

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
COMMISSIONERS AUDITORIUM
SPECIAL MEETING**

WEDNESDAY

1:30 P.M.

AUGUST 12, 2009

Board members present: Chairman Alan Crankovich; Vice-Chairman Paul Jewell. Commissioner Mark McClain absent.

Others: Catherine Dunn, Deputy Clerk of the Board; Stephanie Happold, Brent Bottoms, Deputy Prosecutor; Michael Carpenter, Facilities Maintenance Director.

SPECIAL MEETING JAIL REPAIR CONTRACT COMMISSIONERS

At 1:35 p.m. **Chairman Crankovich** opened a special meeting to consider the contract with Hultz/BHU/Cross for Jail repairs. He said Deputy Prosecutors Stephanie Happold and Brent Bottoms have reviewed the contract and have some concerns.

Vice-Chairman Jewell said the consultants have a vested interest in stretching out the negotiations. He said he was in support of finishing this contract negotiation, but there were some concerns with the Scope of Work being too general. **Deputy Prosecutor Happold** agreed that it was more general than the RFQ. **Deputy Prosecutor Bottoms** added that the Scope did not include the bid documents for the jail repairs. **Ms. Happold** said that Exhibit A was not included in the Scope, and it seemed as though something was missing. She said she was looking at older drafts of the contract. **Commissioner McClain** said that there was just cost estimates at one point, and they said it would be one million dollars for the repairs, so the Board gave them permission to do the schematic drawings. **Mr. Bottoms** said that the contract needs to be for everything, including work already done. He said they can't just be paid along the way without knowing what the whole contract is worth. **Commissioner McClain** noted that the County has accounted for all the billings paid.

Deputy Prosecutor Bottoms said in doing the scope of work, the County needs to list those items which the County will help with.

Chairman Crankovich said this doesn't include the likelihood that bids will come in lower than anticipated due to the economic climate. He said they are counting on the bids being

lower than normal. **Vice-Chairman Jewell** agreed that it needs to be done quickly.

There was some discussion about "as built" drawings.

Vice-Chairman Jewell said that Michael Carpenter can do the scope of work by Friday and negotiate the compensation changes to 9.9%. **Commissioner McClain** questioned what to do about a contractor who bids low, and expects to do a number of change orders to raise the price. **Vice-Chairman Jewell** said he did not like basing a bid with a 40% contingency amount. **Mr. Bottoms** said it would be 9.99% of the construction costs.

Vice-Chairman Jewell asked to receive an update on Monday during the Department Head meetings. He said there was no excuse for letting this go any longer and having to pay more.

There was a discussion of the conceptual drawings of the pod addition to the jail. **Deputy Prosecutor Bottoms** suggested since we paid \$28,000 for the conceptual drawings, they belong to the County and can be used as part of the bid documents.

At 2:10 p.m. **Chairman Crankovich** announced the Board would go into Executive Session for 5 minutes to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency, with no action following.

At 2:15 the Board reconvened from the Executive Session. **Vice-Chairman Jewell** moved to continue the special meeting until the Monday, August 17, 2009 Department Head Meeting at 9:50 a.m. **Chairman Crankovich** seconded the motion. Motion carried, 2-0.

Meeting adjourned 2:20 p.m.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Catherine Dunn

Alan Crankovich, Chairman

08/12/2009 MINUTES

