



# Monthly Status Report FEMA Alternate Projects November 2011

(Prepared on November 17, 2011 for the Regular Monthly Meeting of the  
Port Board of Commissioners November 22, 2011)

## Status of Contract for A/E Design of Campus Wide Improvements

### New Building Projects:

- **Project 2.14 – Greenhouses:** This project includes the purchase and installation of pre-fabricated greenhouses on the South side of the existing Hooley Digester. The Port has provided the project description and layout to FEMA for creation of the Project Worksheet. Peter Meijer Architects has been hired to provide the required SOI qualified determination of the Finding of Effect for this project.
- **Project 3.1 – Airport FBO:** Construction documents for the FBO building are complete. FEMA has obligated funding for this project. This project is scheduled for bidding release on November 21, 2011; the bid date is scheduled for December 20, 2011. On-site construction work is scheduled to start in the Spring of 2012.
- **Project 3.2 – Industrial Business Park:** All three (3) building slab pours are now complete. The forming of the concrete tilt panels is in process at Buildings 1 and 2; Building 3 tilt panel forming will start the week of November 21, 2011. Site utility work continues on storm drain, water line, and site electrical conduit installations; sewer installations will begin in early December 2011. Concrete tilt panel walls for all three (3) buildings should be up by mid-December 2011. The overall project completion date is May 2012.

- **Project 3.3 – Port Shops:** Construction Documents are complete, but since this project is being set aside for construction in 2013, submission for permitting will not be done until 2012. The Project Worksheet is complete and has been submitted to FEMA for obligation.
- **Project 9 – Airport Business Park:** The Project Worksheet is complete and has been submitted to FEMA for approval and funding obligation. FEMA EHP has determined that this site will require an Environmental Assessment (EA); along with three (3) other sites currently scheduled for new construction. The Port is anticipating a delay in start of work until Spring of 2012. The Phase 2 construction documents are complete and ready for release to the pre-qualified pool of General Contractors upon receipt of FEMA funding obligation.

#### **Existing Building Projects:**

- **Projects 2.1 – Administration:** Plumbing, HVAC, and electrical rough-in work are on-going in both the new restroom and conference room areas. Drywall installation in these areas will begin the week of November 28, 2011. New exterior doors and windows have arrived and are in the process of being installed. The replacement electrical service equipment is installed and is ready for TPUD installations the week of November 28, 2011. The parking lot chip seal installation done in October 2011 was reviewed by Port Staff and the Civil Engineer; the current installation has been rejected with repairs and/or recoating to be done in the Spring of 2012. Overall building completion is scheduled for January 2012; the final completion of the parking lot work will be delayed until early Summer 2012.
- **Project 2.4 – Building 11, Warehouse B:** Construction documents are complete and ready for permit submission. The Project Worksheet is complete and has been submitted to FEMA for obligation. Bidding will take place in the Fall of 2012 to the pool of pre-qualified general contractors; construction start is scheduled for the Spring of 2013.
- **Project 2.5 – Building 12, Cold Storage:** Construction documents are complete and ready for permit submission. The Project Worksheet is complete and has been submitted to FEMA for obligation. Bidding will take place in the Fall of 2012 to the pool of pre-qualified general contractors; construction start is scheduled for the Spring of 2013.
- **Project 2.6 – Building 18, Stimson Lumber:** Construction documents are complete and will be submitted to Tillamook County no later than November 22, 2011. Bidding release to the pool of pre-qualified general contractors will be on November 18, 2011; construction start is scheduled for the Spring of 2012.

- **Project 2.7 – Main Offices:** The Project Worksheet is complete and has received FEMA funding obligation. The permit documents will be submitted to Tillamook County by November 22, 2011. Bidding release to the pool of pre-qualified general contractors will be on November 18, 2011; construction start is scheduled for the Spring of 2012.
- **Project 2.8 – Building 59, Warehouse A:** Construction documents are complete and ready for permit submission. The Project Worksheet is complete and has been submitted to FEMA for obligation. Bidding will take place the fall of 2012 to the pool of pre-qualified general contractors; construction start is scheduled for the Spring of 2013.
- **Project 7 – Hangar B Improvements:** The Port received from Western Architectural the requested addendum to the submitted structural analysis report regarding outstanding microbial testing, clarifications regarding building loading, and conditions and recommendations associated with the North box beam. The Port received one repair option with pricing from Western Architectural; the Tillamook Air Museum is pursuing additional pricing options for comparison. Upon receipt of this information, the Port Staff will make recommendations to the Port Board regarding repair options for the North box beam and potential general waterproofing repairs.

#### **Infrastructure Projects:**

- **Project 8 – Roads:** The Port Staff received the 100% construction documents. The Project Worksheet is complete and has been forwarded to FEMA for funding obligation. Bidding for this work is scheduled in January 2012; construction work will be done during the summer windows of 2012 and 2013.
- **Project 10 – Water Loop Expansion:** The Port Staff has received the 100% construction documents. The Project Worksheet is complete and has been forwarded to FEMA for funding obligation; a portion of this project is included in the current EA process. Bidding for this work is scheduled for January 2011; construction on the water loop expansion will begin in the Spring of 2012.
- **Project 11 – Septage Receiving:** The Port Staff has received the 100% documents. The Project Worksheet is complete and has been received FEMA funding obligation. Bidding for this work is scheduled for December 2011; construction on the project will begin in March of 2012.
- **Project 16 – Truck Scales:** Both scales are installed and fully functional; the asphalt paving completed in mid-November 2011. Port Staff and Stimson Lumber are discussing some additional work including walking access to the scales for drivers and a concrete housekeeping slab between the scales to facilitate general maintenance access.

- **Project 17 – Highway 101 Water Loop Expansion:** The project scope includes the installation of approximately 18,500 lineal feet of 12” water line serving both future development and current POTB properties along Highway 101 and Long Prairie Road. POTB has provided FEMA with a project description and initial design and construction estimate. This project is included in the ongoing EA process.

### **Status of Design/Build RFP for Digester Expansion**

DAY CPM has met with Port legal counsel regarding the format of the new RFP and steps to be taken to strengthen the document against possible protests. The schedule is for a reformatted RFP ready for release to Design/Build Proposers the first week in December 2011.

### **Status of Accounting Software and Contract for Accounting Services**

The Port Staff are currently modifying the designation and descriptive functions of the chart of accounts to incorporate the necessary reporting functions required for accurate balance sheets and monthly reporting.

### **Status of Southern Flow Corridor Project (through Oregon Solutions)**

FEMA continues to review the Port’s Appeal. On August 22, 2011, the Port received an Additional Information Request from FEMA. The Port responded to the Request on September 6, 2011. From previous information provided, FEMA has ninety (90) days from the date of this type of request to provide its determination. FEMA may also request additional information; each such request resetting the ninety (90) day time period.