

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING)
SOLICITATION OF BIDS FOR THE) RESOLUTION NO.88-947
OREGON CONVENTION CENTER)
BID PACKAGE 3: GENERAL CONTRACT)

WHEREAS, The Council has reviewed and approved the design of the Oregon Convention Center at the conclusion of the design development phase; and

WHEREAS, Construction contracts have been awarded for steel fabrication and erection (Bid Package #1), and initial site work (Bid Package #2); and


WHEREAS, Bid documents have been prepared for the Bid Package #3, General Contract; and

WHEREAS, It is necessary for the project's construction schedule to advance this package to the public bidding phase; now, therefore,

BE IT RESOLVED:

1. That the Council of the Metropolitan Service District authorizes the District to solicit bids for Oregon Convention Center, Bid Package 3: General Contract.

ADOPTED by the Council of the Metropolitan Service District this 23rd day of June, 1987.



Mike Ragsdale, Presiding Officer

STAFF REPORT

CONSIDERATION OF RESOLUTION #88-947 AUTHORIZING
SOLICITATION OF BIDS FOR THE OREGON CONVENTION
CENTER BID PACKAGE NO. 3, GENERAL CONTRACT

Date: June 16, 1988

Presented by: Larry Cooper

BACKGROUND AND FACTUAL ANALYSIS

On April 28, 1988, the Council authorized the District to enter into a contract for Structural Steel, Bid Package No. 1 with Canron Western via Resolution No. 88-908 and to enter into a contract for Site Preparation, Bid Package No. 2, with Dewitt Construction via Resolution No. 88-909 for the Oregon Convention Center.

The next step in contracting for the Center's construction is Bid Package No. 3, the General Contract. The proposed schedule for this bid package begins with Council authorization of soliciting bids (per attached resolution) and continues as per the attached schedule.

The work entailed in Bid Package No. 3 is the construction of the building itself and the surrounding site work including the landscaped plaza and the parking facilities.

Contract documents will be available for review in the Convention Center Project Office. The documents include the following items:

- Requirements that the Contractor be an affirmative action, equal opportunity employer;
- Requirements of the Districts DBE/WBE policy and contracting procedures;
- Inclusion of bid alternates, reviewed and approved by the Advisory Committee on Design & Construction, which have been consistently maintained in the two preceding construction contracts. The list of alternates was developed to facilitate maximum budget control by allowing selection of additive and deductive alternates.

- One of the alternates requires Contractors to bid for both a conventional, Contractor supplied insurance program and a Coordinated Insurance Program (CIP) or "Wrap- up" option. Upon receipt and review of the bids, including the erection portion of the Structural Steel contract, the District will determine which of the Insurance options will be employed.

The General Contract package has been independently estimated by both Turner Construction and ZGF. The reconciled estimates, added to the costs of Bid Packages No. 1 & 2, are within the District's construction budget figure of \$52,000,000.

This resolution will be considered by the Council Convention Center Committee at their June 21, 1988 meeting.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 88-947.

SCHEDULE

General Contract, Bid Package No. 3

General Contract Bid Period Begins	July 11, 1988
Pre-Bid Conference	July 26, 1988
General Contract Bids opened	August 23, 1988
ACDC Meeting - Status Report	August 26, 1988
Cooper Committee Meeting	September 6, 1988 (Tentative)
Metro Council Conditionally Awards General Contract	September 8, 1988
Notice to Proceed	September 22, 1988



METRO

2000 S.W. First Avenue
Portland, OR 97201-5398
503/221-1646

Memorandum

Date: June 22, 1988

To: Metro Council

From: David Knowles, Vice Chair
Convention Center Committee

Regarding: COMMITTEE REPORT ON JUNE 23 COUNCIL MEETING AGENDA
ITEM 8.7: CONSIDERATION OF RESOLUTION NO. 88-947
FOR THE PURPOSE OF AUTHORIZING BIDS FOR THE OREGON
CONVENTION CENTER BID PACKAGE NO. 3, GENERAL
CONTRACT

The Convention Center committee met on June 21 to consider Resolution No. 88-947. Committee members present were Councilors Hansen and Knowles. Councilors Waker, Gardner, and Cooper were out of town, and Council Van Bergen was not present for the vote. Members present voted unanimously to approve Resolution No. 88-947.

Resolution No. 88-947 authorizes the District to solicit bids for Bid Package No. 3, the general contract.

In consideration of this resolution, the Committee reviewed the final estimates for construction prepared by ZGF and Turner Construction. The estimates are within budget. A summary of cost estimates reviewed by the Committee is attached.

In addition, the Committee reviewed the alternates to be included in the bids, which will allow an additional level of cost control. The list of alternates is also attached.

OREGON CONVENTION CENTER
100% CONSTRUCTION DOCUMENT ESTIMATE
6/17/88

		<u>Turner</u>	<u>ZGF</u>	
DIVISION 2	SITWORK	\$ 935,000	\$ 1,094,000	
DIVISION 3	CONCRETE	4,149,000	3,966,000	
DIVISION 4	MASONRY	830,000	1,078,000	
DIVISION 5	METALS	1,279,000	984,000	
DIVISION 6	WOOD AND PLASTICS	725,000	694,000	
DIVISION 7	THERMAL AND MOISTURE PROTECTION	4,725,000	4,692,000	
DIVISION 8	DOORS AND WINDOWS	1,759,000	1,500,000	
DIVISION 9	FINISHES	4,803,000	4,884,000	
DIVISION 10	SPECIALTIES	2,237,000	2,237,000	
DIVISION 11	EQUIPMENT	2,378,000	2,309,000	
DIVISION 14	CONVEYING SYSTEMS	608,000	612,000	
DIVISION 15	MECHANICAL	10,381,300	10,196,600	
DIVISION 16	ELECTRICAL	<u>6,418,890</u>	<u>6,509,000</u>	
DIRECT COST	TOTAL	41,228,000	40,756,600	
GENERAL CONDITIONS AND FEE FIXED		<u>4,900,000</u>	<u>4,900,000</u>	
SUBTOTAL	(BID PACKAGE #3)	46,128,000	45,656,600	
BID PACKAGE #2		971,900	971,900	
BID PACKAGE #1		<u>5,349,140</u>	<u>5,349,140</u>	<u>Average</u>
100% CONSTRUCTION DOCUMENT ESTIMATE		\$52,449,230	\$51,977,640	52,213,435
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60% CONSTRUCTION DOCUMENT ESTIMATE		\$52,746,400	\$51,331,600	52,039,000
30% CONSTRUCTION DOCUMENTS ESTIMATE		\$52,942,000	\$52,028,000	52,485,000

ALTERNATE NO. 1: DELETE CONTRACTOR PROVIDED INSURANCE

1. Delete contractor provided insurance for ____, ____, ____, ____ as per paragraph 11.03 of the General Conditions.
2. Metro will provide insurance coverage with a Coordinated Insurance Program (C.I.P.) as detailed in paragraph 11.04 of the General Conditions.

ALTERNATE NO. 2: DELETE GLAZED TOWERS

1. Delete glazed towers
 - A. Price for deleting steel structure is included in Alternate No. 2 of Bid Package #1 and should not be included in this alternate.
 - B. Delete tower glazing system, tower lighting, tower access stairs (interior and exterior) and window washing equipment.
 - C. Delete AH-27 and AH-28 and related duct work, chilled water piping and electrical connections.
2. In place of glazed towers provide the following
 - A. Flat roof structure consisting of steel transfer trusses, long span joists, steel beams and roof deck. Cost of this structure is included in Alternate No. 2 of Bid Package #1 and should not be included in this alternate.
 - B. Provide metal grid ceiling at elevation 125'-6". This ceiling will be an extension of the metal grid ceiling in the Lobby and Pre-Function spaces.
 - a. Detailing will be similar to Lobby and Pre-function spaces.
 - b. Provide black acoustical insulation attached to underside of roof deck above metal grid ceiling as per detail _____.
 - C. Provide lighting as follows:
 - a. 200 Type _____ light fixtures arranged in approximate 10'x10' pattern as shown in other lobby and prefunction areas.
 - b. Panels and circuits allocated for deleted tower lighting shall be used for these additional fixtures.
 - D. Extend fire sprinkler system to this area to provide code required coverage.
 - E. Provide four 6" diameter roof drains and four 4" diameter roof over flow drains (two per tower area). Connect to nearest roof drain piping system with 6" diameter piping.
 - F. Extend exhibit hall roof system over new flat roof area.
 - G. Construct vertical brick, miscellaneous iron support system and metal stud wall approximately 10'-0" southwest of grid 34 to transition between roof of exhibit hall and roof over ballroom similar to detail _____.

ALTERNATE 3: DELETE ENTRANCE CANOPIES

Delete entrance canopies at the Holladay and Union Street Lobbies as detailed on Sheet A-____ and S-____.

ALTERNATE 4: ADD BUS SHELTERS

1. Add bus shelters along Holladay and Union Streets. Shelters are detailed on Sheet A-____ and S-____. Quote unit price for one forty-eight foot shelter. If this alternate is exercised, multiple shelters may be added to the project at the quoted unit price.
2. This alternate or portions thereof may be exercised at any time up to _____. Price quoted shall be effective until that time.

ALTERNATE 5: ADD ESCALATORS

- A. Add escalators from the Union and Holladay Lobbies to the Ballroom Lobby. Two escalators at each Lobby for a total of four escalators.
- B. Revise grand stair to accommodate escalators per details on sheet A-_____.

ALTERNATE 6: DELETE ACCOUSTICAL WALL PANELS IN MEETING ROOMS

1. Delete acoustical wall panels AWP-____ (see specification section 09521) in all Meeting Rooms on the Main Level.
2. Provide acoustical wall carpet in place of acoustical panels per specification section 095_____.

ALTERNATE 7: ADD PORTABLE KITCHEN EQUIPMENT

Add kitchen equipment items identified in Food Service Specification Section 11400 as "Alternate 6".

ALTERNATE 8: ADD COMPUTERIZED SOUND CONTROL EQUIPMENT

1. Change A/V equipment in central control room to computerized equipment as specified in Section 11130 paragraph 2.2F.
2. This alternate is a performance based specification. Within 60 days of acceptance of this alternate submit design drawings, equipment and software descriptions of proposed system for review and approval. Modification of submitted design may be required and shall be made at no additional cost to the Owner.

ALTERNATE 9: DELETE MODULAR SOUND CONTROL SYSTEM

1. Delete the modular sound control system specified in Section 11130.
2. Provide non-modular components performing the same functions described in the specification and drawings.
3. This alternate is a performance based specification. Within 60 days of acceptance of this alternate submit design drawings and equipment descriptions of proposed system for review and approval. Modifications of submitted design may be required and shall be made at no additional cost to the Owner.

ALTERNATE 10: ADD OPERABLE PARTITIONS

1. Operable partitions in Exhibit Halls, Ballroom and Meeting Rooms are not included in the Base Bid. Operable partition between Exhibit Halls A and A-1 shall be priced separately as Alternate 11.
2. Include doors to panel storage rooms and gypsum board and metal stud closure between top of track support partition and floor of roof structure.
3. Provide operable partitions as specified and detailed.

Alternate 10A: Provide operable partitions manufactured by Modernfold.

Alternate 10B: Provide operable partitions manufactured by IAC.

ALTERNATE 11: ADD OPERABLE ACOUSTICAL PARTITIONS BETWEEN EXHIBIT HALLS A AND A-1

1. Include gypsum board and metal stud closure between top of track support partition and roof above.
2. Include door at panel storage room.
3. This alternate or portions thereof may be accepted at any time up to ____.
Prices quoted shall be effective until that time.

Alternate 11A: Provide operable partition manufactured by Modernfold

Alternate 11B: Provide operable partition manufactured by IAC

ALTERNATE 12: ADD SURFACE HARDENER AS SPECIFIED AND DETAILED IN EXHIBIT HALLS, EXHIBIT HALL CORRIDORS AND TRUCK LOADING AREA

1. Surface hardener is not included in the Base Bid.

Alternate 12A: Provide surface floor hardener as manufactured by Master Builders.

Alternate 12B: Provide surface hardener as manufactured by Euclid.