

**METROPOLITAN EXPOSITION-RECREATION COMMISSION**

**RESOLUTION 96-10**

Metropolitan Exposition-Recreation Commission Resolution 96-10 accepting the Bid of Pacific Coast Construction, Inc., Portland, OR, and authorizing the Chairman and Secretary/Treasurer to execute a contract with Pacific Coast Construction, Inc., for the Oregon Convention Center Concessions Facilities Upgrade.

Whereas, the Upgrading of the Concessions Facilities in Exhibition and Pre-Function Areas "A" and "C" was previously Bid in May of 1995, and due to high bids from \$1,329,337 to \$1,389,000, resulted in the rejection of all bids and the subsequent reassessment, down scaling and redesign of the Project to include somewhat more than half of the originally anticipated project, including various work for accommodation of the remainder of the project, to be completed at a later date; and

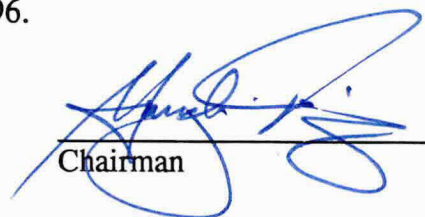
Whereas, Commission Staff subsequent to the redesign, issued revised bid documents and obtained four (4) bids for the Project; and

Whereas, Commission Staff reviewed all bids submitted and following assessment of compliance with the bid documents, determined Pacific Coast Construction to be the lowest Responsive and Responsible Bidder, in the amount of \$767,448.00; and

Whereas, there are sufficient funds budgeted in the 1995/96, Oregon Convention Center Capital Construction Budget (559), to accommodate the bid amount;


**BE IT THEREFORE RESOLVED** that the Metropolitan Exposition-Recreation Commission hereby accepts the bid of Pacific Coast Construction, Inc., Portland, OR, in the amount of \$767,448.00, and authorizes the Chairman and Secretary/Treasurer to execute, following the mandatory ten (10) day waiting period after passage of this Resolution, as required by METRO Code, a contract with Pacific Coast Construction, Inc., for the Oregon Convention Center Concessions Facilities Upgrade, in accordance with the Bid Documents for said Project.

Passed by the Commission on January 29, 1996.

  
Chairman

  
Secretary/Treasurer

APPROVED AS TO FORM:  
Daniel B. Cooper, General Counsel

By:   
Mark B. Williams, Sr. Asst. Counsel

## MERC STAFF REPORT

Agenda Item/Issue: Acceptance of Bid and Authorization to enter in to a Contract for the Oregon Convention Center (OCC) Concessions Facilities Upgrade.

Resolution No. 96-10

Date: January 29, 1996

Presented by: Mark Hunter

Background and Analysis: The planning and original design for the OCC Concessions Upgrade was completed in mid 1994. The project was not put out for bid until early 1995, due to controversy involving the type of facilities proposed and the potential impact upon area businesses. Following the bidding of the project in April of 1995, and receipt of the bids in May, Staff recommended that all bids be rejected as they were extremely high, ranging from 1.34 to 1.39 million dollars. Staff subsequently reviewed the bids and the design, and determined that the project must be reduced in scope and could be phased in two parts, the first being the most visible, functional and beneficial to the OCC and its users.

In June 1995, after assessment of the situation and analysis regarding project scope, bidding climate and value engineering, Staff renegotiated consultant contracts and formulated a revised bid document which was put out to bid in December of 1995. This bid document reduced the project scope dramatically in order to bring the entire project within budgetary parameters. In essence, approximately forty percent of the project area was deleted although ancillary work was left in to accommodate completion of the entire project as originally planned at a later date.

On Wednesday, January 17, 1996, Bids were publicly opened and read for the OCC Concessions Project, with the apparent low bid being from Pacific Coast Construction, Inc., Portland, OR, in the amount of \$767,448.00, as shown along with the three other bids on the attached Bid Tabulation dated 1/18/96.

Financial Considerations: The current OCC 559 Capital Budget includes this project as modified from the original scope of work, and is within the budgetary parameters as determined by MERC Staff. Cost for the completion of the remainder of the project as was originally designed will require establishment in a future capital budget, but has not been estimated at this time.

Other Considerations: Staff has reviewed the Bid Documents submitted by Pacific Coast Construction, Inc., and following conversation with METRO Counsel regarding a minor irregularity involving the form that the Bid Bond was initially submitted in, has determined Pacific Coast Construction, Inc., to be the lowest Responsive and Responsible Bidder.

Recommendation: Staff recommends that the Commission accept by Resolution 96-10, the Bid of Pacific Coast Construction, Inc., of Portland, OR, and authorize the Chairman and Secretary/Treasurer to execute a contract with Pacific Coast Construction, Inc., for the sum of \$767,448.00, for the OCC Concessions Upgrade Project.



**METROPOLITAN EXPOSITION-RECREATION COMMISSION**

**BID TABULATION**

On Wednesday, January 17, 1996, at 3:00 p.m. PT, in the MERC Conference Room, BIDS were publicly opened and read for the Oregon Convention Center (OCC) Concessions Facilities Upgrade. Bids were received as follows:

**Pacific Coast Construction, Inc.** **\$767,448.00**  
2233 N.E. 15th Ave.  
Portland, OR 97212

**First Cascade Corporation** **\$785,175.00**  
P.O. Box 2158  
Lake Oswego, OR 97035

**Robertson Hay & Wallace** **\$817,400.00**  
**Buildings Contractors**  
1801 S.E. Grand Ave.  
Portland, OR 97214

**Precision Construction Company** **\$805,168.00**  
8025 N.E. Killingsworth  
Portland, OR 97218

Bids will be reviewed in accordance with the Bid Documents, and MERC staff will determine its decision regarding Bids Submitted as soon as possible.

Signed: *Mark Hunt* Date: 1/18/96

Dist: Bidders, Plan Holders, MERC Staff



RECEIVED  
JAN 30 1996  
12:03 pm  
TIME: METRO SERVICE DISTRICT  
OFFICE GENERAL COUNSEL

**METROPOLITAN EXPOSITION-RECREATION COMMISSION**

January 29, 1996

Ms. Jan Stover, President  
Pacific Coast Construction, Inc.  
2233 NE 15th Ave.  
Portland, Oregon 97212  
287-2055, F287-2507

From: Mark Hunter, Construction/Capital Projects Manager

Re: Oregon Convention Center, Concessions Facilities Upgrade  
**Notice of Award and Transmittal of Contract Form**

Dear Ms. Stover:

This correspondence is to notify you that on January 29, 1996, at approximately 10:00am (PT), the Metropolitan Exposition-Recreation Commission accepted your bid for construction of the Oregon Convention Center Concessions Facilities Upgrade project in accordance with the Bid Documents for that project.

**In accordance with the bid documents:**

1. **Pacific Coast Construction, Inc., Portland, Oregon, is hereby Notified of Intent to Award of the Contract by the Metropolitan Exposition-Recreation Commission for the upgrade of the Oregon Convention Center Concessions Facilities, contract forms enclosed herein in quadruplicate.**
2. All Contract forms are to be returned to the Metropolitan Exposition-Recreation Commission, signed, dated and delivered within seven (7) calendar days after receipt of this Notice of Intent to Award.
3. Acceptable Performance Bond, Labor and Materials Bond and Certificates of Insurance are to be returned with the signed and dated Contract Forms.
4. Following receipt of the signed Agreement and all other documents required to be submitted as in the specification, the Metropolitan Exposition-Recreation Commission

shall sign the Agreement and return one completed copy along with a written Notice to Proceed to Pacific Coast Construction, Inc. Commencement of work is required within ten (10) working days of issuance of the Notice to Proceed.

Project Architect for this project is Rudy Tandjono, Soderstrom Architects, 228-5617, F273-8584.

Project Manager, Owner Representative, is myself, Mark Hunter, MERC, work phone 731-7827, F731-7870, ten (10) second voice pager 274-3098, home phone 644-3351.

Operations Manager, Oregon Convention Center, Robert (Bob) Spier can be reached at his work phone, 731-7872, for daily scheduling and access issues.

We look forward to working with you on this project.

Sincerely,



Mark P. Hunter  
Constr./Capital Projs. Mgr.

cc. Spier - OCC Operations Mgr.  
Tandjono - Project Architect  
Blosser - OCC Director  
Williams - General Counsel, METRO

mphdbmoccoconnotintoawrd012996

96-10  
1-29-96

# CHANGE ORDER - NO. 6

## Metropolitan Exposition-Recreation Commission

**PROJECT:** OCC Concessions Facilities Upgrade      **ARCHITECT:** Soderstrom Architects  
Portland, OR

**OWNER:** Metropolitan Exposition-Recreation Commission      **ENGINEER:** Interface Engineering  
Portland, OR

**LOCATION:** Oregon Convention Center      **CONTRACTOR:** Pacific Coast  
Construction, Inc.  
Portland, OR

**PROJECT MANAGER:** Mark Hunter      **CONTRACT DATE:** 2/7/96  
731-7827(W)  
274-3098(10 sec. voice)      **CONTRACT NO.:** 914857  
**ISSUANCE DATE:** 2/7/96

**THE SCOPE OF WORK AND CONTRACT AGREEMENT** is hereby changed as stated following, and the Contract Payment amount is adjusted as shown. Refer to Attachment(s) or Enclosure(s): PCCI Proposal dated 3/22/96, attached.

"Inclusions: connect power and fire alarm system to new magnetic door holders at door #112 in both areas 'A' and 'C'. Note: these two (2) magnetic door holders were not shown on the electrical drawings. Also included, as a correction to an error on Change Order #2, ten dollars (\$10) shall be added to the contract amount."

**IN CONSIDERATION OF REFERENCED CHANGE, the Contract Amount and Contract Term will be adjusted as follows:**

Original Contract Term: 2/7/96-6/15/96      Original Contract Amount \$ 767,448.00

Start Date: 02 / 07 / 96

End Date: 06 / 22 / 96      Previous Adjusted Amount \$ 774,907.43

Days Added: [ 0 ]

Days Deleted: [ 0 ]      Current Adjustment \$ 1,085.45

**\*Adjusted End Date: 06 / 22 / 96**

**\*Does( ) Does Not(X) affect insurance.**      Adjusted Contract Amount \$ 775,992.88

This Change Order becomes part of and in conformance with all stipulations and references contained in the Contract Documents and Supersedes only those portions of the Contract Documents as may be specifically referenced as being changed and only to the extent specifically indicated. All other portions of the Contract Documents will remain fully applicable.

**Change Order Acceptance:**

MERC/Oregon Convention Center <u>Owner</u>	<u>Jeffrey A. Blum</u> Signature	<u>4/9/96</u> Date
Pacific Coast Construction, Inc. <u>Contractor/Vendor</u>	<u>[Signature]</u> Signature	<u>04-10-96</u> Date
Const./Cap. Projects Mgr. <u>Concurrence</u>	<u>[Signature]</u> Signature	<u>4/8/96</u> Date

MERC > COF, 3/96

# CHANGE ORDER - NO. 7

## Metropolitan Exposition-Recreation Commission

**PROJECT:** OCC Concessions Facilities Upgrade

**ARCHITECT:** Soderstrom Architects  
Portland, OR

**OWNER:** Metropolitan Exposition-  
Recreation Commission

**ENGINEER:** KPFF/Interface  
Portland, OR

**LOCATION:** Oregon Convention Center

**CONTRACTOR:** Pacific Coast  
Construction, Inc.  
Portland, OR

**PROJECT MANAGER:** Mark Hunter  
731-7827(W)  
274-3098(10 sec. voice)

**CONTRACT DATE:** 2/7/96  
**CONTRACT NO.:** 914857  
**ISSUANCE DATE:** 2/7/96

**THE SCOPE OF WORK AND CONTRACT AGREEMENT** is hereby changed as stated following, and the Contract Payment amount is adjusted as shown. Refer to Attachment(s) or Enclosure(s): PCCI Proposal dated 3/22/96, and RFI #3, #4, and #5, attached.

"Inclusions: install additional access doors as per attachments."

**IN CONSIDERATION OF REFERENCED CHANGE, the Contract Amount and Contract Term will be adjusted as follows:**

Original Contract Term: 2/7/96-6/15/96	Original Contract Amount \$ <u>767,448.00</u>
Start Date: 02 / 07 / 96	
End Date: 06 / 22 / 96	Previous Adjusted Amount \$ <u>775,992.88</u>
Days Added: [ 0 ]	
Days Deleted: [ 0 ]	Current Adjustment \$ <u>439.96</u>
<b>*Adjusted End Date: 06 / 22 / 96</b>	
<b>*Does( ) Does Not(X) affect insurance.</b>	Adjusted Contract Amount \$ <u>776,432.84</u>

-----  
This Change Order becomes part of and in conformance with all stipulations and references contained in the Contract Documents and Supersedes only those portions of the Contract Documents as may be specifically referenced as being changed and only to the extent specifically indicated. All other portions of the Contract Documents will remain fully applicable.

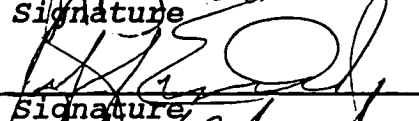
**Change Order Acceptance:**

MERC/Oregon Convention Center  
Owner

  
Signature

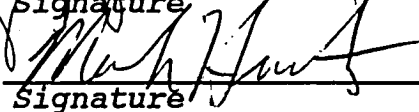
4/9/96  
Date

Pacific Coast Construction, Inc.  
Contractor/Vendor

  
Signature

04-10-96  
Date

Const./Cap. Projects Mgr.  
Concurrence  
MERC > COF, 3/96

  
Signature

4/8/96  
Date

# CHANGE ORDER - NO. 8

## Metropolitan Exposition-Recreation Commission

**PROJECT:** OCC Concessions Facilities Upgrade

**ARCHITECT:** Soderstrom Architects  
Portland, OR

**OWNER:** Metropolitan Exposition-  
Recreation Commission

**ENGINEER:** KPFF/Interface  
Portland, OR

**LOCATION:** Oregon Convention Center

**CONTRACTOR:** Pacific Coast  
Construction, Inc.  
Portland, OR

**PROJECT MANAGER:** Mark Hunter  
731-7827(W)  
274-3098(10 sec. voice)

**CONTRACT DATE:** 2/7/96  
**CONTRACT NO.:** 914857  
**ISSUANCE DATE:** 2/7/96

**THE SCOPE OF WORK AND CONTRACT AGREEMENT** is hereby changed as stated following, and the Contract Payment amount is adjusted as shown. Refer to Attachment(s) or Enclosure(s): PCCI revised Proposal dated 4/1/96, attached.

\*Inclusions: lost time and additional footage of sewer piping due to 6" sewer line not where the as-builts showed, per attachments.

**IN CONSIDERATION OF REFERENCED CHANGE, the Contract Amount and Contract Term will be adjusted as follows:**

Original Contract Term: 2/7/96-6/15/96	Original Contract Amount \$ <u>767,448.00</u>
Start Date: 02 / 07 / 96	
End Date: 06 / 22 / 96	Previous Adjusted Amount \$ <u>776,432.84</u>
Days Added: [ 7 ]	
Days Deleted: [ 0 ]	Current Adjustment \$ <u>6,324.48</u>
*Adjusted End Date: 06 / 29 / 96	
*Does( ) Does Not(X) affect insurance.	Adjusted Contract Amount \$ <u>782,757.32</u>

This Change Order becomes part of and in conformance with all stipulations and references contained in the Contract Documents and Supersedes only those portions of the Contract Documents as may be specifically referenced as being changed and only to the extent specifically indicated. All other portions of the Contract Documents will remain fully applicable.

**Change Order Acceptance:**

MERC/ Oregon Convention Center  
Owner

Jeffrey A. Blom  
Signature Date 4/9/96

Pacific Coast Construction, Inc.  
Contractor/Vendor

[Signature]  
Signature Date 04-10-96

Const./Cap. Projects Mgr.  
Concurrence

Mark Hunter  
Signature Date 4/8/96

MERC > COF, 3/9



# CHANGE ORDER - NO. 9

## Metropolitan Exposition-Recreation Commission

**PROJECT:** OCC Concessions Facilities Upgrade

**ARCHITECT:** Soderstrom Architects  
Portland, OR

**OWNER:** Metropolitan Exposition-  
Recreation Commission

**ENGINEER:** KPFF/Interface  
Portland, OR

**LOCATION:** Oregon Convention Center

**CONTRACTOR:** Pacific Coast  
Construction, Inc.  
Portland, OR

**PROJECT MANAGER:** Mark Hunter  
731-7827(W)  
274-3098(10 sec. voice)

**CONTRACT DATE:** 2/7/96  
**CONTRACT NO.:** 914857  
**ISSUANCE DATE:** 2/7/96

**THE SCOPE OF WORK AND CONTRACT AGREEMENT** is hereby changed as stated following, and the Contract Payment amount is adjusted as shown. Refer to Attachment(s) or Enclosure(s): PCCI Proposal dated 3/28/96, attached.

"Inclusions: add of two (2) each additional temporary doors, frames and locks, per attachments."

**IN CONSIDERATION OF REFERENCED CHANGE, the Contract Amount and Contract Term will be adjusted as follows:**

Original Contract Term: 2/7/96-6/15/96	Original Contract Amount \$ <u>767,448.00</u>
Start Date: 02 / 07 / 96	
End Date: 06 / 29 / 96	Previous Adjusted Amount \$ <u>782,757.32</u>
Days Added: [ 0 ]	
Days Deleted: [ 0 ]	Current Adjustment \$ <u>1,679.83</u>
<b>*Adjusted End Date: 06 / 29 / 96</b>	
<i>*Does( ) Does Not(X) affect insurance.</i>	Adjusted Contract Amount \$ <u>784,437.15</u>

This Change Order becomes part of and in conformance with all stipulations and references contained in the Contract Documents and Supersedes only those portions of the Contract Documents as may be specifically referenced as being changed and only to the extent specifically indicated. All other portions of the Contract Documents will remain fully applicable.


**Change Order Acceptance:**

MERC/Oregon Convention Center  
Owner

  
Signature

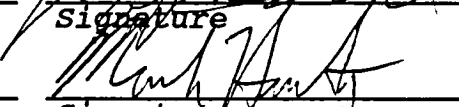
4/9/96  
Date

Pacific Coast Construction, Inc.  
Contractor/Vendor

  
Signature

04-10-96  
Date

Const./Cap. Projects Mgr.  
Concurrence  
MERC > COF, 3/9

  
Signature

4/8/96  
Date

# CHANGE ORDER - NO. 10

## Metropolitan Exposition-Recreation Commission

**PROJECT:** OCC Concessions Facilities Upgrade

**ARCHITECT:** Soderstrom Architects  
Portland, OR

**OWNER:** Metropolitan Exposition-  
Recreation Commission

**ENGINEER:** KPFF/Interface  
Portland, OR

**LOCATION:** Oregon Convention Center

**CONTRACTOR:** Pacific Coast  
Construction, Inc.  
Portland, OR

**PROJECT MANAGER:** Mark Hunter  
731-7827(W)  
274-3098(10 sec. voice)

**CONTRACT DATE:** 2/7/96  
**CONTRACT NO.:** 914857  
**ISSUANCE DATE:** 2/7/96

**THE SCOPE OF WORK AND CONTRACT AGREEMENT** is hereby changed as stated following, and the Contract Payment amount is adjusted as shown. Refer to Attachment(s) or Enclosure(s): PCCI Proposal dated 4/1/96, attached.

"Inclusions: plumbing trim for the three-compartment sinks, Items 52 and 152 from RFI, per attachment."

**IN CONSIDERATION OF REFERENCED CHANGE, the Contract Amount and Contract Term will be adjusted as follows:**

Original Contract Term: 2/7/96-6/15/96	Original Contract Amount \$ <u>767,448.00</u>
Start Date: 02 / 07 / 96	
End Date: 06 / 29 / 96	Previous Adjusted Amount \$ <u>784,437.15</u>
Days Added: [ 0 ]	
Days Deleted: [ 0 ]	Current Adjustment \$ <u>1,177.66</u>
<b>*Adjusted End Date: 06 / 29 / 96</b>	
<b>*Does( ) Does Not(X) affect insurance.</b>	Adjusted Contract Amount \$ <u>785,614.81</u>

This Change Order becomes part of and in conformance with all stipulations and references contained in the Contract Documents and Supersedes only those portions of the Contract Documents as may be specifically referenced as being changed and only to the extent specifically indicated. All other portions of the Contract Documents will remain fully applicable.

**Change Order Acceptance:**

MERC/Oregon Convention Center  
Owner

*Jeffrey A. Blom*  
Signature

*4/9/96*  
Date

Pacific Coast Construction, Inc.  
Contractor/Vendor

*[Signature]*  
Signature

*04-10-96*  
Date

Const./ Cap. Projects Mgr.  
Concurrence  
MERC > COF, 3/9

*Mark Hunter*  
Signature

*4/8/96*  
Date

# CHANGE ORDER - NO. 11

## Metropolitan Exposition-Recreation Commission

**PROJECT:** OCC Concessions Facilities Upgrade

**ARCHITECT:** Soderstrom Architects  
Portland, OR

**OWNER:** Metropolitan Exposition-  
Recreation Commission

**ENGINEER:** KPFF/Interface  
Portland, OR

**LOCATION:** Oregon Convention Center

**CONTRACTOR:** Pacific Coast  
Construction, Inc.  
Portland, OR

**PROJECT MANAGER:** Mark Hunter  
731-7827(W)  
274-3098(10 sec. voice)

**CONTRACT DATE:** 2/7/96  
**CONTRACT NO.:** 914857  
**ISSUANCE DATE:** 2/7/96

**THE SCOPE OF WORK AND CONTRACT AGREEMENT** is hereby changed as stated following, and the Contract Payment amount is adjusted as shown. Refer to Attachment(s) or Enclosure(s): PCCI Proposal dated 4/1/96, attached.

"Inclusions: new beer and glycol lines with extra length to accommodate future work, per attachment."

**IN CONSIDERATION OF REFERENCED CHANGE, the Contract Amount and Contract Term will be adjusted as follows:**

Original Contract Term: 2/7/96-6/15/96	Original Contract Amount \$ <u>767,448.00</u>
Start Date: 02 / 07 / 96	
End Date: 06 / 29 / 96	Previous Adjusted Amount \$ <u>785,614.81</u>
Days Added: [ 0 ]	
Days Deleted: [ 0 ]	Current Adjustment \$ <u>1,499.85</u>
<b>*Adjusted End Date: 06 / 29 / 96</b>	
<b>*Does( ) Does Not(X) affect insurance.</b>	Adjusted Contract Amount \$ <u>787,114.66</u>

This Change Order becomes part of and in conformance with all stipulations and references contained in the Contract Documents and Supersedes only those portions of the Contract Documents as may be specifically referenced as being changed and only to the extent specifically indicated. All other portions of the Contract Documents will remain fully applicable.

**Change Order Acceptance:**

MERC/Oregon Convention Center  
Owner

John A. Blum      4/9/96  
Signature      Date

Pacific Coast Construction, Inc.  
Contractor/Vendor

[Signature]      04-10-96  
Signature      Date

Const./Cap. Projects Mgr.  
Concurrence  
MERC > COF, 3/9

Mark Hunter      4/8/96  
Signature      Date

Amendment No. 2

Soderstrom Architects, P.C.

This Amendment extends and modifies the Personal Services Agreement (Contract) No. 913853 between the Metropolitan Exposition-Recreation Commission, referred to hereinafter as MERC, and Soderstrom Architects, P.C., referred to hereinafter as "Architect", for the Oregon Convention Center Concessions Facilities Upgrade, which was effective July 18, 1994.


An additional sum of \$2,500.00 (two thousand, five hundred and 00/100 dollars) is to be added to the Contract and paid upon the next invoicing for work completed to date as per the March 15, 1996 correspondence.

All other terms and conditions of the Contract shall remain unchanged.

MERC

By:


Date:

  
3/24/96

Soderstrom Architects, P.C.

By:

Date:

  
3/25/96