

MACKENZIE.

Portland, OR ■ Vancouver, WA ■ Seattle, WA ■ Sacramento, CA

ADDITIONAL SERVICE AGREEMENT

Between **Client** and **Mackenzie**

This **ADDITIONAL SERVICE AGREEMENT** is made as of the 7th day of January in the year 2026, by and between the following parties, for services in connection with the Project identified below:

Client:	City of St Helens John Walsh jwalsh@sthelensoregon.gov 265 Strand Street St Helens, OR 97051
Mackenzie:	1515 SE Water Avenue, Suite 100 Portland, OR 97214
Project:	St Helens Police - 1771 Columbia: DD-CD
Mackenzie Project Number:	2210310.11

Client and **Mackenzie** agree as follows:

1. BASIS OF DESIGN

1.1 In accordance with your request, we will perform the tasks outlined below for subject project. It is agreed that these tasks will be provided as Additional Services in accordance with our original agreement for this project, dated October 13, 2021. All terms and conditions, including assumptions and exclusions, of the original agreement remain in effect unless modified in this Additional Service.

2. SCOPE OF SERVICES

2.1 Revise the Construction Document set to reflect Client accepted value engineering (VE) items, as outlined in attached Exhibit A. Selected VE items will impact civil, landscape, architectural, interiors, structural, mechanical, electrical, and plumbing drawings and specifications.

3. EXCLUSIONS

3.1 No services are included in this agreement other than those specifically set forth in the Scope of Services. In addition to any Exclusions outlined within the project proposal (if attached), items which are specifically excluded from the Scope of Services include, but are not limited to the following: None at this time.



ADDITIONAL SERVICE AGREEMENT

St Helens Police - 1771 Columbia: DD-CD

Project Number 2210310.11

January 7, 2026

Page 2

3.2 For additional exclusions related to the Scope of Services of our retained consultant(s), refer to their attached proposals.

4. TERMS AND CONDITIONS

4.1 Mackenzie may have consultants perform such portions of its services as it feels advisable in its professional opinion and discretion.

4.2 All other provisions of our original agreement for this project apply to these services.

5. PAYMENT

5.1 Contract Fee will be Lump Sum Fixed Fee of \$58,950. Any services performed beyond the scope of services set forth above shall be for additional fees.

5.2 Consultants' fees are included in the Contract Fee. Consultants' fees will be billed at cost plus 10%.

5.3 This increases the total contract amount for this project from \$621,550 to \$680,500.

5.4 All fees and costs are due 30 days after they are billed, and accrue service charges of 1.5% per month beginning 45 days from date of invoice. It is specifically understood that Mackenzie may cease providing services if accounts remain unpaid 45 days from date of invoice. It is agreed that Mackenzie will not be responsible for damages which arise from such cessation or termination of services. If payment is not timely made, Client will reimburse Mackenzie for all costs or expenses reasonably incurred by Mackenzie in collecting sums due Mackenzie, including, without limitation, attorneys' fees.

ADDITIONAL SERVICE AGREEMENT

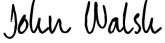
St Helens Police - 1771 Columbia: DD-CD


Project Number 2210310.11

January 7, 2026

Page 3

This **ADDITIONAL SERVICE AGREEMENT** is entered into as of the day and year first written above between **Client** and **Mackenzie**.

Signed by:

7F17959FA02F459...
CLIENT(Signature)
John Walsh
(Printed Name)
City Administrator
(Title)
4/7/2026
(Date Executed)

Signed by:

E21551B9019E4EE...
MACKENZIE(Signature)
Jeff Rhys Humphreys, Architect
(Printed Name)
Principal in Charge
(Title)
3/23/2026
(Date Executed)

Exhibit(s): Exhibit A – Budget Revision Tracker Mark-up dated January 7, 2026
 Exhibit B – PAE proposal dated January 20, 2026

c: Accounting Department
 Dave Lintz – OTAK
 Adrienne Linton, Nicole Arcari – Mackenzie





	= ACCEPTED VE
	= REJECTED VE

1/7/2026

BUDGET REVISION TRACKER
St. Helens Public Safety Building

Estimate 4.1 - 12.11.25	\$ 10,807,144
Offsite + Sewer Improvements	\$ 339,629
Total	\$ 11,146,773

BRT#	Description	Estimated Value	P/R/A	Pending Amount	Rejected Amount	Approved Amount	Priority Add Backs	Comments
000	Multi System							
001a	Reduce height of building by 0'-4", from 17'-8" to 17'-4"	(15,981)	R		(15,981)			1/8 Moved to 003a and 003b Accepted 12/18
001b	Reduce height of building by an additional 0'-4", from 17'-4" to 17'-0"	(15,981)	R		(15,981)			1/8 Moved to 003a and 003b Accepted 12/18
001c	Reduce height of building by an additional 0'-4", from 17'-0" to 16'-8"	(15,981)	R		(15,981)			1/8 Moved to 003a and 003b Accepted 12/18
002	Combine Emergency Electrical Room 149 and Electrical Room 148: 1. Change Doors 148A and 149A to a single double door 6080 2. Combine two split system ACs into a single one-zone unit 3. Eliminate 2-hour wall around Emergency Electrical Rm 149 4. Change wall PSE at Electrical Room 148 to a 2-hour wall	(6,910)	R		(6,910)			Rejected 12/18 Mackenzie: 1) Review with PAE 2) Accept if PAE has no objection
003a	A2.10_Option 1 (Short Punched)	(155,564)	A			(155,564)		1/8 Accepted 1/8 Added pricing, cannot be accepted with 003b Priced Mutual Materials, Orco is out-of-state and cost-prohibitive; other viable suppliers are Willamette Graystone, Basalite and Western Materials
003b	A2.10_Option 2 (Tall Punched)	(148,479)	R		(148,479)			1/8 Rejected - see 003a 1/8 Added pricing, cannot be accepted with 003a
100	Shell							
101	Reduce size of roof hatch from 30" x 96" to 36" x 36"	(2,823)	A			(2,823)		Accepted 12/18
102	Change entry canopy soffit from metal wood-look to exposed painted structure	(10,450)	A			(10,450)	(10,450)	1/8 Accepted, categorize as Priority Add-Back Decision pending 12/18
103	Reduce height of exterior windows by 1'-0"	(6,322)	R		(6,322)			1/8 Moved to 003a and 003b Accepted 12/18 Mackenzie: 1) Study height vs width reduction 2) Reducing ballistic glazing increases credit
104a	Change structural brick on three elevations - south, east and west - to painted 8"X8"X16" split-face CMU ; leave north elevation as SB	(80,653)	R		(80,653)			1/8 Moved to 003a and 003b Decision pending 12/18 Mackenzie: 1) Smaller CMU preferred, i.e. 4"x8"x16" to match SB 2) Same material on all 4 elevations 3) Planning Commission acceptance

BRT#	Description	Estimated Value	P/R/A	Pending Amount	Rejected Amount	Approved Amount	Priority Add Backs	Comments
104b	Change split-face CMU on three elevations - south, east and west - to painted 8"X8"X16" ground-face CMU ; leave north elevation as SB	(5,244)	R		(5,244)			Cumulative deduct, accept with 104a to change structural brick to ground-face CMU on 3 elevations
104c	Change ground-face CMU on three elevations - south, east and west - to painted 8"X8"X16" plain CMU ; leave north elevation as SB	(15,732)	R		(15,732)			Cumulative deduct, accept with 104a and 104b to change structural brick to plain CMU on 3 elevations
200	Interiors							
201	Delete WC-1 wallcovering and replace with painted gypsum board	(43,680)	A			(43,680)		Accepted 12/18
202	Delete AP-1 thru AP-3 and replace with painted gypsum board	(14,636)	R		(14,636)			1/8 Rejected 1/7 updated price so it is okay to accept with 208 Decision pending 12/18 Mackenzie: 1) Review acousticians report 2) Likely required in all locations currently shown 3) Additional may be reqd.
203	Change Detective's Office doors from sliding to swing doors and add Type E sidelight (similar to Sergeant Office 130)	(4,950)	A			(4,950)		Accepted 12/18 Mackenzie: 1) Review remove sidelight & add relite to door
204	Change detention bench at 119 Holding from CFCI to OFOI	(2,160)	A			(2,160)		Accepted 12/18
205	Delete allowance for the wall monitor display niche (9/A5.21)	(5,000)	A			(5,000)		Accepted 12/18
206	Change the two doors at 118 Mud Room from 3-panel auto-sliding to a pair of hollow metal doors with ADOs at each opening	(4,774)	R		(4,774)			Rejected 12/18
207	Reduce all doors from 8' to 7'	(4,900)	A			(4,900)		1/8 Accepted Pricing added 1/7
208	Use the new 7'-2" datum to reduce all upper cabinets and acoustic panels to 7'-2" (in lieu of 8')	(10,036)	A			(10,036)		1/8 Accepted Pricing added 1/7
209	Similar quality lower cost finishes	0	P	0				
400	Plumbing							
401	Change below-grade storm and sanitary pipe from cast iron to PVC	(16,480)	A			(16,480)		Accepted 12/18
500	HVAC							
501	Remove heat recovery ventilators from mechanical system		R		0			HRV system is reqd. 1/6 Per mechanical contractor, HRV code required Mackenzie: 1) Request feasibility input from PAE
600	Electrical & Low Voltage							
601	Utilize existing generator (moved from current Station) for emergency power in lieu of purchasing new	(131,740)	A			(131,740)		Accepted 12/18 Mackenzie: 1) PAE inform systems to remove from EP 2) Other impacts <small>INCLUDES RESEARCH INTO EXISTING GENERATOR, NEW 125K GENERATOR IN LIEU OF EXISTING GENERATOR AND ORIGINAL DESIGN</small>
700	Sitework							
701.a	Alternate material for north decorative fence Type A		R		0			TBD

BRT#	Description	Estimated Value	P/R/A	Pending Amount	Rejected Amount	Approved Amount	Priority Add Backs	Comments
701.b	Change north decorative fence Type A to chain-link Type B	(27,600)	A			(27,600)	(27,600)	Accepted 12/18 1) Add landscape screening along fence 2) Confirm Planning Commission will accept 3) Buyback option
702	Delete decorative boulders at North Entry	(12,300)	A			(12,300)		1/8 boulders will be OFCI Decision pending 12/18 1) Boulders act as vehicle deterrent 2) Replace w/ simpler boulders, bollards, or sim. 3) Confirm Planning Commission will accept
703	Reduce size of planter by deleting the planter along the east elevation (north elevation planter remains)	(32,993)	A			(32,993)		1/8 Accepted; Design Team to confirm 10% landscaping is still being met Decision pending 12/18; planter acts as vehicle deterrent HSW price: 1) Wrap planter south to encompass Chief's window 2) Price wall w/o basalt veneer
704	Reduce hardscape by 2,100 sqft; hardscape to be replaced with landscaping typical and gravel at Future Conex Box	(12,292)	A			(12,292)		Accepted 12/18 - replace hardscape w/ low maintenance heavy rock & weed barrier
705	Change stair serving the Fire Riser Room from CIP concrete to prefabricated galvanized steel	(1,099)	R		(1,099)			Rejected 12/18
706	Eliminate one gate operator (pathways and line voltage for future install to remain)	(12,500)	R		(12,500)			Rejected 12/18
707	Delete conduit rough-in for future EV stations	(10,000)	A			(10,000)		Accepted 12/18
708	Delete seat walls and replace with three 6'-0" wide prefabricated steel benches	(24,775)	A			(24,775)		Accepted 12/18 HSW price: 1) Add vehicle deterrent boulders to replace seat wall
	Subtotal			0	(344,292)	(507,743)		
	Contingencies & Markups			0	(20,882)	(30,796)		
	1.50% for Solar			0	(5,478)	(8,078)		
	Subtotal			0	(370,652)	(546,617)		
800	Frontage Improvements & Sewer Reroute							
801	Reduce frontage improvements: eliminate improvements along S 17th Street	(40,944)	R		(40,944)			1/8 requires Land Use resubmittal - Rejected Includes Markups Accepted 12/18 1) Defer improvement 2) Check if bond is reqd.
802	Reduce frontage improvements: eliminate improvements along S 18th Street	(44,285)	R		(44,285)			1/8 Rejected Includes Markups Rejected 12/18
803	Reduce frontage improvements: eliminate improvements along Cowlitz Street	(85,411)	R		(85,411)			1/8 requires Land Use resubmittal - Rejected Includes Markups Accepted 12/18 1) Defer improvement 2) Check if bond is reqd.

BRT#	Description	Estimated Value	P/R/A	Pending Amount	Rejected Amount	Approved Amount	Priority Add Backs	Comments
804	Reduce frontage improvements: eliminate improvements along Columbia Blvd	(94,116)	R		(94,116)			1/8 Rejected Includes Markups Added on 12/19 - separate source of funding for Columbia Blvd may be available
805	Separate funding source for sewer line reroute	(74,872)	R		(74,872)			1/8 Rejected (keep in construction cost, additional funds show up in proforma) Includes Markups Added on 12/19
	Total			0	(710,281)	(546,617)		
				Adjusted Total		\$ 10,600,156		

Solar: Reconcile cost of designed 58 kW PV system against 1.5% allowance

150,998



January 20, 2026

Adrienne Linton
Mackenzie
RiverEast Center
1515 SE Water Avenue, Suite 100
Portland, Oregon 97214

Project: St. Helen's Public Safety Building
Project Number: 25-1770

Subject: Additional Services Request

Dear Adrienne:

We submit this Additional Service Request for authorization on the project.

WORK REQUESTED BY

Adrienne Linton

OVERVIEW

At the end of DD, the Owner-directed VE effort reduced overall building height, reduced window sizes, reused the existing generator, and eliminated the emergency electrical room, consolidating equipment into the main electrical room. These changes require targeted redesign and coordination beyond the approved DD basis.

PAE SCOPE OF SERVICES AND DELIVERABLES

1. Update one-lines, power distribution layouts, ATS counts/locations, panel schedules, and device circuiting for existing-generator reuse.
2. Consolidate emergency power equipment into a single electrical room; revise layouts, clearances, ratings, ventilation/heat load notes, and pathway routing.
3. Adjust power/lighting/FA standby circuits affected by room relocation and generator strategy.
4. Coordinate architectural/mechanical updates for reduced building height (shaft/duct re-stack, penetrations, sections/elevations) and single electrical room data.
5. Incorporate reduced window sizes: update lighting zoning/controls and fixture luminaire packages as required.
6. Revalidate egress lighting requirements based on updated room configurations and exiting and update lighting design as needed.
7. Deliverables: incorporated into CD issue set only; no separate interim packages.

ASSUMPTIONS

1. Existing generator has been in storage and has not been running for some time. Prior to finalizing design the owner will load test the generator and perform a full functional test to verify the operability for use in the new location. As a part of the VE, the owner will need to shed various optional standby items from the current design to normal power due to the reduced capacity. Previously designed generator loads are not feasible for the existing generator.



January 20, 2026

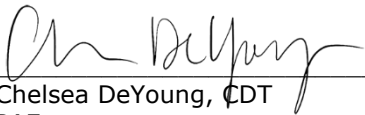
2. Resizing the distribution equipment and combining the electrical rooms will likely require expanding the electrical room.
3. Window reductions drive localized lighting/control adjustments only; occupancy, construction type, and smoke control/separation remain unchanged.

COMPENSATION

The work is an additional service according to our agreement and will be performed as lump sum with a fee of \$28,400.

We will keep our time separately and invoice under the base project number 25-1770 referencing ASR#2 VE Redesign.

Proposed by:


Chelsea DeYoung, CDT
PAE

Accepted by:

~~_____~~
Mackenzie

~~_____~~
Date