

# **Metro**

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**Metro**

## **Minutes**

**Thursday, May 11, 2017**

**3:00 PM**

**Metro Regional Center, Council Chamber**

**Council work session**

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**3:00 Call to Order and Roll Call**

**Councilors Present:** Council President Tom Hughes and Councilors Bob Stacey, Sam Chase, Craig Dirksen, Shirley Craddick, and Carlotta Collette

**Councilors Excused:** Kathryn Harrington

Council President Tom Hughes called the Metro Council work session to order at 3:35 p.m.

**3:05 Chief Operating Officer Communication**

There was none.

**Work Session Topics:**

3:10 Expanding the Charge of the Natural Areas Bond Performance Oversight Committee

Mr. Eric Nelson, Recruitment Analyst, stated that the code for the Natural Areas Performance Oversight Committee called for the committee to dissolve on July 1, 2017. He informed the Council that the committee needed to remain in place beyond that date as the work was not yet complete. Ms. Heather Nelson Kent, Parks and Nature Program Manager, explained to the Council the proposed course of action: eliminate the Capital Grant Review Committee and expand the scope of the Natural Areas Performance Oversight Committee to include capital project oversight.

***Council Discussion:***

Councilor Craddick inquired about the kinds of expertise that would be needed on the new committee. Ms. Nelson Kent stated that there was a need to expand expertise related to capital development and park planning. Mr. Nelson added that language in the code pertaining to desired qualifications for committee members was currently broad, and that some newly recruited members had significant experience on capital projects. Councilor Craddick suggested that the Oregon Zoo Bond Citizens' Oversight Committee be used as

a reference for work related to capital projects. Mr. Nelson acknowledged the Oregon Zoo Bond Citizens' Oversight Committee's reputation for excellence, and stated that they planned to model the reformed Natural Areas Performance Oversight Committee's work on that of the Zoo Bond committee.

3:30 RFP Process for a CM/GC Contract for the Phase 1 Riverwalk Project

Ms. Lisa Goorjian, Parks and Nature Program Manager and Willamette Falls Legacy Project sponsor, introduced the discussion of the procurement method for Riverwalk project construction. Ms. Goorjian noted that the Riverwalk project team felt that the project was a good candidate for a Construction Manager/General Contractor (CM/GC) procurement process. Ms. Alex Gilbertson, Project Manager for the Riverwalk portion of the Willamette Falls Legacy Project, explained the project background. She stated that Metro, Oregon City, Clackamas County, and the state of Oregon formed a public partnership in September 2014, and that an intergovernmental agreement (IGA) formally established the project partners in July 2016. Ms. Gilbertson informed the Council that Riverwalk design had been underway since February 2015, the final design would be complete in June 2017, and phase one construction would begin in mid-2018. Ms. Gilbertson provided an overview of the Riverwalk budget. The budget included 5 million dollars from the Metro natural areas bond, 12.5 million dollars from the state of Oregon, 8 million dollars from private fundraising, and 1.2 million dollars from Oregon City, Clackamas County, and the property owner. Ms. Gilbertson stated that, based on previous Metro projects, the project team believed that bringing a contractor into the process during the design phase would provide a better end product, as well as reduce costs and schedule delays. Ms. Gilbertson provided other examples of Metro projects that successfully utilized alternative contracting methods, including the Oregon Convention Center Plaza and various Oregon Zoo habitats. Ms. Gilbertson declared that a competitive request

for proposal (RFP) was preferred, as it would consider contractor cost, experience, and qualification, whereas a request for bid (RFB) would award a contract based solely on the lowest bid price. Ms. Gilbertson noted that the project team was working with Ms. Gabriele Schuster, Metro Procurement Manager, and the Diversity, Equity, and Inclusion team to integrate certification from the Office for Business Inclusion and Diversity into the RFP. Ms. Gilbertson highlighted that post-project evaluation would include examining the actual versus estimated project cost, the number of project change orders, a narrative description of successes and failures, and an objective assessment of the use of an alternative procurement process.

***Council Discussion:***

Councilor Collette noted that Metro could only develop a CM/CG contract based on the amount of money currently in the agency's possession, and asked about the process for funds that were obtained later. Councilor Stacey acknowledged the complicated nature of the project. Councilor Craddick asked how much money was left to be raised by the Friends of Willamette Falls group in order to reach the 8 million dollar target. Councilor Collette informed the Council that the Friends of Willamette Falls group had 180 thousand dollars and was seeking 5 million additional grant dollars. Councilor Craddick clarified that the work being planned was based on money in Metro's possession, but that the design allowed for the addition of other projects as more money became available. Councilor Collette reminded the Council that project design reveal would take place on June 3 at the Oregon Museum of Science and Industry.

**4:00 Councilor Communication**

There was none.

**4:30 Adjourn**

Seeing no further business, Council President Tom Hughes

adjourned the Metro Council work session at 4:01 p.m.

Respectfully submitted,

Taylor Unterberg, Council Policy Assistant