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**FOR IMMEDIATE RELEASE**  
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**Port of Newport to Hand Keys to  
Marine Operations Center – Pacific Over to NOAA**

NEWPORT - Joshua Dodson, Project Manager, DAY CPM Services, provided an update regarding the NOAA MOC-P Project to the Port of Newport board of commissioners at their regular meeting on Tuesday, April 26, 2011.

Dodson announced that, "On Friday, April 29, the project will be signed off by NOAA. The project was actually completed on April 26, 2011, five days ahead of schedule. It's pretty incredible all the events that have taken place over the last 22 months, and here we are just a few days away from having NOAA accepting the project."

Dodson cited other project facts to date. Out of the overall MOC-P project budget of \$38.4 million, \$31.6 million has been spent, or about 82%. Within the overall project budget, approximately 51% of the owner's (Port) contingency remains, or about \$450,000. Of the \$29.4 million construction budget and Guaranteed Maximum Price (GMP) with Andersen Construction/West Coast Contractors (AWCC), \$25 million has been spent or 85% of the GMP. Within the contract with AWCC, a separate contingency was also required. Either zero or up to 5% of that contingency is anticipated to be left at project closeout, which will revert back to the Port as savings.

Dodson continued his report saying that there were a couple budget flags that were being monitored, one being the excavated mountain of sand of an estimated 90,000 cubic yards. A number of people have come and hauled away a total of 10,000 cubic yards for free. A local developer is interested in taking another 15,000 yards and has offered the Port the option of placing the remaining sand on a nearby property about two miles south at the Port's expense. As a temporary measure, sprinklers will be set in place to keep the sand from blowing onto neighboring facilities.

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A second budget item that is being addressed is the condition imposed by the in-water permit that requires a seven year study on gaper clams and the costs associated with providing divers for that study.

Details for a smooth transition from construction to commissioning and operation are the focus at present, in addition to lease interpretation and identifying leasehold responsibilities. An example Dodson gave of responsibilities questioned and has since been resolved was a large dust collection system that was designed into the warehouse facility after the lease was signed.

“This is exciting,” said Dodson, “because we can report right now that we have finished the project before the occupancy deadline of May 1. The Port received the Certificate of Occupancy from the City on April 26 and certificate of substantial completion demonstrating to NOAA that we’re done and here is the evidence. The certificate will show today’s date (Tuesday, April 26), and we can state for a fact that we finished this project ahead of schedule.”

“Friday, April 29, is an important milestone,” added Don Mann, General Manager. “A delegation from NOAA will be conducting their final walkthrough of the facility, determine the final rent and provide the Port a signed acceptance letter.” The signed acceptance letter is the focus of the supplemental lease agreement that establishes final rent and terms.

The Port amended its contract with Day CPM in March to provide lease management services during the one-year lease warranty period. Dodson introduced Rick Fuller who, after a thorough recruitment and interview process, had been hired by Day CPM to assist with facility commissioning, project closeout and facilities management. Fuller has been on the job for about a week. Following introductions with the project team, Fuller has been in intense training and planning for the next steps.

A tentative community open house with a limited facility walkthrough has been scheduled for July 16 and 17 with a public ribbon cutting ceremony on August 12. More details on these events will follow at a later date.

For more information, contact General Manager Don Mann at the Port of Newport, 541-265-7758, or visit the Port’s Web site at [www.portofnewport.com](http://www.portofnewport.com).

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