

Council Convention Center Committee Minutes
Monday, November 7, 1988
4:00 p.m.
Metro Trailer at the Site

Attending: Councilors Cooper, Kelley, Knowles, and Waker
Staff: Neil McFarlane, Neil Saling, Sandy Stallcup,
Glenn Taylor
Guests: Jessica Marlitt, Don Rocks, Dominic Buffetta,
Nancy Meyers, Catherine Shelton.

Agenda Item No. 1. Site Tour/Construction Progress Report.

The Metro Councilors, staff and guests met in the Metro Construction Trailer at 4:00 p.m. to tour the construction site. The tour guide for the committee was Glenn Taylor, Construction Coordinator for the project. Upon completion of the tour, the group met in the trailer, wherein Chairman Knowles called the business meeting to order at 4:40 p.m.

Taylor reported the status of the construction. He said that the site preparation is on schedule. The general contractor has poured approximately 55 percent of the foundation walls. The General Contractor has asked for a time extension for steel erection. This request was denied by Turner Construction Company, based on Turner's opinion that the claim for an extension is without fact or merit. The first progress billing has been received and is being reviewed. The billing includes \$1.3 million for the structure steel stored off site. Neil Saling stated that according to the contract documents, Metro, at its sole discretion could pay 75% of any stored materials. Independent of the off site stored material issue, the contract provides for 5% retainage. Also provided in the contract is the provision which would allow the general contractor to deposit bond/securities in an escrow account in lieu of the typical retainage arrangement. The general contractor has requested that such escrow account be established. This option to the general contractor is one provided by state laws.

Agenda Item No. 2. Approval of Minutes for October 25, 1988.

MOTION: Councilor Waker moved that the Minutes of October 25, 1988 be approved. Motion was seconded, There were no objections.

VOTE: The motion was approved by unanimous vote.

Agenda Item No. 3. Resolution No. 88-1011. ZGF Contract
Amendment: Tower "Skyview" Terraces.

Neil McFarlane reviewed the history of the twin towers, which will become a landmark in the Portland skyline. The original design concept was to use the area under the towers as a public space. The space was removed from the design for budget restraints prior to the general contractor's contract. The budget now appears sufficient and the Advisory Committee on Design and Construction suggests that a public space "within" the towers be reinstated. Timing is critical because construction work is ongoing, specifically the steel erection which is scheduled to begin shortly. The cost of adding the terraces becomes more expensive as time passes. If we do not make the decision now, it will be much more costly in the future and could cause delay in the construction schedule. Councilor Waker questioned how many times the committee will be faced with decisions such as this. He was concerned about the obligation of the expenditure. McFarlane stated that the design fees will be \$33,890 and the total construction cost has been estimated at \$350,000.

Chairman Knowles noted that at the present time there is not an area in the building where you can buy food or drink. Glenn Taylor noted that there will be concessions stands that will operating only during the conventions. Councilor Waker stated that he was in favor of the space. His concern was that this was a major financial commitment which was being considered after award of the general contract. He felt voters and taxpayers may feel taken advantage of. Chairman Knowles stated that the terraces are an important addition to the building. However, some assurances must be provided that items like this will not come up every other month.

Councilor Waker felt that the parking under the freeway was another example of a big "extra" expense. He felt the Coliseum ought to chip in on the additional parking. Cathy Shelton indicated that parking is one of the first questions people ask when inquiring as to the facility.

Councilor Kelley requested that a business plan detailing the sky terraces proosed operations be prepared. Chairman Knowles indicated that staff would prepare one.

MOTION: Councilor Waker motioned to approve Resolution No. 88-1011 to amend the contract with Zimmer Gunsul Frasca Partnership for design work for the skyview towers.

VOTE: The committee unanimously approved the motion.

Agenda Item No.4. Project Office Organization.

Chairman Knowles discussed the memorandum sent to Presiding Officer Mike Ragsdale, himself and Tom Walsh, Chair of the Advisory Committee on Design and Construction from Rena Cusma, Executive Officer concerning the management of the project. The executive officer's anticipation is that the status quo will remain in place. She does not contemplate any changes, including permanently filling the position of convention center project director.

Other Business:


Jessica Marlitt said the Clerk of the Council indicated by memo to Council that the November 22 committee meeting is in conflict with the Intergovernmental Relations Committee. She suggested that the Convention Center Committee meet at 3:30 rather than 4:00 to accommodate both meetings.

AGREEMENT: The committee unanimously agreed to meet at 3:30 p.m. on November 22 in order to accommodate the Intergovernmental Relations Committee and the Council meeting.

Chairman Knowles requested Jessica Marlitt and Neil McFarlane report to the committee in the near future on the quarterly budget review session.

There being no further business, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,


Sandy Stallcup