

Kittitas County Building Maintenance

205 West 5th, Ellensburg WA 98926
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September 1, 2011

Architects Rasmussen Triebelhorn, AIA/ps
9 Saint Helens Ave., Suite D
Tacoma, Wa. 98402

RE: Change Order #5

At this time Kittitas County would like to accept the following items as changes to the current Jail pod design contract.

Description: City Of Ellensburg required addenda items to be included into the drawings and specification before building permit could be issued.

	\$ 3,915.00
Total Change Order #5	\$ 3,915.00
Change #4 not to exceed	\$104,415.86
Change #3	\$ 32,460.00
Change #2	\$ 16,540.00
Change #1	\$ 26,738.00
<u>Original Base Services Contract amount</u>	<u>\$422,314.00</u>
<u>Adjust Base Services Contract amount</u>	<u>\$606,382.86</u>

I have enclosed four copies of this change please sign and return three copies.

Approval Kittitas County Board of Commissioners

BY: [Signature]

Name: PAUL JEWELL

TITLE: BOCC CHAIR

DATE: 9/7/11

Architects Rasmussen Triebelhorn, AIA

BY: [Signature]

Name: KENN D. TRIEBELHORN

TITLE: PRINCIPAL

DATE: 9/15/2011

17 June, 2011

Patti Johnson, Director
Kittitas County Solid Waste
925 Industrial Way
Ellensburg, Wa. 98926

RE: Kittitas County Jail Expansion
Subject: Bid Documents Consolidation; Proposed Change Order No. 5

Dear Patti,

As we have recently discussed over the phone, the City of Ellensburg's Plan Review Consultant (Michael Barth) has required us to consolidate all the addenda items into our construction drawings and specifications and resubmit these documents back to him in order for him to efficiently complete his plan review process. Mike Smith, the city's Development Services Director, has concurred with this requirement. We normally are not required to do this, except in rare cases where the project was either rebid (with significant scope of work changes) or where the design of significant portions of the project was changed from the time of the original submittal for plan review. In those cases, the consolidation work was considered an additional service.

We were required to provide some changes to the design of the project, in part in response to the preliminary plan review. Some of these changes include:

- The smoke evacuation system became much more complex than originally anticipated, and more complex than that provided on previous similar jail projects.
- Changing door lockset specifications for some of the detention lockset hardware groups to allow for officer electronic unlocking of doors for free egress from housing areas in times of emergency building evacuation. In previous jail projects, emergency egress was controlled solely by corrections officers manually key unlocking egress doors and escorting the inmates from one zone of refuge to another.

And in other cases, minor changes in or additions to the scope of work were required. Some of these changes include:

- Adding structural steel channel beams and posts where we have cut new door openings in existing cmu walls.
- Adding to the parapet wall of the north wall of the west courthouse wing, and changing out the existing exit door to provide for a 2-hour rated south wall of the west breezeway.
- Rerouting of the chilled water piping, as the existing piping was found to be located underground and running parallel to the south wall of the existing jail even though these lines did not show up as part of the utility locate work.
- Rerouting of the extension of the domestic water service inside the existing jail and into the jail addition, instead of routing the lines underground through the west breezeway, to avoid congestion where many of the existing and new electrical conduit runs and existing sewer waste line are or will be located.

- Changing secure ceiling construction type where sheet metal ceiling cover has glue-on acoustic tile finish because tile bidders were not able to locate a warrantable tile adhesive for the sheet metal substrate surface.

The design team continued with our quality control review of the bid documents even as we were in the bidding phase to make the documents as complete and understandable as feasibly possible. This is a normal project development practice, and one that assures a minimum of change orders because of incomplete documentation once in the construction phase. The tight clustering of the bids is a testimony to the quality and completeness of the documents.

As we and our subconsultants were issuing cad prepared sketch drawings during the bid phase, we were able to incorporate the sketch drawing changes back into our original cad drawings. This will save time in creating the consolidated drawings. But there will still be required additional work on the drawings and specifications where written descriptions of addenda items were provided.

While we are at it, we will delete the drawings and specifications associated with the work of Alternate Bids #1 (added beds) and #3 (rooftop solar domestic water pre-heat system). Doing so should help in eliminating any confusion on the part of the contractor or his subs had this information been kept in the bid documents.

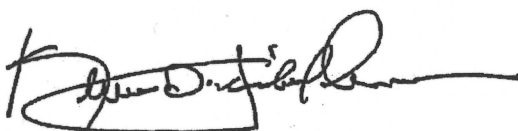
We propose to provide consolidation of the addenda items into the drawings and specifications for a lump sum fee of \$3,915. This fee is broken down as follows:

ART		\$1,000
ART's Subconsultants:		
Civil	\$ 200	
Landscape Architect	\$ 150	
Structural Engineer	\$ 400	
Mechanical & Electrical Engineers	\$1,700	
Security Electronics Engineer	\$ 200	
Subtotal	\$2,650	
ART's mark-up @ 10%	\$ 265	
Subtotal		<u>\$2,915</u>
	Total	\$3,915

We respectfully request that you consider approval of the additional fee requested. Because of the need to complete this consolidation work in order to allow the city's plan review consultant to complete his permit review in a timely fashion, we are proceeding ahead with the completion of this additional work.

Should you have any questions on this matter, or require any additional information, please do not hesitate in contacting me.

Respectfully submitted,



Kenn D. Triebelhorn, AIA
Principal/Project Manager