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COUNCIL CONVENTION CENTER COMMITTEE MINUTES  
January 28, 1988  
4:00 p.m.  
Convention Center Project Office

ATTENDING: Councilors Van Bergen, Gardner, Waker and Hansen.  
Councilor Cooper arrived late.

The meeting convened at 4:12 p.m. and the committee approved the minutes of the preceding meeting of January 14, 1988. The Committee dealt first with agenda item 2.

Agenda Item 2. Construction Schedule. Dave Wachob of Turner Construction described for the committee the construction bid packages and schedule, using a detailed master schedule prepared for the project. On May 12 site work begins. Currently a detour is being designed by the city, with consultant David Evans. That contract should be out to bid on February 11. It will include a detour on Oregon Street. The blockade of Oregon Street will allow utilities to be moved.

Agenda Item 3. Detour Plan Contract. Neil McFarlane then explained some of the various traffic issues surrounding the site, including various signage and signal issues and detour completion dates. McFarlane indicated that Metro would be buying signals for this part of the work.

Agenda Item 4. East Bank Options Committee. A special committee chaired by Sen. Jane Cease is attempting to reconcile differences of opinion about freeway relocation efforts on the east side of Portland. The concern to the Convention Center involves ODOT's Phase I Greeley project because it involves ODOT funded improvements on Glisan.

Councilor Waker discussed the relocation and indicated the need to distinguish Convention Center improvement needs from an overall state transportation plan. Councilor Waker asked if the project could tolerate a 6-month study done by the east bank options committee. Mr. Wilson answered yes, if the project maintains distinction from the full and comprehensive freeway planning.

Agenda Item 1. Wrap-Up. The committee then moved back to the beginning of its agenda to deal with the issue of wrap-up insurance. Mr. Wilson likened the issue to a search for the holy grail and indicated that he feels that Metro has now found the seers to lead the agency to the grail; he introduced Don Waddell from Eugene who is experienced in dealing with wrap-up. Mr. Wilson explained that the proposed

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\$50,000 contract dealing with wrap-up insurance be split between Mr. Waddell and JBL&K. Mr. Waddell informed the committee that wrap-up insurance was still a feasible option to the project despite the division of the contract packages. He indicated that the whole project is going to be overwhelmed by the steel erection portion of the project--it is at this point that the agency incurs the most risks. The earlier packages carry far less risk. Mr. Waddell stated that the project need not make a decision on wrap-up until gets into the steel erection phase of the project. Wrap up could continue to be bid as an alternate by the general contractors.

Councilor Waker moved the modification of the previous \$50,000 contract to include \$15,000 for the services of Mr. Waddell. The motion passed unanimously.

5. MERC. Tuck Wilson reported on the first formal meeting of the new Metropolitan-Exposition Recreation Commission which was held at the Zoo on January 26. He stated that the commission has adopted a resolution requesting \$88,900 to support their endeavors for the next 5 months. This money was principally to provide staffing and administrative assistance for the development of the 5-year plan.

6. Budget Report and Schedule. Sandy Bradley reviewed with the committee the budget materials distributed before the meeting. She stated that the project was not spending its funds as rapidly as anticipated but saw no problems with the rate. She indicated that the initial loan from Solid Waste to help fund the Convention Center Project had been repaid at the time of the GO bond sales. Councilor Hansen asked that future reports contrast the original estimates for expenditures with the actuals. Mr. Wilson indicated that he would continue to flag any problems he found for the committee. Councilor Hansen noted that being under budget might imply that the project may have schedule problems.

7. Tourism Alliance. Kim Duncan reported that the Tourism Alliance Board would be meeting on February 5 to formally accept reports from its committees for a tourism program totalling approximately \$3 million. Ms. Duncan indicated that she was attempting to find corporate donations either in funds or personnel to assist in the writing of the final grant application to the state and fund the various projects of tourism alliance. She supplied the committee with a summation of the projects to be recommended to the board.

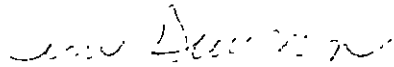
8. Miscellaneous. Neil McFarlane reported that Stanford Real Estate would be present at the next Council Convention Center Committee to make an interim report on its

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arena study and further stated that PDC would be there to present the area study report before the Council at its meeting on January 28, 1988.

The next meeting of the Council Convention Center Committee will be on February 9, 1988.

Submitted by,



Kim Duncan