

**AMENDMENT NUMBER 2**

**CONTRACT NUMBER 30002867**

**FOR**

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

Pursuant to Ordinance Number 185566

This Contract was made and entered 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 architectural and engineering (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. Amendment 1, dated January 23, 2013 increased the contract amount \$132,315 to provide additional architectural and engineering services. Additional services included: Physical testing and investigation of the existing structural floor slab, columns and exterior walls.
4. During review of the materials developed to date in the Assessment Phase, the City has determined that additional assessment is necessary prior to considering the Assessment Phase complete. The additional assessment work will be performed on a time and materials basis for a not-to-exceed amount of \$140,475. Funding for the additional work will be moved from the Construction Documents and Construction Phase allocation into the Assessment Phase allocation. The total contract amount will not change.
5. Revision to allocations is \$733,044 in the Assessment Phase and \$1,442,723 in Construction Documents and Construction Phase, for the same total contract amount of \$2,175,767. The breakdown for the Construction Documents and Construction Phase will be further negotiated at completion of the Assessment Phase. Contractor shall not proceed with Construction Documents and Construction Phase until an amendment to this Agreement is executed by the City to further define scope and fees.
6. Additional A/E services are necessary to assess the existing building systems and the interior environments for a 50-year lifespan, with an emphasis on sustainable strategies and improved working conditions. The following items are expected to be addressed as part of this assessment.
  - a. Current conditions of existing HVAC system and propose upgrades and/or replacement of the system.
  - b. Existing daylighting systems and possible ways to improve daylighting within the interior spaces.
  - c. Existing lighting and controls systems and propose was to improve the current conditions within the building.
  - d. Other sustainable strategies
  - e. Propose upgrades / replacement of interior finishes for all floors

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  - f. ADA upgrades (based on Portland ADA Transition Plan recommendations)
  - g. Possible reclamation of useable space within the building (possibly from mechanical rooms / chases)
  - h. Potential revisions of interior layouts for improved space usage.
7. The architectural scope of the work will include the following:
- a. Individual plans for a full renovation of finishes of the unique layouts of the basement elevator and stair cores, first, second, third and fifteenth floors (new ceilings, carpet, wall base, paint, etc.)
  - b. Providing a "typical" open office floor plan sketch for a full renovation of finishes (new ceilings, carpet, wall base, paint, etc.) for floors 4-14.
  - c. Assessment of possible opportunities for increasing daylighting.
  - d. Sustainable strategies (e.g. water reclamation, renewables, operable window, etc.)
  - e. Floor plans indicating areas of possible reclamation due to downsizing of mechanical rooms and upgrades associated with HVAC system upgrades/replacement.
  - f. Space planning of a proto-typical floor plan (floors 4-14) with (3) proposed optional layouts.
  - g. Work includes, at minimum, one site walk with entire A/E team through the entirety of the building of the building, two meetings with the client/user group, one meeting for A/E team to review existing building systems and replacements.
8. The City approves the use of Interface Engineering, Inc. as a subcontractor to provide MEP assessment of existing building systems and recommended systems improvements.
9. The City of Portland and the Contractor wish to amend Contract No. 30002867 to provide additional A/E services for The Portland Building Exterior Envelope Restoration and Structural Improvement projects, as described above. Total contract amount of \$2,175,767 will remain the same.

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 Contract may conduct this transaction by electronic means, including the use of electronic signatures.

Contractor Name: FFA Architecture and Interiors, Inc.

Address: 520 SW Yamhill, Suite 900

Portland OR 97204

Telephone: 503-222-1661

Signature:  Date: 10/8/14  
Name: TROY AINSWORTH  
Title: PRINCIPAL



# CITY OF PORTLAND, OREGON

Contract No. 30002867 Amendment/Change Order No. 2

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

## CITY OF PORTLAND SIGNATURES:

By: N/A Date: \_\_\_\_\_  
Bureau Director

By: Christine Hooley Date: 11/05/2014  
Purchasing Agent

By: N/A Date: \_\_\_\_\_  
Elected Official

Approved:

By: D. Bilby Date: 11/12/2014  
Office of the City Auditor

Approved as to Form:

By: [Signature] Date: 10/30/2014  
Office of City Attorney