



**AIA**<sup>®</sup>

# Document B101™ – 2007 Exhibit A

## Initial Information

**for the following PROJECT:**

*(Name and location or address)*

The New Woodland High School  
Woodland, WA

**THE OWNER:**

*(Name, legal status and address)*

Woodland School District No. 404  
800 3rd Street  
Woodland, WA 98674

**THE ARCHITECT:**

*(Name, legal status and address)*

McGranahan Architects  
2111 Pacific Avenue, Suite 100  
Tacoma, WA 98402

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This Agreement is based on the following information.

*(Note the disposition for the following items by inserting the requested information or a statement such as "not applicable," "unknown at time of execution" or "to be determined later by mutual agreement.")*

**ARTICLE A.1 PROJECT INFORMATION**

**§ A.1.1** The Owner's program for the Project:

*(Identify documentation or state the manner in which the program will be developed.)*

Educational Specifications prepared by McGranahan Architects under a separate contract.

**§ A.1.2** The Project's physical characteristics:

*(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports; site, boundary and topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; etc.)*

The property is approximately 40 acres and is located at the intersection of Dike Access Road and Robinson Road in Woodland, Washington.

The Project consists of a new high school for 900 students, including a grandstand, sports fields, parking and related site development.

**§ A.1.3** The Owner's budget for the ~~Cost of the Work~~, Maximum Allowable Construction Cost, as defined in Section 6.1:

*(Provide total, and if known, a line item break down.)*

Forty-Six Million Three Hundred Thousand Dollars (\$46,300,000.00).

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§ A.1.4 The Owner's other anticipated scheduling information, if any, not provided in Section 1.2:

Anticipated occupancy is the Fall of 2015.

§ A.1.5 The Owner intends the following procurement or delivery method for the Project:  
(Identify method such as competitive bid, negotiated contract, or construction management.)

Competitive bidding per statutory requirements.

It is anticipated that the project will have to be constructed in two separate phases, one for grading and soil remediation and another for the remainder of the Work.

§ A.1.6 Other Project information:  
(Identify special characteristics or needs of the Project not provided elsewhere, such as environmentally responsible design or historic preservation requirements.)

Based on preliminary geotechnical investigations prepared by others it is assumed that that the project site soils are subject to compaction and liquefaction. Soil remediation will be required to address both concerns and recommendations for that remediation will be based on the recommendations from the Geotechnical Engineer hired by the Owner under a separate contract.

The site contains several wetlands that will need to be filled to allow the project to proceed. Mitigation of those wetlands is not included in the scope of the Architect's work and is being addressed by others through a separate contract.

The project will need to comply with the requirements of the Office of the Superintendent of Public Instruction, including compliance with the Washington Sustainable Schools Protocols and Washington law, including public works and contracting laws.

## ARTICLE A.2 PROJECT TEAM

§ A.2.1 The Owner identifies the following representative in accordance with Section 5.3:  
(List name, address and other information.)

Michael Green, Superintendent  
Woodland School District No. 404  
800 3rd Street  
Woodland, WA 98674

Doug Nichols, Director  
Construction Services Group  
Educational Service District  
1122500 NE 65th Avenue  
Vancouver, WA 98661-6812

Kelley Wilson, Project Manager  
Construction Services Group  
Educational Service District  
1122500 NE 65th Avenue  
Vancouver, WA 98661-6812

§ A.2.2 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:  
(List name, address and other information.)

Woodland School District Board of Directors  
Office of Superintendent Public Instruction (OSPI)

§ A.2.3 The Owner will retain the following consultants and contractors:  
(List discipline and, if known, identify them by name and address.)

Construction Management:  
Educational Service District 112  
2500 NE 65th Avenue  
Vancouver, WA 98661-6812

Wetlands Biologist:  
Ecological Land Services  
1157 3rd Avenue, Suite 220  
Longview, WA 98632

Geotechnical Engineer:  
Columbia West  
11917 NE 95th Street  
Vancouver, WA 98682

Cost Estimator:  
The Robinson Company  
101 Stewart Street, Suite 925  
Seattle, WA 98101

Land Surveyor:  
HDJ Design Group  
300 West 15th Street  
Vancouver, WA 98660-2927

Traffic Engineer:  
HDJ Design Group  
300 West 15th Street  
Vancouver, WA 98660-2927

Archeologist:  
SWCA  
1220 Morrison, Suite 700  
Portland, OR 97205

§ A.2.4 The Architect identifies the following representative in accordance with Section 2.3:  
(List name, address and other information.)

Chris Lilley, Principal in Charge/Project Manager  
McGranahan Architects  
2111 Pacific Avenue, Suite 100  
Tacoma, WA 98402

§ A.2.5 The Architect will retain the consultants identified in Sections A.2.5.1 and A.2.5.2.  
(List discipline and, if known, identify them by name, legal status, address and other information.)

§ A.2.5.1 Consultants retained under Basic Services:

.1 Structural Engineer

Kramer Gahlen Associates  
400 Columbia Street, Suite 240  
Vancouver, WA 98660-3413

.2 Mechanical Engineer

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BCE Engineers  
6021 – 12th Street E, Suite 200  
Tacoma, WA 98424

.3 Electrical Engineer

BCE Engineers  
6021 – 12th Street E, Suite 200  
Tacoma, WA 98424

.4 Civil Engineer

HDJ Design Group  
300 West 15th Street  
Vancouver, WA 98660-2927

.5 Landscape Architect

Murase Associates  
2712 North Mississippi Avenue  
Portland, OR 97227

.6 Food Service:

Halliday Associates  
656 NW Norwood Street  
Camas, WA 98607

.7 Acoustical Engineer:

SSA Acoustics  
222 Etruria Street, Suite 100  
Seattle, WA 98109

§ A.2.5.2 Consultants retained under Additional Services:

N/A

§ A.2.6 Other Initial Information on which the Agreement is based:

*(Provide other Initial Information.)*

It is assumed that the storm water treatment requirements will be based on the 1992 version of the Puget Sound Storm Drainage Manual.

It is assumed that public water and sewer systems are available directly adjacent to the project site.

It is assumed that the public water supply will have adequate pressure and flow to serve fire hydrants and building sprinklers. No fire pump systems are included in the scope of this agreement.

Right-of-way plans or legal descriptions for dedication or purchase of right-of-ways are not included in the scope of this agreement.

Off-site work will be limited to half street and frontage improvements for the length of the property on Dike Access Road and Robinson Road. No other off site improvements are included in the scope of this agreement.

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Assumed that the street lights on Robinson Road will be sufficient. New street lights will be required on Dike Access Road. No flashing crosswalks or walk signals are included in the scope of this agreement.

On site lighting will be limited to parking areas, pedestrian walks, and one football/soccer field.

Per initial information from the City of Woodland the land use approval process for this project will be limited to an administrative staff review by the City unless project is appealed. The scope of this agreement does not include a formal public hearing/land use permitting process.

The building will not be equipped with an emergency generator system.

The building will not be formally designated as an "essential facility" as part of a local or regional emergency response plan.