

**PORT OF NEWPORT
MINUTES
August 28, 2012
WORK SESSION**

I. CALL TO ORDER

Commission President JoAnn Barton called the work session to order at 12:00 p.m. on Tuesday, August 28, 2012 at the South Beach Marina Activities Room, 2120 SE Marine Science Drive, Newport, OR 97365, the same being within the boundaries of the Port District.

Commissioners Present: JoAnn Barton, President; David Jincks, Vice-President; Walter Chuck, Secretary.

Commissioners Excused: Don Mathews, Treasurer; Dean Fleck, Assistant Secretary-Treasurer.

Port of Newport Management and Staff: Don Mann, General Manager; Pat Albaugh, Director of Finance; Maureen Keeler, Special Projects Manager; Rick Fuller, NOAA Facilities Manager; Barb Martin, Accounting Assistant.

Others: Frank Berg, Day CPM Services; Yale Fogarty and Pat Ruddiman, ILWU Local 53; Lee Fries, CM/GC Selection Committee; Lloyd "Oly" Olson, Newport resident.

II. WORK SESSION ITEMS

A. Terminal Renovation Project, Day CPM Services.

Frank Berg, Day CPM Services, presented an update on the Terminal Renovation Project. He said there had been no further shipments of scrap steel over the past month, leaving the total credit for steel recycling standing at \$777,884.

In answer to a question from Commissioner Barton, Berg said there were probably five or six more truck loads of steel left on site at \$2,000-\$3,000 per truck load. Commissioner Jincks suggested contacting the owners of other scrap materials on Port property, such as abandoned outriggers, winches, and net reels, and hauling away those items with the scrap steel from the terminal project. He further suggested implementing a policy whereby independent "scrappers" would have to go through some type of bid process in order pick up materials from Port property.

Berg said cathodic protection should start next month, and the final design for the concrete whaler to be poured on the land side of the west wing wall was expected from KPFF Consulting Engineers. The gap area had been backfilled and the tie rods were tensioned with all ends capped off. Shoring, formwork, and reinforcing steel were underway on the east dock. The "No Further Action" letter was still pending from DEQ. Berg said a productive meeting had been held on site to discuss the water system and storm drainage systems.

Berg summarized Amendments 21 and 22 to the contract between the Port of Newport and Natt McDougall Company and said those amendments would be presented for approval and signature by the General Manager at the regular meeting that evening. The Port had been successful in its application for Connect Oregon funds and had won a grant in the amount of \$483,600 towards funding for the Terminal Renovation Project. The total construction budget including the grant was \$19,502,280 with a construction balance and contingency of \$542,665 after the execution of Amendments 21 and 22. Three components of the project remain unfunded and efforts continue to find potential cost savings through the value engineering process.

Berg concluded his presentation by showing a series of photographs of the work underway on the Terminal Renovation Project.

After a brief discussion, the General Manager suggested closing out the agenda item by presenting the amendments to the contract between the Port and Natt McDougall Company for approval at the Work Session.

Commissioner Jincks moved to approve Amendment No. 21—General Conditions, and authorize General Manager Don Mann to sign the document. Commissioner Chuck seconded the motion and it passed 3-0.

Commissioner Chuck moved to approve Amendment No. 22—Remaining Work on East dock, and authorize General Manager Don Mann to sign the document. Commissioner Jincks seconded the motion and it passed 3-0.

The actions would be ratified at the regular meeting that evening.

III. PUBLIC COMMENT

There was no public comment.

IV. OTHER

The General Manager reported that the final draft of the Port Ordinance would be ready for the board's review at the Work Session on September 25, 2012.

V. ADJOURNMENT

The Work Session was adjourned at 12:37 p.m.

ATTEST

JoAnn Barton, President

Walter Chuck, Secretary

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