

PORT OF TILLAMOOK BAY FEMA ALTERNATE PROJECTS

PROJECT STATUS UPDATE

JUNE 2011

In December of 2007, the Port of Tillamook Bay experienced significant damage to its railroad line which are eligible for funding repairs under FEMA's disaster declaration DR-1733-OR. POTB has determined that the public interest would not best be served by repairing the damaged railroad. In lieu of using Federal share contribution funds in repair/restoring the damaged railroad, POTB has elected to use these contributions to improve or construct new POTB facilities as FEMA Alternate Projects. The Federal contribution is matched with Oregon Lottery Funds.

The FEMA Alternate Project funding is being allocated towards eighteen (18) different projects within the Port of Tillamook Bay Industrial Park. These projects include the remodel/upgrade of existing structures, construction of new facilities, and industrial / infrastructure improvements. The following is a status update on the various projects.

New Construction:

- **Airport Fixed Base Operator:** This project replaces the current fixed base operator with a new building that will include an observation area, pilot lounge and lay-over bed, and a meeting room - all with views of the airport runways. Construction documents are complete and will be submitted for permitting in the Fall of 2011. Construction is scheduled to start in the Spring of 2012.
- **Industrial Business Park:** This project is being constructed on the old Recreation Hall site and includes the construction of three (3) warehouse buildings, each totaling 18,000 square feet, for leasable tenant space. All buildings will have ground level panel truck access through coiling doors. One (1) building will have a 4-foot high loading dock for larger truck receiving. Construction documents will be completed in June 2011 and immediately submitted for permitting. Bidding documents will be issued the week of June 20, 2011 for a construction start in August 2011.
- **Port Shops:** This new facility will be constructed on open ground across the street from the softball fields. Work will include the construction of three (3) pre-manufactured metal buildings to house Port maintenance equipment, the maintenance shops, and maintenance staff offices. Construction documents are complete, but the project will be held back from permitting until late 2012; construction is scheduled to start in the Spring of 2013.
- **Airport Business Park:** This green field development site will be located on the North side of the POTB Industrial Park and will include leasable warehouse space. Currently the Port is finalizing discussions with a client regarding partial development of this site. Design for the building is in process, but has been delayed due to wetland

and flood plain issues. The final bidding and construction schedule will be finalized after the wetland and flood plain issues are resolved.

Remodel Projects:

- **Administration Building:** This building was originally the Naval Station's Officer Mess Hall Building and was recently purchased by the POTB from the School District. Improvements to this facility will include parking lot repairs, ADA access upgrades, new restrooms, creation of a large meeting/event room, water/waste line replacements, heating upgrades, and electrical service replacement. Construction documents are complete and submitted for permitting. Bidding documents will be released on June 20, 2011 to the pool of pre-qualified general contractor pool. Work on this project is currently scheduled to start in August of 2011.
- **Warehouse Remodels:** Warehouse buildings 11, 12, 18, and 59 are scheduled for various improvements that include roofing replacement, exterior window upgrades, seismic upgrades, exterior siding repairs and paint, loading dock access improvements, and plumbing / electrical upgrades and repairs. Construction documents on all four (4) buildings will be complete by the end of June 2011.
- **Main Offices:** This building currently houses the POTB main offices along with several other tenants. Improvements will include parking lot repairs, exterior siding repairs and paint, exterior window upgrades, roofing replacement, new HVAC units, new restrooms, electrical upgrades, interior improvements for additional leasable tenant space, and a remodel of the existing Port Offices for long term use by Port Staff. Construction documents are scheduled for completion in late June 2011. Work on this project is scheduled to start the Summer of 2012.
- **Hangar B Improvements:** This historically sensitive building is the current home of the Tillamook Air Museum and is the largest wood framed structure in the world. The focus of repairs to this structure will be roofing repairs to stop water intrusion and safety upgrades. Research and analysis is on-going regarding repair options and costs. Currently the work on this building is scheduled for Summer of 2012.

Industrial / Infrastructure Improvements:

- **Hooley Digester Upgrade:** The existing manure digester is functioning, but in need of upgrades and repairs. Currently the Port team is reviewing proposals received from six (6) design/build teams. Interviews are scheduled for June 23, 2011.
- **Roads / Water Loop Expansion / Septage Receiving:** These three (3) infrastructure improvement projects are critical to the continued growth of the Port of Tillamook Bay Industrial Park. Work will include removal and replacement of the

existing Port road system, installation of two (2) water line sections that will improve the water distribution availability for future Port projects, and upgrades to the existing septage receiving station. The Port Team has selected Harper Houf Peterson Righellis Inc. (HHPR) for the civil engineering services on these projects. These projects are currently at the 30% design and budgeting stage. Work on these projects is scheduled to start in the Fall of 2011 and continue through the Summer of 2013.

- **Truck Scales:** This project involves the replacement of the existing truck scale and installation of a second scale for greater future use by POTB tenants. The sitework and excavation package for this project have been issued with bids due on June 28, 2011. On-site work will start by mid-July 2011.

General Contractor Request for Qualifications:

- The prequalified bidding pool of general contractors for 2011 has been finalized. See the following page for the listing. Note that applications for the 2012 prequalified bidding pool will be solicited in December 2011. If you are interested in being considered for the list in 2012, please contact the Port's Project Manager Eric Eckfield at (503)729-4545.

Thank you for your interest in our projects and check back monthly for project updates.



**Port of Tillamook Bay FEMA Alternate Projects
Pre-Qualified General Contractor List**

May 31, 2011

Company	Pre-Qualified Level	
	Projects under \$1M	Projects \$1M and Over
Lyda Excavating, Inc.	Yes	No
Todd Construction	Yes	Yes
Anderson Construction	Yes	Yes
JE Dunn	Yes	Yes
Swinerton Builders	Yes	Yes
West Coast Contractors	Yes	Yes
2KG Contractors	Yes	Yes
Interwest Construction, Inc.	Yes	No
P & C Construction	Yes	Yes
Skanska	Yes	Yes
Howard S. Wright Construction	Yes	Yes
Robert Gray Partners	Yes	Yes
Enterprises Northwest Inc. (Earthworks Excavating)	Yes	Yes
Quade Commercial Construction	Yes	Yes
Wing Ridge Construction	Yes	No
Pavilion Construction	Yes	Yes