

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**REVISED AGENDA**

May 11, 2021  
10:00 AM

**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 April 27, 2021.
- B. Payment of checks #82332 through #82366 and #E00467 through #E00475 and #82367 and #901332 through #901335 and #82368 and #82372 through #82389 and #E00476 and #E00478 through #E00484 and #901336 through #901338 and #901339 from the General Fund for \$362,256.59; #82330 through #82331 and #82369 through #82371 and #E00477 from the Construction Fund for \$17,671.99.

**Information Items**

1. ~~Commercial Aviation Coordinating Commission (CACC) Update – David Fleckenstein, Washington State Department of Transportation (WSDOT) Aviation Director and CACC Chair~~

**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. Marina On-Call Engineering Consulting Services Agreement with Art Anderson Associates, Inc.
2. Bid Award to BJC Group, Inc. for the Multipurpose Facility (MPF) 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>                                                  |
|--------------------|--------------------|------------------------------------------------------------------------|
| <i>05/11</i>       | <i>10:00 am</i>    | <i>*Commission Regular Meeting via ZOOM</i>                            |
| <i>05/18</i>       | <i>11:00 am</i>    | <i>Kitsap Regional Coordinating Council (KRCC) Executive Committee</i> |
| <i>05/18</i>       | <i>1:30 pm</i>     | <i>KRCC PlanPOL</i>                                                    |
| <i>05/19-21</i>    |                    | <i>*Washington Public Ports Association (WPPA) Spring Meeting</i>      |
| <i>05/25</i>       | <i>6:00 pm</i>     | <i>*Commission Regular Meeting via ZOOM</i>                            |

*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**

April 27, 2021  
6:00 PM

**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 6:00 PM.

**Approval of Agenda**

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

**Consent Items**

- A. Minutes of the regular business meeting and executive session of April 13, 2021.
- B. Payment of checks #901327 and #82292 and #82296 through #82307 and #E00447 through #E00455 and #E00456 and #E00457 and #E00458 and #82308 through #82329 and #E00459 through #E00466 and #901328 through #901330 and #901331 from the General Fund for \$92,217.32; #E00446 and #82293 through #822985 from the Construction Fund for \$77,643.35.

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Information Items

### 1. South Kitsap School District (SKSD) Sailing Program Presentation

Director of Marine Facilities James Weaver introduced Captain Todd Schapler of the South Kitsap Naval Junior Reserve Officer Training Corps (NJROTC) to speak on the 44-foot sailboat Lively which is currently moored at the Port Orchard Marina.

Captain Schapler provided a PowerPoint detailing the following:

- The objectives and four-year curriculum including extracurricular activities
- South Kitsap Wolf Battalion
- Sail training program which the community has rallied around
- Sailing evolutions
- Navy 44, Mark I basics
- Program status
- Photos of haul-out; moorage at POM; underway in Sinclair Inlet and moored at Blake Island
- Overview, cabin layout, and specifications of the Navy 44, Mark I

Captain Schapler responded to questions and comments from the Board. Commissioner Bozeman stated the board is in favor of this program and continues to support.

### 2. Olympic Mountain Rescue (OMR) Training Support Appreciation

Airport Manager Warren Hendrickson introduced Dan Prince, OMR training coordinator. Mr. Hendrickson noted that the chairman of OMR, Andy Graham, was unable to attend but is a long-time airport tenant and has leadership roles with Bremerton Pilots Association (BPA) and Experimental Aircraft Association (EAA).

Mr. Prince expressed appreciation of the support the airport has provided for OMR training and provided a PowerPoint detailing the following:

- History of OMR, a 501(c)(3) organization, which is based in Kitsap County, and a description of who they are.
- Helicopter operations
- Photos of rescue operations
- Helicopter training requirements and collaborative training
- Bremerton National Airport (BNA) support and what it entails
- Training photos
- Recapped “who we are”, “what we do”, and “why BNA’s support is so important to OMR”

Mr. Prince responded to questions and comments from the Board and CEO including the experience level of OMR members and how OMR receives notification of an emergency.

Commissioner Bozeman stated the Board is privileged and happy to support this training.

## **Work Study Session**

1. Kitsap's Countywide Planning Policies Preliminary Draft Review – Kitsap Regional Coordinating Council (KRCC)

Commissioner Strakeljahn introduced Sophie Glass, KRCC Program Director, and Pauline Mogilevsky, KRCC Coordination Lead.

Ms. Glass stated the purpose of this presentation is to introduce the Commission to the Kitsap Countywide Planning Policies (CPP), to address any concerns and/or questions, and to introduce the social and racial equity components. Using PowerPoint, Ms. Glass discussed the following:

- Described countywide planning policies
- The goals for the Kitsap Countywide Planning Policies update
- How the policy intersects with action
- The approved timeline
- Guiding questions: Are these CPP's in line with Port priorities; is there anything within the CPP's that would hinder the Port?
- Vision: Articulate countywide vision for growth; initially developed at 2018 KRCC board retreat; proposed updates to incorporate a commitment to social/racial equity.
- Policies for updates and ratification
- Discussion on Elements A through N with emphasis on the following elements as they more closely relate to the Port:
  - Element G – Siting Public Capital Facilities
  - Element H – Transportation
  - Element J – Economic Development
- Social Equity Principles
- Public Engagement Process

Ms. Glass responded to questions and comments from the Board. Commissioner Bozeman closed by commenting it won't work unless we commit to the infrastructure to support the policies.

**Citizen Comments** -None

**Action Items** - None

## **Staff Reports**

### *Jim Rothlin, Chief Executive Officer*

- Announced that employee Martin Muhoro was recently promoted from Port Attendant to Port Maintenance I. Appreciates Mr. Muhoro's hard work congratulating him on his promotion.
- Port Orchard Farmer's Market is restarting for the season on the waterfront with face masks and social distancing required.
- Site visits have been completed for the Multipurpose Facility bids which are due this Thursday, April 29. At this point, there has been 13 contractors that have downloaded the bid package.
- Provided a presentation on the Port to the Seattle Propeller Club along with the Ports of Vancouver and Anacortes.
- Staff met with Bremerton city planners to discuss the current subarea planning requirements in the industrial park. The Port is working with planning consultant, Mackenzie, on creating a more flexible structure on the permitting process.

## **Commission Reports / New Business**

### *Commissioner Strakeljahn*

- Reported on the recent Puget Sound Regional Council (PSRC) Executive Board meeting.
- Attended the Kitsap All-Ports meeting in which Washington Public Ports Association (WPPA) participated and discussed the upcoming redistricting.
- Discussed Central Stage Theatre's (CSTOCK) receipt of State capital funding.

### *Commissioner Anderson*

- Discussed recent news articles on the Gorst corridor transportation issues.
- Attended an impressive airshow in Lakeland Florida and is hoping we can get back to that in Kitsap County.

### *Commissioner Bozeman*

- Disappointed the Port was not successful in receiving State capital budget funding for the Port Orchard Marina breakwater reconstruction and would like to discuss in a future meeting how to move forward.

## **Executive Session**

President Bozeman recessed the meeting at 7:10 p.m. and reconvened into executive session for approximately 20 minutes regarding: real estate issues [RCW 42.30.110(1)(b)]. At 7:30 p.m., executive session was extended 25 minutes.

At 7:55 p.m. the regular meeting was reconvened.

**Adjournment**

There being no further business before the Board, the meeting was adjourned at 7:55 p.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
May 6, 2021

Gary Anderson  
Commission Secretary  
May 11, 2021

Draft

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**EXECUTIVE SESSION**

**MINUTES**

April 27, 2021  
7:10 PM

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

**Call to Order**

President Bozeman called the executive session to order at 7:10 p.m., April 27, 2021.

**Commissioners and Staff Present**

Commissioners

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

Jim Rothlin  
Fred Salisbury  
Arne Bakker

James Weaver  
Anne Montgomery, Atty

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

With no further business to come before the Board, the meeting was adjourned into regular session at 7:55 p.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
May 6, 2021

Gary Anderson  
Commission Secretary  
May 11, 2021

## **PORT OF BREMERTON**

### **AGENDA SUMMARY**

Agenda Item No: Action Item #1  
Subject: Agreement for Marina On-Call Engineering Consulting Services  
Exhibits: Consultant Agreement with Art Anderson Associates  
Prepared By: James Weaver, Director of Marine Facilities  
Meeting Date: May 11, 2021

#### **Summary:**

On March 30, 2021, the Port published a Request for Statement of Interest and Qualifications for On Call Engineering Consulting Services to provide marine related design and engineering services to the Port of Bremerton Marinas for a period not to exceed Five (5) years in accordance with procedures set forth. The Marina has ongoing need for these services including preparation of plans and specifications for insurance repair claims, programmed pier & piling maintenance, and marina construction permit services for 2021 and beyond.

Five companies submitted SOI/Qs: KPFF, PND, Sazan Group, Moffatt & Nichol, & Art Anderson Associates. A selection board consisting of the COO, Director of Marine Facilities, & Harbor Maintenance Lead, reviewed, graded, and ranked each proposal. Based upon the SOI/Q submitted, and due diligence completed, Port staff is recommending the selection of Art Anderson Associates for on-call Marine Engineering Consulting Services.

#### **Fiscal Impact:**

An annual maximum of \$50,000, which would be incorporated, identified, and funded as a component of the existing 2021 Capital Budget and future capital project budgets for the Port Orchard and Bremerton marinas.

#### **Recommendation:**

Staff recommends the selection of Art Anderson Associates for Marine Consulting Services for a period not to exceed five (5) years.

#### **Motion for Consideration:**

**Move to approve the selection of Art Anderson Associates for Marine Consulting Services and authorize the CEO to execute the consultant agreement.**

## CONSULTANT AGREEMENT

This agreement is made this 11<sup>th</sup> day of May, 2021, between the PORT OF BREMERTON ("Port"), a municipal corporation and ART ANDERSON ASSOCIATES, INC. ("Consultant"), for the furnishing of professional services for On Call Engineering hereinafter referred to as the "Project".

The Port and the Consultant agree as set forth below:

### I. SCOPE:

The Consultant shall provide all necessary professional services for this project to accomplish the work specified in Attachment A hereto or which may hereafter be required by the Port.

### II. COMPENSATION:

The Port shall compensate the Consultant for work described in Attachment A in accordance with the mutually agreed upon "Schedule of Fees" as set forth in Attachment A. Payment of compensation specified shall be made monthly. Consultant should forward requests for payment within 10 days after the end of the month. Payment shall be made 30 days from date invoice is received by the Port.

- A. Upon execution of this Agreement, the Consultant may submit requests for payment for professional services rendered from the date of execution of this Agreement. Consultant will be compensated for these services in accordance with the terms of this Agreement. All sums paid by the Port in this regard are a part of the maximum authorized compensation for the project.
- B. Compensation will only be made to the extent to which the Consultant has documented evidence of fees earned and provides supporting documentation for expenses incurred during the period for which payment is requested. All billings shall be to the Port of Bremerton, 8850 SW State Hwy 3, Bremerton, WA 98312.
- C. Reimbursable expenses in connection with the Agreement include, but are not limited to postage, fax, long distance calls, mileage, travel, reproductions, plots, and other fees expended on behalf of the project, etc. All reimbursable expenses will be at cost.

### III. MAXIMUM AUTHORIZED COMPENSATION:

The maximum authorized compensation for the services required to perform the work described in Attachment A is a maximum of \$50,000 per year for of five (5) years and shall not be exceeded without the written authorization of the Port. Consultant shall insure that

their services are allocated so as to complete all tasks of the work as described in Attachment A.

IV. CHANGES:

The Port may, at any time, make changes in the scope of the work specified in Attachment A. If, in the opinion of the Consultant, such changes will require the Consultant to exceed the maximum authorized compensation specified in paragraph III, the Consultant shall make a request, in writing, for an equitable adjustment in the maximum authorized compensation. Such requests shall be transmitted prior to incurring any item of fee or expense related to the change in scope. Retroactive requests for equitable adjustment shall not be considered by the Port. The amount of any equitable adjustment shall be negotiated by the parties, however, the inability of the parties to reach an agreement as to the amount of such equitable adjustment shall not delay the performance of work described by this Agreement or changes authorized by this paragraph.

V. ACCOUNTING RECORDS:

Records of fees or expenses incurred described in paragraphs II.A and B shall be kept on a generally recognized accounting basis acceptable to the Port. The Consultant agrees to make such records and supporting documentation available to authorized representatives of the Port and any Federal agency or agencies charged with the administration of grant money for this project, both during the project and for three (3) years following the final payment for services rendered or termination of Consultant's services under this Agreement.

VI. RESPONSIBILITIES OF THE PORT:

- A. The Port shall designate a project management team to coordinate and review the work of the Consultant and to coordinate the work of the Consultant with all agencies and individuals involved with the Project. Project Manager for the Port is James Weaver, Marine Facilities Director. The Consultant is expected to work closely with the Project Manager and team throughout the duration of this Agreement.
- B. All drawings for this project shall be made on Mylar with a sheet size of 24" by 36" using AutoCAD 14 or a higher version.
- C. As an accommodation to the Consultant, the Port will, upon request, furnish without charge such structural, mechanical, soils, chemical and other laboratory tests, inspections and reports as it may have in its possession or hereafter obtain. Such information shall be for general guidance only, and the Port in no way warrants its sufficiency, adequacy or correctness, or any interpretations, deductions or conclusions derived therefrom. The use of such information for any purpose shall be at the sole risk and responsibility of the Consultant who shall, prior to such use, have satisfied itself that such information is adequate for such use.

- D. The Port shall furnish property and topographic surveys for this project. Prior to use of information contained in such surveys, the Consultant shall satisfy itself that such surveys are adequate and correct and shall immediately notify the Port of any errors, omissions, or inconsistencies found therein.

VII. DESIGNATION OF CONSULTANT PROJECT MANAGER:

The Consultant has designated Herb Gabales as Project Manager for this Project. This designation shall not be changed without the prior written approval of the Port.

VIII. OWNERSHIP OF DOCUMENTS:

The Consultant shall transmit to the Port the original of all final drawings, prints, plans, field notes, specifications, design computations, calculations and other project documents as requested by the Port. These documents will be maintained by the Port as a part of its contract file.

All drawings, prints, plans, field notes, specifications, design computations, calculations and other documents prepared or obtained for use in this project shall become the property of the Port and may be utilized by the Port, or its agents, for any purpose whatever without fee, royalty, or other payment to the Consultant.

No such document shall be the subject of any application or claim for copyright by or on behalf of the Consultant. Consultant shall not make any of the above documents available to any person, except as may be necessary to the performance of Consultant's services hereunder, without the prior written approval of the Port and shall take all necessary steps to keep secure those documents in their possession. All release of information to the public or news media will be the responsibility of the Port and Consultant shall not release any information to the public or news media without the prior written authorization from the Port.

IX. NON-DISCRIMINATION:

The Consultant covenants and agrees that in all matters pertaining to the performance or carrying out work under this Agreement, the Consultant shall at all times conduct its business in a manner which assures fair, equal, and non-discriminatory treatment of all persons without respect to race, color, religion, sex, national origin, age, handicap, or veteran status and, in particular:

- A. The Consultant will maintain open hiring and employment practices and will welcome applications for employment in all positions from qualified females and individuals who are members of racial or religious minorities. The following information shall be submitted according to project size.

1. For agreements over \$10,000, the Consultant shall be prepared to submit, if requested by the Port:
    - a. A current personnel profile identifying all minority and female employees.
    - b. The company's Affirmative Action Officer's name and telephone number.
  2. For agreements less than \$10,000, the Consultant shall indicate their commitment to affirmative action and equal employment.
- B. The Consultant shall comply strictly with all requirements of applicable Federal, State, or local laws or regulations issued pursuant thereto relating to the establishment of non-discriminatory requirements in hiring and employment practices, and assuring the service of all patrons or customers without discrimination.
- C. The Consultant will act without discrimination when engaging subconsultants to perform work under this Agreement and will give equal consideration to minority and female owned firms.

X. TERMINATION:

The Port may, by written notice to the Consultant, terminate this Contract in whole or in part at any time, either for the convenience of the Port or because of the failure of the Consultant to fulfill its contract obligations. Upon receipt of such notice, the Consultant shall immediately discontinue all services and deliver to the Port all documents as described in paragraph VIII.

XI. PERSONNEL:

Where applicable, all personnel employed by the Consultant, and all subcontractors retained by the Consultant and engaged in the work, shall be fully qualified and shall be authorized under State and local law to perform such services.

XII. INTEREST OF CONSULTANT:

The Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed.

XIII. COMPLIANCE WITH APPLICABLE LAWS:

The Consultant agrees to conduct and execute the Project in compliance with all applicable local, state, or Federal laws.

XIV. EXTENT OF AGREEMENT:

This Agreement represents the entire and integrated agreement between the Port and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Consultant and Port.

XV. GOVERNING LAW:

This Agreement shall be governed by the law of the State of Washington. Venue for any action between the Port and the Consultant, which action arises out of or in connection with this Agreement shall be in Kitsap County.

XVI. INDEMNIFICATION:

A. General Liability

To the fullest extent provided by law and with the exception of paragraph B and subparagraphs thereto of this Section XVI, the Consultant agrees to defend, indemnify, and save the Port of Bremerton harmless from all liability arising out of the consultant or his staff's negligent performance of the services under this Agreement.

B. Errors and Omissions

The Consultant agrees to indemnify and save the Port harmless in the same manner and subject to the same conditions as provided in paragraph A of this Section XVI for any error or omission in design, maps, plans, reports, specifications, or in performing services under this Agreement, provided, however, that the Consultant shall not be required to indemnify any party for an amount exceeding \$1,000,000 on any one occurrence.

1. Neither the Port's review nor its approval of any service, design, maps, plans, reports, or specifications provided by Consultant under this Agreement shall in any way relieve Consultant of its obligations under this Section XVI.
2. Nothing contained in this Section XVI shall be construed as a waiver of, or any limitation upon, the right of any party to seek or employ any other remedy which may be available to it by law or under the terms of this Agreement.

3. In addition to any insurance coverage requirement recited in this Agreement or otherwise required by law, the Consultant shall provide insurance, or other coverage, which will protect against losses attributable to Consultant's errors or omissions in an amount of not less than \$1,000,000 on any one occurrence.
4. Neither review nor approval of the Consultant's work by the Port shall in any way relieve the Consultant from its duty to abide by the generally accepted standards of professional care in the performance of its duties nor will such review or approval in any way relieve the Consultant from liability to the Port.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PORT OF BREMERTON

ART ANDERSON ASSOCIATES, INC.

By \_\_\_\_\_  
Jim Rothlin, CEO

By Nikolas B. Anderson  
Nikolas B. Anderson (May 5, 2021 13:13 PDT)

Attachments:

"A" Scope of Work & Fee Proposal



April 29, 2021  
FWPOB107

Re: On-Call Engineering Consultant Agreement – Attachment A

### Scope of Services

Per the Port of Bremerton Request for Qualifications published March 2021, Art Anderson is to provide architectural and engineering services to support the maintenance, repair, and new project development over a three-year period at the Port's marine facilities. The quantity and duration of projects will depend on the Port's requirements and needs for these services. These services may include, but not limited to:

- Civil
- Architectural
- Mechanical
- Electrical
- Site planning/permitting/development/plan review
- Structural
- Water/wastewater/storm water/drainage
- Construction plans and specifications
- Construction support
- Cost estimating
- Naval Architecture

During instances where the need arises, Art Anderson may complement its services by, with the Port's prior approval, subcontracting certain parts of the projects to reliable professional firms or individuals.

### Schedule of Fees

The Port will issue a request for proposal for each task order which will define the work being requested. Proposals for services will be on an hourly basis where the following rates (Art Anderson's 2021 Schedule of Charges) shall apply to cover salaries, taxes, insurance, administration, general overhead, and profit:



| <u>Classification</u>            | <u>Hourly Rate</u> |
|----------------------------------|--------------------|
| Principal                        | \$200              |
| Project Manager                  | \$175              |
| Senior Engineer/Senior Architect | \$155              |
| Project Engineer                 | \$125              |
| Engineer                         | \$110              |
| Senior Designer                  | \$110              |
| Designer                         | \$100              |
| CAD Drafter                      | \$80               |
| Project Coordinator              | \$75               |
| Clerical                         | \$60               |

Reimbursable expenses will be charged at the rates shown below:

|                          |                                 |
|--------------------------|---------------------------------|
| Automobile Travel        | IRS Rate                        |
| Consultant Costs         | Actual cost plus 10%            |
| Travel Costs             | Actual cost plus 10%            |
| Food and Lodging         | Actual cost plus 10%            |
| Photocopying (B & W)     | \$.05/copy plus operator time   |
| Photocopying (Color)     | \$.20/copy plus operator time   |
| Plotter Bond             | \$.55/sq ft plus operator time  |
| Plotter Presentation     | \$.85/sq ft plus operator time  |
| Plotter Vellum/Mylar     | \$1.30/sq ft plus operator time |
| Other Reproduction Costs | Actual cost plus 10%            |

**Note:** Minimum charge when stamping work is \$1,000.00.

# **PORT OF BREMERTON**

## **AGENDA SUMMARY**

Agenda Item No:    Action Item #2  
Subject:            Bid Award for Multipurpose Facility at Bremerton National Airport  
Exhibits:           None  
Prepared By:       Fred Salisbury, COO  
Meeting Date:      May 11, 2021

**Summary:**

On April 29, 2019, the Port opened bids for the Multipurpose Facility (MPF) project. There were four (4) bidders. The Base Bid consisted of the demolition of the existing airport diner, site development work and the construction of a 9,751 square foot facility. The low bidder was BJC Group, Inc. of Port Orchard in the amount of \$4,363,699. The other bidders were:

|                                        |             |
|----------------------------------------|-------------|
| Forma Construction Co. (Olympia)       | \$4,543,000 |
| Henderson Partners LLC (Gig Harbor)    | \$4,861,511 |
| Berschauer Construction Inc. (Olympia) | \$6,388,676 |

In addition to the Base Bid, there were four bid additives: 1. Construction of a ramp side tower accessible via the pilot's lounge (\$130,146); 2. Additional windows (\$29,550); 3. Decorative tongue and groove diner ceiling treatment (\$88,000); and 4. Decorative diner wood beams ceiling treatment (\$17,400). All prices above include WSST.

The Port has completed its due diligence on BJC Group, and has found them qualified and capable of performing the work.

**Fiscal Impact:**

The Base Bid was \$101,711 above the allocated 2021 Capital Construction budget of \$4,261,988. Additional funds to award the Base Bid and desired options will come from Port reserves, which will be paid back via the 2022 capital 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:**

Staff recommends the award of the Base Bid, and selected bid additives (as determined by the Commission) to the BJC Group, Inc.

**Motion for Consideration:**

**Move to award the MPF Base Bid, and selected bid additives to the BJC Group, Inc.**