



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

FEBRUARY 23, 2016 MINUTES

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## CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

### The following were present:

**Board Members:** Skip Novakovich, President  
Thomas Moak, Vice-President  
Don Barnes, Secretary

**Staff Members:** Tim Arntzen, Chief Executive Officer  
Tana Bader Inglima, Deputy Chief Executive Officer  
Amber Hanchette, Director of Real Estate and Operations  
Nick Kooiker, Chief Financial Officer/Auditor  
Larry Peterson, Director of Planning and Development  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Terrence Thornhill led the Pledge of Allegiance.

## PUBLIC COMMENT

Ed Frost, 609 West Albany Street, Kennewick. Mr. Frost reviewed the previous Commission minutes and stated that it appears the Port is reducing the initial investment at Vista Field from \$4,500,000 to \$3,000,000, which is approximately 33%. Mr. Frost inquired if the reduction of funds was an official action by the Commission or a revision to the plan. Mr. Frost voiced his concern about the reduced budget for Phase I of Vista Field and stated there is a direct relationship between the commitment of the Port and the commitment of private enterprise. Mr. Frost believes the more the Port commits, the more interested private investors become.

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick, President of the Mid-Columbia Symphony Board thanked the Port of Kennewick for their advertising support of the Mid-Columbia Mastersingers and Mid-Columbia Symphony joint fundraiser, "Bacchanalia XVI," which raised \$80,000.

Mr. Arntzen stated there is a Vista Field Update on the Agenda and he would respond to Mr. Frost's comments at that time.

No further comments were made.

## CONSENT AGENDA

Consent agenda consisted of the following:



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- A. Approval of Direct Deposit and E-Payments Dated February 17, 2016**  
Direct Deposit and E-Payments totaling \$48,039.65
- B. Approval of Warrant Registers Dated February 23, 2016**  
Expense Fund Voucher Numbers 37671 through 37713 for a grand total of \$141,643.12
- C. Approval of Commission Meeting Minutes Dated February 9, 2016**
- D. Approval of CEO to Execute Lease Amendments to Commercial Lease Agreement with Bruker AXS Handheld Inc.; Resolution 2016-05**

**MOTION:** *Commissioner Moak moved for approval of the Consent Agenda, as presented; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

## PRESENTATION

- A. Trailhead Park by Badger Mountain, Mark Showalter**  
<http://www.nbcrightnow.com/story/31171102/residents-and-hikers-are-happy-months-after-parking-lot-is-built-at-badger-mountain>

Ms. Bader Inglima stated the Port partnered with the City of Richland, Benton County and Friends of Badger Mountain to expand trailhead parking with the addition of 76 paved parking stalls. At peak times, parking has become a problem, with many people parking on the street and in residential areas when the lot is full, thus creating a public safety problem. Ms. Bader Inglima presented a video by local news station, KNDU, which shows positive feedback from the community. Ms. Bader Inglima introduced Mark Showalter, a resident of the adjacent neighborhood, who initially brought the idea to the City of Richland and the Port of Kennewick.

Mark Showalter, 1300 Alta Vista Richland. Mr. Showalter thanked the Port of Kennewick Commission for their support of the project and stated the new parking stalls have made a big difference. Previously, hikers parked on both sides of the residential street and now, with the installation of the new parking lot and no parking sign on the west side of the street, there has been a tremendous positive impact to the neighborhood.

Mr. Moak inquired if there is an acknowledgment sign at the parking lot.

Ms. Bader Inglima stated the City of Richland posted signs during the ground breaking ceremony which states "this Project is made possible by the generous contributions from Port of Kennewick and Benton County." The sign has been relocated to the entrance of the new parking lot.

## NEW BUSINESS

- A. Bid Results: Winery Village Phase I; Resolution 2016-06**

Mr. Peterson stated the bids for the Columbia Gardens Winery Village - Phase I, which included construction of three winery buildings were received on February 11, 2016. The building structure utilizes a new concept of ICF blocks filled with insulation and a double wythe wall of cast-in-place concrete with roof trusses that are precast concrete arches with tube steel purlins. Site work included garden walls and patio areas, paved areas for parking and winery production activities and associated landscaping. The architect's estimate was \$2,575,000, however, the five bids received, which were in compliance, far exceeded the estimate by approximately 64%.





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Booth and Sons Construction was deemed the low responsive bid, at \$4,220,000, including sales tax. Mr. Peterson presented Resolution 2016-06 for consideration, rejecting all bids received for Columbia Gardens Winery Village - Phase I, and directing the Chief Executive Officer (CEO) to coordinate revision of the project, to reduce the estimated construction cost, while still retaining crucial core elements of the project.

Mr. Peterson stated there are several items that can be addressed to reduce the cost substantially, while maintaining the essence of the project. Mr. Peterson and Mr. Arntzen met with Terrence Thornhill, lead architect on the project to discuss redesign elements that will meet the budget, but still deliver on the promise to the community and create the first impactful development along Columbia Drive. Mr. Peterson believes the Port can start by bidding the excavation and utility work separately, which will reduce the amount of the project and create efficiencies in the process. Mr. Peterson believes staff could look at bidding out the excavation work within the next 30 days and look at stubbing the utilities in advance of the work to be performed by the city. Mr. Peterson introduced Mr. Thornhill, who will present additional modifications to the design specifications, while staying true to the vision.

Mr. Novakovich inquired how much was estimated for excavation.

Mr. Peterson stated the excavation work was approximately \$450,000 to \$500,000 and believes the Port will save an estimated 10% by bidding the work separately.

Mr. Thornhill stated there are additional design elements that can be modified, while still retaining the look and feel of the buildings. Mr. Thornhill offered the following models for the Columbia Gardens Winery Village:

1. Pepper Bridge Winery, Walla Walla: buildings contain traditional sheetrock and some wood, which does not modify the quality of the building or intent;
2. Sage Center, Boardman, Oregon: gunite finish which could be emulated with an application without the cost of gunite; and
3. The Herbfarm, Woodinville, Washington and Andretti Winery, Napa, California: emulate the patina and finish for the three buildings, which is similar to original design specifications.

Mr. Thornhill stated another major cost savings would be to move away from the Integrated Structures, Inc. (ISI) wall concept that uses ICF blocks filled with insulation and a double wythe wall of cast-in-place concrete with roof trusses that are precast concrete arches with tube steel purlins. This particular wall structure has never been done in this area; therefore the contractors were having to utilize out of the area sub-contractors. Mr. Thornhill suggested the following substitutes:

1. Replace shotcrete with concrete masonry block with smooth plaster finish on inner wall;
2. Replace ICF block and spray foam infill with two layers of solid EPS insulation blocks;
3. Replace shotcrete with concrete masonry block with gunite finish on outer wall;
4. Replace trusses with tube steel and plate material;
5. Modifying the roofing material to a prefinished metal roof; and
6. Altering the interior plumbing and substituting fixtures.



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Mr. Thornhill stated all of these adjustments are slight detail or specification adjustments and the wall thickness and building dimensions do not change. These changes are an efficient way to reduce the budget while keeping the integrity of the design.

Mr. Novakovich asked Mr. Thornhill if he had an estimated cost savings with the modifications he presented.

Mr. Thornhill estimated the modifications could save approximately \$1,000,000.

Mr. Peterson stated these modifications will reduce the budget and still deliver a quality Port project.

Mr. Thornhill stated the key is to create a facility so that winery tenants can make a lasting impression and have a frequent customer base, and the essence of the buildings remain intact.

Mr. Barnes confirmed the engineer's estimate was \$2,750,000 and the lowest bid was \$4,220,000.

Mr. Peterson stated the initial estimate advertised in the invitation to bid was \$2,750,000; however, an addenda was issued on January 11, 2016 with a primary estimated cost for construction at \$3,250,000. As of late, construction costs have been substantially higher than the engineer's estimate.

## PUBLIC COMMENT

No comments were made.

***MOTION:*** Commissioner Moak moved for approval of Resolution 2016-06, rejecting all bids received on February 11, 2016, for the Columbia Gardens Wine Village Phase I, and allows the Chief Executive Officer to coordinate revisions of the project; Commissioner Barnes seconded.

### ***Discussion:***

*Mr. Moak stated it would have been great to be a pioneer for the Tri-Cities and utilize the ISI wall system; however, the Port cannot justify the cost. Mr. Moak appreciates Mr. Thornhill's perspective on the modifications while keeping the essence of the original design, and is pleased that staff and Mr. Thornhill have come up with a number of solutions that will reduce the cost. Mr. Moak believes the motion on the floor clearly directs staff to develop a plan that is in line with the budget and allows the Port to continue working on other projects.*

*Mr. Barnes concurs with Mr. Moak's comments and stated the Port would be sacrificing other projects to utilize the ISI wall system. This is a good opportunity to reevaluate the project and reduce some costs and create efficiencies. Mr. Barnes appreciates the innovative ideas of staff and Mr. Thornhill to achieve savings without sacrificing elements of the design.*

*Mr. Novakovich is impressed by staff and Mr. Thornhill's ideas and believes they maintain the integrity of project.*





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*With no further discussion, motion carried unanimously. All in favor 3:0.*

***B. Approval to Request a Portion of U.S. Highway 395 be Named the “Thomas Stephen “Tom” Foley Memorial Highway”; Resolution 2016-07***

Mr. Moak stated the Benton Franklin and Walla Walla Good Roads Association has been working on naming a section of Highway 395 (between Pasco and Ritzville) in honor of former Congressman Foley. Mayor Blackwell of Connell has been spearheading the project along with several other officials and have asked all local jurisdictions to approve a Resolution in support of naming a portion of Highway 395 after Congressman Foley and submit the approved Resolution to the State Highway Transportation Department.

## PUBLIC COMMENT

No comments were made.

***MOTION:*** *Commissioner Moak moved for adoption of Resolution 2016-07, requesting a portion of U.S. Highway 395 to be named “Thomas Stephen “Tom” Foley Memorial Highway, and submit approved Resolution to the State Transportation Commission; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

## REPORTS, COMMENTS AND DISCUSSION ITEMS

***A. 1135 Discussion***

Mr. Arntzen reported several months ago the Port Commission approved \$150,000 for the demolition of the old Port building and installation of a concrete foundation for the NW Overlook Pier prior to the implementation phase of the 1135 U.S. Army Corps of Engineers (USACE) project.

Mr. Arntzen stated when the pier was initially discussed, staff believed the entire project would cost approximately \$400,000, however, a preliminary cost engineering estimate projects the cost to be closer to \$1,000,000. Furthermore, with the recent history of project bids exceeding engineer's estimates, it is important for the Commission to discuss next steps. Mr. Arntzen and staff recommend the Commission give staff informal direction to no longer consider moving forward with the foundation and pier. Staff will continue to look at grant and private funding, however, with the preliminary cost of \$1,000,000, the task becomes more difficult. Mr. Arntzen inquired what direction the Commission would like staff to take regarding the NW Overlook Pier.

Mr. Peterson stated the demolition of the old Port building and removal of the ranney collector next to the office will still need to occur. Mr. Peterson would like to save the culvert and create an additional viewing opportunity, as seen elsewhere on the island. The corner parcel remains a great opportunity for a corner public promenade, just not as costly. There is potential for a great public view without the enormous expense of the NW Overlook Pier.

Ms. Bader Inglima further reported the Port was anticipating to apply for a State RCO grant to complete the NW Overlook Pier, however, the estimated cost is too high for an RCO grant. Ms. Bader Inglima stated the USACE has been drilling down the cost for the 1135 project and believes the cost to extend the public pathway from the lighthouse to the restaurant is more than the allotted



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amount of 10% for recreation. Ms. Bader Inglima confirmed the USACE could complete the path, however the Port would cover the remaining cost. Ms. Bader Inglima believes the Port could apply for RCO Grants to complete the path which leverages federal, state and Port dollars.

Mr. Novakovich inquired what the additional Port cost would be.

Ms. Bader Inglima stated she does not have the final numbers available.

Mr. Novakovich stated the Commission allocated \$150,000 for demolition of the old Port building and foundation and inquired how much the demolition would cost. Furthermore, could the Port use the remaining funds from the \$150,000 to complete the trail?

Mr. Peterson believes the cost to demolish the old Port building would be approximately \$60,000.

Ms. Bader Inglima stated because of the Port match for the 1135 project, we would not need to set aside additional dollars for the state grant to finish the public trail.

Mr. Moak reiterated that the entire foundation for the NW Overlook Pier would not be constructed.

Mr. Peterson confirmed that the concrete alone is estimated to cost \$350,000.

Mr. Moak inquired what obstacles may be encountered if the NW Overlook Pier could be built at a later date.

Mr. Peterson stated the overlook could go up at a later date, however construction work would need to be done by barge which would increase the cost substantially. The best and most efficient time to construct the foundation would be prior to USACE work. Mr. Peterson stated the Port still has a grand public promenade with the Clover Island lighthouse.

Mr. Barnes stated in terms of economic development, the Port can have a much greater impact on the community by investing the dollars elsewhere, like Columbia Drive or Vista Field. The NW Overlook Pier is an awesome public amenity, but not for the price. Mr. Barnes believes the Port can revisit the NW Overlook Pier and look at a partnership opportunities with the private sector. Mr. Barnes concurs with the staff recommendation and thanked staff for their thoroughness.

Mr. Novakovich is disappointed this project cannot be completed, however, it is more important to look at the projects we have going forward.

## ***B. Vista Field Update***

Mr. Peterson met with the City of Kennewick staff, Parametrix and DPZ to discuss the Transportation System Impact Evaluation (TSIE) and the 27 intersections in and around Vista Field. The intent of the meeting was to develop a recommendation from City and Port staff that supports a reasonable plan which allows Vista Field to develop without substantial impact to the transportation network but also does not burden Vista Field with trying to fix existing deficiencies or solve offsite user issues.





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The Port looks to construct the road network and dedicate it to the City for the City to maintain. The group will meet again on February 25, 2016 to fine tune the recommendation and staff will present it to the Port Commission and the City Council on March 8, 2016. The City Council Agenda will focus solely on the Vista Field Master Plan and staff hopes this will satisfy any concerns the City may have.

Mr. Novakovich thanked Mr. Peterson for his effort and thoroughness.

Mr. Arntzen stated previously the Commission discussed a \$5,000,000 financing plan for Vista Field Phase I infrastructure; however, a \$3,000,000 plan offers a more affordable option for completing Phase I infrastructure and Mr. Arntzen has asked DPZ to review the plan. The Port has completed several projects that have come in over budget and we have had to adjust for those additional costs.

The Port has an ambitious plan with Vista Field and the Commission and staff are taking a “lean” or “pay as you go approach” that was discussed at length during the Charrette. By revising the financing plan to \$3,000,000, the Port hopes to begin installing infrastructure by next summer, instead of waiting another year to start the process. The plan is meaningful and cost effective and will contain main roads that will bisect the site and create opportunities for public amenities and private parcel sales. Mr. Arntzen would like to present a meaningful, efficient, cost effective financing plan to the Commission that contains several options for financing Phase I infrastructure, which includes selling the Verizon property and possibly obtaining a low interest loan with Hanford Economic Investment Fund Advisory Committee (HAEIFAC).

Mr. Arntzen inquired if the Commission would like staff to make a formal inquiry to HAEIFAC regarding a low interest loan for the amount of \$1,200,000. Mr. Arntzen spoke with the HAEIFAC loan officer and she believes \$1,200,000 would be a good start; however, we would need an informal approval by the Commission, which is non-binding on the Port and HAEIFAC. Mr. Arntzen stated the accounting department has run several financial models and the Port is able to receive a loan and provide repayment terms, and enter into the next bi-annual budget.

Mr. Novakovich stated in response to Mr. Frost’s concerns, \$3,000,000 would give the Port an earlier start on installing the infrastructure, whereas, waiting until the Port accumulated \$5,000,000 would postpone the project another year.

Mr. Arntzen stated the Port will invest millions over time and believes the Port can fund \$3,000,000 for Phase I and potentially begin construction in 12 to 18 months.

Mr. Novakovich is interested in staff exploring HAEIFAC funding.

Mr. Kooiker highly recommends pursuing HAEIFAC funding. When the terms are outlined in more detail, staff will compare HAEIFAC with other financing options.

Mr. Moak supports staff comparing HAEIFAC funding with other options, however, he is concerned about utilizing alternative funding for Phase I. Mr. Moak stated it is important to create



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the ambiance of the development to attract investors and would like to move expeditiously on a great project.

Mr. Barnes stated once the Master Plan is adopted the Port can move forward on the construction for Phase I. Mr. Barnes believes a \$3,000,000 investment will make an impactful first statement. By selling the Verizon property and utilizing alternative funding such as a HAEIFAC loan, the Port will be able to begin construction sooner rather than later.

Mr. Arntzen stated the Port will have approximately 15 net acres to sell at Vista Field, which will provide funding for Phase II and allow for retail and residential opportunities.

## ***C. Clover Island Update***

Mr. Peterson stated the Village at Island Harbor bids will be opened on February 24, 2016, and include the following: pathways, a water feature, Heritage art work and landscape elements that tie the Southside of the island together.

Mr. Peterson reported the boat ramp and in-water work project is nearly complete, well in advance of the March 31, 2016 completion date.

## ***D. Duffy's Pond Update***

Ms. Hanchette reported the operations team is working on spring cleanup around the island and Duffy's Pond. Arthur Job of Job's Nursery and Mike Melia are overseeing the pruning of the flowering trees on the island and raising the site line. Mr. Job is ensuring the trees are cleaned of dead wood/branches which will create a fuller tree next year.

Furthermore, in cooperation with the City of Kennewick, Benton Franklin Conservation District, Fish and Wildlife Conservation and USACE, the Port created a vegetation management strategy for the area around Duffy's Pond. USACE owns the land and shoreline, however, the City leases and maintains the area; and in a cooperative effort, the Port has facilitated cleanup efforts. Phase I of the vegetation management strategy will include ground cleanup around the Willows property, clearing the underbrush and raising the canopy of the trees. This will create a safer environment for those who utilize the trailhead parking and trail. Due to the limited work window created by the migratory birds, Phase I will be completed mid-March and Phase II will begin in late fall, with a focus on the areas near the Wine Village.

Mr. Novakovich stated there has been tremendous improvements made to Duffy's Pond over the past ten years and it is great to see the community embracing the area and more people utilizing the trails.

## ***E. Commissioner Meetings (formal and informal meetings with groups or individuals)***

Commissioners reported on their respective committee meetings.

## ***F. Non Scheduled Items***

1. Mr. Moak has been asked by several people about the Kennewick Public Facilities District's (KPF) \$35,000,000 expansion for the Three Rivers Convention Center and the Toyota





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Center, known as The Link. Mr. Moak stated there seems to be some confusion over Vista Field and The Link and hopes the public recognizes the difference in the two projects and expressed the need to continue focusing on Vista Field.

2. Mr. Novakovich stated House Bill 2618, which the legislature was currently considering, related to port district powers to engage in job training and education programs with non-profit organizations, died in the House Rules Committee.

Furthermore, Don Britain, City of Kennewick Mayor Pro Tem asked Mr. Novakovich to testify in Olympia regarding the Local Revitalization Fund (LRF) for Vista Field. Mr. Novakovich was unable to attend, but Mr. Britain relayed the presentation was well received. The City utilized LRF funding with Southridge area and is hoping to do the same for Vista Field.

3. Mr. Arntzen stated the Commission previously discussed reducing the annual dues paid to TRIDEC from \$30,000 to \$25,000 for an indefinite period of time and creating a recruitment fund for Vista Field. Mr. Arntzen received an email from TRIDEC CEO, Carl Adrian, who agreed to reduce dues for 2016 and assumed the contract would resume for 2017. Mr. Arntzen recalls the expectation of the Commission was to decrease TRIDEC dues indefinitely and asked the Commission for further direction.

Mr. Novakovich recalls reducing the dues by \$5,000 indefinitely.

Mr. Moak stated the staff recommendation was to reduce dues by \$5,000 for 2016, and an additional \$5,000 in 2017.

Mr. Arntzen will sign the 2016 TRIDEC contract for \$25,000 and will clarify with Mr. Adrian that there is no indication the Port will resume the original dues of \$30,000 in 2017.

Mr. Barnes inquired what percentage is paid by the Port of Kennewick of the total dues received by TRIDEC.

Mr. Arntzen stated traditionally, the three ports have been the highest contributors.

Mr. Moak stated, previously ports were involved in industrial recruitment, however, the Port of Kennewick has moved in a different direction. The Port of Kennewick's intent is to refocus our money back into property that benefits us by creating our own recruitment fund.

## PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick believes moving ahead with a \$3,000,000 investment at Vista Fields is a great idea. It allows for construction of streets and utilities to begin and allows for the Vista Pioneers to purchase property.

No further comments were made.



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## COMMISSIONER COMMENTS

No comments were made.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:08 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

  
Skip Novakovich, President

  
Thomas Moak, Vice President

  
Don Barnes, Secretary



# PORT OF KENNEWICK

## Resolution No. 2016-05

***A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK AUTHORIZING THE CHIEF EXECUTIVE OFFICER  
TO EXECUTE AMENDMENTS TO COMMERCIAL LEASE AGREEMENT WITH  
BRUKER AXS HANDHELD INC.***

***WHEREAS***, the Port of Kennewick (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

***WHEREAS***, the Board of Commissioners approved Resolution 2016-03 on February 9, 2016 for the construction remodel of Vista Field Development Building A at 415 N. Quay, Kennewick, Washington; and

***WHEREAS***, the Commercial Lease Agreement with Bruker AXS Handheld Inc. may require amendments due to construction.

***NOW, THEREFORE, BE IT HEREBY RESOLVED*** that the Board of Commissioners of the Port of Kennewick hereby authorizes the Chief Executive Officer to execute amendments to Commercial Lease Agreement with Bruker AXS Handheld Inc. on behalf of the Port to complete the transaction.

***ADOPTED*** by the Board of Commissioners of the Port of Kennewick on the 23rd day of February 2016.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

By:

  
SKIP NOVAKOVICH, *President*

By:

  
THOMAS MOAK, *Vice President*

By:

  
DON BARNES, *Secretary*

**PORT OF KENNEWICK**

**Resolution No. 2016-06**

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS  
REJECTING ALL BIDS RECEIVED ON FEBRUARY 11, 2016 FOR THE  
WINE VILLAGE - PHASE #1 CONSTRUCTION PROJECT**

**WHEREAS**, a request for bids for the construction of three new winery production facilities with tasting rooms totaling 13,220 square feet. The building structure utilizes a new concept of ICF blocks filled with insulation and a double wythe wall of cast-in-place concrete. Roof trusses are precast concrete arches with tube steel purlins. Site work shall include garden walls and patio areas, paved areas for parking and winery production activities and associated landscaping. Work on adjacent properties also includes extension of utilities serving the site and general area, together with excavation and conduit for undergrounding of existing overhead services, commonly known as Columbia Gardens was properly advertised with the approved plans and specifications being made available to prospective bidders; and

**WHEREAS**, five (5) construction bids have been received and staff and the project engineer have certified that five (5) of the bids received are in compliance with the plans and specifications; and

**WHEREAS**, the staff and the project engineer have certified that the low responsive bidder for the project is Booth and Sons Construction, Inc. in the amount of \$4,220,000, including applicable sales tax; and

**WHEREAS**, the low responsive bid in the amount of \$4,220,000, including applicable sales tax exceeds the architect's estimate of \$2,575,000 by sixty-four percent (64%); and

**WHEREAS**, the low responsive bid in the amount of \$4,220,000, exceeds the funds available for the project by \$1,645,000.

**NOW THEREFORE, BE IT RESOLVED** that the Port of Kennewick Commission does hereby reject all bids received on February 11, 2016 for the Columbia Gardens Wine Village - Phase #1.

**BE IT HEREBY FURTHER RESOLVED** that the Port of Kennewick Commission directs the Chief Executive Officer to coordinate revision of the project to reduce the estimated construction cost while still retaining crucial core elements of the project.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 23rd day of February 2016.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:

  
SKIP NOVAKOVICH, President

By:

  
THOMAS MOAK, Vice President

By:

  
DON BARNES, Secretary



# PORT OF KENNEWICK

## Resolution No. 2016-07

### ***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK REQUESTING NAMING OF U.S. HIGHWAY 395 AFTER THOMAS STEPHEN FOLLEY***

***WHEREAS***, U.S. Highway 395 between the Tri-Cities and Ritzville was expanded to four lanes with the support of Thomas Stephen "Tom" Foley, and the expansion of U.S. Highway 395 has increased safety and expedited the movement of people and freight between the two largest population centers in eastern Washington; and

***WHEREAS***, Thomas Steven Foley, a Washington native, served in the United States House of Representatives for thirty years representing the 5<sup>th</sup> Congressional District from 1965 to 1995; and

***WHEREAS***, Thomas Steven Foley became the 57<sup>th</sup> Speaker of the House of Representatives from 1989 to 1995, and has the distinction of being the first Speaker of the House of Representatives from a state west of the Rocky Mountains; and

***WHEREAS***, before joining the United States House of Representatives, Thomas Stephen Foley joined the Office of the Washington State Attorney General in 1960; and

***WHEREAS***, Thomas Steven Foley was appointed as the 25<sup>th</sup> United States Ambassador to Japan and served as ambassador from 1997 to 2001; and

***WHEREAS***, Thomas Steven Foley was awarded the Washington State Medal of Merit in 2003 by Governor Gary Locke.

***NOW, THEREFORE, BE IT HEREBY RESOLVED*** that the Board of Commissioners of the Port of Kennewick respectfully requests that the Washington State Transportation Commission commence proceedings to name U.S. Highway 395, beginning at the Washington/Oregon border in the vicinity of Plymouth, WA, thence in a northerly direction to the Washington/Canada border in the vicinity of Laurier, WA, as the Thomas Steven "Tom" Foley Memorial Highway to honor his service to Washington State.

***BE IT FURTHER RESOLVED*** that copies of this Resolution be immediately transmitted to the Washington State Transportation Commission.

***ADOPTED*** by the Board of Commissioners of the Port of Kennewick on the 23rd day of February 2016.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

By:

  
SKIP NOVAKOVICH, *President*

By:

  
THOMAS MOAK, *Vice President*

By:

  
DON BARNES, *Secretary*