

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AMENDING ) RESOLUTION NO. 88 - 1011  
CONTRACT WITH ZIMMER GUNSUL FRASCA )  
PARTNERSHIP TO INCLUDE DESIGN OF ) Introduced by  
TERRACES ) 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, completing the lounges (skyview terraces) to allow public access was part of the original program for the convention center but was eliminated for budgetary reasons; and

WHEREAS, The Advisory Committee on Design and Construction believes the terraces to be a desirable addition to the Oregon Convention Center; and


WHEREAS, sufficient funds appear to be available to fund a design of the terraces; and

WHEREAS, a timely decision is necessary to avoid extra costs for out-of-sequence construction; now, therefore,

BE IT RESOLVED,

That the contract between Zimmer Gunsul Frasca Partnership and Metro be increased by \$33,890 to reflect design work necessary to proceed with orderly and timely planning and budgeting for the skyview terraces;

ADOPTED by the Council of the Metropolitan Service District this 22nd day of November, 1988.

  
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Mike Ragsdale, Presiding Officer

REVISED STAFF REPORT AND RESOLUTION No. 88-1011

STAFF REPORT

Agenda Item No. 7.1

Meeting Date: November 22, 1988

CONSIDERATION OF AMENDMENT TO CONTRACT WITH ZIMMER GUNSUL FRASCA  
PARTNERSHIP FOR DESIGN WORK FOR SKYVIEW TOWERS

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Date: November 7, 1988

Presented by: Neil McFarlane

I. BACKGROUND

The twin towers of the convention center are expected to become symbols of this landmark building. The original design concept of these towers also envisioned them as public spaces, an opportunity for a restaurant or limited food and beverage facilities offering spectacular views of the downtown skyline across the Willamette River. The tower spaces or skyview terraces fulfilled the program requirement for private spaces where conventioners and their clients could discuss business in a quiet atmosphere. These tower spaces would also enable the public who might not routinely attend functions in the convention center to enjoy the building. However, budget constraints eliminated further design work in favor of more fundamental needs. No access or improvements are included in the construction documents.

II. TOWER SKYVIEW TERRACE ENHANCEMENTS

With the amount of the general contract now known, and other budget categories appearing to be sufficient, the Advisory Committee on Design and Construction suggests that the possibility of creating public spaces within the towers again be explored. Timing is critical, because the steel and other construction work for the tower skyview terraces should be included in the regular construction sequence. Deciding later to finish these spaces could mean paying twice or three times the cost. Delaying also increases the likelihood that extra time will be required for the contractor to complete the work. With substantial completion now scheduled for mid-July, 1990, delays should be avoided.

ACDC recommended that the architects, Zimmer Gunsul Frasca (ZGF) proceed with the required design work. ZGF's design fees for this work will be \$33,890, as described in the attached letter. The total cost of the completed work was estimated earlier in the project at approximately \$350,000.

When plans and specifications are completed, they will be submitted to the general contractor for pricing. Turner

Construction Company will also prepare a cost estimate for comparison. Once a price is known, it will be necessary to examine a range of alternatives for funding construction of the terraces. This action will provide design and cost information by late December, 1988.

### III. BUDGET IMPLICATIONS

While recommending expenditure of design funds for the skyview terraces, ACDC believes the terrace construction should come from donations and/or savings generated by changes elsewhere in the Convention Center.

The Convention Center Committee also supports expenditure of \$33,890 from the Owner's Contingency. However, that committee believes funding for construction could also come from the Owner's Contingency. The fiscal impact of this course of action is shown in Table 1, attached.

### EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends adoption of Resolution No.88-1011, authorizing work for design and pricing of skyview terraces for the Oregon Convention Center.



# METRO

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Agenda Item No. 7.1

Meeting Date November 22, 1988

Date: November 14, 1988

To: Metro Council

From: Councilor David Knowles  
Chair, Convention Center Committee

Regarding: CONVENTION CENTER COMMITTEE REPORT  
ON NOVEMBER 22, 1988 COUNCIL MEETING  
RESOLUTION NO. 88-1011, CONSIDERATION  
OF AMENDMENT TO CONTRACT WITH  
ZIMMER GUNSUL FRASCA PARTNERSHIP FOR  
DESIGN WORK FOR SKYVIEW TERRACES

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  
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George Van Bergen  
District 6

Sharron Kelley  
District 7

Elsa Coleman  
District 8

Tanya Collier  
District 9

Larry Cooper  
District 10

David Knowles  
District 11

Gary Hansen  
District 12

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**Recommendation:** At its November 7 meeting, the Convention Center Committee unanimously voted to recommend Council adoption of Resolution No. 88-1011 attached. Councilors present were : Cooper, Kelley, Knowles and Waker. Councilor VanBergen was absent.

**Background & Committee Discussion:** The Convention Center project staff reported on this agenda item, relaying the recommendation from the Advisory Committee on Design and Construction (ACDC) that design proceed on the "skyview" terraces.

The Committee reviewed the history of the terraces, or lounges, as they have been called earlier. These spaces present an opportunity for private conversation and meetings that is not readily available elsewhere in the convention center. The original design had included finishing these spaces, but budget constraints had eliminated that work in favor of more basic needs.

The schedule for construction dictates that if the terraces are to be completed, the best and most inexpensive time to include them is during the initial construction of the towers. Design must precede construction and be ready for the steel erection.

The Committee approved forwarding Resolution 88-1011 for full Council consideration.