

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

December 10, 1991  
Council Chamber

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 regular meeting to order at 4:05 p.m. and indicated the order of the agenda would be changed.

3. Consideration of Resolution No. 91-1539, For the Purpose of  
Confirming the Appointment of Clifford Carlsen to the  
Metropolitan Exposition-Recreation Commission

Don Rocks, Executive Assistant, presented his staff report. He noted Mr. Carlsen would be taking Ted Runstein's position on the MERC Commission. He noted Mr. Carlsen also served on the recent facilities study. He highly recommended the appointment of MR. Carlsen. He also noted Ron Kawamoto would be re-nominated to his position and the paperwork would be forthcoming. He then introduced Mr. Carlsen to the Committee.

Chair Knowles asked Mr. Carlsen to give his background qualifications. Mr. Carlsen said he had served the following positions: Portland Center for the Performing Arts Commissioner, Civic Auditorium Advisory Committee, Metro representative for negotiations with the City of Portland to consolidate facilities, and Chair of the Regional Facilities Public Policy Advisory Committee. He said his interests were in examining funding problems and alternatives to existing funding, and oversight of operations to include communication of information to Council and Executive Officer.

Councilor Buchanan asked Mr. Carlsen for elaboration of alternative funding. Mr. Carlsen responded by saying the Committee Report would include identification of problems. He said the report included how much funding was needed and areas funding was needed in. He said operation efficiency would be recommended. He said optional funding sources included: hotel/motel tax; admission or user fees for all facilities; general obligation bond to conduct capital improvements; and possibly income and sales tax alternatives. Councilor Buchanan asked about a ticket tax for the Trail Blazers. Mr. Carlsen said if the arena was paid for by the public, the Trail Blazers did not want to double tax the public by charging a ticket tax. Councilor Buchanan asked about Mr. Carlsen's position on the ticket outlet issue. Mr. Carlsen offered no opinion, stating he did not thoroughly understand the issues. Councilor Buchanan then asked about consolidation of the Expo Center into MERC. Mr. Carlsen said the Regional Facilities Public

Policy Advisory Committee proposal would likely indicate the consolidation will economically favorable.

Motion: Councilor Buchanan moved to recommend Council adopt Resolution No. 91-1539.

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

2. Consideration of Resolution No. 91-1538, For the Purpose of Awarding the Metro Headquarters Design/Build Contract to Hoffman Construction

Neil Saling, Regional Facilities Director, stated design/build contract selection was a prerequisite to closing and thus item two should be heard before item one.

Mr. Saling presented the staff report. He reviewed the process to arrive at the three competing teams. He said the submitted proposals were reviewed by a technical team and by a jury consisting of representatives of the Executive Officer, the Council, MERC, Department staff, and the architectural community. He said the jury recommended the team of Hoffman Construction and TVA/Cole Architects. He also noted that 70% of the voting employees selected the Hoffman model, though the jury did not know that until after they had made their choice. He said an internal advisory committee similar to the Convention Center Advisory Committee on Design and Construction will be established.

Mr. Saling introduced Wayne Drinkward of Hoffman Construction and Bob Thompson of TVA/Cole to discuss their proposal. Mr. Drinkward said their first decision was whether to do the project as a historic renovation. He said they decided against that because of cost. They wanted to reflect Metro's image as an open, accessible government by making the building open and accessible. He said they wanted to focus on the strong points of the existing structure: stair location, internal space, and the tower. He said the exterior would be replaced with new siding and increased windows and the tower would be converted to a lunchroom and conference room. He said the company will attempt to improve energy efficiency.

Councilor Buchanan asked where the entrances would be to the parking levels. Mr. Drinkward said they would be off Lloyd Blvd., in the area of the existing loading dock.

Councilor Gardner asked if the tower stairs had a functional slope. Mr. Thompson said they were functional. Councilor Gardner asked where the main entrance would be. Mr. Thompson said it would be on the north side of the building, adjacent to the Irving Street

courtyard. He said the main entrance would be a reception area, with Council Chamber access one level up. He said the design would eliminate public traffic to general office areas after regular business hours.

Councilor Gardner asked if the exterior brick siding would be new material. Mr. Thompson said the existing brick is soft and would not be able to be reused. Chair Knowles asked how much of the street level frontage was planned to be office space. Mr. Drinkward said the southwest corner would be active space and was designed as storefront. He said the rest of the Grand Avenue frontage was proposed as grills over the parking area. He said the City of Portland design review would likely request the parking area be encased in glass. Mr. Drinkward said they would probably choose to install glass to allow future expansion into office space.

Motion: Councilor Gardner moved to recommend Council adopt Resolution No. 91-1538.

Councilor Gardner asked Mr. Saling if the jury had identified items they wanted to modify following discussions with the designers. He asked if the process for modifications would be ongoing. Mr. Saling said the jury's issues had been pointed out to the design team, but that was as far as it had gone. Mr. Saling also confirmed that the timeline included several months of design development, both in terms of Metro's suggestions for modification and the City of Portland's design review process.

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

1. Consideration of Resolution No. 91-1537, For the Purpose of Authorizing the Closing of the Sale Agreement to Acquire the Sears Building and Adjacent Parking Garage

Mr. Saling presented his staff report. He outlined the process that had been used to arrive at Resolution No. 91-1537. He said three resolutions had been passed in October to commence the project: the Sale Agreement, payment of earnest money and authorization of the RFQ/RFP process.

He said a resolution in November authorized the purchase of the parking garage. He said the resolution would allow the Executive Officer to close the deal on the main building and the garage. He said the anticipated closing date was December 16, 1991. He noted title documents were being reviewed by General Counsel. He said interim parking agreements will be made with Pacific Development Incorporated, one for management of the parking structure and the

other for building security. He said demolition work and hazardous materials remediation work was being coordinated.

Councilor Gardner stated he would vote no on the resolution, for reasons that he has explained previously. Councilor McFarland said she would also vote no, unless her vote would prevent the resolution from going to the Council.

Motion: Councilor Bauer moved to recommend Council adopt Resolution No. 91-1537.

Vote: Councilors Bauer, Knowles and Buchanan voted aye. Councilors Gardner and McFarland voted nay. The vote was 3/2 and the motion passed.

6. Review of MERC Resolution No. 155

Jeff Blosser, Oregon Convention Center Director, reported that Resolution No. 155 would extend the current ticket agreement through December 31, 1991.

Mr. Blosser informed the Committee that ticket sales are currently handled by two different firms. He said the nature of the ticket sales varies greatly among facilities.

The Committee discussed the present ticket sale format and operations.

4. Review of Quarterly Reports - Zoo Department and Regional Facilities Department

5. Review of 5-year Financial Planning Historical Analyses for Zoo and Regional Facilities Departments - Phase II

Chair Knowles requested items four and five be presented in succession by each department director.

Sherry Sheng, Zoo Director, gave her quarterly report first. She noted the zoo attendance was above average for the quarter. She said revenues were up due to an increase in admission costs. She noted the increase in cost did not appear to affect attendance. She also noted operation costs were being closely monitored and controlled.

Councilor Gardner asked what work was being done on the master plan. Ms. Sheng said the master plan was being finalized and would be available in three months for review.

Ms. Sheng presented the 5-year financial planning report. She discussed the proposed direction of the Zoo to enrich the visitor

experience. She said the plan included continuation of scientific research to improve the animal environment. She indicated that without a new exhibit, the Zoo planned to introduce new events to raise revenues. Councilor Bauer noted he was pleased the price increase did not affect attendance.

Mr. Saling gave his quarterly report. He noted the department continued to work on the headquarters project, the Trail Blazer arena issue and the Convention Center construction closeout.

Mr. Saling distributed a handout to discuss 5-year financial planning, a copy of which is included in the record of this meeting. He said over the next 18 months, the headquarters project would consume staff time. He noted his handout contained a list of other projects the Council might consider over the next several years.

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

Respectfully Submitted,



Susan Lee  
Committee Clerk

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