

BEFORE THE CONTRACT REVIEW BOARD OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING AN) RESOLUTION NO. 90 - 1283
EXEMPTION FROM REQUIREMENTS OF METRO)
CODE SECTION 2.04.054(a) (3) FOR)
AMENDMENT NO. 19 TO THE CONTRACT WITH)
ZIMMER GUNSUL FRASCA FOR ADDITIONAL) Introduced by Executive
DESIGN SERVICES FOR THE CONVENTION) Officer Rena Cusma
CENTER PROJECT)

WHEREAS, Zimmer Gunsul Frasca Partnership (ZGF) is responsible for comprehensive design services for the convention center project; and

WHEREAS, ZGF has retained Rolf Jensen and Associates for design and engineering of the fire and life safety systems and the City of Portland, Bureau of Buildings has requested that Rolf Jensen and Associates oversee the fire and life safety testing required for the Certificate of Occupancy for the Oregon Convention Center; and

WHEREAS, the design and engineering of the window maintenance system for the Oregon Convention Center is no longer within the scope of work of the general contract and must be provided by Metro; and

WHEREAS, Lerch Bates and Associates has experience with window maintenance systems in buildings of similar design and will act as subconsultant to ZGF; and

WHEREAS, reimbursable costs for expert verification of the tower glazing system were omitted from an earlier amendment; now, therefore,

BE IT RESOLVED,

That the Council hereby exempts the attached Contract Amendment No. 19 to the contract with Zimmer Gunsul Frasca Partnership from the

competitive procurement section of 2.04.054 (a) (3) of the Metro code for the services identified above.

ADOPTED by the Council of the Metropolitan Service District this 28th day of June, 1990.

Tanya Collier, Presiding Officer

BEFORE THE CONTRACT REVIEW BOARD OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING AN) RESOLUTION NO. 90 - 1283
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ZIMMER GUNSUL FRASCA FOR ADDITIONAL) Introduced by Executive
DESIGN SERVICES FOR THE CONVENTION) Officer Rena Cusma
CENTER PROJECT)

BE IT RESOLVED,

That the Council hereby exempts the attached Contract
Amendment No. 19 to the contract with Zimmer Gunsul Frasca
Partnership from the competitive procurement section of 2.04.054
(a) (3) of the Metro code for the services identified above.

ADOPTED by the Council of the Metropolitan Service District
this 28th day of June, 1990.



Tanya Collier, Presiding Officer

CONVENTION & VISITOR FACILITIES
COMMITTEE REPORT

RESOLUTION NO. 90-1283, FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM REQUIREMENTS OF METRO CODE SECTION 2.04.054(a)(3) FOR AMENDMENT NO. 19 TO THE CONTRACT WITH ZIMMER GUNSUL FRASCA FOR ADDITIONAL DESIGN SERVICES

Date: JUNE 20, 1990

Presented by: Councilor Knowles

COMMITTEE RECOMMENDATION: The Convention and Visitor Facilities Committee voted 3 to 1 to recommend Council adoption of Resolution No. 90-1283. Voting aye: Councilors Knowles, Buchanan and McFarland. Voting nay: Councilor Van Bergen. Absent: Councilor Hansen. This action was taken June 12, 1990.

COMMITTEE DISCUSSION/ISSUES: A staff report was presented by Neil McFarlane, Convention Center Project Operations Manager. He reported that Metro's contract with the Zimmer Gunsul Frasca Partnership (ZGF) for design services includes the work of many subconsultants. An amendment to the contract is requested for additional design services related to: 1) fire and life safety; 2) a tower window maintenance system; and 3) tower testing and design verification. The total amount of the amendment is \$67,280.

Fire and Life Safety

Rolf Jensen and Associates was retained by ZGF at the inception of the Convention Center Project to assure compliance with fire and life safety requirements. The City of Portland has requested that Jim Simms of Rolf Jensen act as fire and life safety system testing coordinator to design, execute, oversee and analyze the testing required for the certificate of occupancy. The cost of the testing program is \$29,700.

The Committee expressed concern about the City of Portland requesting a specific firm and individual to perform the above work. Mr. McFarlane noted that Metro originally selected ZGF who's proposal included Rolf Jensen.

Tower Window Maintenance System

The responsibility for the window maintenance system was with the general contractor. The general contractor, however, has been unsuccessful in producing an acceptable system. Metro removed this work from the general contract and ZGF will manage the engineering and design work required. Lerch Bates and Associates will work as subconsultants to ZGF. Their work will include design, shop drawing review and construction phase services. The cost of these services is \$30,580.

CONVENTION & VISITOR FACILITIES COMMITTEE REPORT

June 20, 1990

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The Committee asked if there are solutions to the window maintenance problem. Staff stated that the consultants think they have the answers to the problem.

Tower Testing

The glazing system on the towers required retaining Heitmann and Associates for design review and verification. Services for Heitmann have been approved under Amendment 17. Reimbursable costs were omitted from that amendment, and will cost \$7,000.

The Committee expressed displeasure that the architect did not include these costs in the earlier amendment.

DK:RB:aeb

A:\90-1283.RPT



GRANT/CONTRACT SUMMARY

METRO METROPOLITAN SERVICE DISTRICT.

901-261CC

559-231109-574120-50302

GRANT/CONTRACT NO. _____ BUDGET CODE NO. _____

FUND: Capital DEPARTMENT: Convention Center (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 adds testing of fire and life safety system; design and engineering of tower window maintenance system;

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 CHANGE IN COST CHANGE IN WORK SCOPE

CHANGE IN TIMING NEW CONTRACT

4. PARTIES Zimmer Gunsul Frasca Partnership and Metro

5. EFFECTIVE DATE June 28, 1990 TERMINATION DATE December 31, 1990
(THIS IS A CHANGE FROM _____)

6. EXTENT OF TOTAL COMMITMENT: ORIGINAL/NEW	\$ <u>3,763,000</u>
PREV. AMEND	<u>1,008,904</u>
THIS AMEND	<u>67,280</u>
TOTAL	\$ <u>4,839,184</u>

7. BUDGET INFORMATION

A. AMOUNT OF GRANT/CONTRACT TO BE SPENT IN FISCAL YEAR 198 9-8/90 \$ 36,700

B. BUDGET LINE ITEM NAME Architect/Engr AMOUNT APPROPRIATED FOR CONTRACT \$ 400,000

C. ESTIMATED TOTAL LINE ITEM APPROPRIATION REMAINING AS OF April 30, 1990 \$ 100,457

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 _____

STAFF REPORT

CONSIDERATION RESOLUTION # 90-1283 FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM REQUIREMENTS OF METRO CODE SECTION 2.04.054 (a) (3) FOR AMENDMENT NO. 19 TO THE CONTRACT WITH ZIMMER GUNSUL FRASCA FOR ADDITIONAL DESIGN SERVICES

Date: June 5, 1990

Presented by: McFarlane

BACKGROUND AND FACTUAL ANALYSIS:

Metro's contract with the Zimmer Gunsul Frasca Partnership (ZGF) includes the work of many subconsultants. This amendment reflects additional services of three subconsultants.

A. Fire and Life Safety

ZGF retained Rolf Jensen and Associates at the inception of the project to assure compliance with fire and life safety requirements. Mr. Jim Simms of Rolf Jensen has been requested by the City of Portland's Bureau of Buildings to act as the fire and life safety system testing coordinator. He will design, execute, oversee and analyze the testing required for the certificate of occupancy. Please see letter from the Bureau of Buildings, Exhibit A. The cost for this testing program is \$29,700.

B. Tower Window Maintenance System

The responsibility for the window maintenance system at the convention center was included in the general construction contract. However, the general contractor has been unsuccessful in producing an acceptable system. Metro removed this work from the general contract, and ZGF will manage the engineering and design work required. Lerch Bates and Associates has substantial experience with buildings quite similar to the convention center, and will work as subconsultants to ZGF. Their work will include design, shop drawing review, and construction phase services. The cost for these services is \$30,580.

C. Tower Testing and Design Verification

The glazing system on the towers required retaining Heitmann and Associates for design review and verification. Services for Heitmann have been approved under Amendment 17. Reimbursable costs were omitted from that amendment, and will cost \$7,000.

Total amount of amendment: \$67,280. Amendment 19 is attached as Exhibit B, and a summary of all amendments is Exhibit C.

EXECUTIVE OFFICER RECOMMENDATION:

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

MAY 25 1990

VIM



CITY OF
PORTLAND, OREGON

BUREAU OF BUILDINGS

Margaret M. Mahoney, Director
 1120 S.W. 5th Avenue
 Portland, Oregon 97204-1992
 Mailing Address: P.O. Box 8120
 Portland, Oregon 97207-8120
 (503) 796-7300
 FAX: (503) 796-6983

May 17, 1990

Neil McFarlane, Convention Center Project Manager
 Metropolitan Service District
 2000 SW 1st Avenue
 Portland, Oregon 97201-5398

Dear Mr. McFarlane:

We are writing to you regarding the Oregon Convention Center and the need we perceive to ensure the timely and smooth completion of the Certificate of Occupancy inspection and testing process. Crucial to this process is the required testing of the Fire & Life Safety systems which protect the occupants of the Oregon Convention Center. Because of the construction of this building, the number of occupants, and the complexity of the Fire & Life Safety systems it is critical that those operate in a coordinated and cohesive manner. Since these systems have been designed to act together and in certain sequences as indicated in Rolf Jensen's & Associates report dated May 12, 1989 and since the testing for these systems has been defined in that same report, we believe that the person responsible for that report should be the Fire & Life Safety system testing coordinator. All tests shall be done under this individual's direction and timetable.

We simply wish to state that we feel that only the provision of Mr. Simms as testing coordinator can assure all parties that the many complex systems, individual contractors, code officials and timetables will be properly managed. We believe that Mr. Simms role is crucial to a smooth completion of this Certificate of Occupancy process.

The coordinator for the testing process for the Bureau of Buildings will be Bob Gilmore at 796-7281.

Please feel free to call if you have any questions.

Margaret Mahoney

Margaret M. Mahoney
 Director, Bureau of Buildings
 796-7900

Lynn Davis

Lynn C. Davis
 Chief Fire Marshal
 248-0203

EXHIBIT B

AMENDMENT NO. 19

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 [4,771,904] \$4,839,184.

C. Architect's Basic Services Compensation

28. For fire and life safety systems testing
\$29,700

for design and engineering of tower window maintenance system \$30,580;

for testing and design verification of towers
\$7,000

Total amendment 19 \$67,280

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: _____

8/24/89	Amend #16	97,000	684,623	4,447,623
	Adds Holladay Street and light rail design			
			712,823	
8/24/89	Amend #17	28,200		4,475,823
	Adds redesign of storm sewer, rough-out utilities, re-examination of carpet, selection of glass and flatware, revision of piping in exhibit conference for food and beverage			
			1,008,904	
4/26/90	Amend #18	296,081		4,771,904
	Adds contract administration, tower glazing review, construct			

EXHIBIT C

SUMMARY OF ZGF CONTRACT AMENDMENTS

Date	Description	Original Design	Amendment	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	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	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 mock-up design, smoke evacuation criteria and testing, review	85,359	587,623	4,350,623