

MINUTES OF FACILITIES COMMITTEE MEETING
LANE TRANSIT DISTRICT BOARD OF DIRECTORS

MARCH 31, 1987

Pursuant to notice given to the Register-Guard for publication on March 27, 1987, the Facilities Committee of the Board of Directors of Lane Transit District met on Tuesday, March 31, 1987, at 12:00 noon at the District offices at 1944 West 8th in Eugene, Oregon.

Present:

Board Members:	Janet Calvert Janice Eberly Gus Pusateri
Community Representative:	Bruce Hall
Staff Members:	Phyllis Loobey Stefano Viggiano Ed Bergeron Shannon Evonuk, Recording Secretary
Consultant:	Eric Gunderson
District Legal Counsel:	Richard Bryson

Absent:

Community Representative: Jim Ivory

Ms. Calvert brought the meeting to order. She asked for approval of the minutes of the committee meeting on January 13, 1987. Mr. Hall questioned the placement of the introduction of the Executive Session section of the meeting as noted in the minutes. It was agreed that the words "EXECUTIVE SESSION" should be placed one paragraph further into the minutes, thereby being directly before the section noting the move into Executive Session. The minutes were then approved unanimously by the members.

EXECUTIVE SESSION:

At this point, Mr. Pusateri moved that the committee adjourn to Executive Session, pursuant to ORS 192.660(1)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions; and/or pursuant to ORS 192.660(1)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to

current litigation or litigation likely to be filed. Ms. Eberly seconded the motion, which then carried by unanimous vote.

RETURN TO REGULAR SESSION:

After returning to regular session, Mr. Viggiano told the members he wanted to show them the recommended building designs at this meeting, but was not asking them to take any action on them. He said the designs were being made available to give committee members a chance to see what has been done so far with them--changes may yet be made on them. During the week of April 20, he said, committee members will be asked to recommend approval of the designs to the Board of Directors. In May, these designs will be submitted to the value engineers for their input. Mr. Viggiano said that cost estimator has been given copies of the designs, and must return an estimate of the cost by April 15.

On August 1, site work will, hopefully, have begun for the facility. To begin at that time would possibly save \$80,000 to \$100,000 in construction costs, compared to not completing site work this summer.

Mr. Gunderson began his explanation of the designs being shown to the committee members. He said that he has looked at a number of design options. Durability of materials, low cost, good work environment, and being a "good neighbor" were the four points kept in mind for the designs.

A sampling of different design alternatives was shown to the members. The alternatives included both a flat roof and a sloping roof design. The final design uses sloping roof lines. Mr. Gunderson explained that adding some sloping helped the buildings fit better into the surrounding neighborhood. He mentioned that daylighting for the interior of the building was being accommodated through the side designs, so daylighting alternatives did not need to be incorporated into the roof, although some skylights are proposed.

With two buildings--Administration/Operations and Maintenance--housing such different functions, there was some difficulty in trying to make them similar to each other in design. The use of similar building materials will help accomplish this. Brick will be used for the exterior of the buildings; metal will be used in place of steel for the roof. Mr. Gunderson said that, with new, long-wearing paints on the market, metal roofs now come with a 20-year wear guarantee.

A "light shelf" will be used on the exterior of the windows. It is a fairly economical device to use, and it helps shade the lower part of the window. The primary function of the shelf is to reflect light onto the interior ceiling, which, in turn, reflects it into the middle of the room--even as far as several feet. Mr. Pusateri asked if a special ceiling would be needed to aid in reflection. Mr. Gunderson replied that a standard acoustical ceiling, painted a light color, would suffice. Mr. Hall asked if the roof structure will be exposed at all. Mr. Gunderson

said that, in the Administration/Operations building, the roof structure will not be exposed.

Mr. Gunderson added that, in the ceiling, fiberglass insulation would be used instead of rigid insulation, with a cost savings of over \$10,000. Another saving would result from using a wood frame floor and a crawl space below the building, as opposed to a concrete slab construction. This space will also be used as part of a forced air system, rather than through a more complicated duct system.

Mr. Gunderson turned to a discussion of the Maintenance building. The two biggest concerns in the design for a building of this size were that: 1) although it is very easy to get light from daylighting rather than overhead lights, it poses a problem in insulation requirements; and 2) it is not feasible to have a sloping roof to coordinate with the Administration/Operations building--a flat roof would do a better job.

Mr. Gunderson said that there may be a small second floor area in the Maintenance building, to be used mostly for the storage of equipment. A second floor could be added later to the entire building if parts or other items are needed to be stored at a later date.

A gas-fired heating system will be used, and overhead radiant heat will be added in certain spots. A heating system using diesel fuel was considered because of the easy access to diesel fuel on the property, but it was found not to be cost-effective.

Mr. Gunderson said he felt good about the materials being used--brick and metal are not extravagant-looking, but are very useful. Mr. Pusateri wondered if the District would get some negative comments about not having used wood in the exterior design. Staff replied that this may be a possibility; however, Mr. Gunderson said that wood would be used quite a bit in the internal structure of the buildings. Ms. Loobey and Mr. Viggiano said they may want to have ready some responses to potential concern about this subject, such as showing how much wood is to be used throughout the building.

Mr. Viggiano said the cost estimate would be discussed at the next meeting. He added that committee members should contact him with any input or concerns they might have before that meeting. It was decided that the next meeting would be on Tuesday, April 21, at 12:00 noon at the District's offices. Committee members will be asked at that meeting for recommendations to the full Board on the designs and on the Section 3 grant application.

ADJOURNMENT:

Mr. Pusateri moved to end the meeting. The motion was seconded by Ms. Eberly and passed unanimously.


Recording Secretary