



# Agenda

COUNCIL MEETING

METROPOLITAN SERVICE DISTRICT 527 S.W. HALL ST., PORTLAND, OREGON 97201 503 221-1646  
Providing Zoo, Transportation, Solid Waste and other Regional Services

Date: June 6, 1985

Day: Thursday

Time: 5:30 p.m.

REVISED AGENDA

Place: Council Chamber

Approx.  
Time\*

Presented By

5:30	CALL TO ORDER ROLL CALL  1. Introductions 2. Councilor Communications 3. Executive Officer Communications 4. Written Communications to Council on Non-Agenda Items 5. Citizen Communications to Council on Non-Agenda Items	
5:45	5.1 Request to Amend Resolution No. 85-564 (A Resolution Requiring Mandatory Prequalification for the Contract for Operating the St. Johns Landfill) by Extending the Deadline for Filing a Prequalification Application by Roadway Constructors Corporation	Durig/Wietting/ Geyer
6:00	6. Consideration of a Contract with Bishop Contractors, Inc. for Construction of the West Bear Grotto Remodel and Related Areas	Rich
6:15	7. Consideration of Solid Waste Rate Policies	Drennen/McConaghy
6:35	8. Discussion of the Alternative Technologies Chapter of the Solid Waste Management Plan **	Drennen/Rifer
7:35	EXECUTIVE SESSION Held Under the Authority of ORS 192.660(1)(h)	Baxendale
7:50	ADJOURN	

\* All items listed on this agenda are approximate; items may not be considered in the exact order listed.

\*\* Draft copies of the Alternative Technologies Chapter of the Solid Waste Management Plan will be available at the meeting. Contact Wayne Rifer (221-1646, extension 247) if you would like to review the document before the meeting date.

REQUEST TO AMEND RESOLUTION NO. 85-564 BY EXTENDING THE DEADLINE FOR FILING A PREQUALIFICATION APPLICATION BY ROADWAY CONSTRUCTORS CORPORATION

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Date: June 5, 1985

Presented by: Dan Durig,  
Norm Wietting  
Chuck Geyer

FACTUAL BACKGROUND AND ANALYSIS

On May 9, 1985, the Council of the Metropolitan Service District (Metro) adopted Resolution No. 85-564 authorizing the use of a mandatory prequalification process for the 1985 Operations Contract for the St. Johns Landfill. The resolution stated "The time for submitting prequalification applications is set to provide current information and prompt responses.... The time for submitting prequalification applications shall begin approximately May 10, 1985, and shall close at 5:00 p.m. on May 29, 1985."

The resolution further stated that the prequalification process would be conducted in accordance with ORS 279.039 and ORS 279.037.

On May 10, 1985, the Solid Waste Department began soliciting applicants for the prequalification process. This included advertisements in five national, one regional, and two local publications. The advertisements stated that "Statement of Qualifications will be accepted until 5:00 p.m. on May 29, 1985."

On May 9, 1985, Riedel International, Inc. (of which Roadway Constructors is a subsidiary) was contacted by Mr. Chuck Geyer who inquired as to whether the firm would be interested in receiving a prequalification application for the operations of the St. Johns Landfill if the process were approved, and to whom the application should be sent. The firm asked to receive such an application and that it should be sent to the attention of Mr. Richard V. Jackson.

A total of 16 firms received prequalification applications. On page 1, paragraph 5, of the Request for Qualifications section of the application was the statement "All potential bidders are required to submit seven completely executed Prequalification Applications...on or before May 29, 1985, at 5:00 p.m. PDT. The application also notified potential applicants of a tour of the landfill on May 23.

Nineteen persons attended the tour of the St. Johns Landfill. Two of those attending were Mr. Roger Huntsinger of Roadway



Constructors and Mr. Norman Cass of Killingsworth Fast Disposal, both of these firms are associated with Riedel International. At the meeting it was stated that prequalification applications were due back no later than 5:00 p.m. on May 29.

As the May 29 deadline approached, it became apparent that a number of firms had waited until the last moment to prepare their applications. Some examples are: a Canadian firm which flew in on May 28 to receive the application and tour the landfill, another firm called on the morning of May 29 asking for an extension because it had thought the deadline was May 30, another firm which hand-delivered its completed application told us it was completed despite the fact that the person filling out the application had a case of food poisoning. Each of these firms and six others for a total of nine firms submitted completed applications on time. Most applications arrived on May 29 by Federal Express mail, with one being telexed via ZAP Mail at considerable expense to the firm.

At approximately 4:45 p.m. on May 29, Chuck Geyer of Metro received a telephone call from Mr. Charlie Chambers of Roadway Constructors. Mr. Chambers explained that he had just begun the Prequalification Application and noticed that the deadline was May 29, not May 30 as he had previously thought. Mr. Chambers asked for an extension to submit the application, explaining that he had only recently received this assignment due to an illness to another member of the firm. Mr. Chambers was told by Chuck Geyer that no extensions could be granted. No application was received by the firm before the deadline.

At 3:20 p.m. on May 31, Mr. Gary Newbore delivered materials to the Solid Waste Department. Mr. Newbore indicated that the materials were related to the prequalification process. The unexamined materials were placed in a sealed envelope which was dated and initialed and he was given a receipt. On June 3, Mr. Newbore requested and received the names of firms submitting applications. Mr. Newbore is affiliated with Roadway Constructors.

The prequalification process was recommended by staff to simplify the bidding process, by removing the need to reject a low bidder which was not qualified to fulfill the contract. The process was adopted in accordance with Oregon Statutes which require the Council set a deadline for submission of applications. A schedule for the prequalification evaluation process and the bidding of the contract has been established.

Below are presented the pros and cons of granting an extension for submission of the Prequalification Applications.

#### Pros

An additional Oregon bidder may qualify for bidding. No bid amounts have yet been disclosed. Additional bidders may apply for qualification.

Cons

If the original advertising process is repeated, it will add 45 to 60 days to the bidding process (cost \$725.00) and require an extension of the current operations contract.

If extended for Roadway Constructors and other firms receiving original applications, it would extend the awarding of contract for approximately two weeks.

Roadway Constructors has received the names of firms which have already submitted applications. Other firms did not have this information.

May discredit other deadlines, criteria and procedures used for the remainder of the bidding process.

Could lend the appearance of favoritism to one firm. If Roadway Constructors is eventually awarded the contract, we would expect appeals by other bidders.

CG/gl  
3705C/411-2  
06/05/85



## CONSIDERATION OF SOLID WASTE RATE POLICIES

Date: May 29, 1985

Presented by: Rich McConaghy

FACTUAL BACKGROUND AND ANALYSIS

Council Resolution No. 84-483 (attached) adopted August 24, 1984, stated key policies which are to be followed in the solid waste ratesetting process. It also requires a review of the policies by June 30 of each year prior to the beginning of the next year's ratesetting process. The major technical component of the process is a rate study which consists of a projection of 1986 waste quantities and an estimation of 1986 cost factors followed by an allocation of these costs to appropriate users through the fee structure. The policies which Council has adopted provide the necessary direction for assigning various system costs to users through four fee elements (base disposal rate, regional transfer charge, convenience charge and user fee).

In addition to a review and consideration of these stated policies, the Council may wish to provide input in defining the scope of the 1986 rate study. The scope delineates those aspects of the waste disposal system which will be incorporated into the technical analysis. The following major issues which have policy implications and have been raised in previous discussions are being considered for inclusion in the scope of the rate study.

1. Base disposal rates could be increased above the cost of service to reflect the limited nature of the St. Johns Landfill capacity, to provide incentives for recycling, or to encourage the development of alternative technologies. Currently disposal rates are tied to disposal costs which decrease as waste quantities increase. External costs associated with problems created by the rapid depletion of the St. Johns Landfill capacity are not borne by current users. If revenues are allowed to exceed costs, a policy on utilization of the added funds could be considered. Any increase may have the effect of diverting wastes.
2. Reducing or eliminating the regional transfer fee applied to commercial users at limited use landfills could divert a portion of the non-putrescible wastes from the St. Johns Landfill.
3. With the start-up of WTRC anticipated in mid-1986, costs of operating the transfer system will increase. Consideration could be given to recovering these costs through a

gradual increase in the regional transfer charge before the facility begins operations.

4. Utilization of the transfer system beyond its optimum level necessitates increased costs for all system users. The application of the convenience charge to users of WTRC and CTRC and the adjustment of such charge to encourage the appropriate amount of direct haul to the St. Johns Landfill could be considered.
5. User fees pay for solid waste system planning and development and have not been adjusted since 1983. With the planned development of WTRC and the future development of a new landfill site, these costs will increase in future years. Consideration could be given to adjusting the user fee to provide a measure of pre-financing for these future system improvements.
6. The costs associated with handling special wastes at the landfill could be recovered through a new additional fee applied to these wastes to reflect the true cost of service.

Staff is not recommending that policy decisions be made on any of the above issues at this time, but rather we propose to examine and evaluate the possible impacts of these issues on the fee structure if Council chooses to adopt or not to adopt any of them as policies following the findings of the rate study. Waste flow projections and cost estimates for 1986 are currently being developed in preparation for the rate study.

#### EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer makes no recommendation at this time.

RM/gl  
3535C/411-5  
05/29/85

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF ADOPTING SOLID ) RESOLUTION NO. 84-483  
WASTE DISPOSAL RATE POLICIES )  
) Introduced by the  
) Executive Officer

WHEREAS, The Metropolitan Service District (Metro) is empowered to collect funds to pay costs incident to solid waste disposal in the region; and

WHEREAS, Uniform administration of rates from year to year is desirable for the maintenance of equity among users of the disposal system; and

WHEREAS, Four discrete disposal rate elements (base disposal rate, Regional Transfer Charge, convenience charge, user fee) have been established; now, therefore,

BE IT RESOLVED,

That the following rate policies are hereby adopted by the Metropolitan Service District:

1. Users of the disposal system are divided into two groups, commercial and public, and rates for each shall reflect the relative cost of providing service to each.

2. The commercial base disposal rate is used to pay the cost of disposal at the Metro-operated landfill. It is collected at Metro facilities and is applied uniformly at all Metro facilities. The public base disposal rate also pays the cost of disposal and transfer and recycling center capital costs. It is administered in the same way as the commercial rate.

3. The Regional Transfer Charge is used (in conjunction with the convenience charge) to pay for the cost of operating the Metro transfer system, including transfer and recycling centers and transfer of waste to a disposal facility. It is applied to all waste generated in the Metro region, whether it is disposed at a Metro facility or at any other.

4. The public Regional Transfer Charge will only include operating costs of Metro-owned transfer and recycling centers.

5. The convenience charge is used (in conjunction with the Regional Transfer Charge) to pay for the cost of operating the Metro transfer system. It is applied only to waste which is disposed at transfer and recycling centers.

6. User fees are used to pay for solid waste programs (administration, waste reduction, systems planning and development) and activities not directly related to operation of the transfer and disposal system. They are applied to all waste generated in the region.

7. These policies will be reviewed annually by June 30 prior to the beginning of the ratesetting process.

ADOPTED by the Council of the Metropolitan Service District this 23rd day of August, 1984.

*Cortez Linkpatrick*  
\_\_\_\_\_  
Presiding Officer

ES/srb  
1444C/392-C  
08/21/84



DISCUSSION OF THE ALTERNATIVE TECHNOLOGIES CHAPTER  
OF THE SOLID WASTE MANAGEMENT PLAN

DESCRIPTION OF THE POLICY AND PROCESS QUESTIONS  
WHICH MUST BE ANSWERED AND THE PROCESS FOR  
ADDRESSING THEM

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Date: May 30, 1985

Presented by: Wayne Rifer

FACTUAL BACKGROUND AND ANALYSIS

The presentation to the Council of the Alternative Technologies chapter with a blue cover marks the initiation of a process for addressing a wide variety of issues in a public forum.

Council meetings in June and July will define the features of that process. This staff report presents the decisions which must be made in addressing the alternative technology options presented in the chapter. Following the technical review of those options, the Council will begin evaluation and selection of the alternative technology options.

In consideration of alternative technologies, the Council must answer three major questions:

1. Does Metro wish to pursue consideration of alternative technologies for waste disposal and resource recovery?
2. If so, which technologies should be implemented?
3. What should be Metro's role versus the private sector?

Process for Review of Alternative Technologies

A two-stage process will be conducted to bring the needed information to the Council to answer the three questions.

- I. The first stage consists of the evaluation of the technical feasibility of the technology options. Input shall be provided through comments on the draft chapter and through a technology fair. The fair will be organized to provide an opportunity for knowledgeable individuals to suggest additional technologies beyond those considered in the chapter.

Upon presentation of the results, the Council shall determine which technologies shall receive further consideration based on their technical feasibility. This is not intended to determine which technologies shall be implemented, but is a first cut to focus further study efforts on the truly practical options. The results of these decisions will be incorporated into a revised draft of the Alternative Technologies chapter which shall then receive a salmon colored cover.

At the end of stage one the Council shall answer the first question, "Does Metro wish to pursue consideration of alternative technologies?" If the answer is affirmative, there will then be two options which effect the remaining process:

1. to advance alternative technologies through public review (the second stage of the process) and on to project status ahead of the other portions of the Solid Waste Management Plan; or
2. to conduct a single public involvement process for the entire plan.

II. The second stage shall provide for direct citizen involvement in addressing the major policy issues which are associated with the selection of alternative technologies (described below).\* The purpose of this stage will be to provide information to the Council concerning public viewpoints on the policy issues and to develop a sense of ownership by the community for the resulting decisions.

If the Council has selected option 1, the public involvement process would focus on only those issues relevant to the technology decisions. If the entire Plan is taken out for public review as a unit (option 2), the policy issues will include recycling, transfer stations, landfilling, and finance as well as alternative technology.

Following the completion of the second stage, staff will report to Council concerning the results, and Council shall address the second and third major questions (which technologies and what role for Metro) as Council policies.

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\* SUMMARY OF THE PUBLIC POLICY ISSUES ASSOCIATED WITH THE EVALUATION AND SELECTION OF ALTERNATIVE TECHNOLOGIES:

- What cost over landfilling is the Council willing to entail for waste reduction through resource recovery?



- To which technologies should Metro commit waste?
  - Which technologies best fulfill the State solid waste priorities of ORS 459?
  - How can competition with source reduction and recycling for valuable resources be minimized?
  - Which technologies have demonstrated dependability?
  - Should investment be made in experimental technologies?
  - Which technologies involve the least negative environmental and community impact?
  - Which technologies have the broadest public support?
- How should financial risk be shared between Metro and the private sector? Should Metro own and operate resource recovery facilities or merely commit waste?

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer makes no recommendation at this time.

WR/gl  
3683C/405-2  
05/30/85



SUMMARY

SOLID WASTE MANAGEMENT PLAN  
GENERAL POLICIES

<u>CHAPTER</u>	<u>ACTIONS</u>	<u>RESULTANT PROGRAMS</u>
<u>Landfill Chapter</u>		
1. Interim Management Plan	Resolution No. 84-491	1. Divert material to limited use sites to be worked out with SWPAC.
	Resolution No. 85-538	2. Explore and secure authorization to use other general purpose sites - report progress to Council in February 1985.  3. Consult and work with City of Portland, DEQ and North Portland Residents to develop process assessing future of St. Johns Landfill in relation to new site.  4. Pursue a waste reduction strategy through a promotion/marketing plan, a multi-family demonstration project, and a waiver of certain fees for a waste sorting operation.
2. Long-Term Landfill Plan	Resolution No. 84-507	Land use permit application filed with Multnomah County. Denied. Appeal filed with Land Use Board of Appeals. Denied.
<u>Transfer Stations</u>		
Action Plan	Resolution No. 84-506	Commence siting process for WTRC.

DD/srs)  
2026C/395-3  
06/06/85

SOLID WASTE MANAGEMENT PLAN - STATUS REPORT

PHASE ONE

CHAPTER	DEVELOPMENT OF OPTIONS DOCUMENTS				TECHNICAL REVIEW			ACTIONS
	DRAFT COMPLETE	INTERNAL REVIEW	AGENCY REVIEW	BLUE COVER	BLUE COVER REVIEW	COMMENTS AND REVISIONS	PRELIMINARY PLAN (SALMON COVER)	INTERIM POLICIES
Landfill Chapter	complete	complete	complete	complete	complete	complete	complete	Resolution Nos. 84-491 84-507 85-538
Transfer Stations	complete	complete	complete	complete	complete	complete	complete	Resolution No. 84-506
Alternative Technology	complete	complete	complete	complete	in process			
Source Reduction and Recycling	in process							
Finance	in process							

SOLID WASTE MANAGEMENT PLANNING PROCESS

PROPOSED  
JUNE TO AUGUST COUNCIL ACTIVITIES

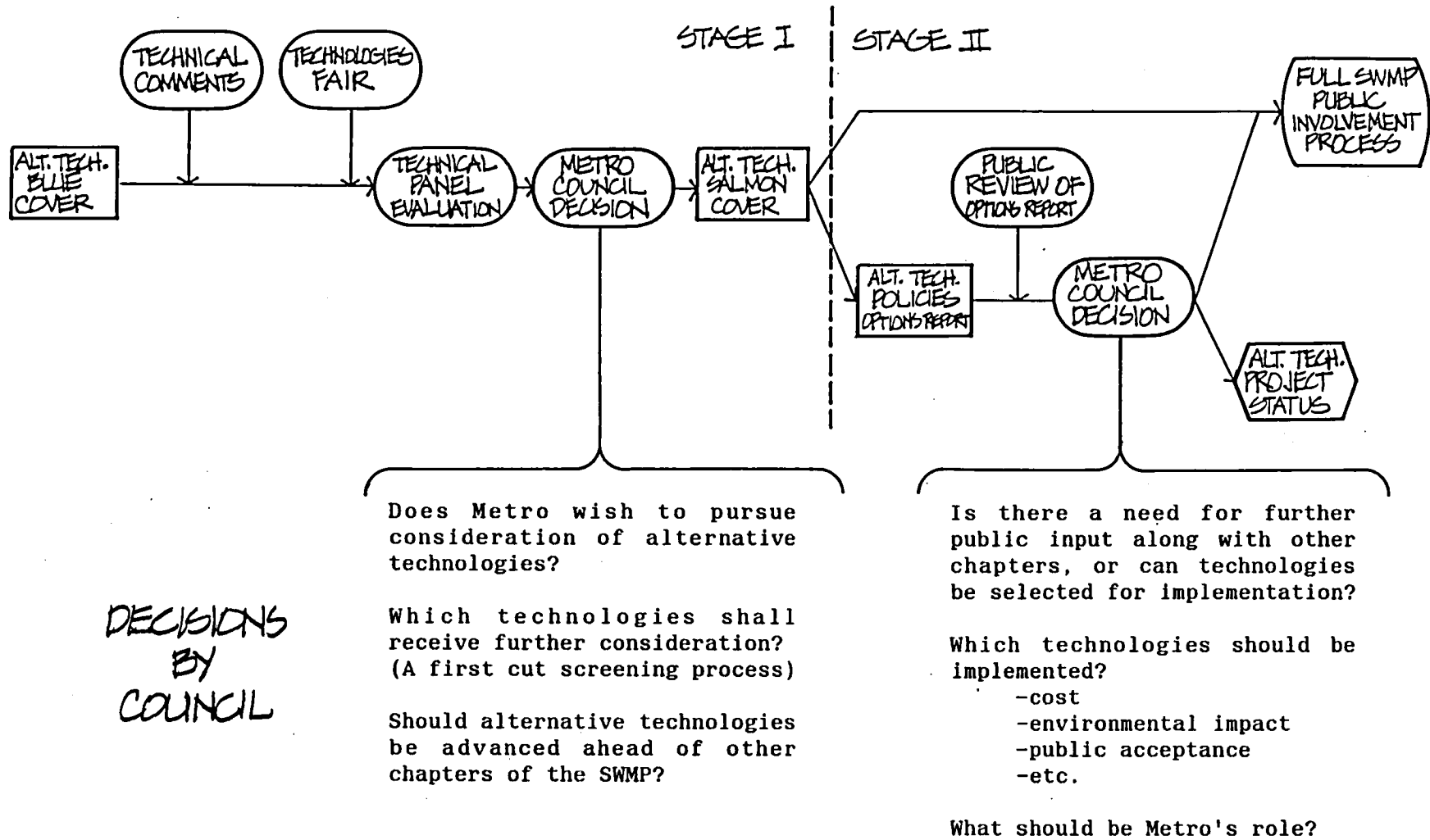
<u>MEETING DATE</u>	<u>ACTIVITIES AND ISSUES</u>
June 6	Presentation of Alternative Technology chapter and discussion of technologies Approval of AT chapter proposed process
June 13	Presentation of SWMP authority memorandum Discussion of SWMP authority and scope issues
July 11	Conclusion of discussion of SWMP authority issues and attendant planning process decisions
July 25	Presentation and approval of SWMP planning process report
August 8	Presentation of alternative technologies evaluation report
August 22	Council policy decisions: Does Metro wish to pursue consideration of alternative technologies? Which technologies shall receive further consideration?

Wayne Rifer  
6/6/85



# ALTERNATIVE TECHNOLOGY CHAPTER

## Solid Waste Management Plan





# Telegram

1-021241A155 06/04/85

1985 JUN -4 PM 3:42

ICS IPMPTUF PTL

04811 06-04 0309P PDT PTUE

ICS IPMPTU1

4-039582S155 06/04/85

ICS IPMRNCZ CSP

6192711300 TDRN SAN DIEGO CA 18 06-04 0450P EST

PMS COUNCIL METROPOLITAN SERVICE DISTRICT RPT DLY MGM, DLR

527 SOUTHWEST HALL ST

PORTLAND OR 97201

WE WISH TO PROTEST ANY EXTENSION OF THE PRE QUALIFICATION DEADLINE  
PAST 5 PM MAY 29TH 1985. RESPECTFULLY

JAMES T MASTERS

HERZOG CONTRACTING CORP

6920 MIRAMAR RD SUITE 207

SAN DIEGO CA 92121

1709 EST

1711 EST

# Kedon Services Ltd.

4619 - 6A STREET N.E.  
CALGARY — ALBERTA  
T2E 4B4

TELEPHONE 230-4691

June 5, 1985

Metropolitan Service District  
527 S.W. Hall Street  
Portland, Oregon  
U.S.A. 97201-5287

Attention: Metro Service District Council

Re: Contractor's Pre-qualification Application  
Contract for St. Johns Sanitary Landfill

We understand a request for an extension to the original closing date of May 29, 1985 (5:00 p.m.) has been made by an unsuccessful applicant, to allow them additional time to submit their application on the above item.

We respectfully recommend an extension not be granted in this case.

The Request for Statements of Qualifications was properly advertised and all prospective applicants had ample time and notice to provide the information on the date and time specified.

We might also point out at this time, although we were made aware of your Request later than most applicants, particularly local firms; knowing that time was of the essence, Kedon worked diligently to meet your specified closing date. Therefore, if we were able to meet the time and date requirements, others should have been able to do so as well.

Yours truly,



E.E. Johnson, P. Eng.  
V.P. Kedon Services Ltd.

EEJ/11e

cc: Mr. C. Geyer





## RIEDEL RESOURCES, INC.

4555 N. CHANNEL AVE., P. O. BOX 3320, PORTLAND, OR 97208-3320  
503/285-9111

*Riedel  
seems  
for June 6 Council*

June 3, 1985

Mr. Hardy Myers  
Metropolitan Service District  
527 S. W. Hall  
Portland, OR 97201

Dear Mr. Myers:

I would like to supplement the letter addressed to the council members by Mr. Robert E. Westermann, President of Roadway Constructors Corp. I, as Chairman of Roadway, am writing personally to be sure the council is aware of my interest in and commitment to our operating the landfill at St. Johns. We are experienced in such operations through the last four years operation of Killingsworth Fast Disposal. In addition, we have available for technical assistance and consultation at any time, John Spencer, the President of Riedel Environmental Services. Mr. Spencer, formerly the Administrator of EPA Region 10, has an extensive background in waste management issues including solid waste.

By this letter I am making a personal commitment to a successful operation. We are a corporate citizen of Metropolitan Service District and have a definite interest in our community.

I hope this total commitment by our local company and personnel assists in your consideration of our application for prequalification.

Kindest regards,

Arthur A. Riedel  
Chairman  
Roadway Constructors Corp.

Chairman  
Riedel Resources, Inc.

AAR:dc  
cc: Rick Gustafson

STAFF REPORTConsideration of award of the West Bear Grotto  
and Related Areas Construction Contract

Date: May 29, 1985

Presented by: A. M. Rich

FACTUAL BACKGROUND AND ANALYSIS

On April 25, 1985 the Metro Council adopted Resolution No. 85-565 which rejected all bids received under the exemption granted in Resolution No. 84-513... "because of the detriment to competition caused by the unintended method of obtaining cost savings proposals and because of failure of all bids to be responsive to the call for bids."

In addition, the Resolution amended the exemption provided in Resolution No. 84-513 to allow the five former bidders to bid on an amended bid package. Under the provisions of Resolution No. 85-565, a copy of which is attached, an amended bid package was sent to the five former bidders on May 10, 1985. Members of the Council were given copies of the Invitation to Bid and Instructions to the Bidders.

Between May 10 and May 23, the day bids were due, three of the five former bidders responded that they would not participate in the bid. Copies of the letters received from R. A. Gray and L. D. Mattson are attached. VIK Construction informed the Architect by phone.

On May 23, 1985 at 3:00 p.m. bids were received at a public opening from Todd Building Company and Bishop Contractors, Inc. Both firms had complied with the instructions to bidders and had included their cost savings proposals in separate, sealed envelopes. The lump sum proposals were read publicly. They were: Bishop Contractors, Inc. \$2,221,000, and Todd Building Company \$2,271,500. Representatives of the firms were informed that in order to maintain complete objectivity in reviewing the cost savings proposals they would be opened privately and copied randomly without designation of source, with that list distributed to the evaluators. Only after the completion of that evaluation would the evaluators be told to which firm the savings would be credited.

On May 24, 1985, Architects Keith Larson and Dave Walters from Jones and Jones met with McKay Rich, Steve McCusker and James Riccio, private construction management consultant to evaluate the proposed cost savings. In the instructions to the bidders, cost savings were defined as, "value engineering for purposes of this bid." Value engineering was defined as, "Items that allow contractor to make substitutions to methodology or materials that do not reduce scope of work and integrity of the design." It was further stated that, "Clarification drawings, calculations and/or other support information may be attached in order to assist the Owner in evaluating the merit of each proposed cost savings."

Attached is a list of the cost savings proposals and an indication of those that were accepted.

Those accepted that were attributable to Bishop Contractors, Inc. amounted to \$8,375. Their lump sum of \$2,221,000 less the \$8,375 is \$2,212,625. Those attributable to Todd amounted to \$1,200. Their lump sum of \$2,271,500 less the \$1,200 is \$2,270,300.

Because the bid of \$2,212,625 by Bishop Contractors, Inc. is the low bid, staff recommends that the contract for the remodel of the West Bear Grotto and Related Areas be awarded to Bishop Contractors, Inc. After the contract has been awarded, other acceptable cost savings proposals and changes in the scope of the project will be further negotiated through a deductive change order to bring the amount of the contract to \$2,170,000, which is within budget. Bishop Contractors, Inc. has a DBE participation of 10% which meets Metro's goal.

#### EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends the award of this contract to Bishop Contractors, Inc.

AMR/can



BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF AMENDING	)	RESOLUTION NO. 85-565
RESOLUTION NO. 84-513, AUTHORIZ-	)	
ING AN EXEMPTION TO THE PUBLIC	)	Introduced by the
CONTRACTING PROCEDURE, SET OUT	)	Presiding Officer
IN METRO CODE SECTION 2.04.011	)	
ET SEQ, FOR THE CONSTRUCTION	)	
OF THE BEAR GROTTO PROJECT	)	

WHEREAS, The Council of the Metropolitan Service District (Metro) adopted Resolution No. 84-513 to exempt the Bear Grotto project from the competitive bid process in order to allow the opportunity for cost savings proposals and determined that the process described would comply with Metro Code Section 2.04.011; and

WHEREAS, The part of the process used for cost savings proposals was not carried out as anticipated, and it is in the public interest to reject all bids due to failure of the five bids to be responsive to the call for bids; and

WHEREAS, It is unlikely to encourage favoritism or substantially diminish competition and will result in substantial cost savings to Metro to allow the five contractors who previously submitted bids to resubmit bids on an amended bid document which incorporates certain approved cost savings proposals and alternatives 2 and 5 into the bid package and award the bid to the low bidder on the basis of a lump sum bid less the amount of owner accepted, itemized cost savings proposals submitted at the time of the lump sum bid; now, therefore,

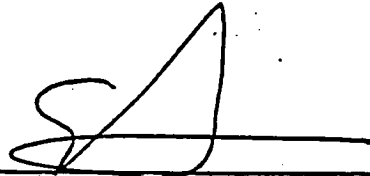


BE IT RESOLVED,

1. That the bids received under the exemption granted in Resolution No. 84-513 be rejected because of the detriment to competition caused by the unintended method of obtaining cost savings proposals and because of failure of all bids to be responsive to the call for bids.

2. That the exemption in Resolution No. 84-513 be amended to allow the five former bidders to bid on an amended bid package.

ADOPTED by the Council of the Metropolitan Service District this 25th day of April 1985.



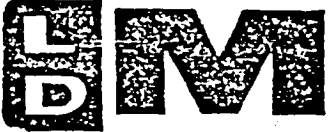
Ernie Bonner, Presiding Officer

ESB/amn  
3452C/411-2  
4/26/85

Certified A True Copy of the Original Thereof



Clark of the Council



L. D. MATTSON  
GENERAL CONTRACTOR

RECEIVED  
MAY 17 1985  
WPZ BUSINESS DIVISION

May 16, 1985

Jones and Jones Architects  
233 SW Front Ave  
Portland, OR

ATTN: Grant R Jones

RE: West Bear Grotto Project  
Washington Park Zoo  
Portland, Oregon

Dear Grant,

L.D. Mattson, Inc is notifying your office that our firm is declining to bid the above project.

Because of the economic climate and up-coming projects, L.D. Mattson, Inc has decided not to pursue this project. We appreciate our selection as one of the prime bidders on the West Bear Grotto project and we hope that this project will be highly successful. Please keep L.D. Mattson, Inc on your select bidders list for future project.

Thank you for your time.

Sincerely,

Ike Haslebacher  
Marketing Director

cc:  Dr. Rich  
L.D. Mattson

P.O. Box 12335  
2264 Judson, S.E.  
Salem, Oregon 97308  
Telephone: 585-7671



RECEIVED  
MAY 20 1985  
WPZ Admin Division

May 17, 1985

Mr. A. M. Rich, Assistant Director  
Washington Park Zoo  
4001 SW Canyon Road  
Portland, OR 97221

Dear Mr. Rich:

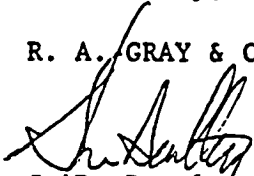
We have called Keith Larson and informed him of our intentions not to rebid the West Bear Grotto project. Unfortunately, the timing of this bidding and project does not fit within our current work schedule.

We appreciate the opportunity to be part of the original bid project and the courtesy that your organization has shown us. We also hope that you will contact us in the future for new work as it becomes available to bid.

We thank you again for selecting us as one of the original bidders.

Yours truly,

R. A. GRAY & CO.



J. R. Bentley  
Secretary-Treasurer

kmm

cc: Mr. Keith B. Larson

PROPOSED COST SAVINGS  
WEST BEAR GROTTO REMODEL REBID

- |     |  |                      |
|-----|--|----------------------|
| 1.  | Revise landscape specs as follows:   | \$ 1,000.00          |
|     | a. Reduce Alaska Fern size to two-gallon   |                      |
|     | b. Reduce Scotch-Heather to one-gallon   | ACCEPTED             |
|     | c. Reduce Ash trees by 1/2"  |                      |
| 2.  | Change CMU face from 8 x 8 to 8 x 16   | 375.00               |
|     |  | ACCEPTED             |
| 3.  | Electrical: Substitute fixtures and switch gear<br>Redesign Chiller P.C. units   | 3,400.00             |
| 4.  | Plaster: Use USG controlled joints, mill core 66 in lieu of fry and plastic trims  | 1,500.00<br>ACCEPTED |
| 5.  | Delete foil back requirement on gyp board at exterior walls; use regular board   | 400.00               |
| 6.  | Delete exterior stucco finish on CMU block and use exposed split face block at Winter Viewing Building   | 4,500.00             |
| 7.  | Delete curved Arch way roof at Viewing Areas 1 & 2 and replace with wood shake roof over truss sytem with 1 x 4 CVG soffit   | 8,500.00             |
| 8.  | Delete curved Arch way roof at Viewing Areas 1 & 2 and replace with trellis structure and skylight glazing similar to Zoo Street trellis   | 3,500.00             |
| 9.  | Omit specified roof insulation and substitute Celotex 3 1/4", single-layer insulation, (R value is same)<br>Install four plys of roof over in lieu of three plys                               | 5,500.00<br>ACCEPTED |
| 10. | Omit quarry tile in kitchen and janitor rooms and substitute A.A.T. and base   | 1,800.00             |
| 11. | Revise irrigation layout and specs   | 1,000.00             |
| 12. | Omit concrete around buried piping, substitute gravel  | 3,000.00             |
| 13. | Delete curved Arch way roof at Viewing Areas #1 and #2 and replace with metal roof and curved support structure  | 4,500.00             |
| 14. | Electrical: By changing some fixture specifications, panel boards, transformers, and the P. C. unit, for the M.C.C., we can re-design and use a wall mounted M.C.C. rather than a floor mount. | 3,400.00             |
| 15. | Change ceiling material at Viewing Areas #1 and #2 from stucco to veneer plaster   | 1,600.00             |



PROPOSED COST SAVINGS  
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16.	Mechanical: Delete concrete encasement at water lines, PVC water main in lieu of cast iron Optional air balancer Optional water filter equipment Change duct design to HVAC units	6,000.00
17.	Delete layered roof at Cafe and use a straight parapet with metal facing	2,500.00
18.	Delete Landscape and Irrigation from this contract	31,000.00
19.	Delete requirement of Contractor to maintain Builders' All Risk Insurance	5,000.00
20.	Substitute equipment in kitchen	1,000.00
21.	Change wood wall with stucco finish at Viewing Area #1, detail 3/A15, to 8" concrete wall	200.00 ACCEPTED
22.	Delete requirement of Bond	12,000.00
23.	Irrigation changes	1,000.00
24.	Omit top handrails as specified and substitute steel handrails, sandblasted and painted with two coats of epoxy paint.	3,800.00
25.	Delete vapor barrier under roof insulation. Insulation has felt vapor barrier applied to both sides.	700.00