

BEFORE THE CONTRACT REVIEW BOARD OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING)	RESOLUTION NO. 89-1086
AN EXEMPTION FROM REQUIREMENTS OF METRO)	
CODE SECTION 2.04.053 FOR AMENDMENT 15)	Introduced by
TO CONTRACT WITH ZIMMER GUNSUL FRASCA)	Executive Office Rena Cusma
FOR FURTHER SPECIFIED SERVICES FOR THE)	
CONVENTION CENTER PROJECT)	

WHEREAS, Zimmer Gunsul Frasca Partnership (ZGF) was selected by competitive process in the spring of 1987 to provide design services for the Oregon Convention Center; and

WHEREAS, the construction of the convention center has required greater commitment on the part of the design team than the original contract envisioned; and

WHEREAS, these services are necessary for the timely, economical and safe erection of the building; and

WHEREAS, the Advisory Committee on Design and Construction has reviewed these services and the associated fees in detail and recommended to the Executive Officer that the contract amendment be approved; and

WHEREAS, the Executive Officer recommends Council approval; now, therefore,

BE IT RESOLVED,

That the Contract Review Board hereby exempts the attached contract Amendment No. 15 with Zimmer Gunsul Frasca Partnership from the competitive procurement section of 2.04.053 of the Metro code for work to reduce building size, redesign electrical configurations associated with street light wiring, construct a mock-up sign, develop

smoke evacuation test criteria, review of insurance suggestions for fire life safety systems, and test of tower dampering after tower erection.

ADOPTED by the Contract Review Board of the Metropolitan Service District this 11th day of May, 1989.

Mike Ragsdale
Mike Ragsdale, Presiding Officer

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AMENDMENT NO. 15

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 [4,265,264] \$4,350,623.

C. Architect's Basic Services Compensation

18. For reducing building size by approximately 8,000 square feet to meet budget requirements \$14,974
19. For electrical redesign work associated with street lighting wiring \$ 5,640
20. For additional special inspections by the structural engineers \$23,738
21. For fabrication and construction of mock-up sign type CX for later use in the convention center \$ 3,300
22. For development of smoke evacuation test criteria and program required for building and occupancy permits as described below: \$25,180
 - A. Develop test criteria
 1. prepare draft of smoke control test criteria and submit to appropriate City of Portland bureaus for review and comment

2. coordinate one meeting of Rolf Jensen with City of Portland Building and Fire Departments to discuss test criteria and comments
3. prepare final smoke control test criteria and submit for City approval

B. Observe testing

1. prepare written description of equipment operations sequences to test program outlined by Rolf Jensen and approved by the City
2. review preliminary balancing data prepared by balancing engineer to ascertain the systems can accomplish the smoke removal criteria as designed
3. observe preliminary operation tests of each of the five systems to ascertain all systems function correctly. Advise the contractor if corrective action is required
4. observe final preliminary operational tests to ascertain the smoke removal systems function normally and that all controls, dampers, and fan systems function as designed. Observe preliminary visual tests, including smoke bombs, to ascertain the systems will meet City criteria
5. observe final tests of all five areas in the presence of City officials. Obtain concurrence of City officials that tests meet intent
6. prepare minutes of all tests for permanent record

23. For review of insurance suggestions for fire life safety systems \$ 4,027
24. For testing of tower dampering after tower erection \$8,500

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

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

ARCHITECT:
ZIMMER GUNSUL FRASCA PARTNERSHIP

OWNER:
METROPOLITAN SERVICE DISTRICT

BY: _____
(TITLE) _____

BY: _____
(TITLE) _____

DATE: _____

DATE: _____

SUMMARY OF ZGF CONTRACT AMENDMENTS

DATE	DOCUMENT	PURPOSE	AMOUNT	TOTAL AMNDS.	TOTAL CONTRACT
3/1/87	Original	Design	3,763,000		3,763,000
5/15/87	Amend #1	1% Art Adds participation in Public Art Program	18,500	18,500	3,781,500
6/30/87	Amend #2	Mckay Conant Brooks Changes consultant for acoustics; no cost		18,500	3,781,500
8/18/87	Amend #3	Printing Adds printing for construction documents	200,000	218,500	3,981,500
11/19/87	Amend #4	Streets Adds street design work; to be done by David Evans	85,800	304,300	4,067,300
12/4/87	Amend #5	Mayer/Reed Changes consultant for signage and graphics; no cost		304,300	4,067,300
1/15/88	Amend #6	Wind Tunnel Adds initial wind tunnel testing	12,000	316,300	4,079,300
1/21/88	Amend #7	Traffic Adds traffic analysis work by Carl Buttke	6,265	322,565	4,085,565
2/11/88	Amend #8	Bldg reduce Adds redrawing to reduce building to within budget <i>This amendment incorporated into #15</i>	14,974		
2/11/88	Amend #9	Wind Tunnel2 Adds second wind tunnel testing work	15,000	337,565	4,100,565
7/15/88	Amend #10	Bid doc-streets Adds preparing bid documents for street detour, relocate poles	8,547	346,112	4,109,112
7/15/88	Amend #11	Parking Adds truck maneuvering, parking manual and parking lot design	9,194	355,306	4,118,306
8/11/88	Amend #12	Inspections Adds special inspection responsibility for kpff	53,900	409,206	4,172,206
10/13/88	Amend #13	Potpourri Adds extra streets and lighting work, design enhancements, and design for art program	59,168	468,374	4,231,374
11/22/88	Amend #14	Sky Terraces Adds design, etc. for sky terraces	33,890	502,264	4,265,264

ZGF contract amendments

3/31/89	Amend #15	85,359	587,623	4,350,623
	Adds reducing building size, electrical redesign for street lighting, additional special inspections, fabrication of mock-up sign, smoke evacuation criteria and testing, review of insurance inspections, and testing of tower dampering			

CONVENTION, ZOO & VISITOR
FACILITIES COMMITTEE REPORT

Agenda Item No. 5.2

Meeting Date May 11, 1989

RESOLUTION NO. 89-1086, AUTHORIZING AN EXEMPTION FROM REQUIREMENTS OF METRO CODE SECTION 2.04.053 FOR AMENDMENT NO. 15 TO CONTRACT WITH ZIMMER GUNSUL FRASCA FOR FURTHER SPECIFIED SERVICES FOR THE CONVENTION CENTER PROJECT

Date: May 2, 1989

Presented By: Councilor Knowles

COMMITTEE RECOMMENDATION: At the April 18, 1989 Convention, Zoo & Visitor Facilities (CZVF) Committee meeting, members present -- Councilors DeJardin, Van Bergen and myself -- voted unanimously to recommend Council adoption of Resolution No. 89-1086. Councilors Buchanan and Kelley were absent.

COMMITTEE DISCUSSION/ISSUES: Convention Center Project Manager Neil McFarlane presented the resolution, reviewing the 7 work elements which comprise the requested contract amendment with the Zimmer Gunsul Frasca Partnership (ZGF). As outlined in the attached staff report, the total amendment requested would be \$85,359 and would be paid out of the Convention Center Project Capital Fund, Capital Outlay category. Staff noted of the amendment's 7 work components, items 2, 3, 5 and 7 responded to City building and permit requirements. Item number 6 -- insurance suggestions for fire life safety systems -- will protect the Convention Center property beyond City code requirements for facility occupants and should improve the Center's insurance rating.

Metro's Advisory Committee for Design and Construction (ACDC) reviewed all of the amendment's work elements at its March 31, 1989 meeting and recommends approval. The CZVF Committee requested additional staff information on earthquake tolerance specifications for the next meeting, May 2, 1989. There were no additional issues or comments.

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Meeting Date: May 11, 1989

CONSIDERATION OF RESOLUTION NO. 89-1086 FOR THE PURPOSE OF GRANTING AN EXEMPTION TO REQUIREMENTS OF METRO CODE SECTION 2.04.053 FOR AMENDMENT NO. 15 TO CONTRACT WITH ZIMMER GUNSUL FRASCA FOR SPECIFIED DESIGN SERVICES FOR OREGON CONVENTION CENTER PROJECT

Date: April 7, 1989

Presented by: McFarlane

BACKGROUND AND FACTUAL ANALYSIS:

The Zimmer Gunsul Frasca Partnership (ZGF) is under contract to Metro for design of the convention center. In addition to regular architectural services, ZGF serves as a technical manager for other aspects of the project.

Under provisions of Ordinance No. 88-271E, the Council must exempt amendments to the ZGF contract which exceed \$10,000 from the competitive procurement process otherwise required in Section 2.04.053 of the Metro Code.

Amendment No. 15, as attached, amends the ZGF contract to provide the following services:

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. Electrical redesign, street lighting wiring - \$5,640

Included in ZGF's scope of work is the design of streets adjacent to the project. Because the transportation plan had not been developed when the initial work was required, some redesign of the street lighting has been required

3. Additional special inspections - \$23,738

The structural engineers, kpff, are required by the City of Portland to perform regular inspections. Because of its size and design, the convention center project has been required to implement a more rigorous inspections program. One structural engineer is on-site nearly full-time. His presence has proven beneficial to the project and is an important element in the overall inspection program.

The original inspection schedule did not envision an extensive full-time commitment. This amendment extends these inspection services through the end of steel erection.

4. Fabrication of mock-up sign - \$3,300

The signs designed for the convention center incorporate an innovative use of glass and light. While the technology is not new, a mock-up will demonstrate any unanticipated faults and allow corrections before the specifications are released for bid. The allowance for signage is \$600,000 and is included in the amount of the general contract. This sign will be used in the convention center.

5. Smoke evacuation test criteria and testing - \$25,180

The City of Portland requires proof of the adequacy of the smoke evacuation system prior to issuing a building occupancy permit. At present, the City does not recognize a standard smoke evacuation test and has requested that such a test be designed for the convention center. Upon approval of the test criteria, the City and the project will execute the test and observe the results.

6. Insurance suggestions for fire life safety systems - \$4,027

ZGF reviewed over twenty suggestions for design changes that may improve the convention center's insurance rating and save on annual premium payments. These recommendations were received after the general contractor began work and have required some redesign work.

7. Testing of tower dampening after tower erection - \$8,500

Testing was recommended by the wind tunnel testing consultant to verify the findings of the wind tunnel test and computer simulation. This special testing is also required by the City of Portland.

This amendment totals \$85,359. A summary of the amendments to the ZGF contract is attached for reference.

At its March 31 meeting, ACDC reviewed each element of this amendment and recommended approval to the Executive Officer.

EXECUTIVE OFFICER RECOMMENDATION:

The Executive Officer recommends approval Resolution No. 89-1086, granting an exemption for the contract amendment with Zimmer Gunsul Frasca for specified services for the convention center project.