

COUNCIL CONVENTION CENTER COMMITTEE MINUTES  
May 27, 1988  
12:00 Noon  
Convention Center Project Office, Metro

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

STAFF: Neil Saling, Neil McFarlane, Sandy Bradley and Berit Younie.

MERC: Barbara Klein and Mitzi Scott.

GUESTS: Nancy Myers, Dominic Buffetta, Lee Fehrenkamp, Don Rocks and Jan Schaeffer.

Councilor Knowles called the meeting to order at 12:10 p.m. in the Convention Center Project Office at Metro. The committee moved directly to agenda item 4.

Agenda Item 4. RFP for Testing Services.

Sandy Bradley explained that the testing RFP for construction and erection would include testing of welding, steel and concrete. She said that four companies responded by the deadline of May 26, 1988 and that after evaluation, the contract would come up at the committee's June 10 meeting. Interviews are scheduled for next Thursday, June 2, to be conducted by Neil Saling, Dick Waker, Dave Wachob and representatives of KPFF and ZGF. A firm will be selected by June 10th. Councilor Waker asked for a dollar figure and Bradley responded with \$150,000 or greater.

Agenda Item 7. Report from MERC.

Barbara Klein reported that the Metropolitan Exposition-Recreation Commission (MERC) was in the process of developing personnel policies and pay schedule and added that they had attempted to merge procedures between Metro and ERC into a document that would be beneficial to all parties. She distributed the document, explaining that Dan Cooper, General Counsel, and Ray Phelps, both from Metro, had reviewed it and made appropriate changes. She asked for the councilors' input, noting that their changes could either be called into Nancy Myers, or mailed. Van Bergen asked about retirement benefits. Klein replied that Metro was still in the process of reevaluating the current plan and that the issue would be incorporated once a decision was made. Further discussion

ensued regarding the differences between Metro's plan and the ERC's PERS plan. In response to Van Bergen's question, Dominic Buffetta stated that the procedures would be adopted by the Commission by July 1st, 1988.

Councilor Hansen expressed concern about resolving personnel problems, wondering if the document addressed only the people presently in transition. Buffetta responded that it primarily addresses current MERC but also speaks to many more employees in the future. Neil Saling asked if health benefits were included and Myers said that the document does not cover health benefits or salary compensation. The committee further discussed possible health coverage for MERC.

Councilor Waker questioned the proposal for three personal holidays. Buffetta explained that this coincided with the new federal policies and said that their attorneys would be reviewing this further.

Councilor Knowles expressed the committee's appreciation for preparation of the MERC document.

Lee Fehrenkamp distributed a revision of the 5-year plan (attached). Knowles stated that he and Councilor Cooper had met with Fehrenkamp and Stephen Gale, MERC, to discuss this revision. He further questioned Fehrenkamp on their apparent reluctance to address the funding specifications. Fehrenkamp said the impacts on Metro and the E-R Commission needed to be identified first. Waker expressed concern that the 5-year plan consider the other competing facilities in the final analysis. Van Bergen added his interest in housing the MERC/Metro joint venture offices and the possibility of moving the MERC/Metro offices closer to the convention center facilities.

Hansen emphasized that Metro should offer encouragement to the 1998 Winter Olympic bid. Waker commented that this should be dealt with in the future. Fehrenkamp interjected that the Olympics would have a significant impact on the convention center. Further discussion ensued regarding Metro's appropriate role with the Olympic bid.

Saling stated his concern that the 5-year plan emphasized the convention center plan and wondered if MERC had considered parallel plans for the other facilities. Fehrenkamp pointed to Part III of the handout: The Metro E-R Commission Operation and said that this section basically addressed those facilities. Waker stated that the 5-year plan needed to be written in this way.

Knowles requested more advance notice for MERC meetings and Fehrenkamp responded that the meetings are now regularly the 2nd and 4th Tuesdays of every month. The next meeting is June 14th.

Agenda Item 2. Dames & Moore/Rose City Plating Status Report

Neil Saling reported that the sampling was completed and at the laboratory for analysis. Remedial design is in progress and will be presented at the June 2, 1988 council meeting. He quoted the current costs of the sampling work program at \$186,000 of the \$233,000 budget. The final laboratory results would be reviewed with DEQ. Remedial Design would depend largely on deep boring sampling results.

Waker asked for an overall estimate including remedial action and Saling answered that the worst-case estimate would be \$400-500,000. Hansen inquired if this could be reimbursed. Saling replied that Dan Cooper is working on this and further stated that the former operator has been cooperative in supplying information.

Knowles commented that everything necessary would need to be done as soon as possible, regardless of liability.

Knowles asked Saling, as an aside, for the latest plan for the Rose Parade. Saling stated that the sidewalk along Union would be available for parade viewing, but no on-site use will be allowed.

Agenda Item 3. Site Package and Steel Package Status

Berit Younie summarized the steel and site package progress, noting that the steel notice to proceed was issued on May 24, 1988, nearly two weeks behind schedule. However, this should not affect the overall schedule. She reported that the site contractor is currently installing the fence and that three-fourths is complete. When fully in place, the heavy grading work could begin, adding that the site is already full of preparatory activity including underground tank removal. Neil Saling said that Dames and Moore are monitoring the tank removal. Jan Shaeffer clarified that the steel package alternates indicated column-free space. Younie verified, explaining that the low numbers which came in determined that the alternate to add columns would not be exercised. Neil McFarlane said that Turner's estimate cost savings ranged from \$150,000-200,000. However, the bids came in with cost savings of approximately \$30,000. The committee further discussed site/steel deadlines, noting the date changes. Waker expressed his disappointment that the previously set deadlines had not been met.

Agenda Item 5. Bid Package No. 3, General Contract  
Schedule

Berit Younie distributed a revised General Contract Schedule (attached). David Knowles noted the five-week slippage from the original schedule and asked for the amount of total slack. Neil Saling said that the slack time was originally four weeks, resulting in the project schedule being one week behind. He added that ZGF was justified, according to Dave Wachob, construction manager, in taking the extra three weeks to make sure that plans were in good shape and coordinated. Waker insisted that this was still a three-week slippage on ZGF's part. He confirmed that this would be ZGF's final schedule, that no more extensions would be granted.

Lee Fehrenkamp commented that opening the facility 30 days late would not have a significant impact on the general contract. Jan Schaeffer emphasized that the advertising leaves no slack; they have advertised a September 1990 opening and if a prospective client wants to book for October 1, 1990, it is necessary--for the sake of the convention center's credibility--for them to be able to do so. Knowles acknowledged the comment, saying that the sales people are planning to be open for business.

Hansen conveyed his concern that the revised scheduling pushes the contractors into working on critical portions such as plumbing during the rainy fall season, which could be difficult.

Agenda Item 1. Approval of Minutes dated April 26, 1988  
and May 10, 1988.

The minutes from the April 26, 1988 and May 10, 1988 meetings were approved unanimously with the change that on page 4 of the April 26 minutes, "Councilor Waker indicated that not all of the marketing would be turned over to the MERC, that Metro is just giving MERC an opportunity." be omitted.

Agenda Item 6. Consideration of Resolution Expressing  
Appreciation to Tuck Wilson.

Councilor Waker asked that Resolution 88-923 (attached) be placed on the agenda. Van Bergen seconded, and it passed unanimously. Hansen commented that Tuck Wilson should be

invited to all future functions of the convention center such as groundbreaking. The committee was assured that this was already so.

David Knowles added his appreciation of the success of groundbreaking and gave special thanks and recognition to Jan Schaeffer.

The meeting adjourned at 1:00 p.m.

Submitted by,

Darcie Jackson

SCHEDULE  
OF  
CONVENTION CENTER COMMITTEE

Convention Center Committee Dates

|  |         |            |
|--|---------|------------|
| Friday   | May 27  | 12:00 noon |
| Friday   | June 10 | 12:00 noon |
| (Note: This meeting will be at the Memorial Coliseum.) |         |            |
| Tuesday  | June 21 | 4:00 p.m.  |
| Tuesday  | July 26 | 4:00 p.m.  |