



# Employee Express

May 1993

## From the executive officer

The move to our new building is complete and although some of us are still staring at boxes or wondering how, or if, to hang that favorite painting, others of us are completely settled in at work.

I'm sure the move into this building will be like moving into a new home or apartment – some things will work very well, some things – like the parking garage gates – will work sometimes, and some things may not work at all – like an ID card with numbers that haven't been programmed into the computer. One of your colleagues may be absent longer than usual looking for the coffee pot or copy machine, but they, too, will return in good time.

Be patient and everything will fall into place. Like moving into a new home, our regional government home is a place we can be proud of along with our pride in the work we are doing to maintain the livability of our region.

In many ways, our building is an example of our work – the built-in recyclable paper collection system, substantially reducing our use of electrical energy. We continue to practice what we preach.

The dedication of the Metro Regional Center and open house will be Friday, May 14. The formal dedication will be at 4 p.m., with refreshments and tours continuing until 6 o'clock. I hope you will invite your family and friends to join us in celebrating our new home and getting a first-hand look at the many interesting projects under way at Metro.

## May holiday

May 31 – Memorial Day

## 'Tis spring (even if it doesn't seem like it weather-wise)

Want to nip pesticides in the bud? Are the slugs munching your seedlings as soon as you turn your back? Aphids piercing and sucking your precious flowers? Those weeds have never grown so fast! What to do?!? Don't reach for the pesticides! Attend an Alternatives to Pesticides presentation and learn ways to manage these and other garden pest problems without toxic chemicals.

What: Alternatives to Pesticides presentation

When: Noon to 1 p.m. Wednesday, May 19 (bring your lunch)

Who: All Metro employees are invited. Seating is limited to 25, so please pre-register with Nancy Bond at ext. 1811.

If you miss this session, there are more workshops scheduled at different locations through the end of June. Give Nancy a call.



And while you're in the gardening mode, you can learn to compost at home, thanks to a series of workshops this month at Metro's home composting demonstration centers.

Two workshops are scheduled on each of the following Saturdays from 9:30 to 11 a.m. or 11 to 12:30 p.m.:

May 8 – Clackamas Community College, Oregon City

May 15 – Rock Creek campus, Portland Community College

May 22 – Mt. Hood Community College

The four demonstration sites feature 13 active residential-scale composting systems. (The fourth site is at Fulton Park in Southwest Portland.)

Four workshops are also scheduled in June.

To register or for more information, call Metro Recycling Information at 234-4000.

Treat spring fever with a Greenspaces Trip Into Nature.

May's featured trip is an easy 1 mile, two-hour hike through Oxbow Park. There's no charge, but parking is \$2. Meet behind the main office at 2 p.m. at the park, 3010 SE Oxbow Parkway, Gresham. Other activities this month include canoe trips on Salmon Creek and Smith and Bybee lakes, storm drain stenciling and a walk in Oaks Bottom and antique shopping.

For more information about other Trips Into Nature or a brochure, call Eric Sample at 22-GREEN (224-7336).

## Staff changes \*

**Metro Center, scalehouses, zoo**

### Arrivals

**Zoo:** Allen Faigin, food service/retail coordinator; Gordy Davis, gardener I

**Solid Waste:** Stanley Krajewski, Raimunda Darnell, Anne Gale, Lindybeth Wilkin, Ricky Perreault, Paul John, William Jemison, Ken Kraft, Ken Walden, Andrew Staab, hazardous waste technicians

**Planning:** Allison Dobbins, assistant transportation planner; Stuart Todd, assistant regional planner

### Promotions

**FMI:** Delores Cuie, accounting clerk II; Jodie Nilsen, lead accounting clerk

**Solid Waste:** Karen Green, administrative assistant; Eric Koellner, Calvin Williams, hazardous waste technicians

### Departures

**RIC:** Shelly Pozzi, program assistant II

**Planning:** Amy Norris, associate transportation planner

## METRO ERC

### Arrivals

Richard Selway, Lynn Sager, Paola Lamorticella, John Olivastro, Marilyn Wright, Jeff Probasco, J. Scott Richmond, stagehands; Jim Waki, purchasing coordinator

### Departures

Patricia Kemmer, OCC event custodian; Randy Lee, Regina Chilson, Marc Manley, Sherry Paulson, ushers; James Deacon, Matthew Hald, event security agents

## 'Earth-Wise' nominees sought

Metro has established a new program to recognize businesses that have committed to reducing waste, recycling and using recycled products. The Earth-Wise Business program is open to businesses of all sizes in Clackamas, Multnomah and Washington counties.

To be considered, businesses must submit an application that includes descriptions of the company's environmental or solid waste management policy, recycling and waste reduction program, and recycled product purchases. Applications are reviewed monthly. Businesses that qualify receive an Earth-Wise Business certificate, window sticker and recognition in publicity efforts. Charter Earth-Wise Businesses are Bank of America, First Interstate Bank, Fred Meyer, Portland General Electric and PayLess.

Applications and additional information are available from Metro Recycling Information.

The Earth-Wise Business program is part of Metro's effort to encourage businesses to minimize waste, recycle and buy recycled products.

## PERS statement due soon

**Q. When are we going to get our annual PERS statement?**

**A.** They have been delivered and will be attached to your May 6 paycheck.

**Q. When are we going to get our 401(k) quarterly statements?**

**A.** They also have been delivered and will be distributed during the week of May 3.

**Q. I'm thinking about changing to Kaiser during open enrollment, but was wondering if you actually can select a personal physician, or do you just end up with any physician that happens to have room for more patients?**

**A.** Actually, you are encouraged to choose a personal physician from Kaiser's internal medicine, pediatric or family practice areas before care is needed. I have a directory called "The Physicians of Kaiser Permanente" that you're welcome to review when pre-screening a potential physician. The directory contains photos of all physicians, their level of education and schools attended, where they did their residency, areas of board certification, teaching affiliations, memberships in medical societies and professional fellowships.

— Sarah Keele

## Household hazardous waste facility celebrates first year

Metro's household hazardous waste facility has celebrated its first birthday – and what a busy year it has been.

During that time, more than 12,000 metro-area residents brought in 420 tons of hazardous household products.

More than half of the material that is collected is recycled or reused. Solvents from oil-based paint are bulked for fuel blending, solids are thermally reprocessed for reuse in paint, cleaning supplies are distributed by local social service agencies, fertilizers are given to garden clubs and all metal and cardboard is recycled. Some 1,300 pounds of reusable products have been distributed to social service agencies and community projects. About 12,000 gallons of latex paint were recycled or reprocessed through an innovative program. Some reprocessed paint was used at the Metro Regional Center.

The facility is located at Metro South Station, 2001 Washington, Oregon City. Hours are 9 a.m. to 4 p.m. Thursday through Saturday. Metro's second household hazardous waste facility will open later this year at Metro Central.

## Catch the zoo in bloom

Mother's Day is Sunday, May 9, and if you're stuck for something to do, head up to the zoo for ZooBloom. ZooBloom, a new event this year, ends a three-week run with its grand finale on Mother's Day.

In addition to thousands of bulbs, trees and shrubs in bloom, there are demonstrations, displays and other activities.

The ZooBloom tea room is open from 2 to 4 p.m. daily, serving traditional British tea, finger sandwiches and assorted pastries.

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**Contributors: Lisa Creel, Sarah Keele, Shella Springer**



196M Building  
4.8MM GARAGE



METRO

- SPACE & Growth
- SAVE 50M over 30 years
- GOOD LONG TERM

GUEST PASS

*John Dorton*  
*Jim Gaddard*

5342  
DATE: 250 - 300 people  
May 11, 1993  
TO: Metro Department Heads  
FROM: Rena Cusma, Executive Officer  
RE: Metro Regional Center Open House  
Friday, May 14, 1993, 3 p.m. to 6 p.m.

The Metro Regional Center Open House will be this Friday, May 14, from 3 p.m. to 6 p.m. The schedule will include a reception in the Council Chamber Annex from 3 p.m. to 4 p.m. for elected officials, and members of boards and commissions of Metro, or advisory or regulatory groups who work with Metro. I hope you will join us at the reception and take the opportunity to personally welcome our regional colleagues to our new headquarters.

The official ribbon cutting will be at 4 p.m. at the north plaza entrance of the building. The short program will include a few brief comments by myself and introductions of key people involved in the project and introduction by Presiding Officer Judy Wyers of key elected officials. Metro Councilor Jim Gardiner will introduce artists Anne Storrs and Dave Bales who created the north plaza mosaic and Lonnie Feather who designed the glass murals. The artists may then say a few words.

Following the short ceremony, limited tours of the building will be given in groups of 10 people each. The tour will cover the main public areas and will also include the tower conference room. Visitors will not be allowed to wander randomly through the building and we will have additional security guards on duty during the open house.

To make this a success, we need the help and participation of all Metro employees. To assist us during this event could you please designate two staff people who will act as hosts for your department from 4 p.m. to 6 p.m. and be in your area to greet visitors and answer questions. You may want to include several of your employees, serving as hosts in shifts. Please give the names of your department hosts to Rick Bullock at Extension 1800 by Thursday, May 13, at 4 p.m.

Remind all employees to lock their desks or put valuables out of sight during the open house.

Thank you for your help and if you have any questions or suggestions, please contact Merrie Waylett at Ext. 1790.

BUILDING TOUR  
14 MAY 1993

<u>Stop #</u>	<u>Location</u>	<u>Comments</u>
1.	Reception Desk	General background; cost; square footage; design/build concept; parking
2.	Recycling Display	"Resourceful Renovation"; 1% for Art
3.	Data Resource Center	Office characteristics; "T-bone" panels
4.	Childcare Center	Turn over to Berit or Center Director
5.	Recycling Chutes	Unique at Metro; constructed in old boiler flue
6.	Roof Annex	Use of space; converted from old mechanical space; ADA measures
7.	Planning	Typical large office; panels and ergonomic chairs new; furniture from old Metro Center
8.	Recycling Info. Center	Mission of RIC; ceiling pattern; elevator required to make use of Tower
9.	Tower Conference Room	Use of existing building; earthquake bracing; tank for old fire fighting system
10.	Employee Break Room (4th floor)	Use of tower key in team selection; outside break area
11.	Executive Mgmt. Suite (Rena's Ofc.)	Metro only government of its kind; new charter; elections next year; energy program
12.	Council Staff	Councilor work areas; Council composition
13.	Council Chamber	Expansion capability; TV mounts; help for hearing impaired
14.	Plaza View	Plaza artwork; commercial opportunity (kiosk); parking garage
15.	Reception Desk	Questions



**METRO**

DATE: JANUARY 6, 1994  
TO: METRO EMPLOYEES  
FROM: RENA CUSMA, EXECUTIVE OFFICER  
REGARDING: ALL STAFF MEETING, METRO REGIONAL CENTER,  
10:00 A.M. MONDAY, JANUARY 10, 1994

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IT'S TIME FOR US TO TALK AGAIN. NOT ONLY IS IT TIME, BUT MANY OF YOU MAY HAVE SEEN--AND MOST OF YOU CERTAINLY NOW KNOW --THAT KPTV CHANNEL 12 RECENTLY AIRED A PARTICULARLY SLASHING SEGMENT ABOUT METRO'S NEW HOME.

ATTACHED IS A RESPONSE I AM CONSIDERING SENDING TO THE PRINT MEDIA AT A MINIMUM. YOU MAY BE INTEREST. AND YOU TOO MAY HAVE QUESTIONS ON THIS AND OTHER SUBJECTS. YES, WE CAN TALK.

## IN MY OPINION

Let me start with the basic question; Why did Metro build a regional government center? The question is topical because previous balanced media coverage was eclipsed by a television report in which balance, fact and perspective were abandoned in the hot rush for the big expose' that is not there.

Metro, which manages solid waste, urban growth, transportation planning, the zoo, convention, trade and spectator facilities and more, recently built the Metro Regional Center and vacated its old quarters with time remaining on the lease. That lease was to expire in 1996. One floor of a neighboring office building had been rented for nearly two years to house Metro functions. Lease and rent payments bought nothing for the region's taxpayers and would only rise to inflate future space costs.

Physical problems with the building and its major systems were continuous. Metro was financially responsible for anything that might go wrong, including replacement. Meeting room space and visitor parking were totally inadequate to house Metro's high volume of citizen and governmental advisory and policy committee meetings and the visitors from throughout the region who attend.

Why did Metro select the vacant Sears Building site at 600 N.E. Grand Avenue? Metro is now easily reached from all parts of the region by public or private transportation. A 485 space attached parking garage (much of it revenue producing and leased to state office building employees) not only accomodates Metro visitors, but serves as back-up paid parking for the Oregon Convention Center; which will become even more important when future convention center expansion reduces on site parking.

Renovating the dead landmark Sears building was a commitment to revitalizing the near east side and a stimulus to economic development within the Local Improvement District created around the convention center. We took a risk with a 8 year boarded-up neighborhood blight and won.

Demolition and construction broke new ground in salvaging and reuse of removed building material and for incorporating recycled materials into the new structure. Metro--practicing what it preaches--won national awards for this model of construction recycling and reuse and energy efficiency.

Is the Metro Regional Center "posh" and a "Taj Mahal" as a few have chosen to describe the finished product? Total silliness. Buzz words intended to elicit a reaction. A nice building that has won architectural recognition; yes. Just like Metro's Oregon Convention Center. Buildings that house our major public institutions reflect not only those institutions, but the values of the larger community. That does not mean build grandly, but it does mean build well. These works will be on the landscape for 50-75 years.



Who does the Metro Regional Center serve? A central two floor skylit public entry is flanked by 10 glassed meeting rooms. Metro's reservation system records 820 meetings hosted and held in November and December alone. If this isn't participatory government, what is? Staff working space is clean and adequate; nothing more. It's a public building. Open to scrutiny. Visits are encouraged.

Yes, the new building came at a price. The inability to lease Metro's vacated space is one of them. Diligent efforts to sign a large replacement tenant were not successful. Leasing efforts re-focused on multiple tenants which together could near-fill the building. Until it became clear that 2 1/2 years of remaining lease life was too little to attract tenants. We were advised to extend the lease another 2 1/2 years in order to offer 5 year terms.

In the process, the lease extension idea was not communicated early enough or clearly enough. It struck a majority of Metro Councilors as an unwelcome surprise. The council voted down the lease extension that would have cleared the way to sign leases negotiated with prospective tenants. And for that mis-understanding or mis-communication or however one may characterize it, a very good man paid the high price of resignation and I regret his loss.

The old leased quarters will cost Metro up to \$800,000, worst case scenario. That is the down side. If there is an up side, it is that Metro took advantage of market conditions to refinance its construction bonds. Our financial management will save the taxpayers some \$1.4 million over the life of the bonds. The market conditions that allowed Metro to achieve that savings are the same market conditions that produced a soft real estate market with too many buildings chasing too few tenants expecting too many competitive inducements. It would have been nice to win on both ends of the deal, but we did not.

I believe Metro did the right thing for the right reasons. We took the long view and that is appropriate. I too would have preferred to see events unfold a bit differently, but the basic decision to build the Metro Regional Center was sound. Time and subsequent judgments will affirm that decision. It was taken in the public interest and it will produce substantial savings.

Rena Cusma  
Executive Officer  
Metro