

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

September 22, 2020
6:00 PM

Remote Access Only
Zoom Meeting ID: 335 903 0010
Zoom Call-In: (253) 215-8782
BKAT Live Stream

Call to Order

Approval of Agenda

Consent Items

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting and executive session of September 8, 2020.
- B. Payment of checks #E00217 and #81572 through #81583 and #E00218 through #E00226 and #81585 and #81586 through #81598 and #E00227 through #E00230 from the General Fund for \$86,313.49; #81570 through #81571 from the Construction Fund for \$683,942.56.

Information Items

- 1. SR3-Belfair Freight Corridor Briefing – Michele Britton, PE, Assoc. DBIA, Washington State Department of Transportation
- 2. Industrial Master Development Plan Update – Steve Rice, Rice Fergus Miller, Inc.

Citizen Comments: *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board.*

Action Items

- 1. Bid Award to Henderson Partners, LLC for the WRG Training Facility Entryway Improvements Project

Staff Reports

Commission Reports / New Business

Executive Session *(if necessary)*

Adjournment

Regular business and other meetings that may be attended by members of the Board

<u><i>Date</i></u>	<u><i>Time</i></u>	<u><i>Meeting</i></u>
09/22	1:30 pm	Kitsap Aerospace & Defense Alliance (KADA) Steering Committee
09/22	6:00 pm	*Commission Regular Meeting via ZOOM
09/24	10:00 am	Puget Sound Regional Council (PSRC) Executive Board
09/24	11:45 am	PSRC Executive Committee
10/07	1:00 pm	PSRC Economic Development District Board
10/13	10:00 am	*Commission Regular Meeting via ZOOM

PLEASE NOTE: ALL MEETINGS BEING HELD REMOTELY

Meetings are subject to change or cancellation

**Denotes events in which two (2) or more Commissioners may attend*

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

September 8, 2020
10:00 AM

Remote Access Only
Zoom Meeting ID: 335 903 0010
Zoom Call-In: (253) 215-8782
BKAT Live Stream

Commissioners and Staff Present

Commissioners

Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members

Jim Rothlin
Fred Salisbury
Sherman Hu
Arne Bakker
James Weaver

Warren Hendrickson
Ginger Waye
Taylor Korizon
Anne Montgomery, Atty

Call to Order

President Bozeman called the meeting to order at 10:00 a.m.

Approval of Agenda

It was moved by ANDERSON, seconded by STRAKELJAHN to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

A. Minutes of the regular business meeting of August 25, 2020.

B. Payment of checks #81529 through #81554 and #E00203 through #E00209 and #901216 and #901217 and #81555 through #81556 and #81561 through #81569 and #E00211 through #E00216 and #901218 through #901220 from the General Fund for \$140,383.39; #81528 and #E00210 and #81557 through #81560 from the Construction Fund for \$470,794.91.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Puget Sound Regional Council (PSRC) Airport Study – Executive Director Josh Brown

Mr. Brown provided background on the Regional Aviation Baseline Study stating that when Federal Aviation Administration (FAA) approached PSRC a couple of years ago with the idea of funding the study, the region was in a period of historic growth in terms of commercial passenger service. He relayed the purpose of the study is to provide a baseline of analysis so the public and policymakers can be informed about the challenges that lay ahead.

Mr. Brown provided an overview of the study stating that the analysis and scenario development concluded that by 2050 SeaTac will be nowhere close to meeting the demand for passenger service so new commercial facilities will need to emerge. He discussed the Commercial Aviation Coordinating Commission and their legislatively mandated task to site a new commercial facility. The second part of PSRC's analysis also contained an evaluation of the nearly 30 airports in the region and what airports could potentially provide some level of commercial service; Bremerton National Airport is one of four potentials. He discussed the importance and need for expansion of air cargo service in the region and the potential for enormous economic development.

Citizen Comments - None

Action Items

1. Final Acceptance of the Olympic View Industrial Park (OVIP) Influent Pump Station Upgrades Project with Correct Equipment, Inc.

Presented by Fred Salisbury, Chief Operations Officer

Following presentation and discussion;

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve as final the contract with Correct Equipment, Inc. in the amount of \$164,176.48.

MOTION CARRIES, 3-0

2. Port Orchard Marina Breakwater Design/Engineering Services Consultant Agreement with PND Engineers, Inc.

Presented by James Weaver, Director of Marina Facilities

Following presentation and discussion including PND Vice President Jon Keiser providing project schedule and deconstruction overview;

It was moved by ANDERSON, seconded by STRAKELJAHN to:

Approve the Port Orchard Marina Breakwater Replacement project design, engineering, and permitting contract with PND Engineers, Inc. and authorize the CEO to execute the contract

MOTION CARRIES, 3-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Reported on the following projects which are all on schedule:
 - NE Campus spec building
 - SR3 frontage development with building and pad-ready sites
 - South hangar phase one development
 - Runway/taxiway lighting
- Finalized industrial park lease with energy company.
- Even with club rendezvous being cancelled due to COVID-19, the marinas were completely full over Labor Day weekend. The challenge is making sure we are keeping the marinas as safe and socially distant as possible.
- Along with Port Orchard city officials, meeting with Senator Randall on capital appropriations for Port Orchard including the marina breakwater replacement project.

Commission Reports / New Business

Commissioner Bozeman

- Port staff is doing a great job during such a difficult time; what is being done to move forward with projects shows great leadership and is much appreciated.

Commissioner Strakeljahn

- Invitation letters are going out for the Gorst Coalition which now includes an environmental committee.
- Kitsap Regional Coordinating Council (KRCC) has a tentative date scheduled of November 12 for the annual legislation reception.
- Reported on the recent PSRC Economic Development District Board meeting.

Commissioner Anderson

- He has been receiving calls from people noticing everything going on at the Port. He noted how uplifting it is to the community to see all this activity; it shows we are vibrant and a shining beacon for the community during this difficult time.

Executive Session

President Bozeman recessed the meeting and reconvened into executive session at 10:45 a.m. for approximately 15 minutes regarding: real estate issues [RCW 42.30.110(1)(c)].

At 11:04 a.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 11:04 a.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
September 17, 2020

Gary Anderson
Commission Secretary
September 22, 2020

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

M I N U T E S

September 8, 2020
10:45 AM

Remote Access Only

Call to Order

President Bozeman called the executive session to order at 10:45 a.m., September 8, 2020.

Commissioners and Staff Present

Commissioners

Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members

Jim Rothlin
Anne Montgomery, Atty

Item #1: Real estate issues were discussed [RCW 42.30.110(1)(c)].

With no further business to come before the Board, the meeting was adjourned into regular session at 11:04 a.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
September 17, 2020

Gary Anderson
Commission Secretary
September 22, 2020

PORT OF BREMERTON

AGENDA SUMMARY

Agenda Item No: Action Item #1
Subject: Bid Award for Entryway Improvements
Exhibits: Planholder List, Bid
Prepared By: Arne Bakker, Director of Business Development
Meeting Date: September 22, 2020

Summary:

On August 25, 2020, Port Commission authorized staff to go out to bid for the entryway improvements for the leased WRG Fire Training facility on Barney White Rd. SW.

On September 16, 2020 Port staff opened bids for the Entryway Improvements. Through the bid process there were a total of 7 companies that received the plan set for the entryway improvements. The Base Bid consists of the site development work and the construction of the 4,800 sf entryway. The estimate for the project was approximately \$80,000. Due to the scope of work and timeline for this project the Port received only one bid. The apparent low bidder was Henderson Partners, LLC., of Gig Harbor in the amount of \$81,367 (\$88,690.03 incl. Sales Tax). The Port has completed its due diligence on Henderson Partners, LLC., and has found them qualified and capable of performing the work.

Fiscal Impact:

Funding for this project will come from the Port's Site, Utility, Building Improvement and Business Development Opportunities line items in the 2020 capital budget which were created for these types of business opportunities. There is currently \$121,000 remaining in this budget.

Strategic Purpose:

Be a significant leader in promoting the local economy and job growth both on and off Port assets. The Port is an Economic engine. It is authorized to build and operate facilities as well as provide more programmatic support to the community's efforts to increase job growth.

Recommendation:

Award the Entryway Improvement Project to Henderson Partners, LLC., in the amount of \$88,690.03 and authorize CEO to execute the contract and issue the Notice to Proceed.

Motion for Consideration:

Move to award the Entryway Improvement Project to Henderson Partners, LLC., in the amount of \$88,690.03 and authorize CEO to execute the contract and issue the Notice to Proceed.

Plan Holder List - Entryway Improvements

NW Asphalt	A Varley
Blackstone Construction	Nic Haugen
BJC Group	Robert Baglio
Henderson Partners	Jon Wall
AA Asphaltting	Karla Swoveland
Warfield Development	Ben Warfield
Bowlds Development Company	Drew Bowlds
JPR Construction	Kevin Rehmke



Henderson Partners, LLC
 11302 Burnham Dr NW
 Gig Harbor, WA 98332
 Phone: 253-851-5896
 Fax: 253-851-5826

Plans dated 1/9/20

8/4/2020

Driveway improvements Storm and grading

Henderson Partners is please to quote the above project to
 Port of Bremerton

Henderson will Install and/or perform the following tasks in compliance with
 local and state codes.

On site	QTY	\$	Total
Clear and grub	1	3000	3000
Staking	1	3000	3000
Cut, dispose on site	1	21000	21000
Storm system	1	14650	14650
Check dam	1	800	800
Base course & placement	1	12360	12360
Top course	1	5607	5607
Asphalt 3"	1	17150	17150
Testing	1	3800	3800
Total			81367

Extra export \$45/yr

Dewatering \$350/day Pumps only

*Asphalt can not be used as backfill in Pierce County

Asphalt company to fine grade before asphalt

project. **Prices good for 30days**

Exclusions:*

WA state tax, survey

Engineering, holocores or access lids

Any fees, permits or bonds

Compaction or sieve testing, septic systems

Dewatering , baker tanks or filtration; traffic control

Landscaping, fences or features. Irrigation

Theft, play areas or play structures

Removal and disposal of toxic waste

No Work in building envelope except what is specified above

Not responsible for activities out of Henderson Partner's control

Security fence, Soil mediation

Removal and disposal of unsuitable soils

Any electrical work

Any survey work

Utility work (electric, cable, fibre)

Pipe bedding will be per code

Water meters, choker coarse

Pavers, pervious asphalt, Tuff track.
landscape paths, Asphalt
retaining walls or related footing drains
Cstc& fine grade by Asphalt co.