

# SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

JULY 19, 2006

MEETING MINUTES

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## CALL TO ORDER

Commission President David Hanson called the Regular Commission meeting to order at 2:30 p.m. in the Quarterdeck Room of Clover Island Inn located in Kennewick, Washington.

### Members Present:

David Hanson, President  
Gene Wagner, Vice President  
Linda Boomer, Secretary

### Staff Present:

Tim Arntzen, Executive Director  
Larry Peterson, Director of Planning and Development  
Ken Rice, Port Counsel  
Ted Coulson, Additional Port Counsel  
Mary Fitch, Marina Manager/Accounting Specialist  
Justin Gerry, Maintenance Supervisor  
Sherrie Bowers, Administrative Assistant

## PLEDGE OF ALLEGIANCE

Commissioner Hanson led the Pledge of Allegiance.

## PUBLIC COMMENTS

Clover Island Yacht Club (CIYC) Commodore Jeff Moulton thanked Port staff for arranging to have the Department of Correction Coyote Ridge crew assist the CIYC with cleaning up its shoreline property. He stated Clover Island looks very nice now and the CIYC was trying to do its part to keep up their property well maintained.

## NEW BUSINESS

### ➤ **Resolution No. 2006-33 Awarding a Marina Reconstruction Contract for the Reconstruction of the Clover Island Marina**

Executive Director Tim Arntzen gave a brief overview of the project stating the Clover Island Master Plan indicated the Port would rebuild the marina on Clover Island. He stated this has been a goal for this and previous Port of Kennewick Commissions for several years. He stated the project was originally bid in fall 2005 but for various reasons the bids were rejected. The main reason was the 2005 natural disasters in the southern portion of the United States which caused increased pricing for steel and other required materials for this project as well as transportation of those materials. He explained the project was re-engineered and re-bid in June of 2006.

Mr. Arntzen suggested to the Commission that Director of Planning and Development Larry Peterson explain the recent bidding process then open the floor for public comment and questions. He explained staff had added a potential litigation matter to the executive session agenda item if further discussion was needed.

Mr. Peterson explained invitations to bid were published in the *Seattle Times*, the *Portland Oregonian*, the *Spokesman Review* and the *Tri-City Herald*. Plans were mailed to all

contractors who appeared on the fall 2005 marina plan holders list, to all contractors who requested such plans and specifications and were made available at three [3] regional plan centers. The bid submittal deadline was 3:00 p.m., June 30, 2006. Bidders were allowed to bid on either or both a one-year construction project and a two-year construction project. Wording within the bid package [Addendum #1] allowed the Port accept the lowest responsive bid from either the one-year or two-year option. Six bids were received with one bid submitted for the one-year project and the remaining bids for the two-year project. The bid for the one-year project was \$8,875,496.90 and the bids for the two year project ranged from \$8,635,842.00 to \$10,046,124.60. On July 10, 2006, the Port requested additional information from certain bidders.

Mr. Peterson explained that based on the Port's and its consultant's review and evaluation of the bids and other information submitted, the lowest responsible bidder was Advanced American Construction, Inc. and recommended approval of Resolution No. 2006-33 authorizing the Port's Executive Director to execute the contract with Advanced American Construction, Inc. for the reconstruction of the Clover Island Marina in a two-year period for the sum of \$8,635,842.00.

### **PUBLIC COMMENT**

Advanced American Construction President Dee Burch addressed the Commission Mr. Burch stated he was in attendance today to answer any questions the Commission may have. He stated he appreciated staff's recommendation and hoped the Commission would consider the recommendation when making a decision today.

### **EXECUTIVE SESSION**

#### **♦ *Potential Litigation: RCW 42.30.110(i)***

The Regular Commission meeting was recessed into Executive Session at 2:40 p.m. for discussion of a potential litigation matter. Executive Session was anticipated to last approximately twenty minutes with action expected.

### **OPEN SESSION RECONVENEMENT**

The Special meeting was reconvened at 2:55 p.m. Commissioner Hanson asked if there was further discussion.

Commissioner Wagner stated this process had been a long struggle for both the Commission and Port staff, not to mention the bidders involved in the process. He commended staff for working through the issues surrounding the natural disasters in 2005 which caused a rise in material pricing and transportation. He applauded staff's efforts in reengineering and redeveloping the marina plan to come up with a plan the Commission could realistically consider.

Commissioner Boomer stated she was initially critical of the marina construction project, indicating it was unfortunate to have opened bids right after hurricanes Katrina and Rita. However, she stated this was before she was on the Commission. She stated she now realizes

expenses for materials and transportation of those materials have remained high. She stated components have been added to the project since last year and felt this marina reconstruction project had actually turned out to be a better project than the one bid in 2005.

Commissioner Hanson added this had been a long process and he was glad the marina reconstruction project would finally get underway.

- ❖ *Commissioner Wagner moved approval of Resolution No. 2006-33 authorizing the Port's Executive Director to execute a contract with Advanced American Construction for the reconstruction of the Clover Island Marina in a two-year period for the sum of \$8,635,842.00. Commissioner Boomer seconded and motion carried unanimously.*

## **ADJOURNMENT**

With no further business to bring before the Board the Special Commission meeting was adjourned at 2:58 p.m.

***APPROVED:***

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

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*David Hanson, President*

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*Gene Wagner, Vice-President*

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*Linda Boomer, Secretary*