

Council Convention Center Committee Minutes

Monday, April 26, 1988

4:00 p.m.

Metro, Convention Center Project Office

Attending: Councilors Knowles, Van Bergen, Waker.
Staff: Neil Saling, Sandy Bradley, Berit Younie,
Sandy Stallcup, Dan Cooper
Guests: Jan Schaeffer, Greater Portland Convention and
Visitors Association

Councilor David Knowles, acting chairperson, called the meeting to order at 4:10 p.m.

1. Agenda Item 1. Dames & Moore Contract Neil Saling reported on the Dames & Moore findings that there is chromium on the site. Dames & Moore did preliminary borings last spring, which were reported clean. However when the Rose City Plating building was demolished, surface soil samples under the foundation revealed some contamination. The contamination in the soil is a chromium compound and the extent of contamination is unknown at this time. Saling stated that Dames & Moore submitted a work program for \$105,000 which includes two phases. Dames & Moore indicated that it would take two to three months to do the borings and lab work. The boring samples that were taken earlier on the site were reported okay. The Dames & Moore and project staff have met with both the Environmental Protection Agency and the Department of Environmental Quality.

Councilor Knowles asked if the Dames & Moore work program included removing all contaminated dirt. Dan Cooper stated that it did not, but it would provide the methodology for cleaning the site and noted we also have to show that the water table has not been contaminated. The study and methodology of EPA tests--with borings, etc--proposed are in compliance with EPA and DEQ standards. Councilor Waker questioned the amount of contamination and Metro's liability. Dan Cooper stated that Rose City Plating is primarily liable, however, local government could become liable.

A May, 1987, Rittenhouse-Zeman & Associates study pointed out that there were six potential sites of possible contamination. Dames & Moore then prepared a more detailed report, which indicated no level of contamination, based on the research conducted last fall.

Councilor Waker suggested that we tender this problem to Rose City Plating for cleanup costs. Van Bergen asked if we paid Rose City Plating for their relocation expenses and Dan Cooper stated affirmative. Councilor Van Bergen requested that we go to the private sector to see how they take care of the contamination problems and he suggested contacting Mike Gray.

Councilor Knowles questioned the effect this finding has on the total project schedule. Neil Saling said that the site contractors will have to work around this contaminated area and that the impact on the schedule is unknown at this time.

Councilor Waker asked for the standard deviation of this particular contamination. Dan Cooper stated that normal is about 50 parts per million and this sample tested over 8,000 parts per million. Neil Saling indicated that tarps and fence have been placed around the contaminated site. In addition to the \$105,000 for the two-phase work program, there would be an additional fee of \$8,000 to \$15,000 to pump out the sump. Dan Cooper further described the sump, which is composed of concrete and has an overflow type system. The sump has not been checked for cracks or leaks and the exact status of contamination is unknown at the present time.

Discussion ensued regarding the public relations. Councilor Knowles indicated that Metro has an obligation to let the public know about the possible contamination. After some discussion it was suggested that a press release be issued.

MOTION: Councilor Waker moved and Councilor Van Bergen seconded to approve the Dames & Moore contract for the basis of moving forward on the project.

Councilor Van Bergen questioned if this would be an additional expense to the site preparation. Saling noted that it would not, but it could be affected by a change order.

VOTE: The motion was approved unanimously.

Agenda Item 2. Steel Bids. Neil Saling introduced the structural steel bid results and noted that the bid results were sent to the Councilors for their early review. Councilor Waker asked staff to double check credentials of CanRon Western, the low bidder, for qualifications and to

make sure that there are no hidden bullets. Discussion followed regarding insurance wrap up. Berit Younie confirmed that \$153,685.00 was the amount bid by CanRon for the wrap up insurance alternate. Councilor Knowles asked if the DBE/WBE information had been received. Ms. Younie stated that they had exceeded their DBE/WBE goals.

The committee discussed whether or not to include column free versus the columns in the convention center. It was noted that only \$30,000 would be saved by having the columns.

MOTION: Motion was made by Councilor Waker and seconded by Councilor Van Bergen to recommend award to CanRon Western for the Steel Bid Package No. 1.

VOTE: Motion passed unanimously.

Agenda Item 4, Site Bids: Neil Saling introduced the item and had Dan Cooper discuss the responsiveness of the bids, specifically the low bid of Dewitt. He stated that the Dewitt bid was satisfactory and met all of the legal requirements. Alternate No. 1 suggests using concrete piling rather than steel piling. Dewitt's bid was defective in that there was no indication as to whether the price for the alternate was to be an add or a deduct (the bidder failed to circle either). However, Dewitt indicated both verbally and by letter for the alternative price to be a deduct. They also indicated this by submitting back-up documentation. Dan Cooper stated that in his opinion the defect was minor and would not render the bid unresponsive.

Berit Younie indicated that there was a problem with the No. 2 bid of Elting, however the defect would not render the bid unresponsive. All other bids appear to be in order.

MOTION: Council Waker moved, Councilor Van Bergen seconded to recommend award of the contract to Dewitt Construction, Inc.

There were no objections.

VOTE: The motion passed unanimously.

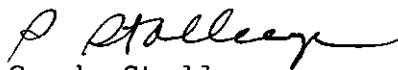
Agenda Item 2 - Construction office management

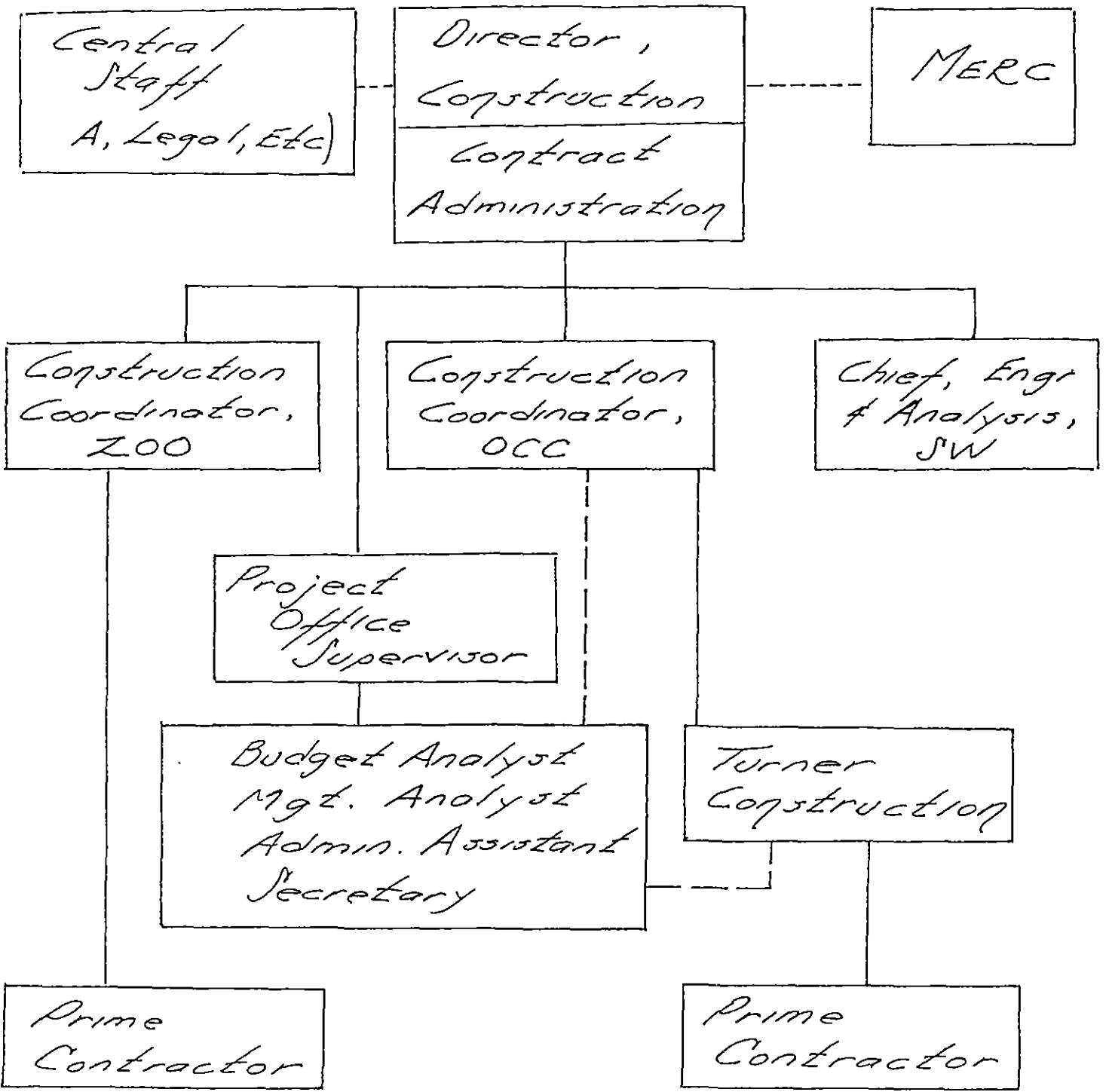
Neil Saling introduced the new project personnel arrangement with a large organizational chart explaining the titles (attached). Councilor Knowles asked to whom this director reports. Neil Saling stated that as director of construction, he reports to the Executive Director, Rena Cusma.

Councilor Waker asked what the convention center construction coordinator's role is: site acquisition, negotiations, handling of MERC and other events to come; or just construction? Mr. Saling said that there would be orders and MERC would handle all of the marketing and sales. Saling stated that Neil McFarlane would be the project office supervisor and would also be responsible for ODOT, etc. Councilor Waker indicated that Neil Saling was a necessary filter at Metro and Metro needs him in that position for the solid waste, transportation and zoo projects. Councilor Waker stated that Metro needs to have a facilitator, and Council needs to get advise from Metro staff. Waker was concerned that there would be a vacuum which needs to be filled and indicated it is not construction. Saling indicated that there would be planning functions and then he will do what is necessary. Councilor Knowles expressed concern about changing the structure of the agency.

There was no further discussion. The meeting adjourned at 5:20 p.m.

Submitted by,


Sandy Stallcup





METRO

2000 SW First Avenue
Portland, OR 97201-5398
(503) 221-1646
Fax 241-7417

Convention Center Committee Report Meeting Date: April 26, 1988

Executive Officer
Rena Cusma

Metro Council

Mike Ragsdale
Presiding Officer
District 1

Corky Kirkpatrick
Deputy Presiding
Officer
District 4

Richard Waker
District 2

Tom Gardner
District 3

Tom DeJardin
District 5

George Van Bergen
District 6

Sharon Kelley
District 7

Mike Bonner
District 8

Tanya Collier
District 9

Larry Cooper
District 10

David Knowles
District 11

Gary Hansen
District 12

To: Mike Ragsdale, Presiding Officer
Metro Council

From: David Knowles, Acting Chair
Convention Center Committee

Subject: Recommendations on the Dames & Moore Contract
Recommendations on the Steel Bid Contract
Recommendations on the Site Preparation Package

At the Council Convention Center Committee of April 26, 1988, the Committee approved the following:

1. The Dames and Moore Contract for \$120,000 to provide site investigation work regarding hazardous material on the Convention Center site was unanimously approved by the Committee.
2. The contract with CanRon Western, the steel bid contractor, in the amount of \$5,195,500 was unanimously approved by the Committee.
3. The contract with Dewitt Construction, Inc., the site preparation contractor in the amount of \$971,984 was unanimously approved by the Committee.

cc: Rena Cusma Tanya Collier
Dick Engstrom Jennifer Sims
Ray Phelps Marie Nelson