

MINUTES
LANE TRANSIT DISTRICT
FACILITIES COMMITTEE
AUGUST 26, 1987

Pursuant to notice given to the Register-Guard for publication on August 20, 1987, the Facilities Committee of the Board of Directors of Lane Transit District met on Wednesday, August 26, at 12:00 noon at the District offices at 1944 West 8th Avenue in Eugene, Oregon.

Present:

Board Members:	Janet Calvert Gus Pusateri
Staff Members:	Phyllis Loobey Tim Dallas Mark Pangborn Stefano Viggiano Ed Bergeron Eileen Mugglewortz, Recording Secretary
District Negotiator:	Clayton Walker
District Counsel:	Richard Bryson
Community Representative:	Bruce Hall

Absent:

Board Member:	Janice Eberly
Community Representative:	Jim Ivory

Ms. Calvert brought the meeting to order. She asked the committee if they had any corrections or additions to the minutes of the meeting held on June 29, 1987. There were none, and the minutes were approved.

Mr. Viggiano gave a project update to the committee members. He told the committee that all of the attachments in the agenda packet for this meeting refer to land acquisition and bid summary information for the earthwork and site preparations. He stated that the earthwork bid had been awarded to low bidder, Delta Construction, and that the work was progressing nicely. All fencing, structures, movie screens, buildings, etc. have been removed from the property. Mr. Hall asked if the Moyer property had also been cleared, and Mr. Viggiano responded that it had.

He added that the topsoil is being saved for landscaping berms for the new facility.

Mr. Viggiano told the committee that the bid for the removal of the movie screens, which required asbestos removal and is very specialized work, had only one respondent, Roberts Environmental Services. This bid came in much higher than anticipated (\$18,500 vs. \$9,580).

Mr. Hall asked if the houses had been removed from the Spicer property. Mr. Viggiano responded that two houses remained out of the 6 original houses on the properties, and that Mr. Spicer had removed the other 4 houses on his property.

Ms. Loobey told the committee that there wouldn't be any bids now until February or March, but that the committee would be given information about the bidding process as it comes up. Mr. Viggiano added that the committee will review construction drawings around December and will be given information and updates at that time. He added that the Facilities Committee members are welcome to attend "brown bag" lunches that will be held every couple of weeks at the architect's (Eric Gunderson) office. He encouraged committee members to let him know if they are interested in attending.

Mr. Pusateri asked if construction could start in the Spring, if land acquisition went as planned. Mr. Viggiano responded that this could be possible. He added that the design needs to be completed, which will occur about December, and then be let out to bid. Ms. Loobey stated that the District is also awaiting final approval of the Section 3 grant application.

Mr. Pusateri asked if the city or county had to approve the annexation to the city, and whether the District thought that this would be a problem. Mr. Viggiano stated that approval is not necessary until the property is hooked up to the sewer system. He added that he did not foresee problems concerning the annexation.

Mr. Hall asked if costs could escalate next year because of increased construction in the area, and could any additional services be put out to bid now. Mr. Viggiano stated that inflationary costs and market adjustments have been included in cost projections for the project, and added that it would not be feasible to go out to bid now for future work.

Mr. Viggiano reminded the committee that the value engineers had originally recommended using roller-impacted concrete for the facility. He stated that after much research and site visits to properties that have used this type of concrete, it has been decided that the District will not use it due to the large number of problems that are being encountered. He added that the strength of the concrete is okay, but the problems exist

with joints and surface breaking and chipping. Ms. Loobey stated that originally the cost savings (\$300,000) had looked very appealing, but that it now seemed too risky. She added that staff had spent a great deal of time and effort investigating this new method before a decision was made.

EXECUTIVE SESSION:

Mr. Pusateri moved that the committee go into Executive Session pursuant to ORS 192.660(1)(e), to discuss land acquisition. Ms. Calvert seconded the motion, which passed unanimously.

RETURN TO REGULAR SESSION:

Mr. Pusateri made a motion that a letter be sent to UMTA requesting the determination of uneconomic remnant for the remainder of the Moyer property; and that Mr. Walker request that Mr. Moyer send LTD an offer letter for the initial property price of \$430,000, with another offer of full property price, contingent upon Board and UMTA approval." Ms. Calvert seconded that motion, which passed unanimously.

Mr. Viggiano stated that the letter to UMTA would also ask that the District may use Section 3 funds on the land acquisition. He added that this would require a grant amendment, which would go to the Board for approval.

The Committee agreed that the letter to UMTA and from Mr. Moyer would be discussed further at the September 16 regular Board meeting. The meeting was adjourned.



Recording Secretary