicates the fee breakdown of design and documentation phases of the project and the corresponding fee percentage to be expended for the specific phase. Each phase includes a line for Owner approval to proceed with the phase of work.

				Owner initial for phase approval
Schematic Design	(17%)	=	\$24,753.70	_____
Design Dev. / Constr. Docs	(58%)	=	\$84,453.80	_____
Bidding	(05%)	=	\$ 7,280.50	_____
Construction Administration	(20%)	=	\$29,122.00	_____

If the scope of work above does not adequately reflect your expectations, please let us know. It is our goal to meet your needs for this project, and we look forward to working with you. If you agree with this proposal, please sign below and return one (1) copy to our office, and we will issue an AIA Standard Form of Agreement, or review Agreement provided by Owner.

Should you have any questions, or need further clarification, please do not hesitate to contact us.

Sincerely,



Lauren Johnson, AIA
Principal

9/26/2022

Date

ACCEPTANCE OF PROPOSAL:

The undersigned has authority to sign for and hereby agrees to the fee proposal outlined above.

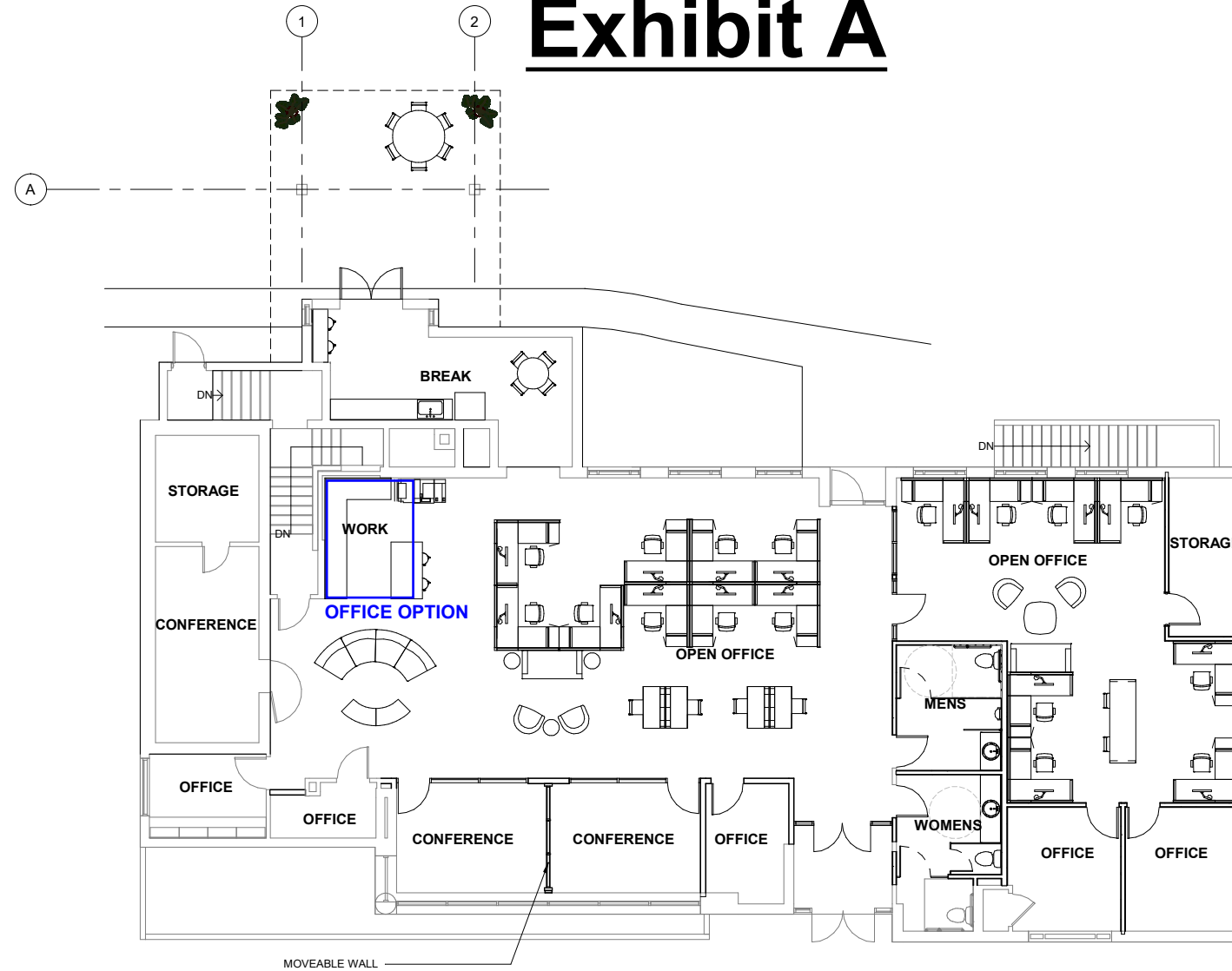
Signature

Date

Printed Name

Copy: Project File

Exhibit A



1 PRELIMINARY FLOOR PLAN

1/8" = 1'-0"

- GENERAL TENANT IMPROVEMENT REMODEL SCOPE:**
1. DEMOLITION OF INTERIOR PARTITIONS WITHIN OPEN OFFICE AREAS.
 2. REMOVAL OF EXISTING APPLIED CEILING PANELS (ABATEMENT BY OTHERS) TO BE REPLACED WITH NEW SUSPENDED ACOUSTIC CEILING TILE/ GRID SYSTEM.
 3. DEMOLITION OF ALL EXISTING ITEMS THAT ARE UNUSED IN THE REMODEL.
 4. NEW WALL AND FLOOR FINISHES.
 5. NEW INTERIOR PARTITIONS FOR NEW ROOM CONSTRUCTION.
 6. NEW & REMODELED RESTROOMS.
 7. INTERIOR DOOR & HARDWARE REPLACEMENT.
 8. ALL EXTERIOR DOORS, WINDOWS & STOREFRONT TO BE REPLACED.
 9. HVAC MODIFICATIONS TO EXISTING SYSTEMS TO ACCOMMODATE NEW SPACES.
 10. NEW LIGHTING THROUGHOUT.
 11. NEW ELECTRICAL POWER LAYOUT THROUGHOUT REMODELED SPACES INCLUDING FLOOR BOX POWER DISTRIBUTION TO ACCOMMODATE NEW SYSTEMS FURNITURE.
 12. DATA/ TECHNOLOGY UPGRADES.
 13. NEW ROOFING AND DRAINAGE SYSTEMS.
 14. NEW ROOF FLASHINGS AS NECESSARY.
 15. MINIMAL PATCH & REPAIR OF EXISTING DAMAGED BRICK.
 16. MINIMAL EXTERIOR SEALING AT FAILING LOCATIONS.
 17. FRONT ENTRY WALKWAY REWORK FOR NEW STORM DRAINAGE SYSTEM.
 18. SITE DOMESTIC WATER AND SANITARY SEWER PIPING REPLACEMENT

NOT FOR CONSTRUCTION

CAMAS CITY HALL
ANNEX
CAMAS, WA

PRELIMINARY
FLOOR PLAN

PROJECT # 22006
DATE 08/10/2022

REV #	DATE	DESCRIPTION

A201
DRAWING SET

Exhibit B

JOHANSSON WING ARCHITECTS, PC **2022 RATES AND REIMBURSABLES***

Rates:

Principal	\$240.00 per hour
Associate	\$220.00 per hour
Project Manager	\$200.00 per hour
Architect	\$180.00 per hour
Designer III	\$160.00 per hour
Designer II	\$140.00 per hour
Designer I	\$120.00 per hour
Administrative Services	\$100.00 per hour

Reimbursables:

Project Expenses	Cost + 10%
In-House Plots	\$2.50 per sheet
In-House Prints – Color	\$0.30 per sheet
In-House Prints – B&W	\$0.15 per sheet
Mileage	Current IRS Reimbursable rate

**Rates subject to change*