

**WHATCOM COUNTY CONTRACT
INFORMATION SHEET**

Whatcom County Contract No.
202410011-2

Originating Department:	Parks & Recreation
Division/Program: <i>(i.e. Dept. Division and Program)</i>	Parks Capital (8090)
Contract or Grant Administrator:	Rod Lamb
Contractor's / Agency Name:	King Architecture, PLLC

Is this a New Contract? If not, is this an Amendment or Renewal to an Existing Contract? Yes No Yes No
 If Amendment or Renewal, (per WCC 3.08.100 (a)) Original Contract #: 202410011

Does contract require Council Approval? Yes No If No, include WCC: _____
 Already approved? Council Approved Date: _____ (Exclusions see: Whatcom County Codes 3.06.010, 3.08.090 and 3.08.100)

Is this a grant agreement? Yes No If yes, grantor agency contract number(s): _____ CFDA#: _____

Is this contract grant funded? Yes No If yes, Whatcom County grant contract number(s): 202406033

Is this contract the result of a RFP or Bid process? Yes No If yes, RFP and Bid number(s): RFQ #24-73 Contract _____ Cost Center: 32408024

Is this agreement excluded from E-Verify? No Yes If no, include Attachment D Contractor Declaration form.

If YES, indicate exclusion(s) below:

Professional services agreement for certified/licensed professional. Goods and services provided due to an emergency
 Contract work is for less than \$100,000. Contract for Commercial off the shelf items (COTS).
 Contract work is for less than 120 days. Work related subcontract less than \$25,000.
 Interlocal Agreement (between Governments). Public Works - Local Agency/Federally Funded FHWA.

Contract Amount:(sum of original contract amount and any prior amendments): \$ <u>118,854.00</u> <hr/> This Amendment Amount: \$ <u>13,540.00</u> <hr/> Total Amended Amount: \$ <u>132,394.00</u> <hr/> Summary of Scope:	Council approval required for; all property leases, contracts or bid awards exceeding \$40,000 , and professional service contract amendments that have an increase greater than \$10,000 or 10% of contract amount, whichever is greater, except when: <ol style="list-style-type: none"> 1. Exercising an option contained in a contract previously approved by the council. 2. Contract is for design, construction, r-o-w acquisition, prof. services, or other capital costs approved by council in a capital budget appropriation ordinance. 3. Bid or award is for supplies. 4. Equipment is included in Exhibit "B" of the Budget Ordinance. 5. Contract is for manufacturer's technical support and hardware maintenance of electronic systems and/or technical support and software maintenance from the developer of proprietary software currently used by Whatcom County.
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Additional design and electrical engineering services to determine auxiliary power requirements, specify specific auxiliary power generation unit, and prepare installation and wiring drawings.

Term of Contract: 5 months	Expiration Date: March 27, 2026
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Contract Routing: 1. Prepared by: <u>Rod Lamb</u>	Date: <u>12/03/2025</u>
2. Attorney signoff: <u>Brandon Waldron (approved by email BW/RL)</u>	Date: <u>12/04/2025</u>
3. AS Finance reviewed: <u>M Caldwell</u>	Date: <u>12/8/25</u>
4. IT reviewed (if IT related): _____	Date: _____
5. Contractor signed: _____	Date: <u>2/17/2026</u>
6. Executive contract review: <u>JL</u>	Date: <u>2/17/2026</u>
7. Council approved, if necessary: <u>AB2026-133</u>	Date: <u>2/10/2026</u>
8. Executive signed: _____	Date: <u>2/17/2026</u>
9. Original to Council: _____	Date: _____

WHATCOM COUNTY
Parks & Recreation Dept.
3373 Mount Baker Highway
Bellingham, WA 98226



Bennett Knox
Director
Christ Thomsen
Parks Operations Manager

MEMORANDUM

TO: The Honorable Satpal Singh Sidhu, Whatcom County Executive

THROUGH: Bennett Knox, Director Initial
BK

FROM: Rod Lamb, Design & Development Manager

RE: Van Zandt Community Hall Renovation & Addition

DATE: December 4, 2025

Enclosed are two (2) copies of the Van Zandt Community Hall Renovation & Addition design services contract amendment between Whatcom County and King Arcitecture, PLLC. (KING) for your review and approval.

▪ **Background and Purpose**

Parks requests approval of the attached contract amendment with KING to provide additional design and electrical engineering services for the renovation project. The additional services are to evaluate auxiliary power generation needs at the community hall during power disruptions. Previous design phases accommodated connecting the community hall to auxiliary power (such as a stand alone generator), but did not include the final calculations and detailed specifications and drawings that are now needed to complete those emergency service improvements.

Funding Amount and Source

Funding for this project was approved by Ordinance no. 2025-010

▪ **Differences from Previous Contract**

This amendment changes the contract amount from \$118,854.00 to \$132,394.00 for a total increase of \$13,540.00. All other contract terms remain unchanged.

Please contact Rod Lamb at extension 5858, if you have any questions or concerns regarding the terms of this agreement,

Encl.

Whatcom County Contract No.
202410011-2

Amendment No. 2
Whatcom County Contract No. 202410011
CONTRACT BETWEEN WHATCOM COUNTY AND
King Architecture, PLLC

THIS AMENDMENT is to the Contract between Whatcom County and **King Architecture, PLLC**, dated **October 21st, 2024**, and designated "Whatcom County Contract No. **202410011**". In consideration of the mutual benefits to be derived, the parties agree to the following:

This Amendment changes the total contract amount for architectural design and engineering services from \$118,854.00 to \$132,394.00 for a total contract increase of \$13,540.00 and amends the Scope of Work to include additional design and engineering services, and construction administration services associated with providing an auxiliary power generation source for the Van Zandt Community Hall as further described in Attachment 'A'. All services associated with this amendment shall be billed on a time and materials, not to exceed basis.

Unless specifically amended by this agreement, all other terms and conditions of the original contract shall remain in full force and effect.

This Amendment takes effect: December 15th, 2025 regardless of the date of signature.

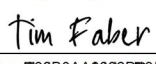
IN WITNESS WHEREOF, Whatcom County and **King Architecture** have executed this Amendment on the date and year below written.

Each Signatory below to this Contract warrants that he/she is the authorized agent of the respective party; and that he/she has authority to enter into the contract and to bind the party thereto.

DATED this _____ day of 2/17/2026, 20__.

CONTRACTOR:

King Architecture, PLLC

Signed by:


Tim Faber, AIA, Principal

**WHATCOM COUNTY:
Recommended for Approval:**

Signed by: Bennett Knop 2/17/2026
781B003DE0E3457
Department Director Date

Approved as to form:

Approved via email BW/BK 12/4/2025
Prosecuting Attorney Date

Approved:

Accepted for Whatcom County:

DocuSigned by: Satpal Singh Sidhu 2/17/2026
1192C7C18B664E3...
By: Satpal Singh Sidhu, Whatcom County Executive

CONTRACTOR INFORMATION:

King Architecture, PLLC
401 Harris Avenue, Suite 100
Bellingham, WA
Contact Phone: 360.647.5464
Contact Email: tim@king-architecture.com

Attachment 'A'



02 Dec 2025

Rod Lamb, Design & Development Manager
Whatcom County Parks and Recreation Department
3373 Mount Baker Highway
Bellingham, WA, 98226

Re: VanZandt Community Center - Additional Services Proposal Related to:
Change Order #2 - Changes to scope of work related to adding generator

Dear Rod,

Thank you for the opportunity to submit this proposal for adding a generator. We have estimated the hours required to complete these tasks.

Added scope of work is design for addition of a propane powered engine/generator set to the existing facility. It is assumed the generator will connect to the existing ATS which was installed in the current remodel project. It is assumed the existing propane tank on the site will be utilized for the new generator. See further description and scope of work attached from K-Engineers.

King Architecture proposes an additional fee of \$13,540.00 for work associated with these Change Order Proposals. We will invoice these services on an hourly basis, not to exceed the stated amount.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Faber", on a light-colored background.

Tim Faber AIA
Principal
King Architecture PLLC

ADDITIONAL SERVICES FEE MATRIX

VanZandt Community Center Renovation

Change Order #2 - Estimate for added design time for COP's (change order proposals)

King Architecture PLLC

2-Dec-25

Description:

Added design time for generator

Architectural Hourly Services	Prin	Proj Arch	Tech1	Cleric	
Coordinating engineer	0	4	1	1	6
Bidding generator assume to multiple electrical contractors	1	8	4	2	15
Const admin & meetings	0	2	2	0	4
Sub-total hours	1	14	7	3	25
Wage Rates	\$195	\$170	\$110	\$65	
Sub-total Wages	\$195	\$2,380	\$770	\$195	
TOTAL ESTIMATED ARCHITECTURAL SALARY COST					\$3,540

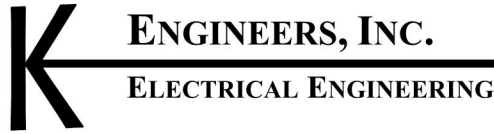
Sub-consultant added Services

K-Engineers - electrical engineering \$10,000

Sub-total Sub-consultant Services \$10,000

TOTAL SUB-CONSULTANT SERVICES COSTS **\$10,000.00**

TOTAL Hourly not to exceed Fee **\$13,540.00**



208 Third Street, Lynden, WA 98264

Tel (360) 354-4757

King Architecture
401 Harris Avenue, Suite 100
P.O. Box 4064
Bellingham, WA 98227

December 1, 2025

Attention: Tim Faber

Subject: Design Services Agreement – VanZandt Community Center Generator Addition

PROPOSAL

We propose to furnish the Electrical Engineering services described in the attached "Scope of Work" for the VanZandt Community Center Generator Addition. You and/or the Owner are expected to furnish us with full information as to the requirements; including any special or extraordinary considerations, and to make available pertinent drawings, etc.

COMPENSATION

You will pay us for our services, on a time and material basis, a total fee not to exceed \$10,000.00; except, changes and/or additions that alter the electrical design (whether completed or in progress), and extra work associated with "bid alternates" will be charged on a time and materials basis in accordance with the attached "Reimbursement Schedule" dated January 1, 2025. The electrical fee will be broken out as follows:

Design Development & Construction Documents	\$6,000.00
Bidding & Construction Administration	\$4,000.00
<hr/> Total	<hr/> \$10,000.00

TERMS & CONDITIONS

All work will be invoiced monthly. Payment is due on receipt of invoice. Terms are net 30 days, with a service charge of 1% per month assessed on all past due amounts.

If payment is not received within 60 days after date of invoice, K Engineers, Inc. reserves the right, after giving 7 days written notice, to suspend work on the project until payment is received. In the event of delay or suspension of work by reason of this paragraph, K Engineers, Inc. shall be entitled to reimbursement of all costs related to the delay or suspension of work.

The above financial arrangements are on the basis of prompt payment of our invoices and the orderly and continuous progress of the project through construction. If the project is postponed, delayed or accelerated for any reason, K Engineers, Inc. shall be reimbursed for all additional costs associated therewith.



ENGINEERS, INC.
ELECTRICAL ENGINEERING

208 Third Street, Lynden, WA 98264

Tel (360) 354-4757

All documents, including drawings and specifications, are not to be used on other work, including repetitive construction, except by specific, written agreement. Documents shall not be altered in any manner without the permission of K Engineers, Inc.

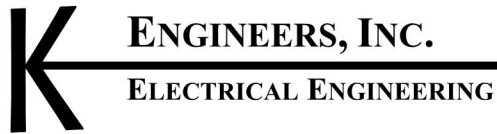
This proposal, along with the attachments, represents the entire understanding between you and us in respect of the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of the arrangement between us, we would appreciate your signing a copy of this letter in the space provided below and returning it to us. This proposal will be open for acceptance until December 31, 2025.

Sincerely,

Bill Diephuis, P.E.

Accepted this _____ day of _____ 2025.

King Architecture, by _____



208 Third Street, Lynden, WA 98264

Tel (360) 354-4757

SCOPE OF WORK

PROJECT: VanZandt Community Center Generator Addition

FOR: King Architecture

WORK INCLUDED:

The Engineer shall provide all electrical engineering, design and drafting for the project generally described as follows:

Addition of a propane powered engine/generator set to the existing facility. It is assumed the generator will connect to the existing ATS which was installed in the recent remodel project. It is assumed the existing propane tank on the site will be utilized for the new generator.

The electrical work is generally described as follows:

Selective demolition.

Trenching, backfilling & site restoration for all electrical work.

Grounding.

Engine/generator set

New power branch circuit conduit & wiring systems for the generator accessories.

Remote annunciator installed inside the building.

The Engineer shall provide the necessary calculations, drawings (with a professional engineer's stamp), details and specifications to describe the completed electrical equipment, materials, systems, etc. in sufficient detail to obtain competitive bids for the equipment, materials and installation. To that end, the engineer will, in general and in cooperation with the other design team members, do the following:

Coordinate with design team members and Owners representatives.

Attend meetings when agenda has items for discussion relating to the electrical systems.

Investigation of existing conditions.



ENGINEERS, INC.

ELECTRICAL ENGINEERING

208 Third Street, Lynden, WA 98264

Tel (360) 354-4757

- Design Development: development of electrical systems design, equipment/space requirements, preliminary plans, review of cost estimate.
- Construction Documents: drawings, details and specifications, plan coordination check, review of cost estimate.
- Bidding Phase: answer questions from bidders, review substitution requests, addenda.
- Construction Phase: coordination with contractors, attend pre-construction meeting, submittal review, punch list review, close-out documents review,

WORK NOT INCLUDED:

- Modifications to the existing power service and distribution system.
- Site Lighting, parking or building mounted
- Cost estimates (other than ballpark per square foot type).
- Design of more than one plan option, Alternates, etc., essentially adding more square feet or work to design scope.
- Change orders and their review.
- Construction coordination meetings.
- Owner initiated changes in scope.
- Weekly construction coordination meetings.
- If requested, work listed as not included may be added to the Scope of Work, but will be charged on a time and materials basis in accordance with the attached "Reimbursement Schedule" dated January 1, 2025.

ENGINEER _____
Bill Diephuis, P.E.



ENGINEERS, INC.
ELECTRICAL ENGINEERING

208 Third Street, Lynden, WA 98264

Tel (360) 354-4757

REIMBURSEMENT SCHEDULE

January 1, 2025

1. Hourly Rates

Client shall pay Engineer for services rendered on an hourly basis as follows:

Principal of Firm	\$175.00 per hour
Engineering	\$160.00 per hour
Design	\$135.00 per hour
Drafting	\$115.00 per hour

2. Outside Consultants

Client shall pay Engineer for services and reimbursable expenses of outside consultants hired by Engineer for specialized tasks the amount billed to Engineer times a factor of 1.1.

3. Reproduction Costs

Up to 3 copies of all reports, drawings, specifications, etc. will be provided by the Engineer with each transmittal. Client shall pay Engineer the actual reproduction costs times a factor of 1.1 in excess of the above.

4. Miscellaneous Expenses

Client shall pay Engineer the actual costs incurred directly or indirectly in connection with the project for: transportation and subsistence incidental thereto (see notes below); obtaining bids or proposals from contractors; phone calls; computer time including an appropriate charge for previously established programs; and any other project-related items.

Note: For travel related to services, the client shall pay Engineer the rate of \$0.70 per mile for automobile travel when the destination is more than 50 miles from the Engineer's office.