

BEFORE THE CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AMENDING THE)	RESOLUTION NO. 97-2577
CONTRACT BETWEEN METRO AND)	
ANKROM MOISAN ASSOCIATED)	Introduced by
ARCHITECTS (CONTRACT NO. 903749) FOR)	
ARCHITECTURAL SERVICES ASSOCIATED)	Mike Burton
WITH THE DEVELOPMENT OF A CAPITAL)	Executive Officer
PROJECT AT METRO WASHINGTON)	
PARK ZOO)	

WHEREAS, Metro executed Contract No. 903749 with Ankrom Moisan Associated Architects in 1994; and

WHEREAS, additional architectural services are necessary to continue the scope of work tasks; and

WHEREAS, special testing, inspections, and other specialty services are not currently a part of the contract; and

WHEREAS, resources are budgeted and available; and

WHEREAS, the Metro Washington Zoo has established that Ankrom Moisan Associated Architects has performed the work as specified and satisfactorily within the terms of the contract and provides these services in a cost effective and efficient manner; and

WHEREAS, the Metro Council as Public Contract Review Board declares that it is in the public's interest for this work on the zoo capital project to move forward in the most expedient manner, accepts those findings and waives competitive bidding; and now, therefore,

BE IT RESOLVED,

That the Metro Contract Review Board authorizes the execution of Change Order No. 5 to Contract No. 903749 with Ankrom Moisan Associated Architects pursuant to the terms of Metro Code Sections 2.04.046 by extending the term of the contract to June 30, 2000 and increasing the contract value by \$230,000.

ADOPTED by the Metro Council this 11th day of December, 1997.



Jon Kvistad, Presiding Officer

Approved as to form:



Daniel B. Cooper, General Counsel

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 97-2577 FOR THE PURPOSE OF AMENDING THE CONTRACT BETWEEN METRO AND ANKROM MOISAN ASSOCIATED ARCHITECTS (CONTRACT NO. 903749) FOR ARCHITECTURAL SERVICES ASSOCIATED WITH THE DEVELOPMENT OF A CAPITAL PROJECT AT METRO WASHINGTON PARK ZOO

Date: 12/11/97

Presented by : Jim Maxwell

PROPOSED ACTION

Approval to amend the existing contract between Metro and Ankrom Moisan Associated Architects for special testing, inspection, and other specialty services associated with the development of a capital project at Metro Washington Park Zoo. This resolution would increase the contract value by \$230,000.

FACTUAL BACKGROUND

Amendment of the existing contract (Contract No. 903749) is necessary to extend the contract period to cover post-construction services and to provide services not in the current contract.

The current contract expires on June 30, 1999. With construction anticipated to continue through the end of 1999, post construction services will extend into mid-year 2000. The amendment extends the contract period through June 30, 2000.

The additional services included in this amendment are a budgeted line item and are a normal part of construction projects. While these services are not a part of basic architectural services, they are often added to the scope of work of the prime design firm. Adding these services to the contract: provides efficient coordination with the work of the entire design team; is cost effective for Metro; and keeps the responsibility for the successful completion of the project with one party.

The additional fees are based on the following estimates and only those costs actually incurred will be allowed.

1. Soils Engineer (\$107,100) - Soils investigation, soils reports and recommendations (\$26,250), construction observation (Phase 2 - \$15,750, Phase 3 - \$10,500, Phase 4 - \$10,500), a site specific seismic study (\$5,250), and installation and monitoring of a site specific soil stability sensor (\$38,850).

2. Hazardous Material Abatement (\$19,135) - Field investigation, testing, bidding documents and coordination of the lead paint, asbestos, and PCB abatement work.
3. Conditional Use Permit Appeal (\$10,000) - Prepare the appeal of three conditions placed on the Conditional Use Permit, assist in the appeal, and amend the Conditional Use Permit to reflect the final decisions and actions of the reviewing authority.
4. Structural Inspection and Testing (\$73,500) - Provide permit required services related to concrete, steel, fireproofing, shear walls, etc.
5. Telephone and Data (\$9,765) - Review existing conditions, develop three approaches to immediate and long term solutions to the Zoo's communication needs. Provide bidding documents and review the construction work.
6. ADA Consultant (\$10,500) - Independent plan review and recommendations on specific solutions.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends adoption of Resolution No. 97-2577.

CHANGE ORDER SUMMARY

CHANGE ORDER NO: 5 INITIATION DATE: October 16, 1997
CONTRACT NO: 903749 PROJECT: Zoo - Oregon Project
CONTRACTOR: Ankrom Moisan Associated Architects VENDOR # 11725
PROPOSED BY: James A. Maxwell, Administrative Services
PROJECT MANAGER/DEPARTMENT _____

FINANCIAL IMPACT BUDGET CODE/TITLE: 325

Original Contract Sum:	\$ <u>150,000</u>
Net Change Orders to Date:	\$ <u>4,022,684</u>
Contract Sum Prior to this C/O: (includes \$280,000 not from bonds)	\$ <u>4,172,684</u>
This Change Order Request:	\$ <u>230,000</u>
New Contract Sum, Post C/O:	\$ <u>4,402,684</u>

Fiscal Year 97 - 98
Appropriation \$ 15,1000,000

Contract, Paid to Date: \$ 2,676,160

Est. Appropriation Remaining: \$ 12,423,840

EFFECTIVE DATE(S): June 1, 1994 through June 30, 2000

REVIEW & APPROVAL:

DIVISION MANAGER DATE

FISCAL DATE

DEPARTMENT DIRECTOR DATE

BUDGET (MULTI-YEAR ONLY) DATE

DIRECTOR ADMINISTRATIVE SVC DATE

LEGAL DATE

AMENDMENT NO. 5
CONTRACT NO. 903749

This Agreement hereby amends the above titled contract between Metro, a metropolitan service district, and ANKROM MOISAN ASSOCIATED ARCHITECTS, hereinafter referred to as "Contractor" or "Architect."

At Paragraph 1. Duration, modify the language as follows:

"This personal services agreement shall be effective June 1, 1994 and shall remain in effect until and including **June 30, 2000** unless terminated or extended as provided in this agreement."

At Exhibit A, Scope of Architect's Services, add a new section:

"H 19. Special Testing, Inspection and Other Specialty Services. Hire and coordinate the services of consultants to provide the following:

1. Soils Engineer - Soils investigation, soils reports and recommendations, construction observation, a site specific seismic study, and installation and monitoring of site specific soil stability sensor(s).
2. Hazardous Material Abatement - Field investigation, testing, bidding documents and coordination of the abatement work.
3. Conditional Use Permit Appeal - Prepare the appeal of three conditions placed on the Conditional Use Permit, assist in the appeal, and amend the Conditional Use Permit to reflect the final decisions and actions of the reviewing authority.
4. Structural Inspection and Testing - Provide permit required services related to concrete, steel, fireproofing, shear walls, etc.

5. Telephone and Data - Review existing conditions, develop three approaches to immediate and long term solutions to the Zoo's communication needs. Provide bidding documents and review the construction work.

6. ADA Consultant - Plan review and recommendations on specific solutions.

At Exhibit C, Compensation to Architect, make the following changes:

"B. The total cost of the services provided under this Agreement during all phases shall not exceed \$4,402,684.00."

C. 2. Add a new paragraph at the end:

"Architect shall receive an amount not to exceed \$230,000.00 for specialty consultant services not currently a part of the contract or prior amendments (soils engineering, ADA, hazardous material abatement, conditional use permit appeal, structural inspection and testing, telephone and data)."

Except for the above, all other conditions and covenants remain in full force and effect.

In Witness to the above, the following duly authorized representatives of the parties referenced have executed this agreement:

ANKROM MOISAN ASSOCIATED ARCHITECTS

METRO

SIGNATURE DATE

SIGNATURE DATE

NAME

NAME

TITLE

TITLE