

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

December 8, 1992
Council Chamber

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

Committee Members Absent: Tanya Collier (Vice Chair)

Other Councilors Present: Judy Wyers

Chair McLain called the regular meeting to order at 4:00 p.m.

1. Minutes of the November 10, and November 24, 1992 Regional
Facilities Committee

Motion: Councilor Gronke moved to recommend approval of the
minutes as written.

Vote: Councilors McFarland, McLain, and Gronke voted aye.
Councilor Washington was absent. The vote was
unanimous and the minutes were adopted.

2. Consideration of Resolution No. 92-1721, Authorizing an
exemption to Metro Code Chapter 2.04.050 for a sole source
contract with Halsted's Arboriculture Consultants for the
relocation and planting of trees in the Zoo's Elk Exhibit

Kay Rich, Assistant Zoo Director, presented the staff report. He
said the Zoo was developing an elk exhibit. He said the proposed
area needed shade. He noted Louisiana Pacific agreed to assist
with financing of the project. He said Louisiana Pacific will
provide \$18,000 to David Halstead, arborist, to move trees.

Councilor McLain noted Mr. Halstead was perhaps the only one
qualified to perform the contract.

Councilor McFarland clarified there was no cost to Metro.

Motion: Councilor McFarland moved to recommend full Council
adoption of the resolution.

Vote: All those present voted aye. Councilor Washington
was absent. The vote was unanimous and the motion
passed.

3. Consideration of RFP for Design Services and Construction
Support for Elk Meadow at Metro Washington Park Zoo

Dr. Rich presented the staff report. He said the project to
remodel the front yard of the elephant exhibit had been postponed.
He said plans were not complete and a designer had not been

retained. He noted the Africa Rain Forest exhibit has been open for one and a half years and no other projects were on line for completion. He said the elk exhibit development was not costly. He said the Request for Proposals (RFP) would allow for retention of an architect to design the project.

Councilor McFarland asked if a motion were required. Dr. Rich said no action was necessary. Councilor McFarland clarified no budget impact would result. She said she had no objections to the project.

Councilor McFarland asked what the Zoo role was in animal rehabilitation. Dr. Rich said the Zoo was planning on eliminating those functions. He said a replacement resource would be developed and referrals would be made. Dr. Rich said a goal of the Zoo was to focus on species survival. Councilor McFarland noted a constituent expressed concern about the Zoo eliminating the service.

4. Status Report on Metro Regional Center Project

Berit Stevenson, Project Manager, distributed and summarized report number twenty, a copy of which is included in the record of this meeting. She introduced Tom Tison, Childcare Consultant.

Ms. Stevenson discussed the childcare advisory committee. She noted the RFP called for participation by the operator. She noted composition would include Metro staff, union representatives, professionals in childcare related positions (Certified Public Accountants, etc).

Councilor Gronke expressed concern about establishing an oversight committee. He questioned establishing a committee that would include people to assist someone to perform functions they should know how to do.

Councilor McLain clarified the intent of the committee. She stated a desire to improve the services provided. She said she understood the intent was not to tell the operator how to run its business but to protect Metro's interests. Mr. Tison said the committee would be pro-active to prevent problems before they arose.

Councilor Gronke stated he was troubled by the discussion. He suggested the Committee and Council seriously consider the role of the advisory committee. He stated he did not feel it was Metro's concern how the operator provided services. Mr. Tison noted the operation needed to be solvent. He noted those programs could go bankrupt and services would not be available overnight. Councilor McLain noted the program was in developmental stages. She welcomed comments from Councilors.

Councilor Gronke again stated it was not a role for Metro to be in the childcare business. He feared Metro was involving itself in an area it should not be involved.

Councilor Wyers noted Councilor Hansen expressed concerns about an advisory committee. Councilor Wyers said another approach might include use of a consultant to provide liaison. She noted the history of the operator should be examined. She favored a simpler approach. Ms. Stevenson noted a contract manager would oversee the contract. Councilor McLain stated the liaison was important, but the task of the individual needed to be identified.

Councilor Gronke said Metro should require the operator to provide monthly financial statements and allow Metro to review the books. He said the financial issue should be regulated by Metro. He said concerns about quality of care and parents' concerns might be addressed by the committee.

Councilor McLain noted the committee was not intended to oversee the curriculum, daily operations, and training of the operator's staff. Councilor Wyers agreed to work on a sub-committee to discuss tasks. She requested the consultant provide further information.

Mr. Tison said a method for parents to address concerns needed to be identified.

Neil Saling, Regional Facilities Director, spoke to the construction costs of the Metro Regional Center project. He distributed and summarized reports, copies of which are included in the record of this meeting.

Councilor Gronke noted the contingency was \$335,870 based on potential credits of \$517,732. He expressed concern about these figures. Mr. Saling noted potential changes were also included. Councilor Gronke noted the potential changes were probably going to be completed. He questioned how secure the potential credits were. Mr. Saling explained the potential credits.

Dan Cooper, General Counsel, discussed the potential plaza changes. He said his opinion was Hoffman would not be likely to prevail. He said this was not without doubt. He noted court decisions were liberal in determining contractor awards when owners were involved in the process. He noted he had not done discovery research on the matter.

5. Report on Public Affairs Plan for Metro Regional Center

Vickie Rocker, Public Affairs Director, introduced Michel Gregory, Senior Public Affairs Specialist. Councilor Wyers requested copies

of the media packets related to the Metro Regional Center. Ms. Gregory presented the report, a copy of which is included in the record of this meeting.

Councilor Gronke asked if video tapes were available for media release. Ms. Gregory stated the media usually shot their own videos. She noted an educational video was being developed explaining the recycling efforts used at the facility.

The Committee discussed Council presentations for educational purposes. The Committee discussed displaying current Council photographs in the lobby and past Councilors' photos in the Chamber.

6. Status report on Facilities Funding Task Force

Pam Erickson, Project Manager, referred to and summarized materials included in the record of this meeting. She discussed the content of the report which recommended turning the Metropolitan Arts Commission (MAC) into a regional program. She introduced Joyce Ashmanskas, Chair of the Regional Arts Council Transition Team, and Donna Milrany, Associate Director of MAC.

Ms. Ashmanskas spoke to converting MAC into a regional program. Ms. Milrany spoke to implementation strategy.

Councilor Washington questioned the, "saleability" of the arts plan. Ms. Ashmanskas said she felt the idea was saleable. She said availability to the regional needed to be marketed. She said the potential rewards of the program needed to be sold.

Ms. Erickson distributed a copy of a memorandum discussing the Facilities Funding Task Force work, a copy of which is included in the record of this meeting.

UNSCHEDULED ITEM - Resolution No. 92-1730, For the Purpose of Exempting an Agreement with Environetics, Inc. from Formal Bidding Requirements

Ms. Stevenson presented the staff report. She explained the resolution was before the Committee to allow Metro to purchase Steelcase panel systems for the Metro Regional Center. She said authorization to purchase from Washington County's preferred bidder list was requested. She noted Metro Code allowed Metro to purchase from the State of Oregon preferred bidder list without using the competitive bid process. Ms. Stevenson noted the wall system chosen was the least expensive.

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Chair McLain summarized the intent of the resolution. Ms. Stevenson discussed Washington County's process was very thorough. She noted the State of Oregon buys from the Washington County list.

Motion: Councilor Gronke moved to recommend Council adoption of the resolution.

Mr. Short suggested technical changes might need to be made to the resolution to bring the resolution into compliance with Metro Code and procedures. He requested General Counsel review the resolution prior to full Council consideration. The Committee concurred.

Vote: All those present voted aye. The vote was unanimous and the motion passed.

With no further business before the committee, Chair McLain adjourned the meeting at 5:30 p.m.

Respectfully Submitted,



Susan Recorder
Committee Clerk

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