

COUNCIL CONVENTION CENTER COMMITTEE MINUTES
December 22, 1987

The meeting convened at 4:05 p.m. in the Convention Center Project Office. Present were Councilors Ragsdale, Knowles, Van Bergen, Cooper, Gardner and DeJardin. Also present were Ray Phelps, Kim Duncan, Neil McFarlane, Jan Schaeffer, and JBL&K representatives.

1. Minutes. Approval of the Minutes from December 10, 1987, was deferred until the next meeting.

2. MERC-CTS Joint Meeting. Kim Duncan informed the Committee that the first MERC organizational meeting was scheduled for January 13, 1987. The meeting would be followed by a joint meeting between CTS and MERC. CTS will sunset after this meeting and will transfer any unfinished business to MERC.

3. Wrap-up Insurance. Kim Duncan distributed a copy of the ACDC Anderson-Short report on Wrap-up Insurance. She announced that ACDC endorsed the report's recommendations for bidding wrap-up as an alternate.

Neil McFarlane expanded upon the contents of the report and on the desire of ACDC to see evidence of savings before recommending wrap up. He stated that ACDC wished to keep the construction budget whole and felt that all items in the budget required justification.

Dick Waker indicated that the Anderson-Short report was an excellent means of obtaining comparative costs and that he supported the report.

Ray Phelps said that the Executive Officer had mixed feelings about the Anderson-Short report. Phelps had talked with Waddell and reported that the Anderson-Short approach would prove savings but established a convoluted mechanism to do so. When the general contractor tells his subs to reduce their insurance estimates, the subs may over exaggerate the savings to remain competitive. In addition, Phelps stated that the insurance companies may not produce quality bids when the outcome is in doubt. He also stated that wrap-up required planning lead time and added that if the project uses more than one general contractor it can affect the breadth of the wrap-up.

Dick Waker explained that ACDC was discussing bidding the project in three phases: demolition, excavation, and construction. Waker indicated he was inclined to support wrap-up, but unwilling to commit yet.

Ray Phelps asked to move forward with the ACDC approach and meet weekly with JBL&K on the project's progress on insurance issues.

Dick Waker stated that he was willing to make a decision later on wrap-up, per the ACDC recommendation. Chairman Ragsdale asked if wrap-up were needed to proceed with excavation, should excavation be bid as a separate item. Dick Waker responded that there had been no formal recommendation to split the bidding of the project. He indicated that splitting the project between several general contractors may encourage northwest firms to bid on the project.

Dick Waker moved to accept the ACDC recommendation on bidding wrap-up as an alternate.

Under discussion of the motion, Councilor Van Bergen indicated that he supported wrap-up, but also supported the motion because it would provide factual information about costs. Councilor Waker stated that if the Convention Center Committee is to be involved with the decision, the Committee needs the facts. Councilor Cooper asked if Metro would be obligated to run the safety program. Ray Phelps responded that the insurance company would administer the program.

Neil McFarlane stated that bidding as an alternate appeared to be the only way to secure adequate cost comparisons.

Ray Phelps stated that the Executive Officer's position is formulated not just on the basis of budget but on the basis of services. ACDC is overly cost sensitive and is missing significant program considerations like MBE/WBE issues.

Dick Waker stated that MBE/WBE was not the only issue before the ACDC.

Jan Schaeffer stated that Tom Walsh, ACDC Chairman, understood the Executive Officer's position to be one fully supporting the ACDC report.

The Committee voted unanimously to accept the ACDC report. Chairman Ragsdale asked Ray Phelps to report weekly to the Committee on the issue so that the Committee would know when it had to make a final decision on wrap-up.

4. Lloyd Property Transfer: Kim Duncan provided the committee with the letter written by the Executive Officer to Pat LaCrosse, transmitting the Council Convention Center Committee resolution on the Lloyd Properties. At this time

Councilor Waker moved to amend the minutes of December 10, 1987 to reflect his opinion that demolition and street vacation not occur until property transfer is completed. No action was taken on the motion because of the executive officer's negotiations with the City.

Neil McFarlane explained the property tax obligations related to site property.

5. Transportation Status Report: Neil McFarlane stated that the City Council was scheduled to consider various Site related transportation issues beginning in January. He used maps to demonstrate the City's current interests contrasted with the original plans drawn up for the project. Chairman Ragsdale appointed Councilor Knowles to monitor the progress and negotiations surrounding this issue. The Committee noted that it wished to revisit this issue regularly.

6. 1% for Art: Councilor Knowles described the two phases of the Art selection process. Phase A involved initial collaboration between the artists and architects regarding appropriate location of art in the building. From the collaboration, two projects have been selected. One is a pendulum suspended from one of the glass towers and the other is a series of Oregon History plaques. Further discussion about a proposal for oriental bells placed about the exterior of the building continues.

Phase B is the open art competition. Over 4000 solicitations for proposals were mailed in December and the CCP staff expects to receive responses to the requests within the next three weeks.

The meeting adjourned at 5:15 p.m.

Submitted by,

Kim Duncan