

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

TUESDAY

1:00 P.M.

APRIL 17, 2012

Board members present: Chairman Alan Crankovich; Vice-Chairman Obie O'Brien and Commissioner Paul Jewell.

Others: Mandy Robinson, Deputy Clerk of the Board; Patti Johnson, Solid Waste Director/Project Manager; Zera Lowe, Deputy Prosecutor and one member of the public.

SPECIAL MEETING

UPDATE ARMORY PROJECT

COMMISSIONERS

At 1:00 p.m. Chairman Crankovich opened a Special Meeting to receive an update on the Armory project.

Patti Johnson, Solid Waste Director/Project Manager updated the Board on a letter received on April 13, 2012 from Skyline Contractors, Inc. to Arc Architects. She briefly outlined the history of the Armory project and highlighted some of the staffing concerns on their part. She indicated that there have been a number of change orders regarding the Armory project and recently she received 15 change order proposals from Skyline Contractors, Inc. She indicated that she has been working with Zera Lowe, Deputy Prosecutor regarding the County's option to use a sub bid to have the sub-contractor do the work for installing the beam that is needed at the Armory. She reviewed the contract with Skyline Contractors, Inc. and the potential cost associated with using a sub bid.

The Board questioned why Skyline Contractors, Inc., bid was so much more than the other two bids received. Ms. Johnson indicated that she has also received an additional 15 Change Order Proposals (COP) this week and some are dated back to February, noting this was the first time she had seen them.

Zera Lowe, Deputy Prosecutor reviewed the general terms and conditions for the project work. She confirmed that the County has the right to award a bid to another sub-contractor. She reviewed the options that Skyline Contractors, Inc., has following a sub-contractor providing services to the Armory project, as well as the process the County would follow. Commissioner O'Brien questioned what the projected cost to defend a claim would be. Ms. Lowe explained that there isn't a base line for every claim, they are all different and require more or less time, witnesses, etc.

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Ms. Johnson indicated that of the 15 (COP) totaling \$66,000.00 dollars submitted to her on Monday April 16, 2012 she has found roughly \$40,000.00 dollars to remove from the request. She explained that this was not going over them with a "fine tooth comb", but just at first glance. She felt that there will more than likely be more money she finds that are not legitimate requests.

Commissioner Jewell questioned what constitutes a breach of contract. He questioned how Ms. Johnson wanted to move forward. Ms. Johnson indicated that she would like to proceed with installing the beam with a sub-contractor so the project is not further delayed, and if they choose to file a claim against the County, the County will work with legal to defend it.

There were concerns expressed with regard to the continuous turnover in staffing on the Armory project.

Zera Lowe, discussed with the Board what would be the appropriate route regarding a response to the letter from Skyline Contractors, Inc. She indicated that it would remain much cleaner if the Board continued with the Architect for the project to do the corresponding, as that is how it has been from the beginning.

The Board directed Ms. Johnson to have the sub-contractor install the beam so the project is not further delayed. Commissioner Crankovich stated that he would contact the County's risk pool for an opinion. Patti Johnson indicated that she would prepare a change order for the Board to consider that consisted of what is reasonable from the 15 (COP) submitted, and then set a meeting for the Board to consider her change order for the week of April 23, 2012.

Meeting adjourned at 1:40 p.m.

DEPUTY CLERK OF THE BOARD


Mandy Robinson

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Alan Crankovich, Chairman