

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, May 20, 2015  
9:00 a.m.

Senator Hearing Room  
555 Court Street NE  
Salem, OR 97301

PRESENT: Commissioner Janet Carlson, Commissioner Kevin Cameron and Commissioner Sam Brentano. Also present were John Lattimer as chief administrative officer, Gloria Roy as county counsel and Kim Hulett as recorder.

Commissioner Carlson called the meeting to order at 9:00 a.m.

**PRESENTATION**

Customer Service Award to Justice Court Staff – John Lattimer  
Carmen Mejia, Janie Hanson, and Katie Reynolds

John Lattimer presented the Customer Service Award to the Justice Court Staff.

**PUBLIC COMMENT**

None.

**CONSENT**

*Video Time (00:08:46)*

BOARD OF COMMISSIONERS  
OLCC Application – Recommend Approval  
Alice Wine Company, LLC – Silverton

BUSINESS SERVICES – HUMAN RESOURCES  
Approve recommendation to establish Juvenile Relief Worker Classifications #153, #156, and #157.

PUBLIC WORKS  
Approve amendment #1 to the Public Improvement Agreement with Albina Holdings to retroactively reinstate the agreement and add \$680,636 for application of emulsified oils in the chip sealing program.

TREASURER  
Approve an order distributing revenues from ORS Chapter 530 timberlands.

**MOTION:** Commissioner Brentano moved approval of the consent calendar. Seconded by Commissioner Cameron; motion carried. A voice vote was unanimous.

## **ACTION**

*Video Time (00:09:49)*

### BUSINESS SERVICES

1. Consider approval of the Public Improvement Agreement with Hydro-Temp Mechanical for \$1,019,135 to remediate the county jail heating, ventilation and air conditioning (HVAC) system. – Colleen Coons-Chaffinx, Camber Schlag, Brendan Crossley, Construction Project Coordinator

#### ***Summary of presentation:***

- Request for Proposal (RFP) solicitation was identified as best option for the Jail HVAC Remediation Project because of the critical nature of the work:
  - Requires a greater emphasis on the general contractor's experience and technical ability;
  - Board of Commissioners granted the exception to allow the use of an alternative solicitation process through board order 14-86; and
  - RFP issued on October 3, 2014 and closed on November 3, 2015.
- Two proposals were received:
  - Total cost to perform the work on the Jail HVAC exceeded anticipated county budget for project;
  - November 17, 2015, the county issued a clarification request to each proposer requesting breakdown and explanation of costs;
  - Evaluation committee determined that Hydro-Temp Mechanical Inc. was the awarded Jail HVAC Remediation Project on December 12, 2014; and
  - December 2014 through March 10, 2015, county performed Value Engineering with Hydro-Temp Mechanical to take advantage of potential cost savings without impairing the essential functions or characteristics of public improvement.
- Jail was built more than 27 years ago and another phase was built 20 years ago:
  - Jail has 155,000 sq. ft.;
  - Current HVAC system is inefficient and lacking any adequate capacity;
  - HVAC system has exceeded 15 year life span and is actually nearing 27 years;
  - All condensers, air handlers, dampers, heat pumps, fans, variable frequency drives, direct digital controls (DDC) and all related components will be replaced; and
  - Project completion date is scheduled for late January 2016.

#### ***Board discussion:***

- As it is now, all alternatives have been rolled into project:
  - DDC controls; and
  - Equipment that was going to be refurbished is now full replacement.
- In order to do project, inmate shuffling will have to take place;
- Good timing since there is one pod that is closed; and
- Will provide opportunities for the facilities staff to take care of some maintenance issues.

**MOTION:** Commissioner Cameron moved approval of the Public Improvement Agreement with Hydro-Temp Mechanical for \$1,019,135 to remediate the county jail HVAC system. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.


**PUBLIC HEARING  
9:30 A.M.**

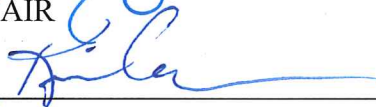
None.


Commissioner Carlson read the weekly calendar.

Commissioner Carlson adjourned the meeting at 9:30 a.m.

Attachments: None.

  
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CHAIR

  
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COMMISSIONER

  
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COMMISSIONER

Board Sessions can be viewed on-line at <http://www.youtube.com/watch?v=VYF8Y6U7178>.

