

PORT OF NEWPORT REGULAR COMMISSION MEETING AGENDA

Tuesday, July 22, 2014, 6:00 p.m.
Port of Newport Marina and RV Park Activities Room
2120 SE Marine Science Drive, Newport, OR 97365

JoAnn Barton (Pos. #3), President; David Jincks (Pos. #2), Vice President;
Walter Chuck (Pos. #1), Secretary/Treasurer; Dean Fleck (Pos. #5); Ken Brown (Pos. #4)

- I. Call to Order6:00
- II. Changes to the Agenda.....6:01
- III. Public Comment6:02
- IV. Consent Calendar6:08
 - A. Minutes
 - 1. Regular Meeting – June 24, 2014
 - 2. Work Session – July 15, 2014
 - B. Financial Report – Barb Martin
 - 1. Financial Reports
 - 2. Accounts Paid
 - C. Award NOAA Painting Contract
- V. Correspondence/Presentations
 - A. Jim Myers, Great Albacore Tuna Challenge6:13
 - B. Jerry Ashby, TPT Exporting
 - C. Geoff Molfino, Living Pacific Seafood
 - D. Letter to Oregon Transportation Commission
- VI. Old Business
 - A. General Manager Evaluation (info).....6:23
- VII. New Business
 - A. Administration Building – IGA with City of Newport (info).....6:25
 - B. Administration Building – Architectural Design Contract w/
Goebel/Capri (info)
 - C. Natt McDougal Co. Amendment No. 31 – Dredge Mitigation Work
(action).....6:35
 - D. Appointment of Commission Officers (action)6:45
- VIII. Staff Reports
 - A. Departmental Reports.....6:50
 - 1. Kevin Bryant, Commercial Marina Harbormaster
 - 2. Jim Durkee, Terminal Operations Manager
 - 3. Rick Fuller, NOAA Facilities Manager
 - 4. Penny Gabrielson, South Beach Occupancy Report
 - 5. Chris Urbach, South Beach Marina Harbormaster
 - 6. Mike Goff, TCB Security
 - 7. Safety Committee Report
 - B. General Manager’s Report6:55
 - 1. Director of Finance Recruitment
 - 2. NOAA Recreational Mitigation Project
 - 3. Rondys Lease Negotiation at McLean Point
 - 4. Gibson Suit
- IX. Commissioner Reports7:05
- X. Calendar/Future Considerations.....7:15
 - A. Quilts By The Sea Aug 1st-2nd (20th year Npt Rec Ctr)
 - B. Great Albacore Tuna BBQ Challenge Aug 9th & 10th (PON-SB)

- C. Fishermen’s Forum Aug. 13th 8:30am (PD7 Operations Shop)
- D. Toledo Wooden Boat Show Aug 15th-17th (Toledo)
- E. South Beach Marina User’s Aug 20th 8:30am (SB Marina Activities Rm)
- F. Buccaneer Rampage Aug 23rd (Npt Rec Ctr)
- G. Regular Commission Meeting, Aug 26th, 6pm
- XI. Adjournment7:20
- XII. EXECUTIVE SESSION – PERFORMANCE EVALUATIONS OF PUBLIC OFFICERS AND EMPLOYEES (ORS 192.660(2)(i)). General Manager’s Six-Month Evaluation
- XIII. EXECUTIVE SESSION – REAL PROPERTY TRANSACTIONS (ORS 192.660(2)(e)). Negotiations with Rondys Re: 40-acre McLean Pt. site.

To place a subject or issue on the agenda for presentation to the commission, please submit your request one week or more in advance of the regular scheduled meeting. Regular meetings are scheduled for the fourth Tuesday of every month at 6:00 p.m.

The Port Newport South Beach Marina and RV Park Activity Room is accessible to people with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to Port of Newport Administration Office at 541-265-7758.

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PORT OF NEWPORT
MINUTES
June 24, 2014
Regular Meeting

I. CALL TO ORDER

Commission President JoAnn Barton called the regular meeting of the Port of Newport Board of Commissioners to order at 6:00 pm. in the South Beach Marina Activities Room, 2120 SE Marine Science Drive, Newport, OR 97365.

Commissioners Present: JoAnn Barton, President; David Jincks, Vice-President; Walter Chuck, Secretary; Dean Fleck, Assistant Secretary/Treasurer; Ken Brown, Treasurer.

Commissioners Absent: None

Port of Newport Management and Staff: Kevin Greenwood, General Manager; Barb Martin, Interim-Director of Finance; Darlene Webster, Administrative Assistant; Jim Durkee, Port Employee.

Others Present: Lee Pres; Steve Wyall, LCHS; Wadye Dudley, Newport Resident; Barb Dudley, Newport Resident; Jim Shaw, South Beach Resident; James Matheson, Umatilla II; Dick Meemer, Newport Resident; Bud Shoemake, LCHS; Larry Coonvor, Waldport Resident; Dave Morgan, News Lincoln County; Yale Fogarty, ILWU; Pat Ruddiman, ILWU; Chris Olson, Newport Marina Store & Charter; Robert Waddell; Mike Sorenson, Charter.

II. Changes to Agenda: No comments or changes to the agenda were made.

III. Public Comment: No comments made.

IV. Consent Calendar: No changes were made to the consent calendar that included items related to minutes, financial reports, special event permits, enterprise zone amendments. Accounts Payable conflict noted by Fleck and Brown. Items for approval were as follows:

Motion by Jincks, seconded by Chuck to approve the Consent Calendar. Motion carried 5-0.

V. Correspondence/Presentations: No presentations made.

VI. Old Business:

- A. Steve Wyatt from the Lincoln County Historical Society representing the Pacific Maritime & Heritage Center with the assistance of Bud Shoemake made an urgent plea presentation for an immediate approval to display on PMHC property the Pasley Propeller. A grant to display this propeller was nearing due date of submission but was being held back until approval from the Port to use the propeller. A conceptual drawing of how the propeller would be displayed as well as the expense it would take to construct this attraction was presented. Also noted was how the display would attract visitors to the museum and how it would be a landmark for the area. Mention that the City of Newport is in great support of this display. Due to the sizeable fund needed to construct the area to display the propeller the museum requested at least a 5 year use of the propeller to recover the expense of construction. Mentioned also was that at the end of the 5 years that it would again be brought back to the Port Commissioner board for approval to continue use by PMHC. No further comments made.

Motion by Jincks, seconded by Brown to Authorize the General Manger to approve MOU with Pacific Maritime & Heritage Center Temporary Use of the Pasley Propeller. Motion carried 5-0.

Jincks asked that the draft MOU be shared with the Commission prior to signing by the Manager.

B. IGA with City of Newport Regarding YBFP

Greenwood presented that the Port has 2 years to insure that the YBFP site comes into compliance as requested by the City of Newport. These compliance changes to the site would be made by YBFP. The City of Newport requested a schedule by August 1st, 2014 of a "Plan of Action". YBFP responded to Greenwood through previous communication that they would have sufficient time to create and present a "Plan of Action". The compliance requirements as stipulated by the City of Newport will be an inclusive part of the lease agreement with YBFP.

Motion by Chuck, seconded by Fleck to approve IGA with the City of Newport Regarding YBFP. Motion carried 5-0.

C. One-Year Lease Extension of Yaquina Bay Fruit Processing

Commission had no comments.

Motion by Brown, seconded by Fleck to Authorize the General Manager to Approve a One-Year Lease Extension of Yaquina Bay Fruit Processing. Motion carried 5-0.

D. Resolution Adopting Rates, Fees and Charges: Resolution 2014-06

Documents regarding the rates were re-presented to the Board for final approval. Greenwood noted that as all items are noted in detail he recommends that the South Beach rates to be lower and a requirement for a permit for those classified as "Charters" be added. Greenwood proposed a need for a resolution with direct specifications for those operating as "Charters". These Charter vessels would hold annual moorage, city business licenses, insurance, State and Federal annual permits and that a store front within the Newport city limits would validate their operation as a "business". If a charter vessel does not comply with Port requirements they would be ineligible to receive the discounted South Beach rate at the Port.

Motion by Jincks, second by Fleck to Approve a Resolution Adopting Rates, Fees and Charges. Motion carried 5-0.

VII. New Business

A. Fiscal Year 2014-15 Budget hearing (ORS 294.430)

Barton opened the public hearing on the fiscal year 2014-15 budget at 6:40pm. Greenwood discussed the NOAA cash reserves. Complete reserves were not shown in the original plan. The resolution will be \$14.8m versus \$12.8m. The Cash Reserves will be included in the budget and is the only change. No other questions were made by the commission or public. Barton closed the Budget Hearing at 6:43pm.

B. Resolution No. 2014-07 Adopting the FY14-15 Budget

No questions or comments.

Motion by Chuck, second by Jincks to Approve a Resolution Adopting the FY14-15 Budget Motion carried 5-0.

C. Award South Beach Electric Water Heater Contract

Greenwood presented to the commission the review of the current electrical system and water heaters in place and options to replace the water heaters with other types versus what is currently in use. That it would take more money to replace the plumbing to accommodate gas and recommended to remain with electric water heaters due to cost. The total cost to replace the electric water heaters would be \$13,960.00. No comments or questions were made by commission.

Motion by Fleck, second by Brown to Authorize the General Manager to award South Beach Electric Water Heater Contract to Radar plumbing for \$13,960.00. Motion carried 5-0.

D. New Leases for Chelsea Rose and Patty Mae Barge

Greenwood presented the lease agreements for each of these vessels to the board noting the clause within each lease that each vessel had "No Motor" and that this was to be a one time

grandfathered clause such as the Newport Belle lease. Also included in the agreement was that the grandfathered agreement can not be carried over to new owners if the boats are sold. Both vessels would still be required to carry insurance (commercial liability) as similar to the Newport Belle lease.

Motion by Chuck, second by Jincks to authorize the General Manager to Approve New Lease Agreements with the Chelsea Rose and the Patty Mae Barge. Motion carried 5-0.

E. Resolution No. 2014-08 Filling Commission Vacancies

Resolution had been reviewed at previous meetings and consensus had been determined to bring process forward to adoption.

Motion by Jincks, second by Chuck to Adopt Resolution Filling Commission Vacancies. Motion carried 5-0.

F. Resolution No. 2014-09 Adopting Process for the Annual Performance Evaluation of the General Manager

July is GM's six month review, with annual evaluation taking place in January. This process includes performance based measures. What will also be included are the commission's goals and expectations of the General Manager. Method of establishing goals would be in either an open session or executive session meeting. The first evaluation will be in a word document format and 2nd go around will be in a "Form Type" format. The next evaluation will be in early 2015.

Motion by Brown, second by Fleck to Adopt Resolution Adopting Process for the Annual Performance Evaluation of the General Manager. Motion carried 5-0.

G. Consideration of Performance Bond Regarding Terminal Berth Deepening

Greenwood presented letters from both Teevin Brothers and Mike Haglund (Port legal counsel) regarding permit and construction schedules for the dredging necessary to allow full cargo shipments on 28k to 32k ton vessels from the International Terminal. A summary of the requirements to meet specific deadlines permit timeline, construction bidding process and negotiations, construction etc were outlined and how Teevin wished to induce all parties involved with a performance bond for this project to continue currently. Greenwood summarized that with all the variable deadlines that would have to be met for this project to meet the December 31, 2014 that it would be quite difficult and then expensive if we should not meet the deadline. The other option was to continue as we are proceeding current and having this project start operations next year. No further comments were made.

Commission agreed to not approve this performance bond and no motion was entertained.

VIII. Staff Reports:

A Departmental Reports comments:

Roof for Terminal Building has not been started yet due to scheduling.

B. General Manager's Report

Director of Finance Recruitment. Greenwood shared a step by step process with five elements of evaluation and that Grimstad & Associates would assist with a narrative survey as well. Posting of the job opening will start June 25, 2014 and run through till August 1, 2014 as the deadline for applicants. Greenwood requested two commissioners to be part of the selection committee to evaluate candidates. A proposed goal of having the new Director of Finance to start by October 1, 2014 was made.

Administration Building. Greenwood summarized the data that DH Goebel/Capri compiled from Port staff interviews and submitted information gathered. This gave Goebel data to present a clearer presentation of what floor plan requirements are needed and or recommended from the data received. Greenwood suggested that a work session on July 15th to review and discuss this information be scheduled. And to also start the discussion of the

process of construction that will need to happen as soon as the drawings are approved in order to meet City code requirements.

Hoist Dock Project. The Port was unsuccessful in acquiring the "Connect Oregon" grant but much was learned as to what will need to be done to obtain a grant. Staff will review the documents and make the necessary changes and re-submit for grant approval. It seemed that the grants that passed were for larger projects. One of the changes will be to expand the project proposal. Also noted was that before the grant proposal is submitted that it be presented to the board for review.

NOAA Recreational Mitigations Projects. Projects 1 and 2 are done. The final project will soon start but we are not sure what that project will be just yet. An update to the board with more information will be presented at a later date.

Security/Information Technology Plan for Port. A field site tour has been done with both TCB and HC Networks. Greenwood noted that TCB was awarded the Chamber's "Business of the Year" for 2014 and will be expanding his services.

SB Fuel Line Update. Greenwood mentioned that all is going as scheduled. That a trench was made and a slight leak was found and that a proposed goal of both the gas and diesel lines should be back online by June 28th Saturday.

Greenwood noted that he would be going on vacation and that Rick Fuller would be his substitute onsite and that he would still make himself accessible.

VIII. Commission Reports:

Brown noted that he is on the Airport Advisory Board. Barton met with Kate Brown at the MOC-P tour with Rick Fuller and Greenwood.

X. Upcoming Meetings/Events

- A. Fourth of July Fireworks on the Bay off Floating Barge @ 10 pm
- B. Fishermen's Forum, Port Dock 7 Operations Shop, July 9th, 8:30am
- C. Lincoln County Fair & Rodeo July 11-13
- D. Barrel to Keg Relay July 12th
- E. Commission Work Session July 15, SB Marina Activities Rm, July 15th, 6pm
- F. South Beach Marina Users Meeting, SB Marina Activities Rm, July 16th, 8:30am
- G. Regular Commission Meeting, SB Marina Activities Room, July 22nd, 6pm
- H. SB Town Hall Meeting, OCCC, July 30th

XI. Adjournment

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:36 pm

ATTEST:

JoAnn Barton, President

Walter Chuck, Secretary/Treasurer

PORT OF NEWPORT
MINUTES
July 15, 2014
Work Session

I. Call to Order/Introductions

The Work Session of the Port of Newport to discuss was called to order by David Jincks, President Pro-Tem, 6:00 pm in the South Beach Marina Activities Room.

Commissioners Present: David Jincks, Walter Chuck, Dean Fleck, Ken Brown.

Commissioners Absent: JoAnn Barton.

Port of Newport Management and Staff: Kevin Greenwood, General Manager; Rick Fuller, NOAA MOC-P Manager.

Others Present: Dietmar Goebel, Dustin Capri, Amanda Capri, Hal Pritchard, Dennis Anstine, Lee Fries.

II. Architectural Design Review for New Administration Office Building

- A. Programming Needs. Dustin Goebel interviewed current staff to learn about work flow, needs and problems with current layout. Also sent a survey out to the staff and commission liaisons (Comms. Jincks and Brown). Reviewed assignable areas including entry and circulation, administration, leased space (tentatively to US Customs), support areas. Conference room is about 840 sf, admin space is 1,920 sf, common space is 885 sf and leased space is 850 sf for a total of 4,495 sf. Architects reviewed two-story alternatives but was ultimately not recommended.
- B. Sustainable Strategies. Amanda Goebel discussed design elements that would reduce operating costs and how those were introduced into the design. Layout includes longer, narrower design. Many concepts are low tech in nature and relatively inexpensive. Lots of operable windows, use of durable, natural materials, passive heating/cooling. Though multi-story building is a sustainable strategy, it was not used as it could adversely affect the home owners' views on Fifth St. and the costs related to elevator installation and continued maintenance. Plans were shared with Yaquina Bay Yacht Club and were generally appreciated.
- C. Alternatives. Dustin shared that all three designs were shared with committee (Comms. Jincks, Brown, and staff, Greenwood and Fuller.) A survey was taken of Pros/Cons of each design and a preferred alternative was generated from this discussion.
 - a. Design 1. Dustin discussed Alternative One. This design was parallel with the Bay Blvd. with the front entry facing the road. Leased space was on the west side, admin office on the east side, conference room faced the entry to the bay. 4,112 sf total with parking (14 spaces) to south of building. Cons: not protected from weather, too close to Yacht Club (they're considering a future expansion), too much hallway with little shared work space. Pros: entry continues to Conference Room, admin offices can be locked off, easy to find.
 - b. Design 2. Dietmar discussed Alternative Two. Perpendicular to road next to Yacht Club (YC), 5,680 sf, 17 parking spaces located between the building and the YC. Conference room faces Bay Blvd, leased space to the west and admin space to the south. Entry is away from weather and parking could be used jointly with YC or other events like marathon. Roof line was not appreciated, but expansion potential was appreciated.
 - c. Design 3. Amanda discussed Alternative Three. Two story design with 4,408 sf, perpendicular to Bay Blvd., 15 parking spaces. Largest building (not counting leased space), admin offices separated from conference room, central work area and separate bank room. The feeling was that two stories could detract from neighbors, roofline similar to Englund and YC, again, concerns about being too close to YC.
- D. Preferred Alternative. Discussion about the elements pulled from other plans. Kept roof lines similar to YC and Englund. Protected view sheds by placing perpendicular to road, kept walk through into conference room, kept joint work space, parking is tentative. Goebel noted that the single story building is about 17-ft. high. Another work space could be added. Suggested reducing restrooms from three to two. A subsequent discussion about the zoning of the site took place, noting that the area on the yard to the west was changed to W-2 (more lenient). Admin building can be built in either W-1 (more

restrictive) or W-2. Discussion about construction method. Construction Manager/General Contractor (CM/GC) method has been used by the Port on NOAA and terminal project and architects have had success using it. Pritchard added that he felt that it is a relatively new model but has had great results in keeping price down.

- E. Construction Schedule. Commission reviewed schedule presented by Dustin. Conceptual Design completed in July of this year as final deliverable on this current contract. Schematic design (design 30% complete) in August, design development (design 40% complete) in October, CM/GC RFP in November, construction docs and building permit in February 2015, and construction finished by February 2016. Duration between events was added so that it'll be easy to pick back up and project schedule in future. A mailing to neighbors and citizens would be a part of the process to market the project and process as part of the design development stage. Benefits of the CM/GC is that contractor can help with the development of the design and prevents cost over-runs as a guaranteed maximum price is contracted. Architects would develop all contracts. Hal discussed selection process but also recommended going with a second floor or a mezzanine that could be used by the General Manager to view the Bay Front harbor. Goebel reiterated the view shed and costs associated with elevator; it will be a more expensive building (but does save land.) Fleck noted that Englund took some flack from neighbors with their two-story building. Jincks added that the budget will drive the discussion.
- F. Proposed Estimated Building Costs. Capri noted that the finished space is \$150/sf and the unfinished (leased) space is \$120/sf. The market rate for the area is \$1.20 / sf. The cost to construction 850 sf of leased space is estimated at \$102,000 and that the space could be paid for in less than nine years at that rate. Also reviewed soft costs such as contingency (10%), bonding (2.5%), furnishings (15%), A/E fees (10%) and permit fees (5%). Greenwood applied the rates and came up with a construction total of \$648,750 for a 4,495 sf building. With soft cost the estimate is just over \$900k. Cost includes parking which is part of the \$150/sf rate. It was also noted that Customs will probably require that the Port front the tenant improvements (TI) which would bump their rate to \$150/sf, not \$120/sf. Other options are shrinking the programming.
- G. Financing. Greenwood discussed future uses of NOAA reserves and felt that over \$600,000 is available in that fund that could be applied to this building. Furthermore any additional funds could be loaned toward the project at a market interest rate should be paid back to the NOAA fund so as to ensure that all capital replacement needs are available in the latter years of the lease. He noted that the analysis has been shared with the port's auditor to double check methodology.

III. Next Steps

Jincks opened up discussion to the Commission. He started by suggesting that the siting be moved to the western side of the yard closer to the current building and driveway. Discussion about zoning and whether to change zoning now or later; Greenwood was asked to check with the City. Greenwood added that the Port would need to approach the City with a plan to build the admin building so as to have the temporary use extended in the interim. Jincks shared history of zone change, but felt that the change is minor. Moving to current entrance would minimize asphaltting costs while taking advantage of already known access from Bay Blvd. Capri noted the addition of an additional work space plus ensuring that the rest of staff has a view of the front counter and that the admin assistant can easily help folks attending for other reasons than to pay a bill. Fuller affirmed that moving the building to the west and taking a "mirror" image of the floor plan would be a good change. He also noted that the space has been staked for the public to view and that the west end of the yard is wider and could accommodate the building depth. Discussion about utility setbacks from Bay Blvd.

The Commission had consensus to place a mirrored version of the preferred alternative on the site across from the current temporary office space and to place the parking to the west of the building.

Commission next discussed the financing. Brown suggested that the NOAA fund could be used now and the Port could have the option of a conventional commercial loan at some time in the future. Jincks felt that the risk was extremely low in using the funds based upon the analysis presented and to be affirmed by the auditor. Fuller alerted the Commission to consider future capital needs in year 21 and it was noted that there is a \$2m reserve restricted until year 20 of the lease.

The Commission had consensus to finance the admin building using NOAA reserves and that the financing will be formalized in a resolution for future repayment to ensure that all long-term capital maintenance is completed at NOAA.

It was noted that staff will have a phone conference on July 21 with GSA to discuss the options with US Customs.

IV. South Beach Fule Line Replacement

No discussion or action took place on this item.

V. Adjournment

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:25 pm

ATTEST:

JoAnn Barton, President

Walter Chuck, Secretary/Treasurer

Port of Newport



Memo

To: Port of Newport Commissioners
From: Barb Martin, Interim Director of Finance
Date: July 18, 2014

General Fund:

June 2014 financials are attached.

The General Fund continued to have positive financial performance through the end of this fiscal year. Total revenues are up and total expenses are down compared to last fiscal year. The Balance Sheet is solid and has been moving in a positive direction. Budgeted revenues and operating expenses continue to stay in line with each other. Expenses are well within budget.

Captain's Reel Deep Sea Charter's lease is due to expire. Legal council has been asked to prepare eviction paperwork for them. More will be known by the end of July.

Preparation is underway to begin the annual audit with Grimstad & Associates.

NOAA Fund:

NOAA is on track to meet revenue budget while staying within budgeted expenses. The Fund is in very solid financial standing as reflected in the Balance Sheet. The bond payment is due July 31, 2014 and funds are readily available to meet this obligation.

Construction Funds:

The Construction Fund has had no activity. A payment request was received from the Natt McDougal Company to finalize all of the outstanding amendments and the Port will be receiving a check for \$1,501.52 for excess billing associated with the overpayment of a City of Newport water bill.

Facility Maintenance Reserve:

The Facilities Maintenance Reserve Fund has reimbursed the Operating Fund for maintenance expenditures made during the 2013/14 fiscal year.

Bonded Debt Fund:

The June Bond payments were made to US Bank in a timely manner.

Port of Newport Operating Fund
Balance Sheet
 As of June 30, 2014

	<u>Jun 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
Total Available Cash & Equivalents	865,761.67
Total Restricted Cash & Equivalents	<u>371,043.81</u>
Total Checking/Savings	1,236,805.48
Accounts Receivable	
Accounts Receivable	
A/R Commercial Marina	84,542.12
A/R Marina & RV Park	-32,417.29
A/R Leases & Other	-16,173.30
Accounts Receivable - Other	<u>-300.00</u>
Total Accounts Receivable	<u>35,651.53</u>
Total Accounts Receivable	35,651.53
Other Current Assets	
Allow for Bad Debt - CM	-10,000.00
Allow for Bad Debt - SB	-4,000.00
AR Property Tax	8,054.60
Assets Held For Sale	1,296.02
Prepaid Expenses	
DSL Lease	10,748.40
Docks & Marine	21,820.91
General Liab. & Property	52,201.97
Worker's Comp.	3,934.56
Employee Draws	<u>152.71</u>
Total Prepaid Expenses	88,858.55
Due from other Port Funds	
Due from NOAA Fund	<u>7,069.72</u>
Total Due from other Port Funds	7,069.72
Undeposited Funds	<u>37,879.87</u>
Total Other Current Assets	<u>129,158.76</u>
Total Current Assets	1,401,615.77
Fixed Assets	
Capital Assets	
Land	20,221,521.00
Work in Progress	25,442,757.25
Interest being Capitalized	2,056,880.00
Land Improvements	18,413,449.00
Buildings	16,437,026.75
Docks & Piers	25,202,065.24
Vehicles & Equipment	828,609.40
Accum Dep-Land Improvements	-7,530,224.00

Port of Newport Operating Fund
Balance Sheet
 As of June 30, 2014

	<u>Jun 30, 14</u>
Accum Dep - Buildings	-3,224,928.00
Accum Dep - Docks & Piers	-8,287,161.00
Accum Dep - Equipment	-431,598.00
Total Capital Assets	<u>89,128,397.64</u>
 Total Fixed Assets	 <u>89,128,397.64</u>
 TOTAL ASSETS	 <u><u>90,530,013.41</u></u>
 LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	48,214.68
Total Accounts Payable	<u>48,214.68</u>
Other Current Liabilities	
Due to other Port Funds	
Due to Bonded Debt Fund	8,933.34
Total Due to other Port Funds	<u>8,933.34</u>
Prepaid Moorage and Deposits	
South Beach	6,345.00
Comm Marina	450.00
Total Prepaid Moorage and Deposits	<u>6,795.00</u>
Payroll Liability	
Employee Deductions Payable	
PERS Payable	-606.59
125 Plan EE Withholdings	60.00
457 - OR Growth Saving	100.00
Total Employee Deductions Payable	<u>-446.59</u>
Accrued Vacation Payable	22,512.00
Accrued Comp Liability	2,367.00
Total Payroll Liability	<u>24,432.41</u>
Accrued Property Taxes	32,887.87
Current Portion-Long Term Debt	177,258.39
Accrued Interest Payable	90,347.00
Total Other Current Liabilities	<u>340,654.01</u>
 Total Current Liabilities	 388,868.69
 Long Term Liabilities	
Long Term Debt	
Full Faith & Credit (2013)	3,410,000.00
OR - Port Rev Loans #04-161	76,622.32
SPWF-L00012	59,263.87
SPWF-Q10001	1,300,000.00

Port of Newport Operating Fund
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>
L12005	3,000,000.00
11-13-576 (NIT Forgivable Loan)	400,000.00
OCB - #10021575	68,416.23
OCB - #10032077	407,835.79
2012 SB Forklift	<u>17,605.40</u>
Total Long Term Debt	8,739,743.61
2013 FF&C Bond Premium	135,465.75
Total Long Term Liabilities	<u>8,875,209.36</u>
Total Liabilities	9,264,078.05
Equity	
Fund Balance	-5,722,419.16
Contributed Capital	7,130,788.00
Opening Balance Equity	79,446,413.75
Net Income	<u>411,152.77</u>
Total Equity	<u>81,265,935.36</u>
TOTAL LIABILITIES & EQUITY	<u>90,530,013.41</u>

Port of Newport Operating Fund
Profit & Loss by Class
July 2013 through June 2014

	<u>SB OPS</u> <u>(South Beach)</u>	<u>SB Admin & Overhead</u> <u>(South Beach)</u>	<u>SB Marina</u> <u>(South Beach)</u>
Ordinary Income/Expense			
Income			
Lease Revenues	0.00	0.00	0.00
Total Moorage	0.00	0.00	690,396.96
Total Shipping Terminal Revenues	0.00	0.00	0.00
Total Hoist Dock & Services	0.00	0.00	11,527.42
Total RV Parks	0.00	0.00	0.00
Total Launch Ramp & Trailer Storage	0.00	0.00	57,537.00
Total Miscellaneous Revenue	0.00	204.34	18,676.00
Gain/(Loss) on Sale of Assets	0.00	0.00	0.00
Property & Dredge Sales	0.00	5.00	220.00
Total Grant & Loan Proceeds	0.00	0.00	2,836.70
Total Property Tax Revenue	0.00	0.00	0.00
Total Income	<u>0.00</u>	<u>209.34</u>	<u>781,194.08</u>
Gross Profit	0.00	209.34	781,194.08
Expense			
Salaries & Wages	142,749.10	59,387.24	0.00
Total Payroll Taxes & Benefits	66,347.13	15,958.61	0.00
Total Insurance	1,000.00	0.00	17,205.92
Total Professional Fees	850.00	0.00	0.00
Total Marketing & Promotion	0.00	6,470.50	1,381.69
Dues & Subscriptions	0.00	150.25	0.00
Total Education & Training	0.00	795.00	0.00
Travel	0.00	759.44	403.62
Total Office Expenses	550.42	5,114.61	882.22
Bank Fees	0.00	14,871.28	0.00
License & Permit Fees	144.00	6.00	443.00
Total Utilities	39,429.48	21,320.72	131,679.88
Total Contract & Support Services	5,624.60	67,998.09	24,273.58
Total Repairs & Maintenance	10,460.54	1,881.81	19,529.69
Total Equipment & Small Tools	3,798.66	104.00	865.00
Total Operating Supplies & Fuel	26,249.33	3,883.85	13,848.78
Shipping Expenses	0.00	0.00	0.00
DSL & State Land Fees	0.00	0.00	11,130.02
Building & Land leases	0.00	0.00	0.00
Total Grants & Other	0.00	15,927.35	0.00
Total Expense	<u>297,203.26</u>	<u>214,628.75</u>	<u>221,643.40</u>
Net Ordinary Income	-297,203.26	-214,419.41	559,550.68
Other Income/Expense			
Other Income			
Total Fund Transfers In	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
Debt Service			
Total Debt Service	5,647.59	0.00	0.00
Total Other Expense	5,647.59	0.00	0.00
Net Other Income	-5,647.59	0.00	0.00
Net Income	<u>-302,850.85</u>	<u>-214,419.41</u>	<u>559,550.68</u>

Port of Newport Operating Fund
Profit & Loss by Class
July 2013 through June 2014

	<u>Main RV Park (South Beach)</u>	<u>Annex (South Beach)</u>	<u>South Beach - Other (South Beach)</u>
Ordinary Income/Expense			
Income			
Lease Revenues	0.00	0.00	0.00
Total Moorage	0.00	0.00	0.00
Total Shipping Terminal Revenues	0.00	0.00	0.00
Total Hoist Dock & Services	136.50	0.00	300.00
Total RV Parks	508,429.97	132,527.24	0.00
Total Launch Ramp & Trailer Storage	0.00	0.00	0.00
Total Miscellaneous Revenue	8,489.36	1,084.50	0.00
Gain/(Loss) on Sale of Assets	0.00	0.00	0.00
Property & Dredge Sales	0.00	0.00	0.00
Total Grant & Loan Proceeds	0.00	0.00	0.00
Total Property Tax Revenue	0.00	0.00	0.00
Total Income	<u>517,055.83</u>	<u>133,611.74</u>	<u>300.00</u>
Gross Profit	517,055.83	133,611.74	300.00
Expense			
Salaries & Wages	0.00	0.00	0.00
Total Payroll Taxes & Benefits	0.00	0.00	0.00
Total Insurance	0.00	0.00	0.00
Total Professional Fees	0.00	0.00	0.00
Total Marketing & Promotion	195.00	0.00	0.00
Dues & Subscriptions	0.00	0.00	0.00
Total Education & Training	0.00	0.00	0.00
Travel	0.00	0.00	0.00
Total Office Expenses	121.16	0.00	0.00
Bank Fees	33.51	0.00	0.00
License & Permit Fees	0.00	0.00	0.00
Total Utilities	28,186.90	14,415.94	0.00
Total Contract & Support Services	23,107.21	200.00	0.00
Total Repairs & Maintenance	3,338.77	2,988.37	0.00
Total Equipment & Small Tools	0.00	0.00	0.00
Total Operating Supplies & Fuel	1,580.34	257.44	0.00
Shipping Expenses	0.00	0.00	0.00
DSL & State Land Fees	0.00	0.00	0.00
Building & Land leases	0.00	0.00	0.00
Total Grants & Other	<u>20,730.29</u>	<u>453.53</u>	<u>0.00</u>
Total Expense	<u>77,293.18</u>	<u>18,315.28</u>	<u>0.00</u>
Net Ordinary Income	439,762.65	115,296.46	300.00
Other Income/Expense			
Other Income			
Total Fund Transfers In	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Income	0.00	0.00	0.00
Other Expense			
Debt Service			
Total Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>439,762.65</u>	<u>115,296.46</u>	<u>300.00</u>

Port of Newport Operating Fund
Profit & Loss by Class
July 2013 through June 2014

	<u>Total South Beach</u> <u>(General Operating Fund)</u>	<u>Admin & Property Mgmt</u> <u>(General Operating Fund)</u>
Ordinary Income/Expense		
Income		
Lease Revenues	0.00	574,527.14
Total Moorage	690,396.96	180.00
Total Shipping Terminal Revenues	0.00	0.00
Total Hoist Dock & Services	11,963.92	638.40
Total RV Parks	640,957.21	0.00
Total Launch Ramp & Trailer Storage	57,537.00	0.00
Total Miscellaneous Revenue	28,454.20	2,233.96
Gain/(Loss) on Sale of Assets	0.00	19,191.91
Property & Dredge Sales	225.00	1,544.00
Total Grant & Loan Proceeds	2,836.70	0.00
Total Property Tax Revenue	0.00	97,211.62
Total Income	<u>1,432,370.99</u>	<u>698,216.35</u>
Gross Profit	1,432,370.99	698,216.35
Expense		
Salaries & Wages	202,136.34	247,748.54
Total Payroll Taxes & Benefits	82,305.74	82,659.54
Total Insurance	18,205.92	101,793.56
Total Professional Fees	850.00	87,137.24
Total Marketing & Promotion	8,047.19	6,169.26
Dues & Subscriptions	150.25	22,874.18
Total Education & Training	795.00	2,596.67
Travel	1,163.06	9,229.59
Total Office Expenses	6,668.41	21,680.68
Bank Fees	14,904.79	1,770.12
License & Permit Fees	593.00	1,007.20
Total Utilities	235,032.92	17,850.07
Total Contract & Support Services	121,203.48	29,374.44
Total Repairs & Maintenance	38,199.18	78.06
Total Equipment & Small Tools	4,767.66	0.00
Total Operating Supplies & Fuel	45,819.74	1,312.73
Shipping Expenses	0.00	0.00
DSL & State Land Fees	11,130.02	0.00
Building & Land leases	0.00	12,910.00
Total Grants & Other	<u>37,111.17</u>	<u>3,923.76</u>
Total Expense	<u>829,083.87</u>	<u>650,115.64</u>
Net Ordinary Income	603,287.12	48,100.71
Other Income/Expense		
Other Income		
Total Fund Transfers In	<u>0.00</u>	<u>25,000.00</u>
Total Other Income	0.00	25,000.00
Other Expense		
Debt Service		
Total Debt Service	<u>5,647.59</u>	<u>227,162.23</u>
Total Other Expense	<u>5,647.59</u>	<u>227,162.23</u>
Net Other Income	<u>-5,647.59</u>	<u>-202,162.23</u>
Net Income	<u>597,639.53</u>	<u>-154,061.52</u>

**Port of Newport Operating Fund
Profit & Loss by Class
July 2013 through June 2014**

	<u>Commercial Marina (General Operating Fund)</u>	<u>International Terminal (General Operating Fund)</u>
Ordinary Income/Expense		
Income		
Lease Revenues	0.00	0.00
Total Moorage	455,294.91	77,935.00
Total Shipping Terminal Revenues	0.00	9,612.60
Total Hoist Dock & Services	290,188.39	142,091.70
Total RV Parks	0.00	0.00
Total Launch Ramp & Trailer Storage	1,352.00	322.00
Total Miscellaneous Revenue	4,355.20	59.51
Gain/(Loss) on Sale of Assets	0.00	0.00
Property & Dredge Sales	0.00	0.00
Total Grant & Loan Proceeds	0.00	-898.12
Total Property Tax Revenue	0.00	0.00
Total Income	<u>751,190.50</u>	<u>229,122.69</u>
Gross Profit	<u>751,190.50</u>	<u>229,122.69</u>
Expense		
Salaries & Wages	165,403.88	37,888.14
Total Payroll Taxes & Benefits	74,654.85	16,959.07
Total Insurance	18,205.92	0.00
Total Professional Fees	0.00	8,956.77
Total Marketing & Promotion	515.65	1,408.63
Dues & Subscriptions	0.00	0.00
Total Education & Training	549.25	350.00
Travel	100.81	82.35
Total Office Expenses	1,408.82	1,379.58
Bank Fees	14,314.51	0.00
License & Permit Fees	1,438.00	4,792.30
Total Utilities	112,878.67	39,878.23
Total Contract & Support Services	56,855.99	22,448.28
Total Repairs & Maintenance	26,960.88	15,204.78
Total Equipment & Small Tools	944.40	3,955.58
Total Operating Supplies & Fuel	20,267.88	6,416.08
Shipping Expenses	15.60	0.00
DSL & State Land Fees	12,952.61	0.00
Building & Land leases	0.00	0.00
Total Grants & Other	<u>337.26</u>	<u>0.00</u>
Total Expense	<u>507,804.98</u>	<u>159,719.79</u>
Net Ordinary Income	243,385.52	69,402.90
Other Income/Expense		
Other Income		
Total Fund Transfers In	<u>0.00</u>	<u>0.00</u>
Total Other Income	0.00	0.00
Other Expense		
Debt Service		
Total Debt Service	<u>7,118.67</u>	<u>337,794.99</u>
Total Other Expense	<u>7,118.67</u>	<u>337,794.99</u>
Net Other Income	<u>-7,118.67</u>	<u>-337,794.99</u>
Net Income	<u>236,266.85</u>	<u>-268,392.09</u>

Port of Newport Operating Fund
Profit & Loss by Class
 July 2013 through June 2014

	<u>Total General Operating Fund</u>	<u>TOTAL</u>
Ordinary Income/Expense		
Income		
Lease Revenues	574,527.14	574,527.14
Total Moorage	1,223,806.87	1,223,806.87
Total Shipping Terminal Revenues	9,612.60	9,612.60
Total Hoist Dock & Services	444,582.41	444,582.41
Total RV Parks	640,957.21	640,957.21
Total Launch Ramp & Trailer Storage	59,211.00	59,211.00
Total Miscellaneous Revenue	35,102.87	35,102.87
Gain/(Loss) on Sale of Assets	19,191.91	19,191.91
Property & Dredge Sales	1,769.00	1,769.00
Total Grant & Loan Proceeds	1,938.58	1,938.58
Total Property Tax Revenue	97,211.62	97,211.62
Total Income	3,110,600.53	3,110,600.53
Gross Profit	3,110,600.53	3,110,600.53
Expense		
Salaries & Wages	653,176.90	653,176.90
Total Payroll Taxes & Benefits	256,579.20	256,579.20
Total Insurance	138,205.40	138,205.40
Total Professional Fees	96,944.01	96,944.01
Total Marketing & Promotion	16,140.73	16,140.73
Dues & Subscriptions	23,024.43	23,024.43
Total Education & Training	4,290.92	4,290.92
Travel	10,575.81	10,575.81
Total Office Expenses	31,137.49	31,137.49
Bank Fees	30,989.42	30,989.42
License & Permit Fees	7,830.50	7,830.50
Total Utilities	405,639.89	405,639.89
Total Contract & Support Services	229,882.19	229,882.19
Total Repairs & Maintenance	80,442.90	80,442.90
Total Equipment & Small Tools	9,667.64	9,667.64
Total Operating Supplies & Fuel	73,816.43	73,816.43
Shipping Expenses	15.60	15.60
DSL & State Land Fees	24,082.63	24,082.63
Building & Land leases	12,910.00	12,910.00
Total Grants & Other	41,372.19	41,372.19
Total Expense	2,146,724.28	2,146,724.28
Net Ordinary Income	963,876.25	963,876.25
Other Income/Expense		
Other Income		
Total Fund Transfers In	25,000.00	25,000.00
Total Other Income	25,000.00	25,000.00
Other Expense		
Debt Service		
Total Debt Service	577,723.48	577,723.48
Total Other Expense	577,723.48	577,723.48
Net Other Income	-552,723.48	-552,723.48
Net Income	411,152.77	411,152.77

**Port of Newport Operating Fund
Monthly Operating Statement**

June 2014

	<u>Jun 14</u>	<u>May 14</u>	<u>\$ Change</u>	<u>Jun 13</u>
Ordinary Income/Expense				
Income				
Lease Revenues	43,417.25	45,042.01	-1,624.76	42,684.03
Total Moorage	131,777.49	185,585.96	-53,808.47	91,913.56
Total Shipping Terminal Revenues	1,202.20	1,131.00	71.20	559.00
Total Hoist Dock & Services	35,211.55	37,426.79	-2,215.24	27,587.45
Total RV Parks	76,776.87	64,233.35	12,543.52	62,751.10
Total Launch Ramp & Trailer Storage	5,369.50	6,268.50	-899.00	6,989.00
Total Miscellaneous Revenue	2,919.59	5,202.64	-2,283.05	1,837.20
Gain/(Loss) on Sale of Assets	0.00	0.00	0.00	-5,448.05
Property & Dredge Sales	0.00	1,161.00	-1,161.00	0.00
Total Property Tax Revenue	999.42	3,375.11	-2,375.69	-350.51
Interest Income	92.57	229.51	-136.94	158.16
Total Income	<u>297,766.44</u>	<u>349,655.87</u>	<u>-51,889.43</u>	<u>228,680.94</u>
Gross Profit	297,766.44	349,655.87	-51,889.43	228,680.94
Expense				
Salaries & Wages	44,235.60	45,123.85	-888.25	61,958.60
Total Payroll Taxes & Benefits	13,442.39	22,494.29	-9,051.90	25,628.16
Total Insurance	0.00	12,606.93	-12,606.93	-14,236.25
Total Professional Fees	8,318.75	3,051.25	5,267.50	9,905.56
Total Marketing & Promotion	427.74	474.10	-46.36	1,578.15
Dues & Subscriptions	7,254.00	40.00	7,214.00	275.00
Total Education & Training	0.00	257.60	-257.60	1,057.24
Travel	0.00	0.00	0.00	1,733.84
Total Office Expenses	1,652.30	2,958.33	-1,306.03	2,209.66
Bank Fees	3,050.79	5,185.65	-2,134.86	2,721.10
License & Permit Fees	476.75	702.00	-225.25	443.00
Total Utilities	40,642.03	30,605.34	10,036.69	36,696.73
Total Contract & Support Services	28,854.40	18,940.37	9,914.03	21,605.32
Total Repairs & Maintenance	1,777.13	5,992.88	-4,215.75	11,374.09
Total Equipment & Small Tools	1,140.29	2,404.47	-1,264.18	3,132.16
Total Operating Supplies & Fuel	4,258.75	3,774.24	484.51	4,997.38
Shipping Expenses	0.00	15.60	-15.60	0.00
DSL & State Land Fees	694.68	0.00	694.68	0.00
Building & Land leases	1,082.00	1,082.00	0.00	1,045.00
Grants & Other				
Room Tax	3,828.31	1,122.31	2,706.00	3,466.51
Total Expense	<u>161,135.91</u>	<u>156,831.21</u>	<u>4,304.70</u>	<u>175,591.25</u>
Net Ordinary Income	136,630.53	192,824.66	-56,194.13	53,089.69
Other Income/Expense				
Total Other Income	0.00	0.00	0.00	6,985,311.18
Other Expense				
Transfer to Construction Fund	0.00	0.00	0.00	3,400,000.00
Total Debt Service	211,160.97	64,732.78	146,428.19	-358,701.55
Capital - Current Year Costs				
Asset Expenses Reclassed FYE	0.00	0.00	0.00	-134,714.46
Total Capital - Current Year Costs	0.00	0.00	0.00	-134,714.46
Total Depreciation Expenses	0.00	0.00	0.00	2,170,102.00
Total Other Expense	<u>211,160.97</u>	<u>64,732.78</u>	<u>146,428.19</u>	<u>5,076,685.99</u>
Net Other Income	<u>-211,160.97</u>	<u>-64,732.78</u>	<u>-146,428.19</u>	<u>1,908,625.19</u>
Net Income	<u><u>-74,530.44</u></u>	<u><u>128,091.88</u></u>	<u><u>-202,622.32</u></u>	<u><u>1,961,714.88</u></u>

Port of Newport Operating Fund
Year to Date Operating Statement
July 2013 through June 2014

	<u>Jul '13 - Jun 14</u>	<u>Jul '12 - Jun 13</u>	<u>\$ Change</u>
Ordinary Income/Expense			
Income			
Lease Revenues	574,527.14	522,950.02	51,577.12
Total Moorage	1,223,806.87	1,040,573.12	183,233.75
Total Shipping Terminal Revenues	9,612.60	5,426.36	4,186.24
Total Hoist Dock & Services	444,582.41	363,168.95	81,413.46
Total RV Parks	640,957.21	602,844.62	38,112.59
Total Launch Ramp & Trailer Storage	59,211.00	65,111.00	-5,900.00
Total Miscellaneous Revenue	35,102.87	58,357.85	-23,254.98
Gain/(Loss) on Sale of Assets	19,191.91	-2,448.05	21,639.96
Property & Dredge Sales	1,769.00	0.00	1,769.00
Total Grant & Loan Proceeds	1,938.58	140,180.75	-138,242.17
Total Property Tax Revenue	97,211.62	91,927.03	5,284.59
Interest Income	2,689.32	2,151.72	537.60
Total Income	<u>3,110,600.53</u>	<u>2,890,243.37</u>	<u>220,357.16</u>
Gross Profit	3,110,600.53	2,890,243.37	220,357.16
Expense			
Salaries & Wages	653,176.90	745,070.22	-91,893.32
Total Payroll Taxes & Benefits	256,579.20	293,573.15	-36,993.95
Total Insurance	138,205.40	140,514.55	-2,309.15
Total Professional Fees	96,944.01	118,681.90	-21,737.89
Total Marketing & Promotion	16,140.73	21,984.02	-5,843.29
Dues & Subscriptions	23,024.43	14,763.95	8,260.48
Total Education & Training	4,290.92	5,920.64	-1,629.72
Travel	10,575.81	14,040.31	-3,464.50
Total Office Expenses	31,137.49	27,441.73	3,695.76
Bank Fees	30,989.42	27,985.78	3,003.64
License & Permit Fees	7,830.50	3,939.25	3,891.25
Total Utilities	405,639.89	371,666.54	33,973.35
Total Contract & Support Services	229,882.19	174,467.42	55,414.77
Total Repairs & Maintenance	80,442.90	100,549.40	-20,106.50
Total Equipment & Small Tools	9,667.64	16,556.67	-6,889.03
Total Operating Supplies & Fuel	73,816.43	70,862.19	2,954.24
Total Shipping Expenses	15.60	1,577.56	-1,561.96
DSL & State Land Fees	24,082.63	23,104.58	978.05
Building & Land leases	12,910.00	12,541.00	369.00
Total Grants & Other	41,372.19	295,368.22	-253,996.03
Total Expense	<u>2,146,724.28</u>	<u>2,480,609.08</u>	<u>-333,884.80</u>
Net Ordinary Income	963,876.25	409,634.29	554,241.96
Other Income/Expense			
Total Fund Transfers In	25,000.00	5,994,780.43	-5,969,780.43
Total Other Income	25,000.00	7,010,311.18	-6,985,311.18
Other Expense			
Transfer to Construction Fund	0.00	4,290,000.00	-4,290,000.00
Total Debt Service	577,723.48	169,551.87	408,171.61
Total Capital - Current Year Costs	0.00	-100,679.24	100,679.24
Total Depreciation Expenses	0.00	2,170,102.00	-2,170,102.00
Total Other Expense	<u>577,723.48</u>	<u>6,528,974.63</u>	<u>-5,951,251.15</u>
Net Other Income	<u>-552,723.48</u>	<u>481,336.55</u>	<u>-1,034,060.03</u>
Net Income	<u>411,152.77</u>	<u>890,970.84</u>	<u>-479,818.07</u>

Port of Newport Operating Fund
YTD Budget Variance
July 2013 through June 2014

	<u>Jul '13 - Jun 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Lease Revenues	574,527.14	535,500.00	39,027.14	107.29%
Total Moorage	1,223,806.87	1,082,000.00	141,806.87	113.11%
Total Shipping Terminal Revenues	9,612.60	3,500.00	6,112.60	274.65%
Total Hoist Dock & Services	444,582.41	335,500.00	109,082.41	132.51%
Total RV Parks	640,957.21	528,300.00	112,657.21	121.32%
Total Launch Ramp & Trailer Storage	59,211.00	58,000.00	1,211.00	102.09%
Total Miscellaneous Revenue	35,102.87	40,000.00	-4,897.13	87.76%
Gain/(Loss) on Sale of Assets	19,191.91			
Property & Dredge Sales	1,769.00			
Total Grant & Loan Proceeds	1,938.58	527,200.00	-525,261.42	0.37%
Total Property Tax Revenue	97,211.62	89,000.00	8,211.62	109.23%
Interest Income	2,689.32	2,500.00	189.32	107.57%
Total Income	<u>3,110,600.53</u>	<u>3,201,500.00</u>	<u>-90,899.47</u>	<u>97.16%</u>
Gross Profit	3,110,600.53	3,201,500.00	-90,899.47	97.16%
Expense				
Salaries & Wages	653,176.90	800,000.00	-146,823.10	81.65%
Total Payroll Taxes & Benefits	256,579.20	381,000.00	-124,420.80	67.34%
Total Insurance	138,205.40	187,000.00	-48,794.60	73.91%
Total Professional Fees	96,944.01	115,000.00	-18,055.99	84.3%
Total Marketing & Promotion	16,140.73	32,000.00	-15,859.27	50.44%
Dues & Subscriptions	23,024.43	16,000.00	7,024.43	143.9%
Total Education & Training	4,290.92	5,000.00	-709.08	85.82%
Travel	10,575.81	16,000.00	-5,424.19	66.1%
Total Office Expenses	31,137.49	65,000.00	-33,862.51	47.9%
Bank Fees	30,989.42	26,000.00	4,989.42	119.19%
License & Permit Fees	7,830.50	5,000.00	2,830.50	156.61%
Total Utilities	405,639.89	450,000.00	-44,360.11	90.14%
Total Contract & Support Services	229,882.19	159,000.00	70,882.19	144.58%
Total Repairs & Maintenance	80,442.90	178,000.00	-97,557.10	45.19%
Total Equipment & Small Tools	9,667.64	10,300.00	-632.36	93.86%
Total Operating Supplies & Fuel	73,816.43	69,300.00	4,516.43	106.52%
Total Shipping Expenses	15.60	2,560.00	-2,544.40	0.61%
DSL & State Land Fees	24,082.63	24,000.00	82.63	100.34%
Building & Land leases	12,910.00	12,540.00	370.00	102.95%
Total Grants & Other	<u>41,372.19</u>	<u>64,300.00</u>	<u>-22,927.81</u>	<u>64.34%</u>
Total Expense	<u>2,146,724.28</u>	<u>2,618,000.00</u>	<u>-471,275.72</u>	<u>82.0%</u>
Net Ordinary Income	963,876.25	583,500.00	380,376.25	165.19%
Other Income/Expense				
Other Income				
Total Fund Transfers In	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>	<u>100.0%</u>
Total Other Income	25,000.00	25,000.00	0.00	100.0%
Other Expense				
Total Debt Service	577,723.48	445,000.00	132,723.48	129.83%
Capital - Current Year Costs	0.00	637,500.00	-637,500.00	0.0%
Total Other Expense	<u>577,723.48</u>	<u>1,082,500.00</u>	<u>-504,776.52</u>	<u>53.37%</u>
Net Other Income	<u>-552,723.48</u>	<u>-1,057,500.00</u>	<u>504,776.52</u>	<u>52.27%</u>
	<u>411,152.77</u>	<u>-474,000.00</u>	<u>885,152.77</u>	<u>-86.74%</u>

Port of Newport - NOAA Fund
Operating Statement Budget vs. Actual
July 2013 through June 2014

	<u>Jul '13 - Jun 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Lease Income	2,538,493.32	2,535,000.00	3,493.32	100.14%
Interest Income	10,650.45	10,000.00	650.45	106.51%
Misc Income	0.00	100,000.00	-100,000.00	0.0%
Total Income	<u>2,549,143.77</u>	<u>2,645,000.00</u>	<u>-95,856.23</u>	<u>96.38%</u>
Expense				
Salary, Wages & Benefits	100,281.99	104,980.00	-4,698.01	95.53%
Insurance	113,882.62	139,725.00	-25,842.38	81.51%
Professional Services	0.00	12,000.00	-12,000.00	0.0%
Office & Admin Expenses	4,637.65	17,000.00	-12,362.35	27.28%
Grants & Other	0.00	37,500.00	-37,500.00	0.0%
Licenses & Permits	947.00	2,500.00	-1,553.00	37.88%
Contracted Services	74,578.81	83,100.00	-8,521.19	89.75%
Dredging	267,453.26	250,000.00	17,453.26	106.98%
Utilities	8,672.76	10,755.00	-2,082.24	80.64%
Materials and Supplies	9,652.00	20,800.00	-11,148.00	46.4%
Fuel (Gas, Diesel, Oil, Lubes)	983.98	1,350.00	-366.02	72.89%
Small Tools & Equipment	884.91	2,500.00	-1,615.09	35.4%
Equipment Rental	743.50	1,250.00	-506.50	59.48%
Office Rent & DSL Leases	11,536.64	12,000.00	-463.36	96.14%
Total Expense	<u>594,255.12</u>	<u>695,460.00</u>	<u>-101,204.88</u>	<u>85.45%</u>
Net Ordinary Income	<u>1,954,888.65</u>	<u>1,949,540.00</u>	<u>5,348.65</u>	<u>100.27%</u>
Other Income/Expense				
Other Expense				
Capital Expenses	0.00	0.00	0.00	0.0%
Fund Transfers Out	218,870.00	220,000.00	-1,130.00	99.49%
Debt Service	2,000,433.76	2,000,434.00	-0.24	100.0%
Total Other Expense	<u>2,219,303.76</u>	<u>2,220,434.00</u>	<u>-1,130.24</u>	<u>99.95%</u>
Net Other Income	<u>-2,219,303.76</u>	<u>-2,220,434.00</u>	<u>1,130.24</u>	<u>99.95%</u>
Net Income	<u><u>-264,415.11</u></u>	<u><u>-270,894.00</u></u>	<u><u>6,478.89</u></u>	<u><u>97.61%</u></u>

**Port of Newport - NOAA Fund
Operating Statement
July 2013 through June 2014**

	<u>Jul '13 - Jun 14</u>	<u>Jul '12 - Jun 13</u>	<u>\$ Change</u>
Ordinary Income/Expense			
Income			
Lease Income	2,538,493.32	2,536,824.46	1,668.86
Interest Income	10,650.45	12,439.19	-1,788.74
Total Misc Income	<u>0.00</u>	<u>68,877.40</u>	<u>-68,877.40</u>
Total Income	<u>2,549,143.77</u>	<u>2,618,141.05</u>	<u>-68,997.28</u>
Expense			
Total Salary, Wages & Benefits	100,281.99	99,435.53	846.46
Insurance	113,882.62	124,997.84	-11,115.22
Professional Services	0.00	17,774.23	-17,774.23
Total Office & Admin Expenses	4,637.65	4,856.48	-218.83
Licenses & Permits	947.00	2,201.32	-1,254.32
Contracted Services	74,578.81	125,475.71	-50,896.90
Dredging	267,453.26	0.00	267,453.26
Total Utilities	8,672.76	8,836.73	-163.97
Materials and Supplies	9,652.00	6,873.01	2,778.99
Fuel (Gas, Diesel, Oil, Lubes)	983.98	731.56	252.42
Small Tools & Equipment	884.91	2,118.92	-1,234.01
Equipment Rental	743.50	396.00	347.50
Office Rent & DSL Leases	11,536.64	11,256.49	280.15
Total Expense	<u>594,255.12</u>	<u>404,953.82</u>	<u>189,301.30</u>
Net Ordinary Income	<u>1,954,888.65</u>	<u>2,213,187.23</u>	<u>-258,298.58</u>
Other Income/Expense			
Other Expense			
Total Capital Expenses	0.00	0.00	0.00
Total Fund Transfers Out	218,870.00	161,767.40	57,102.60
Total Debt Service	<u>2,000,433.76</u>	<u>1,224,196.76</u>	<u>776,237.00</u>
Total Other Expense	<u>2,219,303.76</u>	<u>1,432,112.16</u>	<u>787,191.60</u>
Net Other Income	<u>-2,219,303.76</u>	<u>-1,432,112.16</u>	<u>-787,191.60</u>
Net Income	<u><u>-264,415.11</u></u>	<u><u>781,075.07</u></u>	<u><u>-1,045,490.18</u></u>

Port of Newport - NOAA Fund
Balance Sheet
As of June 30, 2014

	Jun 30, 14	May 31, 14	\$ Change	Jun 30, 13	\$ Change
ASSETS					
Current Assets					
Checking/Savings					
Cash & Equivalents					
Checking (Rev Bond Acct) - OCB	1,407,976.32	1,211,089.97	196,886.35	1,501,459.81	-93,483.49
Money Market - Umpqua	1,950,465.11	1,950,216.66	248.45	1,947,525.77	2,939.34
Revenue Bond Reserve - OCB	2,030,616.77	2,030,099.51	517.26	2,024,501.53	6,115.24
Maint & Replacement - OCB	107,216.28	104,379.34	2,836.94	73,256.93	33,959.35
Assignment of Deposit - OCB	59,817.71	59,817.71	0.00	59,519.55	298.16
Total Cash & Equivalents	<u>5,556,092.19</u>	<u>5,355,603.19</u>	<u>200,489.00</u>	<u>5,606,263.59</u>	<u>-50,171.40</u>
Total Checking/Savings	<u>5,556,092.19</u>	<u>5,355,603.19</u>	<u>200,489.00</u>	<u>5,606,263.59</u>	<u>-50,171.40</u>
Accounts Receivable					
Accounts Receivable	0.00	0.00	0.00	211,611.02	-211,611.02
Total Accounts Receivable	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>211,611.02</u>	<u>-211,611.02</u>
Other Current Assets					
Due From Other Funds					
Due from GO Bond Fund	0.00	0.00	0.00	3,000.00	-3,000.00
Total Due From Other Funds	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>-3,000.00</u>
Prepaid Expenses					
Prepaid W/C Insurance	707.23	707.23	0.00	0.00	707.23
Prepaid Insurance	69,926.21	69,926.21	0.00	62,967.33	6,958.88
Total Prepaid Expenses	<u>70,633.44</u>	<u>70,633.44</u>	<u>0.00</u>	<u>62,967.33</u>	<u>7,666.11</u>
Bond Costs (net amortization)	<u>587,640.00</u>	<u>587,640.00</u>	<u>0.00</u>	<u>587,640.00</u>	<u>0.00</u>
Total Other Current Assets	<u>658,273.44</u>	<u>658,273.44</u>	<u>0.00</u>	<u>653,607.33</u>	<u>4,666.11</u>
Total Current Assets	<u>6,214,365.63</u>	<u>6,013,876.63</u>	<u>200,489.00</u>	<u>6,471,481.94</u>	<u>-257,116.31</u>
TOTAL ASSETS	<u>6,214,365.63</u>	<u>6,013,876.63</u>	<u>200,489.00</u>	<u>6,471,481.94</u>	<u>-257,116.31</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable					
Accounts Payable	9,358.38	8,226.26	1,132.12	2,744.58	6,613.80
Total Accounts Payable	<u>9,358.38</u>	<u>8,226.26</u>	<u>1,132.12</u>	<u>2,744.58</u>	<u>6,613.80</u>
Other Current Liabilities					
Vacation Payable	2,019.00	2,019.00	0.00	1,334.00	685.00
Current Portion-Long-Term Debt	790,000.00	790,000.00	0.00	790,000.00	0.00
Accrued Interest Payable	509,285.00	509,285.00	0.00	509,285.00	0.00
Total Other Current Liabilities	<u>1,301,304.00</u>	<u>1,301,304.00</u>	<u>0.00</u>	<u>1,300,619.00</u>	<u>685.00</u>
Total Current Liabilities	<u>1,310,662.38</u>	<u>1,309,530.26</u>	<u>1,132.12</u>	<u>1,303,363.58</u>	<u>7,298.80</u>
Long Term Liabilities					
Long-Term Debt					
Rev Bond-Series 2010 Taxable	22,540,000.00	22,540,000.00	0.00	22,540,000.00	0.00
Revenue Bond Discount	-196,879.00	-196,879.00	0.00	-196,879.00	0.00
Total Long-Term Debt	<u>22,343,121.00</u>	<u>22,343,121.00</u>	<u>0.00</u>	<u>22,343,121.00</u>	<u>0.00</u>
Total Long Term Liabilities	<u>22,343,121.00</u>	<u>22,343,121.00</u>	<u>0.00</u>	<u>22,343,121.00</u>	<u>0.00</u>
Total Liabilities	<u>23,653,783.38</u>	<u>23,652,651.26</u>	<u>1,132.12</u>	<u>23,646,484.58</u>	<u>7,298.80</u>
Equity					
Opening Balance Equity	-17,956,077.71	-17,956,077.71	0.00	-17,956,077.71	0.00
Unrestricted Net Assets	781,075.07	781,075.07	0.00	0.00	781,075.07
Net Income	-264,415.11	-463,771.99	199,356.88	781,075.07	-1,045,490.18
Total Equity	<u>-17,439,417.75</u>	<u>-17,638,774.63</u>	<u>199,356.88</u>	<u>-17,175,002.64</u>	<u>-264,415.11</u>
TOTAL LIABILITIES & EQUITY	<u>6,214,365.63</u>	<u>6,013,876.63</u>	<u>200,489.00</u>	<u>6,471,481.94</u>	<u>-257,116.31</u>

Facility Maintenance Reserve Fund
Operating Statement
 July 2013 through June 2014

	<u>Jul '13 - Jun 14</u>
Ordinary Income/Expense	
Income	
Interest Income	172.75
Total Income	<u>172.75</u>
Expense	
Office Supplies	16.21
Repairs & Maintenance	
F-Dock - \$22,800	22,800.00
Old Port Office - \$9,800	9,800.00
Piling, paving, elect -\$100,000	91,119.53
Total Repairs & Maintenance	<u>123,719.53</u>
Total Expense	<u>123,735.74</u>
Net Ordinary Income	-123,562.99
Other Income/Expense	
Other Income	
Funds Transfer In	193,870.00
Total Other Income	<u>193,870.00</u>
Net Other Income	<u>193,870.00</u>
Net Income	<u><u>70,307.01</u></u>

Facility Maintenance Reserve Fund
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>	<u>May 31, 14</u>	<u>\$ Change</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
ASSETS					
Current Assets					
Checking/Savings					
Umpqua Bank - Money Market	166,595.95	290,299.17	-123,703.22	96,288.94	70,307.01
Total Checking/Savings	<u>166,595.95</u>	<u>290,299.17</u>	<u>-123,703.22</u>	<u>96,288.94</u>	<u>70,307.01</u>
Total Current Assets	<u>166,595.95</u>	<u>290,299.17</u>	<u>-123,703.22</u>	<u>96,288.94</u>	<u>70,307.01</u>
TOTAL ASSETS	<u>166,595.95</u>	<u>290,299.17</u>	<u>-123,703.22</u>	<u>96,288.94</u>	<u>70,307.01</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable					
Accounts Payable	0.00	123,719.53	-123,719.53	0.00	0.00
Total Accounts Payable	<u>0.00</u>	<u>123,719.53</u>	<u>-123,719.53</u>	<u>0.00</u>	<u>0.00</u>
Total Current Liabilities	<u>0.00</u>	<u>123,719.53</u>	<u>-123,719.53</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	0.00	123,719.53	-123,719.53	0.00	0.00
Equity					
Fund Balance	96,288.94	96,288.94	0.00	22,291.07	73,997.87
Net Income	70,307.01	70,290.70	16.31	73,997.87	-3,690.86
Total Equity	<u>166,595.95</u>	<u>166,579.64</u>	<u>16.31</u>	<u>96,288.94</u>	<u>70,307.01</u>
TOTAL LIABILITIES & EQUITY	<u>166,595.95</u>	<u>290,299.17</u>	<u>-123,703.22</u>	<u>96,288.94</u>	<u>70,307.01</u>

Construction Fund - Port of Newport
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Construction Fund Bank Accts			
Construction Checking - OCB	16,507.99	91,622.85	-75,114.86
Construction Money Mkt - OCB	735,974.62	688,408.25	47,566.37
Total Construction Fund Bank Accts	<u>752,482.61</u>	<u>780,031.10</u>	<u>-27,548.49</u>
Total Checking/Savings	752,482.61	780,031.10	-27,548.49
Accounts Receivable			
Accounts Receivable	0.00	445,314.38	-445,314.38
Total Accounts Receivable	<u>0.00</u>	<u>445,314.38</u>	<u>-445,314.38</u>
Total Current Assets	<u>752,482.61</u>	<u>1,225,345.48</u>	<u>-472,862.87</u>
TOTAL ASSETS	<u>752,482.61</u>	<u>1,225,345.48</u>	<u>-472,862.87</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
A/P - Construction	0.00	12,732.95	-12,732.95
Total Accounts Payable	<u>0.00</u>	<u>12,732.95</u>	<u>-12,732.95</u>
Other Current Liabilities			
Due To Other funds	0.00	442.93	-442.93
Total Other Current Liabilities	<u>0.00</u>	<u>442.93</u>	<u>-442.93</u>
Total Current Liabilities	<u>0.00</u>	<u>13,175.88</u>	<u>-13,175.88</u>
Total Liabilities	0.00	13,175.88	-13,175.88
Equity			
Fund Balance	1,212,169.60	1,110,548.59	101,621.01
Net Income	-459,686.99	101,621.01	-561,308.00
Total Equity	<u>752,482.61</u>	<u>1,212,169.60</u>	<u>-459,686.99</u>
TOTAL LIABILITIES & EQUITY	<u>752,482.61</u>	<u>1,225,345.48</u>	<u>-472,862.87</u>

Bonded Debt Fund - Port of Newport
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Gen Obligation Bond MM-OCB	353,744.11	1,163.89	352,580.22
Total Checking/Savings	<u>353,744.11</u>	<u>1,163.89</u>	<u>352,580.22</u>
Accounts Receivable			
Due from General Operating Fund	8,933.34	10.00	8,923.34
Total Accounts Receivable	<u>8,933.34</u>	<u>10.00</u>	<u>8,923.34</u>
Other Current Assets			
Property Tax Receivable	67,552.12	67,552.12	0.00
Total Other Current Assets	<u>67,552.12</u>	<u>67,552.12</u>	<u>0.00</u>
Total Current Assets	<u>430,229.57</u>	<u>68,726.01</u>	<u>361,503.56</u>
Other Assets			
Bond Issue costs, net of amort.			
2007 Cost (net amortization)	80,495.00	80,495.00	0.00
2008 Cost (net amortization)	126,828.00	126,828.00	0.00
2011 Cost (net amortization)	75,153.00	75,153.00	0.00
Total Bond Issue costs, net of amort.	<u>282,476.00</u>	<u>282,476.00</u>	<u>0.00</u>
Total Other Assets	<u>282,476.00</u>	<u>282,476.00</u>	<u>0.00</u>
TOTAL ASSETS	<u><u>712,705.57</u></u>	<u><u>351,202.01</u></u>	<u><u>361,503.56</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	318,986.25	0.00	318,986.25
Total Accounts Payable	<u>318,986.25</u>	<u>0.00</u>	<u>318,986.25</u>
Other Current Liabilities			
Bonds Payable - Current			
2007 GO Bond	110,000.00	110,000.00	0.00
2008 GO Bond	105,000.00	105,000.00	0.00
2011 GO Bond	60,000.00	60,000.00	0.00
Total Bonds Payable - Current	<u>275,000.00</u>	<u>275,000.00</u>	<u>0.00</u>
Due to NOAA Fund	0.00	3,000.00	-3,000.00
Total Other Current Liabilities	<u>275,000.00</u>	<u>278,000.00</u>	<u>-3,000.00</u>
Total Current Liabilities	<u>593,986.25</u>	<u>278,000.00</u>	<u>315,986.25</u>
Long Term Liabilities			
2007 Series Bonds			
GO Bonds - Series 2007	4,330,000.00	4,330,000.00	0.00

Bonded Debt Fund - Port of Newport
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>	<u>Jun 30, 13</u>	<u>\$ Change</u>
Bond Discount -Series 2007	-18,105.00	-18,105.00	0.00
Total 2007 Series Bonds	4,311,895.00	4,311,895.00	0.00
2008 Series Bonds			
GO Bonds- Series 2008	4,415,000.00	4,415,000.00	0.00
Bond Discount -Series 2008	-96.00	-96.00	0.00
Total 2008 Series Bonds	4,414,904.00	4,414,904.00	0.00
2011 Series Bonds			
GO Bonds - Series 2011	5,319,950.00	5,319,950.00	0.00
Bond Discount -Series 2011	-52,119.00	-52,119.00	0.00
Total 2011 Series Bonds	5,267,831.00	5,267,831.00	0.00
Total Long Term Liabilities	13,994,630.00	13,994,630.00	0.00
Total Liabilities	14,588,616.25	14,272,630.00	315,986.25
Equity			
Bonded Debt Fund Balance	1,108,548.00	1,108,548.00	0.00
Retained Earnings	126,399.84	0.00	126,399.84
Opening Balance Equity	-15,156,375.83	-15,156,375.83	0.00
Net Income	45,517.31	126,399.84	-80,882.53
Total Equity	-13,875,910.68	-13,921,427.99	45,517.31
TOTAL LIABILITIES & EQUITY	712,705.57	351,202.01	361,503.56

Port of Newport

Construction Fund

June 18, 2014 to July 17, 2014

Date	Num	Name	Memo	Amount
6/25/14	11760	Advanced Remediation	Oversite and Consulting Sediment Sampling	5,883.20
TOTAL				5,883.20

Port of Newport

NOAA Fund

June 18, 2014 to July 17, 2014

Date	Num	Name	Memo	Amount
6/18/14	12419	Barrelhead Supply, Inc.	Silicone Adhesive	59.28
6/18/14	12420	Central Lincoln PUD	Electric	52.24
6/18/14	12421	Chase-Visa	Exit Sign	91.19
6/18/14	12422	Grainger	Pressure Gauge	72.08
6/18/14	12423	Lincoln County Public Works	Fuel	40.08
6/18/14	12424	Staples Credit Plan	Shipping	29.56
6/18/14	12425	Ultimate Pest Control, LLC	Pest Control	125.00
6/18/14	12426	US Water Services, Inc	5 Gal Biotrol	671.15
6/25/14	12427	G & K Floors	Janitorial Services	450.00
6/25/14	12428	S.D.A.O. - Special Districts Assoc. of OR	NOAA Health Ins	648.67
6/25/14	12429	Verizon Wireless	Phone charges	61.68
6/25/14	12430	Williams Scotsman Inc	Rent Mobile Office	242.54
7/2/14	12431	Platt Electrical Supply, Inc.	Ballast, GFI Outlet	113.07
7/2/14	12432	T & L Chemical Toilet Service	Holding Tank Rental	35.00
7/2/14	12433	TCB Security Services Inc	Elevator Phone Monitoring NOAA	20.00
7/3/14	12434	Barrelhead Supply, Inc.	Caulk	53.88
7/3/14	12435	US Bank	Admin Fee GO Bond	450.00
7/9/14	12436	Clima-Tech Corporation	Annual Service Logic	2,458.57
7/9/14	12437	Lincoln County Public Works	Fuel	41.41
7/9/14	12438	Petty Cash	Fruit Tray and Donuts for NOAA Event	59.99
7/9/14	12439	Pioneer Telephone Cooperative	Telephone	242.10
7/9/14	12440	S.D.A.O. - Special Districts Assoc. of OR	NOAA Health Ins	648.67
7/9/14	12441	Thompsons Sanitary Service	Disposal & 20YD Dumpster	325.10
7/9/14	12442	Valley Fire Control Inc.	PO 24865 Service fire suppression system	286.00
7/9/14	12443	Advanced Backflow Testing	Backflow Testing	525.00
7/1/14	12444	Chase-Visa	Hippo Hardware Support	398.00
7/18/14	12445	Central Lincoln PUD	Electric	53.67
TOTAL				8,253.93

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Date	Num	Name	Memo	Amount
6/19/14	35645	Barrelhead	Wheel Barrows, Hardware Supplies	1,259.17
6/19/14	35646	Cardinal Services, Inc.	Temp Office Assistants	2,888.60
6/19/14	35647	Carquest Auto Parts	Oil and Filter for F150 Trk IT	41.27
6/19/14	35648	Carson Oil Company	Diesel IT	90.91
6/19/14	35649	Central Lincoln PUD	Electric	6,536.14
6/19/14	35650	Century Link	Telephone	345.77
6/19/14	35651	CenturyLink - Business Service	Telephone	42.71
6/19/14	35652	City of Newport	Water and Sewer	1,058.10
6/19/14	35653	Dahl & Dahl, Inc	Refuse Disposal	289.35
6/19/14	35654	Design Space	Office Rental	835.00
6/19/14	35655	Englund Marine Supply Co, Inc	Fittings for Oil Bldg, Gloves	543.20
6/19/14	35656	Fishtails Cafe	Catered Luncheon	224.25
6/19/14	35657	Fred Meyer Customer Charges	Food for Meetings	221.07
6/19/14	35658	Haglund, Kelley, Jones & Wilder LLP	Review Export Terminal	350.00
6/19/14	35659	HC Etc., Inc	Wireless Install SB	6,943.26
6/19/14	35660	Idea Print Works, Inc.	Hats	186.00
6/19/14	35661	Lincoln County Public Works	Fuel for Trucks	462.78
6/19/14	35662	News-Times	Meeting Notices	474.10
6/19/14	35663	Oregon Coast Technology Inc	Copier-Printer Port Office	84.63
6/19/14	35664	Road & Driveway	Prep Work for PD7 Parking Lot	1,709.40
6/19/14	35665	Staples	Shelving Units and office Supplies	1,343.69
6/19/14	35666	Toyota Financial Services	Forklift Lease	1,117.19
6/19/14	35667	Trionic Corp.	Dock Boxes for Resale to Moorage	2,745.00
6/19/14	35668	U.G. Cash & Carry	Cleaning Supplies	228.15
6/19/14	35669	Allegiance Benefit Plan Mgmt	VOID: Insurance Withholding	0.00
6/19/14	35670	Central Lincoln PUD	Electric	2,812.29
6/19/14	35671	City of Newport	May Room Tax	3,828.31
6/19/14	35672	Central Lincoln PUD	Electric	3,641.50
6/19/14	35673	City of Newport	Annual fiscal year 2012 - Parking Fe	6,000.00
6/19/14	35674	Central Lincoln PUD	Electric	447.31
6/19/14	35675	Chase - Visa	Battery, Gift and for Pat	121.12
6/25/14	35676	Aflac World Wide Headquarters	Aflac	31.85
6/25/14	35677	Business Oregon-ODD	Loan # 520161	4,463.00
6/25/14	35678	Design Space	Customs Office	247.00
6/25/14	35679	G & K Floors	Janitorial Services SB and Customs	3,880.00
6/25/14	35680	Great America Financial Services	Copier Lease	139.60
6/25/14	35681	NW Natural	SB Gas	39.23
6/25/14	35682	Special Districts Insurance Service	Health Pan	8,432.71
6/25/14	35683	Valley Fire Control, Inc.	Annual Inspection	187.60
6/25/14	35684	Verizon Wireless	Port cell phones	243.21
6/25/14	35685	Business Oregon-ODD	Annual Payment for Terminal SPEV	188,851.27
6/25/14	35686	Business Oregon-ODD	Loan 655-36-02	7,800.00

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7/2/14	35687	Cardinal Services, Inc.	Temp Office Assistants	1,248.00
7/2/14	35688	Central Lincoln PUD	Electric	1,589.73
7/2/14	35689	CenturyLink - Business Service	Telephone	18.34
7/2/14	35690	City of Newport	Water and Sewer	3,415.10
7/2/14	35691	Platt	Bulbs	130.72
7/2/14	35692	TCB Security Services, Inc	Extra Security for 4th July	528.00
7/2/14	35693	US Bank	Annual Admin Fees for GO Bond St	475.00
7/2/14	35694	City of Newport	Water and Sewer	3,627.10
7/2/14	35695	T & L Chemical Toilet Service	Chemical Toilets Bay front	436.00
7/2/14	35696	TAB Security Services, Inc	Monthly Security contract	6,516.00
7/2/14	35697	US Bank	VOID: Annual Admin Fees GO Bond	0.00
7/3/14	35698	Alan Brown Tire Center	Dumpster Wheels, Forklift Tire, Wh	2,137.26
7/3/14	35699	Barrelhead	Hardware	294.99
7/3/14	35700	Cardinal Services, Inc.	Temp Office Assistants	2,726.10
7/3/14	35701	City of Newport	Water/Sewer Fuel Dock	366.05
7/3/14	35702	Copeland Lumber Yards, Inc..	2x4's and Handle for Storage Room	57.36
7/3/14	35703	CSI Card Sales International	Cards and Reader for Marina Restr	1,395.00
7/3/14	35704	Department of State Lands	April Sand Royalty	694.68
7/3/14	35705	Direct TV	Cable SB RV Park	492.39
7/3/14	35706	Ferguson Enterprises #3001	Freight	15.60
7/3/14	35707	Halo Welding, Inc.	Sandblast and Zinc Hoist Dock Lad	100.00
7/3/14	35708	Industrial Welding Supply, Inc	Cutting Disks and Welding Supplies	446.29
7/3/14	35709	Oregon Coast Technology Inc	Copier-Printer Port Office	52.19
7/3/14	35710	R. Gray's Bargain Yard, Inc.	Lumber and Hardware SB Dumpste	224.55
7/3/14	35711	Swanson, Bruce D-13	Refund Moorage	628.00
7/3/14	35712	Gaynor, Mike	Refund Security Deposit	166.00
7/3/14	35713	Creative Landscape & Maintenance	Landscape Maintenance	1,200.00
7/3/14	35714	Petty Cash	Office Supplies and Misc Hardware	236.66
7/3/14	35715	Power Motors	Repairs to Truck Damage	841.40
7/9/14	35716	ALSCO	Mats and towels	239.29
7/9/14	35717	Alsea Bay Power Products	Blower	651.45
7/9/14	35718	Central Lincoln PUD	Electric	550.25
7/9/14	35719	CenturyLink - Business Service	Telephone	52.95
7/9/14	35720	Dahl & Dahl, Inc	Disposal CM	90.90
7/9/14	35721	Design Space	Office Rental	835.00
7/9/14	35722	Direct TV	Monthly Cable SB Annex	310.91
7/9/14	35723	Englund Marine Supply Co, Inc	Boots and Pants CM	183.45
7/9/14	35724	JC Market	Donuts for Marina User Meeting	11.98
7/9/14	35725	LazerQuick	Parking and Dry Camp Signs	188.86
7/9/14	35726	League of Oregon Cities	Web Ad for Finance Position	80.00
7/9/14	35727	Lincoln County Public Works	Fuel for Trucks	427.40
7/9/14	35728	MACPHERSON, GINTNER & DIAZ	Review General Business Admin	1,968.75
7/9/14	35729	Newport Auto Parts Inc	Wipers, Battery	278.09
7/9/14	35730	Pioneer Telephone Cooperative	SB Office Phone	179.94

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7/9/14	35731	Special Districts Insurance Service	Health Pan	9,480.06
7/9/14	35732	Staples	Paper, Toner	514.26
7/9/14	35733	Thompson's Sanitary Service, Inc	Trash Disposal	4,328.90
7/9/14	35734	Xerox Corporation	Copier Rental and Print Charge SB	184.42
7/9/14	35735	Neopost USA Inc	Postage Machine Rental	149.85
7/10/14	35736	Allegiance Benefit Plan Mgmt	Insurance Withholding	893.16
7/10/14	35737	PayneWest Insurance	6/4//14 - 6/15/17 FEI-EIL-19737-00	21,159.27
7/15/14	35738	Employee	Mid Month Draw	100.00
7/15/14	35739	Employee	Mid Month Draw	450.00
7/15/14	35740	Employee	Mid Month Draw	500.00
7/15/14	35741	Employee	Mid Month Draw	475.00
7/15/14	35742	Employee	Mid Month Draw	500.00
7/15/14	35743	Employee	Mid month Draw	300.00
7/14/14	35744	Employee	Mid Month Draw	400.00

TOTAL	336,728.39
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From: [Rick Fuller](#)
To: [Darlene Webster](#)
Subject: FW: NOAA Painting 2014 RFQ
Date: Monday, June 23, 2014 4:24:17 PM
Attachments: [Bid Tabulation NOAA Painting 2014.pdf](#)
[Request for Quotation - NOAA Painting 2014.pdf](#)

From: Rick Fuller
Sent: Monday, June 23, 2014 9:39 AM
To: Kevin Greenwood (kgreenwood@portofnewport.com)
Subject: NOAA Painting 2014 RFQ

Kevin, Darlene

FYI, attached please find the finalized RFQ and selected contractor bid tab for the NOAA painting 2014 project. Schedule for project is as follows”

Tuesday – July 1: Mandatory site meeting all contractors
Tuesday – July 15: Bid due 2:00pm
Wednesday-July 16: Best Value Analysis with follow up Q&A if required
Thursday – July 17: Bid selection and recommendation
Tuesday- July 22: Commission meeting recommendation and approval
August: Work schedule

Let me know if you have any questions,

Rick Fuller
Facilities Manager NOAA MOC-P



600 SE Bay Blvd
Newport, Oregon 97365
541-961-3904

Port of Newport

REQUEST FOR QUOTATION (RFQ)

PROJECT: NOAA MOC-P Common Area Painting 2014
LOCATION: 2002 Marine Science Dr. Newport, OR
MANDATORY SITE MEETING: Tuesday 7/1/2014, 10:00AM
BID DUE: Tuesday 7/15/2014, 2:00PM

Quotations on this project will be accepted by Hand Delivery, Mail, Fax, PDF via email.

SUBMIT TO: Port of Newport C/O General Manager Phone: (541) 265-7758
600 SE Bay Boulevard Fax: (541) 265-4235
Newport, OR 97365 Email: rfuller@portofnewport.com

QUESTIONS TO: Rick Fuller 541-961-3904

TERMS AND CONDITIONS:

- Schedule for Work:** Start: TBD/August 2014 Completion: TBD
Work to be performed after normal working hours between 5:00pm – 6:00am Mon - Fri and all hours on weekends. Time is of the essence. Contractor to provide estimated work duration and schedule. All attempts at improving the schedule will be made by the contractor
- General Description:** Repainting of approximately 34,500sf at all common area gypsum board walls and ceilings to match existing latex finish per attached specification. Contractor to patch, repair, texture and prime damaged drywall, if any, within the scope of work as necessary. Removal and replacement of detachable items such as electrical plates, dry erase boards, wall hangings, movable furnishings and other items as necessary for a professional paint job.
- Scope of Work:** Provide all labor, materials, tools, lift equipment, supervision (min one company employed, full time foreman), submittals, manuals and incidentals necessary to complete all work implied by the attached scope of work you are quoting. Any deviations taken by bidder to the terms, conditions, plans, specifications, codes, etc of this RFQ shall be clearly stated and included as an attachment to the Bid Form.
- Bid Breakdown:** Please use attached Bid Form. Your proposal cannot be considered unless the Bid Form has been completed in its entirety. Lump sum bids shall be inclusive of all taxes, freight, insurance, overhead, permits, fees, and profit.
- Proposal Selection:** The Port Manager or appointed contact will evaluate each submitted proposal and report to the Port Commission with a recommendation if required. If required, the Port Commission shall make the final selection and reserves the right to reject any proposal not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all proposals upon finding that it is in the public interest to do so. The Port will analyze information provided by all Proposers. The successful Proposer will be selected on the basis of the following:
 - Approach and evaluation of the past experience of the individuals who would be performing the work for the Port.
 - The results of reference checks including the ability to meet RFQ requirements.

- c. Responsiveness to proposal specifications and required information.
 - d. Fee for services performed.
6. **Drawings and Specifications:** If applicable, bidder is provided with documents, which are thought to be necessary in preparing a proposal. Bidder is responsible for requesting any other documents/drawings from references in the scope of work that would be necessary to prepare a complete proposal.
 7. **Temporary facilities:** If applicable, field office, telephone, office equipment, and storage are to be provided by the contractor. Contractor is responsible for receiving and storing materials, clean-up and removal of any waste generated by this scope of work on a daily basis. Restrictions for parking will apply.
 8. **Safety:** Successful bidder will comply with all OR-OSHA & OSHA safety requirements at all times while on Port property. Contractor will be responsible for all employee safety training, safety meetings, record keeping and safety compliance.
 9. **Insurance:** Upon acceptance, contractor will provide proof of proper business licensing and registration in Lincoln County, Oregon, and will maintain all required licensing and permits required by Local, State or Federal jurisdictions to perform the services of this agreement. Contractor will provide proof of business liability insurance with a minimum of \$1,500,000 liability coverage and maintain required liability insurance at all times for services and their responsible employees while on Port owned property. Contractor will be fully responsible to maintain all employee workmen's compensation insurance as mandated by Local, State and Federal requirements. Contractor shall name the Port of Newport as an Additional Insured and provide a Certificate of Insurance confirming Liability and Workers Compensation with a 30 day Notice of Cancellation, prior to starting any work. Contractor shall pay any and all payroll and withholding taxes and any other sums that is required by Local, State or Federal agencies.
 10. **Prevailing Wages:** The Contractor may be required to pay prevailing wage rates depending upon the final total price of the project, in conformance to ORS 279C.800 thru 279C.870. A current copy of Prevailing Wage Rates for Public Works contracts in Oregon is available from the State of Oregon, Bureau of Labor and Industries and is also included in Section 40 of these specifications.
 11. **Boli Fee:** The Port, if required, will pay a fee to the Bureau of Labor and Industries pursuant to the provisions of ORS 279C.825. The fee is one-tenth of one percent of the price of this contract, but not less than \$100.00 nor more than \$5,000.00, regardless of the contract price.
 12. **Nondiscrimination & Affirmative Action:** The Port of Newport is an equal opportunity employer and provider and requires all Proposers to comply with policies and regulations concerning equal opportunity. The Proposer, in the performance of this Agreement, agrees not to discriminate in its employment because of an employee's or applicant's race, religion, national origin, ancestry, sex, age, or physical handicap.
 13. **Environmental And Natural Resources Laws To Be Observed:** In compliance with ORS 279C.525, the following is a list of federal, state and local agencies, of which the Port has knowledge, that have enacted ordinances or regulations relating to environmental pollution and the preservation of natural resources that may affect the performance of the Contract:

FEDERAL AGENCIES:

Department of Agriculture, Forest Service, Soil Conservation Service, Department of Defense, Army Corps of Engineers, Department of Energy, Federal Energy Regulatory Commission, Environmental Protection Agency, Health and Human Services, Department of Housing & Urban Development, Department of Interior, Bureau of Land Management

STATE AGENCIES:

Department of Agriculture, Soil and Water Conservation Commission, Department of Energy, Department of Environmental Quality, Department of Fish and Wildlife, Department of Forestry, Division of State Lands, Water

LOCAL AGENCIES:

Bureau of Reclamation, Geological Survey, U.S. Fish and Wildlife Service, Department of Labor Occupation Safety and Health Administration, Water Resources Council, City Councils, Board of County Commissioners.

14. **Public Safety During Construction:** Pedestrian safety and traffic control shall be provided for by Contractor in accordance with the latest edition of the Manual on Uniform Traffic Control Devices.
15. **Street/Sidewalks Closure requirements:** If applicable, Street and sidewalk closures shall be kept to a minimum during construction. Access to local businesses shall be maintained at all times to pedestrian traffic. Any disruptions to pedestrian traffic to local businesses shall be coordinated between the Contractor and business owner to their mutual satisfaction. Contractor shall notify City Engineer and Emergency Services before closing any streets.
16. **GSA Security Requirements:**

IDENTITY VERIFICATION OF PERSONNEL (MAY 2007)

- A. The Government reserves the right to verify identities of personnel with routine access to Government space. The Lessor shall comply with the agency personal identity verification procedures below that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended.
- B. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.
- C. Lessor compliance with subparagraphs 1 through 4 below will suffice to meet the Lessor's requirements under HSPD-12, OMB M-05-24, and FIPS PUB Number 201.
 1. The Government reserves the right to conduct background checks on Lessor personnel and contractors with routine access to Government leased space.
 2. Upon request, the Lessor shall submit completed fingerprint charts and background investigation forms for each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors, who will provide building operating services requiring routine access to the Government's leased space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's space.
 3. The Lessor must provide Form FD-258, Fingerprint Chart (available from the Government Printing Office at <http://bookstore.gpo.gov>), and Standard Form 85P, Questionnaire for Public Trust Positions, completed by each person and returned to the contracting officer (or the contracting officer's designated representative) within 30 days from receipt of the forms. Based on the information furnished, the Government will conduct background investigations of the employees. The contracting officer will advise the Lessor in writing if an employee fails the investigation, and, effective immediately, the employee will no longer be allowed to work or be assigned to work in the Government's space.

SCOPE OF WORK

1. SCOPE:

To provide all labor, supervision, equipment, materials, expendables, submittals, applicable taxes, freight to jobsite, and incidentals necessary to complete all work implied as follows:

1.1 SUMMARY

A. This Section includes surface preparation and the application of paint systems on the following interior substrates:

1. Steel door jambs as necessary
2. Gypsum board walls and ceilings at the administration building 1st and 2nd floor common areas; 107, 105, 110, 109, 114, 117, 118, 121, 126, 128, 132, 136, 145, 148, 149, 134, 141, 143, 101, 106, S1, 201, 203, 204, 209, 211, 212, 214, 217, 223, 224, 229, 231, 241, 242, 243, 244, 233, 236, 202
3. Warehouse common areas and boat shed; W101, W102, W104, W106, W108, W110, W124, east wall W120, W105

1.2 RECOVERED MATERIAL CONTENT

A. Optional Alternate Pricing: Comply with U.S. Environmental Protection Agency (EPA) Comprehensive Procurement Guidelines Recovered Material Advisory Notice (RMAN) for all Latex Paint products, summarized as follows:

- Postconsumer Total Recovered Product Content (%) Materials Content (%Reprocessed Latex Paint:
- White, Off-White, Pastel Colors: 20 20
- Grey, Brown, Earthtones, and 50-99 50-99
- Other Dark Colors:
- Consolidated Latex Paint: 100 100

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples: For each finish and for each color and texture required.
- C. Product List: Printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product highlighted.
- D. Provide statement that products contain no formaldehyde.

1.4 QUALITY ASSURANCE

A. MPI Standards:

1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
2. Preparation and Workmanship: Comply with requirements in "MPI Maintenance Repainting Manual" for products and paint systems indicated.

B. Mockups: Apply benchmark samples of each paint system indicated and each color and finish selected to verify preliminary selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Owners representative will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.
 - a. Wall and Ceiling Surfaces: Provide samples of at least 100 sq. ft.
 - b. Other Items: Owners representative will designate items or areas required.
2. Apply benchmark samples after permanent lighting and other environmental services have been activated.
3. Final approval of color selections will be based on benchmark samples.

a. If preliminary color selections are not approved, apply additional benchmark samples of additional colors selected by Owners representative at no added cost to Owner.

1.5 EXTRA MATERIALS

A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.

1. Quantity: Furnish an additional 5 percent, but not less than 1 gal. of each material and color applied.
2. Packaging: Material will be packaged in 1 gal. containers sealed and clearly marked with product information.

PART 2 - PRODUCTS

2.1 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. VOC Content of Field-Applied Interior Paints and Coatings: Provide products that comply with the following limits for VOC content, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24); these requirements do not apply to paints and coatings that are applied in a fabrication or finishing shop:

1. Flat Paints, Coatings, and Primers: VOC content of not more than 50 g/L.
2. Nonflat Paints, Coatings, and Primers: VOC content of not more than 150 g/L.
3. Anti-Corrosive and Anti-Rust Paints Applied to Ferrous Metals: VOC not more than 250 g/L.
4. Clear Wood Varnishes: VOC not more than 350 g/L.
5. Clear Wood Lacquers: VOC not more than 550 g/L.
6. Floor Coatings: VOC not more than 100 g/L.
7. Shellacs, Clear: VOC not more than 730 g/L.
8. Shellacs, Pigmented: VOC not more than 550 g/L.
9. Primers, Sealers, and Undercoaters: VOC content of not more than 200 g/L.
10. Stains: VOC not more than 250 g/L.

C. Chemical Components of Field-Applied Interior Paints and Coatings: Provide products that comply with the following limits for VOC content, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24) and the following chemical restrictions; these requirements do not apply to primers or finishes that are applied in a fabrication or finishing shop:

1. Aromatic Compounds: Paints and coatings shall not contain more than 1.0 percent by weight of total aromatic compounds (hydrocarbon compounds containing one or more benzene rings).
2. Restricted Components: Paints and coatings shall not contain any of the following:
 - a. Acrolein.
 - b. Acrylonitrile.
 - c. Antimony.
 - d. Benzene.
 - e. Butyl benzyl phthalate
 - f. Cadmium.
 - g. Di(2-ethylhexyl) phthalate.
 - h. Di-n-butyl phthalate.
 - i. Di-n-octyl phthalate.

- j. 1,2-dichlorobenzene.
- k. Diethyl phthalate.
- l. Dimethyl phthalate.
- m. Ethylbenzene.
- n. Formaldehyde.
- o. Hexavalent chromium.
- p. Isophorone.
- q. Lead.
- r. Mercury.
- s. Methyl ethyl ketone.
- t. Methyl isobutyl ketone.
- u. Methylene chloride.
- v. Naphthalene.
- w. Toluene (methylbenzene).
- x. 1,1,1 -trichloroethane.
- y. Vinylchloride.

D. Optional Alternate Pricing: Use reprocessed and consolidated Latex Paint in accordance with Environmental Protection Agency (EPA) Comprehensive Procurement Guidelines, and in accordance with all requirements of this specification. Refer to paragraph 1.2 of this Section and Section 012300, Alternates.

E. Colors: As indicated in Color Schedule.

2.2 PRIMERS/SEALERS

A. Alkyd Anticorrosive Metal Primer: MPI #79.

2.3 METAL PRIMERS

A. Rust-Inhibitive Primer (Water Based): MPI #107.

2.4 WOOD PRIMERS

A. Interior Latex-Based Wood Primer: MPI #39. 2.5 LATEX PAINTS

B. Interior Latex (Semigloss): MPI #54 (Gloss Level 5).

C. Institutional Low-Odor/VOC Latex (Low Sheen): MPI #144 (Gloss Level 2).

D. Institutional Low-Odor/VOC Latex (Semigloss): MPI #147 (Gloss Level 5).

E. Interior High Performance Latex: MPI #141 (Gloss Level 5).

2.6 POLYURETHANE VARNISHES

A. Water Based Varnish, Clear: MPI #128.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Wood: 15 percent.

2. Gypsum Board: 12 percent.

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

D. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION AND APPLICATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Maintenance Repainting Manual" applicable to substrates indicated.
- B. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulates.
 - 1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.
- B. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- C. Painting Mechanical and Electrical Work: Paint items exposed in equipment rooms and occupied spaces including, but not limited to, the following:
 - 1. Mechanical Work:
 - a. None
 - 2. Electrical Work:
 - a. Electrical conduit where exposed to view within occupied spaces.
- D. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Owners representative, and leave in an undamaged condition.

3.3 INTERIOR PAINTING SCHEDULE

- A. Steel Substrates (if applicable):
 - 1. Institutional Low-Odor/VOC Latex System: MPI INT 5.1S.
 - a. Spray-apply all coats.
 - b. Prime Coat: Rust-inhibitive primer (water based).
 - c. Intermediate Coat: Institutional low-odor/VOC interior latex matching topcoat.
 - d. Topcoat: Institutional low-odor/VOC interior latex (semigloss).
- B. High-Performance Latex System: MPI INT 5.1R. (if applicable)
 - a. Prime Coat: Alkyd anticorrosive metal primer.
 - b. Intermediate Coat: High-performance latex matching topcoat.
 - c. Topcoat: High-performance latex (semigloss).
- C. Wood Substrates (if applicable): Including plywood.
 - 1. Latex System: MPI INT 6.4R.
 - a. Prime Coat: Interior latex-based wood primer.
 - b. Intermediate Coat: Interior latex matching topcoat.
 - c. Topcoat: Interior latex (semigloss).
- D. Wood Trim and Hardwood Plywood (if applicable) :
 - 1. Clear Polyurethane Varnish (Satin) MPI INT 6.3Q.
 - a. Prime Coat: Polyurethane varnish.
 - b. Intermediate Coat: Polyurethane varnish.
 - c. Topcoat: Polyurethane varnish.
- E. Gypsum Board Substrates:
 - 1. Institutional Low-Odor/VOC Latex System: MPI INT 9.2M.
 - a. Prime Coat (if applicable): Interior latex primer/sealer.
 - b. Topcoat: Institutional low-odor/VOC interior latex (eggshell).
 - 2. High-Performance Latex System: MPI INT 9.2B.
 - a. Prime Coat (if applicable): Interior latex primer/sealer.
 - b. Topcoat: Interior latex (semigloss).

3.4 GENERAL ITEMS INCLUDED IN THIS SCOPE OF WORK:

1. NOAA MOC-P is a federal facility. For projects less than 30 days in duration and at contractors own expense, contractor will provide Form FD-258, Fingerprint Chart completed by the local authority for each employee regularly entering the facility buildings unescorted.
2. Contractor to provide names of short duration trades persons and delivery vehicles submitted prior to entry. All persons are subject to security check-in at NOAA main gate.
3. The NOAA MOC-P federal facility is a working office and warehouse facility. All attempts at reducing impact to administrative personnel during working hours 6:00am – 5:00pm will be made. Submit a preliminary work schedule for all affected areas prior to mobilization.
4. Mobilization of equipment and materials and de-mobilization of equipment and excess materials off site.
5. Contractor is responsible for protecting all areas adjacent to their work from any damage due to their scope of work. All damage will be cleaned up and/or be repaired by contractor.
6. Contractor is responsible for offloading, storing and weatherproofing materials on job site, and responsible for the necessary equipment needed to unload materials.
7. Provide all equipment, scaffolding, cranes and hoisting needed to complete scope of work.
8. Provide safe working surroundings for own employees and other trades, ensure safe passage of persons around area of service.
9. All work to be performed in accordance with O.S.H.A. standards and requirements.
10. If applicable, provide M.S.D.S. for all materials prior to mobilization.
11. Participate in job scheduling, contractor meetings, and safety meetings scheduled by Port of Newport.
12. If applicable, conduct weekly jobsite safety meetings and provide Port of Newport with a record of Safety Meeting Minutes.
13. Work, access, parking, and noise are confined to the limits as defined by project representative.
14. If applicable, onsite job boxes or trailers are to be authorized by the Port of Newport and maintained by contractor.
15. Provide complete set of as-built drawings or work reports to Port of Newport, at the end of the project. If applicable, contractor to provide all warranty certificates and electronic copy of operational and maintenance manuals.
16. Work will not be accepted as complete until punch list is totally accepted by the Port of Newport.
17. Daily cleanup and final cleanup is required.

3.5 WORK SPECIFICLY EXCLUDED FROM THIS SCOPE:

1. NONE

3.6 ATTACHMENTS:

1. Admin 1st, 2nd and warehouse floor plan markup showing common area walls and ceilings (3pgs)
2. Paint color schedule

3.7 ADDITIONAL PROVISIONS:

1. NONE

IMPORTANT:

This Document must be filled out and returned to Port of Newport as your quote for this project

PROJECT: _____

BIDDER: _____

Pricing Breakdown if Applicable:

(Attach separate sheet if necessary)

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL BASE PRICE	\$ _____

Alternates (if applicable):

(Attach separate sheet if necessary)

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

* Price includes all materials FOB job location.

** Price includes all licensing, bonding, insurances, permits and taxes.

*** Price is held for minimum 90 days.

**** Please list on separate sheet, any additional alternates or value engineering pricing.

Quotation is in compliance with the entire project Drawings, Specifications and/or Work Scope? Yes No

Clarifications:

(Attach separate sheet if necessary)

Estimated Schedule:

Preparation of Shop Drawings/submittals	_____	work days
Fabrication, delivery of material to jobsite	_____	work days
Work performance on jobsite	_____	work days
Average Crew Size at 40 hr work week:	_____	workers

All Inclusive Labor Rates for Extra Work (or Attach Labor Rate Schedule):

Superintendent	\$ _____	/hour.
Foreman	\$ _____	/hour.
Craftsman	\$ _____	/hour.
Helper	\$ _____	/hour.
Markup on cost of Materials	_____	%

Provide a list of equipment rates (if applicable):

Equipment Item	Rate	Per

List of lower tier suppliers/subcontractors (if applicable):

Name or description of material or work to be performed	Approximate Value

_____ *(Initial)* Receipt of Addendum Numbers _____ is hereby acknowledged.

_____ *(Initial)* I acknowledge the terms and conditions as stated in the Request for Quotation form received from Port of Newport as part of the contract documents, and hereby incorporate them into this quotation.

_____ *(Initial)* I acknowledge the terms, conditions and minimum limits and have included all costs for insurance in this quotation.

_____ *(Initial)* I acknowledge the requirements of Oregon Prevailing Wage Law ORS 279C.800 and have if applicable incorporated all costs associated into this quotation.

Submitted By:

Name

Company

Telephone #

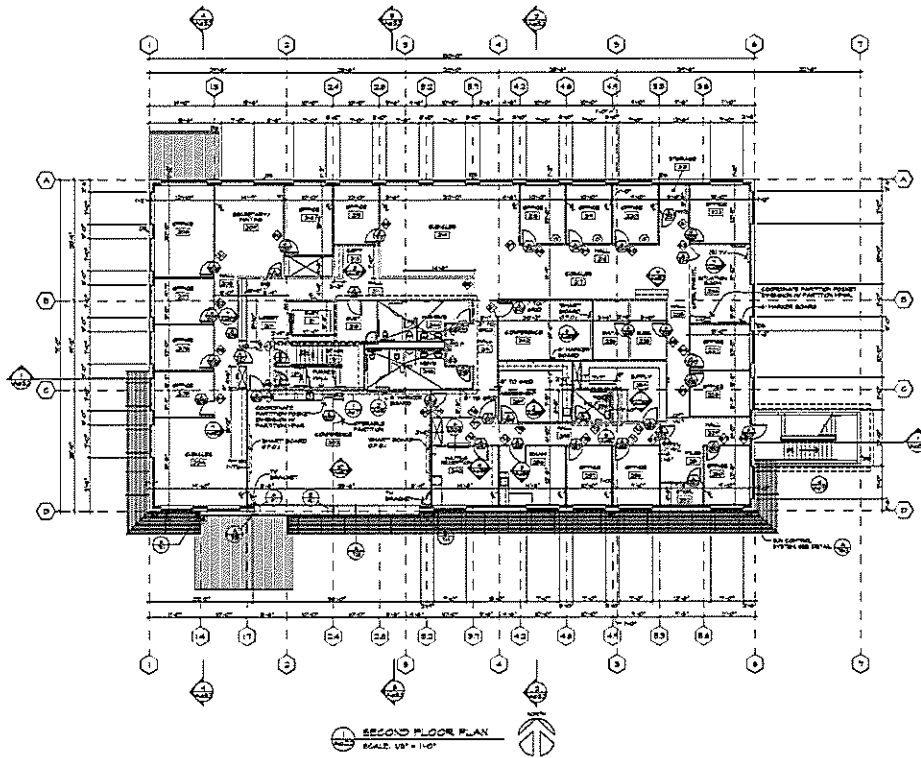
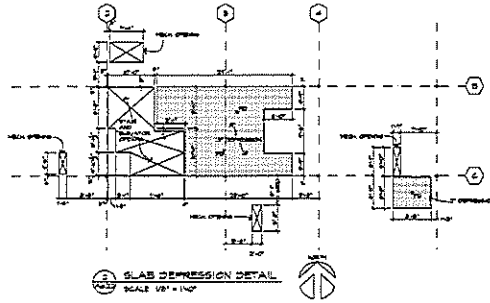
FAX/Email

Address

Signature

Date

The Port of Newport reserves the right to accept or reject any or all quotations and may at its discretion select the contractor that is deemed to provide the best value to the Port of Newport.



PLAN GENERAL NOTES

1. DIMENSIONS ARE TO CENTER LINE OF WALLS UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE OF WALLS SHALL BE A CLEAR DISTANCE TO FACE OF WALL.

2. DETAILS SHALL BE TYPICAL UNLESS OTHERWISE NOTED. IN SPECIAL CASES, THE ARCHITECT SHALL INDICATE THE LOCATION OF ALL SPECIAL DETAILS TO BE USED.

3. VERIFY ALL DIMENSIONS OF WALLS AND ROOMS PRIOR TO CONSTRUCTION.

FLOOR PLAN LEGEND

NOTE: NOT ALL LEGEND ITEMS APPEAR ON EACH PLAN SHEET.

- 1. CONCRETE FLOOR, SEE TYPICAL DETAIL
- 2. 2\"/>

gLAS
Architects, LLC

100 West Street
Eugene, Oregon 97401
503-343-0241
503-343-0242

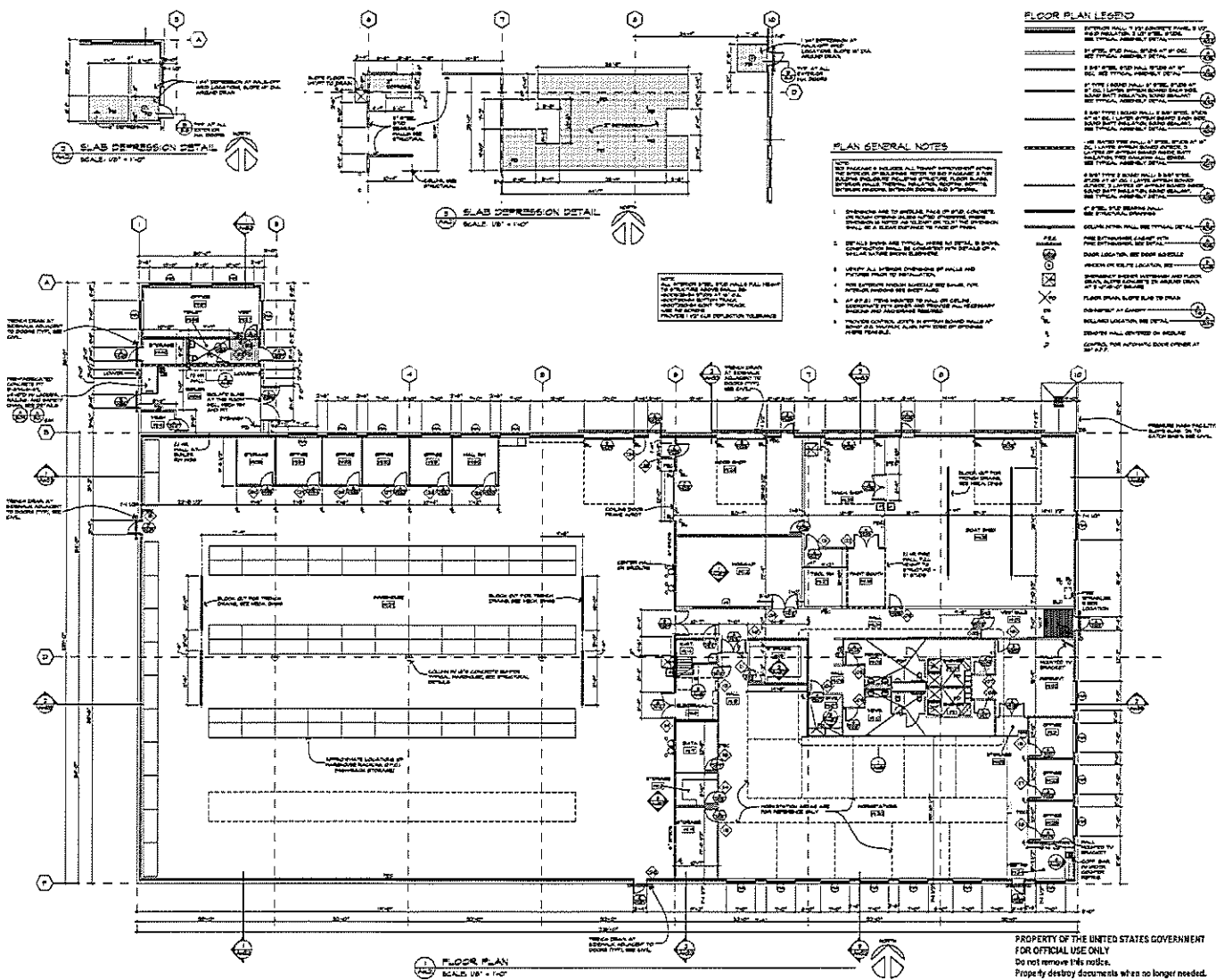
RECORD DRAWING

NOAA
MARINE OPERATIONS CENTER - PACIFIC
NEWPORT, OREGON

OFFICE
SECOND FLOOR PLAN

NOAA
MARINE OPERATIONS CENTER - PACIFIC
NEWPORT, OREGON

PROPERTY OF THE UNITED STATES GOVERNMENT
FOR OFFICIAL USE ONLY
Do not remove this notice.
Properly destroy documents when no longer needed.



gLas Architects, LLC
100 West Street
Eugene, Oregon 97401
541-345-2000
541-345-2007 fax

RECORD DRAWING
NOAA MARINE OPERATIONS CENTER - PACIFIC
NEWPORT, OREGON

AW21
TI
RECORD DRAWING

WAREHOUSE FLOOR PLAN

DATE: 05/04/11
SCALE: 1/8" = 1'-0"

PROPERTY OF THE UNITED STATES GOVERNMENT
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NOAA MOC-P COLOR SCHEDULE

Section	Material	Manufacturer	Color	Status
96519	Vinyl Composition Tile - Color 3 5%	Mannington Essentials	200 Navy	Approved / Specified
96816	Sheet Carpet	Shaw Graphic Nature	96755 Natural Tonic	Approved / Specified
99113	Painted PVC Downspouts	Sherwin Williams	6073 Perfect Greige	Approved / Specified
99113	Painted Exterior Steel	Sherwin Williams	Custom Match to Dark Bronze Flashing	Approved / Specified
99123	Interior Wall Paint Typical	Rodda	8572 Sandollar Beach	Approved / Specified
99123	Interior Wall Paint Corridors	Rodda	8551 Pocahantas	Approved / Specified
99123	Interior Metal Rail Paint	Rodda	8293 Carbon Copy	Approved / Specified
99123	Interior Hollow Metal Frame Paint	Rodda	8293 Carbon Copy	Approved / Specified
99123	Interior Exposed Piping, Conduit and Ductwork	Rodda	8572 Sandollar Beach	Approved / Specified
99123	Interior Gypsum Board Ceilings	Rodda	8572 Sandollar Beach	Approved / Specified
99123	Interior Exposed Structure Ceilings	Rodda	8572 Sandollar Beach	Approved / Specified
99123	Interior Woodwork Finish		Maple Clear Finish	
101100	Marker Boards	Platinum Visual Systems	White	Approved / Specified
101400	Signage	AM-7 Storm Blue	Architectural Metalworks	Approved / Specified
102113	Toilet Compartments	Accurate Solid Phenolic	Natural Canvas	Approved / Specified
102226	Operable Partitions - Hinge Color	Modernfold 932	Natural Choice	Approved / Specified
102226	Operable Partitions - Trim Color	Modernfold 932	Natural Choice	Approved / Specified
102226	Operable Partitions - Carpet Color	Modernfold 932	Cloud 006	Approved / Specified
102800	Toilet Accessories	Bradley	Brushed Stainless	Approved / Specified
104413	Fire Extinguisher Cabinets	J.L. Industries - Ambassador	White	Approved / Specified
105113	Lockers	Bradley Lenox	Desert Stone S406	Approved / Specified
122113	Louver Blinds	Bali	031 Fawn	Approved / Specified
124816	Entrance Floor Grilles	CS Systems - Peditred	9313 Midnight	Approved / Specified
142400	Elevator Wall Panels	Kone	Hardwood - Maple - Clear Finish	Approved / Specified
142400	Elevator (Other Finishes)		Stainless, Brushed	Approved / Specified
142400	Elevator Ceiling		Luminous Ceiling	Approved / Specified
Notes				

June 24, 2014

To: Port of Newport Commissioners
Kevin Greenwood, Port Manager

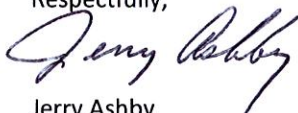
I wish I could have attended tonight's Commissioner meeting but due to a previous commitment, I am unable to attend the meeting representing Teevin Bros, Hancock and TPT regarding the log export project for the Port of Newport's new International Terminal. We are very appreciative of all the work the Port has undertaken to complete the construction of the new dock and efforts to provide the required 32 foot channel and 34.9 foot berth depths to accommodate fully loaded 28,000 to 32,000 metric ton vessels calling on the Port of Newport. These depths are necessary to fully capture the economic potential for the Port's new facility and any large vessel customer that would call to the Port of Newport. Since the start of this project, our position has been that for it to be economical for TPT and Hancock to ship logs from the Port of Newport, the 34.9 foot berth depth was essential.

The Teevin Bros, Hancock, and TPT team have been engaged with the Port of Newport since February 2012 to begin a log export program utilizing the new International Terminal. We remain committed to this project and continue efforts, and associated costs, to move forward once the Terminal can accommodate fully loaded log vessels. We were hopeful the required water depths would be achieved this year to begin construction of the log yard facility. At this time we do not have the surety the required berth depth will be achieved in time to complete the yard development during the construction season and begin log deliveries/shipments in 2014. That surety is necessary for us to move forward with log exports from the Port of Newport.

We are all aware that China is going through a market correction with high log inventories and reduced demand for logs. TPT is the largest shipper of logs to the China market and has been in business in that market since 2004 with customers relying on TPT for supply during all market cycles. This down market cycle is no different and shipments from the Port of Newport would be a part of the ongoing supply to those key customers during this period. The Teevin Bros/Hancock/TPT team's decision to not commence construction of a log yard is absolutely not market related, but solely the uncertainty and financial risk associated with not being able to fully utilize the potential of the International Terminal due to insufficient water depths to accommodate fully loaded log vessels.

We look forward to continuing our collective efforts to bring a viable log export program to the Port of Newport.

Respectfully,



Jerry Ashby

President

TPT U.S. Limited

3600 Port of Tacoma Road, Suite 309

Tacoma, WA 98424

LIVING PACIFIC SEAFOOD LLC

Fresh Pacific Seafood Wholesale

P.O. Box 1343 Newport, OR 97365
Geoffrey Molfino – 808-936-7052 Liu Xin – 541-270-0339
livingpacific@live.com

Mr. Kevin Greenwood, General Manager
Port of Newport Oregon
600 SE Bay Blvd
Newport, Oregon 97365

7/1/2014

Kevin,

Just wanting to reiterate my stated position from our discussion concerning the possibility of leasing the public dock area to a private entity to manage, as opposed to maintaining the Port's management with needed changes to address Port concerns.

As I stated in our conversation in your offices, I see many disadvantages created by this proposal and no advantages.

It is my understanding that the mission of the Port of Newport, as it pertains to the commercial fishing fleet, is to provide support and services aimed at enhancing the success of the fleet and thus have a positive impact on the local economy, while addressing the economic needs of the Port and City.

Leasing the public dock to a private entity, particularly to a group of folks in business competition with many of the current users of the public dock, both fishermen and fish buyers, will create more issues for the Port than it would ever solve, as well as being a clear conflict of interests.

Even leasing the public dock to an entity that is not in conflict of interest with the rest of the users makes no sense to me.

Why would the Port give up control of such a vital part of the operation of the Commercial fishing segment of the Port use?

As I have stated to you when you asked what solutions I see for some of the Port's labor issues and some of the needs of the users to enhance the use of this facility, the use of a card lock control of the hoists connected to a software program that tracks hoist use and generates billing data automatically would undoubtedly increase revenue by automatically billing all users, while allowing the hoists to be used 24/7 by the users as needed, increasing probable use while reducing competition for the hoists.

The addition of the ability of dock users to qualify to use their own forklifts, with fully insured and licensed operators, indemnifying the Port **OR** the hiring of

dedicated Port employees available on request for forklift duties only, as needed, would allow 24/7 use not currently available and free all other Port employees to the repair and maintenance duties you stated are suffering under the current setup.

The other important change, which I indicated in my letter supporting the grant to repair and upgrade the public hoist area of the dock, is the installation of a third product hoist that would allow three unloading operations rather than just two. This would allow the daily use by two crab buyers as well as one hagfish buyer or any mix of three as has become the daily routine during Dungeness season.

In closing, please notify me if there are meetings that are addressing these issues in the future, allowing me to attend.

Sincerely,
Geoffrey M. Molfino

Living Pacific Seafood LLC

Geoffrey M. Molfino

P.O. Box 1343

Newport, Oregon 97365

808-936-7052

livingpacific@live.com

molfinog@hotmail.com



600 S.E. Bay Blvd., Newport, OR 97365 / (541) 265-7758 / www.portofnewport.com

July 17, 2014

Oregon Transportation Commission
Salem, OR

Dear Commissioners,

The Port of Newport joins all of the Ports in Oregon to advocate for continued funding of Port-related projects through the extremely successful *ConnectOregon* program.

Many of these projects have few opportunities for funding and *ConnectOregon* has allowed important and significant marine/rail/air infrastructure to be completed helping add job growth and family wage salaries to the state's economy.

The Port of Newport has benefitted from this program most recently through the Port's International Terminal project. This \$29-million project – helped in part through *ConnectOregon* funds – helped remediate the removal of the USS Pasley, improve the Yaquina Bay environment and provide commercial access to the Oregon coast from the Willamette Valley.

Over all the Port of Newport provides industry over 2700 jobs and a Gross Domestic Output of over \$160-million annually. The diversity of these jobs is critical and important for providing a well-rounded economy that is not dependent on any one sector.

The Port of Newport hopes that the Oregon Transportation Commission will continue to encourage Port-related projects that add jobs and economic value to the state's fragile economy.

Sincerely,

Kevin Greenwood
General Manager

**General Manager
6-Month Performance Evaluation**

Date of initial evaluation: _____

Rating Scale Definitions (1-5)

- Unsatisfactory.....(1) The employee's work performance is inadequate and definitely inferior to the standards of performance required for the job. Performance at this level cannot be allowed to continue.
- Improvement Needed(2) The employee's work performance does not consistently meet the needed standards of the position. Serious effort is needed to improve performance.
- Meets Job Standards.....(3) The employee's work performance consistently meets the standards of the Standard position.
- Exceeds Job Standards...(4) The employee's work performance is frequently or consistently above the level of Standard a satisfactory employee, but has not achieved an overall level of outstanding performance.
- Outstanding.....(5) The employee's work performance is consistently excellent when compared to the standards of the job.
- No Observation (N/O) The employee's work performance was not observed.

I. PERFORMANCE EVALUATION AND ACHIEVEMENTS

A. Board of Commissioners Relationships

- | | | | | | | | |
|----|---|---|---|---|---|---|-----|
| 1. | Effectively implements policies and programs approved by the board of commissioners. | 1 | 2 | 3 | 4 | 5 | N/O |
| 2. | Reporting to the board of commissioners is timely, clear, concise and thorough. | 1 | 2 | 3 | 4 | 5 | N/O |
| 3. | Accepts direction/instructions in a positive manner | 1 | 2 | 3 | 4 | 5 | N/O |
| 4. | Effectively aids the board of commissioners in establishing long range goals. | 1 | 2 | 3 | 4 | 5 | N/O |
| 5. | Keeps the board of commissioners informed of current plans, and activities of administration and new developments in technology, legislation, governmental practices and regulations, etc. | 1 | 2 | 3 | 4 | 5 | N/O |
| 6. | Provide the board of commissioners with clear report of anticipated issues and risks that could come before the board..... | 1 | 2 | 3 | 4 | 5 | N/O |

7. Comments: _____

B. Public Relations

- 1. Projects a positive public image.1 2 3 4 5 N/O
- 2. Courteous to the public at all times.....1 2 3 4 5 N/O
- 3. Maintains effective relations with media.....1 2 3 4 5 N/O
- 4. Comments: _____

C. Effective Leadership of Staff

- 1. Delegates appropriate responsibilities.1 2 3 4 5 N/O
- 2. Staff feels empowered.....1 2 3 4 5 N/O
- 3. Training and education provided.1 2 3 4 5 N/O
- 4. Public relations. How does public view staff?.....1 2 3 4 5 N/O
- 5. Comments: _____

D. Fiscal Management

- 1. Prepares realistic annual budget.1 2 3 4 5 N/O
- 2. Controls expenditures in accordance with approved budget.1 2 3 4 5 N/O
- 3. Keeps board of commissioners informed about revenues and expenditures, actual and projected.1 2 3 4 5 N/O
- 4. Ensures that the budget addresses the Port Commission's goals and objectives, including readability.1 2 3 4 5 N/O
- 5. Comments: _____

E. Communication

- 1. Oral communication is clear, concise and articulate..... 1 2 3 4 5 N/O
- 2. Written communications are clear, concise and accurate.....1 2 3 4 5 N/O
- 3. Comments: _____

F. Personal Traits

1.	Initiative.	1	2	3	4	5	N/O
2.	Judgment.	1	2	3	4	5	N/O
3.	Fairness and Impartiality.	1	2	3	4	5	N/O
4.	Creativity.	1	2	3	4	5	N/O
5.	Time Management.	1	2	3	4	5	N/O
6.	Comments: _____						

G. Intergovernmental Affairs

1.	Maintains effective communication with local, regional, state and federal government agencies.	1	2	3	4	5	N/O
2.	Financial resources (grants) from other agencies are pursued.	1	2	3	4	5	N/O
3.	Contributions to good government through regular participation in local, regional and state committees and organizations.	1	2	3	4	5	N/O
4.	Lobbies effectively with county, legislators and state agencies regarding Port programs and projects.	1	2	3	4	5	N/O
5.	Comments: _____						

II. ACHIEVEMENTS RELATIVE TO OBJECTIVES FOR THIS EVALUATION PERIOD:

This section will measure the effectiveness of the Future Goals and Objectives (Sec. IV) from last year. These goals were based upon discussions from the previous year.

1.	_____	1	2	3	4	5	N/O
2.	Comments: _____						

III. SUMMARY RATING

1. Overall Performance Rating - considering the results obtained against established performance standards as well as overall job performance, the following rating is provided:1 2 3 4 5 N/O

2. Comments: _____

IV. FUTURE GOALS AND OBJECTIVES

Prioritize specific goals and objectives to be achieved in the next evaluation period. Goals should reflect policies and strategies identified in the Port's Strategic Business Plan.

- ___ Complete Permit Process for Berth Deepening
- ___ Fill Management Positions
- ___ Administration Building
- ___ Complete Personnel Policies and Annual Evaluations
- ___ Complete Third Recreational Mitigation Project
- ___ Staff Development and Training
- ___ Continue Repairs to Floating Docks
- ___ Continued Collaboration with Port of Toledo
- ___ Complete Policy Development Based upon Bylaws
- ___ _____
- ___ _____
- ___ _____

This Performance Evaluation Survey was completed by:

(Name of Commissioner)

Kevin Greenwood

From: Kevin Greenwood
Sent: Thursday, July 17, 2014 9:29 AM
To: Derrick Tokos (d.tokos@newportoregon.gov)
Cc: 'Dustin Capri'; Rick Fuller
Subject: MOU with Port of Newport Administrative Building
Attachments: DHGOEBEL CAPRI SOW 140716.pdf

Derrick,

Thanks for meeting with me earlier this week. As promised, the Port has completed its conceptual design, budget and schedule work for building a new administration office. The Port Commission on Tuesday gave consensus for the Port to move forward on a building just across the drive way from our current temporary building (on the westernmost side of the yard). Based upon our brief discussion, the Port would like to see language added about eventually swapping out the W-2 zoning with other W-1 zoning along Bay Blvd. It makes sense to swap it out upon having a project identified vs. potentially having to move the zoning twice. There was also consensus using the Port's cash reserves to finance the project.

With this direction I believe the Port and the City can begin developing an MOU to allow the Port (and US Customs who may be a tenant in the new building) time in the temporary building during the construction process.

Before entering into the schematic design with Goebel/Capri and subsequent stages of development, I'd like to get the terms of our MOU formalized so that both sides have agreement on the future. Upon having the MOU approved by both boards, the Port will have enough assurances to sign the contract with Goebel Capri to begin the construction process.

I believe that the Port can safely be moved in by June 2016.

The Port Commission has its July regular meeting on the 22nd. Their next meeting is August 26th. It would be nice to have the MOU ready to sign by that meeting so that we can get started.

Please advise.

Kevin Greenwood
(541) 265-7758
(503) 812-6804 Cell

From: Dustin Capri [mailto:dustin@capriarchitecture.com]
Sent: Wednesday, July 16, 2014 12:35 PM
To: Kevin Greenwood; Rick Fuller
Cc: Dietmar Goebel; Amanda Capri (amanda@capriarchitecture.com)
Subject: Goebel Capri SOW for Port of Newport Administrative Building

Kevin and Rick,

Last night's meeting with the Port Commission went very well and based on the comments we heard, we believe the project is headed in the right direction.

We have attached our Scope of Work for Architectural Services to complete the Port of Newport's Administrative Building. We adjusted the project schedule to have the CM/GC process begin following the Schematic Design Phase as Rick suggested yesterday. Each design phase is broken out by costs and deliverables for your reference.

We look forward to continuing our work with the Port to help bring this building to completion. Please feel free to call if you have any questions.

Thanks,
Dietmar, Dustin and Amanda

--

Dustin J. Capri, AIA, NCARB, LEED AP ND
Architect & Planner
Capri Architecture, LLC 541.961.0503

PORT OF NEWPORT

CONCEPTUAL DESIGN PHASE - PREFERRED ALTERNATIVE



A Collaborative Team of Architects Specializing in Oregon Coast Architecture

DHGoebel, Architect
541.270.2758 dietmar@dhgoebel.com

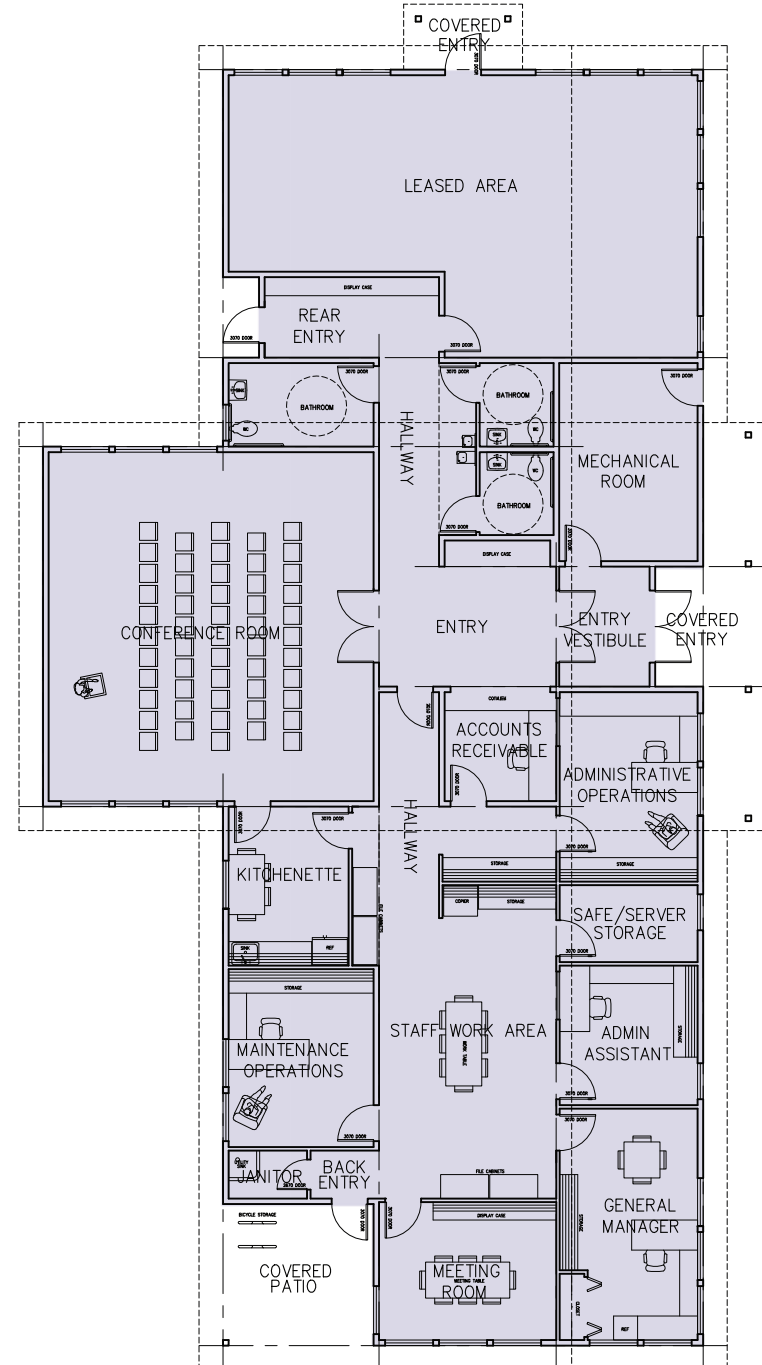
capriarchitecture
541.961.0503 info@capriarchitecture.com

PROJECT DETAILS

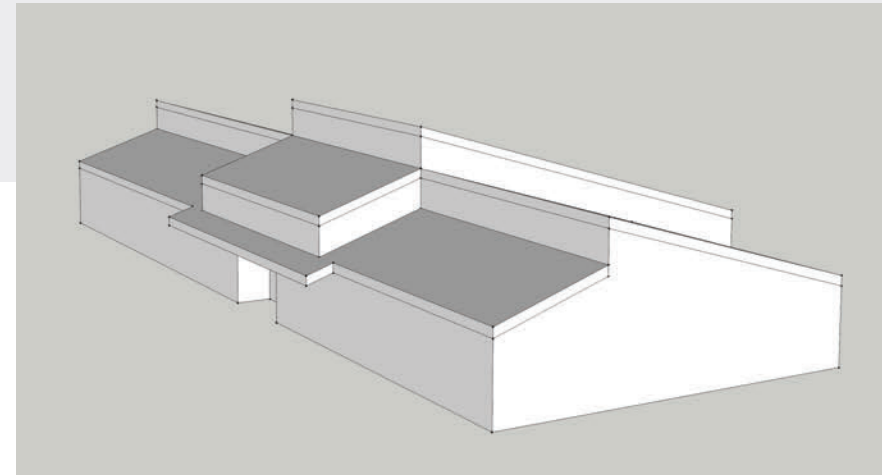
- 4,495sf Total (850sf Lease Space)
- 1-Level Oriented Perpendicular to SW Bay Boulevard
- 14 Parking Spaces Required (Lot or Shared Parking)

Square Footage Break-Down

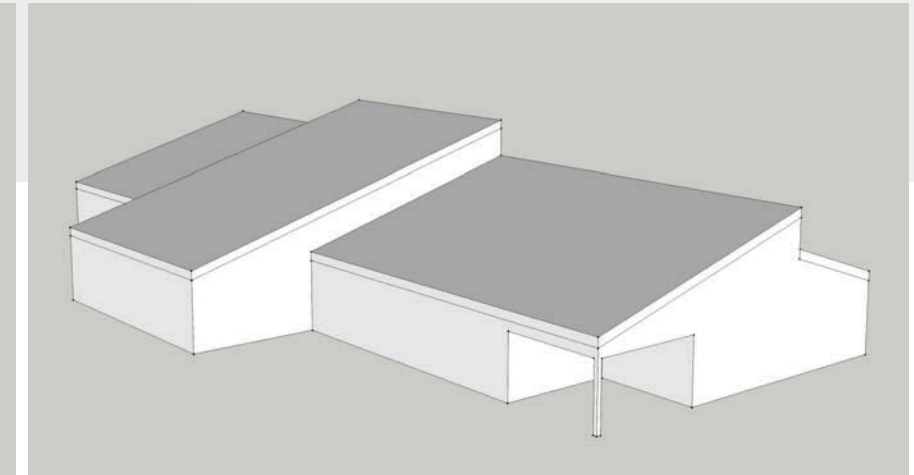
- Conference Room	840sf
- Port Administrative	1,920sf
- Common Space	885sf
- Leased Space	850sf



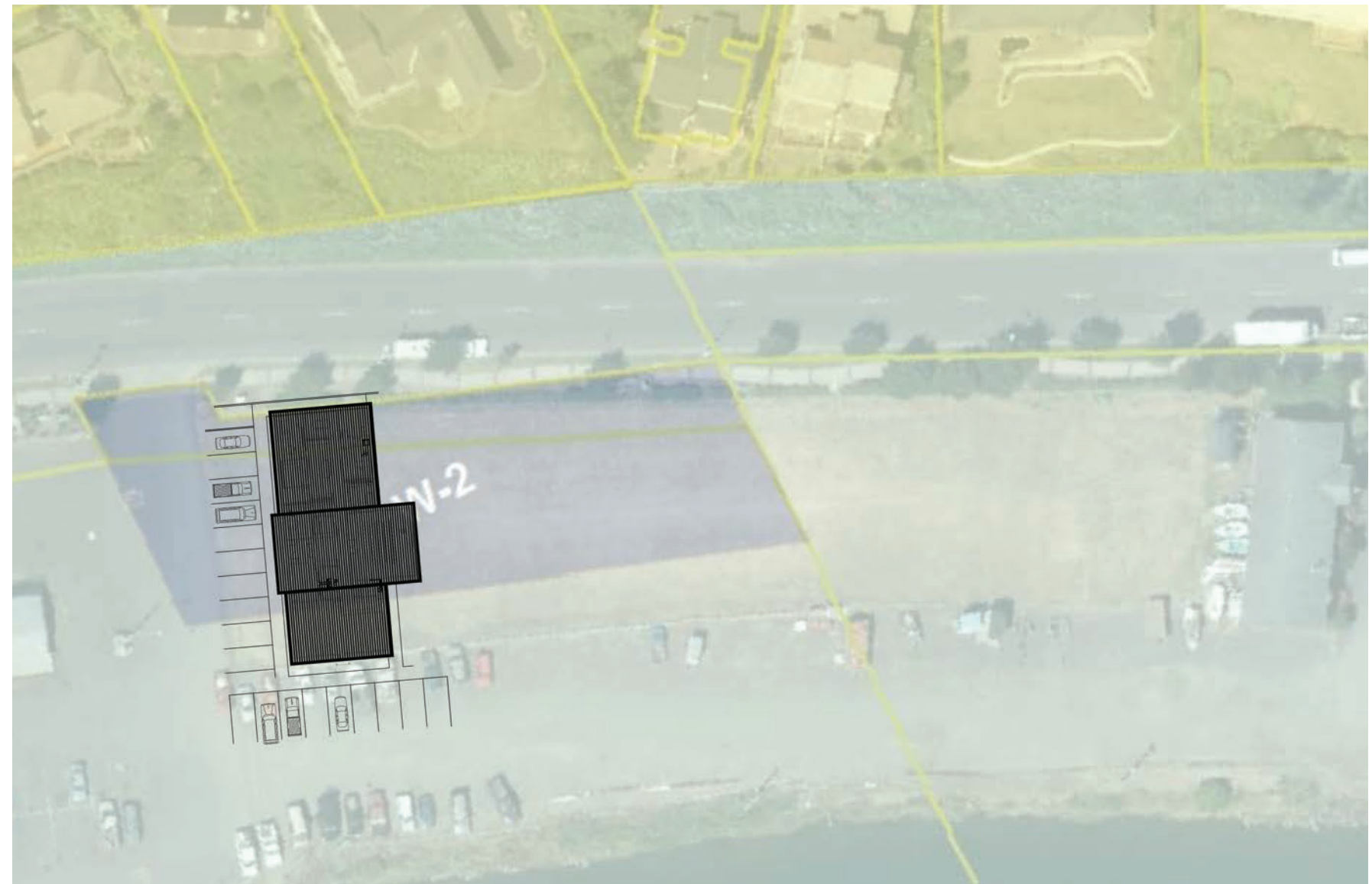
FLOOR PLAN - 1/16"=1'0"



NORTHEAST CORNER



SOUTHWEST CORNER



SITE PLAN - 1/64"=1'0"

DHGoebel, Architect & Capri Architecture - Architectural Design Services

Scope of Work - July 16, 2014

With the completion of the conceptual design phase, we look forward to moving forward into the successive design phases. Our scope of work for Architectural Services is based on the attached Proposed Design and Construction Schedule. As a part of this proposal, we are outlining the overall architectural design fees necessary to complete the project. Our proposal is based on 10% of the cost of construction outlined in the Administrative Building Construction Conceptual Budget document. The proposed architectural budget of \$64,875 less the \$6,000 already paid results in a remaining architectural fee will be \$58,875.00. This fee is further detailed below:

Architectural Design Fees

Conceptual Design Phase (COMPLETED)	\$6,000.00
Schematic Design Phase	\$11,775.00 (20%)
<ul style="list-style-type: none"> • City of Newport Code Review / Memorandum of Understanding • City of Newport Zoning Reclassification / Adjustment (if required) • Promotional Mailing for Community Input • Public Workshop (Facilitated by Design Team and Port of Newport) • Review Meetings with Port Commission and Port Building Committee • Preliminary Cost Estimating (developed with local contractors) • Schematic Design Drawings <ul style="list-style-type: none"> • Schematic Floor Plan(s) • Schematic Design for Tenant Improvement Space(s) • Schematic Building Sections • Schematic Site Plan • Preliminary Civil Analysis • Preliminary Parking Analysis • Schematic Exterior Elevations • Utility Locates and Utility Plan(s) • Topographic Site Documentation • 3D Model • Promotional Renderings 	
CM/GC RFP Phase	\$2,943.75 (5%)
<ul style="list-style-type: none"> • Develop Request for Proposal (RFP) for CM/GC Services <ul style="list-style-type: none"> • Developed with review by the Port Commission, Port of Newport Administrative and Legal Staff • Prepare Schematic Design Drawings for RFP • Identify Potential Contractors for Selection • Interview and CM/GC Proposal Review Meetings • Assist in Contractor Selection and Preparing Notice of Intent to Award • Develop Construction Contract for CM/GC Contractor • Review Schematic Design Drawings with CM/GC Contractor • Begin Preliminary Value Engineering (VE) • Identify Mechanical / Electrical / Plumbing (MEP) Subcontractors with CM/GC 	
Design Development Phase	\$8,831.25 (15%)
<ul style="list-style-type: none"> • Cost Estimating (in collaboration with selected CM/GC Contractor) • Review Meetings with Port Commission and Port Building Committee • Fire Marshall Review • City of Newport Review • Value Engineering (VE) with CM/GC Contractor • Weekly Project Review Meetings • Exterior Material Selection • Outline Specifications • Design Development Drawings <ul style="list-style-type: none"> • Floor Plan(s) • Design for Tenant Improvement Space(s) • Building Sections • Site Plan • Civil Plan • Parking Plan • Exterior Elevations • Utility Plan(s) • Preliminary Roof Framing Plan(s) • Preliminary Foundation Plan(s) • Preliminary Building Systems Plan(s) • Updated 3D Model 	

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Construction Documents Phase

\$26,493.75 (45%)

- Weekly Project Review Meetings
- Value Engineering (VE) with CM/GC Contractor
- Final Exterior and Interior Material Selection
- Prepare and Coordinate Outline Specifications
- Finalize Site Planning and Landscape Design
- Identify Guaranteed Maximum Price (GMP) for the Project Construction Costs (in collaboration with selected CM/GC Contractor)
- Final Review Meeting(s) with Port Commission and Port Building Committee
- Construction Documents Drawings
 - *Floor Plan(s)*
 - *Design for Tenant Improvement*
 - *Site Plan*
 - *Context Plan*
 - *Roof Plan*
 - *Foundation Plans*
 - *Foundation Details*
 - *Floor and Roof Framing Plans*
 - *Shear Wall Plans*
 - *Wall Details and Wall Sections*
 - *Structural Details*
 - *Building Sections*
 - *Building Exterior Elevations*
 - *Interior Elevations*
 - *Reflected Ceiling Plan*
 - *Architectural Details*
 - *Civil Plans*
 - *Final 3D Model*
 - *Utility Plan(s) (with CM/GC Subcontractor)*
 - *Structural Analysis*
 - *Plumbing Plan(s) (with CM/GC Subcontractor)*
 - *Electrical Plan(s) (with CM/GC Subcontractor)*
 - *Mechanical Plan(s) (with CM/GC Subcontractor)*
 - *Final Code Review*

Permitting Phase

\$2,943.75 (5%)

- Preparing Permit Submission
- Responding to Inquiries from Building Department

Construction Observation Phase

\$5,887.50 (10%)

- Visit site weekly or as necessary per construction activities
- Respond to Requests for Information
- Provide Commissioning Information
- Monitor Project Progress
- Review and Approve Payment Requests
- Support Services for CM/GC Contractor
- Review Punchlist

TOTAL PROJECT DESIGN BUDGET

\$64,875.00

An initial retainer of \$2,500 will need to be made once this proposal is signed. Our time frame is flexible and can be accelerated or decelerated to best meet your needs. We look forward to continuing our relationship and seeing the Port of Newport's new administrative building become a reality. Please feel free to contact us if you have any questions.

Dietmar H. Goebel, AIA

Accepted By:

Mr. Kevin Greenwood, General Manager – Port of Newport

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Proposed Design & Construction Schedule

2014	Jun	Conceptual Design <i>June 2014 - Jul 2014</i> <i>(Completed with DHGoebel, Architect & Capri Architecture)</i>	<ul style="list-style-type: none"> - Develop 3 Concepts & Site Plans - Identify Sustainability Strategies - Building Program & Cost Analysis - Review with Port Commission - Negotiate Contract with Architect(s) 	
	Jul			
	Aug	Schematic Design <i>Aug 2014</i> <i>(Estimated 1 Month)</i>	<ul style="list-style-type: none"> - Develop Preferred Schematic Design - Public Workshop / Mailing - 3D Model, Building Sections & Elevations - Review with Port Commission 	
	Sep	CM/GC RFP <i>Sep 2014 - Oct 2014</i> <i>(Estimated 2 Months, Overlaps with Design Development)</i>	<ul style="list-style-type: none"> - Prepare CM/GC RFP - Review / Select CM/GC - Review Drawings with CM/GC - Sign Contract with CM/GC 	
	Oct			
	Nov	Design Development <i>Oct 2014 - Nov 2014</i> <i>(Estimated 2 Months)</i>	<ul style="list-style-type: none"> - Design Development Drawings - Draft Specs. & Renderings - Refined Cost Estimate - Review with Port Commission 	
Dec	Construction Documents & Building Permitting <i>Dec 2014 - Feb 2015</i> <i>(Estimated 3 Months)</i>	<ul style="list-style-type: none"> - Develop Construction Documents - Final Specifications - Value Engineering (VE) with GM/GC - Final Site Plan / Landscape Design - Guaranteed Maximum Price (GMP) - Final Project Review with Port Commission - Obtain Building Permit 		
2015			Jan	
Feb				
Mar			Construction Period <i>March 2015 - Feb 2016</i> <i>(Estimated 12 Months)</i>	<ul style="list-style-type: none"> - Visit site weekly or as necessary per construction activities - Provide Commissioning Information - Monitor Project Progress - Review and Approve Payment Requests - Respond to Requests for Information - Review Punchlist
Apr				
May				
Jun				
Jul				
Aug				
Sep				
Oct				
Nov				
Dec				
2016			Jan	
Feb				

** Following Schematic Design, a preliminary project budget should be in place prior to CM/GC RFP, Design Development, Construction Documents and Building Permitting.*

** Following Construction Documents, a final budget and funding should be available.*

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ADMINISTRATION BUILDING CONSTRUCTION CONCEPTUAL BUDGET

(based upon estimates from Goebel/Capri deliverables)

CONSTRUCTION

Admin Space	\$3,645	\$150	\$546,750
Lease Space	\$850	\$120	<u>\$102,000</u>
Construction Total			\$648,750

SOFT COSTS

Contingency	10.0%	\$64,875
Bonding/Insurance	2.5%	\$16,219
Fixtures/Furnishings	15.0%	\$97,313
Architectural Design	10.0%	\$64,875
Architectural Design		(\$6,000)
Permits/Fees	5.0%	<u>\$32,438</u>
Soft Cost Total		\$269,719

TOTAL COST

\$918,469



Port of Newport International Terminal Renovation
Natt McDougall Company CM/GC
GMP AMENDMENT NO. 31
DREDGING MITIGATION
WORK SUMMARY

SCOPE OF WORK:

- Installation of new box culvert at OCA.
- Removal/Disposal of Berms at OCA

SCHEDULE OF WORK:

- 1- Work to be performed during 2014-2015 in-water work window.

REMARKS:

- 1- This amendment presupposes the work contemplated for Amendment 30 (Dredging) will be performed by the Port through other means, thereby negating Amendment 30 from NMC contract.
- 2- This amendment utilizes final savings heretofore unapplied in NMC's recognition of savings that reflect final savings on recently closed amendments in same format NMC presented during construction in the amount of \$308,163.15. See Cost Summary.
- 3- In the event of cost overrun, prior savings accumulated from this contract apply to offset such costs.

THIS AMENDMENT to the Negotiated Construction Manager/General Contractor Contract, (CM/GC), Construction Agreement, ("the Agreement"), Article 12, "Prevailing Wage Rates" adds the following:

The remediation portion of the SS Pasley and SS Hennebique of this Project as stated within Article 1 "Scope of Work", of the Agreement and because the Port of Newport is receiving funding by Brownsfields Cleanup and ARRA Funding for Public Entities; all of the work for the remediation portion of this project shall be required to comply with the "Labor Standards Provisions" which are hereby inserted by Exhibit G of this Agreement, a copy of which is included herewith.

(Article 12 of the Agreement with this addition shall otherwise remain in full force and effect for all other work of the Agreement).





Port of Newport International Terminal Renovation
 Natt McDougall Company CM/GC
 GMP AMENDMENT NO. 31
 DREDGING MITIGATION
 COST SUMMARY

(1) GMP Amendment No. 31, Estimated Costs.....	\$469,811.00
(2) GMP Amendment No. 31, GL Insurance @ 0.002653.....	\$1,246.41
(3) GMP Amendment No. 31, Subtotal, (1) + (2).....	\$471,057.41
(4) GMP Amendment No. 31, Fee @ 10%.....	\$47,105.74
(5) GMP Amendment No. 31, Subtotal, (3) + (4).....	\$518,163.15
(6) GMP Amendment No. 31, Contingency.....	\$0.00
(7) GMP Amendment No. 31, Subtotal, (5) + (6).....	\$518,163.15

AMENDMENT SUMMARY

(1) Previous Authorized Amendments, # 1 Thru # 30.....	\$26,161,767.14
(2) Value of GMP Amendment No. 31.....	\$518,163.15
(3) Total GMP Committed to Date Through This Amendment No. 31.....	\$26,679,930.29
(4) Net savings previously recognized from Amendments 1,2,3,4,5, 6,7,8,9,10,11,12,13,14,15,16,18,19,20,29,30 applied to budget.....	(\$5,706,262.06)
(5) Net savings recognized this Amendment	(\$308,163.15)
(6) Net committed GMP through Amendment 31.....	\$20,665,505.08

THIS AMENDMENT is executed in three original copies of which one is to be delivered to the CM/GC, and the remainder to Port.

CM/GC: Natt McDougall Company

Signature of Authorized Representative of CM/GC

[Handwritten Signature]

Title

PRESIDENT

Date

7-18-14

OWNER: Port of Newport

Signature of Port's Authorized Representative

Title

Date

Attachment: Cost Estimate
 Attachment: Reference Materials
 Attachment:

Port of Newport

**NATT McDOUGALL COMPANY - PORT OF NEWPORT INTERNATIONAL TERMINAL
CONTRACT "MARKED UP" AMENDMENT STATUS REPORT THROUGH AMENDMENT 31**

AMENDMENT DATE: July 17, 2014

NO.	DESCRIPTION	STATUS	AMENDMENT VALUE	FINAL VALUE	FINAL SAVINGS	SAVINGS RECOGNIZED THRU AM-31	RESIDUAL SAVINGS AT CLOSURE	SAVINGS RECOGNIZED FOR AM-31
1	Containment Cell-Initial	CLOSED	\$ 2,022,311.60	\$ 1,897,428.64	\$ 124,882.96	\$ 124,882.96	\$ 0.00	\$ -
2	Site Utilities-Initial	CLOSED	\$ 190,111.13	\$ 134,408.81	\$ 55,702.32	\$ 55,702.32	\$ 0.00	\$ -
3	Site Preparation-Initial (GC's)	CLOSED	\$ 1,513,052.31	\$ 1,158,190.83	\$ 354,861.48	\$ 354,861.48	\$ -	\$ -
4	Permanent Bulkhead Sheetpile	CLOSED	\$ 287,385.37	\$ 363,917.42	\$ (76,532.05)	\$ (76,532.05)	\$ 0.00	\$ -
5	Pasley Soil Stabilization	CLOSED	\$ 514,856.90	\$ 243,894.67	\$ 270,962.23	\$ 270,962.23	\$ -	\$ -
6	Hennebique Remediation	CLOSED	\$ 2,054,050.28	\$ 1,260,232.50	\$ 793,817.78	\$ 793,817.78	\$ -	\$ -
7	Containment Cell-Installation	CLOSED	\$ 1,095,200.38	\$ 890,176.43	\$ 205,023.95	\$ 205,023.95	\$ (0.00)	\$ -
8	Pasley Remediation	CLOSED	\$ 2,672,131.21	\$ 1,469,722.00	\$ 1,202,409.21	\$ 1,202,409.21	\$ -	\$ -
9	Wale Beam/Tiebacks	CLOSED	\$ 946,885.14	\$ 872,378.73	\$ 74,506.41	\$ 74,506.41	\$ 0.00	\$ -
10	Pasley Demolition/Bulkhead Wall	CLOSED	\$ 1,889,753.45	\$ 1,408,604.91	\$ 481,148.54	\$ 481,148.54	\$ 0.00	\$ -
11	Phase 1-GC Continuation	CLOSED	\$ 646,745.78	\$ 607,196.19	\$ 39,549.59	\$ 39,549.59	\$ 0.00	\$ -
12	Cargo Dock-Phase 1 Construction	CLOSED	\$ 3,426,394.37	\$ 3,103,761.24	\$ 322,633.13	\$ 322,633.13	\$ (0.00)	\$ 17,633.13
13	Fishing Dock Piling	CLOSED	\$ 1,193,530.76	\$ 1,135,812.89	\$ 57,717.87	\$ 57,717.87	\$ 0.00	\$ -
14	2012 In Water Work	CLOSED	\$ 313,361.15	\$ 135,108.44	\$ 178,252.71	\$ 178,252.71	\$ 0.00	\$ -
15	Steel Sheet Pile Salvage & Buyback	CLOSED	\$ (320,000.00)	\$ (941,606.72)	\$ 621,606.72	\$ 621,606.72	\$ -	\$ 163,606.72
16	Hennebique Stabilization	CLOSED	\$ 255,755.72	\$ 225,698.09	\$ 30,057.63	\$ 30,057.63	\$ 0.00	\$ -
17	Miscellaneous Site Work	CLOSED	\$ 231,580.86	\$ 228,446.22	\$ 3,134.64	\$ 3,134.64	\$ (0.00)	\$ -
18	GAP Stabilization	CLOSED	\$ 1,639,217.84	\$ 1,234,320.25	\$ 404,897.59	\$ 404,897.59	\$ 0.00	\$ -
19	Fishing Dock Preparatory Work	CLOSED	\$ 236,467.89	\$ 191,794.05	\$ 44,673.84	\$ 44,673.84	\$ 0.00	\$ -
20	West Third Fishing Dock	CLOSED	\$ 790,709.70	\$ 520,004.41	\$ 270,705.29	\$ 270,705.29	\$ -	\$ -
21	Quard Option GC Continuation	CLOSED	\$ 452,714.87	\$ 444,798.79	\$ 7,916.08	\$ 7,916.08	\$ 0.00	\$ -
22	Fishing Dock East 2/3rds	CLOSED	\$ 1,362,396.37	\$ 1,116,939.63	\$ 245,456.74	\$ 245,456.74	\$ 0.00	\$ -
23	Ro Ro Dock Modifications	CLOSED	\$ 645,175.22	\$ 561,699.25	\$ 83,475.97	\$ 83,475.97	\$ (0.00)	\$ -
24	2012 Dredging	CLOSED	\$ 222,436.86	\$ 161,579.95	\$ 60,856.91	\$ 60,856.91	\$ (0.00)	\$ -
25	West Wall, Dolphin, Paving	CLOSED	\$ 436,590.66	\$ 408,857.09	\$ 27,733.57	\$ 27,733.57	\$ (0.00)	\$ -
26	Dock Demo, Utilities, Fender	CLOSED	\$ 205,492.43	\$ 204,237.94	\$ 1,254.49	\$ 1,254.49	\$ (0.00)	\$ -
27	Fishing Dock Removal & Associated	CLOSED	\$ 455,825.10	\$ 441,000.58	\$ 14,824.52	\$ 14,824.52	\$ (0.00)	\$ 14,824.52
28	Paving	CLOSED	\$ 238,691.37	\$ 237,898.06	\$ 793.31	\$ 793.31	\$ (0.00)	\$ -
29	Pile Repair / Plates	CLOSED	\$ 291,256.46	\$ 179,154.68	\$ 112,101.78	\$ 112,101.78	\$ 0.00	\$ 112,101.78
30	Initial 2013 Dredging	Open	\$ 251,685.96	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTALS		\$ 26,161,767.14	\$ 19,895,655.97	\$ 6,014,425.21	\$ 6,014,425.21	\$ 0.00	\$ 308,166.15

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
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BID ITEM = 513

Description = Fenders - Cone Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

There are no activities in this biditem.

BID ITEM = 514

Description = Fenders - Pile Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

There are no activities in this biditem.

BID ITEM = 515

Description = Corrosion Protection System Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

There are no activities in this biditem.

BID ITEM = 516

Description = Triangular Concrete Dock Extension -475' Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

There are no activities in this biditem.

BID ITEM = 601

Description = Dredging / Excavation Outside Cell -West Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

601-01 MOBE/DEMOBE-FRIEGHT Quan: 16.00 LDS Hrs/Shft: 8.00 WC: NONE

<u>NM1</u>		FRIEGHT CREW		80.00	CH	Prod:	5.0000 HU	Lab Pcs:	3.00	Eqp Pcs:	3.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	80.00 HR			6.700			536		536
8TRLBOOSTER	LOWBOY TRAILER BOO	1.00	80.00 HR			15.200			1,216		1,216
8TRLOWBOY	LOWBOY TRAILER 75T	1.00	80.00 HR			29.180			2,334		2,334
L2	Laborer Group 2	2.00	160.00 MH			29.140	7,767				7,767
T7	Teamster Group 7	1.00	80.00 MH			27.990	3,777				3,777
\$15,629.70	15.0000 MH/LDS		240.00 MH			[431.35]	11,543		4,086		15,630

601-02 MOBE/DEMOBE-SET UP Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM2</u>		SET UP CREW		20.00	CH	Prod:	2.5000 S	Lab Pcs:	4.00	Eqp Pcs:	3.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	20.00 HR			6.700			134		134
8COMPIR185	IR 185 CRM COMPRESS	1.00	20.00 HR			14.850			297		297
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	20.00 HR			37.260			745		745
L3	Laborer Group 3	2.00	40.00 MH			24.560	1,720				1,720
O4	Operator Group 4	2.00	40.00 MH			40.560	2,515				2,515
\$5,411.05	80.0000 MH/LS		80.00 MH			[2604.8]	4,235		1,176		5,411

601-03 DEMO&EXCAVATION-SITE PREP Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM3</u>		SITE PREP CREW		8.00	CH	Prod:	1.0000 S	Lab Pcs:	4.00	Eqp Pcs:	5.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR			6.700			54		54
8EXC290LX	LINKBELT 290LX EXCA	1.00	8.00 HR			77.510			620		620
8LDR966G	CAT 966G LOADER	1.00	8.00 HR			95.000			760		760
8TRACTORTRL	KENWORTH '00 TRACTO	1.00	8.00 HR			66.440			532		532
8TRLENDUMP	END DUMP TRAILER (T	1.00	8.00 HR			14.280			114		114
L3	Laborer Group 3	2.00	16.00 MH			24.560	688				688
O3	Operator Group 3	2.00	16.00 MH			41.540	1,025				1,025
\$3,792.36	32.0000 MH/LS		32.00 MH			[1057.6]	1,713		2,079		3,792

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Contract	Total
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BID ITEM = 601

Description = Dredging / Excavation Outside Cell -West Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

601-04 DEMO&EXCAVATION-EXCAVATE FOR BOX Quan: 630.00 CY Hrs/Shft: 8.00 WC: NONE

<u>NM4</u>		EXCAVATION CREW		16.00	CH	Prod:	315.0000 US	Lab Pcs:	4.00	Eqp Pcs:	6.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	16.00 HR			6.700			107		107
8COMP185	COMPRESSOR-185 CFM	1.00	16.00 HR			18.800			301		301
8EXC290LX	LINKBELT 290LX EXCA	1.00	16.00 HR			77.510			1,240		1,240
8LDR966G	CAT 966G LOADER	1.00	16.00 HR			95.000			1,520		1,520
8TRACTORTRL	KENWORTH '00 TRACTO	1.00	16.00 HR			66.440			1,063		1,063
8TRLENDUMP	END DUMP TRAILER (T	1.00	16.00 HR			14.280			228		228
L3	Laborer Group 3	2.00	32.00 MH			24.560	1,376				1,376
O3	Operator Group 3	2.00	32.00 MH			41.540	2,050				2,050
\$7,885.52	0.1015 MH/CY		64.00 MH			[3.357]	3,426		4,460		7,886

601-05 DEMO&EXCAVATION-REMOVE EXSTG CULVE Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM4</u>		EXCAVATION CREW		8.00	CH	Prod:	1.0000 S	Lab Pcs:	4.00	Eqp Pcs:	6.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR			6.700			54		54
8COMP185	COMPRESSOR-185 CFM	1.00	8.00 HR			18.800			150		150
8EXC290LX	LINKBELT 290LX EXCA	1.00	8.00 HR			77.510			620		620
8LDR966G	CAT 966G LOADER	1.00	8.00 HR			95.000			760		760
8TRACTORTRL	KENWORTH '00 TRACTO	1.00	8.00 HR			66.440			532		532
8TRLENDUMP	END DUMP TRAILER (T	1.00	8.00 HR			14.280			114		114
L3	Laborer Group 3	2.00	16.00 MH			24.560	688				688
O3	Operator Group 3	2.00	16.00 MH			41.540	1,025				1,025
\$3,942.76	32.0000 MH/LS		32.00 MH			[1057.6]	1,713		2,230		3,943

601-06 ISOLATION CELL-SET &DRIVE PILE Quan: 46.00 PR Hrs/Shft: 8.00 WC: NONE

<u>NM5</u>		SHEET PILE CREW		92.00	CH	Prod:	4.0000 US	Lab Pcs:	6.00	Eqp Pcs:	5.00
4HAMMER	PILE HAMMER RENT		1.00 LS			6,600.000				6,600	6,600
4SHTRENT	SHEETPILE RENT		1.00 LS			12,096.000				12,096	12,096
8AIRTOOLGR	AIR TOOL-GROUP	1.00	92.00 HR			6.700			616		616
8CRLBRTC8050	LINKBELT CRANE RTC-	1.00	92.00 HR			96.500			8,878		8,878
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	92.00 HR			37.260			3,428		3,428
8LDR966G	CAT 966G LOADER	1.00	92.00 HR			95.000			8,740		8,740
8TORCHC	TORCH-CUTTING	1.00	92.00 HR			0.550			51		51
CF	Carpenter Foreman	2.00	184.00 MH			36.660	10,906				10,906
L3	Laborer Group 3	2.00	184.00 MH			24.560	7,912				7,912
O3	Operator Group 3	2.00	184.00 MH			41.540	11,787				11,787
\$71,013.77	12.0000 MH/PR		552.00 MH			[411.04]	30,605		21,713	18,696	71,014

601-07 ISOLATION CELL-INSTALL INTERIOR SUPPOR Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM5</u>		SHEET PILE CREW		12.00	CH	Prod:	1.5000 S	Lab Pcs:	6.00	Eqp Pcs:	5.00
4STEELSUPTS	INTERIOR WALE STEEL		1.00 LS			1,500.000				1,500	1,500
8AIRTOOLGR	AIR TOOL-GROUP	1.00	12.00 HR			6.700			80		80
8CRLBRTC8050	LINKBELT CRANE RTC-	1.00	12.00 HR			96.500			1,158		1,158
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	12.00 HR			37.260			447		447
8LDR966G	CAT 966G LOADER	1.00	12.00 HR			95.000			1,140		1,140
8TORCHC	TORCH-CUTTING	1.00	12.00 HR			0.550			7		7
CF	Carpenter Foreman	2.00	24.00 MH			36.660	1,423				1,423
L3	Laborer Group 3	2.00	24.00 MH			24.560	1,032				1,032
O3	Operator Group 3	2.00	24.00 MH			41.540	1,537				1,537
\$8,324.06	72.0000 MH/LS		72.00 MH			[2466.24]	3,992		2,832	1,500	8,324

601-08 ISOLATION CELL-REMOVE SHEETPILE Quan: 46.00 PR Hrs/Shft: 8.00 WC: NONE

<u>NM5</u>		SHEET PILE CREW		61.33	CH	Prod:	6.0000 US	Lab Pcs:	6.00	Eqp Pcs:	5.00
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Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 601										
Description =	Dredging / Excavation Outside Cell -West		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
8AIRTOOLGR	AIR TOOL-GROUP	1.00	61.33 HR	6.700				411		411
8CRLBRTC8050	LINKBELT CRANE RTC-	1.00	61.33 HR	96.500				5,918		5,918
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	61.33 HR	37.260				2,285		2,285
8LDR966G	CAT 966G LOADER	1.00	61.33 HR	95.000				5,826		5,826
8TORCHC	TORCH-CUTTING	1.00	61.33 HR	0.550				34		34
CF	Carpenter Foreman	2.00	122.67 MH	36.660	7,271					7,271
L3	Laborer Group 3	2.00	122.67 MH	24.560	5,275					5,275
O3	Operator Group 3	2.00	122.67 MH	41.540	7,858					7,858
\$34,878.25	8.0002 MH/PR		368.01 MH	[274.034]	20,404			14,474		34,878

601-09 WATER MANAGEMENT-INSTALL PUMPS, PIPE Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM6</u>	DEWATER CREW		16.00 CH	Prod:	2.0000 S	Lab Pcs:	4.00	Eqp Pcs:	4.00
4DEWATSUP	DEWATERING/BYPASS	1.00	LS	2,500.000				2,500	2,500
8AIRTOOLGR	AIR TOOL-GROUP	1.00	16.00 HR	6.700			107		107
8EXC290LX	LINKBELT 290LX EXCA	1.00	16.00 HR	77.510			1,240		1,240
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	16.00 HR	37.260			596		596
8LDR966G	CAT 966G LOADER	1.00	16.00 HR	95.000			1,520		1,520
L3	Laborer Group 3	2.00	32.00 MH	24.560	1,376				1,376
O3	Operator Group 3	2.00	32.00 MH	41.540	2,050				2,050
\$9,389.36	64.0000 MH/LS		64.00 MH	[2115.2]	3,426		3,464	2,500	9,389

601-10 WATER MANAGEMENT-OPERATE DEWATERIN Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM7</u>	WATER OPS CREW		80.00 CH	Prod:	10.0000 S	Lab Pcs:	0.50	Eqp Pcs:	3.00
8GENMQDCA70	MQ DCA70SS GENERAT	1.00	80.00 HR	25.120			2,010		2,010
8PUMP6S10HP	PUMP-6" SUBMERGIBLE	2.00	160.00 HR	12.070			1,931		1,931
O3	Operator Group 3	0.50	40.00 MH	41.540	2,562				2,562
\$6,503.20	40.0000 MH/LS		40.00 MH	[1661.6]	2,562		3,941		6,503

601-11 WATER MANAGEMENT-REMOVE SYSTEM Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

<u>NM6</u>	DEWATER CREW		8.00 CH	Prod:	1.0000 S	Lab Pcs:	4.00	Eqp Pcs:	4.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR	6.700			54		54
8EXC290LX	LINKBELT 290LX EXCA	1.00	8.00 HR	77.510			620		620
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	8.00 HR	37.260			298		298
8LDR966G	CAT 966G LOADER	1.00	8.00 HR	95.000			760		760
L3	Laborer Group 3	2.00	16.00 MH	24.560	688				688
O3	Operator Group 3	2.00	16.00 MH	41.540	1,025				1,025
\$3,444.68	32.0000 MH/LS		32.00 MH	[1057.6]	1,713		1,732		3,445

601-12 EARTHWORK&BACKFILL-FURNISH MATERIAL Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

2ROCK1	3/4"-0 CR. ROCK		1,332.50 TONS	8.000		10,660			10,660
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601-13 EARTHWORK&BACKFILL-PLACE BASE ROCK Quan: 77.00 CY Hrs/Shft: 8.00 WC: NONE

<u>NM8</u>	EARTHWORK CREW		7.70 CH	Prod:	80.0000 US	Lab Pcs:	5.00	Eqp Pcs:	8.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	7.70 HR	6.700			52		52
8BH580	CASE 580L BACKHOE	1.00	7.70 HR	29.940			231		231
8COMP185	COMPRESSOR-185 CFM	1.00	7.70 HR	18.800			145		145
8COMPCTBOMABOMAG BW213PDB CO		1.00	7.70 HR	42.990			331		331
8EXC290LX	LINKBELT 290LX EXCA	1.00	7.70 HR	77.510			597		597
8LDR966G	CAT 966G LOADER	1.00	7.70 HR	95.000			731		731
8TRACTORTRL	KENWORTH '00 TRACTO	1.00	7.70 HR	66.440			512		512
8TRLENDUMP	END DUMP TRAILER (T	1.00	7.70 HR	14.280			110		110
L3	Laborer Group 3	2.00	15.40 MH	24.560	662				662
O3	Operator Group 3	2.00	15.40 MH	41.540	987				987
T7	Teamster Group 7	1.00	7.70 MH	27.990	364				364

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Contract	Total
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BID ITEM = 601

Description =	Dredging / Excavation Outside Cell -West	Unit =	LS	Takeoff Quan:	1.000	Engr Quan:	1.000
\$4,719.93	0.5000 MH/CY	38.50 MH	[16.019]	2,012		2,708	4,720

601-14 EARTHWORK&BACKFILL-PLACE BACKFILL **Quan: 440.00 CY** **Hrs/Shft: 8.00** **WC: NONE**

<u>NM8</u>	EARTHWORK CREW		22.00 CH	Prod: 160.0000 US	Lab Pcs:	5.00	Eqp Pcs:	8.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	22.00 HR	6.700		147		147
8BH580	CASE 580L BACKHOE	1.00	22.00 HR	29.940		659		659
8COMP185	COMPRESSOR-185 CFM	1.00	22.00 HR	18.800		414		414
8COMPCTBOMABOMAG BW213PDB CO		1.00	22.00 HR	42.990		946		946
8EXC290LX	LINKBELT 290LX EXCA	1.00	22.00 HR	77.510		1,705		1,705
8LDR966G	CAT 966G LOADER	1.00	22.00 HR	95.000		2,090		2,090
8TRACTORTL	KENWORTH '00 TRACTO	1.00	22.00 HR	66.440		1,462		1,462
8TRLENDUMP	END DUMP TRAILER (T	1.00	22.00 HR	14.280		314		314
L3	Laborer Group 3	2.00	44.00 MH	24.560	1,892			1,892
O3	Operator Group 3	2.00	44.00 MH	41.540	2,819			2,819
T7	Teamster Group 7	1.00	22.00 MH	27.990	1,039			1,039
\$13,485.65	0.2500 MH/CY	110.00 MH	[8.01]	5,749		7,737		13,486

601-15 BOX CULVERT-FURNISH **Quan: 1.00 LS** **Hrs/Shft: 8.00** **WC: NONE**

4OLDCASTLE	PRECAST 4'X8' BOX CUL	1.00 LS		50,000.000			50,000	50,000
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601-16 BOX CULVERT-UNLOAD&SET **Quan: 8.00 PCS** **Hrs/Shft: 8.00** **WC: NONE**

<u>NM9</u>			12.00 CH	Prod: 1.5000 HU	Lab Pcs:	8.00	Eqp Pcs:	5.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	12.00 HR	6.700		80		80
8COMP185	COMPRESSOR-185 CFM	1.00	12.00 HR	18.800		226		226
8CRLBLS218H	LINKBELT CRANE LS-21	1.00	12.00 HR	194.070		2,329		2,329
8CRLBRTC8050	LINKBELT CRANE RTC-	1.00	12.00 HR	96.500		1,158		1,158
8EXC290LX	LINKBELT 290LX EXCA	1.00	12.00 HR	77.510		930		930
C	Carpenter Journeyman	2.00	24.00 MH	33.940	1,344			1,344
CM	Cement Mason	2.00	24.00 MH	33.380	1,348			1,348
L3	Laborer Group 3	2.00	24.00 MH	24.560	1,032			1,032
O3	Operator Group 3	2.00	24.00 MH	41.540	1,537			1,537
\$9,983.80	12.0000 MH/PCS	96.00 MH	[400.26]	5,261		4,723		9,984

601-17 BOX CULVERT-GROUT&SEAL **Quan: 8.00 JTS** **Hrs/Shft: 8.00** **WC: NONE**

<u>NM10</u>	GROUT/SEAL CREW		8.00 CH	Prod: 1.0000 HU	Lab Pcs:	6.00	Eqp Pcs:	3.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR	6.700		54		54
8COMP185	COMPRESSOR-185 CFM	1.00	8.00 HR	18.800		150		150
8CRLBRTC8050	LINKBELT CRANE RTC-	1.00	8.00 HR	96.500		772		772
C	Carpenter Journeyman	2.00	16.00 MH	33.940	896			896
L3	Laborer Group 3	2.00	16.00 MH	24.560	688			688
O3	Operator Group 3	2.00	16.00 MH	41.540	1,025			1,025
\$3,584.62	6.0000 MH/JTS	48.00 MH	[200.08]	2,609		976		3,585

601-18 BERM REMOVAL-ADD'L FRIEGHT **Quan: 6.00 LDS** **Hrs/Shft: 8.00** **WC: NONE**

<u>NM1</u>	FRIEGHT CREW		30.00 CH	Prod: 5.0000 HU	Lab Pcs:	3.00	Eqp Pcs:	3.00
4BARGE FRIEG	FLEXI FLOAT LOADS IN		8.00 LD	2,000.000			16,000	16,000
8AIRTOOLGR	AIR TOOL-GROUP	1.00	30.00 HR	6.700		201		201
8TRLBOOSTER	LOWBOY TRAILER BOO	1.00	30.00 HR	15.200		456		456
8TRLLOWBOY	LOWBOY TRAILER 75T	1.00	30.00 HR	29.180		875		875
L2	Laborer Group 2	2.00	60.00 MH	29.140	2,912			2,912
T7	Teamster Group 7	1.00	30.00 MH	27.990	1,416			1,416
\$21,861.13	15.0000 MH/LDS	90.00 MH	[431.35]	4,329		1,532	16,000	21,861

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Contract	Total
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BID ITEM = 601

Description = Dredging / Excavation Outside Cell -West Unit = LS Takeoff Quan: 1.000 Engr Quan: 1.000

601-19 BERM REMOVAL-ASSEMBLE BARGES Quan: 4.00 FLT Hrs/Shft: 8.00 WC: NONE

NM11 BARGE ASSEMBLY CREW 23.70 CH Prod: 1.3500 US		Lab Pcs:	2.00	Eqp Pcs:	6.00
8AIRTOOLGR	AIR TOOL-GROUP 1.00 23.70 HR	6.700		159	159
8COMP185	COMPRESSOR-185 CFM 1.00 23.70 HR	18.800		446	446
8EXC290LX	LINKBELT 290LX EXCA 1.00 23.70 HR	77.510		1,837	1,837
8EXC460LX	LINKBELT 460LX EXCA 1.00 23.70 HR	150.360		3,564	3,564
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43 1.00 23.70 HR	37.260		883	883
8WELDINGM_A	WELDING MACHINE_A 1.00 23.70 HR	15.120		358	358
L3	Laborer Group 3 1.00 23.70 MH	24.560	1,019		1,019
O3	Operator Group 3 1.00 23.70 MH	41.540	1,518		1,518
\$9,783.50	11.8500 MH/FLT 47.40 MH	[391.643]	2,537	7,246	9,784

601-20 BERM REMOVAL-MODIFY CONTAINMENT Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

NM12 BARGE MOD CREW 16.00 CH Prod: 2.0000 S		Lab Pcs:	4.00	Eqp Pcs:	3.00
4CONTAINSCRNBARGE	CONTAINMENT 1.00 LS	2,500.000		2,500	2,500
8AIRTOOLGR	AIR TOOL-GROUP 1.00 16.00 HR	6.700		107	107
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43 1.00 16.00 HR	37.260		596	596
8GENPG	GENERATOR-PORTABL 1.00 16.00 HR	3.590		57	57
C	Carpenter Journeyman 2.00 32.00 MH	33.940	1,791		1,791
L3	Laborer Group 3 2.00 32.00 MH	24.560	1,376		1,376
\$6,428.11	64.0000 MH/LS 64.00 MH	[1872]	3,167	761	6,428

601-21 BERM REMOVAL-DEVELOP ACCESS Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

NM3 SITE PREP CREW 24.00 CH Prod: 3.0000 S		Lab Pcs:	4.00	Eqp Pcs:	5.00
2ROCK1	3/4"-0 CR. ROCK 600.00 TONS	8.000	4,800		4,800
8AIRTOOLGR	AIR TOOL-GROUP 1.00 24.00 HR	6.700		161	161
8EXC290LX	LINKBELT 290LX EXCA 1.00 24.00 HR	77.510		1,860	1,860
8LDR966G	CAT 966G LOADER 1.00 24.00 HR	95.000		2,280	2,280
8TRACTORL	KENWORTH '00 TRACTO 1.00 24.00 HR	66.440		1,595	1,595
8TRLENDUMP	END DUMP TRAILER (T 1.00 24.00 HR	14.280		343	343
L3	Laborer Group 3 2.00 48.00 MH	24.560	2,064		2,064
O3	Operator Group 3 2.00 48.00 MH	41.540	3,075		3,075
\$16,177.08	96.0000 MH/LS 96.00 MH	[3172.8]	5,139	4,800	16,177

601-22 BERM REMOVAL-EXCAVATE&DISPOSE Quan: 3,000.00 CY Hrs/Shft: 8.00 WC: NONE

NM13 BERM EXCAVATION-DISPOSAL CREW 100.00 CH Prod: 240.0000 US		Lab Pcs:	2.00	Eqp Pcs:	10.50
8AIRTOOLGR	AIR TOOL-GROUP 1.00 100.00 HR	6.700		670	670
8BARGEGEFF10	BARGE-FLEXI FLOAT 10 4.00 400.00 HR	8.350		3,340	3,340
8BARGEGEFF7.	==> BARGE-FLEXI FLOA 1,000.00 HR	5.750		5,750	5,750
8BOATB25040	BOAT-TUG BOAT-40-250 0.50 50.00 HR	131.520		6,576	6,576
8BOATWB15020	BOAT-WORK BOAT-150 1.00 100.00 HR	13.960		1,396	1,396
8COMP185	COMPRESSOR-185 CFM 1.00 100.00 HR	18.800		1,880	1,880
8DOZD6	CAT D6R XL DOZER 1.00 100.00 HR	91.950		9,195	9,195
8EXC290LX	LINKBELT 290LX EXCA 1.00 100.00 HR	77.510		7,751	7,751
8EXC460LX	LINKBELT 460LX EXCA 1.00 100.00 HR	150.360		15,036	15,036
L3	Laborer Group 3 1.00 100.00 MH	24.560	4,300		4,300
O3	Operator Group 3 1.00 100.00 MH	41.540	6,406		6,406
\$62,299.74	0.0666 MH/CY 200.00 MH	[2.203]	10,706	51,594	62,300

601-23 RESTORATION Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE

NM2 SET UP CREW 24.00 CH Prod: 3.0000 S		Lab Pcs:	4.00	Eqp Pcs:	3.00
4PAVING	A/C BASE &PAVING 1.00 LS	6,500.000		6,500	6,500
8AIRTOOLGR	AIR TOOL-GROUP 1.00 24.00 HR	6.700		161	161

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Ment Contract	Total
BID ITEM = 601									
Description =	Dredging / Excavation Outside Cell -West		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:	1.000
8COMP1R185	IR 185 CRM COMPRESS	1.00	24.00 HR	14.850				356	356
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	24.00 HR	37.260				894	894
L3	Laborer Group 3	2.00	48.00 MH	24.560	2,064				2,064
O4	Operator Group 4	2.00	48.00 MH	40.560	3,018				3,018
\$12,993.26	96.0000 MH/LS		96.00 MH	[3125.76]	5,082			1,411	6,500
									12,993

601-24 INDIRECT EXPENSES **Quan: 1.00 LS Hrs/Shft: 8.00 WC: NONE**

NO PERMIT COSTS INCLUDED
ASSUMES CAN SHUT DOWN ROAD TO OCA FOR CULVERT INSTALL
AS WITH OTHER CONTRACT ARRANGEMENTS ON THIS PROJECT, CONTRACT SAVINGS GO TO PORT.
IN CASE OF COST OVERRUN, SAVINGS CAN BE APPLIED TO COMPENSATE CONTRACTOR USING SAME AGREEMENT AS ORIGINAL CONTRACT

NM14	SUPERVISION/OVERHEAD	400.00 CH	Prod: 50.0000 S	Lab Pcs:	1.00	Eqp Pcs:	1.00
4CELL DESIGN	SHEETPILE DESIGN	1.00 LS	5,000.000			5,000	5,000
4CONSULTING	GEOTECH CONSULTING	1.00 LS	25,000.000			25,000	25,000
4HOUSING EXP	TEMP HSG	100.00 DA	50.000			5,000	5,000
4MISC	TRAFFIC/SANI/WTR/EN	1.00 LS	7,500.000			7,500	7,500
8TRUCKFB	TRUCK-FLATBED	1.00	400.00 HR	21.220		8,488	8,488
O3F	Operator Group 3 Foreman	1.00	400.00 MH	43.620	26,631		26,631
\$77,619.06	400.0000 MH/LS		400.00 MH	[17448]	26,631	8,488	42,500
							77,619

=====> **Item Totals: 601 - Dredging / Excavation Outside Cell -West**

\$469,810.59	2,861.9100 MH/LS	2,861.91 MH	[98494.44]	158,553	15,460	155,602	140,196	469,811
469,810.590	1 LS			158,553.05	15,460.00	155,601.54	140,196.00	469,810.59

BID ITEM = 602
Description = Dredging / Excavation Outside Cell -East
There are no activities in this biditem.

BID ITEM = 603
Description = Excavation Inside Cell
There are no activities in this biditem.

BID ITEM = 604
Description = RipRap
There are no activities in this biditem.

BID ITEM = 701
Description = Complete Remediation & Cleanup
There are no activities in this biditem.

BID ITEM = 702
Description = Stabilization of Hennebique for Dock
There are no activities in this biditem.

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
<hr/>										
BID ITEM = 1505										
Description =	Service Oiler		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
<i>There are no activities in this biditem.</i>										
<hr/>										
BID ITEM = 1506										
Description =	Compressor		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
<i>There are no activities in this biditem.</i>										
<hr/>										
BID ITEM = 1507										
Description =	Water Truck		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
<i>There are no activities in this biditem.</i>										
<hr/>										
\$469,810.59	*** Report Totals ***	2,861.91	MH		158,553	15,460		155,602	140,196	469,811

>>> **indicates Non Additive Activity**

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.
 This report shows TAKEOFF Quantities with the resources.

Bid Date: 07/11/14 Owner: Engineering Firm:
 Estimator-In-Charge:

JOB DOES NOT HAVE NOTES

* on units of MH indicate average labor unit cost was used rather than base rate.

[] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

□



Contract & Proposal

Quote No.: S105539-1

PO Box 323
Wilsonville, OR 97070

Telephone : 503-682-2844
Fax: 503-682-2657

www.oldcastleprecast.com

Quote To: Natt McDougall Company
20182 SW 112TH AVE
TUALATIN, OR 97062 6886

Ship To: Newport Terminal - Box Culvert
Budgetary Quotation
Newport, OR 97365

Reference :

Contact: Carol

Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S105539	7/17/2014	000646	Net 30 Days		FOB Job Site	30 days

Group: a

Qty	Unit	Item	Description	Mark	Unit price	Amount
1.00	Ea	0000111	Box Culvert (4' Span x 8' Rise x 80' Length)		50,500.00	50,500.00

Includes:
- (10)-Box Culvert Sections 8' Long

Contractor to Supply:
- Crane to offload & set;
Heaviest piece: 23,000 lbs.
- (4)--man installation crew

Oldcastle Precast to Supply:
- Engineered submittal package
- Lifting clutches only

Delivery: The above project is delivered FOB jobsite under truck's own power. Delivery vehicles will be conventional over the road flat bed units. Suitable access to construction site will be required to accommodate delivery. If such access is not practical, owner will be responsible to offload in a reasonable accommodation



Contract & Proposal

Quote No.: S105539-1

PO Box 323
Wilsonville, OR 97070

Telephone : 503-682-2844
Fax: 503-682-2657

www.oldcastleprecast.com

Quote To: Natt McDougall Company
20182 SW 112TH AVE
TUALATIN, OR 97062 6886

Ship To: Newport Terminal - Box Culvert
Budgetary Quotation
Newport, OR 97365

Reference :

Contact: Carol

Phone:

Order No	Date	Customer No	Terms	Cash discount	Delivery terms	Quote valid for:
S105539	7/17/2014	000646	Net 30 Days		FOB Job Site	30 days

and facilitate final transport
to site. Unloading time in excess of
one hour will be billed @ \$100/hr.

Please note: Manholes, pipe, and catch basins are available at our Portland location,
755 NE Columbia Blvd. Call the Wilsonville phone number (503) 682-2844.

All products and services listed on this Quotation are provided under the Standard Terms and Conditions located at
www.oldcastleprecast.com/company/pages/credit.aspx.

QUOTATION TOTAL US 50,500.00

IMPORTANT: This proposal is based on standard terms and conditions. Items and quantities shown are the basis for the quotation, and we are not responsible for any discrepancies between this list and actual items or quantities.

(Accepted by)

Sales Person: Tom Converse

Telephone: 503-682-2844

(Position)

(Date)

By: _____

NEW BUSINESS AGENDA ITEM / ELECTION OF OFFICERS

From the Port of Newport Commission By-laws...

Section 19. Election of Officers. At the first regular meeting of July, the Commission shall elect a President, Vice President and Secretary-Treasurer. Unless otherwise determined by the Port Commission, the Clerk of the Commission shall be the General Manager.

- A. The order of nominations shall be President, Vice President and Secretary/Treasurer.
- B. Process:
1. Four of five Commissioners must be in attendance before an officer may be elected.
 2. A Commissioner may be elected as an officer upon receiving a nomination, a second and a vote of the majority in attendance. A Commissioner may not nominate or second their nomination, but may vote on the nomination.
 3. If the nominated Commissioner does not receive a majority, the sitting Commission President shall continue asking for nominations until the office is filled. If an office is unable to be filled, the sitting office holder shall remain in the position (the office may become vacant if the most recent office holder is not available) until the next scheduled meeting. The business item will then be placed on the next agenda.
 4. An alternative process is to elect a plank of officers. Commissioners not on the proposed plank shall nominate and second their nomination. All commissioners are eligible to vote for the plank.
 5. In case of emergency, other processes may be used to appoint officers.
- C. The one-year term of office is from July 1 until June 30 of the following year.

Based upon the discussion last month on this item, the Commission discussed a plank of officers that would include Walter Chuck as the President, Dean Fleck as the Vice President, and Ken Brown as the Secretary/Treasurer. I would recommend that David Jincks make the motion and JoAnn Barton make the second. (There is a conflict here in that normally the President would "refrain" in making or seconding motions (Sec. 39A) nor would a member of the plank be eligible to make or second a motion. That leaves only Jincks eligible to motion/second.)

In light of this, I would recommend that Commissioner Jincks make the following motion:

MOTION TO ELECT WALTER CHUCK, PRESIDENT; DEAN FLECK, VICE PRESIDENT; AND KEN BROWN AS SECRETARY/TREASURER AS COMMISSION OFFICERS FOR FISCAL YEAR 2014-15.

JoAnn (or one of the members of the plank if JoAnn is absent) can make the second for the sake of moving business along.

Upon passage, Commissioner Chuck can take over the gavel and continue on with the agenda. Congratulations to the new officers and a thank you to JoAnn and David for serving as officers of the Commission for so long.

-###-



REPORT

To: Kevin Greenwood, Port Manager
From: Kevin Bryant, Commercial Marina Harbormaster
Copy: Darlene Webster
Date: July 17, 2014

Re: July Managers Report

Maintenance

Weed eating done to east lot and hillsides.
Made two asphalt patches on west lot.
Kent welded two ladder extension installed at Hoists #1 & 2.

Port Dock 5

Started 2x12 prepping on rub boards for docks and installation.
Three finger hoops replaced ends on docks 5-D
1 1/2' dock hoop replaced at end of docks 5-D.

Port Dock 7

Prepping boards to replace hand rail on ramp.

Fishing Fleet Activity

Slow start on Tuna season and Hag Fish season still regular deliveries

Other Activities

Hired new employee: Devin Whaley and is working out well so far.

Overview of Services for this Month

The 4th of July went well with no fires and little clean up.



600 S. E. BAY BOULEVARD NEWPORT, OREGON 97365 (541) 265-7758 FAX (541) 265-4235

To: Port of Newport Commission
From: Jim Durkee, Terminal Operations Supervisor
Copy: Port Management Staff
Date: July 17th, 2014
Re: July Manager's Report

Maintenance

I continued to clean up weeds around the terminal between working with the whiting boats and other jobs.

I repaired one of the cathodic protection junction boxes and patched the concrete on top of it where a fishing vessel set their trawl door with the vessel's own crane. I passed along the cost of materials and labor to them.

I am starting to spend some time cross training with Rick Fuller at the NOAA facility.

Construction

I finally got the swing radius arc painted under the hoist, this takes the guess work out of positioning items to be loaded on the boats.

I spoke with Brad Tough from Tough construction. Our roofing materials have been ordered and work will begin on our job as soon as they complete their work in Waldport.

Fishing Fleet Activity

Some of the local fleet used the dock to get ready for trolling and long line fishing. The whiting fleet has been in regularly for gear switches/repairs/fuel.

Other Activities

Frank Berg delivered fourteen banker's boxes full of records as well as 15 gigs on a memory stick from the Terminal Construction Project. Thanks Frank! More stuff to put in storage.

I let the fire department use the terminal staging area to lay out their fire hoses and pressure test them.

I filled out the 1200Z permit annual report to DEQ and sent it in. If you are interested Darlene put it in PDF format for me so I can email a copy to you.

4th of July

I spent some time helping the fire department get set up for the 4th of July display including flipping all the mortar tubes on their sides to drain the rain water out, bringing over sand bags

and flying forks. They filled my dump-bucket with a couple of loads of trash. I launched Billeter Marine's tug boat 'Captain Porkey' with the crane so he could move the fireworks display barge. I kept the west gate closed and had TCB Security guard the east entrance, letting in only employees of lease holders and vessels that were at the dock. Some of them brought in their families, but the crowd was small enough to keep under control, my primary concern being the protection of flammable fishing gear. There was a large fire in Dutch Harbor in July of 2011 that destroyed several nets. There are millions of dollars worth of nets on the lot. I picked up two trash bags full of garbage and used fireworks along the LNG road on Monday the 7th. Somebody dug a fire-pit right on top of the natural gas line. That location wouldn't have been my first choice. Hopefully Northwest Natural goes back to closing their road off as well.

Overview of June Services

9 fishing vessels spent a total of 104 days moored at the Terminal dock.

13 fishing vessels used the Terminal dock for work. At least 3 Vessels took on Fuel.

17 hours of forklift service were provided.

28 hours of crane service were provided.



FACILITY MANAGER'S MONTHLY REPORT

FACILITY: NOAA MOC-P
DATE: 7/16/2014
PERIOD: July 2014
TO: Kevin Greenwood
ISSUED BY: Rick Fuller

Summary

July's focus is on scheduled annual inspections and maintenance with seven equipment services having been completed to date. Pricing is in progress for the replacement and installation of a logic board that has failed on one of the sectional overhead door operators. Halco welding performed some improvement work on the entry gate which should help the gates operational performance. As indicated last month, the required 3 year common area painting RFQ was sent to (7) seven contractors with (4) four attending the mandatory site meeting. (3) Three Contractors provided a complete bid on Tuesday July 15th and the results are being analyzed for best value which will be presented for approval at the next commission meeting. The maintenance painting work will be scheduled for August or September depending on contractor selection and NOAA admin schedule.

The wharf saw moderate use as most ships are out to sea for the season. Taking advantage of the vacant berth space, Halco welding was on site to weld 12 flat steel replacement caps on the fender piles which finishes out the budgeted 24 replacements accounted in the 2013/14 budget. Painting of the caps will be performed in house.













This year's eel grass monitoring and count study was performed by Pacific Habitat Services with the help of community volunteers. Thanks Kevin for your participation in this third year of the permit required 10 year study. The next session will be planned for the next negative tide in August. Total full time building occupancy is approximately 71% of total office space available. The McArthur and Ka'Imimoana remain at berth #5 & #6. There continues to be no speculation when the ships will be moved from the NOAA facility. See the attached ship log for bar crossing activities.

Regarding the Administration building conceptual design; I met with Commissioner Jincks and Kevin Greenwood at the building site on separate occasions to review layout and design options as it related to the questionnaire provided by Capri Architects. In order to look at financing options, I provided a 20 year capital maintenance cost projection which can be used for this and future financial planning regarding the NOAA maintenance reserve. I participated in a phone conference call with Eric Shreves of GSA regarding an update of the proposed lease space for US Customs. Location and water views were the main topic of discussion. The next conference meeting will be held next week to provide a better update of the buildings conceptual development.

Specific work this period:

- Regular scheduled monthly and quarterly preventative maintenance
- Grounds maintenance
- Installation of 12 fender pile welded caps
- Main entry gate guide improvement and man-gate handrail & stop
- 3 year common area painting RFQ preparation, bidding and processing
- Annual inspections for Leibert AC, HW Boiler, emergency power ATS, generator, sectional garage doors, main UPS, wharf emergency lighting inverter
- Provided support for SB Marina fuel line replacement

NOAA MOC-P Bar Crossing Log 2014

	ARRIVAL	DEPARTURE	NAME	ROSTER#	NOTE
	10/7/2013	1/13/2014	Rainier	39	Bound for Alaska
	9/16/2013	1/19/2014	Bell M. Shamada	22	Bound for Alaska
	1/20/2014	3/31/14	State Patrol boat "Guardian"	2	Small boat dock
	10/23/2013	3/26/14	Fairweather	35	Bound for Seattle
	3/26/2014	4/21/14	Rainier	31 38	Crew change/maintenance repairs
	4/22/2014	4/22/14	Dredge Yaquina	40	Fuel/ crew change
	5/11/2014	6/24/14	Bell M. Shamada	21 31	Change of command, crew leave, maintenance
	6/3/2014	6/3/14	Dredge Yaquina	40	Fuel/ crew change
	6/6/2014	6/8/14	USCG Buoy Tender "Fir"	46	Supply/shore leave
	6/6/2014	6/10/14	RV Thomas G. Thompson	23 45	Supply/shore leave
	6/14/2014	6/23/14	RV Thomas G. Thompson	45	Supply/shore leave/Inspection
	7/3/2014	7/6/14	RV Ocean Starr (CalCOFI)	23	Supply/shore leave



7/11/2014		Bell M. Shamada	31	Crew leave, maintenance
		TOTAL	512	

Occupancy

To: Port of Newport Board of Commissioners

From: South Beach Marina & RV Park

Date: July 17, 2014

Re: **June** South Beach Occupancy Report

June was a good month for both RV parks. We had 3 large group rallies in the Marina Park, and we had 12 long term monthly guests in the Annex Park.

Long term moorages are down but transient activity has increased, and we signed up 13 new monthly moorages.

The end of June started getting very busy with reservations as we rolled into our summer months.

Occupancy Figures:

	2013	2014	Change
Marina	9625	9030	-6.18%
Marina RV	1544	1792	16.06%
Annex RV	517	657	27.08%
Totals	2061	2449	18.83%



600 S. E. BAY BOULEVARD NEWPORT, OREGON 97365 (541) 265-7758 FAX (541) 265-4235

MANAGERS REPORT

To: Port of Newport Board of Commissioners

From: Chris Urbach, Harbormaster

Copy: Port Management Staff

Date: July, 17 2014

Re: South Beach Operations

We are still waiting on the last of the soil test from the first samples 4-c took from the fuel line replacement. Once we have them DEQ will determine what the next step will be. We also are waiting for the ground to settle so that we can make the asphalt and concrete repairs.

DPSST- department of safety standards and training have ask to use the dry camp lot some time from November to February for a two week training for all fire departments in Lincoln county. They will be driving a skid stir truck similar to a drunken simulator car. We will do a special use permit with them for insurance and liability issues but I would like to just donate the ground for the training.

The weather has been good for camping and fishing both RV parks, the boat launch and marina have been very busy this month. The fourth of July went very well with very few problems and Clays 4 of July parade was a big hit again this summer

Roque's construction is moving along nicely it has made things a little difficult in the dry camp lot. I have talk with Kevin about removing an island in the dry camp lot that would really help with the lay out of the lot. We need to talk with the chamber to see if they would be willing to help out with the cost because it would really help them out with Seafood and Wine festival.

I would like to say thanks to the lady's in the office and the maintenance crew for all their hard work and for keeping their cool with some really challenging customers.

TCB SECURITY SERVICES, INC.

State Of Oregon D.P.S.S.T. # 0330



MICHAEL G. GOFF
CHIEF
D.P.S.S.T.# 20923

June 2014 Monthly Activity Report Port of Newport Port Authority

Time Spent On Calls: 283 Hours
Court Time: 0

Assist Other Agency 1
Boat Inventory 64
Boat Related Incidents 5
Spill Response 0
DUII 0
Field Interviews/Contacts 25
Foot Patrols 32
Open Doors 1
Patrol Checks 512
RV Inventory 28
Damage to Port Property 1 (car cutting cookies at IT)
Suspicious Activities 6
Suspicious Vehicles: 3
Juvenile Problem 0
Noise Complaint 1
Attempted Theft 0
Ordinance Violation : 4



MEETINGS ATTENDED:

Port Department Head Meeting
South Beach Team Meeting
NOAA Command Staff Introduction

Investigations:

Other:

We are excited to announce we have a new Port Officer who will be starting training this month. Allen is a former Deputy Sheriff out of Idaho. He brings many years of experience to our team and will be assigned to his FTO Aaron Ferguson. Allen has most recently been providing security to US Diplomats in Afghanistan. Allen is excited to find a career back home where his family lives in Lincoln County.

TCB Security Services, Inc
Activity Report

1

3:58 PM 7/18/2014

**PORT OF NEWPORT
MINUTES OF SAFETY COMMITTEE MEETING
May 20th, 2014**

The meeting of the Port of Newport Safety Committee was called to order at 11:30am in International Terminal Shop.

Committee members present:

Fred Hauert
Barb Martin

Jim Durkee
Kevin Corwin

Rick Fuller

MINUTES

The minutes from the April 8th, 2014 Safety Committee Meeting were approved as submitted.

OLD BUSINESS

1. Hearing Test – Special Districts is due in to check workplace noise levels on June 16th or 18th. They will narrow in on date and time as it draws nearer.
2. South Beach Crosswalk – The crosswalk was painted as recommended by the committee, thanks to Chris Urbach for getting this done.
3. HAZCOM Class – We will have a class this fall, after things slow down a little in South Beach but before it gets too busy in the Commercial Marina, that way we can get the whole crew together as one for training. I will leave this on the agendas as a reminder.

MONTHLY INSPECTION REPORTS

1. Reports were received from all areas.
2. Power on Dock 7E shorted out where it was rubbing against a piling.
3. Temporary fencing has been installed at the Terminal around the freight area.
4. Inspections at NOAA went well. One Exit sign needed to be replaced.

ACCIDENT/INCIDENT REVIEW

On 3-7-14 a commercial marina employee smashed his finger while loading wood into the Port Skiff bad enough to cause the nail to come off.

On 3-26-14 while loading the Emerald Sea's herring skiff on the vessel with the hydro-crane, the skiffs bow picking point gave way causing the skiff to crash approximately two feet to the deck. It appeared to be the result of metal fatigue. Since it was not the Port's rigging the crane

operator never saw the cleat until afterward. From now on the crane operator will inspect all rigging and pick points before lifting.

On 5-7-14 after loading the Predator net reel on a trailer with the hydro-crane, the rigger from the vessels crew signaled the crane operator thank you and cable up. As the crane operator began cabling up the rigger released the chains which swung against the net reel, hooking it and causing it to roll off the trailer. Under normal circumstances the rigger should hold the chains until they are clear. By OSHA rules a rigger should be "Qualified". The definition of qualified is left up to the employer. In the past we have always relied on the vessel to provide riggers to work with. This is an important position since the rigger generally guides the crane operation. We should consider requiring only formally trained riggers or using an additional Port employee during crane operations.

OPEN FORUM

1. No other safety items were discussed

There will be no Safety Committee Meeting in June to allow time for quarterly inspections. The next Safety Committee Meeting will be held on Tuesday, July 8th, 2014 at 11:30a.m., at the NOAA facility.

Jim Durkee, Safety Committee Secretary

List of Applicants

Index	Date Applied	#1	#2	#3	#4	#5	Source		Request Sent	
							1st	2nd		

1-Letter of Interest

2-Resume

3-Three Professional references that demonstrate, knowledge, skills and abilities in the areas posted.

4-Supplemental Essay Questions

5-Veteran's Preference Form (if Applicable)

Source= A: ZipRecruiter (includes:Monster, Linkedin,Google, Indeed, Yelp, Trustpilot, Glassdoor, SimplyHired & Ebay Classifieds) **67views 14aps,**

B: Craigslist-Eug, **C:** Craigslist-Corvallis **D:** Craigslist-Seattle, **E:** Craigslist-Portland, **F:** Ore.Employment (1-refer&decline), **G:** Associations, **H:** Others.

Total Cost of Postings: \$979.00

Applicant Withdrew Application & Date

1) Applicant		7/1/2014		X					A	X7/1	X7/17
2) "	7/14/2014	7/2/2014		X					A	X7/2	
3) "		7/2/2014		X					A	X7/2	X7/17
4) "		7/4/2014	X	X	X7/14	X 7/14	N/A		A	X7/7	
5) "		7/5/2014		X					A	X7/7	X7/17
6) "		7/5/2014		X					A	X7/7	X7/17
7) "		7/6/2014	X	X					A	X7/7	X7/17
8) "		7/7/2014		X					A	X7/7	X7/17
9) "		7/8/2014		X					A	X7/7	X7/17
10) "		7/9/2014		X					A	X7/9	X7/17
11) "		7/9/2014	X	X					A	X7/9	X7/17
12) "		7/13/2014		X					A	X7/13	X7/17
13) "		7/13/2014		X					A	X7/13	X7/17
14) "		7/14/2014	X	X			N/A		A	X7/14	X7/17
15) "		7/15/2014	X	X					E	X7/15	X7/17
16) "		7/15/2014	X7/16	X	X7/16	X7/16	N/A		E	X7/15	
17) "	7/15/2014	7/15/2014		X					B	X7/15	
18) "		7/16/2014	X	X			N/A		D	X7/16	X7/17
19) "		7/17/2014	X	X	X	X	X		H		
20) "		7/17/2014	X	X	X	X	N/A		H		

Here is a list of the organizations we have posted onto their websites:

OPPA-(Oregon Public Ports Association)

WPPA-(Washington Public Ports)

AAPA-(American Association of Port Authorities)

SDAO-(Special Districts Association of Oregon)

PNWA-(Pacific NW Waterways Association)

OMFOA-(Oregon Municipal Finance Officer Association)

AWC-(Association of Washington Cities)

LOC-(League of Oregon Cities)

AOC-(Association of Oregon Counties)

OSBA- (Oregon School Board Association)-**doesn't list**

OCZMA-(Oregon Coastal Zone Management Association)-**doesn't list**

PACE- (Oregon School Boards Association and the Special Districts Association of Oregon-Property & Casualty Coverage for education-pace.osba.org)-**doesn't list**

AML-(Alaska Municipal League)-**doesn't list**

AAHPA-(Alaska Association of Harbormasters and Port Administrators)

PCC-(Pacific Coast Congress)

Worksource Oregon-(Oregon Employment Department)

Worksource Washington- (Washington Employment Dept.-ESD-Fortress)

Craigslist-Portland, Corvallis, Eugene, Seattle

ZipRecruiter (Linked-In, Monster, indeed, glassdoor, SimplyHired, & EBay Classifieds (50 job boards in one post)

Port of Newport Website

Portland State Univ.- (Recent Master's Graduates of "Master of Accountancy & Finance Program")

UO-(Univ. of Oregon- Recent Master's Graduates of "Master of Accountancy in Governmental Accounting Program"
Lundquist College of Business)

George Fox Univ.- (Recent Master's Graduates of "Master of Accountancy in Governmental Accounting Program")

IMA-(Institute of Management Accountants)

AFWA-(Accounting and Financial Women's Alliance)

Rutgers-(Recent Graduates of "Master of Accountancy in Governmental Accounting Program")

LGPI-(Local Government Personnel Institute)

AICPA-(American Institute of CPA's)

NSA-National Society of Accountants)

IAAP-(International Association of Accounting Professionals)

AAA-(American Accounting Association)

PASBA-(Professional Association of Small Business Accountants)

PAASAA-(The Professional Accounting Society of American)

WAA-(Washington Association of Accountants)

AAFA-(American Association of Finance and Accounting)

AGA-(Association of Government Accountants-Washington State, Oregon & Calif. Chapters)

OPUDA-(Oregon's Utility District Association)

PROCESS FOR SELECTION DIRECTOR OF FINANCE

DONE! Step 1. Director of Finance Attributes. The General Manager has reviewed essential and desired Director of Finance attributes. (Attachment “A”)

DONE! Step 2. Director of Finance Job Description. The Director of Finance Job Description was reviewed at the Port Commission’s June 24th regular meeting.

DONE! Step 3. Director of Finance Benefit Package. The Director of Finance Benefit Package shall be the same as other Port employees as prescribed in the Port’s Compensation Plan (Res. No. 2014-06), except that the annual Salary Range shall be listed as \$65,000-85,000, though the General Manager reserves the right to negotiate separate terms if it benefits the Port and is within budget.

DONE! Step 4. Interim Director of Finance. The General Manager hired the current Accounts Receivable Accounting Assistant to serve as the interim Director of Finance to run the finance operation until a permanent position can be filled. The interim Director of Finance may apply for the permanent position but it is the intent of the Port to find the most qualified person for the position.

DONE! Step 5. Advertisement. The General Manager will rely on more digital and online opportunities for recruiting candidates. At a minimum, the Port will advertise the opportunity in the *Newport News Times*. Online advertising will be acquired through Port membership associations including the Oregon Public Ports Association (OPPA), Pacific Coast Congress (PCC), Special Districts Association of Oregon (SDAO), American Association of Port Authorities (AAPA), Pacific NW Waterways Association (PNWA), Oregon Municipal Finance Officer Association (OMFOA), Association of Pacific Ports (APP), NW Marine Terminal Association (NWMTA), Oregon Cascades West Council of Governments (OCWCOG), and Oregon Coastal Zone Management Association (OCZMA). Other possible advertising opportunity could be pursued through the Alaska Municipal League (AML), Washington Public Ports Association (WPPA), Association of Washington Cities (AWC), League of Oregon Cities (LOC), Association of Oregon Counties (AOC), Alaska Association of Harbormasters and Port Administrators (AAHPA). Additional affordable advertising opportunities, including networking, are also encouraged.

ON TRACK! Step 6. Tentative Timeline. The General Manager has reviewed a tentative timeline and would like to have the new Director of Finance start no later than **October 1, 2014**. (Attachment “B”)

NEXT STEP... Section 7. Screening Process.

- A. **[Consultant]** shall receive and review all applications. Copies of all applications shall be shared with the General Manager.
- B. Three to five candidates shall be forwarded from Consultant’s review for interviews following initial reference checks.
- C. Successful candidates shall be invited by letter and phone call to participate in the Interview Process. Mileage reimbursement and overnight accommodations shall be provided for out of county candidates. Letters shall also be sent to unsuccessful

candidates thanking them for their interest.

Section 8. Preliminary Interview Process.

- A. A technical committee will be formed to interview the screened applicants. The technical committee will be made up of two Port Commissioners, the Port's auditor, the General Manager, and the Port's NOAA MOC-P Terminal Manager.
 - a. Five Candidates. Committees of Staff/Dept. Heads, Commissioners, Technical Committee, Facility Tour, General Manager
 - b. Four Candidates. Committees of Staff/Dept. Heads, Commissioner/GM, Technical Committee, Facility Tour
 - c. Three Candidates. Facility Tour, Internal, External
- B. Port staff will conduct tours of port facilities.
- C. The [Consultant] will facilitate scoring and the committee shall forward two or three finalists for final interviews.

Section 9. Final Interviews. The General Manager will interview the finalists with both Port Commissioners providing support.

Section 10. Non-interference. Commissioners shall encourage interested candidates to apply through prescribed means and to meet with the General Manager to review materials pertinent to the position. The General Manager shall review all candidates through an open process and reserve judgment until final interviews. Individuals are specifically prohibited from interfering with the General Manager's responsibilities outside of public meetings in conducting a transparent and fair recruiting process.

Section 11. Re-opening the Recruitment. The General Manager reserves the right to re-open the Recruitment Process at any point if they deem the pool of candidates unsatisfactory.

Section 12. Modification. The General Manager reserves the right to modify elements of the recruitment process in an effort to find the best candidate for the Port.

ATTACHMENT “A”

ESSENTIAL AND DESIRED DIRECTOR OF FINANCE ATTRIBUTES

Essential

- Integrity
 - Earns and maintains trust
 - Honesty
 - Truthfulness
 - Fairness
 - Builds goodwill and better relationships
- Good people skills
 - Personality
 - Verbal Communication (articulate, persuasive, public presentations)
 - Written Communication (vocabulary, precision, grammar)
 - Listening skill
- Leadership
 - Provides overall directional vision to staff
 - Ensures staff are competent through training and coaching
 - Gives staff opportunity to do their job well
 - Motivates staff to do their job well
 - Empathy
- Property Management, Land Development, Valuation
- Public Management
 - Budgeting, tracking, reporting, control actions, forecasting.
 - Modern governmental accounting theory, principles, and practices.
 - Human resource management, payroll.
 - Public contracts.
- Self motivated
 - Demonstrated background of achievement
 - Perseverance
 - Resilient - able to withstand adverse comments/criticism

Desirable

- Prior knowledge of ORS 777 port districts and/or marine facilities
- Prior knowledge of Oregon statutes.
- Capability for networking in the community.
- Information technology.
- Experience in working on a large project.
- Public grants and federal reporting.
- Working with public boards.

ATTACHMENT “B”

TENTATIVE TIMELINE*

- DONE! Consider Recruitment ProcessJune 24
 - DONE! Advertise Opening.....June 25 5 weeks
 - Applications Closed August 1 1 week
 - Applications Screened August 8 1 week
 - Correspondence to Applicants..... August 15 2 week
 - Interviews/General Manager to Select August 29 1 day
 - Negotiations/Contract Signed August 30 1 week
 - Tentative Start Date..... September 15 4 weeks
- *subject to change*

Kevin Greenwood

From: JARVIE Kirk <kirk.jarvie@state.or.us>
Sent: Friday, July 18, 2014 1:57 PM
To: Kevin Greenwood
Cc: LANDRUM Carrie; KIRCHNER Jason A
Subject: Recreational enhancements update?

Hi Kevin:

Hope this finds you well. I'm just coming off 2 weeks' vacation and trying to get caught up on things.

I specifically wanted to check in with you regarding items #3 and #4 under "Regulatory Issues". For #3, Do you have news regarding discussions with Corps real estate division to find out if a pathway across rip-rap to the mudflats (under the bridge) is possible? We'd really like to see that done this summer if Corps real estate will allow it. For #4, any info from Englund Marine regarding public access for crabbing there? Results of feasibility assessment for using port dock 7 for crabbing ?

I think I told you before, I spoke with Maine Board about accessing their recreational grant money for public crabbing enhancements. Unfortunately, their grant \$\$ can only be used for boating improvements. So, no go there....

Thank you,

Kirk
Kirk Jarvie
Northern Region Manager, Removal-Fill Program
Department of State Lands
775 Summer St. NE #100
Salem, OR 97302
Direct: 503.986.5320
Fax: 503.378.4844
Kirk.Jarvie@state.or.us

+++++

From: JARVIE Kirk [<mailto:kirk.jarvie@state.or.us>]
Sent: Wednesday, May 28, 2014 4:08 PM
To: Kevin Greenwood
Cc: LANDRUM Carrie; KIRCHNER Jason A; jvs@pacifichabitat.com; DEBLASI Michael
Subject: Action items from last week's meeting with DSL & ODFW

Kevin: Following is a list of the action items coming out of our meeting last week. For a few of the items, I've identified some "due dates" (in bold font). If you feel my dates are not realistic, please let me know and we can work out what realistic dates would be. Let me know if you have any other questions on it.

Action Items from 5/21/14 Meeting with Kevin Greenwood, Port of Newport

Proprietary Issues:

1. Because new, state-owned material was recently added to "Mt. NOAA", a new elevation of state ownership will need to be established. Mike DeBlasi to provide guidance to Kevin on how that should proceed.
2. DSL to send Kevin a packet of removal-fill brochures to be handed out to all persons purchasing sand off Mt. NOAA.
3. DSL to re-examine the calculated cost (\$29k) for the conservation easement to be placed on that portion of eel grass mitigation site owned by state. DSL will respond to Kevin shortly on this matter.
4. Kevin will contact City to determine if they would be willing to hold the conservation easement for that part of the eelgrass mitigation site "A" that is on state land.
5. Kevin indicated port does want to renew lease 11870-ML. Port is subleasing to "Captain's Charters". Mike will send renewal paperwork to port accordingly.
6. The test piles for the NOAA wharf were incorporated into the final project. Therefore, Mike will close out the file for those test piles.
7. For sand & gravel license 46006-SG, port will want to keep it active. The license will require modification to include the new material proposed to be dredged near the International Terminal. In addition, Port may seek to relocate the disposed material to location inside of the 1,000' buffer zone around the LNG tank. Mike and Kevin to continue coordination on that.
8. DSL proprietary approval will be needed for the proposed mitigation area near Hatfield Center – Carrie and Mike to coordinate on that and then let Kevin and PHS know what will be needed.

Regulatory Issues:

1. Jason K. asks John VS to please keep him in the loop regarding the proposed estuarine mitigation area at the south end of McLean Point. Jason wants to review. [DSL unlikely to have RF jurisdiction, but final determination needed].
2. Recreation enhancement at McLean Point: Kevin to talk with NW Natural regarding "ok" for folks to use access road down east side of McLean Point and parking. If favorable response, Kevin will develop design for pathway across rip-rap similar to recreational pathway @ the NOAA site. Design to include kiosk with educational info regarding mudflats/bivalves and clearly illustrating private property boundary. **Kevin to report back on conversation with NW Natural by May 30.** Assuming "go", pathway and kiosk to be constructed during summer low tide cycle. **Expectation that project is by constructed by August 15, 2014.** No state permit required since it is a mitigation action. Carrie to follow up with Corps whether Corps regulatory approval required.
3. Recreational enhancement under bridge on Port leased property: Kevin to contact Corps real estate manager to determine if pathway across rip-rap to mud flat can be constructed. Pathway will be "low tech" and will not have concrete or stairs. **Kevin to report out to us on results of conversation with Corps Real Estate by June 6.**
4. Recreational crabbing enhancement: Kevin to look at feasibility of improving public access to crabbing at the Englund Marine site. Kevin to evaluate whether there is any practicable way to use Port Dock 7 as a public crabbing spot. Kirk will contact OSMB to see if there are any upcoming funding cycles that could help. **Kevin and Kirk to report out on these evaluations by June 6.**
5. Eelgrass mitigation site: Eelgrass beds are improved from last year but still poor performance along south edge. PHS to conduct annual monitoring this June and July during low tides. PHS will prepare recommendation for remediation of the south edge area. May require some dredging of material to improve conditions for eelgrass.
6. Gaper Clam Study: Sampling events completed for 2014. Port will continue to cover cost of dive contractor for remainder of gaper clam monitoring period through 2017.

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