



METRO

2000 S.W. First Avenue
Portland, OR 97201-5398
503/221-1646

MINUTES

Metro Council Convention Center Committee

Thursday July 9, 1987

The meeting was called to order at 4:10 pm by Councilor Knowles on behalf of chairman Mike Ragsdale, who arrived late.

Present:

Metro Council

Richard Waker
Presiding Officer
District 2

Jim Gardner
Deputy Presiding
Officer
District 3

Mike Ragsdale
District 1

Corky Kirkpatrick
District 4

Tom DeJardin
District 5

George Van Bergen
District 6

Sharron Kelley
District 7

Mike Bonner
District 8

Tanya Collier
District 9

Larry Cooper
District 10

David Knowles
District 11

Gary Hansen
District 12

Executive Officer
Rena Cusma

Committee Members

Councilor Mike Ragsdale, Chairman
Councilor Larry Cooper
Councilor David Knowles
Councilor George Van Bergen

Staff

Tuck Wilson
Jan Schaeffer
Don Carlson
Ray Phelps

Executive Officer

Rena Cusma

Other

Larry Bruton
Robert Frasca
Councilor Jim Gardiner
Chris Kopca
Harriet Sherburne
Tom Walsh

PROCEEDINGS

1. Review of schematic design

Representing the Advisory Committee on Design and Construction, Harriet Sherburne reported enthusiastic response to the design at public meetings and other reviews. It's emphasis is threefold: (1) functional, (2) budget, and (3) good neighbor/symbol of Portland & Oregon. She reviewed the design history, starting with five concepts in March, narrowing to one in May, and carrying that one through schematic design. Major ideas are now set; details come between now and the end of design development in October. ACDC recommends approval of the schematic design by the Council committee.

Bob Frasca elaborated. He explained that colors/materials and the engineering of building systems will take place during the design development phase.

Councilor Cooper questioned if the twin towers had been well received. Bob Frasca responded they were.

Councilor Van Bergen asked how the budget is being tracked. Bob Frasca responded that every step is controlled, with two complete estimates (ZGF and Turner). Interviews with suppliers provided a check. The ACDC budget subcommittee reassessed the original estimated construction budget and revised it to \$52 million. The bid package will include add-ons (such as the fountain in the plaza) and deductive packages (such as

The growth of the building from the original 401,000 square feet (from preliminary programming pre-election) to its present 490,000 square feet is due to the desire for flexibility: to hold two conventions simultaneously, requiring more prefunction space; and to allow separate use of the ballroom, requiring a separate lobby and entrance for the ballroom.

Tom Walsh explained his confidence in the budget is due to the careful scrutiny it receives from experienced members of the ACDC budget advisory committee, headed by Carl Halvorson, with Bob Short and Lloyd Anderson. He stated that the \$52 million for construction includes a \$2.5 million design contingency, a \$1.5 million construction contingency, and a \$3.5 million [NOTE: a misstatement; should be \$2.4 million] overall project contingency

The committee approved the design.

2. Public art

Councilor Knowles distributed a simplified diagram of the art selection process and a list of members of the art advisory committee. He explained the selection process balances between direct commissioning (likely to engage services of top artists) and an open competition (fairness to all artists). The overall goal is to achieve art that is integrated into the building, for example achieving cost effectiveness by using building materials, rather than plopping down art objects without relation to their surroundings.

He explained the plan to add two committee advisors, one each from Washington and Clackamas counties.

Councilor Van Bergen said he would not express opposition at this time but would if someone from Clackamas County were to take offense at the particular suburban representative named,

or at the art resulting from the process. Councilor Knowles suggested the process allows ejecting particular artists at any time, and that any work produced to that date will belong to Metro.

Tuck Wilson said contracts for art will be approved as per all other contracts. Artists, he said, will want to know whether their art will be subject to political referendum. They have to have some assurance their contracts are solid; otherwise it would be hard to get good artists.

Discussing their role and exposure, councilors agreed that art must be somehow acceptable and, though it is impossible to proscribe, it should be good public art.

3. PDC vicinity study

Tuck Wilson reported he addressed the Portland Development Commission yesterday on this subject. He sees a meeting of minds: the work is important to the city and to Metro. The commission approved the contract contingent on subsequent approval by Metro Council.

Chris Kopca explained staff had reexamined their earlier proposal and found it to misrepresent their goals. References to the area plan have been removed: the product is now called a development strategy. Results will be given to the planning bureau, which will develop the area plan. The \$100,000 amount remains; the commission is concerned about limiting the scope to within \$100,000.

Asked by Councilor Knowles about the project boundary, Kopca explained references to the boundary have been removed; the consultants will reexamine the boundary question, and there may end up being several boundaries depending on the issue studied (i.e. transportation vs land use).

Councilor Van Bergen said he continues to feel this is a Portland concern, not a Metro concern.

Executive officer Rena Cusma said she is supportive, especially because the study could help lay groundwork to bring a major hotel to the site, in order to enhance marketability of the center.

Councilor Ragsdale said he had met with Tom Walsh, who promoted the study and arranged a meeting with himself, Pat LaCrosse, Councilor Ragsdale, and staff for the following day. Councilor Ragsdale intends to air all issues relating to off-site improvements Metro may be requested to help fund.

The committee agreed that, to keep the PDC studies on track and avoid more delay, they would approve an interim \$10,000

contract and recommend to Council approval of the full amount on July 23 if Councilor Ragsdale is satisfied after his meeting tomorrow. Vote was 3-1, Councilor Van Bergen dissenting.

4. Printing

Tuck Wilson explained that printing of blueprints once was in the ZGF contract but was taken out during contract negotiations; now, experience shows it is impractical for printing to be done outside ZGF. Consequently, a contract amendment of a maximum \$200,000 is proposed and will go to Council July 23. ZGF has located a good bid from a minority printer. The committee unanimously recommended approval.

5. Marketing/pro forma

To get a timely start marketing the nationally, now that full funding is in hand, Tuck Wilson recommended the committee review the Laventhol & Horwath draft report (sent earlier) and consider at a future date a contract with GPCVA. Charlie Johnson of L&H will attend the July 23 meeting.

Councilor Ragsdale said he would like to withhold his opinion until he has met the new GPCVA director. Councilor Cooper said he is concerned whether GPCVA has the horsepower to do a good job.

Discussion turned to the action item. approval of a second contract with Laventhol & Horwath to analyze financial aspects of convention center operations - the pro forma. The committee unanimously recommended approval of the contract to the Management Committee.

6. CTS regional commission report

Tuck Wilson reported that Bob Ridgley wishes to present the final CTS report to Metro Council as an information item July 23. Staff is preparing an ordinance reflecting Ms. Cusma's best judgement on the commission.

Councilor Ragsdale said he will determine if Council wishes this committee to continue considering the regional commission structure, or whether the Council as a whole wishes to deal with this. Councilor Kirkpatrick is expected to submit her proposal for a model ordinance.

Ms. Cusma recommended working out any internal differences before further community-wide negotiations. She commented it is inappropriate to transfer construction to the jurisdiction of the new commission; this would be construction by committee, which does not work.

7. Fully funded party

Kim reported plans for this event July 15, at which individuals influential in bringing the project this far will be honored.

The meeting was adjourned at 5:30 pm.

Next meeting

The next meeting will be 4 pm Thursday July 23.