



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

COMMISSION SPECIAL MEETING AGENDA

Friday, May 30, 2014, 2:00pm

Location: Port of Newport Marina and RV Park Marina Activities Room
2120 SE Marine Science Drive, Newport, OR 97365

- I. Call to Order
- II. Award South Beach Diesel Line Repair Contract
- III. Award Architectural Contract for new Administration Office Building
- IV. Adjournment

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 of Newport Marina and RV Park Activities 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 Administrative Office at 541-265-7758.***

IMPORTANT:

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

PROJECT: South Beach Underground Fuel Line Replacement

BIDDER:

4C's Environmental Inc.
1590 SE Uglow Ave
Dallas, TX 75238

Pricing Breakdown if Applicable:

(Attach separate sheet if necessary)

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL BASE PRICE	\$ <u>64,617.09</u>

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:

This proposal includes removing 10 tons of contaminated
soil. The fee for loading, hauling and disposal will be billed
at \$110.00 per ton.

4C's Environmental Inc.
1590 SE Uglow Ave.
Dallas, TX 75238

(Attach separate sheet if necessary)

Estimated Schedule:

Preparation of Shop Drawings/submittals	<u>4</u> work days
Fabrication, delivery of material to jobsite	<u>14</u> work days
Work performance on jobsite	<u>8</u> 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.	LABOR Group 1 \$75.00 Plumber \$55.00 Power Equip \$55.00
Foreman	\$ _____ /hour.	
Craftsman	\$ _____ /hour.	
Helper	\$ _____ /hour.	
Markup on cost of Materials	_____ %	

Provide a list of equipment rates (if applicable):

Equipment Item	Rate	Per
Excavator	\$ 200	DAY
Dump Trailer	\$ 60	DAY
F550 + F450	\$ 25.00	DAY
Tilt Trailer	\$ 60	DAY
Dump Truck	\$ 105	HR

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

Name or description of material or work to be performed	Approximate Value
Asphalt	\$ 1000
Concrete	\$ 1500

SM (Initial) Receipt of Addendum Numbers 8 is hereby acknowledged.

SM (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.

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

SM (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:

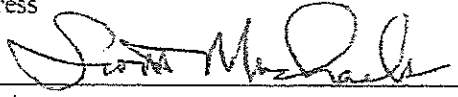
Scott Michaels
Name

4C's Environmental Inc.
Company

4C's Environmental Inc.
1590 SE Uglow Ave.
Dallas, OR 97338

503-606-3020 503-606-3120
Telephone # FAX/Email

1590 SE Uglow Ave Dallas OR 97338
Address

 5/27/2014
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.

**4C's Environmental Inc.
1590 SE Uglow Ave.
Dallas, OR 97338**

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 1590 SE Uglow Ave.
 Dallas, OR 97338

Excavator	week	
Dump Trailer	day	
Trucks	day	
Dump Truck	hours	
Compacter	day	
Concrete Saw	day	
Fuel	miles	
		\$ 3,514.00
Saw Cuts	ls	
Electrical \$2000	ls	
PCI Pike	ls	
		\$ 4,472.00
Hotel	nights	
meals	man days	
		\$ 2,533.50
Vac Truck	hours	
Fork lift	day	
		\$ 2,208.00
Asphalt	ls	
Concrete	ls	
Samples HCID	ea	
Disposal of dirty dirt	tons	
		\$ 4,300.00
Labor Group 1	hours	
Labor Plumber	hours	
Labor Equip Oper	hours	
		\$ 27,240.00
Turbine Sumps	ea	
Manway 38"	ea	
TFA 600	ea	
TRA 400	ea	
Transition Sump	ea	
APT Pipe 2"	ft	
Corrugated Duct	ft	
2" fittings	ea	
Ducted Entry Boot	ea	
Entry boots 3/4"	ea	
Secondary Test Boot	ea	
DC404 sump sensor	ea	
Sump Sensor	ea	
Freight	ls	
		\$ 18,099.59
Sub Total		\$ 62,367.09
Bond	ls	\$ 2,250.00
Total		\$ 64,617.09

Mr. Kevin Greenwood,

We appreciate you considering our design team for the conceptual design for the Port of Newport's new administrative building. We hope to work with you and the Port of Newport team to create a vision for the new building. Our conceptual design services will include a building program, conceptual floor plan(s), site plans, cost estimate (based on cost/sf) and a proposed timeline. To develop a clear building program, we will work with Port of Newport staff to determine the needs and requirements of the building. This feedback can be gleaned from individual interviews, group interviews or a participatory workshop. Following this programming phase, we will begin developing a conceptual design. This design will incorporate sustainable and resilient design strategies that respond to our harsh coastal environment. The drawings will include single-line floor plans and site plans showing the proposed building siting and parking requirements. We will also develop a timeline laying out the necessary steps to complete the project including future actions to include design development, construction documents, permitting, and construction. As a part of our proposed services, we would also perform an initial analysis regarding the feasibility of a leased space for use by US Customs and explore the expected payback for the Port.

Conceptual Design Architectural Services

\$6,000.00

- Building Program incorporating Port of Newport Input
- Conceptual Design (building plan(s))
- Site Plan
- Construction Cost (based on cost/sf)
- Timeline (estimated timeline for construction documents, permitting, and construction)
- Feasibility of leased space for US Customs
- Sustainable building strategy recommendations

As local residents, our team knows what a vital role the Port of Newport plays in our community and we will work hard to ensure our design efforts meet the Port's needs. This proposal includes the professional architectural services we can provide the Port while fitting within this initial budget. Upon acceptance of this proposal, an initial retainer of \$500.00 will need to be made.

Our time frame is flexible and can be accelerated or decelerated to best meet your needs. Once a contract is signed, we anticipate being able to complete the conceptual design products within 30 days of the programming phase.

We would enjoy working with you to help the Port of Newport develop a plan for completing a new administrative building. Please feel free to contact us if you have any questions.

Dietmar H. Goebel, AIA

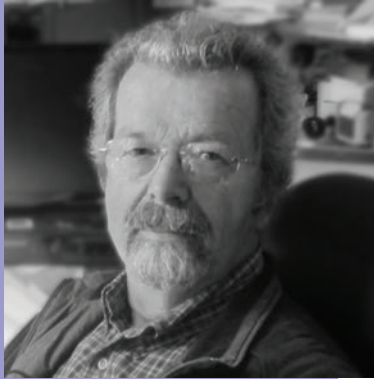
Accepted by:

Kevin Greenwood, General Manager Port of Newport

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



Dietmar H. Goebel, AIA

Dietmar H. Goebel, AIA
Principal, DHGoebel, Architect

Credentials

Registered Architect in Oregon, Alaska

Education

University of Oregon, Bachelor of Architecture

University of Alaska Fairbanks, Arctic Engineering Post-Graduate Study

Professional

35 years of architectural experience

30 years as Principal of DHGoebel, Architect

100+ projects executed on the Oregon Coast

Chinook Winds
Owners Representative
Lincoln City, OR

Mariner Square
New Construction
Newport, OR

Camber of Commerce
New Construction
Newport, OR

Undersea Gardens
New Construction
Newport, OR

Dr. Bice Medial Clinic
New Construction
Newport, OR

Whaler Motel
New Construction
Newport, OR

Bank of Newport - Main Branch
Renovation
Newport, OR

Douglas Professional Building
New Construction
Newport, OR

Sacred Heart Religious Education
Renovation
Newport, OR

Newport High School
Various Expansions/Renovations
Newport, OR

SeaTowne Local Market
Renovation
Newport, OR

Newport Visual Arts Center
New Construction
Newport, OR

Newport Prep Academy
Various Expansions/Renovations
Newport, OR

Newport Intermediate School
Various Expansions/Renovations
Newport, OR

100+ Residences
New Construction & Renovation
Various Locations



Amanda Capri
AIA, NCARB, LEED AP ND

Amanda Capri, AIA, NCARB, LEED AP ND
Architect, Capri Architecture

Credentials / Education

Registered Architect in Oregon

Certified National Council of Architectural Registration Board

LEED Accredited Professional in Neighborhood Development

University of Oregon, Bachelor of Architecture

Center for Health Education
New Construction
Newport, OR

Newport High School
Various Expansions/Renovations
Newport, OR

Newport Prep Academy
Various Expansions/Renovations
Newport, OR

Newport Intermediate School
Various Expansions/Renovations
Newport, OR

Sacred Heart Religious Education
Renovation
Newport, OR

Joint Base Pearl Harbor-Hickam
Master Plan
Honolulu, HI



Dustin Capri
AIA, NCARB, LEED AP ND

Dustin J.I. Capri, AIA, NCARB, LEED AP ND
Architect, Capri Architecture

Credentials / Education

Registered Architect in Oregon

Certified National Council of Architectural Registration Board

LEED Accredited Professional in Neighborhood Development

University of Oregon, Bachelor of Architecture

Center for Health Education
New Construction
Newport, OR

Newport High School
Various Expansions/Renovation
Newport, OR

Newport Prep Academy
Various Expansions/Renovation
Newport, OR

Newport Intermediate School
Various Expansions/Renovation
Newport, OR

Sacred Heart Religious Education
Renovation
Newport, OR

Joint Base Pearl Harbor-Hickam
Master Plan
Honolulu, HI

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541.270.2758 dietmar@dhgoebel.com

capriarchitecture
541.961.0503 info@capriarchitecture.com

Samaritan Center for Health Education

Newport, Oregon

Project Size: 10,000sf
Project Value: \$2.5 million
Project Reference: David Bigelow, 541.265.2244
930 SW Abbey St., Newport, OR 97365

DHGoebel Architect and Capri Architecture are currently working for Samaritan Health Services to design their Center for Health Education (CHE). The CHE will be a centralized facility dedicated to health education with a specific focus on preventative care. The CHE will provide tools to help the community maintain health and wellness, be client-centered and cultivate and develop health care professionals. The project includes a large sculpture garden that will display the work of local artists. Through this outdoor space the CHE can display the wonderful art of our local community.



Chinook Winds Casino

Lincoln City, Oregon

Project Size: 130,000sf
Project Value: \$25 million
Project Reference: Jessie Davis, 541.272.8077
PO Box 549, Siletz, OR 97380

DHGoebel, Architect was brought on as the owner's representative for the design, documentation and construction of a new gaming facility for the Confederated Tribes of the Siletz Indians. The project included 30,000sf of gaming space, 35,000sf of live entertainment with stage space, 10,000sf of open space, 30,000sf of convention space and 25,000sf of restaurant, kitchen and lounge space. DHGoebel coordinated all aspects of the project, including hiring the architects, consultants and contractor, coordinating design and construction documents.



Mariner Square

Newport, Oregon

Project Size: 30,000sf
Project Value: \$3.75 million
Project Reference: Chris Waugh, 541.765.3191
267 SW Bay Blvd., Newport, OR 97365

Mariner Square is the hub for community gathering and tourism in Newport's Historic Bayfront District. It features a public courtyard and terraced patios, restaurants, and attractions such as the "Wax Works" and "Ripley's Believe It or Not." It elegantly integrates landscape elements, processional spaces and coastal vernacular while providing screened public parking behind the building. Notably, the mature trees on the site function as part of the structural system, stabilizing the hillside to prevent erosion and allowing the building to feel rooted in its site.



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541.270.2758 dietmar@dhgoebel.com

 **capriarchitecture**
541.961.0503 info@capriarchitecture.com

gLAS

Architects, LLC

1415 Pearl Street - Eugene, Oregon 97401
Phone: (541) 686-2014 - Fax: (541) 686-2017

May 13, 2014

Kevin Greenwood, Director
Port of Newport
600 SE Bay Blvd.
Newport, OR 97365

Dear Kevin:

Jim and I enjoyed our meeting with you and Rick Fuller and appreciate this opportunity to continue our relationship with the Port.

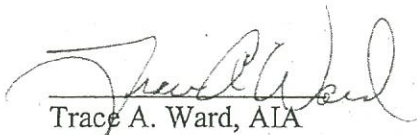
In our discussion you described two separate projects, the Port Office Building and the Yaquina Ocean Technology Center, and requested our fee proposal for both projects.

We propose to provide services for both projects on an hourly fee and expense basis, in accordance with the attached rate schedule. Our fee for a conceptual design and cost estimate for the Port Office Building would not exceed \$5000. Conceptual design documents would include a basic site plan, floor plan and exterior elevations.

Our involvement in the Yaquina Ocean Technology Center would include assistance in programming and conceptual design of a multi-agency storage, office, and conference facility located on Port property south of the NOAA MOC-P site. This would be a continuation of a project we were previously involved in with Don Mann, and earlier with Rick Brown of NOAA Fisheries. Our services would initially be provided on an as-needed basis, in response to your request. Fees would be on an hourly basis, until the scope of the project is more clearly identified. Once the project needs are understood, we would provide an overall fee proposal; on either a stipulated sum or not-to-exceed basis.

We are greatly honored to have served as architects for the Port in the past, and look forward to the opportunity to continue. Please let us know if you have any questions regarding this proposal.

Sincerely,


Trace A. Ward, AIA
Principal/Member

Attachment

Public meeting

- programming needs
- schedule?
- date for documents
- other cases
- 2nd floor
- economies of scale analysis
- market rate
- confirmation of location for site

W
Admin

to

Ed. Myrcowa
dietmar@dhgoebel.com
dhgoebel@dhgoebel.com
dhgoebel@gmail.com

From: [Trace A. Ward](#)
To: [Kevin Greenwood](#)
Subject: RE: Port of Newport Admin Building
Date: Wednesday, May 28, 2014 10:57:35 AM

Kevin,

See below for an item by item response.

The scope of work included in the Port's Administration building preliminary design includes.

1. Programming needs/design criteria survey. Help us develop the building size/design based upon our needs.
The preliminary design phase does include basic programming to define the needed building size.
2. US Customs needs about 750 sf of space. Cost comparison between Port's stand alone needs vs. including speculative space for rent. How long would it take for us to recoup our construction costs using a market rate for rent on smallish office space. Perhaps two 750 sf spaces.
We can help you with cost comparisons of building sizes and types. We don't have current information on market pricing and strategies, so we would recommend gathering that information from a local commercial real estate agent so that you can format a development strategy with appropriate timelines for recouping the costs of construction.
3. Is there an economies of scale to adding an elevator/second floor that could benefit the Port.
Specific economies of scale are typically related to costs/values of the land available. For a building of this approximate size, the first approach would be to see how well a single story building fits the site and whether there is some potential room to grow at the single story height.
4. Are there design standards (i.e. LEED) that will keep long-term costs down? Even if we don't get the fancy certificate are there some maintenance cost savings with design considerations?
LEED is a design standard for overall sustainability, and does not necessarily focus on minimizing long-term maintenance costs. The best way to align the costs of construction with the long-term desired costs for building maintenance is to define that in the programming phase and then develop the building according to program. It also makes a great deal of sense to have an overall design team that is experienced in institutional design for the marine environment in and around Newport. We've built on our experience with institutional level buildings and dwindling available maintenance budgets to become more adept at designing buildings appropriate for the budget you have available.
5. DELIVERABLE - Preliminary design, site plan (parking), construction cost and timeline?
The deliverables will include the conceptual design for the building and related site improvements as well as a conceptual-level cost estimate and anticipated timeline for a construction process.

6. Upon signing of contract when can we receive the preliminary documents?

Unfortunately, we aren't able to comment on a design schedule until we know about the availability of the intended/affected parties. For instance, the preliminary design process will go a bit quicker if we are meeting with a smaller group of Owner representatives rather than with a larger group. If there is a need to meet with the Customs folks, that could take a little while as well. Generally speaking, the programming process for a smaller building like this one could take a couple of weeks, the conceptual design process could take a couple of weeks, an Owner review and corresponding refinement process could take a few weeks. During the conceptual design process, it makes some sense to go through a preliminary review process with the local permitting/planning authorities and that could take a few weeks. With any of these pieces of the design process, the schedule could be compressed or expanded depending on how well things go. In broad brush strokes, I'd guess that you should plan on the overall process for the conceptual design taking from 2-6 months. If you need the process to take a specific timeline, we can discuss the steps to take to make that sort of thing happen.

Hopefully this answers your questions. If you have more questions, or need additional clarification, just let me know. Thanks,

Trace

From: Kevin Greenwood [mailto:kgreenwood@portofnewport.com]

Sent: Tuesday, May 27, 2014 4:58 PM

To: Trace A. Ward

Subject: Port of Newport Admin Building

Trace,

I just wanted to confirm the SOW for the Port's admin building.

1. Programming needs/design criteria survey. Help us develop the building size/design based upon our needs.
2. US Customs needs about 750 sf of space. Cost comparison between Port's stand alone needs vs. including speculative space for rent. How long would it take for us to recoup our construction costs using a market rate for rent on smallish office space. Perhaps two 750 sf spaces.
3. Is there an economies of scale to adding an elevator/second floor that could benefit the Port.
4. Are there design standards (i.e. LEED) that will keep long-term costs down? Even if we don't get the fancy certificate are there some maintenance cost savings with design considerations?
5. DELIVERABLE - Preliminary design, site plan (parking), construction cost and timeline?
6. Upon signing of contract when can we receive the preliminary documents?

The Commission is meeting on Friday to review the proposal and wanted to make sure these elements are included in the \$5,000 cost proposal.

Kevin Greenwood, General Manager
Port of Newport
600 SE Bay Blvd.
Newport, OR 97365
(541) 265-7758
(503) 812-6804 Cell
www.portofnewport.com