

PORT OF ANACORTES

Minutes-Special Meeting

September 16, 2010

The Port Commission of the Port of Anacortes held a Special Commission Meeting on September 16, 2010. The purpose of the meeting was for the Commission to hold further discussions regarding the Seafarers' Memorial Park Building. The meeting was held in the Commission Meeting Room of the Port Main Warehouse Building, 1st & Commercial Avenue, Anacortes, Washington.

In Attendance: Commission President Rubin, Commission Vice President Mooney, Commission Secretary Niver, Commissioner Hopley, and Commissioner Short.

Also in attendance: Executive Director Hyde, Project Manager Darden, and Executive Assistant Lindsey.

Others in attendance included Travis Neu, engineering consultant from W & H Pacific Engineers.

CALL TO ORDER

At 4:01 P.M. Port Commission President Rubin called the Special Meeting to order and announced the purpose of the Special Meeting.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the floor for public comment pertaining to items on the special agenda. Hearing no one with a desire to address the Commission, the floor was closed.

SPECIAL AGENDA

STUDY SESSION

Discussion Item: Seafarers' Memorial Park Building

Executive Director Hyde thanked the Commission for attending the meeting to further discuss plans for the building. He noted that staff wished to present ideas, note obstacles, and review costs with the Commission. He introduced Travis Neu of W & H Pacific Engineers who was present to answer questions and provide technical input as needed. Executive Director Hyde observed that the Port would like to have the SMP facility open in time for the Waterfront Festival in 2011 and to accomplish this wished to have direction from the Commission.

Project Manager Darden presented background information on the moving of the building from the Memorial Park in order to undertake the Scott Site environmental cleanup. The building was moved almost one year ago by Nichols Brothers to its

temporary home on the Port’s lot behind McDonalds on “Q” Avenue. Manager Darden reviewed the current condition of the building and the results of a feasibility study completed by Carletti and Associates for the return of the building to the Memorial Park, including 3 options for consideration by the Commission. These options were as follows:

- 1) Relocate building on similar concrete foundation
- 2) Similar location but located on top of a new wood framed lower story
- 3) Different location on sloped site w/new daylight basement foundation and new wood floor

The third option was later eliminated from consideration, leaving options 1 and 2.

Pre-design costs estimates for Option 1:

ITEM	DESCRIPTION	EST QTY	UNIT	ENGINEER'S ESTIMATE	
				UNIT PRICE	TOTAL COST
PARK BUILDING FOUNDATION					
1	SINGLE STORY CURRENT CONFIGURATION	1	LS	\$ 70,000	\$ 70,000
PARK BUILDING RESTORATION					
2	PARK BUILDING BATHROOM RESTORATION	3	LS	\$ 15,000	\$ 45,000
3	REPLACEMENT OF INTERIOR FINISHES AND ELECTRICAL REPAIRS	2,100	SF	\$ 80	\$ 168,000
PARK BUILDING FIRE SUPPRESSION SYSTEM					
4	INTERIOR BUILDING RETROFIT SINGLE STORY	2,100	SF	\$ 10	\$ 21,000
5	WATER SUPPLY & CHECK VALVE ASSEMBLE	1	LS	\$ 20,000	\$ 20,000
TOTAL PRE-DESIGN ESTIMATE					\$ 324,000

Restoration assumes:

- Extensive siding replacement
- Gutter system replacement
- Exterior Trim Repair & Painting
- Full replacement of sheetrock and insulation as needed
- Flooring replacement
- Painting
- Electrical Repairs
- Reconnection of HVAC system
- Full replacement of restrooms, shower, and repairs to indoor plumbing as needed
- Replace kitchen nook “in-kind”

Manager Darden showed photos of the current conditions of the Park Building, which presently has no flooring of any kind and reviewed the work needed for restoration and use.

For Option 2:

ITEM	DESCRIPTION	EST QTY	UNIT	ENGINEER'S ESTIMATE	
				UNIT PRICE	TOTAL COST
PARK BUILDING FOUNDATION					
1	TWO STORY BUILDING CURRENT FOOTPRINT	1	LS	\$ 80,000	\$ 80,000
PARK BUILDING RESTORATION					
2	PARK BUILDING BATHROOM RESTORATION	3	LS	\$ 15,000	\$ 45,000
3	REPLACEMENT OF INTERIOR FINISHES AND ELECTRICAL REPAIRS	2,100	SF	\$ 80	\$ 168,000
PARK BUILDING FIRE SUPPRESSION SYSTEM					
4	INTERIOR BUILDING RETROFIT TWO STORY	4,200	SF	\$ 10	\$ 42,000
5	WATER SUPPLY & CHECK VALVE ASSEMBLE	1	LS	\$ 20,000	\$ 20,000
PARK BUILDING SECOND FLOOR CONSTRUCTION					
6	SECOND FLOOR CONSTRUCTION	2,100	SF	\$ 175	\$ 367,500
7	MISC. SECOND FLOOR ITEMS (INCL. ELEVATOR)	1	LS	\$ 200,000	\$ 200,000
TOTAL PRE-DESIGN ESTIMATE					\$ 922,500

Manager Darden reviewed that the Department of Ecology Remedial Action Grant equaling 50% of the replacement costs requires “in-kind” replacement and the environmental insurance Endorsement 16 limits eligible expenditures to \$179,000, with 50% reimbursed from Kimberly Clark insurer Chartis, equaling \$89,500.

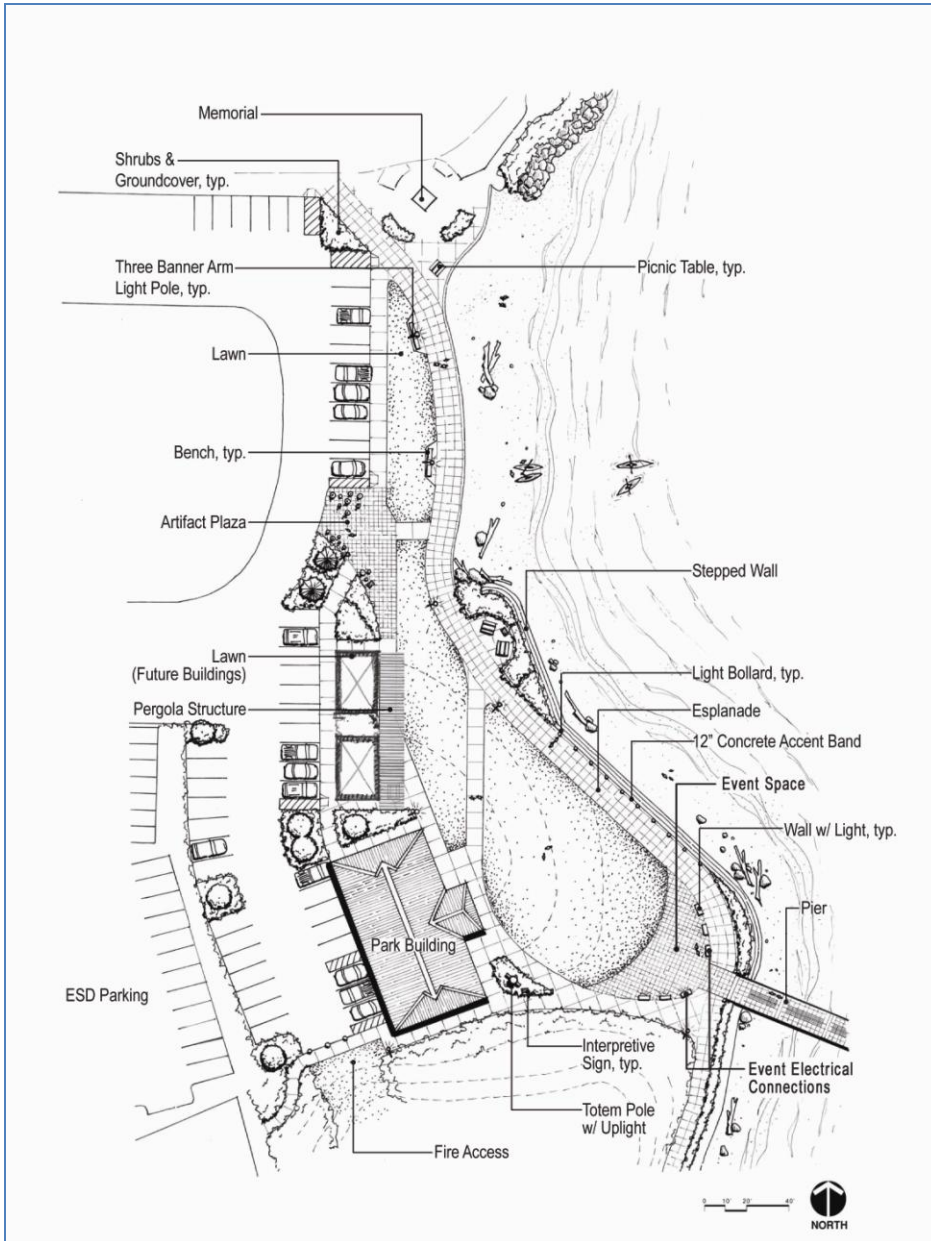
She summarized the costs as shown on the following table:

ENGINEER'S PRE-DESIGN CONSTRUCTION COST ESTIMATE		
	1-Story Bldg Option	2-Story Bldg Option
Subtotal	\$ 324,000	\$ 922,500
+ WSST	\$ 26,568	\$ 75,645
Total Estimated Costs	\$ 350,568	\$ 998,145
Ecology Funding	\$ 175,284	\$ 175,284
Insurance Funding	\$ 89,500	\$ 89,500
Estimated Partnership Funding	\$ 264,784	\$ 264,784
Balance = Port Funding	\$ 85,784	\$ 733,361

After reviewing these estimates, Port staff recommended the Commission consider Option 1, with relocation and restoration of the Park Building at a cost of \$86,000, building roughly 500 square foot Support Building for the Parks and Recreation Sailing Program at a cost estimate of \$150,000, and additional enhancements to the Memorial Park including additional parking, a pergola structure, enhancements to the grounds,

electrical lighting upgrades and landscaping, for a total estimate with improvements of \$400,000 of Port funding.

Manager Darden provided a conceptual drawing showing an aerial perspective. Staff has suggested that the building be slightly repositioned on the site to allow for enhanced views of Mt. Baker and the Boat Haven, and an additional 23 parking spaces.



Manager Darden and Travis Neu responded to questions from the Commission regarding the cost estimates, repositioning of the building, enhanced parking, building restoration and usage, and additional outside structures.

Commissioner Hopley observed that a second floor addition to the building was not a feasible option due to the costs involved. He pointed out that the Commission and staff should follow a process and include proposals for additional outbuildings and amenities in their Capital Improvement Plan discussions where they would compete for funding with other Port projects. Commissioner Hopley noted the funds to complete Option 1 might be better spent elsewhere and that should be discussed. The majority, Commissioners Rubin, Short, Niver and Hopley supported relocating the building as a single story structure. Commissioner Mooney supported a second story, but in lieu of that saw a need for a second building to use by the City programs and small boats. Additional discussion centered on restoration, usage, and remodeling of the interior of the Park building, and interpretive signage.

ADJOURNMENT

Having no other business to discuss at this time, Commissioner Rubin called for a motion to adjourn. Commissioner Short moved to adjourn the special meeting. Commissioner Niver seconded the motion. Commissioner Rubin called for a vote on the motion, which carried unanimously and the special meeting adjourned at 5:08 P.M.

Attest:

Keith Rubin, President

Pat D. Mooney, Vice President

Ray Niver, Secretary

William L. Short, Commissioner

Steve Hopley, Commissioner

Julie Johnson Lindsey, Executive Assistant
September 16, 2010