

# METROPOLITAN EXPOSITION-RECREATION COMMISSION

## RESOLUTION NO. 2000-05

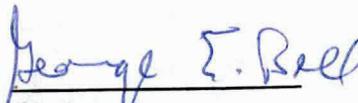
Selection and Approval of Contract No. 921818 with Zimmer Gunsul Frasca Partnership for Architectural Services for the Oregon Convention Center Expansion Project.

The Metropolitan Exposition Recreation Commission finds:

1. WHEREAS, the expansion of the Oregon Convention Center would improve and increase the utilization of regional convention and exhibition facilities by allowing larger and multiple clients to use the facility;
2. WHEREAS, the Metro Council and Metropolitan Exposition-Recreation Commission have directed Metro and MERC staff to proceed with a major expansion of the Oregon Convention Center;
3. WHEREAS, Metro and MERC staff have prepared and issued a Request for Proposals for Architectural Services for the Project which was responded to by two design firms;
4. WHEREAS, Metro and MERC staff, advised by a selection committee made up of experts in the field of design and construction of public buildings, has recommended that the contract for design of the expansion of the Oregon Convention Center be awarded to Zimmer Gunsul Frasca Partnership;
5. WHEREAS, the Commission finds that Zimmer Gunsul Frasca Partnership is the proposer best qualified to provide architectural services for the Oregon Convention Center Expansion Project.

BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission selects Zimmer Gunsul Frasca Partnership to provide architectural services for the Oregon Convention Center and authorizes the Chair and the Secretary/Treasurer to execute Contract No. 921818, attached as Exhibit A, with Zimmer Gunsul Frasca Partnership for Architectural Services for the Oregon Convention Center Expansion Contract.

Passed by the Commission on January 19, 2000.

  
Chairman  
  
Secretary/Treasurer

Approved as to Form:  
Daniel B. Cooper, General Counsel

By:   
Kathleen A. Pool, Senior Assistant Counsel

## **MERC STAFF REPORT**

**Agenda Item:** Approving selection of Zimmer Gunsul Frasca Partnership of Portland Oregon to perform architectural services for the Oregon Convention Center Expansion Project.

### **Resolution 2000-05**

**Date:** January 19, 2000

**Presented by:** Jeff Blosser and Scott Moss

### **Background Analysis:**

A major expansion of the Oregon Convention Center has been authorized by Metro and MERC. Preliminary planning anticipates adding approximately 330,000 square feet of exhibit, ballroom, meeting room, lobby and related space and sub-surface parking for approximately 1200 vehicles. A funding package is currently being finalized which is expected to be approved by the interested parties, including Metro, MERC, Multnomah County and the City of Portland by Spring of 2000. In order to maintain the aggressive schedule which has been established for the project, a Request for Proposals was issued to solicit proposals from qualified architectural firms to perform full design and engineering services for the project. Two proposals were received and evaluated by a selection committee made up of experts in the field of design and construction of complex, public facilities<sup>1</sup>. In addition to Zimmer Gunsul Frasca Partnership, the firm of Hellmuth, Obata +Kassabaum (HOK) of Kansas City, in partnership with the local firm of Boucher, Mouchka and Larson (BML) submitted a proposal. The selection committee conducted interviews with both teams on December 17, 1999. Upon the conclusion of the interview phase, the selection committee evaluated the proposals based on the criteria established in the RFP. Their recommendation was to award the contract to Zimmer Gunsul Frasca Partnership. A copy of the committee's report is attached hereto.

### **Fiscal and Budget Impacts:**

Metro and MERC staff have negotiated a contract with Zimmer Gunsul Frasca Partnership which includes a "not to exceed" contract amount of \$6,412,412.00. The contract includes eight phases beginning with programming and concluding with post-construction project close-out services. ZGF must receive written authorization from project staff to proceed from one phase to the next.

The contract amount represents 7% of the construction budget of \$86,000,000 which is within the industry standard for design fees of comparable buildings. This amount is included in the overall project budget of \$106,000,000. It is anticipated that ZGF will perform some limited design services related to the existing building in addition to those

---

<sup>1</sup> Members included Neil MacFarlane, Chair, Bill Foster, Betty Kay, Harold Lasley, Marilyn Leitz, Jim McKune, Wally Meherns & Vlad Voytella.

related to the expansion. Services contemplated for the original building upgrades of existing building systems such as HVAC and lighting controls, telecommunications and data wiring, signage and some interior and finish upgrades. Definite scopes of work for such upgrades will not be finalized until the initial programming and existing conditions analysis are complete.

**Recommendation:**

Staff recommend that the Metropolitan Exposition-Recreation Commission approve the selection of Zimmer Gunsul Frasca Partnership to perform architectural services for the Oregon Convention Center Expansion project by passage of Resolution 2000-05 at the January 19, 2000 meeting of the Commission.