

**COUNCIL CONVENTION CENTER COMMITTEE MINUTES**  
**February 23, 1988**  
**4:00 p.m.**  
**Convention Center Project Office**

ATTENDING: Councilors Cooper, Waker, Van Bergen, Knowles and Hansen.

STAFF: Neil Saling, Neil McFarlane and Kim Duncan.

MERC COMMISSIONER: Ted Runstein

Agenda Item 1. Oregon Street Detour Bids--Resolution 88-876. Neil McFarlane presented the committee with the results of the bid opening for the Oregon Street Detour. The contract was awarded to Frahler Electric Company of Tigard, Oregon, the lowest of the eight bids received. McFarlane noted that Frahler's bid complied with the DBE/WBE program goals (see McFarlane memorandum, dated February 22, 1988).

Councilor Waker indicated that his preference was that bid documents not mention the percentage of DBE/WBE goals that were either met or exceeded. Neil Saling commented that the agency should do all it can to avoid bid shopping and will talk with F&A director Ray Phelps about Councilor Waker's concern.

Councilor Waker moved to award the bid to Frahler Electric Company. Councilor Hansen seconded and it was approved without objection.

Neil Saling explained that the Governor's DBE/WBE staff was concerned that Metro's DBE/WBE ordinance with its "low bidder" language could encourage bid shopping. He stated he would be having further conversations with the Governor's representative about her concerns.

Agenda Item 2. Lloyd Properties. Kim Duncan updated the committee on progress of the Lloyd Property deed transfer. Councilor Van Bergen noted that he would be voting no regarding the acceptance of the deeds from the city because of, what he views, a questionable nature of the partnership between Metro and the City.

Agenda Item 3. Street Vacation. The City of Portland has scheduled a public hearing on March 23, 1988, with regard to street vacations in or around the Convention Center

property site. Neil McFarlane indicated that negotiations are continuing between the City and Metro regarding off-site improvements. At issue is a debate about which off-site improvements are a direct result of the Convention Center relocation efforts and which off-site improvements are designed for general circulation improvements. Councilor Waker indicated that he wanted the conditions of the street vacation to come before the Council Convention Center Committee for a response prior to finalization. Councilor Van Bergen asked about city code criteria relating to street vacation. Councilor Waker suggested the council might decline to accept vacated streets should the conditions of the vacation be unacceptable to the Agency.

Agenda Item 4. ODOT Hearings. Neil McFarlane informed the committee of the upcoming 6-year plan hearings being conducted around the state by the Oregon Transportation Commission. He stated that the Convention Center Project would make a presentation February 29 at a hearing in Oregon City to endorse Phase 1 of the Greeley-Banfield improvements. Councilor Knowles stated that he would make every effort to be present; Councilor Van Bergen stated that he would be presenting materials from JPACT and Councilor Waker indicated that he would be testifying at the same hearings in Beaverton.

Agenda Item 5. 30% Construction Documents. Dave Wachob of Turner Construction talked about the 30% budget estimates, indicating that the differences between Turner and ZGF were minimal at this time. He stated that 60% documents were due next Tuesday and he thought the revised estimates would be within 2% of each other.

At this time, Councilor Waker indicated that an agenda item was missing from today's meeting. The agenda item was the reconsideration of a \$14,000 billing from ZGF for additional design services incurred when the building size was diminished. He reviewed the action taken by the Council Internal Affairs Committee to send that item back to committee. He indicated that he would prefer to take no action on the item in the immediate future.

Councilor Waker said he was concerned about paying additional compensation to make changes to the building that will keep it within budget. He said that ZGF had indicated that choices could have been made to shrink the building that would not have cost money. ACDC decided to make changes that did involve additional architectural cost. Councilor Waker indicated that he was concerned about the final project costs should this become a pattern. Councilor Waker also discussed

issues involving the twin glass towers on the building, referring to the discussions at ACDC about making the towers an option and the design costs to permit a last minute decision on this issue.

Councilor Cooper concurred with Councilor Waker's concern and added his additional concern about contractor claims.

Councilor Waker indicated that the agency would need emergency procedures for some change orders but cautioned that these change orders should not allow the project to indiscriminately use funds. Neil McFarlane indicated that staff would be making a report on claims soon.

Councilor Waker added that he was concerned that the chairman of ACDC had made a recommendation with regard to additional contract funds for wind tunnel testing without the concurrence of the full ACDC or a Council Convention Center Committee. He confirmed that ACDC acts in an advisory capacity only and recommends to the Council for budgetary approval.

Deferral on the ZGF contract amendments was approved without objection.

Agenda Item 6. Press Conference--AFL-CIO. Kim Duncan informed the committee of the press conference held that morning announcing the booking of a significant AFL-CIO convention event in Portland. The press release was attached to the agenda packet.

Agenda Item 7. Governor's Letter. The committee was informed of the letter urging the Governor to come to Metro for a briefing on the Convention Center project. It had been signed by Presiding Officer Ragsdale and Executive Officer Cusma. A copy was attached to the agenda packet.

Agenda Item 8. MERC Update. A summary of the MERC workplan was given by Kim Duncan. A copy of the plan was attached.

The meeting adjourned at approximately 5:30 p.m.

Respectively Submitted,

Kim Duncan



# METRO

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

*Rena  
Cusma*

February 12, 1988

TO: Jim Gardner  
David Knowles, V. Chair  
Gary Hansen  
George Van Bergen  
Richard Waker

**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

RE: Convention Center Committee Meetings


If you have not already received your council committee meeting schedule, I wanted to advise you that we are planning four Friday noon meetings for our committee. They are: March 25, April 29, May 27 and June 10.

My reason for scheduling these Friday noon meetings is to accomodate our invited guests, which include Lee Farencamp, Tom Walsh, Ted Runstein, and other interested members of M.E.R.C. Within the next year, we will be making many important decisions and dealing with a variety of issues. I believe the above people will be able to provide us with valuable input and helpful interaction on these matters. These Friday meetings don't preclude these guests from attending other committee meetings where we may request their special participation.

With the budget process we face, this interaction will be particularly important for help in forwarding a decent budget for approval by the council and M.E.R.C.

If you have any questions, or special comments, please give me a call.

Yours very truly,

  
Larry L. Cooper  
Chairman

da

cc: Rena Cusma  
Mike Ragsdale



# METRO

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

February 12, 1988

Mr. Ted E. Runstein  
Alterman & Runstein, Attorneys  
700 S.W. Washington  
Bank of California Tower  
Portland, OR 97205

RE: Convention Center

Dear Ted:

As we discussed on the telephone and at the Convention Center Committee meeting, I would like to extend an invitation to you to attend our meetings, with any other interested members of M.E.R.C. I think it would be particularly helpful if Mitzi Scott were to plan to attend also, since she is in charge of the sub-committee on facilities transfers.

I know this issue has some keen interest on the part of the Council, and this would be a good opportunity to discuss it in a less formal setting. I have enclosed a copy of the schedule for Convention Center Committee meetings through June for your information.

You will notice there are four meetings scheduled for Friday at noon. Hopefully, Mitzi and the others will be able to join us for these. I have also extended an invitation to Tom Walsh and Lee Farencamp. These are all the major players in this matter, and with everyone's involvement, we can generate some good ideas and directions to this project. We can also address problems before they get out of hand.

It would be interesting for our committee to hold one of these meetings at the Coliseum complex we we can all experience for ourselves how a large facility is managed--from the front office to behind the scenes. I also understand that the food is quite a bit better than Metro's!

I will look forward to hearing from you, and seeing you at the meetings!

Yours very truly,

Larry L. Cooper  
Chairman  
Convention Center Committee

da

cc: Rena Cusma

- Metro Council**
- Richard Waker  
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District 2
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Deputy Presiding  
Officer  
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- Mike Ragsdale  
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- Corky Kirkpatrick  
District 4
- Tom DeJardin  
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- George Van Bergen  
District 6
- John Kelley  
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- Mike Bonner  
District 8
- Tanya Collier  
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- Larry Cooper  
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District 12
- Executive Officer  
Rena Cusma



# METRO

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

February 12, 1988

Mr. Tom Walsh  
Walsh Construction Co.  
3015 S.W. First  
Portland, OR 97201

RE: Convention Center

Dear Tom:

It was a pleasure visiting with you Monday morning. I think that we both share the same concerns for getting the Convention Center up and operating within budget and on time. I can assure you that it is the desire of the Convention Center Committee to see that the completion goals and budget are kept.

By this letter, I would like to extend a personal invitation to you to attend any or all of our Convention Center Committee meetings. I am aware that you work out of town quite frequently, and to that end I have scheduled four Friday noon meetings between now and June. Those meeting dates are: March 25, April 29, May 27 and June 10. I urge you to come to these meetings, and give us first-hand dialogue with the A.C.D.C.

I have extended an invitation to both Ted Runstein and Lee Farencamp to attend these meetings, also.

Please let me know if I can be of any assistance to you, or answer any further questions. I will look forward to seeing you!

Yours very truly,

Larry L. Cooper  
Chairman  
Convention Center Committee

- Metro Council**
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Rena Cusma

da

cc: Rena Cusma



# METRO

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

February 12, 1988

Mr. Lee Farencamp  
Memorial Coliseum  
P.O. Box 2746  
Portland, OR 97208

RE: Convention Center

Dear Lee:

As you probably heard Tuesday, I am extending an invitation to you to attend our Convention Center Committee meetings. Between now and June I have scheduled four Friday noon meetings with the specific intent of having M.E.R.C., Tom Walsh, and you being able to attend.

Our purpose for bringing everyone together for these Friday sessions is to open up discussions and resolve problems before they become major ones. It is also an opportunity to exchange ideas and gain a fuller perspective and understanding of this entire project.

I would also like to invite you to attend any of our other meetings, if your schedule and time permits.

I have suggested to Ted Runstein that it might be valuable to have a committee meeting at the coliseum complex so we can see first-hand how a large facility is run behind the scenes. It would sure be enlightening for me, and I know the rest of the committee would enjoy it.

I look forward to seeing you, Lee, and if I can answer any questions, please let me know.

Yours very truly,

Larry L. Cooper  
Chairman  
Convention Center Committee

da

cc: Rena Cusma

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