

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AUTHORIZING)	RESOLUTION NO.91-1538
THE AWARD OF THE METRO)	
HEADQUARTERS DESIGN/BUILD)	
CONTRACT TO HOFFMAN)	Introduced by Rena Cusma
CONSTRUCTION COMPANY)	Executive Officer

WHEREAS, Metro staff have solicited, received, and reviewed headquarters building design/build proposals from the three selected design/build teams; and

WHEREAS, a Selection Jury made up of Metro representatives and local architects have received presentations from all three design/build teams and have also reviewed the design/build proposals; and

WHEREAS, the Selection Jury has determined that the design/build proposal submitted by the team of TVA/Cole and Hoffman Construction Company best fulfills the criteria established in the RFP and that their proposal represents a suitable and affordable design/build proposal; and

WHEREAS, the Selection Jury recommends that the Metro Headquarters Design/Build Contract be awarded to Hoffman Construction Company, the contracting entity of the design/build team; now therefore,

BE IT RESOLVED,

That the Council hereby authorizes the Executive Officer to enter into a contract with Hoffman Construction Company in a form substantially similar to the attached Design/Build Contract for the Metro Headquarters Building.

ADOPTED by the Council of the Metropolitan Service District this 12th day of December, 1991.



Tanya Collier
Presiding Officer

REGIONAL FACILITIES COMMITTEE REPORT

RESOLUTION NO. 91-1538, AWARDING THE METRO HEADQUARTER DESIGN/BUILD CONTRACT TO HOFFMAN CONSTRUCTION

Date: December 11, 1991

Presented by: Councilor Bauer

COMMITTEE RECOMMENDATION: At its December 10, 1991 meeting the Regional Facilities Committee voted 5-0 to recommend Council approval of Resolution No. 91-1538.

COMMITTEE DISCUSSION/ISSUES: Regional Facilities Director Neil Saling presented the staff report. He summarized the process undertaken to select the design/build team, which had received Council approval. Six teams responded to a Request for Qualifications and three of those were selected to respond to an RFP. Those three submitted proposals which were reviewed by a technical team and by a jury consisting of representatives of the Executive Officer, the Council, MERC, Department staff, and the architectural community. The jury recommends the team of Hoffman Construction and TVA/Cole Architects. Mr. Saling added that 70% of the employees voting their preference among the three proposals voted for the Hoffman model, though the jury did not know that until after they had made their decision. An internal advisory committee similar to the Convention Center Advisory Committee on Design and Construction will be established.

Mr. Saling introduced Wayne Drinkward of Hoffman and Bob Thompson of TVA/Cole to discuss their proposal. Mr. Drinkward said their first decision was whether to do the project as an historic renovation; they decided against that because it was too expensive to renovate the building due to seismic protection requirements. Their goal was to establish a more open structure to reflect Metro's image as an open, accessible government. That involved replacing the building skin and introducing more windows, which provides excellent views of the city. Strengths of the building include the staircase locations, the internal space, and the tower. The tower is being proposed to be converted to a conference room and employee lunchroom, which will have access to a rooftop open space. Issues to be resolved include improved energy efficiency, including possible use of solar heating.

Councilor Buchanan asked where the entrances will be to the parking levels. Parking access will be off Lloyd Blvd., in the area of the existing loading dock.

Councilor Gardner asked whether the slope of the stair on the north side of the tower was functional. Mr. Thompson said it was functional, but was mostly a design feature. Councilor Gardner asked where the main entrance was to be. Mr. Thompson said it will be on the north side of the building adjacent to the Irving Street courtyard. There will be a reception area, with Council

Chambers one level up. This will allow public access to the public areas after hours without requiring access to private offices. Councilor Gardner then asked for clarification regarding the Council Chamber location. The response was that the Chamber will be visible from the main lobby; the floor will be cut away and there will be an open staircase as well as two elevators for access to the Chamber.

Councilor Gardner asked if the exterior brick was to be new. He was told that it's probably going to be new because the old brick is soft and would be hard to remove. Councilor Knowles asked how much of the street level frontage was planned to be retail or office space, instead of a parking garage. Mr. Drinkward responded that the southwest corner wanted to be an active space, and is now designed as storefront. The rest of the Grand Avenue frontage was proposed as grills over the parking area, but City of Portland design review will likely want that to be glass; Mr. Drinkward said they will probably install glass rather than grills. That will be a benefit for eventual expansion of that space for office use.

Councilor Gardner asked Mr. Saling to explain a point in his staff report, that the jury had identified items they wanted to modify following discussions with the designers. He asked if that process had been concluded or if it was ongoing. Mr. Saling said that the jury's issues had been pointed out to the design team, but that is as far as it's gone at this point. Councilor Gardner asked for clarification of the timeline; he understood there will be several months of design development, both in terms of Metro's suggestions for modification and the City of Portland's design review process. Mr. Saling confirmed that.

Inner City Strategies

Res No 91-1538
file

33 NE Cook Portland OR 97212
503/282-2035

12 December, 1991

TO: METRO Council

RE: The METRO Headquarters

As residents of the communities adjacent the Lloyd District, and citizens concerned with solid waste reduction, energy efficiency, and related techno-environmental issues, we request that you take the opportunity presented by the move into the old Sears building to create a model demonstration facility for waste reduction and energy conservation in office buildings.

We understand that you have already insisted upon fresh air and the new energy code, for which you are to be commended. There are also several simple design elements that could be incorporated into the facility that would make a huge difference, including:

- maximizing solar access during the winter by placing as many windows as possible along the south side,
- minimizing late spring and summer solar access by placing an overhang above south and west facing windows at the appropriate angle and planting deciduous trees on those sides,
- building open, well-designed stairways at the center of the workspace, encouraging people to use them,
- placing elevators off to the side, discouraging their use,
- placing easy-to-use waste recovery and recycling systems in each work and kitchen area,
- installing a passive solar water heating system such as the Copper Cricket from Sage Advance Corporation in Eugene

to name a few.

Using demolition and construction techniques and materials that minimize waste is another very important way that you could contribute.

Then, having implemented as many "ideal" solutions as possible, METRO could set up permanent display cards at each demonstration area, explaining how they work and what the benefits and costs of doing them are. In this way, the METRO Headquarters, now so close to the Convention Center and OMSI, can be a model for all to follow, inviting young people and professionals to learn new approaches, simply by practicing what METRO preaches.

Many of us have been involved with the Eliot Energy House and we know that such techniques work. The house's owner, Responsible

Urban Neighborhood Technology, implemented them in the early '80s and hundreds of people have gone thru the facility to learn how to make their own homes more environmentally friendly and efficient. We heartily endorse the approach and would be glad to work with METRO Council, staff, and contractors to provide insights from our experience.

This move is an unprecedented opportunity. With it, you can create a workspace that truly serves your employees while creating a learning opportunity for the community. Please take advantage of it.

Sincerely,

Ruth Miller, President
Inner City Strategies
member, Eliot Plan Committee

Steven D Rogers, Executive Director
Responsible Urban Neighborhood Technologies
member, Eliot Neighborhood Board

David McMahan, President
Cloudburst Recycling
resident, Irvington Neighborhood

Michela McMahan,
member, Irvington Plan Committee

Howard Loucks, building contractor
member, Eliot Neighborhood Board
member, Matt Dishman Cit Adv Committee

David Brook, Energy Extension Agent
Oregon State University
resident, Sullivan's Gulch Neighborhood

Eric Wentland, chair
Eliot Land Use Committee

DESIGN/BUILD CONTRACT
FOR THE
METRO HEADQUARTERS BUILDING

This Design/Build Contract is by and between

hereinafter called Contractor, and the Metropolitan Service District, a political subdivision of the State of Oregon, hereinafter called Metro.

Contractor and Metro agree as follows:

1. Contract Documents

The contract documents consist of this Design/Build Contract, the Request for Proposals, the Invitation to Propose, the Instructions to Design/Build teams, the Competition Schedule, the Proposal Forms, the Performance Bond, the Payment Bond, other sample response and contract forms, Existing Conditions, the General Conditions, the Supplementary Conditions including Division I, the Contract Performance Specifications, the Metro Headquarters Project Building Program, the Concept Design Drawings, Mechanical Electrical Design/Build Specifications, and any modifications of any of the foregoing in the form of Addenda, Clarifications, or Change Orders in accordance with the terms of this contract. Where applicable, reference to this Design/Build Contract herein shall be deemed to refer to all of the Contract Documents.

2. Scope of Work

Contractor agrees to provide all labor, tools, equipment, machinery, supervision, transportation, permits and every other item and service necessary to perform the Work described in the Contract Documents, incorporated herein by reference. Contractor agrees to fully comply with each and every term, condition and provision of the Contract Documents.

3. Contract Amount

As consideration for Contractor's performance hereunder, Metro agrees to pay Contractor the Contract Amount as adjusted by approved Change Orders issued pursuant to the Contract Documents. Contractor agrees to accept the Contract Amount as full payment for Contractor's performance of the above-described Work.

The Contract Amount is

_____ and _____/100th DOLLARS (\$_____).

Metro shall make payments to Contractor in the manner and at the times provided in the Contract Documents.

4. Additional or Deleted Work

Contractor shall, when so instructed by Metro under the procedures of the Contract Documents, perform additional Work or delete Work in accordance with the Contract Documents. When applicable, Unit Prices shall determine the value of additional or deleted work. When Unit Prices are not applicable, the increase or decrease in the Contract Amount shall be determined pursuant to the applicable provisions of the Contract Documents.

5. Time of Completion; Liquidated Damages

Time is of the essence of this Design/Build Contract. Contractor shall bring the work to substantial completion within the Contract Time as set forth in the Supplementary Conditions of the Contract Documents. The Contract Time shall commence upon issuance of the Notice to Proceed. By executing this Design/Build Contract, Contractor confirms and accepts that the Contract Time is a reasonable period for performance of all of the Work.

Should the Contractor fail to substantially complete the Work, as determined by Metro in accordance with the Contract Documents, within the Contract Time, Contractor shall be liable for liquidated damages to Metro as described in the Contract Documents.

6. Bonds

Contractor submits herewith a Performance Bond and a separate Payment Bond, both in a form acceptable to Metro and otherwise in accordance with the Contract Documents and each in the amount described in ARTICLE 7 of the Instructions to Design/Build Teams. The Performance Bond shall stay in force for a period of one (1) year after written acceptance of the Work by Metro as a guarantee of repair or replacement of any item(s) of work found to be defective by reason of faulty workmanship or defective materials. The Payment Bond shall remain in force for the time required for actions against the bond to be filed in accordance with ORS 279.536.

7. Laws of Oregon Apply

The laws of Oregon shall govern the interpretation and construction of this Design/Build Contract and all of the Contract Documents.

8. Entire Agreement

THIS DESIGN/BUILD CONTRACT SIGNED BY BOTH PARTIES AND SO INITIALED BY BOTH PARTIES IN THE MARGIN OPPOSITE THIS PARAGRAPH CONSTITUTES A FINAL WRITTEN EXPRESSION OF ALL OF THE TERMS OF THIS DESIGN/BUILD CONTRACT AND IS A COMPLETE AND EXCLUSIVE STATEMENT OF THOSE TERMS. ANY AND ALL REPRESENTATIONS, PROMISES, WARRANTIES, OR STATEMENTS BY CONTRACTOR OR CONTRACTOR'S AGENTS THAT DIFFER IN ANY WAY FROM THE TERMS OF THIS WRITTEN AGREEMENT SHALL BE GIVEN NO FORCE AND EFFECT. THIS CONTRACT SHALL BE CHANGED, AMENDED, OR MODIFIED ONLY BY WRITTEN INSTRUMENT SIGNED BY BOTH METRO AND CONTRACTOR. THIS CONTRACT SHALL NOT BE MODIFIED OR ALTERED BY ANY COURSE OF PERFORMANCE BY EITHER PARTY.

CONTRACTOR:

METROPOLITAN SERVICE DISTRICT

By _____

By _____

Title _____

Title _____

Date _____

Date _____

STAFF REPORT

CONSIDERATION OF RESOLUTION No. 91-1538 FOR THE PURPOSES OF AWARDING THE METRO HEADQUARTERS DESIGN/BUILD CONTRACT TO HOFFMAN CONSTRUCTION COMPANY

Date: December 2, 1991

Presented by: Neil Saling

FACTUAL BACKGROUND AND ANALYSIS

The Headquarters Project staff, at the direction of the Executive Officer, have prepared and issued a Request for Proposals (RFP) to the three selected design/build teams for the proposed new Headquarters building. These three teams are Hoffman & TVA/Cole, BOOR/A & Anderson, and H. Naito, SERA & P & C Construction. Proposals were received from these teams on November 15, 1991.

Evaluation of the proposals by Metro was based on the criteria stated in the RFP. These criteria were 1) design, 2) project costs, 3) team qualifications, 4) compliance with performance standards and program, 5) project approach/management, and 6) schedule. A preliminary technical review of the proposals preceded presentations to the selection jury. The selection jury was made up of representatives from the Council, Executive Management, Regional Facilities, MERC, and the local architectural committee.

In addition to a full day of presentations by the three teams, the selection jury spent three hours reviewing the strengths and weaknesses of the three proposals. Upon completion of its review, the jury selected the proposal from TVA/Cole and Hoffman Construction Company as the proposal which most closely met the the criteria as stated in the RFP. The selection jury noted that the TVA/Cole and Hoffman proposal was within the stated maximum budget, substantially complied with the performance standards and program, and met the required 396 calendar day schedule. In addition, the jury was impressed with the team qualifications and believed that the team had the ability to management the project successfully through completion. The jury concurred that the innovative and contemporary design most closely captured Metro's image of a young, dynamic and progressive government. The jury pointed out that the glass facade spoke to Metro's accessibility to the citizens of the region and that the overall strong design made a bold statement regarding Metro's forward-thinking approach to problem solving. The building's facade also complimented the glass facade on the nearby Oregon Convention Center and seemed appropriate given the modern nature of

neighboring buildings. The jury was also impressed with the affordability of the design which was in accordance with the \$9.36 million budget.

The jury identified some items which they believed could be improved upon and which fell within the area of permissible design modifications by an owner. Project staff will begin to discuss these items with the Hoffman/TVA/Cole team and anticipate that some minor modifications will be made to the design prior to the execution of the contract. Several months of design development will occur specifically related to the interior of the building prior to final construction drawings being prepared. A copy of the Design/Build contract is attached for review.

Recommendation:

Based on the recommendation of the Selection Jury, the Executive Officer recommends approval of Resolution No. 91-1538 by the Metro Council.