

PORT OF NEWPORT REGULAR COMMISSION MEETING AGENDA

Tuesday, December 16, 2014, 6:00 p.m. (Rescheduled)
Port of Newport Marina and RV Park Activities Room
2120 SE Marine Science Drive, Newport, OR 97365

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

I.	Call to Order	6:00
II.	Changes to the Agenda	6:01
III.	Public Comment.....	6:02
IV.	Consent Calendar.....	6:05
	A. Minutes	
	1. Regular Meeting – November 25, 2014	
	2. Work Session, Rogue Expansion – December 9, 2014	
	B. Financial Reports	
V.	Correspondence/Presentations.....	6:10
VI.	Old Business	
	A. Accounts Paid (action).....	6:12
VII.	New Business	
	A. Appointments to Cascades West Area Commission on Transportation	
	6:13
	B. Ferry Slip Rd. Improvements.....	6:14
	C. Resolution Amending Annual Performance Evaluation.....	6:24
	D. International Terminal Mitigation Construction Contract Amendment	
	No. 32 w/ Natt McDougal Co.	6:34
VIII.	Staff Reports	
	A. Departmental Reports	6:40
	1. Steve Larrabee, Director of Finance	
	2. Rick Fuller, NOAA Facilities Manager	
	3. Kevin Bryant, Commercial Marina Harbormaster	
	4. Jim Durkee, Terminal Operations Manager	
	5. Penny Gabrielson, South Beach Occupancy Report	
	6. Chris Urbach, South Beach Marina Harbormaster	
	7. Mike Goff, TCB Security	
	8. Safety Committee Report (no report due to inspections)	
	B. General Manager’s Report	6:50
	1. Save Our Air Station!	
	2. Resolution Setting Rates, Fees and Charges	
	3. Budget Committee, Officer and Calendar	
	4. South Beach Vision Plan	
	5. Rogue Brewery Expansion, Dec. 9 th	
	6. 2014 Annual Report	
	7. Review South Beach Policies	
	8. Special Use Permit Policy	
IX.	Commissioner Reports.....	7:05
X.	Calendar/Future Considerations	7:15
	A. 01/01 New Year’s Day-Closed	
	B. 01/14 Fishermen’s Forum, 8:30am (PD7 Shop)	
	C. 01/19 Martin Luther King Day-Closed	
	D. 01/21 SB Marina User’s Meeting, 9am (SB Marina Activities Rm)	

- E. 01/27 Regular Commission Meeting, 6pm (SB Marina Activities Rm)
- F. January SDIS Board Assessment
- XI. Public Comment..... 7:20
- XII. Adjournment 7:25

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.

-###-

**PORT OF NEWPORT
MINUTES
November 25th, 2014
Regular Meeting**

I. CALL TO ORDER

Commission President Walter Chuck called the regular meeting of the Port of Newport Board of Commissioners to order at 6:00 pm at the South Beach Marina & RV Park Activities Room.

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

Commissioners Absent: JoAnn Barton (Pos. #3) .

Port of Newport Management and Staff: Kevin Greenwood, General Manager; Stephen Larrabee, Director of Finance; Rick Fuller, NOAA Facilities Manager; Darlene Webster, Administrative Assistant.

Others Present: Dennis Anstine, News Times; Yale Fogarty and Pat Ruddiman ILWU Local 53; Lee Fries, Newport; Harold D. Pritchett, Professor Emeritus of OSU Construction Engineering Department; Dick Beemer, Newport City Council; Kiera Morgan, KYTE FM Radio; Wayde Dudley, Newport Resident; Signe Grimstad of Grimstad & Associates; Chris Olson of Newport Marina Store & Charters; Dietmar Goebel & Dustin Capri, Architects; and Michael Bateman, Newport Resident.

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

III. Public Comment: Dudley mentioned that the flag at Port Dock 7 was worn and needed to be replaced. Greenwood noted that replacement flags were ordered and that the flag would be replaced this week.

IV. Consent Calendar:

No changes were made to the consent calendar as presented (items A-E). A motion to approve the Minutes from October 23rd, October 28th, October 30th, November 3rd, November 20th, Financial Reports, Leslie Lee Lease Renewal, Purchase of (7) Washing Machine at South Beach (\$6,973.00) & Declare Old Machines as Surplus and Sea Lion Dock Engineering was made.

Motion by Brown, seconded by Fleck to approve the Consent Calendar. Motion carried 4-0.

V. Correspondence/Presentations:

A. Ursula Marinelli, Pacific Communities Health District Foundation for Contribution

This was a letter sent into the Port as a thank you for the Port's contribution of \$370.00 to the PCHD Hospice Fund through the fund raiser event that was held at the South Beach Marina. The Ports contribution was in the form of a donation of the use of the Hoist dock for the event. It's was noted by the commission that events conducted in the future need a more defined process for consideration/qualification to charge the event a fee/fees or not. Greenwood responded that the process for events will be reviewed and a formal process would be formulated during the next budget cycle.

B. Jim Meyers proposal for July 4th Salmon Industry Showcase

Meyers was not present to make this presentation; Greenwood then presented in his absence. This event will be similar to "The Great Albacore Tuna" event that is scheduled to repeat on August 8/9, 2015 but would showcase salmon and would be slated for the July 4th weekend. This event request will be called "Salmon Enchanted Evening" for the food section and then a running event called the "Salmon Run". Greenwood wanted to mention his biggest concerns having this event on such a busy holiday would be for Port staff be able to logistically assist with the people, traffic and firework control this event may additionally bring. Staff is already maxed out at this time without this event. That if this event is approved, it will need to be noted that Port staff participation will be close to non-existent due to staffing on this holiday weekend. Chuck

noted his concerns regarding the parking, people watching fireworks and Brown with the date of the event. Greenwood will gather more information regarding this event as to how the donation will be executed and the relationship between the Salmon commission and Meyers and then will present at a later time.

C. Signe Grimstad, Presentation of Draft Financial Statements and FY 2013-14 Audit
Greenwood introduced Grimstad to the commission noting that this is their first year of their audit for the Port and that in years past that the commission was always presented a published final "Financial Statement". This presentation of a draft of the financial statements gives the commission a chance to review, discuss, question and make requests prior to finalization of these statements. Grimstad presented the Financial Statements, highlighting some key areas as an overview of these statements. Grimstad mentioned that with the transitions which gave Grimstad and opportunity to look deeper into certain areas the Port has a very good set of books. Starting on page 3 of the report ("Management's Discussion and Analysis") the purpose of this page is to present to the public in laymen's terms an over view of the financial statements that the commission or the manager would like to highlight like the comparisons to the past to present and what is projected for the future. Page 4 shows the Port compared to last year with a down turn on the capital assets due to "capital asset book value" has gone down. Under current liabilities is very minimal difference and the Port is servicing its debts on time. The resulting total net position is down from the previous year due to a GASB accounting standard that was changed this year. Page 5 the net position of revenue, expenses was down this year due to decrease in grants and an increase in expenses as compared to previous year. There was an increase in revenue from the launch ramp. Page 6 2014 figures as noted in this report are listed as gross but will be revised to show figures in net terms and depreciation results are noted as well. Page 7 Debt outstanding: some debt was paid off but another forklift was brought on to incur debt. Included are Grimstad's outline of key economic factors and budget information for the future. Page 9 the overall report shows a very good statement of financial health for the Port. Grimstad mentioned that the current liabilities as listed are very good compared to most ports that Grimstad has seen. Page 10 overall operating income was at 108k under non-operating operating revenue (expenses) are listed like grants, property taxes etc outside of normal operation was at slight loss of \$1,600 which is quite insignificant. And then the net position showing the beginning fund balance of the previous year (noting the GASB adjustment) bringing the net position to 50k. Grimstad mention on page 11 which she found interesting with all the activity reflected on this page at the overall end the Port generated 3.3m at years end. Page 12 is the Summary of Significant Accounting Policies that is suggestions as per Grimstad. Page 18 changes to this report that will be made are to include the interest into the column to reflect true costs due. Greenwood elaborated on the debt centers: General Obligation Bonds-paid through property taxes, Series 2013-International Terminal (30k+ interest quite a bit more), Special Public Works Fund Loan-International Terminal (\$156,838+interest), and Oregon Port Revolving Loans-International Terminal (\$13,555+interest) those three makes up the revenue loss for NOAA. Page 18 and 19 (Note 7) changes will truly reflective what the debt (principal and interest is for the Port in this audit. Which Grimstad, feels will make the information more meaningful and a better tool. Page 20 specifically Note 8 \$774,761 went away under GASB 65 as always changes are always being made. Highlights are "Commitments and Contingencies" that should be for consideration. Grimstad noted that beyond that the audit has been reflecting the Oregon minimum standards and requested for any comments from the commission. Commission as for the timeline for finalization which Grimstad said she would go back make the necessary changes and would be ready to present. No other questions were made by the commission. The commission did thank Grimstad for her attendance. Greenwood wanted to thank the Grimstad staff for making this audit a smooth process and such a pleasure to work with and look forward to the coming years of working with Grimstad and her staff.

VI. OLD BUSINESS:

A. Financial Report-Accounts Paid

Accounts Payable conflict was noted by Fleck of "Englund Marine" who was paid this month and would abstain from voting. Brown also noted that he was paid but would vote so that business could be moved forward. Motion by Jincks, seconded by Brown to approve the Accounts Paid as presented. Motion carried 3-0.

VII. NEW BUSINESS:

A. FY 2013-14 Financial Statements and Representation Letter

Motion by Fleck, seconded by Jincks to Adopt the Final Draft of 2013-14 Financial Statements and to authorize the Chair and Secretary to sign the Management Representation Letter. Motion carried 4-0.

B. Lease Amendment with US Customs Trailer

Greenwood noted report drafted by staff showing actual costs related to the Customs lease. GSA agreed to increase the amount from \$450/mo. to \$700/mo to more accurately cover the port's expenses related to the leasehold.

Motion by Brown, seconded by Jincks to adopt Amendment #12 with GSA for the US Customs Trailer. Motion carried 4-0.

C. Amendment #5 with PHS for NOAA Eelgrass Monitoring (\$24,000)

Greenwood presented this two year agreement with PHS for the Eelgrass monitoring. Reiterating that the Port has been having problems regarding the Eelgrass and that last month the commission approved an amendment for the IT project that included excavation on the Eelgrass site. That 60% of the Eelgrass is taking hold but we have yet to capture the other 40% required. This is an observation agreement to get this Eelgrass area to come back. Van Stavern has been working with the Port on this matter. Van Stavern has not billed the Port for work that has been completed to this date due to the fact that the Port has been working hard with PHS and he can not formally bill the Port till this amendment is approved. Monitoring is for 10 years and we are in the 3rd year of 10. Greenwood did review the schedule of work to be done and that the rip rap work will need to be added to this schedule. Greenwood made a recommendation to make a motion to authorize the GM to sign amendment #5 with PHS in the amount not to exceed \$24,000 in regards to NOAA Marine Operations Facility Eelgrass Mitigation Project.

Motion by Fleck, second by Brown to authorize the GM to sign amendment #5 with PHS in amount not to exceed \$24,000 in regards to NOAA Marine Operations Facility Eelgrass Mitigation Project. Motion carried 4-0.

D. Amendment with 4Cs Environmental for Fuel Tank Leak Boring and Testing (\$18,525)

Back in June an evaluation of our fuel lines found a leak so we decided to remove both lines at that time and replace with new lines. DEQ required PON to do some bore samples and we are hopeful that the leak was caught in time and a minimal amount of leakage was done. But we will not know till sample reports come back. If the report comes back negative we will still have to go out further around the area and do more samples and then review those reports. The Maintenance reserve fund is paying for this expense. Greenwood made a recommendation for a motion to authorize the GM to enter into an amendment with 4Cs in the amount and not to exceed \$18,525 for Environmental Fuel Tank Boring.

Motion by Jincks, second by Fleck to approve the GM to enter into an Amendment with 4Cs in the amount and not to exceed \$18,525 for Environmental Fuel Tank Boring. Motion carried 4-0.

E. Admin. Building Change in Schedule Status Update

Greenwood presented the status of the schedule of the Admin Building and the meeting he had with Hancock, TPT, Teevin and the Hall family last week. The meeting highlighted some obstacles that most of the parties involved have to date. With the strong dollar and the domestic competition for lumber it is not making it viable for the overseas markets to purchase lumber goods at this time and still be competitive. Hancock will not be putting up the necessary funding for the logging project. Greenwood has a meeting in Salem to discuss our debt with our

creditors on Dec 4th to review options in order to move forward since \$265k will be coming out of Port cash reserves. Greenwood presented a few options to move forward but his meeting in Salem will dictate the port's direction. Jincks asked with the holiday schedule when Greenwood could estimate he would have more information. Greenwood responded that it would most likely be the first part of the year at which time Greenwood will present his findings.

VIII. STAFF REPORTS:

A. Departmental Reports.

Larrabee discussed the current NOAA insurance recovery effort. The insurance estimate come in at \$46k but the actual cost came in at \$83k higher due to new flood insurance requirements from FEMA. Some past staff findings indicated that this cost difference is recoverable from NOAA through its lease agreement with the Port and that Larrabee also agreed as well. Larrabee has discussed his findings with NOAA several times as previous staff has done as well but to no avail and has now presented these same documents to legal counsel. Larrabee has been given the go ahead that he has a case to pursue. The procedure he was suggested to follow was to submit a letter of demand to NOAA to give notification and to start the interest charges towards these funds due the Port. \$240K is due the Port to date and \$1.5MM over the life of the lease if not resolved. NOAA responded to Larrabee that they do not owe this money upon their understanding of the lease. Larrabee will proceed with legal counsel and review a demand letter.

Jincks mentioned that upon reviewing the IT staff report that he was concerned about the pilings at the dock. He said that he would like to tour the facility with port staff and come up with a strategy for repairing the pile as damage occurs. The original fabrication/installation of the docks was done in such a manner that there is no sacrificial material and that Jincks will assist since he was part of the original team that designed how the docks were to be finished due to lack of funding and that this was not installed as a true fender pile style dock. Jincks shared photos with the other commissioners as well. Greenwood will coordinate as soon as possible; since the pile is currently unsupported. Meeting for tomorrow was set to review with all parties.

B. General Manager's Report

1. Save Our Air Station!

Greenwood updated the commission on the tour that the Coast Guard made on November 19th on the design/location visibility for the Coast Guard Cutters as notified in a letter to the Port last month. It included about 20 people most of which were the architects conducting a fact finding tour of the surrounding area and other Ports for these cutters. They are looking for a marine facility which would entail parking, dock space, lay down area and a building with 50-65 personnel (non-civilian). The impression was given that our Port looked quite promising than other Port reviewed by this team. As to the Save Our Air Station the complaint has been filed. Great media coverage was made at the City. A meeting in front of the judge is scheduled for the 10th, 11th and 12th of this month so we can put off the 15th pull out. It was great to see all resources coming together for the same cause. All resources are doing everything possible to assist in keeping the air station.

2. Rogue Brewery Expansion, Dec 9th

This is still in progress and awaiting more information from Rogue and will be presented with some preliminary plans a week before this meeting.

3. Rondys Lease Addendum Update

This is on hold at this time until more information is obtained.

4. Review South Beach Policies

This has been difficult with various interpretations by staff in order to come to uniformity and due dates for insurance requirements, dock storage and determination of length of stay of box and what our insurance company is recommending to us, but all is still in progress.

IX. COMMISSIONER REPORTS:

Jincks took a tour of the South Beach facility yesterday and wanted to mention how clean and inviting the facility looked. Staff has done a great job and he was very impressed. Jincks also mentioned that it would not be likely that he could attend the next meeting regarding the Brewery expansion. Greenwood affirmed that it would be a review meeting and no decisions would be made. Brown reminded everyone to attend the 21st annual lighted boat parade from 5-6:30 on December 6th.

X. PUBLIC COMMENT:

Beemer wanted to thank the Port as he will no longer be the Newport City Counsel Liaison as of the 16th and that another individual will be appointed to this position.

XI. UPCOMING MEETINGS/EVENTS: Calendar was reviewed with no comments.

XII. ADJOURNMENT

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 7:33 pm.

ATTEST:

Walter Chuck, President

Ken Brown, Secretary/Treasurer

PORT OF NEWPORT
MINUTES
December 9, 2014
Special Meeting

I. Call to Order/Introductions

The Special Meeting of the Port of Newport to discuss Oregon Brewing Company ("Rogue") expansion plans was called to order by Walter Chuck, President, 9:02am in the South Beach Marina Activities Room.

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

Commissioners Absent: none.

Port of Newport Management and Staff: Kevin Greenwood, General Manager; Chris Urbach, South Beach Harbor Master.

Others Present: Lorna Davis, Brett Joyce, Derrick Tokos, Janet Webster, Maryann Bozza, Dick Beemer, Dennis Anstine.

Chuck welcomed those in attendance to the Special Meeting. Greenwood explained that the purpose of the meeting was to review Rogue's request to expand their production facilities, site plan, building elevations, term and rate expectations. In addition, the Port and Rogue should discuss long-term expansion needs as the current site has reached its capacity. No decisions will be made at this meeting, but staff hopes to gain some clarity on how and where Rogue should expand. A proposed tour of the site was scuttled due to weather though individuals were invited to view markers indicating building footprint.

II. Presentation by Oregon Brewing Company, Brett Joyce

Joyce reviewed the history of expansion at South Beach and noted that they are requesting an additional 40,500 sf in warehousing east of the current warehouse. He also reviewed barrel production noting that in 1998 production was 18,000 and they are estimating 130,000 barrels in 2015. A rough estimate is that each additional 10,000 barrels equals about five new employees. Discussed brewery expansions to east coast locations for better distribution, but that Rogue does not have plans to leave Newport. The new \$1.7-million structure will relieve capacity issues related to increased bottling and would provide 5-10 year growth runway. Joyce also listed contributions that Rogue has made to community and that they have never requested municipal tax dollars or subsidies and that they rely heavily on local contractors. He also noted that this expansion would allow for a 5-10 year use by the Chamber to utilize – in part – the warehouse for the Seafood and Wine festival though it would not entirely eliminate the need for tents. Davis contributed a letter of support for the Rogue expansion and how it would benefit the festival, which is the Chambers biggest fundraiser annually. The requested rate and term would be 20-cents to coincide with the other Rogue leases through 2037 which would allow the business to recoup their investment of over \$2-million. Greenwood presented a breakdown on Rogue lease rates noting that the Port historically has charged Rogue 20-cents per sf per month for land and about 60-cents per sf per month for building space. This request is only for land.

Brief discussion about the Port's financial role in the effort. Chuck noted that the NFW had not asked the public bodies for financial assistance and their fundraising efforts have been fruitful. Greenwood noted that the Commission may consider financial assistance within budgetary restrictions at any time.

III. Discussion

Greenwood noted that four sites had been identified by staff and presented to Rogue including 3.5-acre Sportsman RV Park Annex ("Annex"), 4-acre Yaquina Bay Fruit Lot, 9-acre McLean Point lot and the 1-acre requested space. Jincks expressed concern about a lack of a Port vision plan for south beach which would take into account business expansion and traffic flow concern. Chuck wanted land to be properly appraised and Tokos noted that the City has some comparable appraisals that could be used. Barton asked about Rogue's long-term vision and Joyce indicated that this expansion takes into account their 10-year needs. Tokos noted that the City does not have immediate guidance other than forklift traffic would be prohibited across OSU Drive. Joyce noted that if the Sportsmen Park was used product would be trucked and not

forklifted. Webster expressed concern about traffic flow and view shed reduction. Tokos had a concern about 90-degree parking backing out into the truck traffic flow and that would need to be reconsidered. Could the building be moved to the north? Tokos indicated that this expansion would not required a Traffic Impact Analysis but would require a conditional use permit. Fleck noted that at a minimum if the requested site was approved Rouge would need to reconfigure the gangway to the Service Dock and backfill the space that previously had served as a boat launch in an effort to regain an acre in usable space. Joyce indicated that this proposed location would be the last expansion into the parking lot and that Rogue would need to identify a different location if expansion was needed past ten-years. Webster asked if waterfront is best use of waterfront land and that the access is challenging to the site. There has also been discussion by ODOT about closing Pacific Dr. Joyce indicated that he would identify the number of trucks and get the information to Greenwood. Brown insisted that Rogue expansion not be treated harsher than the OSU expansion efforts. Tokos indicated that the last remodel of Marine Science/OSU Drive was done to accommodate significant growth and that a traffic study would not be needed. Jincks indicated that a Port vision plan should include an internal traffic study. Greenwood agreed to present a scope of work for a southbeach vision plan, but that it would take 6-9 months in a best case scenario to finish. In light of the request from Rogue, he suggested that the Port pursue the vision plan, but also work to accommodate Rogue's immediate needs and not delay their expansion request. Barton indicated that she felt that the Sportsmen's Annex would be a great opportunity for development, but understands limitations on forklifts. There was some interest in seeing the boat launch filled in with the intent of gaining new usable space. Bozza noted HMSC's desire to be included in vision planning. Tokos noted that new Ferry Slip Rd. improvement would tie-in to the Annex location. There was some concern that the multi-use trail would conflict with truck traffic and that the trail be placed on opposite side of road. Brown supported expansion at current site with capital improvements. Jincks noted that the land is becoming more valuable and that each Rogue expansion becomes more difficult. His hope is that the Annex site would work. Joyce said he'd consider any site and the Commission appreciated Rogue's commitment to Newport. Chuck discussed adding a pole building in Annex for special events. Barton asked for criteria to be developed that would allow Commission to fairly consider/rank all issues. Criteria would include future expansion capabilities, value, zoning value, close to current use (loss/gain), interest in property, traffic issues, access to service dock, etc. Brown would prefer to keep Annex for future development and would like to see current site expanded. Jincks will consider internal traffic circulation and improvements to Marine Science Dr., access to service dock and parking and future vision for Annex.

IV. Next Steps

Greenwood noted that he'll (1) prepare notes from this meeting, (2) develop criteria for commission review at their December regular meeting, and (3) obtain some form of assessment for property in question.

V. Adjournment

There being nothing more to come before the Board of Commissioners, the meeting was adjourned at 10:25am

ATTEST:

Walter Chuck, President

Ken Brown, Secretary/Treasurer



Memo

To: Port of Newport Commissioners
From: Stephen Larrabee, Director of Finance
Date: December 12, 2014

Financials:

November year to date financials are attached. Overall income is up and expenses are down, the positive trend continues.

A charge of \$171.25 for crane services was waived for our dredging contractor Natt McDougal. This cost would have been charged to the Port under our contract with McDougal.

Finance Operations:

The staff continues to work diligently on the South Beach Operations Manual and hopes to have it completed by the end of January.

Special Projects:

We received notification that we were awarded a grant from SDAO to redesign the office work space at the RV Park and will continue to work towards this. Staff has received two quotes to upgrade our computer technology and is awaiting a third one. The Finance team and facility managers have met with four vendors to discuss our security needs and have received one quote to date.

Insurance:

A demand letter has been sent to NOAA requesting that they pay the insurance costs currently owed under the lease agreement, \$239K, and that a supplemental lease be entered into to capture these costs in the rental rate. Interest will begin accruing on the owed funds once the letter is received and the Contracting Officer has 60 days to respond to this request.

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

	Nov 30, 14	Nov 30, 13	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Available Cash & Equivalents	1,063,351.93	516,811.18	546,540.75
Restricted Cash & Equivalents	511,240.65	574,465.42	-63,224.77
Total Checking/Savings	1,574,592.58	1,091,276.60	483,315.98
Accounts Receivable			
Accounts Receivable	455,234.31	83,719.28	371,515.03
Total Accounts Receivable	455,234.31	83,719.28	371,515.03
Other Current Assets			
Allow for Bad Debt - CM	-10,000.00	-10,000.00	0.00
Allow for Bad Debt - SB	-4,000.00	-4,000.00	0.00
AR Property Tax	10,334.60	8,054.60	2,280.00
Assets Held For Sale	5,609.93	0.00	5,609.93
Cash Clearing	2,824.52	0.00	2,824.52
Due from other Port Funds	85,544.10	107,606.59	-22,062.49
Prepaid Expenses	168,017.36	27,696.21	140,321.15
Undeposited Funds	24.69	0.00	24.69
Total Other Current Assets	258,355.20	129,357.40	128,997.80
Total Current Assets	2,288,182.09	1,304,353.28	983,828.81
Fixed Assets			
Capital Assets	88,045,452.17	89,128,397.64	-1,082,945.47
Total Fixed Assets	88,045,452.17	89,128,397.64	-1,082,945.47
TOTAL ASSETS	90,333,634.26	90,432,750.92	-99,116.66
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	68,493.98	32,273.74	36,220.24
Total Accounts Payable	68,493.98	32,273.74	36,220.24
Other Current Liabilities			
Accrued Interest Payable	90,347.00	90,347.00	0.00
Accrued Property Taxes	0.00	32,887.87	-32,887.87
Current Portion-Long Term Debt	177,258.39	177,258.39	0.00
Due to other Port Funds	302,717.67	0.00	302,717.67
Payroll Liability	32,226.26	30,393.00	1,833.26
Prepaid Moorage and Deposits	1,350.00	16,419.00	-15,069.00
Total Other Current Liabilities	603,899.32	347,305.26	256,594.06
Total Current Liabilities	672,393.30	379,579.00	292,814.30
Long Term Liabilities			
2013 FF&C Bond Premium	135,465.75	135,465.75	0.00
Long Term Debt	8,771,100.61	8,739,743.61	31,357.00
Total Long Term Liabilities	8,906,566.36	8,875,209.36	31,357.00
Total Liabilities	9,578,959.66	9,254,788.36	324,171.30
Equity			
Contributed Capital	7,130,788.00	7,130,788.00	0.00
Fund Balance	-6,459,438.45	-5,722,419.16	-737,019.29
Opening Balance Equity	79,446,413.75	79,446,413.75	0.00
Net Income	651,149.94	323,179.97	327,969.97
Total Equity	80,768,913.24	81,177,962.56	-409,049.32
TOTAL LIABILITIES & EQUITY	90,347,872.90	90,432,750.92	-84,878.02

**Port of Newport Operating Fund
 Profit & Loss Budget vs. Actual
 July through November 2014**

	<u>Jul - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Lease Revenues	258,079.41	569,438.00	-311,358.59
Shipping Terminal Revenues	4,774.48	10,000.00	-5,225.52
Hoist Dock & Services	210,015.50	385,500.00	-175,484.50
Moorage	546,615.73	1,135,000.00	-588,384.27
Launch Ramp & Trailer Storage	40,469.00	58,000.00	-17,531.00
Miscellaneous Revenue	12,374.94	32,600.00	-20,225.06
RV Parks	468,231.78	552,500.00	-84,268.22
Total Income	<u>1,540,560.84</u>	<u>2,743,038.00</u>	<u>-1,202,477.16</u>
Gross Profit	1,540,560.84	2,743,038.00	-1,202,477.16
Expense			
Personal Services	358,459.79	1,124,806.00	-766,346.21
Materials & Services	440,187.41	1,328,297.00	-888,109.59
Debt Services	170,664.43	578,205.00	-407,540.57
Total Expense	<u>969,311.63</u>	<u>3,031,308.00</u>	<u>-2,061,996.37</u>
Net Ordinary Income	571,249.21	-288,270.00	859,519.21
Other Income/Expense			
Other Income			
Property Tax Revenue	84,607.99	88,750.00	-4,142.01
Fund Transfers In	0.00	25,000.00	-25,000.00
Gain/(Loss) on Sale of Assets	100.00		
Grant & Loan Proceeds	897.00	17,200.00	-16,303.00
Interest Income	1,968.88	2,500.00	-531.12
Miscellaneous	3,766.90		
Sale of Assets	50.00		
Property & Dredge Sales	246.00	5,000.00	-4,754.00
Total Other Income	<u>91,636.77</u>	<u>138,450.00</u>	<u>-46,813.23</u>
Other Expense			
Breakin Replacement	11,736.04		
Total Other Expense	<u>11,736.04</u>		
Net Other Income	79,900.73	138,450.00	-58,549.27
Net Income	<u><u>651,149.94</u></u>	<u><u>-149,820.00</u></u>	<u><u>800,969.94</u></u>

8:43 AM
 12/12/14
 Accrual Basis

Port of Newport Operating Fund
Profit & Loss Budget vs. Actual - Admin
 July through November 2014

	<u>Jul - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Lease Revenues	251,628.56	569,438.00	-317,809.44
Hoist Dock & Services	1,574.40		
Moorage	491.00		
Miscellaneous Revenue	969.99		
Total Income	<u>254,663.95</u>	<u>569,438.00</u>	<u>-314,774.05</u>
Gross Profit	254,663.95	569,438.00	-314,774.05
Expense			
Personal Services	128,341.44	484,982.00	-356,640.56
Materials & Services	101,859.22	377,337.00	-275,477.78
Debt Services	4,463.00	16,912.00	-12,449.00
Total Expense	<u>234,663.66</u>	<u>879,231.00</u>	<u>-644,567.34</u>
Net Ordinary Income	20,000.29	-309,793.00	329,793.29
Other Income/Expense			
Other Income			
Property Tax Revenue	84,607.99	88,750.00	-4,142.01
Fund Transfers In	0.00	25,000.00	-25,000.00
Gain/(Loss) on Sale of Assets	100.00		
Grant & Loan Proceeds	1,800.00	16,500.00	-14,700.00
Interest Income	1,968.88	2,500.00	-531.12
Miscellaneous	3,736.90		
Sale of Assets	50.00		
Total Other Income	<u>92,263.77</u>	<u>132,750.00</u>	<u>-40,486.23</u>
Net Other Income	92,263.77	132,750.00	-40,486.23
Net Income	<u><u>112,264.06</u></u>	<u><u>-177,043.00</u></u>	<u><u>289,307.06</u></u>

4:14 PM
12/11/14
Accrual Basis

Port of Newport Operating Fund
Profit & Loss Budget vs. Actual - NIT
July through November 2014

	<u>Jul - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Lease Revenues	6,450.85		
Shipping Terminal Revenues	4,768.36	7,500.00	-2,731.64
Hoist Dock & Services	78,508.55	139,500.00	-60,991.45
Moorage	39,079.60	60,000.00	-20,920.40
Miscellaneous Revenue	1,958.07		
Total Income	<u>130,765.43</u>	<u>207,000.00</u>	<u>-76,234.57</u>
Gross Profit	130,765.43	207,000.00	-76,234.57
Expense			
Personal Services	22,200.16	59,810.00	-37,609.84
Materials & Services	39,196.43	99,262.00	-60,065.57
Debt Services	99,890.47	449,005.00	-349,114.53
Total Expense	<u>161,287.06</u>	<u>608,077.00</u>	<u>-446,789.94</u>
Net Ordinary Income	<u>-30,521.63</u>	<u>-401,077.00</u>	<u>370,555.37</u>
Net Income	<u><u>-30,521.63</u></u>	<u><u>-401,077.00</u></u>	<u><u>370,555.37</u></u>

4:08 PM
 12/11/14
 Accrual Basis

Port of Newport Operating Fund
Profit & Loss Budget vs. Actual - SB
 July through November 2014

	<u>Jul - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Hoist Dock & Services	3,788.00	9,500.00	-5,712.00
Moorage	301,495.28	675,000.00	-373,504.72
Launch Ramp & Trailer Storage	40,239.00	58,000.00	-17,761.00
Miscellaneous Revenue	7,230.06	28,600.00	-21,369.94
RV Parks	468,231.78	552,500.00	-84,268.22
Total Income	<u>820,984.12</u>	<u>1,323,600.00</u>	<u>-502,615.88</u>
Gross Profit	820,984.12	1,323,600.00	-502,615.88
Expense			
Personal Services	112,412.37	308,951.00	-196,538.63
Materials & Services	205,984.71	550,714.00	-344,729.29
Debt Services	63,412.71	105,332.00	-41,919.29
Total Expense	<u>381,809.79</u>	<u>964,997.00</u>	<u>-583,187.21</u>
Net Ordinary Income	439,174.33	358,603.00	80,571.33
Other Income/Expense			
Other Income			
Grant & Loan Proceeds	-903.00	700.00	-1,603.00
Property & Dredge Sales	246.00	5,000.00	-4,754.00
Total Other Income	<u>-657.00</u>	<u>5,700.00</u>	<u>-6,357.00</u>
Other Expense			
Breakin Replacement	2,855.17		
Total Other Expense	<u>2,855.17</u>		
Net Other Income	<u>-3,512.17</u>	<u>5,700.00</u>	<u>-9,212.17</u>
Net Income	<u><u>435,662.16</u></u>	<u><u>364,303.00</u></u>	<u><u>71,359.16</u></u>

4:12 PM
 12/11/14
 Accrual Basis

**Port of Newport Operating Fund
 Profit & Loss Budget vs. Actual - CM
 July through November 2014**

	<u>Jul - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Shipping Terminal Revenues	6.12	2,500.00	-2,493.88
Hoist Dock & Services	123,846.95	236,500.00	-112,653.05
Moorage	205,549.85	400,000.00	-194,450.15
Launch Ramp & Trailer Storage	230.00		
Miscellaneous Revenue	2,269.21	4,000.00	-1,730.79
Total Income	<u>331,902.13</u>	<u>643,000.00</u>	<u>-311,097.87</u>
Gross Profit	331,902.13	643,000.00	-311,097.87
Expense			
Personal Services	95,505.82	271,063.00	-175,557.18
Materials & Services	93,503.55	300,984.00	-207,480.45
Debt Services	2,898.25	6,956.00	-4,057.75
Total Expense	<u>191,907.62</u>	<u>579,003.00</u>	<u>-387,095.38</u>
Net Ordinary Income	139,994.51	63,997.00	75,997.51
Other Income/Expense			
Other Income			
Miscellaneous	30.00		
Total Other Income	<u>30.00</u>		
Net Other Income	30.00		
Net Income	<u><u>140,024.51</u></u>	<u><u>63,997.00</u></u>	<u><u>76,027.51</u></u>

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

	<u>Nov 30, 14</u>	<u>Nov 30, 13</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Cash & Equivalents	5,072,426.12	5,141,999.35	-69,573.23
Total Checking/Savings	<u>5,072,426.12</u>	<u>5,141,999.35</u>	<u>-69,573.23</u>
Other Current Assets			
Prepaid Expenses	12,030.67	16,065.38	-4,034.71
Bond Costs (net amortization)	587,640.00	587,640.00	0.00
Total Other Current Assets	<u>599,670.67</u>	<u>603,705.38</u>	<u>-4,034.71</u>
Total Current Assets	<u>5,672,096.79</u>	<u>5,745,704.73</u>	<u>-73,607.94</u>
TOTAL ASSETS	<u><u>5,672,096.79</u></u>	<u><u>5,745,704.73</u></u>	<u><u>-73,607.94</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	13,011.07	9,535.25	3,475.82
Total Accounts Payable	<u>13,011.07</u>	<u>9,535.25</u>	<u>3,475.82</u>
Other Current Liabilities			
Vacation Payable	577.00	290.00	287.00
Current Portion-Long-Term Debt	790,000.00	790,000.00	0.00
Accrued Interest Payable	509,285.00	509,285.00	0.00
Total Other Current Liabilities	<u>1,299,862.00</u>	<u>1,299,575.00</u>	<u>287.00</u>
Total Current Liabilities	<u>1,312,873.07</u>	<u>1,309,110.25</u>	<u>3,762.82</u>
Long Term Liabilities			
Long-Term Debt	22,343,121.00	22,343,121.00	0.00
Total Long Term Liabilities	<u>22,343,121.00</u>	<u>22,343,121.00</u>	<u>0.00</u>
Total Liabilities	<u>23,655,994.07</u>	<u>23,652,231.25</u>	<u>3,762.82</u>
Equity			
Opening Balance Equity	-17,956,077.71	-17,956,077.71	0.00
Unrestricted Net Assets	503,898.28	781,075.07	-277,176.79
Net Income	-531,717.85	-731,523.88	199,806.03
Total Equity	<u>-17,983,897.28</u>	<u>-17,906,526.52</u>	<u>-77,370.76</u>
TOTAL LIABILITIES & EQUITY	<u><u>5,672,096.79</u></u>	<u><u>5,745,704.73</u></u>	<u><u>-73,607.94</u></u>

8:56 AM

12/12/14

Accrual Basis

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

	<u>Jul - Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Lease Income	1,059,358.17	2,538,000.00	-1,478,641.83
Interest Income	4,163.10	10,000.00	-5,836.90
Total Income	<u>1,063,521.27</u>	<u>2,548,000.00</u>	<u>-1,484,478.73</u>
Expense			
Personal Services	41,444.81	106,975.00	-65,530.19
Materials & Service	127,381.64	382,387.00	-255,005.36
Debt Service	1,414,291.88	2,001,500.00	-587,208.12
Total Expense	<u>1,583,118.33</u>	<u>2,490,862.00</u>	<u>-907,743.67</u>
Net Ordinary Income	-519,597.06	57,138.00	-576,735.06
Other Income/Expense			
Other Expense			
Capital Outlay	12,120.79		
Fund Transfers Out	0.00	150,000.00	-150,000.00
Contingency	0.00	100,000.00	-100,000.00
Total Other Expense	<u>12,120.79</u>	<u>250,000.00</u>	<u>-237,879.21</u>
Net Other Income	<u>-12,120.79</u>	<u>-250,000.00</u>	<u>237,879.21</u>
Net Income	<u><u>-531,717.85</u></u>	<u><u>-192,862.00</u></u>	<u><u>-338,855.85</u></u>

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

	<u>Nov 30, 14</u>	<u>Nov 30, 13</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Umpqua Bank - Money Market	166,644.21	290,214.07	-123,569.86
Total Checking/Savings	<u>166,644.21</u>	<u>290,214.07</u>	<u>-123,569.86</u>
Total Current Assets	<u>166,644.21</u>	<u>290,214.07</u>	<u>-123,569.86</u>
TOTAL ASSETS	<u><u>166,644.21</u></u>	<u><u>290,214.07</u></u>	<u><u>-123,569.86</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	86,530.60	100,410.33	-13,879.73
Total Accounts Payable	<u>86,530.60</u>	<u>100,410.33</u>	<u>-13,879.73</u>
Total Current Liabilities	<u>86,530.60</u>	<u>100,410.33</u>	<u>-13,879.73</u>
Total Liabilities	86,530.60	100,410.33	-13,879.73
Equity			
Fund Balance	166,595.95	96,288.94	70,307.01
Net Income	<u>-86,482.34</u>	<u>93,514.80</u>	<u>-179,997.14</u>
Total Equity	<u>80,113.61</u>	<u>189,803.74</u>	<u>-109,690.13</u>
TOTAL LIABILITIES & EQUITY	<u><u>166,644.21</u></u>	<u><u>290,214.07</u></u>	<u><u>-123,569.86</u></u>

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

	<u>Nov 30, 14</u>	<u>Nov 30, 13</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Construction Fund Bank Accts	629,259.96	971,227.74	-341,967.78
Total Checking/Savings	<u>629,259.96</u>	<u>971,227.74</u>	<u>-341,967.78</u>
Total Current Assets	<u>629,259.96</u>	<u>971,227.74</u>	<u>-341,967.78</u>
TOTAL ASSETS	<u><u>629,259.96</u></u>	<u><u>971,227.74</u></u>	<u><u>-341,967.78</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
A/P - Construction	93,682.39	9,832.50	83,849.89
Total Accounts Payable	<u>93,682.39</u>	<u>9,832.50</u>	<u>83,849.89</u>
Other Current Liabilities			
Due To Other funds	1,800.00	1,800.00	0.00
Total Other Current Liabilities	<u>1,800.00</u>	<u>1,800.00</u>	<u>0.00</u>
Total Current Liabilities	<u>95,482.39</u>	<u>11,632.50</u>	<u>83,849.89</u>
Total Liabilities	95,482.39	11,632.50	83,849.89
Equity			
Fund Balance	750,803.54	1,212,169.60	-461,366.06
Net Income	-217,025.97	-252,574.36	35,548.39
Total Equity	<u>533,777.57</u>	<u>959,595.24</u>	<u>-425,817.67</u>
TOTAL LIABILITIES & EQUITY	<u><u>629,259.96</u></u>	<u><u>971,227.74</u></u>	<u><u>-341,967.78</u></u>

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

	Nov 30, 14	Nov 30, 13	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Gen Obligation Bond MM-OCB	836,045.10	588,545.20	247,499.90
Total Checking/Savings	836,045.10	588,545.20	247,499.90
Accounts Receivable			
Due from General Operating Fund	37,361.62	0.00	37,361.62
Total Accounts Receivable	37,361.62	0.00	37,361.62
Other Current Assets			
Property Tax Receivable	76,845.12	67,552.12	9,293.00
Total Other Current Assets	76,845.12	67,552.12	9,293.00
Total Current Assets	950,251.84	656,097.32	294,154.52
Other Assets			
Bond Issue costs, net of amort.	282,476.00	282,476.00	0.00
Total Other Assets	282,476.00	282,476.00	0.00
TOTAL ASSETS	1,232,727.84	938,573.32	294,154.52
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Bonds Payable - Current	275,000.00	275,000.00	0.00
Total Other Current Liabilities	275,000.00	275,000.00	0.00
Total Current Liabilities	275,000.00	275,000.00	0.00
Long Term Liabilities			
2007 Series Bonds	4,311,895.00	4,311,895.00	0.00
2008 Series Bonds	4,414,904.00	4,414,904.00	0.00
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	14,269,630.00	14,269,630.00	0.00
Equity			
Bonded Debt Fund Balance	1,108,548.00	1,108,548.00	0.00
Retained Earnings	181,266.05	126,399.84	54,866.21
Opening Balance Equity	-15,156,375.83	-15,156,375.83	0.00
Net Income	829,659.62	590,371.31	239,288.31
Total Equity	-13,036,902.16	-13,331,056.68	294,154.52
TOTAL LIABILITIES & EQUITY	1,232,727.84	938,573.32	294,154.52

Port of Newport

Operating Fund

November 19, 2014 to December 8, 2014

Date	Num	Name	Memo	Amount
11/19/14	36220	Central Lincoln PUD	Electric Annex 61	151.32
11/19/14	36221	City of Newport	Room Tax	3,187.30
11/19/14	36222	FarWest Steel Corporation	Flat Bar for Fender Piles	241.53
11/19/14	36223	Aflac World Wide Headquarters	Aflac	63.70
12/2/14	36224	Aflac World Wide Headquarters	Aflac	31.85
12/2/14	36225	Allegiance Benefit Plan Mgmt	Health Reimbursement	266.78
12/2/14	36226	Appliance Service Station	Replace Belt Dryer #2	115.00
12/2/14	36227	Cardinal Services, Inc.	Temporary Office Assistance	3,668.60
12/2/14	36228	Carrot-Top Industries, Inc.	US and Oregon Flags	478.55
12/2/14	36229	CenturyLink - Business Service	Telephone	21.44
12/2/14	36230	Coastal Paper & Supply, Inc.	Paper Products	1,977.13
12/2/14	36231	Coastal Refrigeration	Repair Walk In Freezer low pressure switch, I	365.30
12/2/14	36232	Craig's Refrigeration	Custom's Heater Unit Repair	984.00
12/2/14	36233	Direct TV	Cable SB RV Park	492.39
12/2/14	36234	EDGE Analytical Laboratories	Storm water Testing IT	330.00
12/2/14	36235	Fred Meyer Customer Charges	Water and Heaters for Customs Office	128.43
12/2/14	36236	G & K Floors	Janitorial Services SB and Customs Trailer	2,000.00
12/2/14	36237	Great America Financial Services	Copier Lease	139.60
12/2/14	36238	NW Natural	SB Gas	236.48
12/2/14	36239	Oregon Coast Technology Inc	Copier-Printer Port Office	67.03
12/2/14	36240	Pioneer Printing, Inc.	Tide Books and Water Proof Paper	873.20
12/2/14	36241	Pioneer Telephone Cooperative	Telephone	227.51
12/2/14	36242	Suburban Propane	Fill Propane	374.60
12/2/14	36243	U.G. Cash & Carry	Cleaning Supplies	1,387.50
12/2/14	36244	Verizon Wireless	Port cell phones	334.83
12/2/14	36245	Allegiance Benefit Plan Mgmt	Insurance Withholding	457.25
12/2/14	36246	Petty Cash	Misc Purchases	152.82
12/3/14	36247	Barrelhead	Hardware	120.43
12/3/14	36248	City of Newport	Water and Sewer	3,841.00
12/3/14	36249	Englund Marine Supply Co, Inc	Rope	85.30
12/3/14	36250	Power Motors	Diagnose and Replace Defroster Motor	686.74
12/3/14	36251	T & L Chemical Toilet Service	Chemical Toilets Bay front	436.00
12/3/14	36252	Voya (State of Oregon Plan)	Monthly Employee Contribution to Deferred C	100.00
12/3/14	36253	Xerox Corporation	Copier Rental and Print Charge SB	98.08
12/3/14	36254	City of Newport	Water and Sewer	4,749.15
12/3/14	36255	Special Districts Insurance Service	Health Insurance	18,965.94
TOTAL				47,836.78

Port of Newport

NOAA Fund

November 19, 2014 to December 8, 2014

Date	Num	Name	Memo	Amount
11/19/14	12545	Interstate Battery System	SLA1143, SLA1075 Batteries	400.00
12/2/14	12546	G & K Floors	Janitorial Services	450.00
12/2/14	12547	IconiPro	Monitoring	75.00
12/2/14	12548	Pioneer Telephone Cooperative	bus-159375	242.30
12/2/14	12549	Verizon Wireless	Phone charges	61.63
12/2/14	12550	Williams Scotsman Inc	Rent Mobile Office	291.04
12/3/14	12551	Pacific Habitat Services, Inc.	Eel Grass Monitoring Report	10,205.26
12/3/14	12552	T & L Chemical Toilet Service	Holding Tank Rental	35.00
12/3/14	12553	S.D.A.O. - Special Districts Assoc. of OR	Health Insurance	1,297.34
TOTAL				13,057.57

Port of Newport

Construction Fund

November 19, 2014 to December 8, 2014

Date	Num	Name	Memo	Amount
12/3/14	11769	Daily Journal of Commerce	Invitation to Bid Admin Project	262.70
12/3/14	11770	GRI	Hatfield Road Culvert Replacement	7,344.15
12/3/14	11771	Pacific Habitat Services, Inc	Wetland Consulting Services for Terminal	572.00
12/3/14	11772	GRI	Engineering Services Admin Bldg	7,512.04
TOTAL				15,690.89



Cascades West
Area Commission on Transportation
1400 Queen Ave. SE , Suite 205A, Albany, OR 97322
(541)924-8430 • FAX (541)967-4651

DATE: December 1, 2014

TO: Mayors
County Commission, Chairs
Port District, Chairs
Confederated Tribes of Siletz Indians, Chair

FROM: Doug Hunt, CWACT Chair

RE: Nomination of members to the Cascades West Area Commission on Transportation

I have attached a sheet that has the names of all representatives and their alternates on the Cascades West Area Commission on Transportation (CWACT) and the date that their terms expire. The term of 28 members will expire on December 31, 2014. Please review the list to see when the term of the representatives from your jurisdiction expires. If their term expires, I request that you re-nominate the current representatives or nominate new representatives. We would like to have a full membership as soon as possible so please submit your nominations by mid January.

Also, in reference to the terms which will expire on December 31, 2015, if your jurisdiction's CWACT representative and/or alternate has left office, if you wish to make a change or if you wish to designate an alternate (for agencies that currently do not have an alternate), please forward your nomination. The nomination form is attached.

The primary representative for each jurisdiction must be an elected official. Alternates do not have to be elected officials. It is important to nominate people that will make a commitment to attend the meetings.

The CWACT is also a standing committee of the Oregon Cascades West Council of Governments and the OCWCOG Board will formally appoint your nominees as members of the CWACT.

If you have any questions about the CWACT, please contact Mark Volmert at 541-924-8430.

Attachment

cc: City/County Managers and Administrators
CWACT representatives



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

MEMBERSHIP LIAISONS

As of September 23, 2014

Cascade West Council of Governments* - must be elected

Walter Chuck

Cascade West Economic Development District* -

Kevin Greenwood

Cascade West Economic Development District* -

Kevin Greenwood

Cascade West Area Commission on Transportation* - alternate may be staff

JoAnn Barton

David Jincks (alt)

Oregon Coastal Zone Management Association

(OCZMA)*# -- alternate may be staff

Walter Chuck

Pacific Northwest Waterways Association (PNWA)*

Kevin Greenwood

Mid Coast Watershed Council

Walter Chuck

Oregon Public Ports Authority (OPPA)*=

Kevin Greenwood

Economic Development Alliance of Lincoln County

(EDALC)* Kevin Greenwood

Special Districts Association of Oregon (SDAO)*

Kevin Greenwood

Yaquina Bay Economic Foundation (YBEF)*

Kevin Greenwood

Ken Brown

Yaquina Bay Ocean Observing Initiative (YBOOI)*

JoAnn Barton

Kevin Greenwood

North America Ocean Observing (NANOOS)*

Kevin Greenwood

Coastal Marine Experiment Station (COMBS)*

Dean Fleck

Pacific Coast Congress of Harbormasters and Port Managers (PCCHPM)+

Kevin Greenwood

Jim Durkee

Kevin Bryant

Chris Urbach

Fishermen Involved in Natural Energy for Tillamook County (FINE)~

Walter Chuck

Newport Chamber of Commerce (NCOC)*

Kevin Greenwood (GM is permanent member of Exec. Board)

Northwest National Marine Renewable Energy Center Advisory Committee (NNMREC)&

Walter Chuck

Department of Geology and Mineral Industries Marine Advisory Committee (DOGAMI)&

Walter Chuck

Oregon Department of Fish and Wildlife Sportfish Advisory Committee (ODFW)&

Walter Chuck, Dean Fleck

Ocean Policy Advisory Council (OPAC)&

Walter Chuck

*paid/mandated membership

#must be elected commissioner

~community organization (no port vote or membership)

+paid professional organization

&personal or non-port related board membership

*=Paid via SDAO membership

Serving the Maritime & Recreational Communities

Newport International Terminal (541) 265-9651

Newport Marina at South Beach (541) 867-3321

CWACT Members with Terms Expiring 12/31/2015

Last Name	First Name	Representing	Category	Term Expires
Modrell	Linda	Benton County	Primary	12/31/2015
Dixon	Jay	Benton County	Alternate	12/31/2015
Olsen	Dick	City of Albany	Primary	12/31/2015
Irish	Ron	City of Albany	Alternate	12/31/2015
Sorte	Bruce	City of Corvallis	Primary	12/31/2015
Steckel	Mary	City of Corvallis	Alternate	12/31/2015
Shiple	Donald	City of Harrisburg	Primary	12/31/2015
Latta	Brian	City of Harrisburg	Alternate	12/31/2015
Lane	Darrin	City of Millersburg	Primary	12/31/2015
Cowan	Scott	City of Millersburg	Alternate	12/31/2015
Canter	Paul	City of Monroe	Primary	12/31/2015
Minard	Jim	City of Monroe	Alternate	12/31/2015
Sawyer	Dean	City of Newport	Primary	12/31/2015
Busby	Ralph	City of Newport	Alternate	12/31/2015
Dunaway	Jack	City of Toledo	Primary	12/31/2015
TBD		City of Toledo	Alternate	12/31/2015
Button	David	City of Siletz	Primary	12/31/2015
Eshleman	Dave	City of Siletz	Alternate	12/31/2015
Kentta	Robert	Conf. Tribes of Siletz Indians	Primary	12/31/2015
Barlow-Lind	Pam	Conf. Tribes of Siletz Indians	Alternate	12/31/2015
Nyquist	Roger	Linn County	Primary	12/31/2015
Lindsey	John	Linn County	Alternate	12/31/2015
Friedt	Stephan	Benton County – Private Sector	Primary	12/31/2015
Johnston	Doris	Linn County – Private Sector	Primary	12/31/2015
Steele	Janet	Linn County – Private Sector	Primary	12/31/2015

CWACT Members with Terms Expiring 12/31/2014

Last Name	First Name	Representing	Category	Term Expires
Chuck	Walter	Port of Newport	Primary	12/31/2014
Jincks	David	Port of Newport	Alternate	12/31/2014
Currier	Bill	City of Adair Village	Primary	12/31/2014
Foster	Drew	City of Adair Village	Alternate	12/31/2014
Kriz	Michael	Port of Toledo	Primary	12/31/2014
Shoemake	Bud	Port of Toledo	Alternate	12/31/2014
Hunt	Doug	Lincoln County	Primary	12/31/2014
Thompson	Terry	Lincoln County	Alternate	12/31/2014
Dimmick	Lynne	City of Yachats	Primary	12/31/2014
Scott	Dustin	City of Waterloo	Primary	12/31/2014
Brown	Linda	City of Waldport	Primary	12/31/2014
Cutter	Dann	City of Waldport	Alternate	12/31/2014
McLennan	Seaton	City of Tangent	Primary	12/31/2014
Wagner	Jim	City of Tangent	Alternate	12/31/2014
Gourley	Jim	City of Sweet Home	Primary	12/31/2014
McKee	Scott	City of Sweet Home	Alternate	12/31/2014
Wilson	Earl	City of Scio	Primary	12/31/2014
Sloan	Rocky	City of Philomath	Primary	12/31/2014
Ryan	Wes	City of Lincoln City	Primary	12/31/2014
Anderson	Dick	City of Lincoln City	Alternate	12/31/2014
Elliott	Bob	City of Lebanon	Primary	12/31/2014
Emmons	Rob	City of Lebanon	Alternate	12/31/2014
Doerfler	Wade	City of Halsey	Primary	12/31/2014
Tharp	J.R.	City of Halsey	Alternate	12/31/2014
Gambino	Robert	City of Depoe Bay	Primary	12/31/2014
Berry	Brent	City of Depoe Bay	Alternate	12/31/2014
Gray	Cody	Lincoln County – Private Sector	Primary	12/31/2014
Bain	Bill	Lincoln County – Private Sector	Primary	12/31/2014

Subject: Appointments to Cascades West Area Commission on Transportation

From: Walter Chuck
Sent: Monday, December 08, 2014 10:49 AM
To: Kevin Greenwood
Subject: FW: Appointments to Cascades West Area Commission on Transportation

Kevin,

Can we put membership for CWACTION on the 12/16 PON Commission Meeting?

Thanks,

Walter

From: Mark Volmert [MVolmert@ocwcog.org]
Sent: Monday, December 01, 2014 12:54 PM
Subject: Appointments to Cascades West Area Commission on Transportation

To: **CWACTION Members and Alternates**
City/County Managers, Administrators and Recorders

With the end of the calendar year approaching it is time to appoint members to the Cascades West Area Commission on Transportation. With two year appointments, the terms of about one-half of the current members will expire at the end of the month.

As in prior years, a hard copy of the attached letter requesting nominations has been sent in the U.S. Mail to each agency.

If the terms of the representatives from your agency expire on December 31, 2014 your agency will need to re-nominate the current representative and alternate or nominate a new representative and/or alternate.

If the terms of the representatives from your agency will expire on December 31, 2015 your agency does not need to do anything unless a representative has left office, your agency wishes to make a change or if your agency wishes to designate an alternate (for agencies that currently do not have an alternate).

Nominations are requested by mid January.

Please let me know if you have any questions.

Mark Volmert
Transportation Planner
Oregon Cascades West Council of Governments/
Cascades West Area Commission on Transportation
(541) 924-843

2015 Nomination Form
Cascades West Area Commission on Transportation

The following individuals have been nominated to represent
(City/County/Port/Tribe)_____ on the Cascades West Area
Commission on Transportation. The nominations were made during a legally convened public
meeting of the (City Council/Commission/Tribal Council)
_____ on (date)_____.

The nomination for the **primary** representative (must be elected official) to the CWACT is
(name and title) _____.

The nomination for **alternate** representative to the CWACT is (name and title)
_____.

Signed: _____

Date: _____

Title: _____

Please include the following information:

Primary Representative

Name: _____

Address: _____

Phone: _____ FAX: _____

E-mail: _____

Alternate Representative

Name: _____

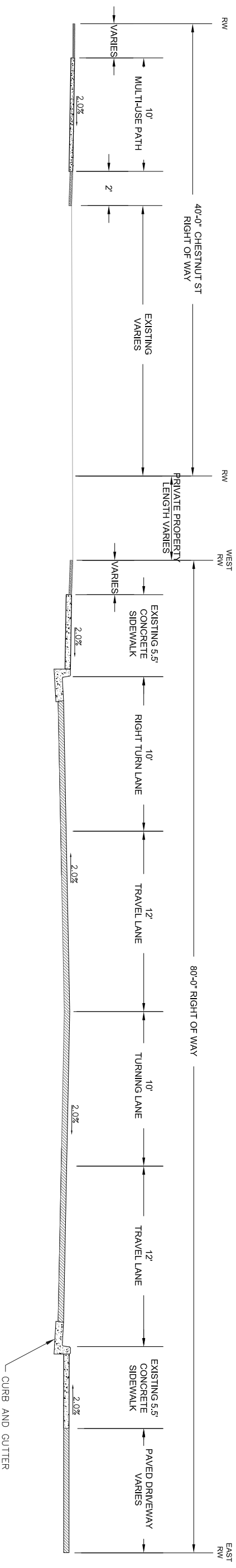
Address: _____

Phone: _____ FAX: _____

E-mail: _____

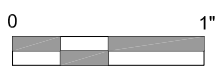
Please return this form by mid
January 2015 to:

Mark Volmert
Cascades West COG
1400 Queen Ave. SE, Suite 205A
Albany, OR 97322
Fax 541-967-4651
mvolmert@ocwcog.org



1
2.A

SE Ferry Slip Road - SECTION
NOT TO SCALE



DRAWN BY: CL
DATE: OCT. 30 - 2014

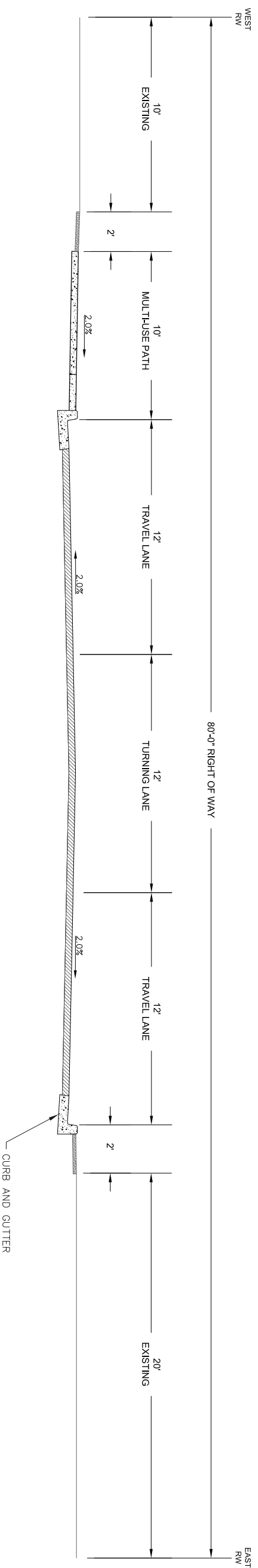
Ferry Slip Road Improvements

ROAD CROSS-SECTIONS

CITY OF NEWPORT
LINCOLN COUNTY, OREGON



FIGURE
1-2.A



2
2A

SE Ferry Slip Road No On-Street Parking - SECTION
NOT TO SCALE



DRAWN BY: CL
DATE: OCT. 30 - 2014

Ferry Slip Road Improvements

ROAD CROSS-SECTIONS

CITY OF NEWPORT
LINCOLN COUNTY, OREGON



**PORT OF NEWPORT
RESOLUTION NO. 2014-___**

**RESOLUTION ADOPTING A PROCESS FOR THE ANNUAL PERFORMANCE EVALUATION OF THE
GENERAL MANAGER**

WHEREAS, the General Manager's employment agreement, the Commission By-laws; and the Port of Newport's Personnel Manual requires that the General Manager receive an annual performance evaluation; and

WHEREAS, the General Manager and Port Commission conducted a six-month performance evaluation at the July 22nd regular commission meeting; and

WHEREAS, the Port Commission shall conduct subsequent evaluation processes for the General Manager annually, the process of which is substantially more public than with other Port employees;

WHEREAS, the Commission wishes to codify the process related to evaluating the General Manager through Resolution; NOW THEREFORE,

THE PORT OF NEWPORT BOARD OF COMMISSIONERS RESOLVES AS FOLLOWS:

Section 1. The Board of Commissioners shall conduct an annual review and evaluation of the General Manager's work performance by the end of February. The results of such evaluation shall commend areas of good performance, point out areas for improvement, review and establish work-related goals and objectives. Any adjustment to the General Manager's salary and/or benefits will be determined by the Board at the end this evaluation. This process will allow for open discussion and clear direction for reviewing and establishing a work plan. The Manager will determine whether the evaluation process will be done in open or executive session and must be present during any discussion by a quorum of the Commission. (ORS 192.660(2)(i))

Section 2. Timeline.

A. No later than three weeks before the regular January board meeting, staff will distribute a blank evaluation form to each of the commissioners and a copy of the General Manager's self-evaluation.

B. Commissioners will review the evaluation factors. Tentative rankings and comments should be made on the provided forms and submitted to the Commission President or designee one week in advance of the regular January commission meeting. Copies of the individual forms will be compiled for the full Commission's review. Commissioners are also encouraged to develop thoughts, concerns, issues and potential goals for consideration with the General Manager.

C. At the regular January board meeting, the Commissioners will have an open discussion with the Manager on the factors being evaluated, achievements, goals, and any other pertinent issues. It is the Manager's decision to determine whether this discussion is conducted during the regular board meeting or in executive session.

D. After the discussion, the Manager will keep copies of the individual evaluation sheets and personal notes and develop a work plan including goals and a summary of the Board's evaluation. This Summary Report will be distributed to the Commissioners in their regular February board meeting packet. Commissioners are encouraged to contact the General Manager prior to the meeting to suggest any adjustments in advance.

E. Commissioners will review the Summary Report with the General Manager to give further direction and clarification on the rankings, goals and objectives. Any discussion regarding adjustments to the Manager's salary and/or benefits would take place at this time. The

Manager will determine whether this discussion is conducted during the regular board meeting or in executive session.

F. Once the **Commission** reaches a consensus on the amended Summary Report, the Board President – during New Business – shall read (a) the summarized ratings, (b) list of goals and objectives for the following year and (c) any salary/benefit adjustment. The President will solicit a motion to accept the findings in the Manager’s Evaluation Summary Report to be approved by the Board. The Summary Report will be signed by the President and Manager upon approval of the Board. The original evaluation forms and signed Summary Report will be placed in the Manager’s personnel file.

Section 3. Process. The purpose of the employee performance evaluation and summary report is to increase communication between the Board of Commissioners and the General Manager concerning his/her performance in the accomplishment of the assigned duties and responsibilities, and the establishment of specific work-related goals and objectives.

Section 4. Instructions.

A. Commissioners are instructed to review the General Manager’s work performance for the entire period; to refrain from basing judgment on recent events or isolated incidents only; to disregard general impressions of the General Manager and concentrate on one factor at a time.

B. Commissioners shall evaluate the General Manager on the basis of standards expected to be met for the job to which assigned considering the length of time in the job. Commissioners shall check the number, which most accurately reflects the level of performance for the factor appraised using the rating scale described below. If a Commissioner did not have an opportunity to observe a factor during this evaluation period, indicate so in the “N/O” column next to the factor.

C. Written comments tend to be more valuable than rankings. Commissioners are encouraged to write additional comments and concerns as a separate attachment.

Section 5. Evaluation Form.

**General Manager
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, <u>opportunities</u> 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. (Plan)(Goal)(Strategy)

This Performance Evaluation Survey was completed by:

(Name of Commissioner)

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS this 16th day of December, 2014.

Walter Chuck, President

ATTEST:

Ken Brown, Secretary/Treasurer

Port of Newport Commissioner Meeting

December 16, 2013

Monthly Summary Update

(Since the last Commissioners Meeting)

A. NMC work this month, (No Photographs)

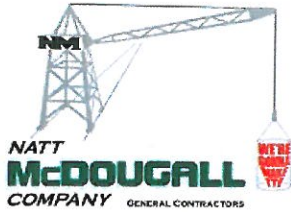
- 1. Additional dredging at the Cargo Dock and the removal of the existing RO-RO Dock piles to a minimum depth of -35 feet**
 - NMC started dredging of the siltstone in the designated area at the beginning of this month
 - Work began at the west end of the area and has progressed to the east.
 - Discovered another steel piling at the west end of the cargo dock, we've exposed and will remove with divers at the same time we do the Ro Ro dock piles.
 - This activity was due to finish at the end of last week. However, due to working with the tide levels to get to the depth necessary it will require next week to finish.
- 2. Provide Rip Rap armoring over a portion of area below the RO- RO Dock**
 - This activity was thought to be under the section of the East dock at the GAP, but it is actually at the west end of the area being dredged to -35 feet.
 - This task will be completed next week after the dredging has been completed.
- 3. Eel Grass Dredging required to the west of the NOAA site**
 - Mobilization started Thursday 12/11 for the Eel Grass dredging at the NOAA site
 - This activity will start be started by Tuesday 12/16. It was not scheduled to start until after the first of the year, but is being subcontracted and is able start sooner.
- 4. The mitigation dredging of the existing dike to the east of Hatfield Road**
 - Work will start on the removal of the existing dike following the deeper dredging at the Terminal.

(NO NEW AMENDMENTS IS BEING SUBMITTED AT TONIGHTS COMMISSION MEETING)

B. Amendment No. 32 is expected and will be for:

- The installation of the Hatfield Marine Science Center Road Culvert.
- This work is schedule to start with the ordering of materials upon execution of this Amendment.
- Action will be requested at a special meeting of the Port Commission Meeting approve, and allow the Port General Manager to executed Amendment No 32.

Frank Berg



Port of Newport International Terminal Renovation
Natt McDougall Company CM/GC
GMP AMENDMENT NO. 32
HATFIELD MARINE SCIENCE CENTER ROAD CULVERT REPLACEMENT
WORK SUMMARY

SCOPE OF WORK:

- See Remarks

SCHEDULE OF WORK:

- 1- Work to begin upon approval and completed by 04/30/2015.

REMARKS:

1 - Includes costs associated with furnishing and installing the Hatfield Marine Science Center Road Culvert Replacement as shown on the Peterson Structural Engineers drawings dated 11/26/14. NMC has included installation and removal of a temporary bridge in order to maintain access to the Oregon Coast Aquarium. Any special inspection requirements will be coordinated by NMC with any and all costs paid for by the Port.

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. 32
 HATFIELD MARINE SCIENCE CENTER ROAD CULVERT REPLACEMENT
 COST SUMMARY

(1) GMP Amendment No. 32,	Total Estimated Costs.....	\$436,426.00
(2) GMP Amendment No. 32,	GL Insurance @ 0.002653.....	\$1,157.84
(3) GMP Amendment No. 32,	Subtotal, (5) + (6).....	\$437,583.84
(4) GMP Amendment No. 32,	Fee @ 10%.....	\$43,758.38
(5) GMP Amendment No. 32,	Subtotal, (7) + (8).....	\$481,342.22
(6) GMP Amendment No. 32,	Contingency.....	\$20,000.00
(7) GMP Amendment No. 32,	Subtotal, (9) + (10).....	\$501,342.22

AMENDMENT SUMMARY

(1) Previous Authorized Amendments, # 1 Thru # 31B.....	\$26,566,958.04
(3) Value of GMP Amendment No. 32.....	\$501,342.22
(4) Total GMP Committed to Date Through This Amendment No. 31B.....	\$27,068,300.26
(5) 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, 31B, applied to budget.....	(\$6,014,425.21)
(6) Net savings recognized this Amendment.....	\$0.00
(7) Net committed GMP through Amendment 32.....	\$21,053,875.05

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

_____ Title _____
 Date _____

OWNER: Port of Newport

Signature of Port's Authorized Representative

_____ Title _____
 Date _____

Attachment: Cost Estimate
 Attachment:



Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Perm Labor	Constr Material	Equip Matl/Exp	Sub-Ment Contract	Total
BID ITEM = 100									
Description = MOBILIZATION			Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
100	Mobilize to Site		Quan:	10.00 LD	Hrs/Shft:	8.00	WC: NONE		
<u>NEWMOB</u>	Newport Mobilization		80.00 CH	Prod:	1.0000 SU	Lab Pcs:	2.50	Eqp Pcs:	2.25
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	0.25	20.00 HR	37.260			745		745
8TRACTORKW0	KENWORTH '09 TRACTO	1.00	80.00 HR	71.970			5,758		5,758
8TRLLWBOY	LOWBOY TRAILER 75T	1.00	80.00 HR	29.180			2,334		2,334
L2	Laborer Group 2	1.00	80.00 MH	29.140	3,883				3,883
O2	Operator Group 2	1.50	120.00 MH	42.560	7,835				7,835
\$20,555.83	20.0000 MH/LD		200.00 MH	[743.84]	11,719		8,837		20,556
200	Install & Remove Temp Bridge		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE		
Install Temporary Bridge to maintain aquarium access during installation of sheet pile and new bridge. Includes approaches and removal. Will utilize ecology blocks from the Port.									
<u>32AQ</u>	Aquarium Bridge		56.00 CH	Prod:	7.0000 S	Lab Pcs:	5.00	Eqp Pcs:	2.00
3MISC	Miscellaneous Materials		6.00 LS	500.000		3,000			3,000
8CRANE110CRL	CRANE-110 TON CRAWL	1.00	56.00 HR	163.410			9,151		9,151
8EXC460LX	LINKBELT 460LX EXCA	1.00	56.00 HR	150.360			8,420		8,420
L2	Laborer Group 2	1.00	56.00 MH	29.140	2,718				2,718
O2	Operator Group 2	3.00	168.00 MH	42.560	10,970				10,970
OZ	Operator Zorza	1.00	56.00 MH	42.000	3,619				3,619
\$37,877.46	280.0000 MH/LS		280.00 MH	[11133.92]	17,306	3,000	17,571		37,877
210	Bridge Rental		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE		
3BRIDGERENTA	Bridge Rental		2.00 MO	5,000.000			10,000		10,000
====> Item Totals: 100 - MOBILIZATION									
\$68,433.29	480.0000 MH/LS		480.00 MH	[18572.32]	29,025	13,000	26,408		68,433
68,433.290	1 LS				29,024.97	13,000.00	26,408.32		68,433.29

BID ITEM = 200

Description = SHEET PILE			Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
100	Furnish Sheetpile		Quan:	646.12 CWT	Hrs/Shft:	8.00	WC: NONE		
2AZ19700	AZ19-700 Sheet Pile		646.12 CWT	76.500		49,428			49,428
110	Furnish Template Materials		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE		
Includes template materials and permanent angle									
2TRANSCO	Transco Quote		1.00 LS	11,291.000		11,291			11,291
111	Saw Cut AC		Quan:	50.00 LF	Hrs/Shft:	8.00	WC: NONE		
4SAWCUT	SUB PLUG 235 ITEM		50.00 LF	40.000				2,000	2,000
120	Set Template		Quan:	1.00 EA	Hrs/Shft:	8.00	WC: NONE		
<u>AM32SP</u>	Am 32 Crew		16.00 CH	Prod:	2.0000 S	Lab Pcs:	6.00	Eqp Pcs:	7.00
3MISC	Miscellaneous Materials		4.00 LS	500.000		2,000			2,000
8AIRTOOLGR	AIR TOOL-GROUP	1.00	16.00 HR	6.700			107		107
8CRLBLS218H	LINKBELT CRANE LS-21	1.00	16.00 HR	194.070			3,105		3,105
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	16.00 HR	37.260			596		596
8LIFTJLG	LIFT-JLG-80'	1.00	16.00 HR	47.060			753		753

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Perm Labor	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 200									
Description = SHEET PILE			Unit =	LS	Takeoff Quan:	1.000	Engr Quan:		1.000
8TORCHC	TORCH-CUTTING	2.00	32.00 HR	0.550			18		18
8WELDINGM_A	WELDING MACHINE_A	1.00	16.00 HR	15.120			242		242
L2	Laborer Group 2	1.00	16.00 MH	29.140	777				777
O2	Operator Group 2	5.00	80.00 MH	42.560	5,224				5,224
\$12,821.19	96.0000 MH/EA		96.00 MH	[3871.04]	6,000	2,000	4,821		12,821
122	Hammer Rental		Quan:	1.00 MO	Hrs/Shft:	8.00	WC: NONE		
HPSI 300 monthly hammer rental									
3HAMMERRENT	Hammer Rental		1.00 MO	7,000.000		7,000			7,000
123	Mob Hammer		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE		
**Unreviewed									
<u>NEUMOB</u>	Newport Mobilization		12.00 CH	Prod:	1.5000 S	Lab Pcs:	2.50	Eqp Pcs:	2.25
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	0.25	3.00 HR	37.260			112		112
8TRACTORKW0	KENWORTH '09 TRACTO	1.00	12.00 HR	71.970			864		864
8TRLLOWBOY	LOWBOY TRAILER 75T	1.00	12.00 HR	29.180			350		350
L2	Laborer Group 2	1.00	12.00 MH	29.140	582				582
O2	Operator Group 2	1.50	18.00 MH	42.560	1,175				1,175
\$3,083.37	30.0000 MH/LS		30.00 MH	[1115.76]	1,758		1,326		3,083
130	Support Gas Line		Quan:	1.00 EA	Hrs/Shft:	8.00	WC: NONE		
<u>AM32SP</u>	Am 32 Crew		12.00 CH	Prod:	1.5000 S	Lab Pcs:	6.00	Eqp Pcs:	7.00
3MISC	Miscellaneous Materials		3.00 LS	500.000		1,500			1,500
8AIRTOOLGR	AIR TOOL-GROUP	1.00	12.00 HR	6.700			80		80
8CRLBLS218H	LINKBELT CRANE LS-21	1.00	12.00 HR	194.070			2,329		2,329
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	12.00 HR	37.260			447		447
8LIFTJLG	LIFT-JLG-80'	1.00	12.00 HR	47.060			565		565
8TORCHC	TORCH-CUTTING	2.00	24.00 HR	0.550			13		13
8WELDINGM_A	WELDING MACHINE_A	1.00	12.00 HR	15.120			181		181
L2	Laborer Group 2	1.00	12.00 MH	29.140	582				582
O2	Operator Group 2	5.00	60.00 MH	42.560	3,918				3,918
\$9,615.89	72.0000 MH/EA		72.00 MH	[2903.28]	4,500	1,500	3,616		9,616
150	Set & Drive Sheets		Quan:	20.00 PR	Hrs/Shft:	8.00	WC: NONE		
<u>AM32SP</u>	Am 32 Crew		80.00 CH	Prod:	4.0000 HU	Lab Pcs:	6.00	Eqp Pcs:	7.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	80.00 HR	6.700			536		536
8CRLBLS218H	LINKBELT CRANE LS-21	1.00	80.00 HR	194.070			15,526		15,526
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	80.00 HR	37.260			2,981		2,981
8LIFTJLG	LIFT-JLG-80'	1.00	80.00 HR	47.060			3,765		3,765
8TORCHC	TORCH-CUTTING	2.00	160.00 HR	0.550			88		88
8WELDINGM_A	WELDING MACHINE_A	1.00	80.00 HR	15.120			1,210		1,210
L2	Laborer Group 2	1.00	80.00 MH	29.140	3,883				3,883
O2	Operator Group 2	5.00	400.00 MH	42.560	26,118				26,118
\$54,105.93	24.0000 MH/PR		480.00 MH	[967.76]	30,001		24,105		54,106
200	Cut Off Sheets		Quan:	20.00 PR	Hrs/Shft:	8.00	WC: NONE		
<u>AM32SP</u>	Am 32 Crew		12.00 CH	Prod:	0.6000 HU	Lab Pcs:	6.00	Eqp Pcs:	7.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	12.00 HR	6.700			80		80
8CRLBLS218H	LINKBELT CRANE LS-21	1.00	12.00 HR	194.070			2,329		2,329
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	12.00 HR	37.260			447		447
8LIFTJLG	LIFT-JLG-80'	1.00	12.00 HR	47.060			565		565
8TORCHC	TORCH-CUTTING	2.00	24.00 HR	0.550			13		13
8WELDINGM_A	WELDING MACHINE_A	1.00	12.00 HR	15.120			181		181
L2	Laborer Group 2	1.00	12.00 MH	29.140	582				582
O2	Operator Group 2	5.00	60.00 MH	42.560	3,918				3,918

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Mat/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 200										
Description = SHEET PILE			Unit = LS		Takeoff Quan:		1.000	Engr Quan:		1.000
\$8,115.89	3.6000 MH/PR		72.00 MH	[145.164]	4,500			3,616		8,116
210 Remove Template										
			Quan: 1.00 EA		Hrs/Shft: 8.00			WC: NONE		
<u>AM32SP</u>	Am 32 Crew		8.00 CH	Prod: 6.700	1.0000 S		Lab Pcs: 6.00	Eqp Pcs: 54		7.00
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR	6.700				54		54
8CRLBLS218H	LINKBELT CRANE LS-21	1.00	8.00 HR	194.070				1,553		1,553
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	8.00 HR	37.260				298		298
8LIFTJLG	LIFT-JLG-80'	1.00	8.00 HR	47.060				376		376
8TORCHC	TORCH-CUTTING	2.00	16.00 HR	0.550				9		9
8WELDINGM_A	WELDING MACHINE_A	1.00	8.00 HR	15.120				121		121
L2	Laborer Group 2	1.00	8.00 MH	29.140	388					388
O2	Operator Group 2	5.00	40.00 MH	42.560	2,612					2,612
\$5,410.59	48.0000 MH/EA		48.00 MH	[1935.52]	3,000			2,410		5,411
300 Furnish Cathodic Protection										
			Quan: 1.00 LS		Hrs/Shft: 8.00			WC: NONE		
4CATHODIC	Sheet Cathodic		1.00 LS	14,623.000				14,623		14,623
310 Install Anodes with Divers										
			Quan: 14.00 EA		Hrs/Shft: 8.00			WC: NONE		
14ea anodes to be welded on underwater at mudline										
20ea magnesium anodes on the land side - figure can install at sometime during construction with current crew.										
4DIVEMOBNEW	Newport Mob	1.00	LS	1,520.000				1,520		1,520
4NEWDIVE	Ballard Marine	3.00	LS	6,270.000				18,810		18,810
\$20,330.00				[]				20,330		20,330
=====> Item Totals: 200 - SHEET PILE										
\$197,825.04	798.0000 MH/LS		798.00 MH	[32084.08]	49,760	60,719	10,500	39,893	36,953	197,825
197,825.040	1 LS				49,759.60	60,719.18	10,500.00	39,893.26	36,953.00	197,825.04
BID ITEM = 300										
Description = EXCAVATION			Unit = LS		Takeoff Quan:		1.000	Engr Quan:		1.000
100 Excavate Between Sheets										
			Quan: 360.00 CY		Hrs/Shft: 8.00			WC: NONE		
<u>EXC32P</u>	Excavation 32		24.00 CH	Prod: 15.0000 UH	15.0000 UH		Lab Pcs: 3.00	Eqp Pcs: 3.00		1.00
8EXC460LX	LINKBELT 460LX EXCA	1.00	24.00 HR	150.360				3,609		3,609
L2	Laborer Group 2	1.00	24.00 MH	29.140	1,165					1,165
O2	Operator Group 2	2.00	48.00 MH	42.560	3,134					3,134
\$7,907.77	0.2000 MH/CY		72.00 MH	[7.617]	4,299			3,609		7,908
110 Haul to Dump Site										
			Quan: 360.00 CY		Hrs/Shft: 8.00			WC: NONE		
<u>DUMP32</u>	Dump 32		24.00 CH	Prod: 15.0000 UH	15.0000 UH		Lab Pcs: 3.00	Eqp Pcs: 3.00		3.00
8DOZD6	CAT D6R XL DOZER	1.00	24.00 HR	91.950				2,207		2,207
8DUMP10YDKW	KW 10YD REAR DUMP T	2.00	48.00 HR	62.170				2,984		2,984
L2	Laborer Group 2	1.00	24.00 MH	29.140	1,165					1,165
O2	Operator Group 2	2.00	48.00 MH	42.560	3,134					3,134
\$9,490.09	0.2000 MH.CY		72.00 MH	[7.617]	4,299			5,191		9,490
=====> Item Totals: 300 - EXCAVATION										
\$17,397.86	144.0000 MH/LS		144.00 MH	[5484.48]	8,598			8,800		17,398
17,397.860	1 LS				8,598.26			8,799.60		17,397.86

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 400										
Description =	CONCRETE		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
100	Furnish Rebar		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
2DIXON	Dixon Steel Rebar		1.00 LS	1,575.000		1,575				1,575
110	Furnish Concrete		Quan:	20.00 CY	Hrs/Shft:	8.00		WC: NONE		
2AM32MUD	AM32 Concrete		20.00 CY	138.000		2,760				2,760
120	Furnish Metal Decking		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
2METALDECK	Metal Decking		1.00 LS	2,440.000		2,440				2,440
130	Furnish Angle		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
Included in Sheet pile item <i>There are no cost resources for this activity.</i>										
140	Weld Angle		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
4DDJNEWPORT	DDJ Newport Trip		3.00 DAY	1,500.000				4,500		4,500
150	Install Metal Decking		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
<u>NEWCAR</u>	32 Carpenter		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	
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	8.00 HR	37.260			298		298	
8GENPG	GENERATOR-PORTABL	1.00	8.00 HR	3.590			29		29	
8VENTILATEEQ	VENTILATION EQUIPME	1.00	8.00 HR	1.830			15		15	
C	Carpenter Journeyman	2.00	16.00 MH	33.940	896				896	
CF	Carpenter Foreman	1.00	8.00 MH	36.660	474				474	
L2	Laborer Group 2	1.00	8.00 MH	29.140	388				388	
\$2,153.26	32.0000 MH/LS		32.00 MH	[1069.44]	1,758		395		2,153	
160	Edge Forms & Rebar		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
<u>NEWCAR</u>	32 Carpenter		16.00 CH	Prod:	2.0000 S	Lab Pcs:	4.00	Eqp Pcs:	4.00	
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	
8VENTILATEEQ	VENTILATION EQUIPME	1.00	16.00 HR	1.830			29		29	
C	Carpenter Journeyman	2.00	32.00 MH	33.940	1,791				1,791	
CF	Carpenter Foreman	1.00	16.00 MH	36.660	948				948	
L2	Laborer Group 2	1.00	16.00 MH	29.140	777				777	
\$4,306.50	64.0000 MH/LS		64.00 MH	[2138.88]	3,516		790		4,307	
170	Place & Finish		Quan:	1.00 LS	Hrs/Shft:	8.00		WC: NONE		
<u>NEWCAR</u>	32 Carpenter		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	
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	8.00 HR	37.260			298		298	
8GENPG	GENERATOR-PORTABL	1.00	8.00 HR	3.590			29		29	
8VENTILATEEQ	VENTILATION EQUIPME	1.00	8.00 HR	1.830			15		15	
C	Carpenter Journeyman	2.00	16.00 MH	33.940	896				896	
CF	Carpenter Foreman	1.00	8.00 MH	36.660	474				474	
L2	Laborer Group 2	1.00	8.00 MH	29.140	388				388	
\$2,153.26	32.0000 MH/LS		32.00 MH	[1069.44]	1,758		395		2,153	

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 400										
Description = CONCRETE			Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
180	Clean Up		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE			
NEWCAR	32 Carpenter		16.00 CH	Prod:	2.0000 S	Lab Pcs:	4.00	Eqp Pcs:		4.00
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
8VENTILATEEQ	VENTILATION EQUIPME	1.00	16.00 HR	1.830				29		29
C	Carpenter Journeyman	2.00	32.00 MH	33.940	1,791					1,791
CF	Carpenter Foreman	1.00	16.00 MH	36.660	948					948
L2	Laborer Group 2	1.00	16.00 MH	29.140	777					777
\$4,306.50	64.0000 MH/LS		64.00 MH	[2138.88]	3,516			790		4,307
=====> Item Totals: 400 - CONCRETE										
\$24,194.52	192.0000 MH/LS		192.00 MH	[6416.64]	10,549	6,775		2,370	4,500	24,195
24,194.520	1 LS				10,549.28	6,775.00		2,370.24	4,500.00	24,194.52

BID ITEM = 500										
Description = UTILITIES			Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
130	Install Support for Gas		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE			
NEWCAR	32 Carpenter		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
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	1.00	8.00 HR	37.260				298		298
8GENPG	GENERATOR-PORTABL	1.00	8.00 HR	3.590				29		29
8VENTILATEEQ	VENTILATION EQUIPME	1.00	8.00 HR	1.830				15		15
C	Carpenter Journeyman	2.00	16.00 MH	33.940	896					896
CF	Carpenter Foreman	1.00	8.00 MH	36.660	474					474
L2	Laborer Group 2	1.00	8.00 MH	29.140	388					388
\$2,153.26	32.0000 MH/LS		32.00 MH	[1069.44]	1,758			395		2,153
131	Support Materials		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE			
NMC is to provide support structure for NW Natural gas to re-route existing gas line **Unreviewed										
3MISC	Miscellaneous Materials	2.00	LS	500.000			1,000			1,000
140	NW Natural Gas		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE			
As of 12/11/14 NW Natural still working on quote however gave NMC verbal figure of \$36,000 (\$25,000 for work \$9,000 for other fees) **Unreviewed										
4NWNATURAL	NW Natural	1.00	LS	36,000.000				36,000		36,000
200	Dispose Transite Pipe		Quan:	1.00 LS	Hrs/Shft:	8.00	WC: NONE			
Western States Environment to handle and dispose										
4HAZPIPE	Transite Pipe Disposal	1.00	LS	3,100.000				3,100		3,100
=====> Item Totals: 500 - UTILITIES										
\$42,253.26	32.0000 MH/LS		32.00 MH	[1069.44]	1,758		1,000	395	39,100	42,253
42,253.260	1 LS				1,758.22		1,000.00	395.04	39,100.00	42,253.26

BID ITEM = 600										
Description = RESTORATION			Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000

Direct Cost Report

Activity Resource	Desc	Pcs	Quantity Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 600										
Description = RESTORATION			Unit = LS		Takeoff Quan:		1.000		Engr Quan:	1.000
100	Furnish Backfill		Quan: 160.00 TON		Hrs/Shft: 8.00			WC: NONE		
2NEWROCK	Rock		160.00 TON	17.260		2,762				2,762
110	Place & Compact BF		Quan: 80.00 TON		Hrs/Shft: 8.00			WC: NONE		
PC32	Place & Compact		8.00 CH	Prod:	1.0000 S	Lab Pcs:	3.00	Eqp Pcs:	2.00	
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR	6.700				54		54
8BH580	CASE 580L BACKHOE	1.00	8.00 HR	29.940				240		240
L2	Laborer Group 2	1.00	8.00 MH	29.140	388					388
O2	Operator Group 2	2.00	16.00 MH	42.560	1,045					1,045
\$1,726.16	0.3000 MH/TON		24.00 MH	[11.426]	1,433			293		1,726
120	Prep Road		Quan: 1.00 LS		Hrs/Shft: 8.00			WC: NONE		
PC32	Place & Compact		8.00 CH	Prod:	1.0000 S	Lab Pcs:	3.00	Eqp Pcs:	2.00	
8AIRTOOLGR	AIR TOOL-GROUP	1.00	8.00 HR	6.700				54		54
8BH580	CASE 580L BACKHOE	1.00	8.00 HR	29.940				240		240
L2	Laborer Group 2	1.00	8.00 MH	29.140	388					388
O2	Operator Group 2	2.00	16.00 MH	42.560	1,045					1,045
\$1,726.16	24.0000 MH/LS		24.00 MH	[914.08]	1,433			293		1,726
130	Pave Road		Quan: 40.00 TON		Hrs/Shft: 8.00			WC: NONE		
Match existing section, for this amendment assume 6" depth										
4NEWPAVE	Newport Pave Culvert		40.00 TON	118.000					4,720	4,720
=====> Item Totals: 600 - RESTORATION										
\$10,933.92	48.0000 MH/LS		48.00 MH	[1828.16]	2,866	2,762		586	4,720	10,934
10,933.920	1 LS				2,866.08	2,761.60		586.24	4,720.00	10,933.92

BID ITEM = 700										
Description = DEMOBILIZATION			Unit = LS		Takeoff Quan:		1.000		Engr Quan:	1.000
100	Demobilize from Site		Quan: 15.00 LD		Hrs/Shft: 8.00			WC: NONE		
NEWMOB	Newport Mobilization		120.00 CH	Prod:	1.0000 SU	Lab Pcs:	2.50	Eqp Pcs:	2.25	
8FORKLIFTJLG	LIFT TRUCK - JLB G9-43	0.25	30.00 HR	37.260				1,118		1,118
8TRACTORKW0	KENWORTH '09 TRACTO	1.00	120.00 HR	71.970				8,636		8,636
8TRLOWBOY	LOWBOY TRAILER 75T	1.00	120.00 HR	29.180				3,502		3,502
L2	Laborer Group 2	1.00	120.00 MH	29.140	5,825					5,825
O2	Operator Group 2	1.50	180.00 MH	42.560	11,753					11,753
\$30,833.76	20.0000 MH/LD		300.00 MH	[743.84]	17,578			13,256		30,834
=====> Item Totals: 700 - DEMOBILIZATION										
\$30,833.76	300.0000 MH/LS		300.00 MH	[11157.6]	17,578			13,256		30,834
30,833.760	1 LS				17,577.96			13,255.80		30,833.76

BID ITEM = 800										
Description = OVERHEAD			Unit = LS		Takeoff Quan:		1.000		Engr Quan:	1.000
100	Indirect Costs		Quan: 1.00 LS		Hrs/Shft: 8.00			WC: NONE		

Direct Cost Report

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip Ment	Sub-Contract	Total
BID ITEM = 800										
Description =	OVERHEAD		Unit =	LS	Takeoff Quan:		1.000	Engr Quan:		1.000
3CELLPHONE	Phone Service	2.00	MO	100.000			200			200
3HOUSING	Housing	130.00	DAY	50.000			6,500			6,500
3PORTAPOTTY	Port-a-Potty	2.00	MO	100.000			200			200
4ENGINEERING	Project Engineer	1.00	MO	10,000.000					10,000	10,000
8OFFICE	=> Office	1.00	MO	500.000				500		500
8PICKUP	=> PICKUP 3/4TON	1,040.00	HR	26.110				27,154		27,154
\$44,554.40				[]			6,900	27,654	10,000	44,554
<hr/>										
=====>	Item Totals:	800	- OVERHEAD							
\$44,554.40				[]			6,900	27,654	10,000	44,554
44,554.400		1 LS					6,900.00	27,654.40	10,000.00	44,554.40
<hr/>										
\$436,426.05	*** Report Totals ***	1,994.00	MH		120,134	70,256	31,400	119,363	95,273	436,426

>>> indicates Non Additive Activity

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

The estimate was prepared with TAKEOFF Quantities.

This report shows TAKEOFF Quantities with the resources.

"Unreviewed" Activities are marked.

Bid Date: 11/26/14 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-----



FACILITY MANAGER'S MONTHLY REPORT

FACILITY: NOAA MOC-P
DATE: 12/10/2014
PERIOD: December 2014
TO: Kevin Greenwood
ISSUED BY: Rick Fuller

NOAA MOC-P

Upland: The NOAA site continues to be busy with personnel due to annual training sessions held in the admin building and the 10 year maintenance work being performed on the Oscar Dyson. To combat the bird feces and debris at the unoccupied berth areas, a 4' wide walk behind rotary broom was ordered and should be delivered by early January. In addition to the wharf, the broom will be utilized for all parking lots and walkways and can also be used for snow removal. This month will see the departure of MOC director Capt. Eric Berkowitz and previous MOC-P XO Capt. Mike Hopkins. Both have been reassigned to other NOAA duties. Former commander of the Bell Shamada, Capt. Todd Bridgeman will assume duties of the MOC Directorship in April. I will be on 2 week leave through the Christmas holiday and have reviewed ongoing facility operations and emergency procedures with Harbormaster Chris Urbach.

Wharf & In-water: Work has begun at the dredge spoils location by Nat McDougal Company in preparation of the scheduled eel grass mitigation work.

The wharf usage remained steady this month as the Oscar Dyson continues its maintenance repair and the Rainier is home ported for the season. The McArthur and Ka'Imimoana which were sold as surplus remain at berth #5 & #6 and are being prepared for towing from the site by the new owners this month pending weather. There were no additional entries into the bar crossing log. Total NOAA full time building occupancy remains at 69% of total office space.

Specific work this period:

- Regular scheduled monthly preventative maintenance
- Grounds maintenance
- Continued effort to keep the west wharf free of seagull related debris
- Winterization and cold weather preparation activities
- Retrieval and storage of the NW demarcation buoy. A better anchoring system and installation is pending.

PON Admin Building

- Four contractors responded to the Request for Proposal on November 26. Packages were received but unopened and remain sealed.
- Due to funding concerns, the Administrative Building design process has been put on indefinite hold



MEMO

To: Port of Newport Commission

From: Kevin Bryant, Commercial Marina Harbormaster

Copy: Port of Management Staff

Date: December 10, 2014

Re: December Manager's Report

Maintenance

We will be replacing the flags (US & Oregon) at both locations and have spares for future replacements. We have some repair work to do on the pole cables (top of pole connections) once parts arrive and weather permitting. We will then bring down the poles to make the repairs or bring over the hydro from the IT to make the repairs.

Construction

None at present

Fishing Fleet & Hoist Dock Activity

Many of the crabbers have been preparing their crab pots for the season which has made the Port storage and parking areas congested with all the activity; we are fortunate that we have not had any accidents during this time. We have also had a steady flow at the hoist dock due to the crab season. From mid October to now we have just about moved more pallets than last year which was a record of 3,500 pallets, for more than 21,000 crab pots in total. We are still adding up the figures and we should be well over that total. We did have the addition of (8) more boats that have never been here before for the crab season.

Other Activities

Lot storage clean up in progress with about (6) truck loads of debris so far. We are a month ahead of last year's schedule which the crab season started in January.

Overview of Services for this Month

This month has been non-stop for most of the staff everyday. As of this week, the price of crab is up to \$3.90 cooked and \$4.00 for live per lb. The crab coming in are coming in meaty which is very good but the catch is projected to be scarce.



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: December 9th, 2014
Re: December Manager's Report

Maintenance

I traced a ground fault in the electrical system at Foul Weather Trawl to a bad outlet on the exterior of the building and replaced it.

I did the periodic maintenance on the F 150.

After some discussion it was decided that we would have an outside contractor come out and do the piling repair job on the dock. I was not able to supervise the work while it was being done due to demands on my time from the fishing fleet, but it seemed straight forward and there are samples on either side of the finished project. I did shut down the cathodic protection system while he worked. For some reason the welder decided to put the plates on in an angled fashion. This looks like it will stiffen the piling a little more which could be good or bad. I'm uncertain as to the engineering involved in the original design. Will this cause more cracking in the concrete since the steel will not move? Since the work was already done and the most important thing, the piling was secure I just called it good and painted it. I think the Port's staff would have done as good a job of this repair and saved money. I did not see anything in the welding itself that Kent Gibson could not have done as well or better and we have the equipment on hand and the experience doing this type of work. We would have returned it to its original design.

Construction

Natt McDougall Co. started dredge work at the west end of the dock on December 1st. I had to move a few boats around and will continue to do so as work progresses. They are working around the high tides now, six hours on, six hours off. I asked Scott to put filter cloths in the area drains to keep my filter basins from filling up with dredge spoils. It is causing some high water during rain events but I think we can live with it for another few weeks.

Fishing Fleet Activity

I stripped trawl gear off the remaining boats in preparation for Dungeness crab season as well as the last few whiting boats. I handled at least some of the crab pots for 11 boats at the terminal this year, a total of around four thousand pots.

I've been busy stacking nets and moving gear back and forth to the repair area in preparation for Alaska.

The Big boats kept the dock full for most of November and I still have five boats on the dock now in spite of the dredging.

Crab season apparently isn't going well and boats are already switching back to trawl gear. I don't usually see those boats until after the Alaska fleet leaves in January.

Other Activities

I got back the results on the first storm water tests for this season. There was nothing unusual in them, a little high on the e-coli as expected from the seagulls on the dock. If anyone is curious I have all the results from these tests in electronic format.

Overview of November Services

16 fishing vessels spent a total of 184 days moored at the Terminal dock.

21 fishing vessels used the Terminal dock for work.

At least 2 fishing vessels loaded or unloaded fuel.

39 hours of forklift service were provided.

48 hours of crane service were provided.

Occupancy

To: Port of Newport Board of Commissioners

From: South Beach Marina & RV Park

Date: December 11, 2014

Re: November South Beach Occupancy Report

Occupancy Figures:

Nov 2014
Occupancy

	2013	2014	Change
Marina	7147	7570	5.92%
Marina RV	434	490	12.90%
Annex RV	247	296	19.84%
Totals	681	786	15.42%



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: December, 10 2014

Re: South Beach Operations

Do to the fact that the commission meeting is early this month and late last month this will be a somewhat short report, we are continuing with our project in last month's report.

The island in the dry camp lot has been removed. The contractor for the fuel dock cleanup has been instructed to proceed. We have had many dock walks dew to the storms that have been blowing through. There was a accident to a locating contractor working for Rogue, he lost the tip of his finger while his was trying to lift a manhole cover off a man hole under the bridge.

MERRY CHRISTMAS AND A HAPPY NEW YEAR TO EVERYBODY.



TCB Security Services, Inc.

437 N.E. 1st St
Newport, Or. 97365

Office: 541-265-5265
Fax: 541-265-4552
24hr Dispatch 541-574-2828

Port Of Newport November 2014 Public Safety Report

Man Hours Worked: 237 hours

Court Time:

Assist Other Agency	2
Boat Inventory	57
Boat Related Incidents	2
Field Interviews/Contacts	19
Foot Patrols	34
Open Doors	3
Patrol Checks	328
RV Inventory	29
Suspicious Activities	7
Suspicious Vehicle	3
City of Newport Citations	19
Port of Newport Citations	5

Meetings Attended:

Managers Meeting.

Investigations: n/a

Other:

Officer Layton has completed his 90 day evaluation period. He is doing a fantastic job with the Port Authority. Alan has recently been working on improvements to the boat inventory process.

Submitted By: Mike Goff



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

December 11, 2014

Sen. Ron Wyden
Sen. Jeff Merkley
Rep. Kurt Schrader
c/o Congress of the United States
Washington, DC 20515

RE: EFFORTS TO SAVE COAST GUARD AIR FACILITY IN NEWPORT, OREGON

Dear Sens. Wyden, Merkley and Rep. Schrader,

The Port of Newport would like to extend our deepest gratitude to you, your congressional colleagues and outstanding staff in adding language to the Coast Guard Reauthorization Bill that prohibits the closure of the USCG Air Facility Newport, Ore.

We know how seriously you took this issue and appreciate all your efforts to keep the Air Facility open through the end of December 2015. The support and advocacy by our community including the efforts of the Newport Fishermen's Wives, City of Newport, Lincoln County and others shows just how critical the Air Facility is to the commercial fishing fleet and other marine users along the Oregon coast.

The Port of Newport looks forward to working with you and our local groups and agencies to determine a more long-term strategy for keeping the Air Facility open permanently here in Newport, Ore.

Again, thank you for all your hard work.

Sincerely,

Kevin M. Greenwood
General Manager

Walter Chuck
President

Dean Fleck
Vice President

Ken Brown
Secretary/Treasurer

David Jincks
Commissioner

JoAnn Barton
Commissioner

**PORT OF NEWPORT
RESOLUTION NO. 2015-____**

A RESOLUTION SETTING RATES, FEES, AND CHARGES

WHEREAS, ORS 294.160 requires the governing body of a unit of local government to provide an opportunity for interested persons to comment on the enactment of any ordinance or resolution prescribing a new fee or a fee increase; and

WHEREAS, the Port Commission feels that user fees should help to offset those costs related to the depreciation and on-going maintenance of the port; NOW THEREFORE,

THE PORT OF NEWPORT BOARD OF COMMISSIONERS RESOLVES AS FOLLOWS:

Section 1. Service Rates. Rates apply to all Port of Newport locations unless otherwise noted. Port owned equipment to be operated by port personnel. No forklifts or boom trucks not belonging to the port shall be operated on port property.

	OLD	NEW	+/-
A. <u>Forklift.</u> In addition to labor rate.			
1. Small. Toyotas.			
a. per hour	\$10.00	\$ _____	__%
b. minimum charge	\$ 6.25	\$ _____	__%
2. Large. All at International Terminal (IT).			
a. per hour	\$25.00	\$ _____	__%
b. minimum charge	\$15.00	\$ _____	__%
B. <u>Hoist Dock.</u> Tie up fee, per hour, one hour minimum.....	\$35.25	\$ _____	__%
C. <u>Hoist Dock Cranes.</u>			
1. Large Capacity. In addition to labor rate.			
a. per hour	\$35.00	\$ _____	__%
b. minimum charge	\$27.00	\$ _____	__%
2. Launch Sail Boats. Includes recovery, per launch.....	\$40.00	\$ _____	__%
D. <u>Service Docks.</u>			
1. Swede's. In addition to moorage.....daily moorage rate		same	0%
E. <u>City Water.</u> at city's rate			
F. <u>Fuel Surcharge.</u> International Terminal only. Per gallon.....	\$ 0.03	\$ _____	__%
G. <u>Electricity.</u> Swede's Dock, Dock 1, and IT. Per day charge.			
1. 208/220 v, single phase & 208 v three phase.....	\$14.25	\$ _____	__%
2. 220 or 408/440v three phase	\$14.25	\$ _____	__%
3. PD 7 Service Dock, 110v pumps	\$ 6.00	\$ _____	__%
4. PD 7 Yard Charge, trucks	\$11.00	\$ _____	__%
H. <u>Hydraulic Crane.</u> In addition to labor rate. 30 ton capacity, per hour.....	\$125.00	\$ _____	__%
I. <u>Pump/Line Service.</u> Includes one Port employee only. Additional staff required will be billed at the established hourly labor rate. Per hour.....	\$55.00	\$ _____	__%
J. <u>Storage.</u>			
1. Outside Lot Storage. Charged monthly.			
a. per square foot	\$ 0.20	\$ _____	__%
b. minimum monthly charge	\$20.00	\$ _____	__%
c. boat trailer only, per night.....	\$ 2.00	\$ _____	__%
d. boat on trailer, per night, 10 days limit	\$ 7.00	\$ _____	__%

		OLD	NEW	+/-
2.	Emergency Storage Fee. Per day billed as guest. For vehicles, boats or trailers prior to being considered unclaimed property in possession (ORS 98.245) Charge for improper use of parking lot (i.e. boat repair)	\$20.00	\$_____	n/a
K.	<u>Gear Work.</u> Boat crew is responsible for clean-up. If Port Employees are required to clean up area, the boat account will be billed at the established hourly labor rate.			
1.	Commercial Marina, per day	\$17.75	\$_____	__%
2.	Terminal Lot, per day. Short term use only. Deep-draft cargo has priority	\$17.75	\$_____	__%
3.	South Beach Marina, per day	\$17.75	\$_____	__%
L.	<u>Work Barge.</u> In addition to labor rate.			
1.	Tug, per day	\$110.00	\$_____	__%
2.	Wood Barge, per day (tug extra).....	\$21.00	\$_____	__%
3.	Skiff, per hour.....	\$12.00	\$_____	__%
M.	<u>Clean-up.</u> Fees will be charged for each man-hour at the established labor. Equipment charges are extra			
1.	Oil Spills, per hour.....	\$82.00	\$_____	__%
N.	<u>Disposal Fees.</u>			
1.	Just Oil, per gallon	\$ 0.28	\$_____	__%
2.	Oil-Water Mix, per gallon	\$ 0.72	\$_____	__%
3.	Net Disposal and/or Related Gear, per pound.....	\$0.155	\$_____	__%
4.	Garbage, per pound.....	\$0.105	\$_____	__%
O.	<u>Port Labor.</u> Includes administration staff.			
1.	per hour; 1 hour minimum.....	\$46.75	\$_____	__%
2.	Overtime. Any services required outside the established working hours, unless otherwise posted, will be charge at one and one-half times (1.5) the normal rate for labor. Per hour	\$70.25	\$_____	__%
P.	<u>Pallet Charge.</u> Any Port owned pallet leaving yard, each.	\$ 5.15	\$_____	__%
Q.	<u>Dredge Spoils.</u> Includes state fees. Per cubic yard.....	\$ 2.00	\$_____	n/a
R.	<u>Keys/Cards.</u>			
1.	South Beach Facilities. Cards.			
a.	original/first two.....	free	\$_____	__%
b.	replacement/additional	\$ 5.00	\$_____	__%
2.	Bay Front Facilities. Keys.			
a.	original/first one	\$15.00	\$_____	__%
b.	replacement/additional	\$25.00	\$_____	__%

Section 2. Bay Front Charges. Per linear foot. All charges for greater length between dock and boat.

A.	<u>Moorage.</u> Per linear foot.			
1.	Daily	\$ 0.42	\$_____	__%
3.	Calendar Month.....	\$ 7.78	\$_____	__%
4.	Semi-Annual.....	\$29.51	\$_____	__%
5.	Annual	\$39.17	\$_____	__%
6.	Live aboard. Monthly rate by agreement only.			
a.	First person	\$47.00	\$_____	__%
b.	Each Additional	\$40.75	\$_____	__%
B.	<u>Annual Parking Permit.</u> Rate effective for calendar year starting July 1 st . Commercial Fisherman only.....	\$20.00	\$_____	__%

Section 3. South Beach Charges. Per linear foot. All charges for greater length between dock and boat except for F-Dock which is boat length only.

A. <u>Moorage.</u> Per linear foot.			
1.	Daily	\$ 0.60	\$ _____ %
2.	Weekly	\$ 3.60	\$ _____ %
3.	Calendar Month.....	\$ 9.22	\$ _____ %
4.	Semi-Annual.....	\$33.97	\$ _____ %
5.	Annual	\$53.75	\$ _____ %
6.	Live aboard. Monthly rate by agreement only.		
a.	First person	\$47.00	\$ _____ %
b.	Each Additional	\$40.75	\$ _____ %
B. <u>South Beach Charter Rates.</u>			
1.	Annual Moorage, per linear foot (PONFC)	\$41.53	\$ _____ %
2.	Charter License.....	\$300.00	\$ _____ %
C. <u>Dock Box.</u>			
1.	Purchase (at cost).....	\$280.00	\$ _____ %
D. <u>Electrical Upgrade.</u> From 20 to 30 amp. One time			
		\$50.00	\$ _____ %
E. <u>Line Replacement.</u> Per foot, per time			
		\$00.00	\$ _____ %
F. <u>Launch Fee.</u>			
1.	Daily	\$ 6.00	\$ _____ %
2.	Annual		
a.	Resident.....	\$55.00	\$ _____ %
b.	Resident Senior	\$50.00	\$ _____ %
c.	Non-resident	\$75.00	\$ _____ %

Section 4. Recreational Vehicle Park Fees.

A. <u>Peak Season (Summer).</u> May 1 – October 31			
1.	Pull Through and View Sites.		
a.	Daily		
i.	Regular	\$43.00	\$ _____ %
ii.	Good Sam.....	\$39.00	\$ _____ %
b.	Weekly		
i.	Regular	\$261.00	\$ _____ %
ii.	Good Sam.....	\$236.00	\$ _____ %
c.	Monthly Rate	\$738.00	\$ _____ %
2.	Perimeter Sites.		
a.	Daily		
i.	Regular	\$41.00	\$ _____ %
ii.	Good Sam.....	\$37.00	\$ _____ %
b.	Weekly		
i.	Regular	\$248.00	\$ _____ %
ii.	Good Sam.....	\$224.00	\$ _____ %
c.	Monthly Rate	\$743.00	\$ _____ %
3.	The Annex.		
a.	Daily.....	\$32.00	\$ _____ %
b.	Weekly.....	\$195.00	\$ _____ %
c.	Monthly.....	\$584.00	\$ _____ %
4.	Dry Camping.....		
		\$18.00	\$ _____ %

B. <u>Off Season (Winter)</u> . November 1 – April 30. No discounts during Seafood and Wine Festival.			
1.	Pull Thru and View Sites.		
	a. Daily		
	i. Regular	\$37.00	\$ _____ %
	ii. Good Sam.....	\$34.00	\$ _____ %
	b. Weekly		
	i. Regular	\$221.00	\$ _____ %
	ii. Good Sam.....	\$200.00	\$ _____ %
	c. Monthly Rate	\$633.00	\$ _____ %
2.	Perimeter Sites.		
	a. Daily		
	i. Regular	\$34.00	\$ _____ %
	ii. Good Sam.....	\$30.00	\$ _____ %
	b. Weekly		
	i. Regular	\$201.00	\$ _____ %
	ii. Good Sam.....	\$182.00	\$ _____ %
	c. Monthly Rate	\$604.00	\$ _____ %
3.	The Annex.		
	a. Daily.....	\$32.00	\$ _____ %
	b. Weekly.....	\$195.00	\$ _____ %
	c. Monthly.....	\$584.00	\$ _____ %
4.	Dry Camping.....	\$18.00	\$ _____ %
C. <u>Pet Fee</u> . Charged additionally.			
1.	Daily. First pet free; each additional	\$ 2.00	\$ _____ %
2.	Weekly. First pet free; each additional.....	\$10.00	\$ _____ %
3.	Monthly. Charged per pet including first	\$10.00	\$ _____ %
D. <u>Individual Fee</u> . First two people free; each additional person charged.			
1.	Daily.....	\$ 2.00	\$ _____ %
2.	Weekly.....	\$10.00	\$ _____ %
3.	Monthly.....	\$30.00	\$ _____ %
E. <u>Vehicle Fee</u> . Any combination of three axle pieces of equipment (i.e. trailer, fifth wheel, truck/car, storage trailer). Charged for fourth piece.			
1.	Daily.....	\$ 2.00	\$ _____ %
2.	Weekly.....	\$10.00	\$ _____ %
3.	Monthly.....	\$30.00	\$ _____ %
F. <u>Non-Refundable Reservation Fee</u> .			
1.	Before 72 hours.....	\$10.00	\$ _____ %
2.	72 hours and after..... first night's rate		\$ _____ %
G. <u>Service Fee Reimbursement</u> . For electric pedestal amperage overloads. First service call included in base rate. All other service reimbursements may be charged at actual cost to port.....			
		\$75.00	\$ _____ %
H. <u>Laundry Machines</u> . per load.....			
		\$ 2.00	\$ _____ %
I. <u>Process Fees</u> . Any additional fees incurred by the Port as part of an eviction process.			
1.	Notice.....	\$50.00	\$ _____ %
2.	FED Complaint.....	\$200.00	\$ _____ %
3.	Court Hearing.....	\$165.00	\$ _____ %
4.	Writ of Execution.....	\$140.00	\$ _____ %

Section 5. Civil Penalties. Penalties found in PONFC (Sec. 7.4(a)). Paid in full.

A. Class A Violation			
1.	0-14 days, per day	\$300.00	\$ _____ %
2.	15-29 days, per day	\$600.00	\$ _____ %
3.	30+ days, per day	\$1,000.00	\$ _____ %
B. Class B Violation			
1.	0-14 days, per day	\$150.00	\$ _____ %
2.	15-29 days, per day	\$300.00	\$ _____ %
3.	30+ days, per day	\$500.00	\$ _____ %
C. Class C Violation			
1.	0-14 days, per day	\$30.00	\$ _____ %
2.	15-29 days, per day	\$60.00	\$ _____ %
3.	30+ days, per day	\$100.00	\$ _____ %
D. Class D Violation			
1.	0-14 days, per day	\$15.00	\$ _____ %
2.	15-29 days, per day	\$30.00	\$ _____ %
3.	30+ days, per day	\$50.00	\$ _____ %
E. Parking Violation. Per event, both vehicles and trailers.			
		\$40.00	\$ _____ %

Section 6. Administrative Fees. Staff may require payment or deposit in advance of service (ORS 192.440(4)(a)).

A.	<u>Copies.</u> Per page	\$0.25	\$ _____ %
B.	<u>Research.</u> Written request required. Hourly rate. ½-hr. min.	\$46.75	\$ _____ %
C.	<u>Computer Time.</u> Port operator. Hourly rate. ½-hr. min.	\$46.75	\$ _____ %
D. Faxes/Emailing. Per Page			
1.	Local	\$ 1.00	\$ _____ %
2.	Long Distance	\$ 1.50	\$ _____ %
3.	Incoming	\$ 1.00	\$ _____ %
E.	<u>Long Distance Phone Calls.</u>	\$ 2.00	\$ _____ %
F.	<u>Lamination.</u> Per Page, letter size	\$ 2.00	\$ _____ %
G.	<u>Notice Posting.</u> For non-payment of lease or moorage	\$60.00	\$ _____ %
H.	<u>Failure to Register.</u> For research related to unregistered boats	\$30.00	\$ _____ %
I. South Beach Meeting Room. Must be pre-arranged and authorized. Keys must be obtained and returned. Certain waivers			
		\$75.00	\$ _____ %
J.	<u>Returned Check Fee.</u> Plus bank fees	\$25.00	\$ _____ %
K. Per Annum Interest Rate. Applied to past due accounts			
		18%	___% ___%
L. Collection Agency Mark-up. Added to past due amount. (ORS 697.105)			
		+40%	___% n/a
M.	<u>POV Mileage Reimbursement Rate (IRS)</u>	current	current ___%
N.	<u>Travel Reimbursement Rates</u> follow current IRS per diem rates	current	current ___%
	http://www.gsa.gov/portal/category/104711		
O.	<u>Impound Seizure Fee</u>	\$550.00	\$ _____ %

Section 7. Insurance Certificate Limits.

A. Leases/Tenants.

1.	Each Occurrence	\$1.7MM	\$ _____	__%
2.	Damaged to Rented Premises (each occurrence)...	\$300,000	\$ _____	__%
3.	Medical Expense (any one person)	\$5,000	\$ _____	__%
4.	Personal & Adverse Injury	\$1.7MM	\$ _____	__%
5.	General Aggregate.....	\$1.7MM	\$ _____	__%
6.	Products – Comp/Op Agg	\$1.7MM	\$ _____	__%

B. Moorage/Vessels.

1.	Commercial Vessels			
	a. General Liability			
	i. Protection & Indemnity / Wreck Removal	\$250k	\$ _____	__%
	ii. Pollution Coverage.....	\$300k	\$ _____	__%
2.	Recreational Vessels			
	a. General Liability			
	i. Ocean Marine Liability / Wreck Removal.....	\$300k	\$ _____	__%
	ii. Pollution Coverage.....	\$300k	\$ _____	__%

Section 8. Retails Sales, Gift Certificates, Promotions, Sponsorships and Sundries. The Commission delegates to Manager the ability to set prices for sundries, cards, magnets, cups, DVDs, gift certificates, coupons, promotions, advertising, sponsorships and other retail and marketing items.

Section 9. Delegation of Responsibility. The Commission delegates to Manager the ability to adjust these rates on a temporary basis to better manage services at the Port of Newport. Any adjustments to these rates will be reported to the Commission at its next regular meeting.

Should vendors be charged and if not, should we still track hours?

Section 10. Annual Review. The Commission, through assistance by Port staff, shall annually review and adopt a new rate, fees and charges resolution prior to the subsequent budget’s adoption.

Section 11. Repealer. All previous rates and/or rate resolutions are hereby repealed.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS this XXXX day of June, 2015.

ATTEST:

Walter Chuck, President

Ken Brown, Secretary/Treasurer



ADOPTED CALENDAR, BUDGET COMMITTEE AND OFFICER FOR FY 2014-15

ADOPTED BUDGET SCHEDULE

MONDAY, MARCH 3

Dept. Heads receive direction on identifying priorities/operational changes

TUESDAY, MARCH 11

Approve proposed calendar, committee roster and budget officer.

TUESDAY, MARCH 18

Management Team convenes to discuss budget.

TUESDAY, APRIL 1

Finance Officer presents working budget for Management Team review. Commission Work Session packet distributed.

TUESDAY, APRIL 8

Commission Budget Priorities Work Session, Noon.
(Second Work Session, 4/15 if needed)

WEDNESDAY, APRIL 30

Publish first notice of budget committee meeting.
(Notice to *News Times* by Thurs., 4/24)
(Add Notice to Port's web site or public second notice)

TUESDAY, MAY 6

Deliver agenda, budget message, and proposed budget to committee members (1 week prior to meeting).

TUESDAY, MAY 13

Budget committee meets, 6:00 p.m.
(Second Committee Meeting, 5/20 if needed)

WEDNESDAY, JUNE 11

Publish hearing notice and summary.
(Notice to *News Times* by Thurs., 6/5)

TUESDAY, JUNE 24

Public hearing and adopt budget resolution, 6:00 p.m.

TUESDAY, JULY 15

Submit budget documents to County Assessor

- LB-50
- Budget Resolution
- Budget Message (from budget committee)
- Budget Detail (LB forms from June meeting)
- Meeting affidavit (from paper)

TUESDAY, SEPTEMBER 30

Submit budget documents to County Clerk.

BUDGET COMMITTEE MEMBERS

(Freeholder positions are three-year terms)

FREEHOLDERS

1. Fred Postelwait (1994)..... June 30, 2015
2. Brian Barth (1996)..... June 30, 2014
3. Alan Brown (2003) June 30, 2017
4. Ron Benfield (1990) June 30, 2014
5. Mark Collson (2012)..... June 30, 2015

COMMISSIONERS

1. Walter Chuck..... June 30, 2015
2. David Jincks June 30, 2017
3. JoAnn Barton June 30, 2015
4. Ken Brown..... June 30, 2015
5. Dean Fleck June 30, 2015

BUDGET OFFICER

Kevin Greenwood, Port Manager

All budget meetings will be held at the South Beach Marina & RV Park Activities Room.

-###-

SCOPE OF WORK

Strategic Business Plan and Marketing Sub-Plan Update (“Vision Plan”)

Background

The Port of Newport adopted its Strategic Business Plan (SBP) on January 22, 2013. That process included an in-depth Capital Facilities Sub-Plan that has allowed the Port Commission to prioritize capital projects annually as a part of the Port’s budget adoption process. Now almost two years old, the Commission would like to update its SBP and more fully develop the Marketing Sub-Plan (“Vision Plan”).

The Port’s SBP follows the State’s Model Ports Plan adopted in 2010, *Ports 2010: A New Strategic Business Plan for Oregon’s Ports*. This Vision Plan should look to follow the model identified in *Ports 2010*.

Early in 2015, the Port Commission will consider a number of goals to be accomplished by a new Vision Plan. Goals to be considered are:

- 1) develop a vision for the Port (5-, 10-, 20-year) identifying trending businesses and identifying space for business types. Would also discuss the types of business not desirable at the Port;
- 2) develop design standards for all new construction at the Port;
- 3) determine land use compatibility of desired uses and create matrix indicating pathway for future development;
- 4) develop marketing tools for leasing port property;
- 5) amend Capital Facilities Plan to add current conditions review of utility, parking and transportation systems and determine if systems will support projected impacts; and
- 6) update SBP plans, goals and strategies.

The Port Commission will be adopting all aspects of the Plan based upon stakeholder input (education/research, city community development staff, tenants, facility users, governmental agencies), staff recommendations and consultant expertise. Teams bidding on this project should clearly show experience delivering on the Vision Plan tasks.

Task 1. Review State’s Model Ports Plan template, Port’s planning documents, Hatfield Marine Science Center planning documents and City planning documents. Other documents to reference would be the OBDD Ports Economic Impact Study (2014), Lincoln County Economic Analysis (2014)

Review appropriate State, Port, Tenant and City materials to familiarize team with current policy positions. A current conditions analysis of Port parking (truck and trailer) facilities is needed as available parking at peak times can be hard to find.

Kevin: This can be completed in two ways: 1) through staff parking count by type, lot or area to be displayed on a graphic by consultant; or 2) consultant parking count by type, lot or area. A graphic should be produced to display parking counts.

Task 2. Outreach.

The Vision Plan should include interviews with representatives of key stakeholders including port commissioners, tenants, moorage holders, city, marine science/education, and economic development agencies, regarding (1) port mission, vision, and development strategies; (2) preferred business recruitment/expansion strategies. It will be critical that this process be transparent and provide opportunities for public testimony to aide the Commission in making a

final decision. The community outreach should solicit feedback regarding the six main goals for the Vision Plan.

Kevin: Perhaps clarify the number, such as 12 interviews in person or by telephone.

Task 3. Facilitate Design Charrette.

After completing outreach and reviewing policy documents, facilitate charrette process for creating a South Beach map for future development. The effort will aid in developing a final design for the commission adoption.

Kevin: This process may best be described as a half day vision workshop (perhaps charrette implies too much design?) resulting in concepts for port property including uses, features and property. Perhaps 3-4 perspective drawings in addition to the port-wide vision map would be appropriate to capture concepts for key sites. This work would feed into the web and print marketing materials in Task 7.

Task 4. Develop Land Use Compatibility Matrix.

After the Commission has agreed upon a vision for the port's future development, create a land use compatibility matrix for determining feasibility and process for carrying out the Port's mission. Identify changes to parking layout and net change in total parking spaces.

Kevin: perhaps the matrix could cover: possible uses, features, services, parking and compatibility with adjoining use considerations?

Task 5. Facilitate Design Standards for Future Construction.

Work with Commission to develop policy options for implementing design standards on new construction and remodels.

Task 6. Update Capital Facilities Plan.

Review utility master plans and provide maps of South Beach utility infrastructure system locations. Assess capacity issues of projected development.

Task 7. Facilitate Review of Port Mission, Vision, Plans, Goals and Strategies.

Facilitate Commission review of Mission, Vision, Sub-plan Goals and Strategies.....resulting in recommended SBP updates?

Task 8. Develop Web and Print Marketing Materials.

Create a web-based marketing site that can subsequently be managed by Port staff showing port parcels, characteristics, availability and uses that can easily be used by real estate brokerage firms or other interested parties. Site development should include print-out options.

Task 9. Draft Plan Development.

Produce and present draft plan for Commission consideration including maps and appendices. Prepare commission changes for final plan.

Task 10: Final Plan Development

Prepare final plan including online (.pdf) version.

-###-

WORK SESSION w/ Rogue Brewery to Discuss Expansion Opportunities

December 9, 2014

CRITERIA FOR DETERMINING EACH LOT

Below are a list of criteria that can be scored for each lot (Annex or Current). This list does not take into consideration weight between the criteria. As an example, one criteria may be more meaningful than another criteria and should have a greater value in scoring. Rate each criteria on a scale of 1-5. 1 = low value/poor; 5 = high value/great. Higher scores are better.

- I. To what degree does the site allow for future Rogue expansion?
- II. Assuming that the new lease generates \$90k annually, what is the change to cash flow?
 - A. Current site: \$90k - \$10k in lost dry camping revenue + gain in minimal maintenance = \$80k net income
 - B. Annex: \$90k – \$155k in lost annex revenue + \$20k gain in maintenance = -(\$45k) in net income.
- III. Certified Real Market Value of land? (Also including commercial real estate appraisals that the city acquired in July 2014)
 - a. Current site (W2 zone): \$350,000/acre
 - b. County has value of the Annex land (C3) at \$881,500 \$254,768/acre
 - c. Toby Murray lot (I1) (\$14/sf x 148,975 sf (3.42 ac.)) \$609,826/acre
 - d. 10-acres west of 101&32nd St. (C-1) \$522,708/acre
 - e. 20-acre OMSI (R4) \$141,570/acre
- IV. What are the long-term infrastructure needs for the site?
 - a. Current site. If built here, Rogue would be compelled to fill in old boat launch and reconfigure service dock and gangway. According to the CFP adopted in Jan. 2013, the cost for filling in the old boat ramp was \$64k. Chris Urbach guesstimated that the cost for reconfiguring the service dock would be \$100k, but there would be a little bit of loss of summer time transient revenue.
 - b. Annex site. The CFP shows a cost of \$660k for a full upgrade of the Annex to a service level equal to the larger/newer RV park.
- V. Is transportation (truck, multi-use) to/from the site good?
 - a. Current site: City has stated that they will not allow the current 90-degree parking spaces along the truck access points. There are also concerns about truck trailer parking outside of the current leasehold. Traffic impact analysis should be considered by Port to include the re-gained acre at the boat launch.
 - b. Annex: Discussion about eventually closing down Pacific as an access point to US101. City is planning improvements to Ferry Slip Rd.
- VI. Does site allow for other uses including Seafood & Wine?

ROGUE BREWERY EXPANSION

Rogue is looking for a 40,500 sf expansion of their warehouse of which a third would be cold storage. In reviewing Rogue leases, it appears that most of the leased square footage is for the building footprint and does not take into account required parking, storage (for trucks, kegs, etc.). I would probably advocate that any new leases include space for those other uses to adequately include full use.

I had previously identified three areas that I thought were good expansion areas:

1. RV Park (Sportsman) Annex – 3.46 acres
2. Yaquina Bay Fruit Lot – c. 2.00+ acres
3. McLean Point – 8.0 acres

Rogue has indicated that they'd like to expand at their current site.

4. Current Location – c. 1.00 acre

RV Park Annex

County has value of the RV Park Annex land at \$881,500 (\$254,768/acre). This parcel has some long-term infrastructure needs such as replacement of the restrooms/showers/stalls. It's close to the current brewery, but the city would limit forklift traffic across OSU Dr. City would allow truck traffic between sites. There would also be development charge credits that could reduce some permitting costs to Rogue.

Rick Fuller's Lot

County has estimated value of the lot by Yaquina Bay Fruit and NOAA at \$548,560 (\$274,280/acre). Truck and forklift traffic would both be allowed. It's a ways away from the main brewery however.

Port's McLean Point Site

County has value of the \$1,002,400 for 8.95 acres (\$112,000/acre). Lots of room to grow. Clearly a trucking-only option.

Expansion at current Rogue Site.

County has value of the property at \$350,000/acre. High/diverse use with dry camping, special events, chamber event, access to service dock, etc. Would be of some short-term benefit to Chamber as Rogue agreed to host the Wine & Seafood Festival in the new warehouse for up to ten years. Chamber would still need some external tents and a permanent solution after the ten years. Rogue may consider helping remove traffic islands at the portion of the lot, move the service dock gangway to eliminate access issues, fill in the Old Boat Ramp (a priority 3 project in the Port's Capital Facilities Plan), and reconfigure the traffic flow to regain the loss of usable land.

ROGUE PROPOSAL

Rogue is proposing a lease on 40,500 sf. ft. One option would add another 10% for parking, over flow, etc. bringing the total to 44,550 sf. ft.

$44,550 \text{ sf} \times \$0.20 \times 12 = \$106,920$ annually to the Port.

-###-