

BEFORE THE COUNCIL INTERNAL AFFAIRS COMMITTEE
OF THE METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF A)
CONTRACT AMENDMENT)
WITH GUTHRIE SLUSARENKO)
AND ASSOCIATES (GSA) FOR)
DESIGN OF THE AFRICA)
BASEMENT)

RESOLUTION NO. 88-1023

Introduced by the Executive
Officer

WHEREAS, The AfricAfe Basement was a part of the original concept of the AfricAfe; and


WHEREAS, Finishing the Basement was deleted for purposes of cost containment; and

WHEREAS, there is a need to provide a staging area for groups visiting the Zoo and the Africa Exhibit in particular, and

WHEREAS, The Vollum grant for the Africa Aviary has provided additional funding for this project which is no longer required for extensive buttress work; now therefore

BE IT RESOLVED that the GSA contract be amended for an additional \$33,840 to provide design and construction observation for the finishing of the AfricAfe Basement.

ADOPTED by the Council Internal Affairs Committee
this 22nd day of Dec, 1988.


Mike Ragsdale, Presiding Officer



GRANT/CONTRACT SUMMARY

METROPOLITAN SERVICE DISTRICT

GRANT/CONTRACT NO. 88-4-610-Z-20 BUDGET CODE NO. 25-04-00-8630-10000
 FUND: Zoo DEPARTMENT: Capital (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 of AfriCafe Basement

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 GSA (Guthrie Slusarenko & Associates)

5. EFFECTIVE DATE 6/1/88 TERMINATION DATE 4/30/91
 (THIS IS A CHANGE FROM _____)

6. EXTENT OF TOTAL COMMITMENT:	ORIGINAL/NEW	\$ <u>532,623</u>
	PREV. AMEND	<u>26,500</u>
	THIS AMEND	<u>33,840</u>
	TOTAL	\$ <u>592,963</u>

7. BUDGET INFORMATION

A. AMOUNT OF GRANT/CONTRACT TO BE SPENT IN FISCAL YEAR 1988-89 \$ 410,000
 B. BUDGET LINE ITEM NAME Africa III AMOUNT APPROPRIATED FOR CONTRACT \$ 380,000
 C. ESTIMATED TOTAL LINE ITEM APPROPRIATION REMAINING AS OF 10/31, 1988 \$ 1,829,145

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

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

9. NUMBER AND LOCATION OF ORIGINALS 3

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 checked="" 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

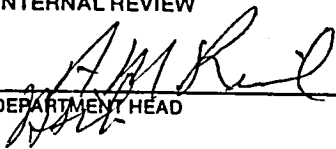
A. IS THE CONTRACTOR DOMICILED IN OR REGISTERED TO DO BUSINESS IN THE STATE OF OREGON?
 YES NO

B. IF NO, HAS AN APPLICATION FOR FINAL PAYMENT RELEASE BEEN FORWARDED TO THE CONTRACTOR?
 YES DATE _____ INITIAL _____

16. COMMENTS:

GRANT/CONTRACT APPROVAL

INTERNAL REVIEW


 DEPARTMENT HEAD

FISCAL REVIEW

BUDGET REVIEW

CONTRACT REVIEW BOARD

(IF REQUIRED) DATE _____

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

COUNCIL REVIEW

(IF REQUIRED)

DATE _____

LEGAL COUNSEL REVIEW AS NEEDED:

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

Metro Contract No. 88-4-610-Z

Metro Budget No. 25-04-00-8630-10000

CONTRACT AMENDMENT NO. 3

This is an amendment by and between the Metropolitan Service District (Metro) and the GSA (Guthrie Slusarenko & Associates).

The contract scope of work shall be amended to include the design, contract documents, bidding and construction administration and observation for the finishing of the AfriCafe Basement for the purpose of integrating it into the entire Africa Exhibit.

This phase of the work will begin on December 23, 1988 and be completed by July 1, 1988.

The contract amount shall increase by \$33,840 for a maximum sum payable of \$592,963.

All other terms and conditions of the contract shall remain the same.

METRO

GSA

By _____

By _____

Date _____

Date _____

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 88-1023

FOR THE PURPOSE OF A CONTRACT AMENDMENT WITH
GUTHRIE SLUSARENKO AND ASSOCIATES (GSA)
FOR DESIGN OF THE AFRICAFAE BASEMENT

December 5, 1988

Presented by: A.M. Rich

FACTUAL BACKGROUND AND ANALYSIS

With the anticipated opening of Africa, the largest single exhibit Metro Washington Park Zoo will ever have, the Zoo is facing increasing demands to better serve group users as well as the general visitor. These groups include many local service, civic, community clubs, who meet regularly at set locations. Periodically, they take a "field trip" to enhance their understanding of attractions in this community. In the past, we have turned them away or scheduled them only during fair weather months. When AfriCafe opened, we began to attempt to accommodate them in the Cafe.

Between March and September, attempting to mix groups with the general public is a challenge. Attendance generally picks up substantially in March (usually 250% of February). Counting on a portion of the Cafe for dedicated group use is risky because we stand to alienate the group with noise from the public and the public with the appearance of catering to special interests. This is not a new dilemma; we face the same problem with company picnics during the summer. The major difference here is that the Cafe is a relatively small space compared to the open lawn area in front of the Elephant Museum.

To help alleviate these problems, the Zoo staff recommends completion of the AfriCafe basement. This space was left unfinished due to budget constraints. Now that we have a clearer vision of how Africa is to work magnet to accommodate group use of the Zoo, and we have identified funds freed up from the Vollum donation (which were reserved to pay for an unbudgeted buttress which is no longer needed according to recent geotechnical data), the staff has proceeded to refine the scope of the original design, obtain a cost estimate, and develop a schedule for design and construction.

For reasons of timing and design coordination, the staff recommends proceeding with design by GSA through a contract amendment. GSA was selected last May as the architectural design firm for the Africa III project after a competitive process. This amendment, if approved by council, will allow us to speed up the project by 1-1/2 months, and bring the completion of the AfriCafe basement much closer to the April 29th projected exhibit opening. In addition, Africa III will focus on the tropical forest with color and motif more visually pleasing than the earth tones of the Africa Savannah. Coordination of color schemes between the AfriCafe basement and Africa III will help to subliminally tie these two elements together and further enhance the Zoo's ability to use the Cafe basement as a group staging area for tours of the entire Africa exhibit and visits to the reset of the Zoo.

GSA's existing design contract is the \$559,123. An amendment to include design and construction observed is proposed to not exceed \$33,840. The construction will be bid publicly, occurring around February 1, 1989. We will anticipate using the basement in July. Staff also will be recommending that the council transfer \$342,840 from the capital improvements fund contingency to a line item for the upgrade of the AfriCafe basement.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of this contract amendment.

BASEMENT.yss

Estimated AfriCafe Basement Upgrade Schedule and Budget:

Dec. 20, 1988 Proposal reviewed by Zoo Committee
Dec. 22, 1988 Review and approval, Internal Affairs Committee
Dec. 23-30, 1988 Design Phase
Jan. 3-27, 1989 Contract Documents
Jan. 30-Feb. 14, 1989 Bidding Phase
Feb. 23, 1989 Council approval of construction contract
Mar. 1-June 30, 1989 Construction
July 1, 1989 Occupancy

Cost of Project:

Design and construction observation	\$ 33,840
Construction	286,000
Permits, etc.	3,000
Contingency	<u>20,000</u>
	\$342,840