

MINUTES  
LANE TRANSIT DISTRICT  
FACILITIES COMMITTEE  
November 12, 1986

The District's Facility Committee met on Wednesday, November 12, at 6:00 p.m. at the Red Lion.

Present:

Board Members:	Janet Calvert Janice Eberly Gus Pusateri
Staff Members:	Phyllis Loobey Mark Pangborn Stefano Viggiano Ed Bergeron Eileen Mugglewortz, Recording Secretary
Consultant:	Eric Gunderson
Absent:	Jim Ivory Bruce Hall

Janet Calvert brought the meeting to order. She asked the Committee for additions or corrections to the minutes from the September 9 meeting. Gus Pusateri stated that he did not recall endorsing the open vs. private offices at a 50/50 split, as stated in the minutes, but rather at the original ratio presented by staff of 56 percent open offices vs. 44 percent closed offices. The minutes were approved with the inclusion of this correction.

Stef gave the Committee an overview of what the Board will be addressing at the November 19 board meeting. He reviewed a chart outlining the timeframe and decision-making points that the process involves. He stated that the schematic design is a very important phase of the project and will determine how well the facility will work, and told the Committee that staff is asking the Facilities Committee for approval of the schematic design at this point. Stef stated that an updated estimate of project costs is provided in the agenda material, which is the first cost estimate done since April 1985. He pointed out that Board action will be requested on November 19 for approval of the schematic design and current budget. On January 21, the Board will discuss proceeding with the site purchase, and on April 15 on approval of the Section 3 Grant. The District has already submitted a Section 3 grant, but by April 1987 a final figure must be given to UMTA stating exactly how much Section 3 money will actually be needed. After that point, the indication was that additional funds will not be available, should they be needed.

Gus Pusateri asked Stef if the District were seriously looking at any other sites than Glenwood at this time. Stef told the Committee that

presently the Glenwood site was the only site being considered. Any of the other site options would be much more expensive.

Stef then updated the Committee on the land acquisition. He stated that the property appraisals are not expected to be completed until mid-December. He told the Committee that one of the main recommendations of the value engineers was to eliminate the fueling-in-place concept. Upon further consideration, this set-up did not prove to be cost-effective in capital or operational costs for several reasons: the added capital costs of covered walk-ways; the new environmental regulations affecting fuel tank containment which would make the piping required much more expensive; and the increased paving costs due to widened bus parking spaces to accommodate bus operators while backing buses into parking spaces. He further explained that fueling-in-place is a relatively new concept for transit. Phyllis added that this type of set-up is complicated by the need to store many different kinds of fuels and fluids, which have varying viscosity rates.

Gus Pusateri asked if liability insurance rates were increased for fueling-in-place set-ups because of the number of fuel nozzles and the possibility of spills or accidents. Stef stated that this would probably be true, and Phyllis added that containment basins are required to anticipate spills at every fueling location, which also adds to capital costs. Mr. Pusateri then asked if the District had talked with any other transit properties who have the fueling-in-place system. Phyllis replied that Benjamin Franklin Transit in Tri-Cities, Washington and a few properties in the mid-west use this type of system. The thought of other properties was that the District should look very closely at fueling-in-place.

Stef explained that, because of the decision to change the fueling-in-place option, it was necessary to go back and review the schematic design. This change affected several other operations, i.e., farebox removal and the additional amount of bus movement, thus increasing noise levels. Stef reminded the Committee that residential areas have stringent noise restraints and the additional movement of buses between 10 p.m. and 7:00 a.m. could generate too much noise as indicated by the environmental assessment. An accoustical engineer was called in and his recommendation was to move the entire site to the west, thus mitigating the distance between the residential property and the bus parking area. Possible solutions include either using the original plan to use the drive-in parcel with access across Spicer property directly west of the drive-in to Glenwood Boulevard, or to move the entire site approximately 250 feet to the west, which would mean that the District would have to purchase about two-thirds of the Moyer property and most of the Spicer property. Stef stated that the accoustical engineer had stated that he thought this was the only way to mitigate the noise impacts; the District had asked him to look at what exactly it would take to stay on the Moyer property. It appears that the District would have to build a wall high enough to buffer the noise; the question is whether the District would want to from an aesthetic standpoint and a cost standpoint. Stef reiterated that these are the two primary sites being considered.

Stef told the Committee that in January a recommendation will be presented to the Facilities Committee as to which site seems to be the best. Factors involved which will have a bearing on the site decision include operational considerations, addressing how well the site operates for District needs (i.e., access points available to the site); land costs, once the appraisals are completed; site development costs (i.e., noise barriers); and property owner acceptance. Property owner acceptance is much more subjective; how receptive the property owners are to either of the two proposed site options. Stef told the Committee that the indication from Mr. Moyer is that he is receptive to sell; the indications from Mr. Spicer is that he is not. Mr. Moyer would prefer to sell all of the land, not just the two-thirds required in the current plans. Stef stated that he had talked with the District's attorney, and the District does have the right to condemn property, as it is in our enabling legislation. A court would assume we did have this right, and the only issue that could be contested in court would be the price. Stef explained that there is a rigorous system for determining what the land value is, and the court would be used to determine true market value. The price of the land would be the only issue the court would address. For the District, this means that, if we choose a site and are willing to go through condemnation proceeding, we can be confident that we will have that site.

Janet Calvert asked how useable the remaining Moyer property would be for anyone. Stef stated that the main problem was that whoever did purchase the property would have to be fairly quiet because of the noise restraints. Eric stated that the noise restrictions are less strict during the day time, and the problem faced by the District was the increased noise level between 10:00 p.m. and 7:00 a.m. Janet then asked if this strip of land would be of any use to the District. Stef stated that we could expand on this land as long as we could mitigate the noise levels, but the problem was that UMTA will only pay for enough land acceptable for the site plan, and the District would probably end up paying for it with its own funds. Mr. Moyer's attorney had suggested that the District buy all of the land and sell the property at a later date.

Janice Eberly stated that it seemed the District is looking at January as a timeline for acquiring either site, and that an important criteria in the decision making is how much money really goes into building sound barriers. Mark gave an example that, in the site plan showing the facility close to Glenwood Boulevard, would require a 6-foot sound barrier, and the District could excavate the site and create a 6-foot earth berm. This would be cheaper since the fill dirt would not have to be removed from the site. On the other site option, the District would be required to put up a 11-foot wall. Eric addressed questions from Janice about the areas that would require berms and pointed these out on the site drawings. Janice asked the Committee about the strip of land of the Moyer property that would be left and asked if the Committee would want to consider doing something with this property for the community. She stated that she felt that the public relations and end costs for the District need to be considered, and asked the Committee how they felt about it.

Gus Pusateri stated that it seemed it would be easier to put that package together, even though initial costs would be a little more, since the District had originally proposed to purchase all of the Moyer property. He stated that it seemed that the only problem with buying the Spicer land could be the purchase. Mark told the Committee that tax advantages exist for property owners whose land is condemned and that for bargaining and tax purposes, Moyer may require the District to condemn the land, even though it may not prove necessary to go through the whole process. Mark stated that we may be looking at condemnation in either case, just because it is an advantage to the seller.

Janice Eberly asked if there were a way to find out about the dump, and that it seems that Mr. Spicer wants to hold on to the site considered by the District. Mark stated that he wants to hold on to all of the property because it was a family homestead, as well as the currently existing depressed land sales.

Janet Calvert asked that, if the District used the condemnation right, UMTA would pay the total amount, so there is no cost advantage to the District, but is rather a public relation issue. Mark answered that this were true, and it may be a little more expensive largely due to the expense of court costs and reiterated how few condemnation cases actually do go to court for this cost reason. He further stated that it had also been discussed to leave the strip of land in its natural state or landscaped. He reminded the Committee that the District could also sell the land in 10-15 years, which could be much more valuable to the District at that time.

Phyllis stated that the building of the new facility in the Glenwood area has got to have a significant impact on area land values. Mark added that the community has reacted very favorably to the District and that it is viewed as an improvement to the area.

Janet Calvert asked when the Highway Department will be conducting the appraisal. Stef answered that they have been very slow, and changing what initially was to be appraised has slowed it down even further. Two separate appraisals will be performed by December 15. He explained to the Committee that two appraisals will be conducted by private appraisers and then these will be reviewed by the Highway Division to determine market value. Gus Pusateri asked if they will be appraising the whole site or the proposed site. Stef answered that they will appraise the proposed site but information will be available that will allow the District to determine additional costs of each. The Spicer property will be appraised separately from the Moyer property.

Phyllis asked, since the accoustical engineers have determined that we will be required to build noise barriers if we stay entirely on the Moyer property, when do they check the noise levels since varying traffic patterns affect these levels. Eric responded that most of the ambient noise is generated from the freeway. The difficulty is that the District had very little margin to work with in increasing noise as mandated by city codes and the DEQ.

Janet Calvert asked if any decisions made on the design of the facility would be affected by the site substantially. Eric responded that some additional design work would be required, due to issues involving the layout of the facility on the property and access to the property.

After a short break, the Committee discussed the schematic design of the facility.

Janet Calvert asked if the \$7.9 million approved by the Board in April 1985 didn't include the land acquisition, and stated that she thought it had. Mark replied that it did not, which was an error resulting from the District and the architect using two different sets of figures.

Gus Pusateri stated that he felt it appeared the Committee was being asked for approval on major issues which still held so many variables. Stef responded this seemed true, since there are many things in the beginning stages that will change, but if the District did wait until all the variables were certain, it would greatly delay the process. He stated that at this point, the District is looking for some indication that the design and cost is reasonable, and that we should proceed ahead. He added that, as far as the design itself, the site layout will be affected by proposed site changes, but the buildings will be identical.

Stef reviewed the process that led up to the current status of the project. He told the Committee that it had been hoped that UMTA's review would have been approved before tonight's meeting, but it did not occur. Stef added that, since it is not certain what changes UMTA will recommend, any major changes will be brought back to the Committee for discussion, staff suggested that any minor changes be incorporated into the plans and discussed at the next Facilities Committee meeting.

Eric Gunderson then distributed an attachment containing budget estimates with additional costs. Stef stated that the budget information in the agenda packet contains only construction costs.

Janet Calvert asked about the \$410,000 figure listed for property and whether this figure was an estimate. Stef responded that this figure had been developed in April 1985 and no updated figures were available at this time.

Eric told the Committee of the review process and the affect of the reviews on the design process. He stated that most of the major changes resulted from the reconsideration of fueling-in-place, and the need to change lay-out of the buildings due to noise restraints.

Gus Pusateri asked about the possibility of moving the Maintenance Building from the west side of the site to the east side. Eric answered that this was not possible due to the amount of noise generated by the Maintenance Building, both during the day and during the night. Mr. Pusateri asked if the doors to the Maintenance Building were closed, and Tim responded that they are generally open. Stef added that the Maintenance Building is not air conditioned, and the open doors adds to better air circulation. Eric stated that the noise levels and the farebox

collection access are the two factors which led to moving the facility to the west. Utility hook-ups are also more accessible, and access from Franklin Blvd. is more readily available. Mr. Pusateri asked if it were better to have buses enter on the west side and leave from the north side, since it appears there could be problems with congestion. Eric responded that, since arrival and departure times vary, this type of difficulty would not occur. Eric stated that very good supervision is afforded by having the gate entry. He stated that he felt very confident in recommending this site to the Committee, and felt it was functionally and economically the best choice.

Janet Calvert asked about the difficulty of the bus operators backing out of the parking stalls when leaving the property. Eric told the Committee that, after the buses are fueled, a General Service Worker backs the bus back into the parking stall.

Gus Pusateri asked why this design lay-out hadn't been considered earlier. Stef stated that initially the design would have required dealing with only one property owner, and also the District was not aware of the noise level problems that would have to be addressed. Additionally, Eric stated that the fueling-in-place changes affected the lay-out.

Eric reviewed the key features of the site plans and the recommendations of the value engineers. These included the deletion of the fueling-in-place plan and the deletion of one of six fuel storage tanks. He stated that substantial cuts had been made in the square footage in the Maintenance Building by deleting the paint booth, which will be done by outside providers, a reduction in the size of the parts storage room, and the bus bays have been made narrower. The value engineers had recommended deleting bus bay spaces to accommodate articulated buses. The plans were modified to reduce square footage for the bus bays, but the facility could service articulated equipment, but with a little less convenience.

Eric discussed the three main areas of the administrative facility (administrative, transportation/bus operators' area, and the night lobby). He described the layout and location of specific functions, and told the Committee that approximately 600 square feet had been cut from the original administration facility. Janet Calvert asked if a courtyard had been in the original design. Eric answered that it had been.

Phyllis stated that one of the issues raised by the value engineers was that they felt the size of the offices was too large. This was checked into and determined that, after reviewing space needs, they were in fact not too large. Janet Calvert asked what the size was of the average office and Eric stated they are 10' x 14', which is standard. Gus Pusateri asked what the value engineers had recommended, and Eric stated that their recommendation had been 10' x 12'. Phyllis told the Committee that several workareas are smaller than this, thus office size averages out.

Tim told the Committee that he had recently visited a maintenance facility that did not have a courtyard. He stated that he felt the courtyard would make a big difference in eliminating a "maze" effect that results in many large facilities.

Gus Pusateri asked if the courtyard would be landscaped. Eric responded that this level of detail had not been determined, but he anticipated that approximately 50 percent would be paved, accommodating picnic tables and walk-ways, and the remainder would be greenery. He further stated that the courtyard very efficiently allows light access into the building.

Janet Calvert asked about the intended design for the roof. Eric stated that his preference would be for the roof to be sloped, since they are cheaper and easier to maintain. He told the Committee that the trade-off with a sloped roof is that it creates excess volume, and it will probably have a very low slope. A number of alternatives will be presented to the Committee for consideration.

Eric then discussed the revised project budget with the Committee. He told them that the summary of costs they had received at the last meeting was prior to the value engineer's recommendations. Since that time construction costs have been updated and he reviewed a chart showing the total facility costs. The chart outlined the budget approved by the Board in April 1985 and the current budget estimate. Eric discussed the itemized areas and why the costs had increased. He stated that serious efforts to manage the costs have been taken, and staff will continue to do so.

Gus Pusateri asked whether or not the market adjustment factor shouldn't be a part of the contingency. Eric stated that it could, but that the budget figures come out about the same. Mark added that as we progress with the project, we can be more specific about the contingencies for the unknown factors, but the market adjustment factor will probably not be changing. He stated that the U of O, Sacred Heart, and EWEB all have major construction projects planned, which means that building costs will be less competitive. By 1987, \$100 million in construction projects are forecast for the area.

Janet Calvert stated that she had some concerns since the original estimate approved by the Board was \$7.9, which she realizes now to have been only facility cost, and stated that she felt it would be a big jolt for the Board to see the \$3 million increase.

Gus Pusateri stated that he felt the Board would probably say that the building was fancy, and questioned whether the District really needed such a facility.

Phyllis asked the Committee members present what they felt of the proposed design. She stated public buildings immediately become suspect, and that the public does not view buildings in the same light between private and public structures; i.e., savings in operating costs. Phyllis used the example of the Parkway Station roof, which was construed as costly and unnecessary, and proved to be very cost-efficient for the District.

Eric stated that his firm has been involved with many public agencies, and that he has never been involved in a project that was so carefully reviewed by a client. He stated that it had been a very

involved process checking the true needs of the District, and he felt that the proposed design was not extravagant at all.

Janet Calvert asked if it could be expected that costs would increase by \$1 million between now and the time of construction. Eric answered that he hoped not, and that he felt staff had a much more thorough handle on anticipated costs now.

Tim stated that he would like to point out that, while it is a large capital investment, the productivity of employees and operating costs are directly connected to the quality of the facility.

Gus Pusateri stated that while this may be true, the public had reacted negatively to spending funds on the Parkway Station, and the Board will have to justify to the public why the District is spending \$11-\$12 million on a facility.

Janice Eberly stated that the Board will have to be able to explain why this amount of money was spent on a facility, but also it will be necessary to clearly define how the facility will be paid for.

Tim stated that a great deal of scrutiny had been given the project right along, by the value engineers, the peer group review, and by staff and the Facilities Committee. These groups gave lengthy justifications and considerations to the design needs. He stated that he felt this process has been going on and we will be able to answer these questions when they come up.

Janice Eberly stated that people ask very basic questions and the Committee needs to be ready and know the answers to some very hard questions by the public. The public will most be interested in knowing why the District needs the building and what is wrong with the building they currently have. She felt that the basic questions from the public will be how is the facility going to be paid for and why do we need it.

Janet Calvert stated that most people do not recognize or see a need for the facility or recognize that it will be more efficient.

Phyllis stated an important factor to remember is that a number of things done by the District are not necessarily reducing costs, but are dampening costs over time.

Tim stated that people are going to come to an awareness at different stages, and that many questions will be very basic, and the District will need to be ready to address these.

Janet Calvert stated that the Committee needs to come to a decision if they are going to recommend acceptance to the Board of the schematic design and budget. She added that the Board has also not had the background information available to the Committee. Phyllis asked if it would help if the cost of items the District could control were separated, since the chart presented does not give the Board a full sense of what has occurred specifically.



Janet Eberly stated that a breakdown of what has occurred since the April 1985 Board of \$7.9 million would be very helpful.

Gus Pusateri stated that there seemed to be four items that need to be addressed; site work, equipment and furnishings, and the two unknowns, contingency and market adjustment. These four items add up to approximately \$1 million, and he stated that, if these figures are reasonable, he felt more clarification was necessary. He further stated that he felt the Board may not have approved the project in 1985 if they had realized the amount of money, since the land acquisition was not in the figure.

Janet stated that it is not the amount of change; it is the fact that the approval in 1985 had been without the land acquisition. She stated that she had no problem with the schematic design, but felt she would like to see more discussion on the budget.

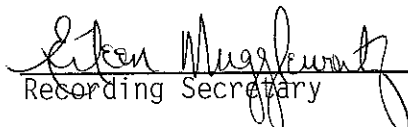
Phyllis stated that it was imperative that the Facility Committee recommendation be strongly based to the Board.

Mark stated that the Committee's feelings might be reflective of how the full Board would feel, and that they would want to go through the project budgets.

Janet Eberly recommended bringing the Board up-to-date with the schematic design changes and reconvene at a time to review budget considerations. Gus agreed that this was necessary.

The Facility Committee agreed to meet on December 2 to further discuss the project budget.

Janet Calvert told those present that, in spite of the delays and discussions at tonight's meeting, she felt that Eric had done a terrific job.

  
Recording Secretary