

AMENDMENT NO. 1

CONTRACT NO. 30002867
FOR

A/E Services for The Portland Building Exterior Envelope Restoration and Structural Improvements

Pursuant to Ordinance No. 185566

This Contract was made and entered into on September 17, 2012 by and between FFA Architecture and Interiors, 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. RFP No. FAC021 for a consultant to provide A/E services for The Portland Building Exterior Envelope Restoration and Structural Improvements project was issued February 2012. Five proposals were received on March 6, 2012. A selection committee reviewed the proposals and selected FFA Architecture and Interiors, Inc. to recommend for contract award.
2. The Agreement amount was \$2,043,452 with an expiration date of September 16, 2015.
3. Additional A/E services in the amount of \$132,315 for The Portland Building Exterior Envelope Restoration and Structural Improvements project are necessary as described in the attached letter dated November 21, 2012 (Exhibit A). Additional work includes: Physical testing and investigation of the existing structural floor slabs, columns and exterior walls.
4. The City of Portland and the Contract wish to amend Contract No. 30002867 to increase the contract by \$132,315 to provide additional A/E services for The Portland Building Exterior Envelope Restoration and Structural Improvements project, as described in #3 above, for a new total contract amount of \$2,175,767.


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.

FFA Architecture and Interiors, Inc.

By:  Date: 12/14/12

Name: TROY AINSWORTH

Title: PRINCIPAL

Address: 520 SW Yamhill Suite 900, Portland, OR 97204



CITY OF PORTLAND, OREGON

Contract No. 30002867 Amendment/Change Order No. 1

Contract Description: A/E SERVICES, TPB EXTERIOR & STRUCTURAL

CITY OF PORTLAND SIGNATURES:

By: N/A Date: _____
Bureau Director

By: *D. J. Gibson* Date: 01/22/2013
Purchasing Agent

By: N/A Date: _____
Elected Official

Approved:

By: *D. Bilby* Date: 01/23/2013
Office of the City Auditor

Approved as to Form:

By: *John F. ...* Date: 01/11/2013
Office of City Attorney



November 21, 2012

Marina Cresswell
 City of Portland
 Office of Management and Finance
 Facilities Services
 1120 S.W. 5th Ave. Room 1204
 Portland, Oregon 97204

The Portland Building Phase One Assessment
 Additional Service Request 03 – Testing

Dear Marina,

The FFA design team appreciates the opportunity to provide the Phase One Assessment of the Portland Building. This is an exciting opportunity to work with the City of Portland on the restoration of this design icon.

The City of Portland has requested FFA and KPFF to perform physical testing and investigation of the existing concrete structural floor slabs, columns and exterior walls. This testing includes the removal of (156) concrete core samples and (12) rebar samples through destructive methods. In order to gain access to the concrete surfaces from which the samples will be removed, the architectural finishes must be also be removed. Upon completion of the sample removal, the architectural finishes are to then be replaced in kind. In addition to the structural testing locations, there are four (4) more non-structural locations that are also to have the architectural finishes removed (to allow for architectural investigation) and replaced in kind.

Per the bid documents, this testing process will involve the following steps at each location:

1. Step One: Identify testing location (FFA & KPFF).
2. Step Two: Demolish existing finishes (R & H Construction, subcontractor to KPFF).
3. Step Three: Perform GPR survey (KPFF separate contract).
4. Step Four: Perform structural sample removal and patch (KPFF separate contract).
5. Step Five: Repair / replace finishes (R & H Construction, subcontractor to KPFF).
6. Step Six: Repair / replace finishes and clean up (R & H Construction, subcontractor to KPFF).

PROPOSED SCOPE OF WORK

Our range of services required to complete this project for the City are outlined in the following tasks and include project management, mold abatement, and finish removal/replacement work. The proposed services will take place during the testing and investigation of the Assessment Phase of the overall project.

The project team will consist of the following members with noted responsibilities:

<u>Firm</u>	<u>Project Responsibility</u>
FFA:	Project administration and coordination.
KPFF:	GPR, Core and Structural samples.
R&H Construction:	Finishes removal and replacement.

CONDITIONS OF WORK

This proposal is based on the following assumptions and conditions for the project work:

- a. Each location identified for finish removal is assumed to be free of high voltage electrical wiring or other obstructions requiring action greater than finish removal and replacement.
- b. The maximum opening size shall be no greater than sixteen (16) square feet per location.
- c. Finishes to be removed, and replaced, include drywall, VCT, carpet, and ceramic tile.
- d. Painting will be limited to only the patched areas of the wall. The color of paint and sheen at each location will be defined by the architect.
- e. The schedule duration shall be approximately five (5) weeks, and it is anticipated that work will be continuous once it has begun.
- f. The layout for the work may be done during normal working hours.
- g. The finish removal and replacement work may be done during the hours of 6:00p.m. to 6:00a.m.

SPECIAL CONDITIONS OF WORK

The City has indicated that there is a pre-existing exterior water intrusion issue in the building envelope and, as a result, mold may be encountered at the exterior wall locations that are scheduled for finish removal. PBS Engineering + Environmental has been retained by the City to develop the Exterior Wall Impact Protocol to address mold at these locations. R & H Construction's work associated with this mold issue will be to complete the tasks outlined in PBS's Exterior Wall Impact Protocol, with the purpose of abating the mold that is located only within the work area. This mold abatement protocol will include the following tasks and assumptions:

- a. Build negative pressure mini-enclosures around each designated test location.
- b. Remove and dispose of gypsum wallboard and insulation from each test location.
- c. Clean and disinfect the interior wall cavities of the designated test area. This cleaning process will be limited to only the area that is immediately adjacent to the opening, approximately 16 square feet. Further cleaning along the length of the exterior wall that is not immediately adjacent to the opening is not considered to be in this scope of work.
- d. Once the area immediately adjacent to the opening has been cleaned and disinfected, and approved by PBS, that test area can be considered "clean." Once "clean," the enclosure may be removed and all other structural sampling and finish replacement work may proceed without further mold abatement or protection.

Our project team's scope of work is broken down into the following tasks (refer to the previous list of steps for the testing process):

Tasks Throughout – Project Management

FFA will manage the project team and serve as the primary point of contact between KPFF, R & H Construction, and the City of Portland.

- a. Schedule and coordinate work scope
- b. Monitor project progress

Task Step One – Test Location Identification

FFA, KPFF and City of Portland representative will:

- a. Finalize test locations and identify those locations in the building with physical markers.
- b. Move / relocate loose furniture, fixtures, and equipment.

Task Step Two – Finish Demolition

R & H Construction will:

- a. Move / relocate remaining furniture, fixtures, and equipment.
- b. Perform mold abatement per the Exterior Wall Impact Protocol by PBS Environmental as required at select locations at the exterior wall. Once the test location has been cleaned, subsequent structural sampling and finish replacement work will occur without further mold abatement or protection.
- c. Demolish existing floor finishes and / or wall assemblies.

Task Step Three – GPR Survey (KPFF separate contract)

Task Step Four – Structural Sampling (KPFF separate contract)

Task Step Five – Finish Repair

R & H Construction will:

- a. Repair / replace floor finishes (carpet or VCT).
- b. Repair / replace assemblies (gypsum wall board or gypsum wall board with vinyl wall covering).
- c. Prime / paint wall patch.

Task Step Six – Finish Repair & Cleanup

R & H Construction will:

- a. Apply final coat of paint to wall assemblies.
- b. Clean up work area.

We will provide these engineering and contractor services for finish removal and replacement per the following schedule:

FINISH REMOVAL & REPLACEMENT (TIME & MATERIALS)

- Finish Removal / Replacement (Lump Sum)
 - (50) floor locations (carpet, VCT, concrete)
 - (110) wall locations (gyp. board, gyp. board w/ vinyl, concrete)
 - The lump sum fee is based on completion of finish removal/replacement at all (160) locations. If the quantity of the locations is required to change, and does not increase or decrease the total number of locations by more than 25%, then the resulting change to the cost will be \$335 per location.

- Mold Abatement
 - (48) exterior wall locations have been identified to have finishes removed utilizing the mold protocol established by PBS.

We propose to provide the scope of work identified above to allow access to the building structure for the following fee:

Finish removal, testing, finish replacement at 160 test locations	\$158,825.00
UNALLOCATED CONTRACT AMOUNT	- 26,510.00

If this proposal meets with your approval, please sign below and return a copy to us. \$132,315.00

Sincerely,

FFA Architecture and Interiors, Inc.



Troy Ainsworth, AIA
Principal

Approved to use \$26,510.00 remaining in unallocated contract amount. Additional services change order amount for Add'l Service Request 03-Testing to be \$132,315.00.


Approved by

12/10/12
Date

Attachment: Test Location and scope package

CC: Eric Wilcox FFA, Erica Ceder FFA.