

Council Convention Center Committee Minutes

Tuesday, June 21, 1988

4:00 p.m.

Metro, Convention Center Project Office

Attending: Councilors Hansen and Knowles

Staff: Sandy Bradley, Neil McFarlane, Ray Phelps, Don Rocks, Sandy Stallcup, Berit Younie

Guests: Lee Fehrenkamp, General Manager and Dominic Buffetta, Assistant General Manager E-R Commission

Councilor Knowles, Acting Chair, called the meeting to order at 4:15 p.m.

Agenda Item 1. RFP for Testing and Inspection Services.

Sandy Bradley, Convention Center staff, reported on the selection of the Testing and Inspection Contractor. Four firms responded to the RFP. At the conclusion of the selection interviews, Northwest Testing Laboratories, Inc. was chosen as the firm to do the testing and inspection. The budget estimate is \$275,000, \$25,000 more than originally budgeted. The firm is registered as a DBE and MBE. Bradley stated that Turner Construction Company will supervise the work; the contract is for time and materials, and that monthly billings are tracked closely. Councilor Knowles said that he will recommend to Chairman Cooper that this item be forwarded to the June 23, 1988 Council meeting. The committee has reviewed this item on three separate occasions with no major comments. Bradley noted that there have been no formal protests to the procedures or selection of the firm.

VOTE: Members present voted unanimously to approve Resolution No. 88-950 which authorizes the District to enter into a contract for an amount not to exceed \$275,000.00 with Northwest Testing Laboratories, Inc.

Agenda Item 3. Resolution Authorizing Soliciting Bid Package No. 3 for General Contract.

Neil McFarlane, Convention Center staff, introduced Bid Package No. 3 and stated the proposed schedule for this bid package begins with Council authorization of the bid solicitation on June 23. The bid package is scheduled to go out on July 11. There will be a pre-bid conference on July 26. On August 23 the bids will be

opened. The Metro Council Convention Center Committee will review the contracts and forward their recommendations to the Metro Council on September 8, 1988 for the conditional award. Notice to proceed is scheduled for September 27, 1988. McFarlane stated that the project expects a great deal of interest. To date the project has received eleven unsolicited requests from firms. Deposits have been received from two firms for the plans and specifications.

Neil Saling, Construction Projects Manager, reviewed the revised construction budget for Bid Package No. 3, noting that Turner Construction Company and Zimmer Gunsul Frasca Partnership jointly came up with their estimated budgets. The budget is now within \$1 million dollars of the original estimate. He stated that the budget is in good shape and allows work to go forward with Bid Package No. 3. The Sheet Metal difference of \$600,000 was worked and reworked and now reduced to a \$213,000 difference between estimators. In other words, ACDC's recommendations have been accomplished. Dominic Buffetta asked if this revised budget still included the convention center towers, and Saling answered affirmatively. Councilor Hansen questioned the twelve alternates for the general contract. Saling reviewed the list with the committee.

VOTE: Members present voted unanimously to approve Resolution No. 88-947, which authorizes the District to solicit bids for Bid Package No. 3, the general contract.

Agenda Item 3. Rose City Plating Company and Site

Contaminants. McFarlane presented the approach proposed to clean up the Rose City soils contamination. He indicated that DEQ assessed the outcome of this site procedurally. The first approach is to remove any contaminated dirt. The cost may be up to \$500 per yard, or approximately \$1 million. Dames and Moore and DEQ have both said that this would be excessive. Project cleanup will be based on risk assessment to public health. This risk assessment comes under the Superfund law. It would be necessary to have a 30-day review on risk assessment and design, hold public hearings, etc. There are now extra costs and obligations which make it difficult to complete by the first of September. Staff will continue to work with DEQ to shorten the timeline for remediation.

Councilor Knowles asked if grading or other site work has been completed at the Rose City Plating site. McFarlane said that the site work has not started on this particular piece of land. The lot is 50 feet by 100 feet; the contractor has

been working around this property. Councilor Hansen asked if the site preparation work is on schedule. McFarlane confirmed and added that he feels the project will remain on schedule despite these complications.

McFarlane reported that DeWitt Construction has requested additional time on their contract as the contractor indicated he was set back on timing due to problems with the fences during the first week of their work. McFarlane indicated that the proposed schedule is a compressed schedule for the DEQ process. Councilor Knowles asked if the time schedule could be negotiated. Saling said he talked with Fred Hanson about this and said Hansen would give Metro some options.

McFarlane said that the DEQ staff is very cooperative, which makes him confident that the project will be on schedule. He illustrated that the contamination can be divided into two sections: (1) clean up the contaminated dirt; (2) tackle problems discovered when ground water was tested. PCE and TCE, which are cleaning chemicals, were found in amounts exceeding the safety limits. It appears that the TCE originates off site, but the plume for PCE is ambiguous as to source. Dan Cooper, General Counsel, commented that a dry cleaner, located at the current Sizzler site, was closed down because of dirty operation. DEQ's request to Metro is to ensure that the Convention Center will not seal in a source of continuing PCE contamination.

Phase I, to find if a contaminant source exists on the Convention Center site will cost about \$50,000. Saling informed the committee that Bob Martin from the Solid Waste Department has been providing assistance. Martin worked with the Environmental Protection Agency in Alaska before he came to Metro.

Funding for this ground water analysis, the Risk Assessment, continuing Dames & Moore research, and demolition debris testing will require \$120,000. To finish remediation of soil will cost an additional \$151,000 to \$500,000. The expense depends on how much dirt needs to be hauled to Arlington. Discussion continued regarding the cause and effect and the impact on time schedule and the bidding process.

Councilor Knowles inquired about the consequences of delaying the start date for Bid Package #3. Dan Cooper stated that the bids could stay open for 90 days and the notice to proceed could be delayed. In that case, days would need to be added to the end of the contract period.

MOTION: Councilor Knowles motioned to present directly to Council the Contract Amendment for \$120,000 with Dames and Moore, making the contract total \$349,000. Seconded by Councilor Hansen.

VOTE: Motion was carried unanimously by Councilors present.

Agenda Item 4. Report from Metro ERC. Lee Fehrenkamp presented a report from Metro ERC. He briefly discussed Draft IV of the personnel policy, and indicated that the committee was currently reviewing this draft. MERC is also reviewing the draft statement of METRO's funding base. The five year plan is still in progress. A rough draft will be complete by June 30.

Councilor Knowles asked about the progress of the consolidation effort. Phelps replied that the City is getting very active. David Judd of Commissioner Lindberg's office and Fehrenkamp are working on consolidation. Councilor Knowles asked if Metro was also active. Don Rocks said that Metro is on top of it. Fehrenkamp stated that MERC is not active with Multnomah County, but does need someone with legal expertise to spear-head consolidation. Don Rocks commented that the City described their interest and that was a signal to Metro to have a part in the consolidation. There will be a meeting on Thursday morning in Commissioner Lindberg's office to put together a type of understanding. It may take six months to produce information necessary to raise the City's comfort level.

Councilor Knowles requested a Council person be in attendance at the meeting at Lindberg's office as well as Lee Fehrenkamp. Knowles suggested Councilor Ragsdale as the Council representative.

Councilor Knowles also requested to have someone of Metro's staff level be the coordinator leading the charge from Metro ERC side. Fehrenkamp does not have the time. He needs someone with history and legal expertise to assist. Phelps said Metro needs to assess one or two persons. It was also noted that Councilor Van Bergen and other councilors have also expressed concern.

Councilor Knowles said a coordinator could work on policy or consolidation. He suggested a framework plan which can be agreed to by all jurisdictions regarding the general principal, timing, and assets involved in consolidation. A memorandum of understanding should be prepared and then staff can work out the details.

Fehrenkamp suggested that the memorandum of understanding be ready at the end of August. Don Rocks stated that Ted Runstein has a vision of consolidation, but the details are not yet worked out. His framework includes the City, Metro, Multnomah County, Washington County and Clackamas County.

Phelps suggested that the principals will get involved starting at Thursday's meeting. Fehrenkamp said that Multnomah County did not want to sign off on the CTS plan. They want consolidation first, according to Hank Miggins, Fred Neal and Paul Yarborough, and (staff members Gladys McCoy; the Multnomah County Commission Chair).

It was suggested that a special meeting be set for the first of July to discuss these issues.

Meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Sandy Stallcup