

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AMENDING) RESOLUTION NO. 88 - 868
CONTRACT WITH ZIMMER GUNSUL FRASCA)
PARTNERSHIP TO INCLUDE ADDITIONAL) Introduced by
DESIGN WORK FOR THE OREGON CONVENTION) Executive Officer Rena Cusma

WHEREAS, The Council of the Meropolitan Service District has contracted with the Zimmer Gunsul Frasca Partnership for the design of the Oregon Convention Center; and

WHEREAS, The Advisory Committee on Design and Construction has reviewed the work of Zimmer Gunsul Frasca and recommended that additional compensation be awarded for specific work to complete the building on time and within budget; now, therefore,

BE IT RESOLVED,

That the contract between Zimmer Gunsul Frasca Partnership and Metro be increased by \$14,974 to reflect additional design services.

ADOPTED by the Council of the Metropolitan Service District this
_____ day of February, 1988.

Mike Ragsdale, Presiding Officer

STAFF REPORT

Agenda Item No.

Meeting Date: February 11, 1988

CONSIDERATION OF AMENDMENT TO CONTRACT WITH ZIMMER GUNSUL FRASCA
PARTNERSHIP FOR ADDITIONAL DESIGN WORK FOR OREGON CONVENTION CENTER
PROJECT

Date: February 8, 1988

Presented by: Tuck Wilson

BACKGROUND AND FACTUAL ANALYSIS

Background:

In late November, at the end of the Design Development Phase of the Oregon Convention Center Project, Turner Construction Company, the construction managers, and Zimmer Gunsul Frasca (ZGF), the project architect, prepared independent estimates of the building as it was designed. The building had grown to over 500,000 square feet, and both estimates were above the \$52 million budgeted amount for the construction of the building.

The Advisory Committee on Design and Construction (ACDC) considered several ways to bring the building cost within the amount allowed. One of the solutions it selected was a series of modifications to reduce the building size. ZGF was directed to redraw portions of the plans to reflect ACDC's decisions.

ZGF complied with ACDC's direction. However, the time and effort involved are not covered under the terms of the original contract. ZGF applied for additional fees to cover the extra work. ACDC considered this request at their meeting on January 29 and recommended that ZGF should be paid.

This contract amendment amounts to \$14,974.

EXECUTIVE OFFICER RECOMMENDATION:

The Executive Officer recommends approval of the amendment to the contract with Zimmer Gunsul Frasca Partnership for additional design work for the convention center project.



GRANT/CONTRACT SUMMARY

METROPOLITAN SERVICE DISTRICT

GRANT/CONTRACT NO. 07-2-261-CC

BUDGET CODE NO. 52 - 00 - 00 - 8630 - 0000

FUND: 52: Capital Fund DEPARTMENT: _____

(IF MORE THAN ONE) _____

SOURCE CODE (IF REVENUE) _____

INSTRUCTIONS

- OBTAIN GRANT/CONTRACT NUMBER FROM CONTRACTS MANAGER. CONTRACT NUMBER SHOULD APPEAR ON THE SUMMARY FORM AND ALL COPIES OF THE CONTRACT.
- COMPLETE SUMMARY FORM.
- IF CONTRACT IS —
 - SOLE SOURCE, ATTACH MEMO DETAILING JUSTIFICATION.
 - UNDER \$2,500, ATTACH MEMO DETAILING NEED FOR CONTRACT AND CONTRACTOR'S CAPABILITIES, BIDS, ETC.
 - OVER \$2,500, ATTACH QUOTES, EVAL. FORM, NOTIFICATION OF REJECTION, ETC.
 - OVER \$50,000, ATTACH AGENDA MANAGEMENT SUMMARY FROM COUNCIL PACKET, BIDS, RFP, ETC.
- PROVIDE PACKET TO CONTRACTS MANAGER FOR PROCESSING

1. PURPOSE OF GRANT/CONTRACT design services for Oregon Convention Center

2. TYPE OF EXPENSE ☒ PERSONAL SERVICES ☐ LABOR AND MATERIALS ☐ PROCUREMENT
☐ PASS THROUGH AGREEMENT ☐ INTER-GOVERNMENTAL AGREEMENT ☐ CONSTRUCTION
☐ OTHER

OR

TYPE OF REVENUE ☐ GRANT ☐ CONTRACT ☐ OTHER

3. TYPE OF ACTION ☒ CHANGE IN COST ☒ CHANGE IN WORK SCOPE
☐ CHANGE IN TIMING ☐ NEW CONTRACT

4. PARTIES Zimmer Gunsul Frasca, Metro

5. EFFECTIVE DATE upon approval TERMINATION DATE upon project completion
(THIS IS A CHANGE FROM _____)

6. EXTENT OF TOTAL COMMITMENT: ORIGINAL NEW \$ 3,763,000
PREV. AMEND 322,565
THIS AMEND 14,974
TOTAL \$ 4,100,539

7. BUDGET INFORMATION

A. AMOUNT OF GRANT/CONTRACT TO BE SPENT IN FISCAL YEAR 1987-88 \$ 2,396,444

B. BUDGET LINE ITEM NAME engineering services AMOUNT APPROPRIATED FOR CONTRACT \$ 2,978,100

C. ESTIMATED TOTAL LINE ITEM APPROPRIATION REMAINING AS OF January 1, 1988 \$ 1,158,522

8. SUMMARY OF BIDS OR QUOTES (PLEASE INDICATE IF A MINORITY BUSINESS ENTERPRISE)

SUBMITTED BY _____	\$ _____	AMOUNT	<input type="checkbox"/> MBE
SUBMITTED BY _____	\$ _____	AMOUNT	<input type="checkbox"/> MBE
SUBMITTED BY _____	\$ _____	AMOUNT	<input type="checkbox"/> MBE

9. NUMBER AND LOCATION OF ORIGINALS Zimmer Gunsul Frasca, contracts officer, project office

10. A. APPROVED BY STATE/FEDERAL AGENCIES? ☐ YES ☐ NO ☒ NOT APPLICABLE
B. IS THIS A DOT/UMTA/FHWA ASSISTED CONTRACT ☐ YES ☐ NO
11. IS CONTRACT OR SUBCONTRACT WITH A MINORITY BUSINESS? ☐ YES ☒ NO
IF YES, WHICH JURISDICTION HAS AWARDED CERTIFICATION _____
12. WILL INSURANCE CERTIFICATE BE REQUIRED? ☐ YES ☒ NO
13. WERE BID AND PERFORMANCE BONDS SUBMITTED? ☐ YES ☒ NOT APPLICABLE
TYPE OF BOND _____ AMOUNT \$ _____
TYPE OF BOND _____ AMOUNT \$ _____
14. LIST OF KNOWN SUBCONTRACTORS (IF APPLICABLE)
NAME _____ SERVICE _____ ☐ MBE
NAME _____ SERVICE _____ ☐ MBE
NAME _____ SERVICE _____ ☐ MBE
NAME _____ SERVICE _____ ☐ MBE
15. IF THE CONTRACT IS OVER \$10,000
A. IS THE CONTRACTOR DOMICILED IN OR REGISTERED TO DO BUSINESS IN THE STATE OF OREGON?
☒ YES ☐ NO
B. IF NO, HAS AN APPLICATION FOR FINAL PAYMENT RELEASE BEEN FORWARDED TO THE CONTRACTOR?
☐ YES DATE _____ INITIAL _____
16. COMMENTS:

GRANT/CONTRACT APPROVAL

INTERNAL REVIEW

DEPARTMENT HEAD

FISCAL REVIEW

BUDGET REVIEW

CONTRACT REVIEW BOARD

(IF REQUIRED) DATE _____

COUNCIL REVIEW

(IF REQUIRED)

1. _____
COUNCILOR
2. _____
COUNCILOR
3. _____
COUNCILOR

DATE _____

LEGAL COUNSEL REVIEW AS NEEDED:

- A. DEVIATION TO CONTRACT FORM _____
- B. CONTRACTS OVER \$10,000 _____
- C. CONTRACTS BETWEEN GOVERNMENT AGENCIES _____

AMENDMENT NO. 8

This amends the Agreement between the Metropolitan Service District ("Owner") and Zimmer Gunsul Frasca Partnership ("Architect") executed February 27, 1987 ("original agreement") as previously amended.

WHEREAS, the parties agreed to the conditions set forth in the original agreement and desire to amend the Agreement;

The following changes are made to the original agreement:

EXHIBIT C, COMPENSATION TO ARCHITECT

B. Total Cost

The total cost of the services provided under this Agreement during all phases shall not exceed [\$3,763,000] \$3,781,500.

C. Architect's Basic Services Compensation

8. For drafting and design work to reduce building size and comply with modifications approved by the Advisory Committee on Design and Construction on November 20, 1987, as reflected in the letter dated December 1, 1987, attached as Exhibit A to this amendment.

WHEREAS, all other conditions and covenants remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed by their duly authorized officers.

ARCHITECT:
ZIMMER GUNSUL FRASCA PARTNERSHIP

OWNER:
METROPOLITAN SERVICE DISTRICT

TITLE: _____

DATE: _____

TITLE: _____

DATE: _____

EXHIBIT A

Architecture/Planning/Interior Design

ZIMMER·GUNSUL·FRASCA PARTNERSHIP

320 S.W. Oak Suite 500 Portland, Oregon 97204-2737

503/224-3860 Cable: ZGFOREGON

December 1, 1987

Tuck Wilson
METRO
2000 SW First Avenue
Portland, OR 97201

Reference: Job No. 6060-05
Oregon Convention Center

Subject: Building Size Reduction

Dear Tuck:

At the November 20 ACDC meeting, revised cost estimates were presented by Turner and ZGF. Along with these cost estimates, a list was presented showing the modifications made to bring the costs down to \$52 million. Additional lists of optional deductions and additions were also included.

The committee accepted the list of modifications. In addition to these modifications, which had brought the building within the \$52 million budget, the committee elected to include in the basic bid package one of the optional deductions -- a reduction in building size of approximately 8,000 s.f. ZGF was directed to modify the plans to reflect this reduction.

We are proceeding with this reduction. However, the work effort required to redesign, redraw and recoordinate this revision is considerable. The project was shown to be in budget and could have been brought to below budget with other deductions which would have required less work and would have had no more of an effect on building function. Thus I am requesting an extension in schedule and a fee adjustment to reflect the additional work. Our request is as follows:

Schedule: Estimate 3 man weeks to bring plans back to their present status after reducing building size, plus time to investigate or solve ramifications of change and coordinate work of consultants.

Revised completion dates:

30%	1-11-88
60%	2-15-88
100%	3-21-88
Final Check	4-18-88

Fee Adjustment:	Drafting and Design work for Plan Adjustments	
	160 hours @ \$50/hr	= \$8,000
	Revise stair and toilet components - 37 hours	
	Coordination 40 hours @ \$65/hr	= \$2,600

Members American Institute of Architects

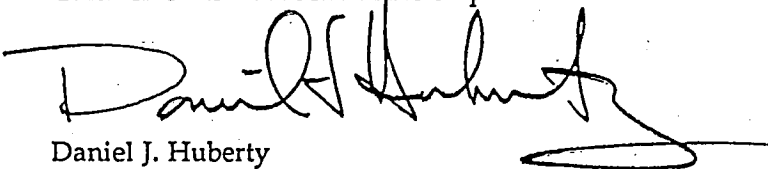
Partners Norman C. Zimmer FAIA Brooks R. W. Gunsul FAIA Robert J. Frasca FAIA Gregory S. Baldwin AIA Raymond A. Boucher AIA Daniel J. Huberty AIA Robert G. Packard AIA
Associate Partners Larry S. Bruton AIA Jack Cornwall AIA Janice E. Finney Brainard Joy Gannett AIA Ernest L. Grigsby Ronald P. Gronowski AIA
Associate Partners Lee F. Kilbourn AIA FCSI Patrick C. Tillett RIBA MRTPI AICP James N. Van Duyn AIA
Associates Dennis W. Destefano AIA Carl E. Freeze AIA Jack Golden AIA Frances Lefever-Cann IBD Kenneth J. Mouchka AIA CSI Evett J. Ruffcorn AIA John S. Walling Stanley G. Zintel AIA

Tuck Wilson
December 1, 1987
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Structural	Engineer	40 hours x \$46.50	=	\$1,860	
	Drafter	70 hours x \$30.23	=	2,116	
				\$3,976 x 1.1	=
	TOTAL				<u>\$4,374</u> \$14,974

Sincerely,

Zimmer Gunsul Frasca Partnership


Daniel J. Huberty
Partner

DJH/mh

cc: Master File Pending
Bob Frasca