

PORT OF NEWPORT COMMISSION SPECIAL MEETING

Monday, August 29, 2022, Noon
Microsoft Teams

This will be a virtual meeting, which means you can attend by registering or you can view the livestream on our website: <https://www.portofnewport.com/2022-08-29-commission-meetings-2022-august-29-2022-noon>

Anyone interested in making public comment must complete the form on our website and submit it by 8:00 a.m. on Monday, August 29, 2022: <https://www.portofnewport.com/2022-08-29-commission-meetings-2022-august-29-2022-noon>

I. Call to Order

II. Changes to the Agenda

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

IV. Approval of Change Order with Baldwin - Admin Building - Miranda.....Page 2

V. Extension of Agreement with Alliance for PD5 Electrical - Bretz.....Page 3

VI. Adjournment

NEW BUSINESS ITEM

DATE: *August 26 2022*
RE: *ADMINISTRATIVE BUILDING – Construction Contract*
TO: *Port of Newport Board of Commissioners*
ISSUED BY: *Paula J. Miranda, General Manager*

BACKGROUND

Back on November 16, 2021, Commission approved a budget of \$2,031,000 plus 10% contingency for a contract with Baldwin General Contracting, Inc.

Commissioners also approved additional expenditure in the amount of \$120,000 for additional costs related to the administration building.

Until recently, we seemed to be underbudget, which prompt us to go ahead and include the rentable offices finishes, which added an additional \$131,677 cost. The benefit is that the Port will be able to collect more rent for the offices versus having the tenant do any additional improvements.

Unfortunately, just last week we found a couple major unforeseen costs that has set us overbudget. One requirement came from the City regarding the sewer system that was not originally anticipated that added an additional \$15K and electrical load demand that added an additional \$74K, including added power and trenching work. We also learned that if we want to move the flagpole in front of the building and have it lit up, it will cost another \$11K. That item is still up for discussion.

We currently still have approximately \$80K between the two funds, but once we add the items listed above we will be around \$26K short.

We are at a point that there should be very little change, but we should still have at least some funds for additional contingency.

RECOMMENDATION

Staff recommends that “Commission add an additional \$50,000 to be used to complete the administration building and direct General Manager to commingle the Baldwin funds and the additional administration funds as needed to approve payments related to the administration building.”

NEW BUSINESS

DATE: August 25, 2022
RE: Port Dock 5 Electrical Upgrades
TO: Paula Miranda, General Manager
ISSUED BY: Aaron Bretz, Director of Operations

BACKGROUND

We have made several changes to the PD5 & 3 electrical project, and we've made final decisions regarding pedestal capacity and put the pedestals on order. I have committed to getting the construction out for bid no later than September 15th, and because we've changed direction several times, we will need to do more work on the specifications to achieve that goal. Coupled with serious supply chain slowdowns and inflation, the cost of support from our engineer has risen past what we initially projected.

DETAIL

In an effort to cover the cost of changing the drawings and specifications for contracting, and attain engineering support through the evaluation and award phase of the project through final inspection. I have requested that the engineer be here in Newport for the jobwalk and inspections. He has kept his hourly rates the same as they were when this project began in 2020, but must pass on the additional travel cost as well as the cost to make plan changes.

I am requesting an additional \$54,000 to cover the cost of additional engineering and support services on the project. Due to supply chain issues as well as operational schedules in the Commercial Marina I don't expect the construction phase of this work to start prior to next spring.

RECOMMENDATION

I RECOMMEND A MOTION TO AUTHORIZE THE GM OR HER REPRESENTATIVE TO CONTRACT WITH ALLIANCE CONSULTING ENGINEERS TO MAKE PROJECT PLAN CHANGES AND REMAIN ON BOARD THROUGH THE END OF CONSTRUCTION IN AN AMOUNT NTE \$54,000.