

BEFORE THE CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AMENDING THE)	RESOLUTION NO. 96-2421A
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 since the bond measure was approved by the voters; and

WHEREAS; Funds are budgeted for this project in the Zoo Capital Fund; and


WHEREAS, The Metro Washington Park Zoo has established that Ankrom Moisan Associated Architects has performed the work as specified and satisfactorily within the terms of the contract; and

WHEREAS, The Metro Council as Public Contract Review Board may declare 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; now, therefore,

BE IT RESOLVED,

That the Metro Contract Review Board authorizes the execution of Amendment No. 4 to Contract No: 903749 with Ankrom Moisan Associated Architects pursuant to the terms of Metro Code Sections 2.04.053 (a) (2) and (3) by increasing the contract value by \$3.89 million and the contract expiration is extended to June 30, 1999.

ADOPTED by the Metro Council this 7th day of November, 1996.



Jon Kvistad, Presiding Officer

Approved as to form:



Daniel B. Cooper, General Counsel

AMENDMENT NO. 4
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."

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, 1999**, unless terminated or extended as provided in this Agreement."

At Exhibit A, Scope of Architect's Services, add a new section between Sections F and G to read as follows: Master Plan and Conditional Use Permit Applications

1. Architect shall develop application and all supporting materials as prescribed by the city of Portland for review and adoption of the zoo's master plan and to secure a conditional use permit for the project.
2. Architect shall engage specialist consultants in areas such as traffic demand management and environmental assessment, as needed, in preparation of master plan and conditional use permit application.
3. Architect shall attend meetings related to master plan and conditional use permit applications at owner's request.
4. Architect shall secure all needed building permits for the project."

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 \$4,172,684.'

'C. 2. For completion of Design Development Documents, Master Plan and Conditional Use Permit Applications, Construction Documents, Bid Phase, Construction Administration Phase, Post-Construction Phase, architect shall receive \$3,892,684. Such fee includes 22.1% for the design of buildings, 6.0% for the design of plazas and walkways, 51.7% for the design of exhibits, 3.3% for the design of life support systems, 13.1% for the design of interpretive components, and 3.8% to pay reimbursable.

Included in the design services scope and fees are the following specialty consultant services: traffic demand management, circulation evaluation, environmental assessment, cost estimating, structural/mechanical/electrical/civil engineering, acoustical design, lighting design, architectural interiors, arborist, filtration and life support system design, writer, habitat specialist, graphic design, and audio design.

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

STAFF REPORT**CONSIDERATION OF RESOLUTION NO. 96-2421 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 THE OREGON PROJECT AT METRO WASHINGTON PARK ZOO**

Date: November 4, 1996

Presented by: Y. Sherry Sheng

PROPOSED ACTION

Approval to amend the existing contract (Contract No. 903749) "between Metro and Ankrom Moisan Associated Architects for architectural services associated with the development of a capital project at Metro Washington Park Zoo. This resolution would increase the contract value by \$3.89 million and extend the contract termination date to June 30, 1999."

FACTUAL BACKGROUND

Amendment of the existing contract (Contract No. 903749) is necessary due to passage of the bond measure and need to proceed with architectural services for project design.

The basic services defined in the scope of work include: (1) Programming; (2) Preliminary Concepts; (3) Schematic Design Services; (4) Design Development Services; (5) Construction Documents Services; (6) Bidding Phase Services; (7) Construction Contract Administration Services; and (8) Post-Construction Services.

The initial work authorized by the Contract Review Board in summer 1994 included Phases 1 through 3 at \$150,000, since project funding had not been identified. The architect was selected after a lengthy process involving several firms and was found to be the most qualified and best suited to the specific needs of the project. Initial schematic design services were satisfactorily completed. A contract amendment for \$120,000 was initiated in spring 1996 to proceed with additional work based on additional direction from the Metro Council and Metro Executive.

The next phase of work will include design development, construction documents, bidding phase services, construction administration phase, and post-construction phase. Total architectural services are estimated at 14.6% of the project cost, or \$3,892,684. The fee includes 22.1% for the design of buildings, 6.0% for the design of plazas and walkways, 51.7% for the design of exhibits, 3.3% for the design of life support systems, 13.1% for the design of interpretive components, and 3.8% to pay reimbursable. 836K
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Included in the design services scope and fees are the following specialty consultant services: traffic demand management, circulation evaluation, environmental assessment, cost estimating, structural/mechanical/electrical/civil engineering, acoustical design, lighting design, architectural interiors, arborist, filtration and life support system design, writer, habitat specialist, graphics design, and audio design.

The contract language has been amended to fully reflect responsibilities related to master plan and conditional use applications, schedules, and cost.

Metro Council, acting as Contract Review Board, is hereby requested to specifically exempt this amendment from competitive procurement procedures of Section 2.04.053 and thereby authorizes the Executive Officer to execute this contract amendment.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends adoption of Ordinance No. 96-2421 .

CHANGE ORDER SUMMARY

CHANGE ORDER NO: 4 **INITIATION DATE:** October 1996

CONTRACT NO: 903749 **PROJECT:** Oregon project, new entrance

CONTRACTOR: Ankrom Moisan Associated Architects **VENDOR #** _____

PROPOSED BY: Y. Sherry Sheng/Zoo
PROJECT MANAGER/DEPARTMENT

FINANCIAL IMPACT BUDGET CODE/TITLE: 325 221700 574120 51020

Original Contract Sum: \$ 150,000

Net Change Orders to Date: \$ 130,000

Contract Sum Prior to this C/O: \$ 280,000

This Change Order Request: \$3,892,684

New Contract Sum, Post C/O: \$4,172,684

Fiscal Year 96 - 97
Appropriation \$ 2,150,000

Contract, Paid to Date: \$ 269,460

Est. Appropriation Remaining: \$ _____

EFFECTIVE DATE(S): June 1, 1994 through June 30, 1999

REVIEW & APPROVAL:

DIVISION MANAGER **DATE**

FISCAL **DATE**

DEPARTMENT DIRECTOR **DATE**

BUDGET (MULTI-YEAR ONLY) DATE

DIRECTOR ADMIN. SVC. **DATE**

LEGAL **DATE**

Oregon Project

Oregon Project Consultant Fees									
Component	Estimated Construction Cost	Consultant Fee	Percentage of Const. Value	National Fee Range for Comparable Project	Source	Comparable Project	Comparable Project Location	Comparable Project Construction Cost	Percentage Fee
Buildings	\$6,728,650	\$807,438	12%	9-15%	AIA	Skamania Lodge	Skamania, WA	\$14,500,000	8%
Plazas, Walkways	\$2,163,150	\$259,578	12%	10-18%	Unpublished	Heritage Park	Olympia, Wa. (State Capitol)	\$6,800,000	14.50%
Exhibits:									
Exhibits	\$11,057,677	\$1,769,228	16%			So. American Gateway	San Francisco Zoo, CA	\$4,000,000	15%
						Tropical Rain Forest	Woodland Pk Zoo, Seattle	\$6,000,000	16.50%
Shelters, Holding	\$1,574,539	\$188,945	12%			Avian Conserv. Center	San Francisco Zoo, CA	\$1,900,000	18%
Life Support	\$1,125,000	\$123,750	11%			Tropical Coral Reef	Minnesota Zoo, MN	\$450,000	15%
Interpretives*	\$3,958,300	\$593,745	15%			Natural Kansas City Ex.	Kansas City, MO	\$500,000	35%
Sub-total Exhibits	\$17,715,516	\$2,675,668		15-25%	Unpublished				
Reimbursables		\$150,000							
Total Fee		\$3,892,684							
**Architectural Sub-consultants:									
Traffic (TMD) Consultant									
Circulation Evaluation Consultant									
Environmental Consultant									
Cost Estimating Consultant									
Structural Engineering									
Mechanical Engineering									
Civil Engineering									
Acoustical Consultant									
Lighting Design Consultant									
Architectural Interiors									
***Landscape Sub-consultants:									
Arborist									
****Exhibit Design Sub-consultants:									
Cost Estimating Consultant									
Structural Engineering									
Mechanical Engineering									
Filtration, Life Support									
Electrical Engineering									
Civil Engineering									
Audio Consultant									
Technical Writer									
Habitat Specialist									
Graphics Designer									
*Based on working with an Exhibit Fabrication Consultant to carry interpretives through to completion									
**Building sub-consultants carried in consultant fee									
***Landscape sub-consultant carried in consultant fee									
****Exhibit sub-consultants carried in consultant fee									

Metro Washington Park Zoo

Oregon Exhibits Project

Budget Allocations

	CM/GC	EXHIBIT / INTERP. /ART	TOTAL
EXHIBITS			
Mountain Goats	\$678,000	\$553,000	\$1,231,000
Forest Canopy	\$840,000	\$0	\$840,000
Cougar / Bobcat	\$1,712,000	\$0	\$1,712,000
Wolverine / Porcupine	\$600,000	\$0	\$600,000
Trout / Eagle / Salmon	\$750,000	\$0	\$750,000
Cascades Building Renovation	\$784,000	\$0	\$784,000
Black bear / Skunk	\$990,000	\$0	\$990,000
Farm / Animal Contact	\$929,000	\$0	\$929,000
Marine Mammals / Tidepools	\$3,997,000	\$1,107,000	\$5,104,000
Lions	\$683,000	\$582,000	\$1,265,000
Interpretive / Arts	\$0	\$1,200,000	\$1,200,000
EXHIBITS SUBTOTAL	\$11,963,000	\$3,442,000	\$15,405,000
ESCALATION AND CONTINGENCY 15%	\$1,794,216	\$516,300	\$2,310,516
EXHIBITS TOTAL	\$13,757,216	\$3,958,300	\$17,715,516
VISITOR BUILDINGS			
Restaurant / Banquet	\$4,275,000		\$4,275,000
Retail / Entry Gates	\$775,000		\$775,000
Train Station	\$500,000		\$500,000
Classrooms	\$301,000		\$301,000
VISITOR BUILDINGS SUBTOTAL	\$5,851,000		\$5,851,000
ESCALATION AND CONTINGENCY 15%	\$877,650		\$877,650
VISITOR BUILDINGS TOTAL	\$6,728,650	\$0	\$6,728,650
SITE DEVELOPMENT			
Site Utilities	\$214,000		\$214,000
Entry Plaza / Path	\$1,015,000		\$1,015,000
Waters Plaza	\$235,000		\$235,000
Return Loop Path	\$259,000		\$259,000
Picnic Area	\$158,000		\$158,000
SITE DEVELOPMENT SUBTOTAL	\$1,881,000		\$1,881,000
ESCALATION AND CONTINGENCY 15%	\$282,150		\$282,150
SITE DEVELOPMENT TOTAL	\$2,163,150	\$0	\$2,163,150
PROJECT BUDGET SUBTOTALS	\$22,649,016	\$3,958,300	\$26,607,316
DESIGN FEES			\$3,892,684
PROJECT BUDGET TOTALS			\$30,500,000

Chronology on Ankrom Moisan Contract

<u>Action</u>	<u>Date</u>	<u>Notes</u>
Original Contract	June 1994	Original contract approved for \$150,000, in FY94-95 in zoo capital fund -Architect was selected for Oregon Project, after thorough RFP process. Over 20 firms were contacted regarding the RFP, 8 firms were evaluated -Original contract request was for \$3 million, Council authorized \$150,000 and specified total contract amount was "to be determined"
Amendment #1	September 1995	Amendment for \$7,400 to continue schematic design, in FY 95-96 in zoo capital fund
Amendment #2	February 1996	Amendment for \$2,600 to continue schematic design, in FY 95-96 zoo capital fund
Amendment #3	April 1996	Amendment for \$120,000 in FY 95-96 in zoo capital fund -To continue schematic design with further direction from Executive & Council
Amendment #4	November 1996	Amend contract for total project to implement voter approved bond measure

Metro Washington Park Zoo -- Master Schedule

ID	Task Name	Duration	Start	Finish	1997								1998				1999			
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
34	Demo Lemurs	4w	2/12/97	3/11/97																
35	Construction	36w	3/12/97	11/18/97																
36	Open Lions	0w	3/8/98	3/8/98																
37	Entry, Mtn.Goats, Train,Ph	102.8w	9/25/96	9/15/98																
38	Design	40w	9/25/96	7/1/97																
39	Permit	16w	6/4/97	9/23/97																
40	Grading Permit	4w	5/21/97	6/17/97																
41	Demo Children's Zoo	4w	6/3/97	6/30/97																
42	Sitework	8w	6/18/97	8/12/97																
43	Restaurant Constr.	32w	9/10/97	4/21/98																
44	Demo Tracks, close Tr.	4w	11/19/97	12/16/97																
45	Build Train Station	24w	12/17/97	6/2/98																
46	Rebuild Trestle	6w	8/4/98	9/15/98																
47	Plaza/Alpine/Path Cons.	48w	8/27/97	7/28/98																
48	Open Plaza	0w	9/15/98	9/15/98																
49	Waters	127.8w	11/1/96	4/15/99																
50	Design	45w	11/1/96	9/11/97																
51	Permit	20w	8/15/97	1/1/98																
52	Demo Felines	4w	11/19/97	12/16/97																
53	Demo Trestle	2w	11/19/97	12/2/97																
54	Build Temp Path Thru	12w	6/23/98	9/15/98																
55	Construction	58w	12/17/97	1/26/99																
56	Open Waters	0w	4/15/99	4/15/99																
57	Upper Forest	163.6w	3/12/97	4/30/00																
58	Design	48w	3/12/97	2/10/98																
59	Permit	16w	12/17/97	4/7/98																
60	Construction	52w	4/8/98	4/6/99																
61	Opening	0w	4/30/00	4/30/00																
62	Lower Forest, Farm,Bears	163.6w	3/12/97	4/30/00																
63	Design	48w	3/12/97	2/10/98																
64	Permit	16w	1/14/98	5/5/98																
65	Fill Lower Area	8w	6/18/97	8/12/97																
66	Construction	40w	5/6/98	2/9/99																

Metro Washington Park Zoo -- Master Schedule

10-2-96

ID	Task Name	Duration	Start	Finish	1996		1997				1998				1999						
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
1	Bond Measure	0d	9/25/96	9/25/96		9/25															
2	Lt. Rail Completion	0d	9/1/98	9/1/98																	
3	Select CM/GC	8w	11/1/96	12/26/96																	
4	Masterplan/CU/DR	28w	9/25/96	4/8/97																	
5	Prepare	12w	9/25/96	12/17/96																	
6	Submit-Approve	16w	12/18/96	4/8/97																	
7	Build Water Stor. Facility	28w	2/3/97	8/15/97																	
8	Design	8w	2/3/97	3/28/97																	
9	Permit	8w	3/31/97	5/23/97																	
10	Construction	12w	5/26/97	8/15/97																	
11	Birds of Prey	35w	10/1/96	6/2/97																	
12	Design	8w	10/1/96	11/25/96																	
13	Architect RFP	3w	10/15/96	11/4/96																	
14	Construction Doc's	8w	11/5/96	12/30/96																	
15	Permit	12w	12/17/96	3/10/97																	
16	Construction	12w	3/11/97	6/2/97																	
17	Return Loop Pathway	40w	10/1/96	7/7/97																	
18	Design	18w	10/1/96	2/3/97																	
19	Permit	8w	2/4/97	3/31/97																	
20	Construction	14w	4/1/97	7/7/97																	
21	Open Return Loop	0w	7/7/97	7/7/97																	
22	Classrooms	26.8w	1/1/97	7/7/97																	
23	Design Pads	10w	1/15/97	3/25/97																	
24	Relocate Bears	12w	1/1/97	3/25/97																	
25	Demo Bears	4w	3/26/97	4/22/97																	
26	Permit	8w	3/26/97	5/20/97																	
27	Procure Modulars	8w	3/26/97	5/20/97																	
28	Build Pads	4w	5/21/97	6/17/97																	
29	Install Buildings	2w	6/18/97	7/1/97																	
30	Open Classrooms	0w	7/7/97	7/7/97																	
31	Lions, Bobcat, Coug. Hold.	75.6w	9/25/96	3/8/98																	
32	Design	20w	9/25/96	2/11/97																	
33	Permit	8w	1/15/97	3/11/97																	

RECEIVED

OCT 28 1996

