

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
COMMISSIONERS CONFERENCE ROOM
SPECIAL MEETING**

THURSDAY

1:30 P.M.

DECEMBER 2, 2010

Board members present: Vice-Chairman Paul Jewell and Commissioner Alan Crankovich. Absent -Chairman Mark McClain.

Others: Mandy Robinson, Deputy Clerk of the Board; Patti Johnson, Solid Waste Director; Neil Caulkins, Deputy Prosecutor; Jennifer Mullin, Deputy Prosecutor.

SPECIAL MEETING

ARMORY/JAIL UPDATE

COMMISSIONERS

At 1:30 p.m. Vice-Chairman Jewell opened a special meeting with Patti Johnson, Solid Waste Director/Project Manager to receive an update on the Armory and the Courtyard projects. She explained that she has worked with the consultants since Tuesday's meeting to decrease the price. She indicated that it is currently down another \$26,000.00 since they removed the landscaping cost as well as the original allocation for audio visual costs.

Commissioner Crankovich questioned what the likelihood would be of the price increasing throughout the project due to unforeseen issues arising, as this is something they commonly run in to.

Commissioner Jewell questioned if it would be possible to work on getting closer to industry standards currently its above and the Board would like to see it closer to 13%.

Ms. Johnson indicated that she would contact them again and see what she could arrange.

Ms. Johnson updated the Board on the Professional Services Agreement for the Courtyard project. She indicated she needed to get some direction on the PSA Appendix A Section's 6 and 8.

She explained that the contractor's are expressing frustration on the indemnification and insurance portions. Ms. Johnson reviewed the work they are currently trying to do and the complications she is running in to. She explained that no two drawings match for the old courthouse, so she is waiting to get approval on having a company come in and do "sonar" type work on the footprint of the old courthouse. She explained that this is

so nothing that could potentially do damage is hit during construction. She expressed the importance of getting everyone on the same page with the language that's sent back to the contractor. She indicated that HLA has suggested possibly breaking the project out into three parts however the more and more contractors are having a difficult time obtaining the level of professional liability insurance that our County requires.

Neil Caulkins, Deputy Prosecutor explained that the County came up with this figure after a training the Prosecutor's Office attended as well as a meeting with the County Risk Pool. He indicated that the Risk Pool suggested breaking out the cost per job, meaning that different jobs will require more or less insurance.

Ms. Johnson indicated that the pushback from the contractors is mostly resulting due to the fact that they are unable to obtain that level of insurance from their providers because there providers don't carry those levels.

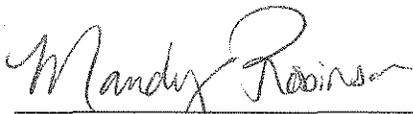
Mr. Caulkins and Deputy Mullin discussed with the Board an amendment to section #14 under Appendix A.

The Board agreed to allow in certain cases lowering the required dollar amount of professional liability insurance required so that would be lowering the Per Claim to \$1,000,000 instead of \$3,000,000 and the annual aggregate to \$2,000,000 instead of \$1,000,000.

Deputy Mullin was going to update the language and get a draft to Ms. Johnson to work with the Contractor again.

The meeting was adjourned at 2:09 p.m.

DEPUTY CLERK OF THE BOARD



Mandy Robinson

**KITTITAS COUNTY COMMISSIONERS
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Paul Jewell, Vice-Chairman