

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO. 88 - 1000  
AMENDMENT TO CONTRACT WITH ZIMMER )  
GUNSUL FRASCA PARTNERSHIP FOR FURTHER ) Introduced by  
SPECIFIED DESIGN SERVICES FOR THE ) Executive Officer Rena Cusma  
OREGON CONVENTION CENTER )

WHEREAS, Zimmer Gunsul Frasca Partnership (ZGF) has completed the program, schematic design, design development, construction documents and bid phases of the design for the Oregon Convention Center; and

WHEREAS, in the course of this work ZGF has performed services beyond the scope of the original contract; and

WHEREAS, these services were performed in a timely manner in order to keep the project on schedule; and

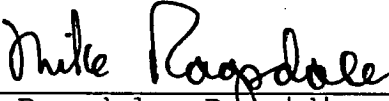
WHEREAS, Zimmer Gunsul Frasca has reviewed the further work necessary for desired design enhancements and for the placement of the public art program; and

WHEREAS, the Advisory Committee on Design and Construction has reviewed these services and the associated fees in detail and recommends amending the contract; now, therefore,

BE IT RESOLVED,

That the contract with Zimmer Gunsul Frasca Partnership be amended to include services *[to reduce the building size,]* to conform streets and lighting design to revised requirements, to design specified enhancements and to incorporate the public art program in the Oregon Convention Center.

ADOPTED by the Council of the Metropolitan Service District this 27th day of October, 1988.

  
\_\_\_\_\_  
Mike Ragsdale, Presiding Officer



# GRANT/CONTRACT SUMMARY

METROPOLITAN SERVICE DISTRICT

GRANT/CONTRACT NO. 87-2-261CC

BUDGET CODE NO. 52-00-00-8630-30200

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

<input checked="" type="checkbox"/> PERSONAL SERVICES	<input type="checkbox"/> LABOR AND MATERIALS	<input type="checkbox"/> PROCUREMENT
<input type="checkbox"/> PASS THROUGH AGREEMENT	<input type="checkbox"/> INTER-GOVERNMENTAL AGREEMENT	<input type="checkbox"/> CONSTRUCTION
		<input type="checkbox"/> OTHER

OR

TYPE OF REVENUE  GRANT  CONTRACT  OTHER

3. TYPE OF ACTION

<input checked="" type="checkbox"/> CHANGE IN COST	<input checked="" type="checkbox"/> CHANGE IN WORK SCOPE
<input type="checkbox"/> CHANGE IN TIMING	<input type="checkbox"/> NEW CONTRACT

4. PARTIES METRO & ZGF

5. EFFECTIVE DATE NO CHANGE TERMINATION DATE NO CHANGE  
(THIS IS A CHANGE FROM \_\_\_\_\_)

6. EXTENT OF TOTAL COMMITMENT:

ORIGINAL/NEW	\$ <u>3,763,000</u>
PREV. AMEND	<u>409,206</u>
THIS AMEND	<u>74,142</u>

TOTAL

\$ 4,246,348

### 7. BUDGET INFORMATION

A. AMOUNT OF GRANT/CONTRACT TO BE SPENT IN FISCAL YEAR 1988-89 <sup>AMENDMENT</sup> \$ 74,142

B. BUDGET LINE ITEM NAME ENGR. SVCS AMOUNT APPROPRIATED FOR CONTRACT \$ 1,449,000

C. ESTIMATED TOTAL LINE ITEM APPROPRIATION REMAINING AS OF July 1, 1988 \$ 1,449,000

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

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

9. NUMBER AND LOCATION OF ORIGINALS (1) ZGF; (2) CCP offices; (3) Metro F&A

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 _____ | <input type="checkbox"/> MBE |
| NAME _____ | SERVICE _____ | <input type="checkbox"/> MBE |
| NAME _____ | SERVICE _____ | <input type="checkbox"/> MBE |
| NAME _____ | SERVICE _____ | <input type="checkbox"/> 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

<p>INTERNAL REVIEW</p> <p><i>[Signature]</i></p> <p>DEPARTMENT HEAD</p> <p><i>[Signature]</i></p> <p>FISCAL REVIEW</p> <p><i>[Signature]</i></p> <p>BUDGET REVIEW</p>	<p>CONTRACT REVIEW BOARD (IF REQUIRED) DATE _____</p> <p>1. _____ COUNCILOR</p> <p>2. _____ COUNCILOR</p> <p>3. _____ COUNCILOR</p>	<p>COUNCIL REVIEW (IF REQUIRED)</p> <p>DATE _____</p>
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- LEGAL COUNSEL REVIEW AS NEEDED:
- A. DEVIATION TO CONTRACT FORM \_\_\_\_\_
- B. CONTRACTS OVER \$10,000 \_\_\_\_\_
- C. CONTRACTS BETWEEN GOVERNMENT AGENCIES \_\_\_\_\_

AMENDMENT NO. 13

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

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

The following changes are made to the original agreement as previously amended:

EXHIBIT C, COMPENSATION TO ARCHITECT

B. Total Cost

The total cost of the services provided under this agreement during all phases shall not exceed [4,172,206] \$4,231,374.

C. Architect's Basic Services Compensation

[13. For design services required to reduce building size to conform to Owner's budget requirements \$14,974]

14. For extra services required to conform streets and lighting design to revised requirements \$28,518

15. For design enhancements for the Visitors Information Center, automated teller machines, window washing for the skylight towers and schematic design of the parking and crate storage under the freeway, \$15,300

16. For design work associated with placement of the art program: pendulum, bells, plaques, ceramic tiles, ballroom doors, lobby murals and VIP lounge \$15,350

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

BY: \_\_\_\_\_  
(TITLE) \_\_\_\_\_

BY: \_\_\_\_\_  
(TITLE) \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

STAFF REPORT

CONSIDERATION OF AMENDMENT TO CONTRACT WITH ZIMMER GUNSUL FRASCA FOR SPECIFIED DESIGN SERVICES FOR OREGON CONVENTION CENTER PROJECT

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Date: October 11, 1988

Presented by: Knowles

BACKGROUND AND FACTUAL ANALYSIS:

The Zimmer Gunsul Frasca Partnership (ZGF) is under contract to Metro for design of the convention center. In addition to preparing and refining the actual design of the convention center, their oversight role has included responding to city agencies, serving as an advisor to Metro, and anticipating further design requirements in order to complete the building.

This amendment contains four separate areas of work. Two have been completed. Two are anticipated. The total amount of the amendment is \$74,142, to bring the total amount of the contract to \$4,246,348. The Advisory Committee on Design and Construction (ACDC) has recommended approval of this amendment.

1. Building size reduction - \$14,974

In the late fall of 1987, the building had grown beyond 500,000 square feet. At the request of ACDC, ZGF redesigned a portion of the building, reducing the building size and the budget required to build it. At that time, ZGF offered other ways of saving money; ACDC elected to reduce the size of the building. This reduction required redrafting of drawings. A decision on this request for reimbursement was delayed until the results of bid package 3 (general contract) were known.

2. Response to City requirements - \$28,518

The area around the actual convention center site has undergone several plans and revisions since the inception of the project. ZGF has been involved in the design of streets, sidewalks, curbs, and lighting. To keep the project on schedule, ZGF and its subconsultants have responded to city requests for additional work and information beyond the scope intended in the original agreement.

3. Design enhancements - \$15,300

Several features will be incorporated into the building that were not included in the original scope of work. These include design for outfitting the Visitors Information Center, arrangements for the automatic teller machines, and design of a system for washing the inside of the skylight towers. In addition, ZGF will develop the layout and schematic design of the area under the freeway west of the center for additional parking and crate storage.

4. Public Art Program - \$15,350

Additional design work is anticipated for incorporating the selected art work into the building. This amount has been budgeted within the art budget.

EXECUTIVE OFFICER RECOMMENDATION:

The Executive Officer recommends approval of the contract amendment with Zimmer Gunsul Frasca for specified design services for the convention center project.



# METRO

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Portland, OR 97201-5398  
(503) 221-1646  
Fax 241-7417

Agenda Item No. 5.3

Meeting Date Oct. 27, 1988

Date: October 12, 1988  
To: Metro Council  
From: Councilor David Knowles, Chair  
Council Convention Center Committee

Regarding: CONVENTION CENTER COMMITTEE REPORT ON  
OCTOBER 11, COUNCIL MEETING AGENDA ITEM NO. 88-  
1000, CONSIDERATION OF AMENDMENT TO THE  
CONTRACT WITH ZIMMER GUNSUL AND FRASCA  
PARTNERSHIP FOR FURTHER SPECIFIED DESIGN  
SERVICES FOR THE OREGON CONVENTION CENTER

**Executive Officer**  
Rena Cusma

**Metro Council**

Mike Ragsdale  
Presiding Officer  
District 1

Corky Kirkpatrick  
Deputy Presiding  
Officer  
District 4

Richard Waker  
District 2

Jim Gardner  
District 3

Tom DeJardin  
District 5

George Van Bergen  
District 6

Sharron Kelley  
District 7

Mike Bonner  
District 8

Tanya Collier  
District 9

Larry Cooper  
District 10

David Knowles  
District 11

Gary Hansen  
District 12

**Recommendation:** At its October 11 meeting, at which Councilors Kelley, Van Bergen, Waker and myself were present, the Convention Center Committee voted to recommend Council adoption of amended Resolution No. 88-1000 (attached). Councilor Van Bergen voted contrary in respect to one item of the Resolution.

**Background & Committee Discussion:** The Convention Center project staff reported on the agenda item.

Proposed Resolution No. 88-1000, concerning contract amendments with Zimmer Gunsul & Frasca Partnership (ZGF), would increase the contract amount by \$74,142 for additional design services. The proposed amendment was reviewed by means of four separate areas of work.

### Building Size Reduction

Councilors felt that this work was incumbent on ZGF due to their responsibility to deliver a design which would be within budget. The reduction of the size of the building during the design phase was a budget mechanism necessitated by this goal. As a result, the committee felt that additional compensation for this work was unwarranted and deleted that from the contract amendment.

### Response to City Requirements

Unforeseen requirements placed on ZGF by the City of Portland during design phase was noted. As a result, the committee agreed that these services were outside the original scope of the contract and therefore ZGF should be compensated.

### Design Enhancements

Additional compensation is being proposed as a result of several design enhancements which were not included in the original scope. Councilors Waker, Kelley and myself felt that these enhancements were necessary and therefore ZGF should be compensated for additional work. However Councilor Van Bergen indicated his displeasure with authorizing additional design work when the ultimate cost of implementing such work was

unknown. Councilor Waker noted that the design work was the means to define costs. Van Bergen voted against the Committee's recommendation. Additional compensation was recommended 3 to 1.

**Public Art Program**

The additional services will facilitate the One Percent for Art Program and will be funded from this budget. The Committee recommended approval in this instance.