

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

May 12, 1992

Council Chamber

Committee Members Present: Susan McLain (Chair), Ed Gronke,
Ruth McFarland, Ed Washington

Committee Members Absent: Tanya Collier (Vice Chair)

Chair McLain called the regular meeting to order at 4:35 p.m.

1. Consideration of the minutes of the March 24, and April 28,
1992 Regional Facilities Meetings

Motion: Councilor McFarland moved to approve the March 24,
and April 28, 1992 Regional Facilities Committee
minutes.

Vote: All those present voted aye. The vote was
unanimous and the minutes were adopted.

2. Update on Metro Headquarters project

Berit Stevenson, Project Manager, distributed the Headquarters
Project report number six, a copy of which is included in the
record of this meeting.

Glenn Taylor, Construction Project Manager, distributed and
summarized a report on the energy savings efforts being considered
for the project, a copy of which is included in the record of this
meeting. The Committee discussed the use of glazed glass on the
building. Steven Straus, Glumac Consulting Engineers
representative, said the glass would deflect heat from sunlight in
the summer and contain interior heat from escaping the building in
the winter. Councilor Gronke said he was familiar with the product
and said he had used it with success. Mr. Taylor said the payback
on the measure was five years. Mr. Taylor discussed the Energy
Management System that controlled the heating and cooling system
through a computer. He said a variable speed fan would also be
controlled by computer.

Councilor Gronke asked if the project staff was conscious of "sick
building syndrome". Mr. Straus said prior to occupancy, the
temperature of the building would be raised to one hundred and five
degrees Fahrenheit to "cook" the building and then be aired for two
additional days. He said this would help dry adhesives used in the
building. He said the interior finishes would be selected
carefully to avoid known irritants. He said an air economizer
would be installed. He said the air economizer would circulate
outdoor air into the building. He said the EMS would also "flush"
the building with outside air each night. Chair McLain said she

had been through a process to repair a "sick building" and asked what levels of outdoor air would be regularly circulated. Mr. Straus said that at exterior temperature between forty degrees Fahrenheit and seventy degrees Fahrenheit, one hundred percent outdoor air would be circulated through the building. He said when exterior temperatures were less than forty degrees Fahrenheit or greater than seventy degrees Fahrenheit, twenty percent outdoor air would be circulated. Ms. Stevenson said the Metro Health and Safety Committee had expressed concern about "sick building syndrome".

Mr. Taylor noted that gas hot water heaters had been specified on the project. He said that an examination into solar hot water heaters indicated a twenty-four year payback. Councilor McFarland asked about a system that would supply water at the source without using a storage system. Mr. Taylor said the two areas that would use the most hot water were the shower facilities and the day care and they would require storage systems.

Mr. Taylor summarized page three of the Headquarters project report number six that reported minority representation on the project. He said Metro conducted an outreach program. He said the general contractor, Hoffman Construction and union and trade organizations were participating.

Ms. Stevenson reported on the day care facility. She said the area dedicated to a day care center was six thousand six hundred square feet. She said the center would exceed the State of Oregon Children Services Division (CSD) requirements, making it a model day care. She said fifty children (twelve infants, twelve toddlers and twenty-six preschoolers) would be accepted into the day care center. She said the center could be expanded to sixty-five children if there was a demand. She said twenty to twenty-five of the spaces would be dedicated to children of Metro employees. She said the operator would be selected through a Request for Proposal (RFP) process. Councilor McLain asked about staff ratio and liability. Ms. Stevenson said the ratios would exceed state requirements and the RFP would identify liability issues. Councilor McFarland asked if the day care would be subsidized. Ms. Stevenson said the subsidy would be offered to the operator through free rent of the space. Ms. Stevenson said on-site day care was expensive, ranging from \$525 per month for infants to \$410 per month for preschoolers. She reported the average salaries of day care providers were low. Councilor McFarland concurred that the salaries of day care providers were inadequate. Chair McLain said that after hour care for school age children should be included in the day care plans. Chair McLain said Councilors and staff may have an interest in utilizing the facilities during meetings. Casey Short, Council Analyst, said he would designate the day care RFP as an "A" contract, requiring Council approval.

3. Status Report on Regional Facilities Funding Task Force

Pam Erickson, Project Manager, distributed and summarized a handout, a copy of which is included in the record of this meeting.

Chair McLain said that any notebooks provided to task force should include previous reports related to the topic.

Councilor Gronke said that application for a stabilization grant from the National Endowment for the Arts (NEA) would require the local organization to prepare a plan. Robert Freedman, Portland Center for the Performing Arts (PCPA) Director, noted the request was for a challenge grant that would require a three to one local match of funds. Mr. Short referred the Committee to a letter from Executive Officer Rena Cusma to the NEA.

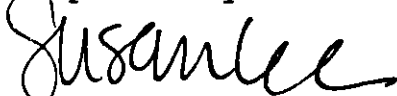
UNSCHEDULED AGENDA ITEMS

Mr. Short distributed a copy of the Metropolitan Exposition-Recreation Commission (MERC) agenda for May 13, 1992. He noted that there were a large number of resolutions being considered by MERC. Councilor Washington indicated he would attend the meeting.

Mr. Short reported a final draft of the KPMG Peat Marwick performance audit of the MERC would be distributed to MERC for comments. He said a final draft, including MERC comments, would be distributed to the Regional Facilities Committee at the June 9, 1992 meeting.

With no further business before the Committee, Chair McLain adjourned the meeting at 5:40 p.m.

Respectfully Submitted,



Susan Lee
Committee Clerk

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