

MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, January 21, 1998

Metro Council Chamber

Members Present: Ruth McFarland (Chair), Patricia McCaig (Vice Chair), Lisa Naito

Members Absent: None.

Chair McFarland called the meeting to order at 1:39 PM.

1. INTRODUCTIONS

None.

2. CONSIDERATION OF MINUTES OF DECEMBER 16, 1997

Motion:

Councilor Naito moved to adopt the Regional Facilities Committee minutes of December 16, 1997.

Vote:

Chair McFarland and Councilor Naito voted aye. The vote was 2/1/0, with Councilor McCaig abstaining, and the motion passed.

3. RESOLUTION NO. 98-2594, FOR THE PURPOSE OF AMENDING THE CONTRACT BETWEEN METRO AND PERFORMANCE ABATEMENT SERVICES, INC. (CONTRACT NO. 905855) FOR HAZARDOUS MATERIAL ABATEMENT SERVICES ASSOCIATED WITH THE DEVELOPMENT OF A CAPITAL PROJECT AT METRO WASHINGTON PARK ZOO

Jim Maxwell, Construction Project Manager, Oregon Project, Washington Park Zoo, explained the resolution. He said the Zoo had advertised for bids for asbestos and lead abatement associated with building renovation or demolition for the Oregon Project. A number of bids were submitted, and the Zoo accepted the lowest. About half of the abatement projects have been completed. One of the buildings included in the bid package was the feline building, most of which would need to be demolished to make room for the coastal waters exhibit. That bid contained a base package of just under \$23,000 to deal with lights, ballasts, fluorescent light fixtures, and some asbestos pipe insulation, with an option of dealing with some coatings that contain asbestos. The price for the asbestos option was about \$25,000. The alternative--to demolish the building and haul it to a land fill as a non-friable, contaminated waste--would cost about \$260,000, mostly in dump fees. The Zoo then asked for another bid from the existing contractor to completely abate the building. That cost is the \$39,000 shown in the contract (included in the agenda packet as part of the meeting record). This is significantly lower than any of the other estimates provided by bidders in the original bid response.

Michael Morrissey, Council Analyst, added that the current contract is for \$48,000 and this contract adds another [approximately] \$40,000. This amount is within the \$30 million bond project. Of that \$30 million, about \$13 million has been budgeted this year. Mr. Morrissey said that this contract still leaves plenty of money in the budget. He also added that the money comes out of the Zoo's capital fund. Mr. Morrissey said he had talked with a budget office person about this matter and found there were no budgetary problems or questions associated with it.

Councilor Naito asked for clarification: had the Zoo originally accepted the lowest bidder, then discovered that more work was involved than originally expected? She also asked why this current piece of work was not being put out to bid by itself.

Mr. Maxwell answered the first question by explaining that abatement would cost less than demolition and subsequent disposal at a hazardous waste facility. To the second question, he said the current contractor has already done the abatement on half of the buildings. It would not be practical to have another contractor on the site. It is also more practical to have just one contractor responsible for certifying that the

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building is clean. The situation might be different if the current contractor had not submitted a competitive number for the cost of the abatement, but the current contractor did.

Motion:

Councilor Naito moved to recommend Council adoption of Resolution No. 98-2594.

Vote:

Chair McFarland and Councilors McCaig and Naito voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

Councilor Naito will carry the resolution to a meeting of the full Council.

4. RESOLUTION NO. 98-2592, FOR THE PURPOSE OF CONFIRMING THE REAPPOINTMENT OF GARY CONKLING TO THE METROPOLITAN EXPOSITION-RECREATION COMMISSION

Councilor McCaig said she would have several questions to ask Mr. Conkling before approving his appointment if he were a Council appointment. However, because he is a Washington County appointment, she would reserve her questions for when the matter comes before the full Council.

Motion:

Councilor Naito moved to recommend Council adoption of Resolution No. 98-2592.

Vote:

Chair McFarland and Councilors McCaig and Naito voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

Councilor Naito will carry the resolution to a meeting of the full Council.

Chair McFarland asked Mark Williams, General Manager, MERC, when the MERC commission meetings would be held in the coming year. Mr. Williams said historically they have been on the second Wednesday of the month, but that was recently changed to the third Wednesday of the month to allow time for the previous month's financial statements to be delivered.

Chair McFarland said the new meeting time will conflict with the Regional Facilities Committee's current meeting time. Mr. Williams said the new change would not take effect until July. Councilor McCaig pointed out that by July the Finance Committee would be finished meeting, so the Regional Facilities Committee could move into the Finance Committee's time slot, thus avoiding a conflict. Meanwhile, the times will not conflict.

5. COUNCILOR COMMUNICATIONS

None.

There being no further business before the committee, the meeting was adjourned at 1:55 PM.

Prepared by,

Pat Emmerson
Council Assistant