

MINUTES OF THE COUNCIL REGIONAL FACILITIES
COMMITTEE OF THE METROPOLITAN SERVICE DISTRICT

Regular Meeting
February 26, 1991

Committee members present: David Knowles (Chair), Jim Gardner (Vice Chair), Larry Bauer, Roger Buchanan, and Ruth McFarland

Committee members absent: None

Chair Knowles called the meeting to order at 4:07 p.m.

1. Consideration of Minutes of December 4, 1990 Convention and Visitor Facilities Committee and December 6, 1990 Zoo Committee Meetings

Motion: Councilor Buchanan moved to approve the minutes.

Vote: Councilors Knowles, Gardner, Bauer, Buchanan, and McFarland voted aye. The motion carried unanimously.

2. Consideration of Resolution No. 91-1401, Authorizing an Exemption from Metro Code Section 2.04.054 for an Amendment of the Turner Construction Company Contract

Neil Saling, Acting Director of Finance and Administration gave a report on the Resolution. He stated the Resolution would grant authorization for completion of outstanding construction work and would amend the Turner Construction Company (Turner) contract, allowing Turner to act as Construction Manager and General Contractor for the remaining work. The Advisory Committee on Design and Construction (ACDC) recommends Turner be allowed to operate as General Contractor. The list of outstanding work, estimated at \$2.3 million, is included as Exhibit A-1 to the Resolution and is part of the record. Typical fees for Construction Manager/General Contractor are priced at ten to fifteen percent of the cost of construction. Turner is proposing a cost-plus-five percent fee.

Councilor Knowles asked about the amount of interest earnings of the Oregon Convention Center fund balance. Mr. Saling reported that \$200,000 would remain according to current budget figures.

Councilor Knowles asked if the issues of sole source and approval of expenditures listed in Exhibit A-1 could be separated. Mr. Saling indicated his preference would be to have Turner proceed on the mandatory items without further approval. He also pointed out that it would be cost effective to proceed with certain discretionary items as well, in those instances when mandatory and discretionary work could be accomplished by one contractor.

Councilor McFarland asked if Metro was committed to spending the \$2.9 million fund balance rather than returning it to the voters. Councilor Knowles responded that disbursement of this fund was the prerogative of the Council. Councilor Bauer suggested funds left over might be used for ongoing operations of the facility. Councilor Knowles indicated it might be possible to put the funds in a capital reserve. Berit Younie, Regional Facilities Senior Management Analyst, indicated the Exhibit A-1 expenditures list was one of three possible uses for the fund balance. Other possible uses included the purchase of additional furniture, fixtures and equipment (FF&E) and the purchase of additional land to expand parking capacity.

Councilor Knowles pointed out several items on the mandatory list were part of the original general contract, and had been moved off the general contract in order to close it. The Committee reviewed the list of proposed expenditures and discussed possible amendments to the Resolution.

Main Motion: Councilor McFarland moved to recommend Council adoption of Resolution No. 91-1401 as amended.

Motion to Amend: Councilor Knowles moved to amend Resolution No. 91-1401 as follows:

Changing the "Be it Resolved" paragraph to read "...attached as [~~Exhibit B~~] Amendment No. 3, of the Turner Construction Company contract..."; and

Further changing the "Be it Resolved" paragraph to read "...construction activity as defined in Exhibit A-1, to include all items listed above and including the item 'underground storage tank' at the Convention Center...."; and

Making any additional changes necessary to allow for consistency of the Resolution.

Vote on Motion to Amend: Councilors Knowles, Gardner, Bauer, Buchanan, and McFarland voted aye. The motion carried unanimously.

Vote on Main Motion: Councilors Knowles, Gardner, Bauer, Buchanan, and McFarland voted aye. The motion carried unanimously.

3. Consideration of Resolution No. 91-1409, Expressing Support for a Zoo Station in the Westside LRT Preferred Alternative

Casey Short, Metro Council Analyst, and Andy Cotugno, Metro Transportation Director, reported on Resolution No. 91-1409. Mr. Cotugno expressed concern that premature Council adoption of the Resolution might prejudice the LRT approval process. He suggested Council delay adoption until after completion of the public hearings.

Following discussion, it was decided to amend the Resolution to change all references to the Zoo Station to read "Zoo/Omsi/World Forestry Center Station"; to change wording in the first paragraph of the Resolution as follows: "...and construction of a light rail line [~~inte~~] between Portland and Washington County..."; to change wording in the fourth paragraph of the Resolution as follows: "...parking availability [~~particularly on weekends in good weather~~]; and..."; to change wording in the fifth paragraph of the Resolution as follows: "...Zoo is critical to meeting the objectives for Zoo expansion, limited by [~~improve~~] problems of access at peaks times and [~~to help alleviate~~] parking problems; and..."

Motion: Councilor Buchanan moved to recommend Council adoption of Resolution No. 91-1409, as amended by Mr. Cotugno.

Vote: Councilors Knowles, Gardner, Bauer, Buchanan and McFarland voted aye. The motion carried unanimously.

Councilor Knowles opened a public hearing to address the Resolution. Robin A. Drews, of Friends of the Zoo spoke in support of the Zoo station, mentioning problems of inadequate parking and oil shortages. The public hearing was then closed.

4. Zoo Master Plan Update

Sherry Sheng, Zoo Director, reported on meetings that had taken place to date. She asked what kind of input the Committee wished to make, and what kind of reporting they wished to receive. It was decided to hold a meeting at the Zoo to address the Master Plan. Councilor Bauer expressed an interest in meeting individually with Ms. Sheng to discuss the land use components of the Master Plan. He indicated a desire to participate actively in this area.

5. Communication From the Salt Shakers

Dr. James B. De Young, Co-chairman of the Salt Shakers, presented a National Geographic documentary film that showed the religious ceremonies involved in making temple bells. The film also described the religious symbolism incorporated in the temple bells donated by Pacific Rim sister cities, and on permanent display at the Oregon Convention Center. Dr. De Young indicated Metro had a responsibility as a public agency to represent other faiths, including the Judeo-Christian faiths, in addition to the Eastern religions already represented. He made several suggestions that would incorporate a pluralistic representation of religious symbology at the Oregon Convention Center.

6. Introduction of Portland Center for the Performing Arts Advisory Committee

Don Rocks, Metro Executive Assistant, reported PCPA Advisory Committee members were unable to appear before the Committee at this time. This item will be deferred until the next meeting.

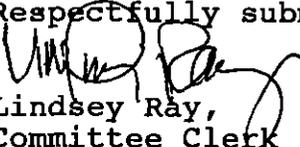
7. Discussion of MERC Resolutions 112 through 114

Lee Fehrenkamp, MERC General Manager, discussed MERC Resolutions 112 through 114. Copies of these Resolutions are part of the record.

Councilor Gardner expressed concern that MERC Resolution No. 113, which would establish a policy to regulate and control activities on Commission premises, would not go to far in policing trespassers. Mr. Fehrenkamp assured Councilor Gardner the purpose of the Resolution was simply to allow for the safety, welfare, convenience, and enjoyment of patrons of MERC facilities.

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,


Lindsey Ray,
Committee Clerk