

**PORT OF NEWPORT  
RESOLUTION NO. 2019- 05**

**A RESOLUTION UPDATING THE PORT OF NEWPORT’S CAPITAL IMPROVEMENT  
PROJECT PRIORITIZATION LIST**

**WHEREAS**, the Port of Newport (Port) adopted a Strategic Business Plan (SBP) and a Capital Facility Sub-plan (CFP) January 14, 2013; and

**WHEREAS**, the Port of Newport expects to adopt a Strategic Business Plan and Capital Facilities Plan 2019 Update; and

**WHEREAS**, the Port of Newport By-laws for the Port of Newport Board of Commissioners created by Ordinance No. 100 adopted May 22, 2014 requires the Commission to annually review components and goals stated within the SBP; and

**WHEREAS**, the Board of Commissioners last updated the Capital Improvement Project Prioritization List with Res. No. 2018-13 on September 25, 2018; and

**WHEREAS**, the Board of Commissioners as part of its annual budget work sessions on April 9, 2019 and April 23, 2019 reviewed the Capital Improvement Project Prioritization List, including completed projects, and re-visited the list with the Port’s Budget Committee on May 14, 2019; and

**WHEREAS**, the 5-year Capital Improvement Plan includes approximately \$27.32 million worth of capital projects; and

**WHEREAS**, the Port of Newport Board of Commissioners finds that the capital improvement projects meet the goals and objectives stated within the Strategic Business Plan; **NOW THEREFORE**

**THE PORT OF NEWPORT BOARD OF COMMISSIONERS RESOLVES AS  
FOLLOWS:**

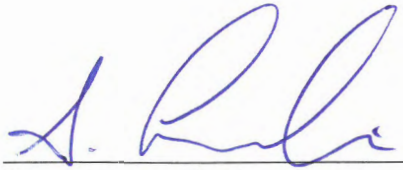
**Section 1.** The following projects are identified as the top priorities for fiscal year 2019-20:

Location	Project	Cost Estimate
Commercial Marina	Port Dock 5 Pier Construction	\$ 2,400,000
Commercial Marina	Replace 6 Pilings on Port Dock 5 and 7	120,000
International Terminal	Shipping Facility Semi-annual Grading Work	10,000
	<b>TOTAL</b>	<b>\$ 2,530,000</b>

**Section 2.** The Port of Newport’s 5-year Capital Improvement Plan is attached as Attachment “A”.

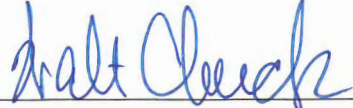
**Section 3.** Res. No. 2018-13 and other Previous Capital Improvement Prioritization Lists are hereby repealed.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS** this 28th day of  
May, 2019.



Stewart Lamerdin, President

ATTEST:



Walter Chuck, Secretary/Treasurer

**Table 6. 5-Year Capital Improvement Plan**

	<b>Capital Improvements</b>	<b>2019 Cost Estimate</b>	<b>Timeline</b>
<b>International Terminal Plan</b>	Planning project to identify a mix of uses/opportunities that will maximize use of the terminal and adjacent vacant port-owned properties, and increase net revenues to the Port. Project completion primarily by Port staff.	\$15,000 (to cover cost of part time Port project manager for research and report preparation)	2019
<b>Mitigation Plan</b>	Planning project to address mitigation needs of future capital projects and potential inventory of mitigation sites. Anticipated to be completed by Port staff in partnership with the Port of Toledo, Yaquina Bay users, NOAA, ODFW, and the USACE. Project completion primarily by Port staff.	\$25,000 (to cover cost of part time Port project manager)	2019-2021
<b>RV Park Annex Plan</b>	Planning and conceptual design project to redesign and reconfigure the RV Park Annex to maximize space and functionality.	\$120,000	2019-2021
<b>Planning Projects Subtotal</b>		<b>\$160,000</b>	
<b>Port Dock 5 Interim Improvements</b>	Interim improvements to replace pier and improve dock. <ul style="list-style-type: none"> <li>Approach pier replacement</li> <li>Replace 6 pilings</li> <li>Replace rods, whalers, rub boards, bumpers and triangles (PD 5C)</li> <li>Replace rods, bumpers, rub boards and 6 whalers (PD 5B)</li> <li>Replace rods and rub boards (PD 5X)</li> <li>New power pedestals</li> </ul>	<ul style="list-style-type: none"> <li>Approach pier: \$2.4 million</li> <li>Replace Pilings: \$60,000</li> <li>PD 5C: \$270,000</li> <li>PD 5B: \$350,000</li> <li>PD 5X: \$25,000</li> <li>Power Pedestals: \$350,000</li> </ul> <p><b>All PD 5 Interim Improvements: \$3.5 million</b></p>	2019-2022
<b>Port Dock 7 Interim Improvements</b>	Interim improvements prior to reconfiguration/replacement <ul style="list-style-type: none"> <li>Miscellaneous float and pile improvements and electrical improvements</li> <li>Replace 6 pilings</li> </ul>	<ul style="list-style-type: none"> <li>Misc. Activities: \$288,000</li> <li>Replace Pilings: \$60,000</li> </ul> <p><b>All PD 7 Interim Improvements: \$348,000</b></p>	2019-2021
<b>Reconfiguration and Reconstruction of Commercial Marina</b>	Complete reconstruction and reconfiguration of commercial marina, including Port Docks 3 and 7, Upland Improvements, Swede's Dock and Commercial Marina channel. <p><b>Dock 3 Improvements:</b></p> <ul style="list-style-type: none"> <li>Replace rods, UHMW rub boards</li> </ul> <p><b>Dock 7 Improvements:</b></p> <ul style="list-style-type: none"> <li>Furnish and drive new steel piles and pile caps (100 piles)</li> <li>Furnish and install new floats (38,093 SF)</li> <li>Furnish and install new gangways (3 @ 220 LF total)</li> <li>Furnish and install new electrical equipment (38,093 SF)</li> <li>Dredging PD 7 berths</li> </ul> <p><b>Swede's Dock:</b></p> <ul style="list-style-type: none"> <li>New piling</li> </ul> <p><b>Mitigation Projects:</b></p> <ul style="list-style-type: none"> <li>Miscellaneous mitigation projects including eelgrass mitigation</li> </ul> <p><b>Channel:</b></p> <ul style="list-style-type: none"> <li>Dredging Commercial Marina channel</li> </ul>	<p>Reconfiguration and Replacement Total: \$14.75 million</p> <ul style="list-style-type: none"> <li>Dock 3: \$110,000</li> <li>Dock 7: \$9.80 million</li> <li>Swede's Dock: \$335,000</li> <li>Mitigation Projects: \$1.0 million</li> <li>Channel Dredging: \$3.0 million</li> <li>Upland Improvements: \$500,000</li> </ul>	2019-2024

	Capital Improvements	2019 Cost Estimate	Timeline
	<b>Upland Improvements:</b> <ul style="list-style-type: none"> <li>New waste oil collection facility/oil-water separator, pump out station</li> </ul>		
<b>Fishing Pier Improvement</b>	Identify replacement strategy and design new fishing pier. <ul style="list-style-type: none"> <li>Structural and design improvements to maximize public access for recreational fishing, including ADA improvements</li> </ul>	<b>\$2.9 million</b>	2022
<b>Rogue Seawall Repair</b>	<ul style="list-style-type: none"> <li>Phase II study of Rogue seawall (geotech and repair alternatives)</li> <li>Rogue seawall repairs</li> </ul>	<b>\$1.36 million</b>	2019-2021
<b>Safety and Security</b>	<ul style="list-style-type: none"> <li>South Beach Marina electric load centers</li> <li>South Beach fuel tank replacement</li> <li>Relocate/replace hoist dock electrical lines</li> <li>Consolidate and upgrade total security camera network, port-wide</li> </ul>	Safety and Security Total: \$2.56 million <ul style="list-style-type: none"> <li>South Beach Marina: \$600,000</li> <li>South Beach Fuel Tank: \$300,000</li> <li>Hoist Dock Electrical Lines: \$102,000</li> <li>Security Camera Network: \$200,000</li> </ul>	2019-2024
<b>International Terminal Improvements</b>	<ul style="list-style-type: none"> <li>Grading of Port's 9-acre lot (cost does not include wetland mitigation)</li> <li>Asphalt lot west of shop, behind shop, and near the east entrance</li> <li>Asphalt northwest corner of laydown area</li> <li>Installation of waste oil collection tank</li> <li>Mutually beneficial project(s) as required by development agreement with McLean Point developer.</li> </ul>	International Terminal Total: \$482,000 <ul style="list-style-type: none"> <li>Grading: \$153,000</li> <li>Asphalt: \$234,000</li> <li>Tank: \$45,000</li> <li>Other: \$50,000</li> </ul>	2019-2023
<b>RV Annex</b>	<ul style="list-style-type: none"> <li>Final plans, new RV Annex</li> <li>New RV Annex construction</li> </ul>	<b>Total: \$2.62 million</b>	2019-2022
<b>Capital Projects Subtotal</b>		<b>\$27.16 million</b>	
<b>Total</b>		<b>\$27.32 million</b>	

Notes:

- <sup>1</sup> All cost estimates are planning-level and include a 20 percent construction contingency. Costs are provided in 2019 dollars.
- <sup>2</sup> Mitigation Plan cost ranges vary based on level of effort and could include mitigation and regulatory requirements of proposed capital projects and/or an inventory and field work of Port property with mitigation potential.
- <sup>3</sup> Reconstruction and reconfiguration of commercial marina includes demolition of 7, and Swede's Dock, and construction mobilization; does not include demolition/reconstruction of the Dock 5 trestle. Port Dock 7 costs include 5 percent for engineering and permits and 3 percent for construction management.
- <sup>4</sup> Port Dock 5 and 7 interim improvements include 15 percent for engineering and permitting and 5 percent for construction management.
- <sup>5</sup> Fishing pier improvement costs include 20 percent for engineering and permitting and 8 percent for construction management.
- <sup>6</sup> Yard improvement costs include 15 percent for engineering and permitting and 5 percent for construction management.