

METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution No. 02-13

For the Purpose of approving Change Order #1 to GMP Contract 922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion, and authorizing the MERC General Manager to execute Change Order #1 on behalf of the Commission.

WHEREAS, the Commission's contract with Hoffman Construction Company for the building of the Oregon Convention Center Expansion identifies forty-two (42) alternates that can be added to the GMP Scope of Work as funds become available through the GMP contract and GMP Contingency as agreed in writing by both MERC and Hoffman Construction; and

WHEREAS, funds totaling \$2,280,141 became available within the GMP through savings from Bid Package 5/6; and

WHEREAS, the Commission previously approved adding a total of eleven (11) of those alternates to the GMP scope of work by Resolution #01-36 on October 24, 2001 and Resolution #02-08 on February 27, 2002; and

WHEREAS, the OCC Expansion Team recommends that the Commission document these changes to the GMP scope of work through a change order; and

WHEREAS, the OCC Expansion Advisory Committee has reviewed the list of 42 alternates and the Committee supports the recommendation by the OCC Expansion Project Team to issue Change Order #1 to the GMP contract with Hoffman Construction Company to document the inclusion of the 11 alternates in the GMP scope of work,

BE IT THEREFORE RESOLVED AS FOLLOWS:

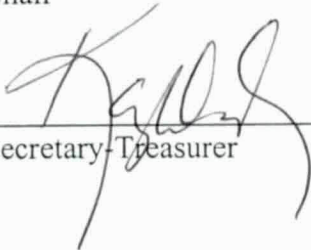
1. That the Metropolitan Exposition-Recreation Commission approves Change Order #1, in a form substantially similar to Exhibit A, for \$0 cost, to MERC contract #922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion; and

2. That the MERC General Manager is authorized to execute GMP Change Order #1 on behalf of the Commission.

Passed by the Commission on April 24, 2002.




Chair



Secretary-Treasurer

Approved As To Form:
Daniel B. Cooper, General Counsel

By 

Kathleen A. Pool
Senior Assistant Counsel

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MERC STAFF REPORT

Agenda Item: Approval of Change Order #1 to the Guaranteed Maximum Price (GMP) MERC Contract #922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion.

Resolution No. 02-13

Date: April 24, 2002

Presented by: Karl Schulz

Background/Analysis:

MERC Contract 922771 with Hoffman Construction Company of Oregon defines the construction of the Oregon Convention Center Expansion. Incorporated into the contract were (42) alternates, allowances, and defined Project scope items desired to be incorporated into the Project if funding became available.

Savings within the GMP which have been identified to date from completed bid packages that were received under estimated costs are to be utilized for the funding of these identified items of scope that were classified "on hold" until funding became available.

For audit purposes, approval of GMP Change Order #1 is requested based on the need to document and formally incorporate into the GMP contract documentation change of scope items previously approved by the MERC Commission. The OCC Expansion Advisory Committee, at its April 4, 2002 meeting, supported the recommendation to approve Change Order #1 to the GMP contract.

Previous Commission Action:

With passage of Resolution 01-36 on October 24, 2001, and Resolution 02-08 on February 27, 2002, the MERC Commission has previously approved the activation of (11) selected alternates identified in the GMP to be incorporated into the Project utilizing GMP savings. GMP Change Order #1 provides documentation within the GMP of the changes, adjustments, and allowance expenditures used to provide these additional features as requested by the OCC and approved by the MERC Commission in the aforementioned Resolutions.

Fiscal Impact:

GMP Change Order #1 will use funding achieved from savings identified to date within the GMP. Therefore, GMP Change Order #1 has no (\$0) additional fiscal impact to the Project.

Recommendation:

Staff recommends that the Metropolitan Exposition-Recreation Commission approve GMP Change Order #1 for MERC contract 922771 with Hoffman Construction Company of Oregon for the total cost of \$0 for the Oregon Convention Center Expansion Project, and that the MERC Commission further authorizes the MERC General Manager to execute GMP Change Order #1 on behalf of the Commission following established signature authority protocol.

CHANGE ORDER
AIA DOCUMENT G701

Distribution To:
OWNER YES
CONTRACTOR YES
FIELD YES
ARCH YES

Project: (Owner)	Oregon Convention Center Expansion MERC 777 NE MLK Jr. Blvd. Portland, Oregon 97208	CHANGE ORDER NUMBER:	01
		INITIATION DATE:	March 1, 2002
To: (Contractor)	Hoffman Construction Company of Oregon 805 SW Broadway Suite 2100 Portland, OR 97205	CONTRACTOR'S PROJECT NO.:	1360000
		CONTRACT FOR:	Oregon Convention Center
		CONTRACT DATE:	February 25, 2001

You are directed to make the following changes in this Contract:

- 1) This Change Order is a Zero (\$0) cost Change Order issued for confirmation of Scope of Work revisions only. The scope of work adds GMP alternates as documented and approved in CPN 70 and CPN 113. See attached Alternate Pricing summary for more detail.

Summary: Post Bid 5/6 cost savings allowed for \$2,280,141 in Bid savings to be added back into the project to execute GMP Alternates. Of this total savings, \$2,270,710 in costs were executed for adding the following GMP Alternates into the GMP scope of work through GMP Exhibit A-4:

- Alternate 1 – TI improvements
- Alternate 2 – TI Improvements
- Alternate 3 – TI Improvements
- Alternate 6 – Upgrade existing FLS system
- Alternate 9A – New DDC controls for existing systems
- Alternate 18 – New lighting controls for existing
- Alternate 35 – Paint garage ceiling level P2
- Alternate 37 – Parking management systems
- Alternate 40A – South Lot improvements
- Alternate 42 – Hall E Operable Partition
- Alternate 43 – North Entry Exterior Canopy modifications

TOTAL ADDED CO AMOUNT - \$0

Not valid until signed by the Owner, the Architect [if applicable] and the Contractor.
Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time.

The original Contract Sum/Guaranteed Maximum Cost was	\$98,500,000
Net change by previously authorized Change Orders	\$0
The Contract Sum/Guaranteed Maximum Cost prior to this Change Order was	\$98,500,000
The Contract Sum/Guaranteed Maximum Cost will be increased by this Change Order	\$0
The new Contract Sum/Guaranteed Maximum Cost including this Change Order will be	\$98,500,000
Change Orders No. 2 will summarize the GMP Pricing in Full	
The Contract Time will be <i>unchanged/changed</i> by this Change Order	0 Days
The Date of Substantial Completion as of the date of this Change Order therefore is	April 15, 2002

Recommended:	Approved:	Approved:
BY _____ DATE _____	BY _____ DATE _____	By _____ DATE _____
HOFFMAN CONSTRUCTION CO. CONTRACTOR	MERC OWNER	ZGF ARCHITECT

HOFFMAN CONSTRUCTION COMPANY
GMP ALLOWANCE / ALTERNATE PRICING

BUILDING: Oregon Convention Center Expansion
LOCATION: Portland, Oregon
ARCHITECT: ZGF
SUBJECT: GMP EXHIBIT A-4 CLOSE-OUT PRICING

EST NO: 1360000
NAME: DGG
BASE ESTIMATE DATE: See GMP

UPDATED: 03/28/02

GMP SAVINGS DISTRIBUTION - 2001 ALTERNATES EXECUTED

Post GMP - SAVINGS TO OWNER TO DATE				
	CPN 70 - Alternates Executed to date		\$2,143,423	Executed
	Alternates Pending - Funding Available See Detail Below		\$127,287	Verbal Only
	Alternate Executed		\$2,270,710	TOTAL
	Bid Package Savings Offered Through GMP		(\$2,280,141)	GMP savings
	DIFFERENCE		(\$9,431)	Overrun

Item No.	DESCRIPTION OF ALTERNATE	EXECUTED ALTERNATES - CPN 70	Date of Execution	ALTERNATE GMP Contng	ALTERNATE Exercised
Alt. - 1	Add tenant improvements to office spaces at level 108.		November 1, 2001 CPN 70	\$678,082	YES
Alt. - 2	TI of VIP Area in Expansion at level 108		November 1, 2001 CPN 70	\$254,285	YES
Alt. - 3	TI for retail, meeting space, and TI of existing mezz (EPO Area) for tickets and security staff at level 83'		November 1, 2001 CPN 70	\$314,180	YES
Alt. - 6	Upgrade existing FLS System		November 1, 2001	\$246,541	YES
Alt. - 7	Seismic upgrades of Cooling towers		November 1, 2001	\$14,438	YES
Alt.- 9A	Integrate new DDC controls with existing - Option to replace existing		November 1, 2001	\$249,365	YES
Alt. - 10	Clean existing closed condenser loop		OCC	OCC	No
Alt. - 18	Upgrade existing Light Control System No Bids or defined scope of work		November 1, 2001	\$84,315	YES
Alt. - 37	Add parking management equipment and control system		CPN 92	Trade w/ Balance	CPN 92
Alt. - 42	Add southern Partition in Hall E removed in GMP VE process		November 1, 2001	\$152,217	YES
Alt. - 43	North Entry Exterior Canopy		November 1, 2001	\$150,000	ALLOWANCE
	CPN 70 - TOTAL Alts 1, 2, 3, 6, 7, 9A, 10, 18, 37, 42, 43			\$2,143,423	TOTAL

Item No.	DESCRIPTION OF ALTERNATE	EXECUTED ALTERNATES - CPN 113	Date of Execution	ALTERNATE GMP Contng	ALTERNATE Exercised
Alt. - 35	Add painting to garage as postponed in BP 4		Feb 1, 2002	\$52,503	03/01/2002
Alt. -40A	Add back all South Lot improvement w/out lights and parking controls		Feb 1, 2002	\$74,784	03/01/2002
	CPN 113 - TOTAL Alts 35, 40			\$127,287	TOTAL

EXECUTED ALTERNATES TODATE			ALTERNATE GMP Contng	
CPN 70	CPN 70 - TOTAL Alts 1, 2, 3, 6, 7, 9A, 10, 18, 37, 42, 43		\$2,143,423	
CPN 113	CPN 113 - TOTAL Alts 35, 40		\$127,287	
Budget	Funds Available		(\$2,280,141)	
	CPN 113 - TOTAL Alts 35, 40		(\$9,431)	TOTAL