

## AMENDMENT NO. 4

185085

CONTRACT NO. 30000091

FOR

Architectural & Engineering Services for  
Union Station Phase II Facility ImprovementsPursuant to Ordinance No. 182481

This Contract was made and entered into on the 30<sup>th</sup> day of March 2009 by and between Architectural Resources Group, Inc., hereinafter called Contractor, and the City of Portland, a municipal corporation of the State of Oregon, by and through its duly authorized representatives, hereinafter called City.

1. A Qualifications Based Selection for a consultant to provide architectural and engineering services for the Union Station Phase II Facility Improvements project was issued July 31, 2008. A selection committee reviewed the responses and recommended award of the contract to Architectural Resources Group, Inc. who was the highest scoring Respondent.
2. The Agreement amount was \$145,057 with an expiration date of June 1, 2011.
3. Ordinance No. 183026 passed by Council July 22, 2009 authorized amending Agreement No. 30000091 to allow for additional services in the amount of \$297,852 for a total contract amount of \$442,909.
4. Amendment No. 1, dated July 28, 2009, increased the contract amount \$240,102 for a total contract amount of \$385,159 and extended the termination date for an additional one (1) year period until June 1, 2012 to allow for additional architectural and engineering services for the Union Station Phase II Facility Improvement project. Additional services included design roof repairs and related work for the entire Union Station roof.
5. Amendment No. 2, dated January 4, 2010, increased the contract amount \$38,991.48 for a total contract amount of \$424,150.48 to allow for additional architectural and engineering services for the Union Station Phase II Facility Improvement project. Additional services included: additional site investigations, architectural design and engineering related to seismically supporting the two southern chimneys due to hidden conditions; related special meetings and review; additional charges for accelerated schedule for additional services.
6. Amendment No. 3, dated June 8, 2011, increased the contract amount \$4,780 for a total contract amount of \$428,930.48 to allow for additional architectural and engineering services for the Union Station Phase II Facility Improvement project. Additional services included: Prepare for sandstone survey, establish repair markings, and procedures; survey exterior sandstone from scaffold and at ground; assemble field survey information and photos; and prepare summary memo.
7. Additional architectural and engineering services in the amount of \$65,081 for the Union Station Phase II Facility Improvement project are necessary as described in the attached Exhibit A. Additional work includes: North shop gravity loading and additional construction administration services.
8. Architectural and engineering services in the amount of \$256,150 are necessary as described in the attached Exhibit A to proceed with Phase IIb of the Union Station Facility Improvement project. Work includes: North Shop gravity loading; gutter survey; wood window survey with Oculus; additional construction administration services; annex building; Wilf's Roof – evaluation of gravity loading for HVAC; design HSS sections for support of flat skylights.

9. The City of Portland and the Contractor wish to amend Contract No. 30000091 to increase the contract by \$321,231 to provide additional architectural and engineering services for the Union Station Facility Improvement project, as described in #7 and #8 above, for a new total contract amount of \$750,161.48.

All other terms and conditions shall remain unchanged and in full force and effect.

CONTRACTOR SIGNATURE:

This contract amendment may be signed in two (2) or more counterparts, each of which shall be deemed an original, and which, when taken together, shall constitute one and the same contract amendment.

The parties agree the City and Contractor may conduct this transaction by electronic means, including the use of electronic signatures.

Architectural Resources Group, Inc.

By: 

Date: 10/28/11

Name: David P. Wessel

Title: Principal

Address: 9 Pier, The Embarcadero, Ste. 107, San Francisco, CA 94111

Telephone: 415-421-1680

185085

Contract No. 30000091 Amendment/Change Order No. 4

Contract Title: A/E Services for Union Station Phase II Facility Improvements

**CITY OF PORTLAND SIGNATURES:**

By: N/A Date: \_\_\_\_\_  
Chief Procurement Officer

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Elected Official

Approved:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Office of City Auditor

Approved as to Form:

By: *Linda Mengel* Date: 12/22/2011  
Office of City Attorney **CITY ATTORNEY**

APPROVED AS TO FORM

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



19 November 2010

Marina Cresswell  
City of Portland  
Office of Management and Finance  
Facilities Services  
1120 S.W. 5<sup>th</sup> Avenue, Room 1204  
Portland, Oregon 97204

Re: Union Station – Contract No. 3000091  
Additional Services – Phase II/IIb Partial Roof Framing and Shop Floor

Dear Marina,

Architectural Resources Group is requesting approval of the following proposal for additional fee to cover site investigations, architectural design, and engineering outside of the contacted scope of services.

This additional work is needed due to discovery during the construction process, which has shown the existing gravity framing of the North Shop roof and Baggage Claim roof between Gridlines 1 and 3 has been affected by water-related damage, its relation to prior seismic detailing, and RFI 015 which requires that the raised floor needs to be evaluated for its lateral capacity to resist seismic loads.

The work is delineated for Phase II and/or Phase IIb architectural and structural engineering work below. Attached is further clarification of the scope from Degenkolb Engineers as drawing packages A, B, and C.

Phase II

Architectural Resources Group	\$5,745
Degenkolb Engineers	\$22,712
Lump Sum	\$28,457

Phase IIb

Architectural Resources Group	\$7,684
Degenkolb Engineers	\$28,446
Lump Sum	\$36,130

Sincerely,

David Wessel  
Principal

Fredrick H. Zal  
Architect

Principals

BRUCE D. JUDD, FAIA  
STEPHEN J. FARNETH, FAIA, LEED AP  
TAKASHI FUKUDA  
AARON JON HYLAND, AIA  
NAOMI O. MIROGLIO, AIA  
DAVID P. WESSEL, AIC, FAIT

Associate Principals

CHARLES EDWIN CHASE, AIA  
ARNIE HOLLANDER  
JAMES McLANE, AIA, LEED AP

Senior Associates

ANDREW G. BEYHOLDER, AIA, LEED AP  
DEBORAH J. COOPER, AIA, LEED AP  
M. BRIDGET MALEY  
CATHLEEN MALMSTROM, AIA  
SOSAN McDONALD, AIA, LEED AP  
KATHERINE T. PETRIN  
W. DEAN RANDLE, AIA

Offices

SAN FRANCISCO  
PASADENA  
PORTLAND

Pacific Northwest Office

1211 S.W. Salmon Street, Suite 1106  
Portland, Oregon 97204-2921  
e-mail arg@arg-pnw.com  
fax 503-471-1401  
503-471-1440

280281

185085

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators



Architectural Resources Group		
Principal	Project Architect	Preservation Architect
D. Wessel	F. Zal	M. Foty
Rate/Hr. \$190	\$125	\$110

Degenkolb  
Engineers

Phase II		ARG Hours			
Existing Conditions Assessment		0.5	3	0	\$2,466
Area A		0	4	0	\$7,143
Area B		0	4	0	\$8,618
Area C		0	0	0	\$0
Construction Administration		0	12	0	\$4,235
Total Hours		0.5	23	0	
ARG Staff Fee		\$95	\$2,875	\$0	
ARG Subtotal		\$2,970			
Estimated Reimbursibles		\$50			\$250
Consultant Management Fee [12%]		\$2,725			
Total Fee		\$5,745			\$22,712
Phase II Lump Sum		\$28,457			

Phase IIb		ARG Hours			
Existing Conditions Assessment		0.5	3	0	\$2,466
Area A		0	4	0	\$4,152
Area B		0	4	0	\$7,068
Area C		0	4	0	\$9,345
Construction Administration		0	18	0	\$5,165
Total Hours		0.5	33	0	
ARG Staff Fee		\$95	\$4,125	\$0	
ARG Subtotal		\$4,220			
Estimated Reimbursibles		\$50			\$250
Consultant Management Fee [12%]		\$3,414			
Total Fee		\$7,684			\$28,446
Phase IIb Lump Sum		\$36,130			



November 19, 2010

Mr. David Wessel  
Architectural Resources Group  
Pier 9, The Embarcadero, Suite 107  
San Francisco, California 97111

Reference: **Union Station Phase II/IIb, Partial Roof Framing Repair – Additional Services, Portland, Oregon**  
[Degenkolb Job Number A8437013.00]

Dear David:

We are pleased to present this proposal for additional structural engineering services related to the historic roof replacement and partial seismic upgrade of the Union Station building in Portland, Oregon.

### Project Understanding

Our proposal letters of October 30, 2008 and July 7, 2009 outlines the scope of work of which we are currently under contract for this facility. We propose to provide our additional services in accordance with the Structural Engineering Services General Conditions and Compensation document (a copy of which has been previously provided to you as part of our current contract). This additional work is based on the discovery of water-related damage in portions of the shop roof and baggage claim roof between gridlines 1 and 3 and the exposure of the existing raised floor structure in the shop area.

### Project Approach

Since this project involves a voluntary seismic upgrade, we have been using *ASCE-41 Seismic Rehabilitation of Existing Buildings* to design seismic upgrades. To assess the adequacy of existing gravity supporting framing and to develop details, we propose to use the *2010 Oregon Structural Specialty Code*. Since this work will be performed in an historic space, detailing requires coordination between ARG, City of Portland, SHPO, and P&C.

### Scope of Work

Water-related damage has been discovered in a number of different locations throughout the shop roof and a portion of the baggage claim roof between gridlines 1 and 3. Degenkolb has performed three site visits to view the different locations as they have become exposed. Based on our observation of some of the roof joists not having any bearing area left at the

San Francisco  
Los Angeles  
Portland  
Oakland  
San Diego  
Seattle

Degenkolb Engineers

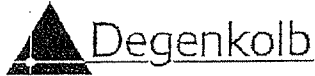
700 SW Washington Street  
Portland, Oregon 97205

503

600  
SUITE

223-9932 phone  
242-1780 fax

www.degenkolb.com



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ends of the joists, the end connections of the joists are not adequate for the current code required dead and snow loads.

Loading conditions for the structural elements affected by water-related damage varies significantly due to (1) different snow drift profiles associated with the shape of the roof and the height of adjacent roof projections, and (2) the existing different, sometimes complicated structural framing. Development of structural repair details in each area requires careful consideration and collaboration with the City, ARG, SHPO, and P&C to minimize required demolition of existing construction; address the visual impact of repair work and address constructability and cost issues associated with repair work. Many seismic strengthening details we previously developed are affected by the gravity framing repair work and require revision. We have assumed that the gravity strengthening will be limited to those items noted below as currently known items that contain water-related damage.

In the shop, the east half of the floor is raised about two to three feet. The floor framing and foundation in this area has been inaccessible in the past and we have been unable to assess the complete lateral load path of the raised floor. Since demolition for the construction of the east shop shotcrete wall and strongback columns has begun, the area has now become accessible to assess the lateral load carrying capacity of this raised floor.

This scope of work has been separated into three areas to be submitted in three separate packages to the city to expedite the review and repair work. Area A will cover the shop roof area between gridlines 1 and 2. Area B will cover the baggage claim roof area between gridlines 2 and 3. Area C will cover the raised floor area of the shop.

#### Area A Scope of Work:

##### Phase II Scope of Work (Area A):

##### Existing Gravity Framing Affected by Water-Related Damage

1. Damage in ends of (E) shed roof joists and sill plate along gridline E.2 and G (approximately 4 joists affected on E.2, 12 joists affected on G and 15 joists lengths affected by sill plate damage on G);
2. Damage in portions of (E) straight sheathing (noted at 2 locations near gridline E.2); and
3. (E) framing at the shed roof level between gridline G and the framing intersection with the gabled roof. Evidence of damage and partial inadequate replacement.



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Seismic (Affected by Gravity Framing Work)

4. Detail 3/S5.10 on gridlines 1 and 2 (affected by ledger beam damage and (E) roof joist damage) - (50% Phase II, 50% Phase IIb); and
5. Detail 7/S5.2 on gridline E.2 and G (affected by damage in ends of (E) shed joists and sill plate)

Phase IIb Scope of Work (Area A):

Existing Gravity Framing Affected by Water-Related Damage

1. Damage in ends of (E) gabled roof joists, (E) collar ties, and (E) sill plated along gridline G

Seismic (Affected by Gravity Framing Work)

2. Detail 3/S5.10 on gridlines 1 and 2 (affected by ledger beam damage and (E) roof joist damage) - (50% Phase II, 50% Phase IIb)

Area B Scope of Work:

Phase II Scope of Work (Area B):

Existing Gravity Framing Affected by Water-Related Damage

1. Damage in (E) beams around large skylight near gridlines 2 and G; and
2. Damage in ends of (E) roof joists south of gridline 2 running N-S framing into (E) URM wall on gridline 2.

Phase IIb Scope of Work (Area B):

Existing Gravity Framing Affected by Water-Related Damage

1. Damage in ends of (E) roof joists just north of gridline 3 running N-S framing into (E) URM wall on gridline 3. (extent of damage yet unknown); and
2. Damage in end of Valley roof beam at gridline 3 and E.8

Seismic (Affected by Gravity Framing Work)

3. Details 2/S5.0 & 7/S5.10 on gridline 3 (affected by damage in ends of (E) roof joists and sill plate)





Degenkolb

November 19, 2010

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Area C Scope of Work:Phase IIb Scope of Work (Area C):

1. RFI 015 Follow-up - Exposure of foundation at east shop shotcrete wall exposed the (E) raised floor framing in the shop area. This raised floor needs to be evaluated for its lateral capacity to resist seismic demands.

**Compensation**

Our proposed fee for the work is \$51,158 broken down as follows:

Existing Conditions Assessment:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0	9	26	0	
Rates	\$215	\$184	\$126	\$116	
Total	\$0	\$1,656	\$3,276	\$0	\$4,932

Area A Construction Documents – Phase II:

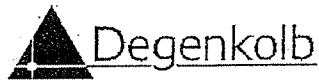
	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0.5	4	32.5	19	
Rates	\$215	\$184	\$126	\$116	
Total (A,II)	\$108	\$736	\$4,095	\$2,204	\$7,143

Area A Construction Documents – Phase IIb:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0.5	2.5	22	7	
Rates	\$215	\$184	\$126	\$116	
Total (A,IIb)	\$108	\$460	\$2,772	\$812	\$4,152

Area B Construction Documents – Phase II:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0.5	6.5	47	12	
Rates	\$215	\$184	\$126	\$116	
Total (B,II)	\$108	\$1,196	\$5,922	\$1,392	\$8,618



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Area B Construction Documents – Phase IIb:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0.5	5.5	38	10	
Rates	\$215	\$184	\$126	\$116	
Total (B,IIb)	\$108	\$1,012	\$4,788	\$1,160	\$7,068

Area C Construction Documents – Phase IIb:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	1	4.5	53	14	
Rates	\$215	\$184	\$126	\$116	
Total (C,IIb)	\$215	\$828	\$6,678	\$1,624	\$9,345

Construction Administration (Areas A,B &C) – Phase II:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0	3.5	28.5	0	
Rates	\$215	\$184	\$126	\$116	
Total (CA,II)	\$0	\$644	\$3,591	\$0	\$4,235

Construction Administration (Areas A,B &C) – Phase IIb:

	Principal	Associate Principal	Design Engineer	CAD	TOTAL
Hours	0	6.5	31.5	0	
Rates	\$215	\$184	\$126	\$116	
Total (CA,IIb)	\$0	\$1,196	\$3,969	\$0	\$5,165

Reimbursable Expenses = \$500

We propose this work to be fixed fee and is limited to the scope of work described in this proposal.

We have budgeted four site visits and three project meetings to address/resolve construction issues during construction.

Additional site visits during construction can be provided for a fixed fee of \$500 per visit. We propose to provide our services in accordance with the Structural Engineering Services General Conditions and Compensation document. Our proposed fee includes all reimbursable expenses.

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**Degenkolb**

November 19, 2010

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We have provided the 90% review set of construction documents for the package covering Area A. We are currently preparing the construction documents for the package covering Area B. If this proposal meets your approval, please issue us a contract at your earliest convenience.

We are pleased to have this opportunity to provide continued service to ARG and are looking forward to being more involved with this important project.

Very truly yours,

DEGENKOLB ENGINEERS

Jennifer Eggers  
Project Engineer

Kent Yu  
Principal

James O. Malley  
Senior Principal & Group Director

ACCEPTED:

Architectural Resource Group, Inc.

BY:

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DATE:

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PURCHASE ORDER OR  
REFERENCE NUMBER:

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This proposal is valid for 60 days. Please notify us immediately if an extension is necessary.

JBE/KY/JOM/af

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Project Name: Union Station, Partial Roof Framing Repair - Add Services Project No.: A8437013.00 Project Manager: Kent Yu Date: November 19, 2010		 <b>Degenkolb</b>			
	Principal	Assoc. Princ.	Design Eng.	CAD	Total
2008 RATES	\$205	\$175	\$120	\$110	
2008 RATES (with 5% increase for living cost adjustment)	\$215	\$184	\$126	\$116	
TASKS:					
EXISTING CONDITIONS ASSESSMENT					
1. Existing Roof Framing Condition Assessment (3 site visits and meetings)		9	26		
HOURS	20	9	26	0	
RATES	\$215	\$184	\$126	\$116	
SUB-TOTAL EXISTING CONDITIONS ASSESSMENT	\$0	\$1,656	\$3,276	\$0	\$4,932
CONSTRUCTION DOCUMENTS	-	-	-	-	
DRB for Area A - Shop Roof (north of gridline 2)	-	-	-	-	
Phase II					
Existing Gravity Framing Affected by Water-Related Damage	-	-	-	-	
1. Damage in ends of (E) shed roof joists and sill plate along gridline E.2 and G (approximately 4 joists affected on E.2, 12 joists affected on G and 15 joists lengths affected by sill plate damage on G)	-	-	-	-	
1a. Coordination with ARG, City of Portland, SHPO, & P&C		0.5	2		
1b. Assessment of (E) Joists for code level loads			3		
1c. Connection design and detailing		1	3	4	
2. Damage in portions of (E) straight sheathing (noted at 2 locations near gridline E.2)	-	-	-	-	
2a. Coordination with ARG, City of Portland, SHPO, & P&C			0.5		
2b. Replacement design and detailing			2	2	
3. (E) framing at the shed roof level between gridline G and the framing intersection with the gabled roof. Evidence of damage and partial inadequate replacement.	-	-	-	-	
3a. Coordination with ARG, City of Portland, SHPO, & P&C			2		
3b. Assessment of (E) Shed and Gabled Joists for code level loads			3		
3c. Connection design and detailing		1	3	6	
Seismic (Affected by Gravity Framing Work)	-	-	-	-	
4. Detail 3/S5.10 on gridlines 1 and 2 (affected by ledger beam damage and (E) roof joist damage). (50% Phase II, 60% Phase IIb)	-	-	-	-	
4a. Coordination with ARG, City of Portland, SHPO, & P&C			0.5		
4b. Calculations and re-design of detail 3/S5.2 for locations affected		0.25	1.5	1	
5. Detail 7/S5.2 on gridline E.2 and G (affected by damage in ends of (E) shed joists and sill plate)	-	-	-	-	
5a. Coordination with ARG, City of Portland, SHPO, & P&C			1		
5b. Calculations and re-design of detail 7/S5.2 for locations affected		0.5	4	4	
General	-	-	-	-	
6. Develop Partial Plan Sheets (Roof Area A) between Gridlines 1 and 2			1	1	
7. Develop Additional Specifications as needed		0.25	1		
8. Address ARG/City of Portland/P&C Comments on 90% CD Documents			2.5	1	
9. Finalize 100% Construction Documents			0.5		
10. Work with City Building Official to Secure Permit	0.5	0.5	0.5		
11. Work with P&C to Address Buy American Requirements			1		
HOURS	0.5	4	32.5	19	
RATES	\$215	\$184	\$126	\$116	
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area A - Phase II	\$108	\$736	\$4,095	\$2,204	\$7,143


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185085

Project Name: Union Station, Partial Roof Framing Repair - Add Services Project No.: A8437013.00 Project Manager: Kent Yu Date: November 19, 2010								Degenkolb		
						Principal	Assoc. Princ.	Design Eng.	CAD	Total
2008 RATES						\$205	\$175	\$120	\$110	
2008 RATES (with 5% Increase for living cost adjustment)						\$215	\$184	\$126	\$116	
TASKS:										
Phase IIb										
Existing Gravity Framing Affected by Water-Related Damage						-	-	-	-	
1. Damage in ends of (E) gabled roof joists, (E) collar ties, and (E) sill plated along gridline G										
1a. Coordination with ARG, City of Portland, SHPO, & P&C							0.5	3		
1b. Assessment of (E) Joists for code level loads								6		
1c. Connection design and detailing							1	4	4	
Seismic (Affected by Gravity Framing Work)						-	-	-	-	
2. Detail 3/S5.10 on gridlines 1 and 2 (affected by ledger beam damage and (E) roof joist damage) (50% Phase II, 50% Phase IIb)						-	-	-	-	
2a. Coordination with ARG, City of Portland, SHPO, & P&C								0.5		
2b. Calculations and re-design of detail 3/S5.2 for locations affected							0.25	1.5	1	
General						-	-	-	-	
3. Develop Partial Plan Sheets (Roof Area A) between Gridlines 1 and 2								1	1	
4. Develop Additional Specifications as needed							0.25	1		
5. Address ARG/City of Portland/P&C Comments on 90% CD Documents								1		
6. Finalize 100% Construction Documents								2.5	1	
7. Work with City Building Official to Secure Permit						0.5	0.5	0.5		
8. Work with P&C to Address Buy American Requirements								1		
HOURS						0.5	2.5	22	22	
RATES						\$215	\$184	\$126	\$116	
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area A - Phase IIb						\$108	\$460	\$2,772	\$812	\$4,152
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area A - Phase II + IIb										\$11,294
CONSTRUCTION DOCUMENTS						-	-	-	-	
DRB for Area B - Baggage Claim Roof (between gridlines 2&3)						-	-	-	-	
Phase II										
Existing Gravity Framing Affected by Water-Related Damage						-	-	-	-	
1. Damage in (E) beams around large skylight near gridlines 2 and G										
1a. Coordination with ARG, City of Portland, SHPO, & P&C							1	3		
1b. Assessment of (E) gravity loads around skylight								4		
1c. Assessment of seismic loading around skylight							0.5	2		
1d. Assessment of (E) framing supporting skylight (beams, attic and roof joists)							1	12		
1e. Further field verification of (E) load path							1	3		
1f. Strengthening design/Connection design and detailing							1	8	8	
1g. Skylight curb assessment and replacement details for skylight repair/replacement								2		
2. Damage in ends of (E) roof joists south of gridline 2 running N-S framing into (E) URM wall on gridline 2							-	-	-	
2a. Coordination with ARG, City of Portland, SHPO, & P&C								1		
2b. Assessment of (E) Joists for code level loads								2		
2c. Connection design and detailing							1	3	2	
General						-	-	-	-	
3. Develop Partial Plan Sheets (Roof Area B) between Gridlines 2 and 3								1	1	
4. Develop Additional Specifications as needed							0.5	1		
5. Address ARG/City of Portland/P&C Comments on 90% CD Documents								1		
6. Finalize 100% Construction Documents								2.5	1	
7. Work with City Building Official to Secure Permit						0.5	0.5	0.5		
8. Work with P&C to Address Buy American Requirements								1		
HOURS						0.5	6.5	47	12	
RATES						\$215	\$184	\$126	\$116	
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area B - Phase II						\$108	\$1,196	\$5,922	\$1,392	\$8,618

\$11,294

Project Name: Union Station, Partial Roof Framing Repair - Add Services Project No.: A8437013.00 Project Manager: Kent Yu Date: November 19, 2010						 <b>Degenkolb</b>				
						Principal	Assoc. Princ.	Design Eng.	CAD	Total
2008 RATES						\$205	\$175	\$120	\$110	
2008 RATES (with 5% increase for living cost adjustment)						\$215	\$184	\$126	\$116	
TASKS:										
Phase IIb										
Existing Gravity Framing Affected by Water-Related Damage						-	-	-	-	
1. Damage in ends of (E) roof joists just north of gridline 3 running N-S framing into (E) URM wall on gridline 3. (extent of damage yet unknown)						-	-	-	-	
1a. Coordination with ARG, City of Portland, SHPO, & P&C							1	4		
1b. Assessment of (E) Roof and Attic Joists for code level loads								3		
1c. Connection design and detailing							1	4	4	
2. Damage in end of Valley roof beam at gridline 3 and E.8						-	-	-	-	
2a. Coordination with ARG, City of Portland, SHPO, & P&C							1	4		
2b. Assessment of (E) beam for code level loads								2		
2c. Connection design and detailing							1	6	4	
Seismic (Affected by Gravity Framing Work)						-	-	-	-	
3. Details 2/S5.0 & 7/S5.10 on gridline 3 (affected by damage in ends of (E) roof joists and sill plate)						-	-	-	-	
3a. Coordination with ARG, City of Portland, SHPO, & P&C							0.5	2		
3b. Calculations and re-design of detail for transfer of in-plane and out-of-plane lateral loads to (E) URM wall on gridline 3.							0.5	6		
General						-	-	-	-	
4. Develop Partial Plan Sheets (Roof Area B) between Gridlines 2 and 3								1	1	
5. Develop Additional Specifications as needed								1		
6. Address ARG/City of Portland/P&C Comments on 90% CD Documents								1		
7. Finalize 100% Construction Documents								2.5	1	
8. Work with City Building Official to Secure Permit						0.5	0.5	0.5		
9. Work with P&C to Address Buy American Requirements								1		
<b>HOURS</b>						2.05	2.55	2.38	2.10	
<b>RATES</b>						\$215	\$184	\$126	\$116	
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area B - Phase IIb						\$108	\$1,012	\$4,788	\$1,160	\$7,068
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area B - Phase II + IIb										\$15,685
CONSTRUCTION DOCUMENTS						-	-	-	-	
DRB for Area C - Shop Raised Floor						-	-	-	-	
Phase IIb										
Shop Raised Floor - Seismic						-	-	-	-	
1. RFI 015 Follow-up - Exposure of foundation at east shop shotcrete wall exposed the (E) raised floor framing in the shop area. This raised floor needs to be evaluated for its lateral capacity to resist seismic demands.						-	-	-	-	
1a. Perform 3 condition assessment site visits to explore (E) field conditions as they are exposed.							1	12		
1b. Lateral analysis on (E) raised floor including determining weights of (E) equipment located on raised floor.								5		
1c. Design and detail seismic strengthening, as required, in N-S and E-W directions.							1	15	8	
1d. Further field verification of designed load path								3		
1e. Coordination with ARG, City of Portland, SHPO, & P&C							1	3		
General						-	-	-	-	
2. Develop Partial Plan Sheet (Raised Floor Plan) between Gridlines 1 and 2								2	4	
3. Develop Additional Specifications as needed							0.5	2		
4. Address ARG/City of Portland/P&C Comments on 90% CD Documents								2		
5. Finalize 100% Construction Documents								6	2	
6. Work with City Building Official to Secure Permit						1	1	1		
7. Work with P&C to Address Buy American Requirements								2		
<b>HOURS</b>						1	1.5	23	14	
<b>RATES</b>						\$215	\$184	\$126	\$116	
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area C - Phase IIb						\$215	\$828	\$6,678	\$1,624	\$9,345
SUB-TOTAL CONSTRUCTION DOCUMENTS - Area C - Phase II + IIb										\$9,345
SUB-TOTAL CONSTRUCTION DOCUMENTS										\$36,324

Project Name: Union Station, Partial Roof Framing Repair - Add Services Project No.: A8437013.00 Project Manager: Kent Yu Date: November 19, 2010						
		Principal	Assoc. Princ.	Design Eng.	CAD	Total
2008 RATES		\$205	\$175	\$120	\$110	
2008 RATES (with 5% increase for living cost adjustment)		\$215	\$184	\$126	\$116	
TASKS:						
CONSTRUCTION ADMINISTRATION - PHASE II						
1. Attend One OAC Meeting (two hours)				2		
2. Structural Observation (two times)			1	6		
Existing Gravity Framing Affected by Water-Related Damage						
3. Damage in ends of (E) shed roof joists and sill plate along gridline E.2 and G (approximately 4 joists affected on E.2, 12 joists affected on G and 15 joists lengths affected by sill plate damage on G)				2		
4. Damage in portions of (E) straight sheathing (noted at 2 locations near gridline E.2)				1		
5. (E) framing at the shed roof level between gridline G and the framing intersection with the gabled roof. Evidence of damage and partial inadequate replacement.				1		
6. Damage in (E) beams around large skylight near gridlines 2 and G			1	3		
7. Damage in ends of (E) roof joists south of gridline 2 running N-S framing into (E) URM wall on gridline 2.				2		
Seismic (Affected by Gravity Framing Work)						
8. Detail 3/S5.2 on gridlines 1 and 2 (affected by ledger beam damage and (E) roof joist damage between gridline 2 & 3) (50% Phase II, 50% Phase IIb)				1		
9. Detail 7/S5.2 on gridline E.2 and G (affected by damage in ends of (E) shed joists and sill plate)				2		
10. Review Submittals			1	8		
11. Project Close-out			0.5	0.5		
HOURS		0	3.5	28.5	10	
RATES		\$215	\$184	\$126	\$116	
SUB-TOTAL CA - Phase II		\$0	\$644	\$3,591	\$0	\$4,235
CONSTRUCTION ADMINISTRATION - PHASE IIb						
1. Attend One OAC Meeting (two hours)				2		
2. Structural Observation (two times)			1	6		
Existing Gravity Framing Affected by Water-Related Damage						
3. Damage in ends of (E) gabled roof joists, (E) collar ties, and (E) sill plated along gridline G (extent yet unknown)			1	3		
4. Damage in ends of (E) roof joists just north of gridline 3 running N-S framing into (E) URM wall on gridline 3. (extent of damage yet unknown)			1	3		
5. Damage in end of Valley roof beam at gridline 3 and E.8				2		
Seismic (Affected by Gravity Framing Work)						
6. Detail 3/S5.2 on gridlines 1 and 2 (affected by ledger beam damage and (E) roof joist damage between gridline 2 & 3) (50% Phase II, 50% Phase IIb)				1		
7. Details 2/S5.0 & 7/S5.10 on gridline 3 (affected by damage in ends of (E) roof joists and sill plate)			1	3		
Shop Raised Floor - Seismic						
8. RFI 015 Follow-up - Exposure of foundation at east shop shotcrete wall exposed the (E) raised floor framing in the shop area. This raised floor needs to be evaluated for its lateral capacity to resist seismic demands.			1	3		
9. Review Submittals				8		
10. Project Close-out			0.5	0.5		
HOURS		0	6.5	31.5	10	
RATES		\$215	\$184	\$126	\$116	
SUB-TOTAL CA - Phase IIb		\$0	\$1,196	\$3,959	\$0	\$5,155
SUB-TOTAL CA - Phase II + IIb						\$9,400
REIMBURSABLE EXPENSES						
						\$500
TOTAL FEES AND EXPENSES						\$51,158

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ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners and Conservators



June 15, 2011

Marina Cresswell  
City of Portland  
Office of Management and Finance  
Facilities Services  
1120 S.W. 5<sup>th</sup> Ave., Room 1204  
Portland, OR 97204

Re: Union Station - Contract No. 3000091  
Gutter Survey

Dear Marina:

Attached is a schedule showing fees for survey of the existing gutters. We will survey the copper gutter liner and fascia as well as the wood soffits after the Peel and Stick has been removed and mark conditions on a roof plan and reflected soffit plan. We will then annotate the roof plan and reflected soffit plan with notations for repair of the various conditions identified in the survey and include specifications as necessary for the work.

Please contact either Maya or me if you have any questions.

Sincerely,

David P. Wessel  
Principal

Principals

BRUCE D. JUDD, FAIA  
STEPHEN J. FARNETH, FAIA  
TAKASHI FUKUDA  
AARON JON HYLAND, AIA  
NAOMI O. MIROGLIO, AIA  
DAVID P. WESSEL, AIC, FAIA

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DEBORAH J. COOPER, AIA  
GEE HECKSCHER, AIA  
ARNIE HOLLANDER  
M. BRIDGET MALEY  
CATHLEEN A. MALMSTROM, AIA  
SUSAN McDONALD, AIA  
KATHERINE T. PETRIN  
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## Portland Union Station Gutter Survey

## Fees

June 2011

		Principal	Proj. Manager	
				TOTALS
1.	<b>Survey Preparation</b>			
	Prepare for survey, establish repair markings, procedures, draw reflected soffit plan, etc.	1	4	
	HOURS TASK 1	1	4	
	PERSONNEL BILLING RATE	190.00	125.00	
	SUBTOTAL TASK 1	\$190	\$500	\$690
2.	<b>Survey</b>			
	. Survey gutters from scaffold and at ground	10	12	
	. Assemble Field Survey information and photos		2	
	HOURS TASK 2	10	14	
	PERSONNEL BILLING RATE	190.00	125.00	
	SUBTOTAL TASK 2	\$1,900	\$1,750	\$3,650
3.	<b>Documentation Follow-up</b>			
	. Prepare documentation of repairs with specifications as necessary	2	8	
	HOURS TASK 3	2	8	
	PERSONNEL BILLING RATE	190.00	125.00	
	SUBTOTAL TASK 3	\$380	\$1,000	\$1,380
				\$5,720
	<b>REIMBURSABLE EXPENSES</b>			
	. None			
	SUBTOTAL Reimbursable Expenses			\$0
	<b>TOTAL PROFESSIONAL FEES AND EXPENSES</b>			<b>\$5,720</b>

# ARCHITECTURAL RESOURCES GROUP

Architects, Planners, and Conservators, Inc.



October 18, 2011

Marina Cresswell  
City of Portland  
Office of Management and Finance  
Faculties Services  
1120 S.W. 5<sup>th</sup> Ave., Room 1204  
Portland, OR 97204

Re: Union Station—Contract No. 3000091: Revised Additional Services  
Construction Admin

Dear Marina,

Attached, please find a revised Additional Services for Construction Administration. This modifies our July 27, 2011 request specifically to extend the construction schedule from November 4, 2011 to December 31, 2011. This will result in an additional 8 weeks of construction at the estimated 20 hours per week we included in the original request for a total add of \$25,452 over the previous proposal. All other aspects of the previous request are unchanged.

I have also included a revised Wood Window Survey proposal. This was previously submitted in August, 2011 for a total of \$3,630. Please note that the original intent of the survey was to identify the windows that had unauthorized epoxy repairs in lieu of the W3 repairs. Based on what was discovered during the initial phases of the survey compelled us to survey all of the windows that had not been completed to date to document all work carried out. Our expenditure through October is \$9,770.

Lastly, I am submitting additional services for Degenkolb Engineers for the following two items:

- Wilf's Roof: Evaluation of gravity system for replacement HVAC units - \$1,694.00
- Design HSS sections for support of flat skylight: \$847.00

## Principals

BRUCE D. JUDD, FAIA

STEPHEN J. EARNETH, FAIA

TAKASHI FUKUDA

AARON JON HYLAND, AIA

NAOMI O. MIROGLIO, AIA

DAVID P. WESSEL, AIA

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ARCHITECTURAL RESOURCES GROUP

Architects, Planners, Engineers, Inc.



Marina Cresswell  
October 18, 2011  
Page 2

Please feel free to give me a call to discuss in further detail, if you have any questions.

Sincerely,

*Naomi Miroglio*

Naomi Miroglio  
Principal

cc: File

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Portland Union Station  
Wood Window Survey

Fees

185085  
August 2011  
Revised October 18, 2011

	Principal	Proj. Manager	
			TOTALS
<b>1. Survey Preparation</b>			
Prepare for survey, print elevations, print enlarged elevations, coordinate w/ Amy McAuley.		4	
HOURS TASK 1	0	4	
PERSONNEL BILLING RATE	190.00	125.00	
SUBTOTAL TASK 1	\$0	\$500	\$500
<b>2. Survey</b>			
. Survey wood windows, with additional time spent on windows w/ W3 repair recommendations. Mark up drawings as needed identifying repair locations.		26	
HOURS TASK 2	0	26	
PERSONNEL BILLING RATE	190.00	125.00	
SUBTOTAL TASK 2	\$0	\$3,250	\$3,250
<b>3. Documentation Follow-up</b>			
. Prepare documentation with results of survey. Coordinate repair recommendations w/ Amy McAuley.	8	36	
HOURS TASK 3	8	36	
PERSONNEL BILLING RATE	190.00	125.00	
SUBTOTAL TASK 3	\$1,520	\$4,500	\$6,020
			\$9,770
<b>REIMBURSABLE EXPENSES</b>			
. None			
SUBTOTAL Reimbursable Expenses			\$0
<b>TOTAL PROFESSIONAL FEES AND EXPENSES</b>			<b>\$9,770</b>

SCOPE OF SERVICES / FEES

Task	Architectural Resources Group					
	DW/NM	Maya Foty	Jason Wright	TOTAL	Phase II	Phase IIb
	\$190	\$125	\$110			
<b>I. CONSTRUCTION ADMINISTRATION - 39 additional weeks</b>						
Respond to field inquiries and RFIs/Prepare clarifications (6 hrs/wk)		165	117			
Rotunda coring obstruction						
Site visits and follow up	3	3				
Archive research / coordination with Syracuse historian		7				
Assist Owner with potential changes to the work and change order r/w	16	16				
Process, review and distribute submittals (6 hrs/wk)		165	117			
Jurisdictional co-ordination for changes to the project (City of Portland)						
Skylight Code Issues		15				
Hardware Code Issues		15				
Attend weekly construction meetings	39	118				
Review and process pay applications	16					
Hours Task I	74	604	234			
Personnel Billing Rate	\$190	\$125	\$110			
ARG Subtotal Task I	\$14,060	\$63,000	\$25,740	\$102,800	\$20,560	\$82,240
Degenkolb Engineers				\$5,000		\$5,000
Subtotal Task I				\$107,800	\$20,560	\$87,240
<b>II. SUBMITTAL REVIEW - Additional Scope</b>						
040000: Exterior Masonry						
Review of Pioneer Waterproofing surveys/submittal review	1	4	7			
Site visits to verify Pioneer Waterproofing surveys		6				
Subtotal Hours	1	10	7			
Subtotal Fees	\$190	\$1,250	\$770	\$2,210	\$663	\$1,547
076100 Sheet Metal (gutter/cornice)						
Preparation of CCD 005 and ASI 012 to assist in determining rehab app	1	3				
Review gutter/cornice repair options			24			
Consultation with local and Calif Dow reps to obtain warranty for 123 p	3					
Subtotal Hours	4	3	24			
Subtotal Fees	\$760	\$375	\$2,640	\$3,775	\$1,133	\$2,643
08011.71: Bronze Door Rehabilitation						
On-site survey and field notes and follow up/submittal review	2	12	24			
Solvent testing/correspondence		6				
RFI 072 and 094			31			
Hardware review and selection		10	12			
Subtotal Hours	2	28	67			
Subtotal Fees	\$380	\$3,500	\$7,343	\$11,223		\$11,223
080114.71: Wood Door Rehabilitation						
Archiform visit/field notes/submittal review		5				
Scope/work plan door N102	1		10			
Subtotal Hours	1	5	10			
Subtotal Fees	\$190	\$625	\$1,100	\$1,915		\$1,915
080140.71: Steel Door & Window Rehabilitation						
On-site site submittal review/MCM site visit/submittal mark ups		8	8			
Review rehab program	1		16			
Review steel door hardware program		3	16			
Subtotal Hours	1	11	40			
Subtotal Fees	\$190	\$1,375	\$4,400	\$5,965		\$5,965
081433: New Stile & Rail Wood Doors						
Door survey/reconcile with submittal/ respond	2	10	4			
Existing width analysis, design/hardware review		16	12			
Subtotal Hours	2	26	16			
Subtotal Fees	\$380	\$3,250	\$1,705	\$5,335		\$5,335
080152.71: Wood Windows - New and Rehab						
Site visit/field notes/submittal review	2	12				
Review rehab/replace scope of work submittal			4			
Subtotal Hours	2	12	4			
Subtotal Fees	\$380	\$1,500	\$440	\$2,320		\$2,320
080163.71: Skylight Rehabilitation/Replacement						
Coordination with Lacey Glass to review st and alum frame options	16	32				
Coordination with Lacey Glass to review glazing options		4				
Subtotal Hours	16	36	0			
Subtotal Fees	\$3,040	\$4,500	\$0	\$7,540	\$7,540	
ARG Subtotal Task II				\$40,283	\$8,336	\$30,947
<b>III. REIMBURSABLE EXPENSES</b>						
Reimbursable Expenses: expended through 7-29-11 beyond contrac				\$7,828	\$6,728	\$1,100
Reimbursable Expenses: estimated through Final Completion				\$3,852	\$0	\$3,852
Reimbursable Subtotal Task III				\$11,680	\$6,728	\$4,952
<b>TOTAL PROFESSIONAL FEES</b>				<b>\$159,763</b>	<b>\$36,624</b>	<b>\$123,139</b>

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ARCHITECTURAL RESOURCES GROUP

Architects Planners and Conservators, Inc.



July 27, 2011

Marina Cresswell  
City of Portland  
Office of Management and Finance  
Faculties Services  
1120 S.W. 5<sup>th</sup> Ave., Room 1204  
Portland, OR 97204

Re: Union Station – Contract No. 3000091: Additional Services Annex Building

Dear Marina,

We are very pleased to submit our fee proposal to complete Final Design for the additional scope of work at Union Station. We have based this proposal on the description of tasks we received from you, as well as subsequent discussions, and includes the following:

Main Building Crawl Space

- Specify pipe insulation for existing steam and condensate piping
- Specify batt insulation at wood floors under crawlspace

Annex Building

- Confirm the historic Annex Building drawings, and update to match current conditions. Develop a South Elevation.
- Survey and identify treatment recommendations for wood windows, historic wood doors, brick walls and sandstone window sills and base (parged). Survey and develop recommendations/documents for replacement of non-historic wood doors to match original. The treatment recommendations will be based on approved materials, mock ups and techniques established for the Main Building during Phase II/IIb. It is assumed that General Contractor will provide scaffolding for the survey work.

Awnings (on Main Building)

- Survey and develop repair and/or replacement recommendations for the existing fabric awnings and awning structure/mechanisms on the Main Building in order to allow the awnings to be raised and lowered.

Principals

BRUCE D. JUDID, FAIA

STEPHEN J. FARNETH, FAIA

TAKASHI FUKUDA

AARON JON HYLAND, AIA

NAOMI O. MIROGLIO, AIA

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## ARCHITECTURAL RESOURCES GROUP

Architects, Planners &amp; Engineers, Inc.



Marina Cresswell

July 27, 2011

Page 2

## Construction Administration

- Construction Administration services for the tasks described above, based on an eight week pre-construction (submittals, RFI's, etc) and eight- week construction schedule per P & C.

Based on this scope of work, we have outlined the tasks and fees associated on the attached fee proposal. Reimbursable expenses would be billed separately.

Please feel free to give me a call to discuss the fee proposal in further detail, once you have had a chance to review the attachment. We are looking forward to continuing to work with you on this important historic site.

Sincerely,

Naomi Miroglio  
Principal

cc: File

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Portland Union Station  
Construction Administration  
Annex Building Additional Services

July 26, 2011

**SCOPE OF SERVICES / FEES****Crawlspace/Annex Building/Main Building Awnings**

Task	Architectural Resources Group			TOTAL
	DW/NM	Maya Foty	Jason Wright	
	\$190	\$125	\$110	
<b>I. FINAL DESIGN</b>				
Crawlspace Insulation				
Specify Pipe Insulation at (E) steam & condensate piping		8	4	
Specify Batt Insulation at wood floors under crawlspace		8	4	
Annex Building				
Confirm Historic Base Drawings and update as necessary		12	4	
Prepare for Field Survey		8		
Field Surveys				
Wood Windows		12		
Existing Doors / Hardware		4		
Replacement Doors/Hardware		4		
Brick Walls		12		
Sandstone Sills and Bases (parged)		12		
Assemble Field Survey information and photographs		10		
Prepare documents and schedules	4	40	40	
Update Main Building Specifications, as necessary		8	8	
Awnings (Main Building)				
Research original awning locations, design and fabric	2	4		
Prepare for Field Survey		4		
Field Survey of Awnings and Awning Frames/Mechanisms		12		
Assemble Field Survey information and photographs		8	4	
Review Recommendations with Client	2	4		
Prepare Documents		16	6	
Prepare Specifications		8	8	
Permit Submittal and Response to Comments		12		
Preconstruction Meeting		4		
Respond to RFIs/Prepare clarifications (8 hrs/wk for 16 weeks)		80	48	
Assist Owner with change order review	16			
Process, review and distribute submittals (8 hrs/wk for 16 weeks)		64	64	
Review and process Pay Applications	6			
Attend weekly site meetings (16 mtgs @ 3 hrs/each)		48		
Punchlist site visit/preparation of punch list documents		16		
<b>Subtotal Hours</b>	30	418	190	
<b>Subtotal Fees</b>	\$5,700	\$52,250	\$20,900	\$78,850
<b>TOTAL PROFESSIONAL FEES</b>				\$78,850

ARCHITECTURAL RESOURCES GROUP, INC.  
Architects, Planners & Conservators





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Degenkolb

# Additional Services Agreement

Job Number A8437013.00

Client: Architectural Resources Group

Project Name: Union Station Phase II and IIb

Description of Additional Services: \_\_\_\_\_

Wilf's Roof: Evaluation of gravity system for replacement HVAC unit.

Hours: David Gonzalez: 2 hours at \$210 = \$420 \_\_\_\_\_

Kyle Steuck: 8 hours at \$140 = \$1120 \_\_\_\_\_

Total: \$1540 \_\_\_\_\_

☒ The change is not considered within the "Scope of Services."

☐ Total estimated time required for this change:

☒ Charges for this change will be billed as additional services as follows:

☐ At our current standard hourly rate.

☐ At our current standard hourly rate, not to exceed \$: \_\_\_\_\_

☒ Fixed fee of \$1540 \_\_\_\_\_

☐ As follows: \_\_\_\_\_

Services will proceed upon receipt of a signed copy of this form.

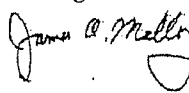
All Terms and Conditions of the original contract shall remain in effect.

Offered by Degenkolb Engineers



(Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

David Gonzalez, Principal  
(Printed Name / Title)



(Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

James Malley, Senior Principal  
(Printed Name / Title)

Accepted by Client

(Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

(Printed Name / Title) \_\_\_\_\_

DEGENKOLB = \$ 1,540

ARG (SUBCONSULTANT) = \$ 154

MARK-UP @ 10% = \$ 154  
\$ 1,694 TOTAL