

ORDINANCE NO. 186903

Amend contract with Michael Willis Architects to increase compensation, time and scope of work for the Interstate Maintenance Facility Rehabilitation Project for an amount of \$280,000 (Ordinance; amend Contract No. 30001654)

The City of Portland ordains:

Section 1. The Council finds:

1. Several items that are required as part of the land use decision for future improvements to the site of the Interstate Maintenance Facility Rehabilitation Project were identified as alternates to be completed only if funds became available within the construction contract guaranteed maximum price.
2. The proposed improvements include several changes to improve efficient operations: (1) redesign of upper parking lot to accommodate the fueling station remaining at its current location, (2) improving access between existing and new buildings, (3) constructing stairs between two grades at the site, (4) improving the layout of one floor of the maintenance building, and (5) making adjustments to exterior walls to accommodate the access improvements.
3. Without exceeding the construction contract guaranteed maximum price, the Interstate Maintenance Facility Rehabilitation Project has an opportunity to complete some of the alternates.
4. City Council approved Contract No. 30001654 with Michael Willis Architects for design services for the Interstate Maintenance Facility Rehabilitation Project through Ordinance 184164 on October 13, 2010. The original not to exceed amount of the contract was \$1,885,034.
5. During the design phase, amendments 1 through 13 to the Contract with Michael Willis Architects increased the original contract amount by \$1,338,995.50, (71%) to \$3,224,029.50. The primary reasons for design cost increases were to reduce the overall project final costs, including 1) reducing the costs of moving staff during construction by changing from a single-phase to a two-phase construction project to; 2) completing a design to relocate the site fueling station which was later removed due to lack of funding through Fleet; 4) conducting a value engineering analysis to reduce construction costs by \$2,000,000; 5) adding construction administration services for the second phase of the construction project; and 6) providing for other no-cost changes.
6. The full extent of Amendments 1 through 13 of the Contract with Michael Willis Architects consisted of the following contract changes:
 - Amendment 2 provided for a Master Plan Program Summary update and drawing conversions.

- Amendment 5 added additional design services for the east parking lot, additional services for the foundation design, energy modeling for LEED certification, additional survey drawings, and removal of the green roof from the warehouse design.
 - Amendment 6 incorporated the fueling station design, additional quality assurance/quality control, additional submittal reviews, and permitting check.
 - Amendment 7 added value engineering design services related to maintenance building and additional geotechnical services.
 - Amendment 8 provided for additional design services, construction administration, and extended the term of the contract. This amendment was approved by Council through Ordinance 185640 in September 2012.
 - Amendments 1, 3, 4, 9, 10, 11, 12, and 13 were no-cost amendments for administrative changes to the contract.
7. Amendment 14 includes costs to complete the design for items required by the land-use review for site improvements. The amendment will provide for changing existing permitted drawings for the work items listed in Item 2 above, and for additional coordination and associated construction-related activities. Amendment 14 will also extend the performance period of the design contract to align with the current construction contract for the project.
 8. The contract will be amended to increase the budget by \$280,000 and extend the contract performance period through June 30, 2016. The revised not to exceed amount of the contract will be \$3,504,029.50, an overall increase of 86% over the original contract amount. Total design costs for this project are about 10% of the construction value.
 9. The original contract provided for \$350,428, or 18.6%, of the contract dollars being awarded to State of Oregon certified Minority, Women, or Emerging Small Businesses. Upon execution of this amendment \$803,824 or 22.94% of the contract dollars will be awarded to Minority, Women, or Emerging Small Businesses.
 10. This project with the proposed amendment remains within budget. Funding is available in the FY 2014-15 Budget and will be requested in the FY 2015-16 Budget as required.

NOW, THEREFORE, the Council directs:

- a. That the Commissioner-in-Charge and Auditor are authorized to execute, on behalf of the City, an amendment to Contract No. 30001654 with Michael Willis Architects as outlined in a form substantially in accordance with the contract amendment attached as Exhibit A, at a cost not to exceed \$280,000.

- b. The Mayor and Auditor are hereby authorized to draw and deliver checks chargeable to the Water Fund when demand is presented and approved by the proper authorities.

Passed by the Council,

NOV 26 2014

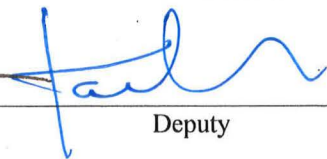
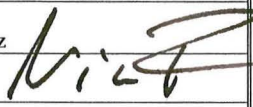


Commissioner Nick Fish
David Peters
November 12, 2014

LaVonne Griffin-Valade
Auditor of the City of Portland

By  Deputy

Agenda No. **186903**
ORDINANCE NO.
Title

Amend contract with Michael Willis Architects to increase compensation, time and scope of work for the Interstate Maintenance Facility Rehabilitation Project in the amount of \$280,000 (Ordinance; amend Contract No. 30001654)

INTRODUCED BY Commissioner/Auditor: Commissioner Nick Fish	CLERK USE: DATE FILED <u>NOV 14 2014</u>
COMMISSIONER APPROVAL	LaVonne Griffin-Valade Auditor of the City of Portland
Mayor—Finance and Administration - Hales	By: <u></u> Deputy
Position 1/Utilities - Fritz	
Position 2/Works - Fish <u></u>	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick	
BUREAU APPROVAL	ACTION TAKEN:
Bureau: Water	NOV 19 2014 PASSED TO SECOND READING
Bureau Head: David G. Shaff <u></u>	NOV 26 2014 9:30 A.M.
Prepared by: David Peters Date Prepared: November 12, 2014	
Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Council Meeting Date November 19, 2014	
City Attorney Approval: <u></u> required for contract, code, easement, franchise, comp plan, charter	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 10 minutes (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz <input checked="" type="checkbox"/>	
2. Fish	2. Fish <input type="checkbox"/>	
3. Saltzman	3. Saltzman <input checked="" type="checkbox"/>	
4. Novick	4. Novick <input checked="" type="checkbox"/>	
Hales	Hales <input checked="" type="checkbox"/>	