

MINUTES OF THE COUNCIL MANAGEMENT COMMITTEE  
OF THE METROPOLITAN SERVICE DISTRICT

June 19, 1986

Committee Members Present: Councilors DeJardin, Kelley,  
Van Bergen and Gardner

Committee Members Absent: Councilor Cooper

Staff Present: Jennifer Sims, Judy Munro, Chuck  
Geyer, Dan Durig, Norm Wietting, Becky  
Crockett, Dennis Mulvihill and Ed Stuhr

Councilor DeJardin called the meeting to order at 5:30 p.m.

1. Approval of Minutes

Motion: Councilor Van Bergen moved to approve the minutes of  
May 15, 1986, and Councilor Kelley seconded the  
motion.

Vote: A vote on the motion resulted in:

Ayes: Councilors DeJardin, Kelley and Van Bergen

Absent: Councilors Cooper and Gardner

The motion carried and the minutes were approved.

2. Consideration of a Contract with Ken Becker Landscaping Inc.  
for Landscape Improvements at the Clackamas Transfer &  
Recycling Center (CTRC)

Chuck Geyer, Solid Waste Analyst, first distributed a letter to the Council from Thomas Lemons, Mayor of Oregon City, in support of the proposed project. He then briefly reviewed the history of the project and pointed out that many of the improvements in the plan were required by a 1981 agreement between the Oregon Department of Transportation and Metro.

Councilor Van Bergen asked what impact maintenance of the landscaping would have on future budgets. Mr. Geyer said first year maintenance was covered under the proposed contract with Ken Becker. Staff estimated between \$1,500 and \$2,000 would be required to provide landscape maintenance after the first year. He explained that responsibility could be written into the CTRC operations contract rebid.

Motion: Councilor Van Bergen moved to approve the agreement, including items 1 through 4 of the work plan. Councilor Kelley seconded the motion.

In response to Councilor Kelley's question, Mr. Geyer explained the improved area would be used by area schools and other visitors. Although it was difficult to estimate annual visitation, he thought the area would attract other visitors because it was near a historic site. Councilor DeJardin added the Oregon City area school superintendent and principals had supported the improvements and had stated their intentions of using the facility.

Councilor Van Bergen said Metro had an obligation to reestablish wetlands, as mandated by the Department of Transportation, and he would support the project because making improvements to the area would be a good neighbor gesture.

Vote: A vote on the motion resulted in:

Ayes: Councilors DeJardin and Van Bergen

Abstain: Councilor Kelley

Absent: Councilors Cooper and Gardner

The motion carried and the landscape contract was approved.

3. Report on the Heating, Ventillation and Air Conditioning (HVAC) Air Balancing for the Metro Center Building

Chairman Gardner arrived at the meeting.

Judy Munro, Support Services Supervisor, reported that due to office remodel work and movement of interior walls, the HVAC system in the building was in need of air balancing. She explained this process would eliminate hot and cold spots and excess wind movement throughout the building. Ms. Munro requested the contract for this work be sole sourced to consultants recommended by both the mechanical engineers who did the initial HVAC planning and the architects who designed the space remodel. She explained the work was highly specialized, and the two parties mentioned above would recommend only one mechanical engineer they thought qualified to perform the work. Ms. Munro also discussed the fact that if the contract were not awarded to the party recommended by the mechanical engineer and architect, staff would be in a difficult position of negotiating corrections if the air balancing work proved to be unsatisfactory.

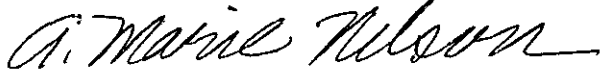
A discussion followed regarding whether it would be appropriate to sole source the contract since other companies technically provided

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the work. The Committee was concerned about preserving a fair and competitive contracting process. It was agreed staff would return to the Committee with complete written justification for sole sourcing the contract to the recommended mechanical engineer. The contract would be awarded pending the committee's approval.

There being no further business, Chairman Gardner adjourned the meeting at 6:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "A. Marie Nelson".

A. Marie Nelson  
Clerk of the Council

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