

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

June 8, 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 May 25, 2021.
- B. Payment of checks #E00508 and #901344 through #901347 and #901348 through #901349 and #E00509 and #82443 and #82446 through #82472 and #E00511 through #E00520 and #901350 through #901352 and #901353 and #82473 and #82476 through #82504 and #E00521 through #E00532 from the General Fund for \$382,295.43; #E00510 and #82444 through #82445 and #82474 through #82475 from the Construction Fund for \$226,989.82.
- C. Excuse Commissioner Strakeljahn's absence.

Information Items

1. Freedom Boat Club Update – Nick Hooge, President

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. SR3 Frontage Project #04-19-0284 Change Order #7 with Henderson Partners LLC

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>06/08</i>	<i>10:00 am</i>	<i>*Commission Regular Meeting via ZOOM</i>
<i>06/08</i>	<i>3:00 pm</i>	<i>Kitsap Regional Coordinating Council (KRCC) TransPOL</i>
<i>06/17</i>	<i>3:00 pm</i>	<i>Kitsap Economic Development Alliance (KEDA) Board</i>
<i>06/22</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

May 25, 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
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 p.m.

Approval of Agenda

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the Agenda as presented with the addition of Consent Item D.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting and executive session of May 11, 2021.
- B. Payment of checks #901340 and #82390 through #82401 and #E00485 through #E00493 and #901341 through #901343 and #E00494 and #82407 through #82425 and #E00495 through #E00503 and #82427 through #82442 and #E00504 through #E00507 from the General Fund for \$131,814.52; #82402 through #82406 and #82426 from the Construction Fund for \$105,370.34.
- C. Resolution 2021-02 designating new personnel to carry out the ACH Origination Agreement with Kitsap Bank
- D. Excuse Commissioner Strakeljahn's absence

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Citizen Comments - None

Action Items

1. Bid Authorization for Taxiway Relocation/Apron Rehabilitation Project Construction
Presented by Warren Hendrickson, Airport Manager

Following presentation, including aerial photos depicting the project area, and discussion;

It was moved by ANDERSON, seconded by BOZEMAN to:

Authorize staff to proceed with the bid call for the Taxiway Relocation/Apron Rehabilitation Project construction.

MOTION CARRIES, 2-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Welcomed seasonal employees Rodney Herfel and Dayton Keosackdy who recently began working at the Airport with a very positive impact on landscaping.
- Business development progress:
 - Allied Boats has moved into the Port's new 5,300 sf building. The building will be used as a finishing facility and will be a showroom in the future.
 - Working with a private developer who is submitting proposals to two separate tenants to construct buildings for them in the industrial park.
- Money from the 2020 CARES Act of \$69,000 for airport operational expenses will fund an emergency backup generator for the Port's wastewater facility. The Port is currently researching opportunities for a new 2021 grant of \$23,000.
- An Air Force C130 transport will come into the airport tomorrow. A photo of the plane was shown, and Airport Manager Henderson provided detail on the aircraft.
- Reported that at the Washington Public Ports Association (WPPA) Spring Conference, the Port of Bremerton was awarded the 2021 Job Creator of the Year which goes to the Port that best exemplifies growth and creation of sustainable living wage jobs in the community which increases economic opportunity. Commissioner Bozeman, who accepted the award on behalf of the Port, stated he was proud of the Port team and discussed the accomplishment. Commissioner Anderson stated Commissioner Bozeman made a great presentation and that this is a great story which needs to be told anywhere we can.

Commission Reports / New Business

Commissioner Anderson

- Attended the WPPA conference and reported on Congressman Derek Kilmer's presentation. Congressman Kilmer will be involved in a Build Back Better infrastructure program that might present an opportunity for the Port with the Port Orchard Marina breakwater replacement. Also reported on another presentation related to economic trends related to real estate.

Executive Session

President Bozeman recessed the meeting at 6:30 p.m. into executive session for approximately 30 minutes regarding: acquisition of real estate [RCW 42.30.110(1)(b)] and negotiations on the performance of a public contract [RCW 42.30.110(1)(d)].

At 7:00 p.m. the regular meeting was reconvened.

Action was taken on the bid award for the Multipurpose Facility Project:

It was moved by BOZEMAN, seconded by ANDERSON to:

Vacate the bid award on May 11, 2021 to BJC Group and Forma Construction Company for non-conformance with contract documents.

MOTION CARRIES, 2-0

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the bid award to Henderson Partners, LLC for the Multipurpose Facility Project base bid and additive 2 (additional windows) in the amount of \$4,131,982.07 plus 5% contingency and applicable taxes and authorize the CEO to execute the contract documents and issue the notice-to-proceed.

MOTION CARRIES, 3-0

Adjournment

There being no further business before the Board, the meeting was adjourned at 7:05 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
June 4, 2021

Gary Anderson
Commission Secretary
June 8, 2021

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

May 25, 2021
6:30 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 6:30 p.m., May 25, 2021.

Commissioners and Staff Present

Commissioners

Cary Bozeman
Gary Anderson

Staff Members

Jim Rothlin
Fred Salisbury
Arne Bakker
James Weaver
Warren Hendrickson
Anne Montgomery, Atty

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

Item #2: Review negotiations on performance of a public contract [RCW 42.30.110(1)(d)].

With no further business to come before the Board, the meeting was adjourned into regular session at 7:00 p.m.

Submitted,

Jim Rothlin
Chief Executive Officer

Approved,

Gary Anderson
Commission Secretary

PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item #1
Subject: Change Order 7: SR3 Frontage – Wedge Development
Exhibits: Change Order 7
Prepared By: Arne Bakker, Director of Business Development
Meeting Date: June 8, 2021

Summary:

On August 9, 2019, Port Commission approved the design and engineering contract for the development of a 12-acre site known as the SR3 Frontage Development. Site development and construction were approved in the 2020 Capital Budget and the contract was awarded to Henderson Partners, LLC. This project is nearing completion. During the fire alarm inspection, the City of Bremerton changed their requirements. In the engineering drawings (approved by the City of Bremerton), there were 3 heat sensor monitors listed. However, upon physical inspection of the building, the Fire Marshal required an additional 4 heat sensors.

Change Order 7 consists of the following changes:

- The addition of 4 Fire Alarm Heat Sensors as required by the City of Bremerton.

The cost of this Change Order is \$3,815 (Incl WSST).

Fiscal Impact:

Current Project Budget: \$2,650,000

The cost of this Change Order is \$3,815 (Incl WSST).

The total cost of construction, with this change order: \$2,458,560.10

Under Budget: \$191,439.90

Strategic Purpose:

Goal 1: Be a significant leader in promoting the local economy and job growth both on and off Port assets

Recommendation:

Port staff recommends approval of Change Order 7 in the amount of \$3,815 for the installation of additional fire alarm sensors and authorize the CEO to execute the Change Order.

Motion for Consideration:

Move to approve Change Order 7 in the amount of \$3,815 for the installation of additional fire alarm sensors and authorize the CEO to execute the Change Order.

**PORT OF BREMERTON
CHANGE ORDER NO. 7**

Contract Title: SR3 Frontage - Wedge Development

Project No. 04-19-0284

Date: 06-08-2021

To: Jon Wall, Henderson Partners, LLC; Matt King, BLUE Architects

Prepared by: _____
Arne Bakker, Project Manager

You are hereby directed to make the changes listed below in the subject contract. All other provisions of the contract remain in full force and effect. This Change Order represents a full and final resolution of these items; all costs and time effects are resolved.

Nature of Change

Addition of four (4) fire alarm heat sensors

Justification of Change

City of Bremerton revised their fire alarm requirements during their inspection of this project. The City approved engineering drawings included three heat sensor monitors. Upon physical inspection of the building, the Fire Marshal required an additional four sensors.

The changes result in the following adjustment of the Contract Price and Time:

Contract Value Prior to this Change Order	\$ \$2,277,997.19
Net (increase) (decrease) Resulting from this Change Order	\$ 3,815.00
Current Contract Price Including this Change Order	\$ 2,281,812.10

Date of Completion Prior to this Change Order	_____
Net (increase) Resulting from this Change Order	_____
Current Contract Time Including this Change Order	_____

**The above Changes
Are Recommended**

**The Above Changes
Are Accepted**

**The Above Changes
Are Approved**

Engineer:

Contractor:

Owner:

Blue Architecture, LLC

Henderson Partners, LLC

Port of Bremerton

By: _____

By: _____

By: _____

Date: _____

Date: _____

Date: _____