

MINUTES
SPECIAL TROUTDALE CITY COUNCIL MEETING
April 16, 1979

The meeting was called to order by Mayor Sturges at 7:03 P.M.

COUNCIL PRESENT: F. Weissenfluh, H. Althaus, D. Williams, F. Kaiser, and Mayor Sturges. (Sam Cox arrived late)
ABSENT : Dan Lowe
STAFF PRESENT : Brian Freeman, Duane Lee, Bill Bivin, and Linda Murphy
GUESTS : Jim Marvin, Rad Squire, Steve Smith, Jim Holland, Buz Edwards, Jim Jennings, and others.

Bill Bivin introduced Mr. Steve Smith, of Steve Smith Construction Co., and Mr. Jim Holland, his attorney, to members of the Council.

Duane Lee gave a brief history of the problems associated with the bids received on Schedule B for the Portland/Troutdale Airport Sewer Project. Duane restated his reasoning for determining the bid received by Steve Smith was unbalanced, particularly with regards to Item #17, Trench Dewatering. Duane also expressed concern about the method Steve Smith was intending to use to dewater. Duane stated that Steve Smith had indicated to him that he bid the job on the basis of a deep well system of dewatering. Duane stated that the information he has obtained regarding the deep well system is that such a system is not advisable and would not stand a good chance of working. Duane stated he was concerned about the consequences if the deep well system is used, such as the effectiveness of it, possible settlements resulting in cracking of runways or foundations, soils becoming quick and resulting in considerable expense to the contractor or City. Duane stated he feels there is a potential for future claims associated with the use of deep wells. Duane further stated that the bid received by Steve Smith does not allow for any flexibility.

Mr. Jim Holland spoke on behalf of Steve Smith and requested that Council make a determination as to whether the bid submitted by Steve Smith was balanced or unbalanced and if Council should determine the bid was balanced that said bid be awarded to Steve Smith. Mr. Holland stated that Mr. Smith is familiar with dewatering; he is an experienced contractor; and he owns his own dewatering equipment. Mr. Holland stated that Mr. Smith is bonded for \$1,000,000 and this job has used up half of his bonding capacity. Mr. Holland stressed that the bid by Steve Smith was submitted from the standpoint of a Contractor and that the bid is balanced from a contractor's standpoint.

Mr. Steve Smith explained and outlined his experience in this type of work. He stated that he intended to put in observation wells in order to determine if a deep well system would work. If such a system would not work then he would use a well-point system. He stated that regardless of the type of system used, he is covered for the cost in his bid. Mr. Smith stated that since he owns his own dewatering equipment he can bid the dewatering for less. A chart was presented by Mr. Smith and Mr. Holland comparing the Engineer's estimates for items in Schedule B to those actually received.

Sam Cox arrived at 7:45 P.M.

Mr. Buz Edwards from Stang Engineers answered questions by Mr. Hannon regarding underground water and methods of dewatering. Dalton Williams asked Mr. Edwards

Page 2
SPECIAL TROUTDALE CITY COUNCIL MEETING
April 16, 1979

whether his tests had indicated whether a well point or deep well system would work in this particular area. Mr. Edwards responded that it was his opinion that only well points would work.

Mr. Hannon stated that if the ground water is not a problem and dewatering is going to be minimal, then Council might be better serving the taxpayers by awarding the bid to someone else. However, he further stated that all indications are that dewatering is going to be necessary and probably is going to be needed in a large area of the project and, therefore, Steve Smith as low bidder should be awarded the bid. Mr. Hannon further stated that Mr. Smith is not eliminating Council's flexibility in his bid and further submitted that the best service to the taxpayer would be to award the bid to Steve Smith.

Duane Lee asked Mr. Edwards if he was familiar with where the dewatering might be necessary and how much of the area might be involved. Mr. Edwards responded that he had no idea how much of the area would require dewatering. Duane stated that it is his opinion that if as little as 6-7% of the area is not dewatered then the City has reached a break-even point with the second lowest bidder. Duane further stated that it was his guess that there was a good chance that more than 7% would not require dewatering.

Duane Lee restated his concerns regarding the effectiveness and possible complications of using the deep well system. Mr. Smith stated that if he determined the deep well system would not work then he would use the well-point system.

Brian Freeman presented three possible alternatives for Council to consider.

1. Reject all bids.
2. Rescind Council action of April 10, 1979, awarding the bid to Hannan Bros., and award the bid to Steve Smith Construction Co. instead.
3. Ratify action of April 10, 1979 and confirm awarding of bid to Hannan Bros.

Helen Althaus moved to close the presentation to facts. Dalton Williams seconded.

YEAS: 5
NAYS: 0

Break at 8:25 P.M.
Reconvene at 8:30 P.M.

Questions were asked of Duane regarding problems associated with reopening the bids and the time periods involved.

Dalton Williams moved to rescind Council action of April 10, 1979 wherein the bid for Schedule B of the Portland/Troutdale Sewer project was awarded to Hannan Bros. and further moved to reject all bids received on Schedule B and to direct the City Engineer to recall for bids on Schedule B of the Portland/Troutdale Airport sewer project. Frank Kaiser Seconded.

YEAS: 5
NAYS: 0


Frank Kaiser moved to adjourn. Seconded by Fred Weissenfluh.

YEAS: 5
NAYS: 0

Page 3
SPECIAL TROUTDALE CITY COUNCIL MEETING
April 16, 1979

The meeting was adjourned at 8:45 P.M.

Signed by the Mayor this 16th day of April, 1979.



R. M. Sturges

ATTEST:



Linda Murphy
Administrative Secretary

