

Board of Commissioners Meeting
August 20, 2014

Present: Commissioner Steve McClure
Commissioner Mark D. Davidson
Commissioner William D. Rosholt

Chairman McClure opened the meeting at 9:00 a.m. with all three Commissioners present.

Public Comments

Major Partition Platt

Rick Robinson, Bagett, Griffith and Blackman, brought a Major Partition Platt consideration. Rick explained that they are dedicating a road that will connect to Walton road. It spans Island City and La Grande. The Commissioners signage would accept the dedication. **Commissioner Davidson moved approval of the Major Partition Platt as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Traffic Signal Project Agreement

Doug Wright, Public Works Director, brought an Agreement between Union County and the Oregon Department of Transportation, for consideration. He explained that the County's obligation is to take care of the sidewalks on the County property. After reviewing the plan it is a minimal amount of sidewalk. This allows ODOT and their contractor to go on County property to build the South leg of McAlister Road. ODOT is responsible for purchasing all of the right of ways and then they will do a jurisdictional transfer to the County. The completion date is estimated to be October 2015.

Commissioner Davidson moved approval of the Intergovernmental Agreement with ODOT as presented. Commissioner Rosholt seconded. Motion carried unanimously.

Airport Master Plan Grant

Doug Wright brought the Airport Master Plan Grant from the Federal Aviation Administration to the Commissioners for consideration. He explained that legal counsel has reviewed the grant. The total project cost for the Master Plan is \$283,757.70. The sub-consultants that will be working on the project are Anderson, Perry and Associates, Precision Approach Engineering and Brown Consulting. The timeframe for the project is 14 to 18 months. **Commissioner Davidson moved approval of Airport Master Plan Grant as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Airport Master Consultant Agreement

Doug Wright, Public Works Director, brought the Airport Master Plan Consultant Agreement to the Commissioners for consideration. Doug explained that the Airport Master Plan will be done by WH Pacific. This Agreement is between Union County and WH Pacific for their work on the Airport Master Plan. **Commissioner Rosholt moved**

to accept the Master Consultant Agreement as presented. Commissioner Davidson seconded. Motion carried unanimously.

Consent Agenda

The July 31 and August 7 claims journal fiscal year 2013-14; and July 31 and August 7 claims journal fiscal year 2014-15; and July 30 and August 6 Public Works claims journal fiscal year 2014-15 were approved as presented on the consent agenda.

Appointment to STF Advisory Committee

Court Order 2014-41, In the Matter of Appointment to the Union County Special Transportation Fund (STF) Advisory Committee, was presented for consideration. This Court Order would re-appoint Cheryl Jarvis-Smith, Kim Norton and Mike Boquist to the STF Advisory Committee. **Commissioner Davidson moved approval of Court Order 2014-41 as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Cancellation of Uncollectable Property Taxes Court Order

Court Order 2014-42, In the Matter of Cancellation of Uncollectable Personal Property Taxes, was presented for consideration. This Court Order would cancel the property taxes for Tamarack Court Apartments in the amount of \$92. **Commissioner Rosholt moved approval of Court Order 2014-42 as presented. Commissioner Davidson seconded. Motion carried unanimously.**

Discretionary Grant Recommendation

Shelley Burgess brought a Discretionary Grant Recommendation to the Commissioners for consideration. She explained that the Discretionary Fund Advisory Committee reviewed an application from the Friends of the Joseph Branch for painting the exterior of four rail passenger cars. They are recommending awarding the request of \$5,000. **Commissioner Davidson moved approval of the Discretionary Grant as recommended. Commissioner Rosholt seconded. Motion carried unanimously.**

Discussion of Design-Build RFPs

Shelley Burgess brought the Design-Build RFPs to the Commissioners for consideration. She explained that the County issued the request for design-build service proposals on May 30th. Those were sent to the three firms that had been selected during the previous RFQ process. In the document it identified the required items that would be submitted and identified the factors on which the proposal would be evaluated. Since cost was to be a deciding factor only in the event of a tie the County issued an addendum to the RFP that indicated the cost figure was to be separate from the other documents. Cost was not included in scoring proposals. Three proposals were received by the July 31st deadline. Shelley reviewed each of the proposals to verify that all of the required documents had been submitted and that all the other requirements had been met. She then took the cost information out of the proposals to keep them confidential.

and distributed the proposals to the five members of the review panel along with rating sheets including the factors of consideration. The results were tallied and are as follows:

McAlvain Construction

Factor 1 – 191	Factor 2 – 135	Factor 3 – 92	Total – 418
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WC Construction

Factor 1 – 164	Factor 2 – 127	Factor 3 – 86	Total – 377
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Mike Becker General Contractor

Factor 1 – 212	Factor 2 – 141.5	Factor 3 – 94.5	Total – 448
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Commissioner McClure asked Judge West and Hanley Jenkins to comment as the other two members of the review panel. Judge West read a statement that is attached.

Commissioner McClure stated that the Courts functionality within the space is very important. He asked Judge West if he feels that Mike Becker's design is the best for functionality. The courts feel that it meets their needs. Commissioner McClure explained that he does not know what is needed for the courts so he depends on them to tell the County what they need in terms of space.

Hanley Jenkins, Planning Director, also felt that all three contractors did a good job and are capable of building the courthouse. He did feel that each of them had features that were more outstanding than others. His scoring reflected individual features associated with each individual proposal. He felt that some of the proposals had better exterior than interior and some proposals had a better interior design than exterior. His ranking ended up similar for all three but for different reasons.

Commissioner Rosholt stated that all three companies were very professional and appreciated everything they submitted. He feels that all of them could have done the project but he feels that Mike Becker had a better exterior in option one.

Commissioner Davidson agreed with everything that has been said. He also prefers option one from Mike Becker's proposal. It will be a building that the County can be proud of for a long time. He is pleased that the Courts like the design. He agrees that with some minor tweaking during the development of the construction drawings those short comings can be fixed. There were three firms that were pre-qualified and brought good proposals to the County that all fit the budget. He feels the County needs to continue ahead and select a contractor to move along in the process.

Commissioner Rosholt moved to accept the Mike Becker General Contractor Design-Build proposal as presented. Commissioner Davidson seconded. Motion carried unanimously.

Commissioner Davidson stated that the County has a proposal that meets the requirements for the County and the Oregon Judicial Department. He is pleased that they came in on budget and the process can be moved along.

Commissioner McClure asked Shelley if she could disclose the bid prices now that the selection has been made. Shelley explained that she can. As part of the pre-screening process the bid prices were verified. The proposals would not have moved on in the process if they were over the limit that was included in the RFP. The proposal prices were as follows:

WC Construction: \$2,650,000

McAlvain Construction: \$2, 640, 000

Mike Becker General Contractor: \$2,433,006

All proposals came in within the budget. The maximum budget allowed was \$2,650,000.

Executive Session

An executive session was held under ORS 192.660(h) pending litigation.

Adjournment

The meeting was adjourned at 9:56 a.m.

Respectfully Submitted,

Ashley Wilhelm
Sr. Dept. Specialist II