

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**A G E N D A**

August 25, 2020  
6:00 PM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**  
**BKAT Live Stream**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Consent Items**

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting and executive session of August 11, 2020.
- B. Payment of checks #81490 through #81505 and #E00185 through #E00192 and #81506 and #901209 through #901211 and #81509 through #81527 and #E00193 through #E00202 and #901212 through #901215 from the General Fund for \$190,149.06; #81489 and #81507 through #81508 from the Construction Fund for \$71,046.78.

**Information Items**

- 1. MagniX Presentation on Electric Propulsion Systems – Roei Ganzarski, CEO
- 2. Six-Month Financial Status Review

**Citizen Comments:** *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board.*

**Action Items**

1. Short Term Use Agreement with Port Orchard Sea Scouts for Temporary Moorage at Port Orchard Marina (*Tabled on August 11, 2020*)
2. Authorization to Bid for WRG Fire Training Simulation Systems Entry Improvements Project
3. Change Order #5 for SR 3 Frontage Development Project

**Staff Reports**

**Commission Reports / New Business**

**Executive Session** (*if necessary*)

**Adjournment**

*Regular business and other meetings that may be attended by members of the Board*

<u><i>Date</i></u>	<u><i>Time</i></u>	<u><i>Meeting</i></u>
<i>08/25</i>	<i>1:30 pm</i>	<i>Kitsap Aerospace &amp; Defense Alliance (KADA) Steering Committee</i>
<i>08/25</i>	<i>6:00 pm</i>	<i>*Commission Regular Meeting via ZOOM</i>
<i>09/01</i>	<i>10:15 am</i>	<i>Kitsap Regional Coordinating Council (KRCC) Executive Board</i>
<i>09/02</i>	<i>1:00 pm</i>	<i>Central Puget Sound Economic Development District Board Executive Committee</i>
<i>09/07</i>		<i>Labor Day Holiday</i>
<i>09/08</i>	<i>10:00 am</i>	<i>*Commission Regular Meeting via ZOOM</i>

***PLEASE NOTE: ALL MEETINGS BEING HELD REMOTELY***

*Meetings are subject to change or cancellation*

*\*Denotes events in which two (2) or more Commissioners may attend*

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**MINUTES**

August 11, 2020  
10:00 AM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**  
**BKAT Live Stream**

**Commissioners and Staff Present**

Commissioners

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

Jim Rothlin  
Fred Salisbury  
Sherman Hu  
Arne Bakker  
James Weaver  
Warren Hendrickson  
Ginger Waye  
Taylor Korizon  
Anne Montgomery, Atty

**Call to Order**

President Bozeman called the meeting to order at 10:00 a.m.

**Approval of Agenda**

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

**Consent Items**

A. Minutes of the regular business meeting of July 28, 2020.

B. Payment of checks #81388 thru #81389 and #901189 thru #901191 and #81394 thru #81415 and #E00158 thru #E00163 and #901192 thru #901195 and #901196 and #81421 thru #81467 and #E00167 thru #E00174 and #901204 and #901205 and #E00175 and #81468 and #901206 thru #901207 and #81472 thru #81488 and #E00176 thru #E00183 and #E00184 from the General Fund for \$332,736.56; #81390 thru #81393 and #E00164 and #81416 thru #81420 and #E00165 thru #E00166 and #81469 thru #81471 from the Construction Fund for \$608,739.93.

**It was moved by ANDERSON, seconded by STRAKELJAHN to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Information Items

1. WRG Fire Training Systems Presentation– Bill Gee, President and Jerry Daniels, Training Coordinator

Arne Bakker, Director of Business Development, provided background on the two-year process of communicating with WRG about leasing at the Port and introduced Mr. Gee and Mr. Daniels.

Mr. Gee provided background on himself and a history of the company including their previous and current locations. They have looked at multiple sites to grow and build a new facility and have decided to land at the Port in the industrial park. A slide was shown providing an aerial view and a site layout. Mr. Gee stated the entire facility will be modular and they are hoping to be operational by January 1, 2021. He provided qualifications of their instructors and details on some of their class curriculums. Mr. Gee and Mr. Daniels responded to questions and comments from the Board.

## Citizen Comments

Greg Hastings, Bremerton Marina Tenant

- Spoke to his dissatisfaction with the laundry facilities and WiFi connectability at the marinas and asked that staff be given stronger support to work with vendors to correct the issues.

## Action Items

1. Land Lease Agreement with WRG Fire Training Simulation Systems, Inc.  
*Presented by Arne Bakker, Director of Business Development*

Following presentation and discussion;

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Lease Agreement with WRG Fire Training Simulation Systems, Inc.

**MOTION CARRIES, 3-0**

2. United States Navy Use Agreement for Port Facilities  
*Presented by James Weaver, Director of Marine Facilities*

Following presentation and full discussion with Board, staff, and Conner Watson, US Navy representative;

**It was moved by ANDERSON, seconded by BOZEMAN to:**

Approve the Use Agreement with the United States Government for provision of Navy access on Port property and to authorize the CEO to execute the agreement for said access on behalf of the Port Commission.

**MOTION CARRIES, 3-0**

3. Short Term Use Agreement with Port Orchard Sea Scouts for Temporary Moorage at Port Orchard Marina

*Presented by James Weaver, Director of Marine Facilities*

Following presentation and Port Attorney comments;

**Tabled until the Sea Scouts organizational structure can be clarified.**

## **Staff Reports**

*Jim Rothlin, Chief Executive Officer*

- Met individually with each Commissioner to provide a personal tour of all the projects that are in process. It has been a very progressive year getting things out there that will generate revenue for the Port in the future. Status reports were provided on the following projects:
  - NE Campus Lot 2 building
  - Highway 3 frontage development with starter building
  - In negotiations with three or four potential tenants on sites that have not yet been started
  - Finalized lease today with WRG
  - Phase 1 corporate hangars
  - Runway/taxiway lighting project

## **Commission Reports / New Business**

*Commissioner Anderson*

- Suggested it would be valuable to invite the Port Orchard Mayor to provide a briefing on what is happening in Port Orchard layering it with all the activity happening at the Port.

*Commissioner Strakeljahn*

- Commended Mr. Rothlin and team on the economic impact study done for the Port Orchard Marina.
- Reported on the Gorst Coalition virtual meeting held with Congressman Kilmer, his staff, and stakeholders with another meeting to be held in the upcoming days.

*Commissioner Bozeman*

- Enjoyed the tour of projects stating this is the most capital intensive building the Port has seen in many years with the Port Orchard Marina breakwater still to come. The impact of these projects will be tremendous for the Port over the next 20 years.

## **Executive Session**

President Bozeman recessed the public meeting and reconvened into executive session at 10:50 a.m. for approximately 20 minutes regarding: real estate issues [RCW 42.30.110(1)(c)]. At 11:10 a.m. executive session was extended for 15 minutes.

At 11:25 a.m. the regular meeting was reconvened.

**Adjournment**

There being no further business before the Board, the meeting was adjourned at 11:25 a.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
August 20, 2020

Gary Anderson  
Commission Secretary  
August 25, 2020

Draft

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**EXECUTIVE SESSION**

**MINUTES**

August 11, 2020  
10:50 AM

**Remote Access Only**

**Call to Order**

President Bozeman called the executive session to order at 10:50 a.m., August 11, 2020.

**Commissioners and Staff Present**

Commissioners

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

Jim Rothlin  
Fred Salisbury

Sherman Hu  
Anne Montgomery, Atty

**Item #1:** Real estate issues were discussed [RCW 42.30.110(1)(c)].

With no further business to come before the Board, the meeting was adjourned into regular session at 11:25 a.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
August 20, 2020

Gary Anderson  
Commission Secretary  
August 25, 2020

**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No: Action Item 1  
Subject: Port Orchard Sea Scout Temporary Moorage Request  
Exhibits: Agreement for Port Orchard Sea Scout Nonprofit Temporary Moorage Request for Temporary Reduced Moorage Email  
Prepared By: James Weaver, Director of Marine Facilities  
Meeting Date: August 25, 2020

**Summary:**

This item was addressed at the August 11, 2020 Commission Meeting and was requested to be brought back before the Port Commissioners at the August 25 meeting. Port staff were contacted by the Port Orchard Sea Scouts in coordination with the Port Orchard Yacht Club nonprofit had requested an agreement for reduced temporary moorage at the Port Orchard North Breakwater for nonprofit temporary vessel storage.

For over 100 years Sea Scouting has promoted youth citizenship, seamanship training, scout mentoring, and instruction and practice in water safety, boating skills, outdoor service experiences, and knowledge of our maritime heritage. Sea Scouts also coordinate youth sailing regattas, rowing races, and provide valuable leadership and life skills. The Sea Scouts additionally promote a head start program to assist for USCG Captains license training.

The Port Orchard Sea Scout operates as a subsidiary of the Port Orchard Yacht Club nonprofit. Sea Scout units are established all across the country on oceans, bays, rivers, and lakes. They provide opportunities for youth to participate in public service and community benefit through beach clean-up efforts, food drives, and serve as honor guards at parades & various community events. Information regarding the Sea Scouts is at: <https://seascout.org/about/>.

**Fiscal Impact:**

A maximum of \$1,470; which includes \$34 per day transient moorage for a maximum of 30 days and \$15 per day transient moorage for maximum 30 days.

**Recommendation:**

Recommendation is for approval of the support for temporary moorage for the Sea Scouts.

**Motion for Consideration:**

**Move to approve the agreement with the Port Orchard Sea Scouts for provision of temporary moorage on Port Orchard North Breakwater and to authorize the CEO to approve the agreement on behalf of the Port Commissioners.**



**PORT OF BREMERTON**  
**SHORT TERM USE AGREEMENT**  
**Authorized by Resolution 92-7**

IT IS HEREBY understood that this Use Agreement made this 25 day of August, 2020, by and between the **PORT OF BREMERTON**, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as "Port", and Sea Scouts, a subsidiary organization of the Port Orchard Yacht Club, a Washington nonprofit corporation, hereinafter jointly referred to as "User", for and in consideration of the mutual agreements, covenants, and promises herein contained as follows:

**USE:** The Port hereby agrees to permit the User to utilize the Port Orchard Marina North inner Breakwater for the purpose of Sea Scout Nonprofit Moorage, and for no other use. User shall be responsible for correction of any and all property damage which would occur as a result in any way to User's activity. User acknowledges that they have viewed the facilities and accept them in their current condition as appropriate for their intended use with no further modifications by the Port. Please see Attachment A.

**TERM:** The term of this agreement shall be September 1, 2020 – September 30 a term of 30 days. with one 30-day extension at ½ transient moorage rates, ending at October 30, 2020.

**ASSIGNMENT:** This agreement is not assignable or transferable in any fashion.

**RENT:** The User agrees to a maximum of 30-days moorage of \$ 0.00 per foot plus applicable taxes per day of use, and if extended, then agrees for a maximum of additional 30-days moorage to pay the Port, a minimum of \$ 0.50 per foot plus applicable taxes per day of use plus electricity, in advance. A late fee of one percent (1%) per month, minimum \$40.00 will be assessed on all accounts not paid in advance.

**RISK OF LOSS:** The User assumes all risks, including but not limited to, loss of or damage to equipment or property of the User, or of participants, or any other person on the premises under the terms of this agreement, or of equipment or property used or stored on the premises under the terms of this agreement.

**SECURITY:** Security of User's or invitees' property shall be the sole responsibility of the User. User shall prevent users, attendees and participants from traversing or accessing any and all parts of the Port of Bremerton, Port Orchard Marina facility, except those areas open to the public and that area designated herein for User's purpose, and specified ingress and egress thereto.

**INSURANCE AND INDEMNITY:** The User shall secure comprehensive general liability insurance (Form CG-001) for property damage and bodily injury at the premises in an amount of not less than \$1 million per occurrence and \$2 million aggregate. In addition, User shall keep and maintain in full force and effect during the term of this agreement fire and extended coverage insurance on all fixed improvements located or situated on or in the Premises to the full insurable value thereof. Proceeds from such insurance shall be used to restore the Premises. User shall provide the Port with a certificate of insurance, naming the Port as an additional insured (CG 2010 [form B]) and the premises shall be listed as a covered site on all coverage. The User agrees to hold the Port, its officers, employees and agents harmless from any liability and/or suits for such injuries or property damage as any person might receive or believe he has received from the acts or omissions of the User, their agents, or employees, or any other person(s) using the premises under the terms of this agreement while operating at the Port of Bremerton, including the expense of litigation. No occupancy or use permitted under the terms of this agreement shall commence until such evidence of insurance is presented to and approved by the Port. User agrees to assume full responsibility for the conduct of all persons involved in the said use of the premises.

**CANCELLATION:** This agreement is subject to immediate termination with or without cause by the Port. No written notice is required.

Signed this \_\_\_\_th day of August 2020.

USER:

PORT OF BREMERTON

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Jim Rothlin  
Chief Executive Officer

\_\_\_\_\_  
Name and Title for Sea Scouts

\_\_\_\_\_  
Signature

Name and Title for Port Orchard Yacht Club

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Address for User

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Phone

## **James Weaver**

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**From:** Sherry Barnhart & Bill Christensen <diamondgirl1@cbbn.net>  
**Sent:** Monday, August 03, 2020 5:36 PM  
**To:** James Weaver  
**Cc:** vancevaught@msn.com; gdinsmore@gmail.com; blueplate545@gmail.com; craigcampbellc@gmail.com; winstonhdavenport@gmail.com  
**Subject:** TO: James Weaver, Director of Marine Facilities SEA SCOUT REQUEST FOR FREE MOORAGE FOR 30 DAYS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello James,

**Kathy Garcia, Manager of the Port Orchard Marina gave me your email to follow up with our request. Myself and Craig Campbell of our Port Orchard Yacht Club are the conduits or liaison's between our Club and the Sea Scouts. The Sea Scouts moor there S/V SSS HURRICANE at our Club for free. Recently, the Sea Scouts have been gifted another S/V fitting more to their needs.**

**Before we move her into our Club we need to dispose of the SSS HURRICANE and were wondering if we could moor her at your Marina non-gratis for a month. We are going to sell her for \$3,000.00 she is a retrofitted S/V 30' that sleeps 10. Has a rather new Mercury outboard.**

**The reason I thought you would help us is because of the help you afforded the JROTC S/V Lively. I procured the 20K grant for the purchase of the S/V Lively and Vance and myself, and others sailed her from the Seattle dock to POM. The Commissioners granted moorage to the Lively for half price. We are hoping to get 30 days free, and hopefully 1/2 price after that time. I've bought and sold many boats and feel pretty certain we can sell the Hurricane within a 30 day time span.**

**Thank you for your consideration.**

**Capt. Sherry Barnhart**

**POYC**

**Sea Scout Mate**

**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No: Action Item #2  
Subject: Authorization to Bid for Entryway Improvements  
Exhibits: Site Description  
Prepared By: Arne Bakker, Director of Business Development  
Meeting Date: August 25, 2020

**Summary:**

On August 11, 2020, the Port Commission approved a lease with WRG Fire Training Simulation Systems, Inc., starting on September 1, 2020 through December 31, 2025 with four (4) five-year options in the Olympic View Industrial Business Park. As part of the lease negotiations, Port staff agreed to improve the entryway to the property which consists of an approximate 4,800 square foot paved entry. Port staff has submitted plans for the entryway with the City of Bremerton for permitting and expects to receive all permits for construction during the week of August 24, 2020.

**Fiscal Impact:**

The estimated cost of the entryway improvements is \$80,000. Funding for this project will come from the Port's Site, Utility, Building Improvement and Business Development Opportunities line items in the 2020 Capital budget which were created for these types of business opportunities.

**Recommendation:**

Staff recommends the authorization by commission to go out to bid for the entryway improvements for the WRG Fire Training site.

**Motion for Consideration:**

**Move to authorize Port staff to go out to bid for the entryway improvements for the WRG Fire Training site.**



# PORT OF BREMERTON WRG TRAINING FACILITY BREMERTON, WA

**PROJECT LOCATION:**  
 ADDRESS: NO INSITU ADDRESS;  
 DRIVEWAY LOCATED APPROXIMATELY 1 MILE NW OF INTERSECTION OF HIGHWAY 3 & SW IMPERIAL (NORTH OF THE BREMERTON AIRPORT ENTRANCE) AND APPROXIMATELY 1/2 MILE WEST OF INTERSECTION OF SW IMPERIAL & SW BARNEY WHITE ROAD.

PARCEL NUMBER: 122301-3-001-1000 (PORT OF BREMERTON)

**LOCATION MAP**  
NO SCALE

## LEGAL DESCRIPTION - TAX PARCEL 112301-3-001-1000

THAT PORTION OF RESULTANT PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200112280184, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 23 NORTH, RANGE 1 WEST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE SOUTH 00°53'44" WEST ALONG THE WEST LINE THEREOF 670.50 FEET; THENCE SOUTH 88°36'31" EAST 1858.66 FEET; THENCE SOUTH 06°40'27" WEST 149.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 06°40'27" WEST 617.17 FEET TO THE NORTHERLY RIGHT OF WAY OF BARNEY WHITE ROAD; THENCE SOUTH 78°38'38" EAST ALONG SAID RIGHT OF WAY 688.52 FEET TO THE INTERSECTION WITH SW IMPERIAL WAY; THENCE NORTH 27°59'47" EAST ALONG THE WESTERLY LIMITS OF SAID RIGHT OF WAY 170.88 FEET; THENCE NORTH 47°23'02" WEST 312.53 FEET; THENCE NORTH 28°50'52" WEST 468.98 FEET; THENCE SOUTH 83°47'47" WEST 228.59 FEET TO THE POINT OF BEGINNING.

## INDEX TO DRAWINGS

DWG NO.	SHT NO.	SHEET TITLE
1	C1	COVER, DRAWING INDEX, VICINITY MAP & SITE PLAN
2	C2	GENERAL NOTES
3	C3	GRADING PLAN & CL DRIVEWAY PROFILE
4	C4	DETAILS & SECTION

## NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY SYSTEMS, AS SHOWN HEREON, ARE TAKEN FROM UTILITY LOCATE PAINT MARKS OR AS-BUILT PLANS AND ARE SHOWN IN AN APPROXIMATE WAY ONLY.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. ALL LOCATOR SERVICES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR SUBSURFACE EXPLORATION. CALL 1-800-424-5555.

2. FIELD SURVEY: SEPTEMBER, 2019.  
 3. CONTOUR INTERVAL = 2 FOOT.

## HORIZONTAL DATUM

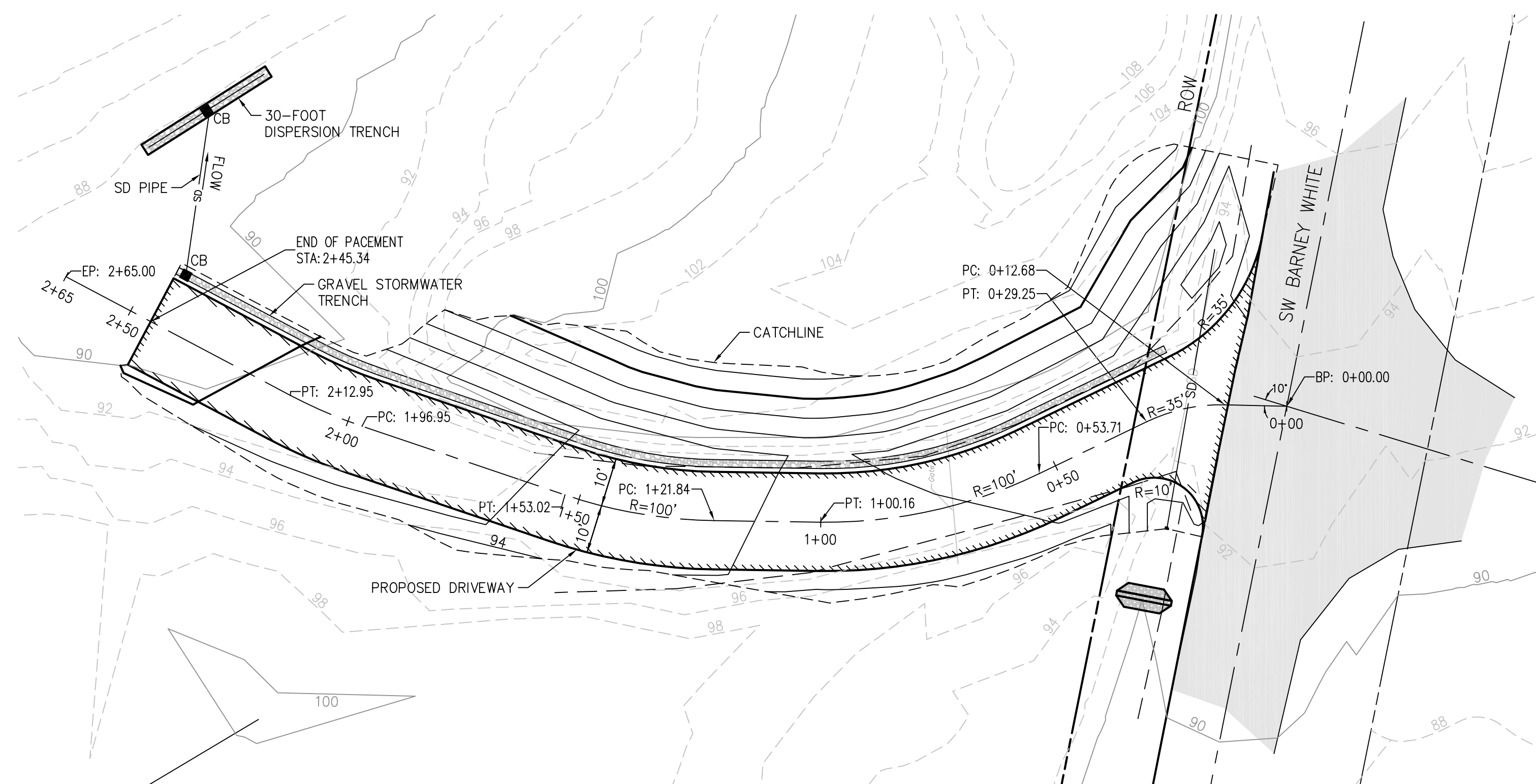
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/11.

## VERTICAL DATUM

NAVD 88.

## LEGEND

■	CATCH BASIN	— 30 —	STORM SEWER
▨	PROPOSED ASPHALT	— 92 —	EDGE OF PAVEMENT
▩	EXISTING ASPHALT	— 90 —	EXISTING MINOR CONTOUR
▤	GRAVEL	— 92 —	EXISTING MAJOR CONTOUR
		— 90 —	PROPOSED MINOR CONTOUR
		— 90 —	PROPOSED MAJOR CONTOUR



WRG DRIVEWAY - SITE PLAN

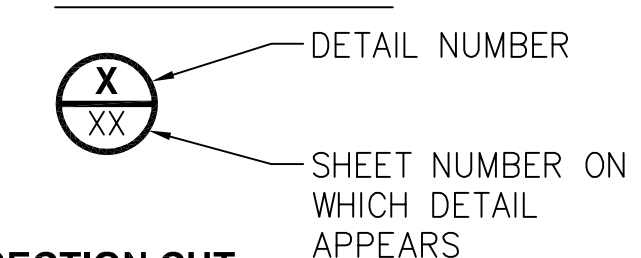


## EARTHWORKS

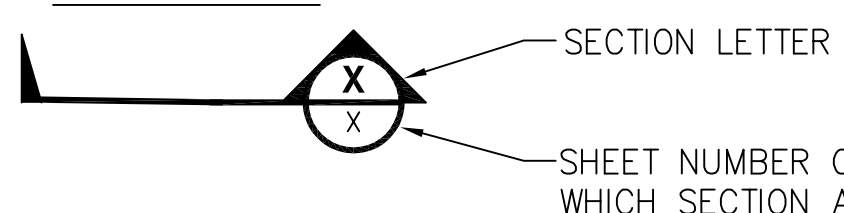
SITE VOLUMES:  
 535 CY CUT  
 55 CY FILL  
 NET 480 CY CUT  
 VOLUMES ARE NEAT LINE QUANTITIES

## SECTION AND DETAIL DESIGNATIONS:

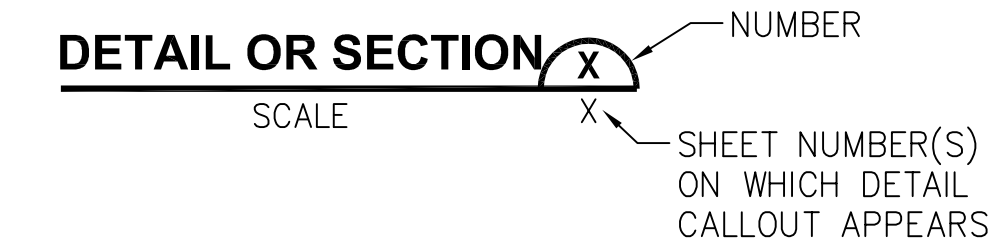
### DETAIL CALLOUT:



### SECTION CUT:



### SECTION AND DETAIL DESIGNATION:



DRAWN BY: DJB  
 DESIGNED BY: LS/JP  
 APPROVED BY: JP

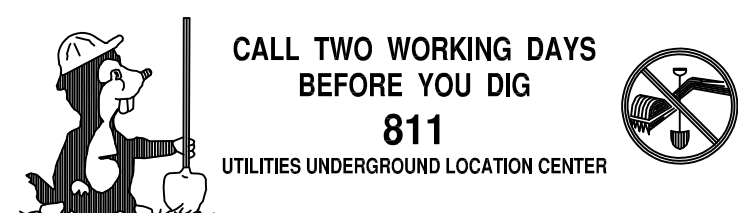
NO.	DESCRIPTION	DATE

PORT OF BREMERTON  
 WRG TRAINING FACILITY  
 COVER, VICINITY MAP, DRAWING INDEX AND  
 SITE PLAN

DATE  
 JANUARY 9, 2020  
 SHEET

C1

PERMIT SUBMITTAL





**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No: Action Item #3  
Subject: Change Order #5 Hwy 3 Frontage Development  
Exhibits: Change Order #5  
Prepared By: Arne Bakker, Director of Business Development  
Meeting Date: August 25, 2020

**Summary:**

On August 9, 2019 Port Commission approved the design and engineering contract for the development of 12 acres known as the Hwy 3 Frontage Development. The Budget for the Hwy 3 Frontage Development was approved in the 2019 budget and is scheduled for completion in 2020. Henderson Partners commenced with Site Development work and construction in January 2020. Through the site development phase there have been unforeseen issues with the site.

- Relocation of the water main: The existing Water Main from the City of Bremerton was not in the location as specified. The water main will need to be relocated in order to complete the construction phase. The water main will be relocated to an area that is not under pavement and will be easily accessible should any issues arise in the future.
- Sewer: During construction, the City of Bremerton required the Port to raise the manholes of the sewer line. When this commenced, it was uncovered that the sewer line along Imperial Way has deteriorated over the course of 50 years. This has forced the Port to replace at minimum 80 feet of sewer line with the knowledge that future replacement of extended sewer line will need to be scheduled in 2021.

Total cost of this Change Order will be \$139,566.91 and upon Commission approval construction can commence immediately.

**Fiscal Impact:**

The total costs of these construction changes are \$139,566.91.

**Recommendation:**

Port Staff recommends approval of Change order #5 in the amount of \$139,566.91 for the replacement of the sewer line and relocation of the water main for the Hwy 3 Frontage Development

**Motion for Consideration:**

**Move to approve Change Order #5 in the amount of \$139,566.91 for the replacement of the sewer line and relocation of the water main for the Hwy 3 Frontage Development and authorize the CEO to execute the change order.**

**PORT OF BREMERTON  
CHANGE ORDER NO. 5**

**Contract Title: SR 3 Frontage - Wedge Development**

**Project No. 04-19-0284**

**Date: 8-21-2020**

**To: Nick Wall, Henderson Partners, LLC; Matt King, BLUE Architects**

**Prepared by:** \_\_\_\_\_  
Arne Bakker, Project Manager

You are hereby directed to make the changes listed below in the subject contract. All other provisions of the contract remain in full force and effect. This Change Order represents a full and final resolution of these items; all costs and time effects are resolved.

**Nature of Change**

See attachment

**Justification of Change**

This change order is required due to the requirement to re-locate the City of Bremerton water main and the sewer line that was found to be failing. This includes the re-design and required engineering changes as required by the City of Bremerton

The changes result in the following adjustment of the Contract Price and Time:

Contract Value Prior to this Change Order	\$ 2,143,325.30
Net (increase) (decrease) Resulting from this Change Order	\$ 139,566.91
Current Contract Price Including this Change Order	\$ 2,282,892.21

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Date of Completion Prior to this Change Order	<u>N/A</u>
Net (increase) Resulting from this Change Order	<u>139,566.91</u>
Current Contract Time Including this Change Order	<u>N/A</u>

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**The above Changes  
Are Recommended**

**The Above Changes  
Are Accepted**

**The Above Changes  
Are Approved**

**Engineer:**

**Contractor:**

**Owner:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Port of Bremerton

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



Henderson Partners, LLC  
 11302 Burnham Dr NW  
 Gig Harbor, WA 98332  
 Phone: 253-851-5896  
 Fax: 253-851-5826

Plans dated 7/16/20

8/21/2020

Henderson Partners is please to quote the above project to  
 Port of Bremerton **Sewer line replacement**  
 Henderson will install and/or perform the following tasks in compliance with  
 local and state codes.

On site	QTY	\$	Total
staking	1	1500	1500
catch basins 2	1	6000	6000
Pipe 80ft	1	2200	2200
labor	1	13850	13850
tie in to original	1	3500	3500
pumps	1	2500	2500
stump removal	1	2500	2500
Testing	1	1500	1500
<b>Total</b>			<b>33550</b>

Extra export \$45/yrd  
 Dewatering \$350/day Pumps only  
 \*Asphalt can not be used as backfill in Pierce County  
 Asphalt company to fine grade before asphalt  
 project. **Prices good for 30days**

- Exclusions:\***
- WA state tax, survey
  - Engineering, holocores or access lids
  - Any fees, permits or bonds
  - Compaction or sieve testing, septic systems
  - Dewatering , baker tanks or filtration; traffic control
  - Landscaping, fences or features. Irrigation
  - Theft, play areas or play structures
  - Removal and disposal of toxic waste
  - No Work in building envelope except what is specified above
  - Not responsible for activities out of Henderson Partner's control
  - Security fence, Soil mediation
  - Removal and disposal of unsuitable soils
  - Any electrical work
  - Any survey work
  - Utility work (electric, cable, fibre)
  - Pipe bedding will be per code
  - Water meters, choker coarse
  - Pavers, pervious asphalt, Tuff track.



landscape paths, Asphalt  
retaining walls or related footing drains  
Cstc& fine grade by Asphalt co.



Henderson Partners, LLC  
 11302 Burnham Dr NW  
 Gig Harbor, WA 98332  
 Phone: 253-851-5896  
 Fax: 253-851-5826

Plans dated 7/16/20

8/21/2020

**Water main re-route**

Henderson Partners is please to quote the above project to  
 Port of Bremerton **12" pipe**

Henderson will install and/or perform the following tasks in compliance with  
 local and state codes.

	QTY	\$	Total
<b>On site</b>			
staking	1	3200	3200
clear and grub	1	5700	5700
Cut in / tap	1	9000	9000
thrust blocks	1	2500	2500
tiger lock restraints	1	3500	3500
labor	1	22860	22860
pipe	1	26189	26189
restoration	1	1200	1200
abandonment	1	1500	1500
Testing	1	3500	3500
<b>Total</b>			<b>79149</b>

Extra export \$45/yrd  
 Dewatering \$350/day Pumps only  
 \*Asphalt can not be used as backfill in Pierce County  
 Asphalt company to fine grade before asphalt  
 project. **Prices good for 30days**

**Exclusions:\***

- WA state tax, survey
- Engineering, holocores or access lids
- Any fees, permits or bonds
- Compaction or sieve testing, septic systems
- Dewatering , baker tanks or filtration; traffic control
- Landscaping, fences or features. Irrigation
- Theft, play areas or play structures
- Removal and disposal of toxic waste
- No Work in building envelope except what is specified above
- Not responsible for activities out of Henderson Partner's control
- Security fence, Soil mediation
- Removal and disposal of unsuitable soils
- Any electrical work
- Any survey work
- Utility work (electric, cable, fibre)
- Pipe bedding will be per code

Water meters, choker coarse  
Pavers, pervious asphalt, Tuff track.  
landscape paths, Asphalt  
retaining walls or related footing drains  
Cstc& fine grade by Asphalt co.

Henderson Partners, LLC.  
11302 Burnham Drive NW  
Gig Harbor, WA 98332  
fax (253) 851- 5826  
off (253) 851-5896



**Contractor Number HENDEPL922M**

**POB wedge change order plate**

**Estimate submitted to:**  
Port of Bremerton  
Attn: Arne Bakker

**Work to be performed at:**  
Imperial Way  
Bremerton, WA

**Estimate Includes: fabricate and weld plate**

- Fabricate plate that was missing from Star Building co.
- Have CHG WEBO certified welder weld to I beam
- Have Krazan inspect weld
- Excludes all mastic, pumping of water/ dewatering, and saw cutting
- Excludes all permits and special inspections
- 

**General Contractor to provide:**

- Approved plans and engineering to HP on or before the first day of construction
- Site plan on site
- Access to front of job for Panel trailer and Pump truck
- Power on site (if none HP will charge \$65.00 a day for use of our generator)

**TOTAL PRICE: Building \$2,500.00(wholesale cost)**

\*\*\*State resale certificate required if tax deferred. If none is furnished billing invoice will show sales tax in addition to wholesale cost. Invoices are submitted by the 25<sup>th</sup> of each month based on work that will be completed by the end of the month. Payment (in full invoice amount) will be due by the 10<sup>th</sup> of the following month.

Respectfully submitted: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be 'John W.', written over a horizontal line.

Date: \_\_\_\_\_

Aug-21-2020



**N.L. OLSON & ASSOCIATES, INC.**  
**Engineering, Planning & Land Surveying**

2453 Bethel Avenue  
Port Orchard, WA 98366  
P. 360-876-2284 / F. 360-876-1487  
www.nlolson.com

## **MEMORANDUM**

**Project:** Wedge – Lot 1  
**To:** Matt King, Blue Architecture  
**From:** Norm Olson   
**Subject:** Extra Design Services  
**Date:** August 21, 2020

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This memorandum summarizes the extra design services N.L. Olson & Associates (NLO) has provided for the project for three unexpected reasons:

1. The Existing AC City watermain was located by the City in the wrong location resulting in a relocation of the main to be able to construct the cul-de-sac serving Lot 1, which is extra work. \$6,500
2. The fire line was added to the project and the location of the line into the building determined. Significant coordination with the City Fire Marshal on the required permitting, as well as coordination with the design team and owner on the placement of the fire line has resulted in extra work. \$5,500
3. The existing sewer main owned by the Port of Bremerton was found to be severely degraded and requires replacement. Field investigation and design recommendations for replacement have been required resulting in required extra work. Note that at the time this memorandum is prepared, formal design for the relocation has not been requested. \$2,000

Therefore, the total of NLO extra work services as of August 21<sup>st</sup> is \$14,000.00. Please call if you have questions.

Thank you