

PORT OF NEWPORT COMMISSION SPECIAL MEETING

Friday, June 7, 2024, Noon.

Microsoft Teams

This will be a virtual meeting, which means you can view the livestream of this meeting on our website: <https://www.portofnewport.com/2024-06-07-commission-meetings-2024-june-7-2024-noon>

Anyone interested in making virtual public comment must complete the form on our website and submit it by 11:00 a.m. on Thursday, June 6, 2024: <https://www.portofnewport.com/2024-06-07-commission-meetings-2024-june-7-2024-noon>

I. Call to Order

II. Changes to the Agenda

III. Public Comment (3-minute limit per person)

IV. New Business

Approval of Funds for Rogue Seawall Additional Piling Investigation – Bretz....Page 2

V. Adjournment



NEW BUSINESS

DATE: June 3, 2024
RE: Additional Piling Investigation Rogue Brewery Seawall Project
TO: Port Commission
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

While finishing up the Rogue Brewery Seawall repairs for the season, Bergerson Construction has noted deflection on pilings 15 & 16 that did not exist prior to the project. We are uncertain of the cause of this deflection, but we have surveyed the wall twice since completion of the project and found that the wall has stabilized. We need to definitively determine the cause of the deflection, which will necessarily involve excavation in the affected area. This work needs to be done very carefully, and with the supervision of the engineers on the project so that they can determine root causes and next steps.

I recommend a contract amendment to conduct this investigation to determine the cause of the piling deflection, and we need to get this completed as soon as possible to ensure the wall is completely stabilized in this area.

DETAIL

Current speculation is that it appears two tie backs let go behind the wall, and the load was redistributed to the adjacent pilings, which are now carrying the structural load. This is time-critical; we need to carefully excavate to the attachment point behind the wall and see if we can determine what caused the potential failure.

If we locate a break in the tie back, we will seek to undertake a repair immediately.

Understanding the cause is important because if this was corrosion related, there may possibly be concerns for other tie backs along the wall. Up to this point, none of the other pilings shifted in this fashion during or since the project.

BUDGET

There is ample budget to cover the cost of this extra work. Finance is determining from where is the best place to allocate the cash. The combined total of contractor and engineer contract amendments reaches \$53,286, but I recommend approving up to \$60K in the event that there is a repair that's evident once the excavation is completed.

RECOMMENDATION

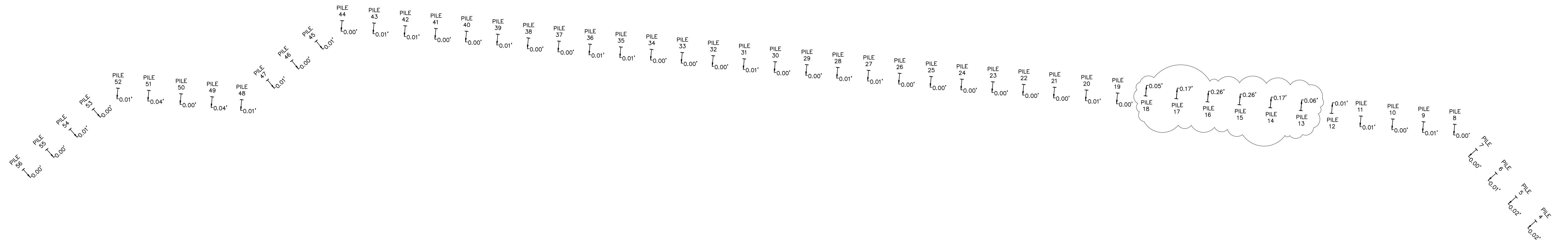
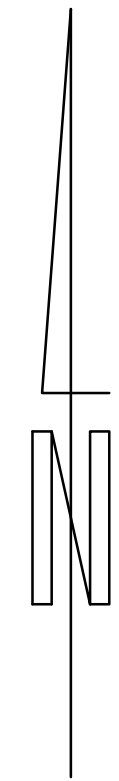
I MOVE TO APPROVE CONTRACT AMENDMENTS FOR PBS ENGINEERING AND BERGERSON CONSTRUCTION NTE \$60k TO INVESTIGATE AND POTENTIALLY REPAIR THE PILING DEFLECTION ON PILINGS 15 & 16 ON THE ROGUE BREWERY SEAWALL

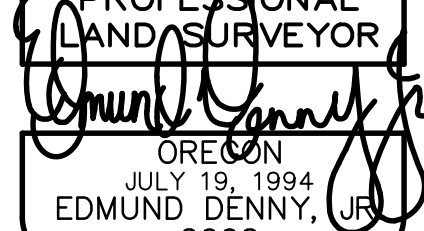
POST CONSTRUCTION SURVEY

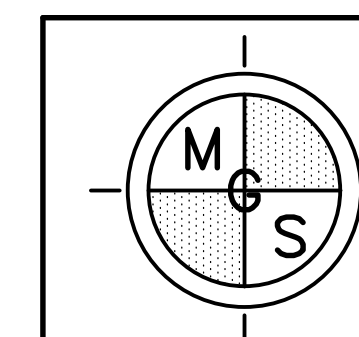
OF
 ROUGE BREWERY
 SEAWALL REPAIR
 2320 OSU DRIVE
 NEWPORT, OREGON 97365

NOTES:

- 1.) THE MOVEMENT OF PILES SHOWN FROM THE TIME OF PRE-CONSTRUCTION SURVEY MEASURED MARCH 19, 2024 AND POST-CONSTRUCTION SURVEY MEASURED MAY 15, 2024.
- 2.) THE PRE-CONSTRUCTION SURVEY OF PILE FACES WERE MEASURED WITH SURFACE RUST, WE DID OUR BEST TO AVOID AREAS OF HEAVY RUST BUILD UP. THE POST-CONSTRUCTION SURVEY WAS MEASURED AT THE SAME LOCATION ON THE FACE OF PILE AS THE PRE-CONSTRUCTION SURVEY.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 19, 1994
 EDMUND DENNY, JR.
 2662
 Expires 12-31-2025



MINISTER-GLAESER
 SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

SCALE: 1"=16'
 JOB NO. 24-097
 DATE: 05-21-24
 CALC BY: ED
 DRAWN BY: ED
 CHECKED BY: DED
 SHEET 1 OF 1

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May 31st, 2024

Port of Newport
Attn: Aaron Bretz
600 SE Bay Boulevard
Newport, OR 97365

Port of Newport | Rogue Brewery Seawall Repair, 2024
Rogue Brewery, Newport, OR

Change Order Proposal (COP 004) – Pile 15 & 16 investigation.

Mr. Bretz,

Bergerson Construction is submitting this COP proposal for excavation and backfill behind the seawall at piles 15 and 16 to support engineers in determining the cause of seawall movement at this location. This work will be scheduled to take place once approved by the Port of Newport. This pricing does not include executing the fix once determined or replacement asphalt.

This COP proposal accommodates the material, labor and equipment costs associated with the attached scope of work.

COP 004 – Total \$39,145.83

See attached Cost Breakdown of COP Proposal.

If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

Sincerely,

Adam Neahring
Project Manager

Bergerson Scope of work:

1. Provide onsite supervision.
2. Re-survey the wall at movement locations to verify it is stable.
3. Perform locates of the area between piles 13 and 18.
4. Keep the excavator 5 to 6 ft away from the seawall.
5. Remove and dispose of asphalt from 2ft north of pile 17 to 2ft south of pile 14 out from the face of the seawall to where cracks are visible in the asphalt. Approximately 10 ft.
6. Excavate with a mini excavator starting at pile 16 down 6 to 6.5 ft to expose tie back tendon attached to the back of pile 16. Hand dig as necessary not to damage the tie back tendon or utility lines in the area.
7. Remove sand using a dump truck, Stockpile sand removed in parking lot to the south of Rogue Brewery building.
8. If the brake is not right behind the wall at pile 16, do not continue to chase it back to the face of the building. Continue to excavate area south from pile 16 to expose the tieback tendon at Pile 15. Hand dig as necessary not to damage the tieback tendon.
9. Excavate back to monitoring well to expose tieback tendon at that location.
10. Hand sort polymer debris excavated, bag for disposal. Cut off ½” steel injection polymer injection pipes as necessary to facilitate excavation. Bag for disposal.
11. Barricade the excavation with caution tape.
12. Allow investigation by engineers.
13. Support fix developed by geotechnical and structural engineers.
14. When fix has been implemented, backfill the excavation with sand from stockpile in parking lot, supplement as necessary to refill and grade the excavation to bottom of asphalt elevation. Compact backfill in lifts using hand operated plate compactor.
15. Remove all sand from parking lot, dispose of trash and debris.

PBS Scope of work: Not included in pricing.

1. Provide full-time onsite geotechnical and structural design representatives during exploratory work.
2. Evaluate findings.
3. Provide recommendations to stabilize the wall and prevent further wall movement.

Exclusions

1. Asphalt patching, Shoring, geotextile.



CHANGE ORDER PROPOSAL COST BREAKDOWN

Bergerson Construction, Inc.	CONTRACT NO. 3400-19-01	DATE: 5/31/2024
Rogue Brewery Seawall Repair	COP NO. 004	PROPOSED COP TOTAL PRICE: \$39,145.83

CHANGE ORDER PROPOSAL (WORK TO BE PERFORMED):
 This change order proposal accomodates exploratory excavation and backfill behind piles 15 and 16 on the seawall to investigate cause of .26 ft wall movement during construction as demonstrated by pre and post construction surveys. This proposal does not include costs to repair what is found or perform any wall or material stabilization.

	ITEM DESCRIPTION	QTY	UNIT	MAT'L COST		LABOR COSTS			EQUIPMENT COSTS			SUBS/MISC	LINE TOTAL
				PER UNIT	TOTAL	NO. HOURS	HOURLY RATE	TOTAL	NO. HOURS	HOURLY RATE	TOTAL		
	Mobilization	2.0	ea								500		1,000.00
1	Exploratory Excavation @ Pile 15 and 16	1	LS		-						-	-	-
	Operated Dump truck	1	Ea		-				20.00	150.00	3,000.00	-	3,000.00
	Operated Track Hoe	1	ea		-				20.00	198.00	3,960.00	-	3,960.00
	Laborer	1	ea		-				20.00	115.00	2,300.00		2,300.00
	Dumpster	1	ea		-							1,500.00	1,500.00
2	Replacement of excavated and stockpiled Fill	1	LS		-						-	-	-
	Operated Dump truck	1	Ea		-				20.00	150.00	3,000.00		3,000.00
	Operated Track Hoe	1	ea		-				20.00	198.00	3,960.00		3,960.00
	Laborer	1	ea		-				20.00	115.00	2,300.00		2,300.00
	Sand backfill	45	tons	28.23	1,270.35						-		1,270.35
	Plate compactor	1	ea		-				20.00	10.00	200.00		200.00
	Field Supervision	1	ea		-	50.00	110.00	5,500.00			-		5,500.00
	Temporary utility pipe supports				-						-	2,000.00	2,000.00
	Shoring, geotextile, asphalt repaving is excluded				-						-		-
	Surveyor to verify wall is stable	1	ea		-						-	3,250.00	3,250.00

SUBTOTAL	33,240.35
Overhead (10%)	3,324
	36,564.39
Profit (6%)	2,194
	38,758.25
Bond & Insurance (1 %)	388
TOTAL CHANGE REQUEST	39,145.83

Rogue Seawall Tieback Investigation Phase Fee Estimate

	Initial Assessment & meetings	Field Investigation	Report & Recommendations for next steps	Rate	Fee
Hod	4	15	4	\$ 270.00	\$ 6,210.00
Mojo	6		2	\$ 210.00	\$ 1,680.00

PBS Labor Total for Investigation Phase \$ 7,890.00

Hotel/mileage/meal \$ 450.00

PBS Total \$ 8,340.00

GRI \$5,800

Total PBS + GRI \$ 14,140.00

GRI Fee Estimate

Project Name: Rogue Seawall - Observe Tierod excavation									
Updated: 6/22/2023									
		Staff Role/Title:							
		Principal	Associate						
		Rate: \$ 285.00	\$ 235.00						
Task ID	Task Description	Hrs	Hrs	Total Hours	Total Labor	Subconsultants	Direct Expenses	Lab Costs	TOTALS
	Construction Observation Services	3	18	23	\$ 5,315.00	\$ -	\$ 398.25	\$ -	\$ 5,713.25
	Travel		5	5	\$ 1,175.00	\$ -	\$ -	\$ -	\$ 1,175.00
	Time Onsite		8	8	\$ 1,880.00	\$ -	\$ -	\$ -	\$ 1,880.00
	Expenses (spend the night)				\$ -	\$ -	\$ 398.25	\$ -	\$ 398.25
	Write SVR		1	1	\$ 235.00	\$ -	\$ -	\$ -	\$ 235.00
	Scoping Meeting and Meeting to discuss findings (2 meetings)	2	2	4	\$ 1,040.00	\$ -	\$ -	\$ -	\$ 1,040.00
	Review and Comment on PBS memo	1	2	5	\$ 985.00	\$ -	\$ -	\$ -	\$ 985.00
		-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -
	Tasks Summary of Hours	3	18	23	\$ 5,315.00	\$ -	\$ 398.25	\$ -	\$ 5,713.25
Recommended Project Budget:									\$ 5,800.00