

AGENDA

***Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200, Kennewick, Washington***

Tuesday, March 12, 2013
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IV. CONSENT AGENDA**
 - A. Approval of Direct Deposit and Warrants Dated February 28, 2013
 - B. Approval of Warrant Registers Dated March 13, 2013
 - C. Approval of the Executive Director's Performance Review
 - D. Approval of Letter of Support Regarding the Tri-Cities Airport Terminal Expansion Project
 - E. Approval of Commission Meeting Minutes Dated October 9, 2012
 - F. Approval of Commission Meeting Minutes Dated October 23, 2012
 - G. Approval of Commission Meeting Minutes Dated October 30, 2012
 - H. Approval of Commission Meeting Minutes Dated November 13, 2012
 - I. Approval of Commission Meeting Minutes Dated February 26, 2013
- V. NEW BUSINESS**
 - A. Bridge to Bridge River to Rail Letter to the City of Kennewick
 - B. Accepting the Vista Field Planning, Environmental and Economic Analysis with Integrated Environmental Impact Statement (EIS) ("Report"); Resolution 2013-04
 - C. Memorandum of Agreement between TCVCB and "Participating Jurisdictions" Way-Finding System for the Rivershore Trail
 - D. Award of Bid: 2013 Oak Street Development Park Rehabilitation Project; Resolution 2013-05
 - E. Approval of Contract With Strategic Construction Management Inc. for Architectural and Engineering Services for the Rehabilitation of the Port's Oak Street Development Building #1 and #2; Resolution 2013-06
 - F. Modification of Interlocal Agreement with West Richland
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Commissioner Meetings (formal and informal meetings with groups or individuals)
 - B. Non-Scheduled Items
- VII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VIII. EXECUTIVE SESSION, if necessary** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
 - A. Real Estate, per RCW 42.30.110(1)(c)
- IX. ADJOURNMENT**

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

Resolution No. 2013-04

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS ACCEPTING THE VISTA FIELD PLANNING, ENVIRONMENTAL AND ECONOMIC ANALYSIS WITH INTEGRATED ENVIRONMENTAL IMPACT STATEMENT ("REPORT") AND REFERRING THE REPORT FOR FURTHER COMMISSION CONSIDERATION

WHEREAS, the Port Commission has engaged a team of independent consultants to perform a study and prepare a Vista Field Planning, Environmental and Economic Analysis with Integrated Environmental Impact Statement ("Report"). The purpose of the Report is to identify the impacts of potential alternatives for the expansion or redevelopment of the Vista Field property. The Report was developed through an open public process. The Report included analysis and consideration of impacts of three alternatives for potential Port action related to the Vista Field property; and

WHEREAS, the draft Report, including a draft environmental impact statement for a non-project action, was issued on January 10, 2013. Comments were received until February 11, 2013. Comments to the Report have been received by the Port, evaluated by the Port and its consultants, and addressed in the final Report and integrated final environmental impact statement; and

WHEREAS, the Port's Director of Planning and Development serves as the Port's SEPA responsible official. The Director issued the Report (including the final environmental impact statement) on March 8, 2013, and transmitted the Report and/or notice of Report availability as required by WAC 197-11-460; and

WHEREAS, under WAC 197-11-460 (5), agencies shall not act on a proposal prior to seven (7) days after issuance of the EIS; and

WHEREAS, the Port will take the Report under advisement for future consideration, including the potential for a public hearing under RCW 53.20.010.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Port of Kennewick that the Report and the determination of the Port's SEPA responsible official be and the same are accepted and referred for future Board consideration. This Resolution is not an action on a proposal under the State Environmental Policy Act; and, does not impact the rights of any person under the Port's SEPA Rules.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 12th day of March 2013.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK
Resolution No. 2013-05

*A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
ACCEPTING AND AWARDING A BUILDING CONSTRUCTION CONTRACT FOR THE OAK
STREET DEVELOPMENT BUILDING #1 AND DEVELOPMENT BUILDING #2 REHABILITATION*

WHEREAS, a request for bids for the rehabilitation of Oak Street Development Building #1 & #2 was properly advertised with the approved plans and specifications being made available to prospective bidders, and

WHEREAS, construction bids have been received and staff and the project architect have certified that the bids received are in compliance with the plans and specifications; and

WHEREAS, the staff and the project architect have certified that the low bidder for the project is Scott Hedrick Construction, Inc. in the amount of \$745,000.00, plus applicable tax for the base bid work which includes rehabilitation Oak Street Development Building #1 and that such bid is in compliance with the plans and specifications; and

WHEREAS, the staff and the project architect have certified that the low bidder also provided a bid in the amount of \$549,000.00, plus applicable tax for Bid Alternative 1 work which includes rehabilitation Oak Street Development Building #2, and that such bid is in compliance with the plans and specifications; and

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the base bid of Scott Hedrick Construction, Inc. for the rehabilitation Oak Street Development Building #1 as the low bidder in the amount of \$745,000.00, plus applicable tax and hereby awards the construction contract to said low bidder.

BE IT HEREBY FURTHER RESOLVED that the Port of Kennewick Commission does hereby accept the Bid Alternative 1 of Scott Hedrick Construction, Inc. for the rehabilitation Oak Street Development Building #2 in the amount of \$549,000.00 plus applicable tax, and hereby increases the construction with said low bidder to include this work.

BE IT HEREBY FURTHER RESOLVED that the Executive Director is authorized to enter into a contract between the Port of Kennewick and Scott Hedrick Construction, Inc. for the rehabilitation of Oak Street Development Building #1 & #2, and that the Executive Director is further authorized to proceed with all necessary procedures required to complete construction of the project.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 12th day of March 2013.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

Resolution No. 2013-06

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
APPROVING A PROPOSAL BY STRATEGIC CONSTRUCTION MANAGEMENT, INC. TO PERFORM
ARCHITECTURAL AND ENGINEERING WORK FOR THE OAK STREET DEVELOPMENT
BUILDING #1 AND DEVELOPMENT BUILDING #2 REHABILITATION PROJECT***

WHEREAS, following nearly 30 years of continued occupancy and modification to serve the needs of prior tenants the Port is in the process of rehabilitating Oak Street Development Buildings #1 and #2 to accommodate the needs of future incubator tenants; and

WHEREAS, the Port desires to contract with an architectural firm for construction management, and staff has reviewed qualifications of three architectural firms; and

WHEREAS, Strategic Construction Management, Inc. has assembled a team of professionals which produced the biddable construction documents for the project; and

WHEREAS, Strategic Construction Management, Inc. has presented a proposal to perform the desired service for the sum of \$81,696.44, which represents less than six percent (6%) of the estimated cost of the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by Strategic Construction Management, Inc. to provide architectural and engineering services for the rehabilitation of the Port's Oak Street Development Building #1 and # 2, in an amount not to exceed \$81,696.44.

BE IT FURTHER RESOLVED that the Executive Director is authorized to sign any contract documents necessary to implement the work of Strategic Construction Management, Inc.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 12th day of March 2013.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*