

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING AN) RESOLUTION NO. 89 - 1130
EXEMPTION FROM REQUIREMENTS OF METRO)
CODE SECTION 2.04.053 FOR AMENDMENT 17) Introduced by
TO CONTRACT WITH ZIMMER GUNSUL FRASCA) Executive Officer Rena Cusma
FOR ADDITIONAL DESIGN 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, in the course of the project additional services are required to complete the building as originally intended and designed; and

WHEREAS, these services include completing the engineering details for revised site conditions, the retaining and managing of curtain wall consultant to verify the design of the tower glazing system, and revising interior finishes and features; and

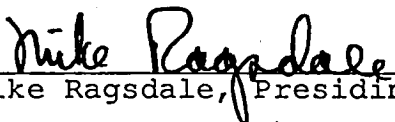
WHEREAS, the Advisory Committee on Design and Construction considered these services at its August 4, 1989 meeting and recommended approval; and

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

BE IT RESOLVED,

That the Council hereby exempts the attached contract Amendment No.17 with Zimmer Gunsul Frasca Partnership from the competitive procurement section of 2.04.053 of the Metro code for additional design services described above.

ADOPTED by the Council of the Metropolitan Service District this
24th day of *August* 1989.



Mike Ragsdale, Presiding Officer

1. 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 _____ MBE

NAME _____ SERVICE _____ MBE

NAME _____ SERVICE _____ MBE

NAME _____ SERVICE _____ 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 _____

CONVENTION, ZOO & VISITORS
FACILITIES COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. 89-1130 GRANTING AN EXEMPTION FROM METRO CODE REQUIREMENTS FOR AMENDMENT NO. 17 TO THE CONTRACT WITH ZIMMER GUNSUL FRASCA FOR ADDITIONAL DESIGN SERVICES FOR THE CONVENTION CENTER PROJECT

Date: August 16, 1989

Presented by: Councilor Knowles

COMMITTEE RECOMMENDATION: At the August 15, 1989 Convention, Zoo & Visitors Facilities meeting, members present -- Councilors Buchanan, DeJardin, Van Bergen and myself -- voted unanimously to recommend Council adoption of Resolution No. 89-1130.

COMMITTEE DISCUSSION/ISSUES: Sandy Bradley from the Convention Center Project Office presented Resolution No. 89-1130. Amendment No. 17 to the Zimmer Gunsul Frasca contract totals \$28,200, but is broken up into nine discrete pieces of work necessary to keep the project going. The largest portion of this amendment (\$13,727) is for re-examination of the design and performance criteria for the tower glazing system and window washing system.

anndisk
A:\RES1130.CR

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 89-1130 FOR THE PURPOSE OF GRANTING AN EXEMPTION TO REQUIREMENTS OF METRO CODE SECTION 2.04.053 FOR AMENDMENT NO. 17 TO CONTRACT WITH ZIMMER GUNSUL FRASCA FOR ADDITIONAL DESIGN SERVICES FOR OREGON CONVENTION CENTER PROJECT

Date: August 7, 1989

Presented by: Bradley

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. 17 totals \$28,200 and would be funded from budgeted funds. It amends the ZGF contract to provide the following services:

1. Redesign storm sewer outfall at N.E. Glisan and First Avenue and redesign City of Portland's 16" water main due to inability to obtain easements from railroad \$2,548
2. Rough-out utility extensions to service future staging area west of N.E. First Avenue \$1,530
3. Re-examine design and performance criteria specified for tower glazing system and window washing system. Heitmann and Associates, a curtain wall expert, was retained to provide an independent analysis. The results confirmed the original design with only minor modifications. \$13,727
4. Add carpeting to security offices and miscellaneous offices. The original design specified vinyl floor covering or bare concrete in the "back of the house" offices. In review of the entire furnishings program, carpeting was added. \$ 336
5. Select flatware and dinnerware - The selection and specification for the dinnerware, flatware and glassware was not included in the original scope of work for the interior design. ZGF will prepare recommendations for review by the design subcommittee of ACDC, and prepare specifications for the selected items. \$2,000

6. Revise natural gas piping and valving in Exhibit halls to allow individual metering for booths	\$5,275
7. Revise signage specifications to incorporate changes in nomenclature	\$1,267
8. Coordinate monogrammed bricks in plaza	\$ 400
9. Assist with pre-bid conference for food and beverage management bidders	\$1,124
Total	\$28,200

At its August 4, 1989 meeting, ACDC reviewed this amendment and recommended approval to the Executive Officer. A list of all amendments to this contract is attached for reference. No budget action is needed to fund this amendment.

EXECUTIVE OFFICER RECOMMENDATION:

The Executive Officer recommends approval Resolution No. 89-1130, granting an exemption for the contract amendment with Zimmer Gunsul Frasca for specified services for the convention center project.

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
3/31/89	Amend #15	 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	85,359	587,623	4,350,623

AMENDMENT NO. 17

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 [4,447,623] \$4,75,823.

C. Architect's Basic Services Compensation

26. For redesign of storm sewer outfall at N.E. Glisan and First Avenue and redesign City of Portland's 16" water main	\$2,548;
for rough-out of utility extensions to service future staging area	\$1,530;
for re-examination of design and performance criteria for tower glazing system and window washing system	\$13,727;
for adding carpet to security offices and miscellaneous offices	\$ 336
for selection and specification of flatware, dinnerware and glassware	\$2,000
for revision of natural gas piping and valving in exhibit halls	\$5,275
for revisions to signage specifications to incorporate changes in nomenclature	\$1,267
for coordination of monogrammed bricks in plaza	\$ 400
for assistance with pre-bid conference for food and beverage management bidders	\$1,124

Total amendment 17

\$28,200

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: _____

STAFF REPORT

INFORMATIONAL REPORT ON PROCUREMENT OF OREGON CONVENTION CENTER FURNITURE, FIXTURES AND EQUIPMENT

Date: August 7, 1989

Presented by: Berit Younie

The Sherburne Committee, along with Metro ER Commission and Project staff and ZGF Interiors, have been working since May 1989 to establish the FF&E list for the Oregon Convention Center. The list includes furnishings and equipment items necessary for the opening and operation of the Center. The original budget established for FF&E items was \$4.4 million. This amount is carried in the Metro FY 1989-90 Budget as "B" List Contracts.

The Sherburne Committee initially began working with a "wish-list" based on outright purchase which totaled \$5.3 million. The Sherburne Subcommittee was able to pare this list down by cutting all but necessary items and identifying items to be leased and/or rented on a as needed basis. The finalized list has been divided into the following categories:

Audio Visual Equipment		\$69,750
Security Equipment		196,600
Meeting/Exhibit/Ballroom equipment		1,796,500
Lobby Area Furnishings		239,100
Offices/Administrative Furnishings/Equipment		356,430
VIP Suite Furnishings		53,000
Service/Maintenance Equipment (Interior)		377,890
Landscaping/Maintenance Equipment (Exterior)		54,050
Food & Beverage Service Equipment		500,000
Telecommunications Equipment		550,000
Miscellaneous		<u>20,300</u>
	Subtotal	\$4,213,626
Contingency		<u>\$186,374</u>
	Total	\$4,400,000

The original budget of \$4.4 million allows for a contingency of \$186,374.

The subcommittee had little discretion when selecting the typical and necessary service and maintenance equipment. In contrast, selection of the Center's furnishings required a higher level of evaluation. The furniture in the public area spaces features upholstered chairs and sofas in hues of slate blue, deep maroon with accents of coral and teal in sophisticated patterns and leather. There will be some chrome and wood accents to coordinate with the building finishes. It has been determined that the approximately 16 "back-of-the-house" offices will be furnished with Prison Industries furniture.

The procurement of these items is intended to begin almost immediately and continue through Spring of 1990. All items should be delivered and installed by the first week in September 1990.

Attached is a Work Plan which details the procurement schedule of the major items on the FF&E list. Additionally, the complete list and data associated with each of the 500+ items are available for review upon request.

WORKPLAN FOR PROCURING
OREGON CONVENTION CENTER
FURNITURE, FIXTURES AND EQUIPMENT

Oregon Convention Center Project
Updated July 24, 1989

WORK SCHEDULE

Part 1: Furnishings

Pursuant to contract, ZGF is responsible for cost estimates and specifications for the program space furniture. Program space has been defined as Administrative, Sales and Miscellaneous Offices, VIP Lounge, Meeting Rooms, Ballroom and Lobbies.

To date, ZGF and the Sherburne Subcommittee have completed the recommendation/review phase and are finalizing the furnishings list. The following work schedule details remaining tasks:

- June - July 1989 -- ZGF to prepare specifications for bidding documents for Public Space Furniture.
- August 4, 1989 -- Final Interiors Program reviewed by ACDC, recommendation forwarded to Executive Officer.
- August 11 - 18, 1989 -- ZGF to finalize bidding specifications.
- August 11-18, 1989 -- ZGF to finalize State Pen. furniture list.
- August 15, 1989 -- Informational Report to CZVFC.
- August 31, 1989 -- Purchase order to State Pen.
- September 1989 -- Project staff to finalize bidding documentation.
- October 30 - December 4, 1989 -- Bidding Period (Public Space Furniture)
- December 15, 1989 -- Award Contract (Public Space Furniture)
- April - June 1990 -- Furniture shipped (including State Pen.)
- April - June 1990 -- Inspect Stored Furniture

- August 1990 -- Install Furniture.

TELECOMMUNICATIONS

Con-Tech TCG, telecommunications consultants to Metro, have recommended that, based on the level of committed conventions, the telephone system should be purchased and operated by Metro rather than an outside concessionaire. Additionally, it has been recommended that the wiring portion and the equipment portion be bid separately. The following work schedule has been established:

- July 1989 -- Con-Tech to prepare specifications for wiring and telephone equipment.
- July 1989 -- Project office to prepare RFB/Ps incorporating specifications. Con-Tech TCG and Metro ERC staff to review finalized RFBs.
- August 21, 1989 -- Bid period begins.
- September 4, 1989 -- Pre-Bid Conference.
- September 29, 1989 -- Bids received.
- October 16, 1989 -- Contract(s) awarded. Notice to Proceed issued.
- January - March 1990 -- Work on site: Wiring.
- May 1990 -- Work on site: Phone equipment installed.
- June 1990 -- System testing and training.

EQUIPMENT

The equipment category contains a variety of other items such as Audio Video, Security, Office, Food Service, Landscaping, Maintenance/Service and Heavy Equipment. Again, these items primarily effect operations and the finalization of the list occurred with significant input from Metro ERC staff. Several items can be characterized as prominent in terms of cost and/or building coordination requirements and have been highlighted below.

- June 1989 -- FFE list, including equipment items, finalized by Sherburne Committee (complete).

- August 1989 - August 1990 -- Procurement of Equipment items by Project Staff.

Computer (Procured through Metro ERC with Metro ERC funds)

- June 15, 1989 -- Bid period begins.
- July 28, 1989 -- Bids due.
- September 12, 1989 -- Contract awarded.
- July - August 1990 -- Implementation of Phase 2 activities: installation of CPU and terminals in Convention Center.
- August 1990 -- Staff training.

CCTV System (Security)

- August 1989 -- System requirements finalized.
- September 1989 -- Specifications written; RFB finalized.
- October 1989 -- Bid period.
- November 1989 -- Contract awarded.
- July 1990 -- Work on site: system installed, including wiring.

Portable Food Service Equipment -- Previously Alternate 6

- August 1989 -- Metro ERC selects Concessionaire
- September 1989 -- Portable Equipment list finalized in light of Concessionaire's recommendation.
- October 1989 -- Portable Equipment specifications written.
- November 1989 -- Bid period.
- December 1989 -- Contract awarded.
- July 1990 -- Kitchen Equipment items delivered on site.