

MINUTES OF EVERETT PORT COMMISSION
REGULAR MEETING
September 13, 2016

PRESENT:	Glen Bachman	President
	Tom Stiger	Vice President
	Troy McClelland	Secretary
	Les Reardanz	Executive Director
	John Carter	Chief Finance Officer
	Brad Cattle	Port Attorney

TELEPHONE PARTICIPATION: Commissioner Troy McClelland participated in the meeting via teleconference at 5:08 pm until his arrival at the meeting at 5:20 pm.

CALL TO ORDER: Commission President Glen Bachman called the meeting to order at 5:00 p.m.

CONSENT AGENDA

- Approval of Regular Meeting Minutes of August 9, 2016
- Approval of Bills for August 2016

Chief Finance Officer John Carter asked the Commission to defer the August Vouchers to the October meeting as Staff was not able to get the final listing in the packet. The Commission concurred.

Commissioner Tom Stiger moved to approve the Regular Meeting Minutes of August 9, 2016. Commissioner Glen Bachman seconded the motion. A vote was called for:

Vote:	2-0
Yes:	Stiger, Bachman
No:	None
Abstained:	None

Motion carried.

1. CEO/EXECUTIVE DIRECTOR'S REPORT

Executive Director Les Reardanz advised the Commission that Staff had wanted to move the Fisherman's Harbor Upland Infrastructure Contract Award up to the beginning of the agenda due to the receipt of a bid protest, but one of the parties was not yet present. Les Reardanz indicated he would continue with his report until the party arrives. The Commission concurred.

American Association of Port Authorities

Executive Director Les Reardanz reported that the American Association of Port Authorities (AAPA) is having its annual meeting the end of October. On Wednesday, October 26, 2016, AAPA will hold their business meeting and they require the ports to have named delegates at the business meeting. Les Reardanz asked the Commission to approve Commission President Glen Bachman as the Port's delegate for the AAPA annual business meeting, as we normally nominate the Commission President as the delegate. The Commission concurred.

Budget Meeting Schedule

In addition to the regularly scheduled meetings of November 1 and November 8, Les Reardanz asked the Commission to block November 15, 22 and 29 as tentative Commission meetings in case those dates are needed for budget purposes. The Commission concurred.

Port-2-Business Outreach

The Port of Everett is holding another Port-2-Business outreach event in the Blue Heron Room on September 15, 2016 from 3:30 – 5:30 pm. This is the event where contractors, consultants and others come to the Port to hear about opportunities with the Port and learn how to do business with the Port.

For the record, Commissioner McClelland has called in at 5:08 pm.

Recap of Commission Workshop – April 19 and May 3, 2016

Executive Director Les Reardanz updated the Commission on the status of the take away tasks from the April 19 and May 3, 2016 Workshops for which Staff needs to keep track as follows:

- **Task: Review and Update Cash Forecast**
Bond issuance is complete; cash forecast is reviewed monthly
- **Task: Monitor and Report on 2016 Operating Revenue Assumptions**
Task is complete in that Staff reviewed and discussed the operating revenue assumptions during the 2nd quarter, including the Port should hit budget targets for 2016.
- **Task: Evaluating the Terminal Marketing Position and Mid-West Representative**
The Port has held off on hiring the Marketing position this year but may be a discussion for next year. The Port has discontinued the Mid-West Representative until the market condition improves.
- **Task: Report Back on Marina Rates and Fees.**
The Marina Rates and Fees have been completed and implemented.
- **Task: Present City Easements on Grand Avenue Bridge and PSO Realignment**
Last month, the Port approved the Grand Avenue Bridge easements and the PSO Realignment is done.
- **Task: Present Strategic Snapshot and Public Access to Community**
The Strategic Snapshot and public access piece has been included in presentations to the Cities of Mukilteo and Everett, as well as the neighborhoods.
- **Task: Conduct Annual Review of Financial Guidelines During Budget**
The Financial Guidelines will be reviewed during the budget process.
- **Task: Comprehensive Scheme Amendments for Riverside Business Park and Mukilteo Tank Farm**
The Amendments will be done at the time of transfer.
- **Task: Marina Stabilization Framework and Public Outreach**
Staff has a draft concept plan in process for a Commission presentation in September.
- **Task: Viability of a Port-Owned Dredge**
Staff continues to study the matter – the main issues are the Marina dredging requirements.
- **Task: Regular Updates on Initiatives 1 and 2**
Regular updates on Initiatives 1 and 2 have been underway each month.
- **Task: Present Mill-A Cleanup Development Options**
The individual briefings are complete; the refinements are part of the Remedial Investigation Feasibility Study which is ongoing.
- **Developing a Mill-A Regulatory and Legislative Strategy**
Staff meetings have been held with Ecology, WPPA, and other stakeholders. There is also a legislative tour scheduled with the Governor's office, legislators and Ecology on October 5, 2016. The Port's Mill-A cleanup is the backdrop of the MTCA discussion.
- **Waterfront Place Central Pro Forma**
Staff is scheduled to hold the Pro Forma discussion in October.
- **Port Philosophy on Generating Capital/Community Return**
This will be discussed as part of the budget process.

- **Port's Debt Capacity Comfort Level**
The Port's debt capacity will be discussed as part of the budget process, including the CIPs in September.
- **Other Debt and Revenue Options**
Debt and revenue options could include the IDD levy and grants. This discussion will be part of the budget process.
- **Philosophy on Conflicting Priorities, e.g. Off Ramp Philosophy, Slow or Stop Projects; Include Opportunity Costs Analysis**
This discussion continues as part of the budget process.
- **Review Initiatives**
In August, the Commission approved reducing the number of initiatives from 12 to 8.

Les Reardanz added that Staff will continue to update the Commission on these items.

Les Reardanz announced that Staff will present the Fisherman's Harbor Upland Infrastructure project to the Commission at this time since Strider Construction is more than 20 minutes late and likely will not be attending.

Commissioner McClelland arrived at approximately 5:25 pm.

Fisherman's Harbor Upland Infrastructure – Contract Award

Project Manager Brandon Whitaker provided an update for the Fisherman's Harbor Upland Infrastructure project. The Waterfront Place Central Development project is broken up into five unique districts within the overall project footprint. The Fisherman's Harbor district, identified for construction in the first phase of development, will show case residential, commercial, and public access features, as well as providing working spaces for the Everett fishing fleet when the district is fully built out. In order to pave the way for the significant features and comply with the planned development overlay requirements, roadway/utilities and public access infrastructure must be constructed. This project will accomplish that initial goal.

The project includes the following elements:

- ✓ Roadway Construction
- ✓ Public Access Esplanade
- ✓ Pacific Rim Plaza
- ✓ Landscaping in Public Spaces
- ✓ City of Everett PSO Improvements

From start to finish, this project is anticipated to last approximately 14 months. Anticipating a fall 2016 start time, this project is expected to be complete in late 2017.

On May 3, 2016, the Commission authorized Staff to advertise for bids for this project. The formal bid period ran from July 21 – August 30, 2016. Formal bids opened on August 30; the Port received six bids from prime contractors and a bid protest from the second low bidder. The apparent low bidder (by approximately \$260,000) was Strider Construction (Strider) at \$7,400,340.34; the second low bid was from Interwest Construction, Inc. (ICI) at \$7,644,472.08. The Port's engineer's estimate was \$7,946,455.08.

The Port does have SEPA authorization, and Shoreline Permit authorization from the City. Currently Port Staff and the Port's consultant PND are working to acquire the public works permit with the City, and the construction storm water permit from the Department of Ecology. All of those are anticipated to be received before Notice to Proceed is given to the contractor.

A bid protest was received by the Port from the second lowest bidder, ICI. The protest was set forth in ICI letters dated August 31 and September 1, 2016. Strider was contacted and afforded an opportunity to respond and it did so by letter on September 2, 2016. ICI was allowed an opportunity to reply to Strider's response and it did so by letter on September 8, 2016.

Chief of Legal Affairs Paul Brachvogel outlined the bid protest in four components as follows:

1. RCW 39.30.060 requires a party to identify themselves or a subcontractor for work done that is HVAC work. Strider failed to do this.
2. Strider improperly modified the Bid Form.
3. Supplemental Bidder response was omitted.
4. The Addendum directions were not followed in that Strider did not change the date on their document.

Those are the four objections raised by ICI.

Port counsel Brad Cattle said a bid irregularity is one that provides one bidder a material advantage over another bidder(s) and is a material deviation that cannot be waived, which would require the Commission to reject the bid. Another aspect, failure of a general contractor to name itself or a subcontractor to perform electrical, plumbing or HVAC work is non-responsive as a matter of law. The statute requires that if there is heating, ventilating or air conditioning work, they have to identify that either they are going to do it, or a subcontractor will do it.

Both ICI and Strider have been informed of their right to present their positions to the Commissioners. After the presentations, the Commission has the option to decide to adjourn into Executive Session to discuss the presentations; however, the decision must be made in open session.

In this bid protest, there are three options for the Commission. After the Commission hears from the parties, the Commission can 1) Reject ICI's bid protest, find Strider's alleged bid errors immaterial and award to Strider; 2) Accept ICI's bid protest, find Strider's bid errors material, and award to ICI; or 3) Reject all bids and direct Staff to rebid.

In response to Commissioner Stiger, Maija Lampinen, said that Staff takes 24 to 48 hours to evaluate the bids. From a contractor's standpoint, they have 48 hours to file a bid protest. In this case, ICI asked for a copy of Strider's bid within an hour of the bid opening. Staff provided the copy to ICI. At the same time, Staff was doing the evaluation of the bids and did note the deficiencies in Strider's bid.

Even if there was no bid protest, Maija Lampinen stated that Staff would have advised the Commission that there were two irregularities in Strider's bid.

Brad Cattle reminded the Commission that the legal standard for the Commission's decision is whether Strider's alleged bid errors provided a material advantage to Strider over the other bidders or whether the alleged bid errors are immaterial.

Upon discussion, the Commission asked ICI to comment. Roy Swihart, Vice President of ICI, said that ICI appreciates the integrity of the Port Staff. ICI put a lot of work into bidding a project of this size, and it is not easy to let it go by and be second place. ICI spent a lot of time reviewing Strider's bid and also re-reviewing the ICI bid to see where the differences were, and it was important to ICI as they began to recognize some of the irregularities that were identified. The Port has done a really good job in the bid document specials of providing an avenue for all contractors who are bidding the project to protest a bid. With that

direction in the specials in the bid documents, ICI began filing a protest for not properly naming a HVAC contractor as required by law. After having more time to review Strider's bid, ICI found additional bid irregularities such as the bid form alteration.

Roy Swihart said that this type of project work is very competitive and the integrity of the Port has been above board and ICI appreciates the Port's willingness and patience to hear ICI and to provide all of the contractors with a platform to bid on a fair playing field. If ICI is awarded the project, ICI will give 110 percent and provide the Port with a sound project.

Strider was not present, so there was no rebuttal.

Paul Brachvogel said that Staff recommends that the Commission uphold ICI's bid protest, find Strider's bid non-responsive, and award to ICI. The reasons for the recommendation are found in ICI's bid protest nos. 1 and 2, whereby Staff finds that the material irregularities and deviations cannot be waived by the Port. Strider failed to name a HVAC contractor as required by law, and Strider improperly modified the bid form where H-7 was struck from a quantity and changed to a force account.

Commissioner McClelland said that when a bidder is non-responsive and there are material non-responsive issues, it is important that the process be upheld. The fact that the bids were tight, the fact that you can see there is a competitive nature with the bid, it is definitely within the Port's best interest to uphold the structure of the professional bidding process, and in this instance having a non-responsive bid is very important for the integrity of the process going forward. Commissioner McClelland said he was strongly supportive of taking the Staff's recommendation and uphold the process as it is documented, and it will over time continue to assure that the Port gets the best bids, and the most responsive and responsible bids.

Commissioner McClelland moved that the Commission uphold the Staff's findings, specifically that Strider did not name the HVAC contractor which is required in RCW 39.30.060, and improperly modified the bid form where H-7 was struck from a quantity and changed to a force account, and uphold ICI's bid protest, find Strider's alleged errors material, and award the contract to ICI in the amount of \$7,644,472.08, including Washington State Sales Tax (WSST). Commissioner Tom Stiger seconded the motion. A vote was called for:

Vote:	3-0
Yes:	McClelland, Stiger, Bachman
No:	None
Abstained:	None

Motion carried.

2. PRESENTATION OF 2017 – 2021 CAPITAL IMPROVEMENT PLAN

Chief Finance Officer John Carter provided an overview of how the budget is structured and reminded the Commission that Staff is committed to providing a funding plan for the first three years of the five-year capital improvement plan, or fiscal years 2017 – 2019. Staff then adds as part of the planning document, the projects that Staff hopes to do in 2020 – 2021, and then Staff shows an unfunded category for those projects that are not in that five-year window or no known funding source for those projects.

In total, Staff took the initiative process that was vetted with the Commission to review the strategic initiatives, and Staff has budgeted by strategic initiative. Last year, the Port had 12 initiatives, and this year, Staff was able to combine and reduce the initiatives to 8 key strategic initiatives. There are 128 individual

projects, and Staff has done a great job of working through the work sheets to make sure that they are complete. Of the 128 projects, 65 of them are currently in process and will be continuing on into 2017. There are also 20 projects shown as unfunded. The Port still needs to develop the funding plan and how to pay for this robust plan.

The projects are budgeted by both year and component for acquisition/feasibility, construction, equipment purchase, engineering, legal, staff overhead, other parts, and then a contingency has been applied to those projects. Several projects have money in 2017 for planning or feasibility and the construction might not occur until 2018 or 2019. Permitting can take a long time depending if the project is in water or upland, so some of the permitting processes can take up to a year.

John Carter said that Staff is forecasting for 2017 that the Port will spend \$55.35 million on capital projects, and the total including the unfunded portion is \$442 million. Individual project sheets include the project manager and project sponsor, description and scope, justification for the project, and additional notes for further analysis and descriptions.

John Carter provided a high level overview of the proposed capital improvement projects for the following 8 key initiatives:

1. Seaport Modernization – Building 21st Century trade infrastructure
2. Creating a New Waterfront Community – Waterfront place
3. Taking Care of Existing Facilities – Taking care of Seaport; Taking care of Marina docks
4. Leading in Remediating Historic Contamination
5. Developing Sustainable Marina Operations
6. Enhancing and Optimizing Real Estate Holdings – planning for the future; real estate development of existing holdings; public/private partnerships; planning for property holdings expansion
7. Enhancing Public Access
8. All Other Projects

A copy of the 2017-2021 Capital Improvement Plan is attached hereto.

Budget considerations and key questions include:

- Funding of investment – how do we maximize debt capacity; what are the grant opportunities and where are the natural off-ramps;
- Capacity of Staff
- What are the business risks – Terminal trends/opportunities; mixed use development market; and Marina future operations.

John Carter briefed the Commission on the 2017 Budget Schedule. A copy of the schedule is attached hereto.

3. CHIEF FINANCE OFFICER'S REPORT

CIP Budget Transfers

John Carter reported that the Executive Director has the authority, within the total capital budget, to make budget transfers. Attached hereto is a copy of the total 2016 budget transfers made through the month of August.

4. DEPARTMENT REPORTS

Marina

Boat Auction – Resolution No. 1057 (2016)

Marina Director Jeff Lindhout reported that the Port currently is in possession of 10 vessels, 2 dinghies, 2 boat trailers and miscellaneous boating related gear impounded from a storage unit. These vessels/dinghies/gear were identified as abandoned or owned by persons responsible for outstanding fees to the Port. Port Staff wishes to advertise and conduct an online auction October 11 – 19,

2016. Owners of vessels/dinghies/gear which are related to unpaid fees, have received notice of impound and process of auctioning, if identified. Additionally, vessels which lack sufficient value to support the repayment of debt through secondary post-auction sale, or deemed unseaworthy/inoperable that would be at risk returning to the Marina are scrapped under the provisions of law that allow the Port to dispose of them.

Port Staff recommends that the Commission adopt Resolution 1057 (2016) authorizing Port Staff to advertise and proceed with the public sale of vessels/dinghies and boating related gear abandoned through the non-payment of moorage/storage fees under RCW 53.08.

Commissioner Tom Stiger moved to adopt Resolution No. 1057 (2016) as presented. Commissioner Troy McClelland seconded the motion. A vote was called for:

Vote:	3-0
Yes:	Stiger, McClelland, Bachman
No:	None
Abstained:	None

Motion carried.

Marina Ad Hoc Committee

Executive Director Les Reardanz reported that at the Commission Workshop, a take away item was to develop a Marina Ad Hoc Committee to understand the current situation at the Marina (facilities, finances and operations) to develop guiding principles to help develop and guide a Marina business plan tying the recapitalization with the Marina's future and how the Marina is operated.

Staff is proposing to form the Committee comprised of individuals with various boating and other relevant skill sets from various geographical locations within the Marina. Staff will work with the Commission President to identify names of Committee members, and the Commission President would serve on the Committee.

The Committee's role would be as follows:

- Understand the strengths, weaknesses, opportunities and threats associated with Marina operations, including recapitalization;
- Understand overview of the Marina's current marketing, economic, engineering, and financial situation;
- Understand facility requirements and operating environment
- Understand the Marina's and overall Port's financial situation/capacity/priorities;
- Based on the foregoing, develop guiding principles for the Marina business plan for Commission's approval

Factors for the Ad Hoc Committee to consider would include:

- Current conditions assessments and future maintenance requirements
- Competitive rate and operating structures and environment
- Utility, infrastructure, and permitting requirements
- Upland development (Waterfront Place Central)
- Marina and overall Port finances and priorities

Les Reardanz added that there needs to be sideboards for the committee to assure that the Port's financial capacity, priorities, and existing commitments are to be met; that ongoing maintenance will have to be done from a safety and legal standpoint, understanding what the boating and recreation trends are and what

the existing operating environment entails, such as regulatory, funding, and marketing.

For Process, Staff thought a facilitator would be good to have on the Committee to make sure that Staff is participating and not having to mediate as the Committee moves forward. Staff has spoken to Jim Darling of Maul Foster Alongi – Jim Darling was the former director at the Port of Bellingham, and is now a consultant for ports throughout the state, and knows a lot about marinas and the market and would be a great facilitator.

Staff thought the Ad Hoc Committee could start sometime in the October/November timeframe and go through March/April of 2017 while at the same time keeping it in the off-boating season to make sure the Port gets full participation. Staff thought one meeting per month for approximately 90 minutes would suffice. A proposed schedule would include:

- ✓ Meeting 1: Introduction, Goals, Sideboards, Purpose;
- ✓ Meetings 2-4: Existing Conditions, Utilization & Finances, Market Trends, Physical Conditions & Maintenance;
- ✓ Meeting 5: Work on Guiding Principles;
- ✓ Meeting 6: Finalize Guiding Principles with the idea of bringing them back to the Commission;

Committee Member skill sets could include sail boaters, power boaters, South, Central and North Marina slipholders, marine businesses, boathouse owners, Tribal representative, real estate developer, finance/economist/investment, recreational fishing, commercial fisherman, community, real estate, restaurateur, live-aboards, environmental, yacht club members, hospitality/tourism, non-motorized user, civil engineer and City of Everett. Staff would like to keep the Committee to about 15 – 20 folks.

Next steps would be for the Commission to approve the concept; Staff would work with the Commission President to identify and invite prospective members; brief members on the process; contract with Maul Foster Alongi (Jim Darling); develop a meeting schedule and briefing topics and include check in points for the Commission throughout the process.

Les Reardanz said if the Commission approves the concept, then Staff will start to work on the process. Upon discussion, the Commission concurred.

Projects Update

South Terminal Storm water Pump Station Upgrades – Phase II JOC Contract Award

Project Manager Steve Hager reported that the three (3) stormwater pump stations in South Terminal are in need of rebuilding. Maintenance Staff has procured many of the needed parts over the last 5 years that will be used in the rebuilding, however, they do not have sufficient time to perform the work themselves. Under the JOC process, the Port obtained pricing to rebuild the Stormwater pump stations using owner-provided parts. In addition to the rebuild, 3 new control panels will be installed with two requiring trenching and installation of new concrete encased conduit. New wiring will be installed for all 3 pump stations. This project supports the Port's Strategic goal, Taking Care of Seaport Facilities, as well as the Port's business resiliency and infrastructure maintenance goals. The JOC contract is \$292,786.56, including WSST, and the Gordian License Fee is \$13,566.85 for a total cost of \$306,353.41.

Staff requests that the Commission award the job order to the Port's JOC contractor, Burton Construction Inc. in the amount of \$292,786.56, including WSST.

Upon discussion, Commissioner Tom Stiger moved to award the job order to the Port's JOC contractor, Burton Construction Inc. in the amount of \$292,786.56, including WSST. Commissioner Troy McClelland seconded the motion. A vote was called for:

Vote: 3-0
Yes: Stiger, McClelland, Bachman
No: None
Abstained: None

Motion carried.

Commission President's Report

Glen Bachman commented that he recently attended an outdoor BBQ for the Trade Development Alliance – the organization has been holding a BBQ for more than 20 years. There was a good gathering and good representation of the Snohomish County Council, educators from the college and other residents and businesses. There was a trivia contest about trade issues and the Port of Everett placed in the final three of the contest.

Commission Bachman said he attended the Snohomish County kickoff for the ST3 initiative that will be on the ballot. The room was filled with a large group of leaders in and around Snohomish County and Everett, so the initiative has good support.

For the Streets initiative project that was put together by the Mayor, there is a 252 room first kick-off project being constructed on Evergreen Way just south of Peck's Drive. The homeless problem is quite serious in Everett.

Commission Discussion

Commissioner Stiger commented that the Port helped fund two community events that were held this past weekend – one was the Wheels on the Waterfront car show, and the other event was the Mukilteo Lighthouse Festival. Both events were well attended.

Citizen Comments

There were no Citizen comments.

THE REGULAR MEETING WAS RECESSED into Executive Session at 7:10 pm – to conclude by 7:20 pm – to discuss a pending litigation matter with legal counsel.

At the conclusion of the meeting, no action was taken and there were no announcements made.

THE REGULAR MEETING WAS ADJOURNED at 7:20 p.m.

APPROVED this 11th day of October, 2016.

By: 
Glen Bachman, President

Tom Stiger, Vice President

Troy McClelland, Secretary

Port of Everett
2017 CIP Budget and Plan

	7/1/2016 to 12/31/2016	2017	2018	2019	2020	2021	Unfunded	Total Cost Remaining
Initiative 1 - Seaport Modernization	10,336,000	24,697,500	28,888,500	9,691,000	1,968,000	324,000	131,515,000	208,220,000
Initiative 2 - Creating a New Waterfront Community	8,600,000	11,731,500	5,445,000	6,571,000	8,560,000	13,514,000	33,266,500	87,844,000
Initiative 3 - Taking Care of Existing Facilities	3,228,500	6,392,300	4,623,000	5,043,500	1,044,000	2,237,000	11,374,350	33,942,650
Initiative 4 - Leading in Remediating Historic Contamination	839,500	1,712,500	1,412,500	2,112,500	785,000	510,000	-	8,385,500
Initiative 5 - Develop Sustainable Marina Operations	177,250	147,500	305,000	2,179,000	-	285,000	58,820,632	61,919,382
Initiative 6 - Enhancing and Optimizing our Real Estate Holdings	725,750	10,059,500	841,250	388,250	34,750	-	24,552,250	36,796,750
Initiative 7 - Enhancing Public Access	40,000	97,000	72,000	17,000	17,000	-	841,500	1,084,500
Initiative 8 - All Other Projects	127,500	515,400	1,128,900	476,600	439,800	-	1,600,000	4,288,200
Grand Total	24,074,500	55,353,200	42,716,150	26,478,850	12,848,550	16,870,000	261,970,232	442,480,982

2017 Budget Schedule

- Sept.12 Operating Budget's submitted
- Sept 20-22 Commissioner CIP briefings
- Oct. 5 CEO gives staff budget guidance
- Oct 11 Review budget status with Commissioners
- Oct 24 Preliminary budget drafted
- Oct 24-Nov 4 Commissioner Operating Budget proposal briefing
- Oct 28 Preliminary budget posted
- Nov 1 Commission presentation/public comment
- Nov 1 Budget amendments due
- Nov. 8 Public hearing/Consider draft resolutions
- Nov 15 & 22 Additional commission deliberations (if necessary)
- Dec 5 Deadline for filing budget with Snohomish county

PROJECT BUDGET CHANGE REQUEST SUMMARY

2016													
Change Request #	Date Submitted	Project Name (from)	Budget # from	2016 Budget Amt. Transfer (decrease)	2016 Project New Adjusted Total Budget	Project Name (To)	Budget # to	Budget Amt (Increase)	2016 Project New Adjusted Total Budget	Status			
2016-010	1/27/2016	MT Vehicles & Equip.	MT12-2015	60,000.00	260,000.00	Cargo Handling Equip	1-8-001-07	60,000.00	380,000.00				
2016-001	3/4/2016	WPC - South Marina Plaza	6-8-001-03	\$ 60,000.00	95,000.00	WPC N. Esplanade/Trail Amenities	6-8-001-04	60,000.00	112,500.00				
2016-002	3/4/2016	WPC - Picnic Shelters	6-8-001-02	60,000.00	101,500.00	WPC N. Esplanade/Trail Amenities	6-8-001-04	60,000.00	172,500.00				
2016-003	3/15/2016	WPC Wharf Rebuild (Blkhd Seg E)	2-0-021-01	2,776,027.00	-	WPC Seiner Wharf Rebuild (Seg D)	2-0-044-01	2,776,027.00	4,954,879.00				
2016-004	4/6/2016	Marina Pavement Upgrades	2-0-035-04	35,000.00	65,000.00	Marina Flotation Upgr. 2016	2-0-030-02	35,000.00	35,000.00				
2016-005	5/5/2016	Central Marina Dock I Consolidation	2-0-023-03	160,000.00	554,000.00	Weyerhaeuser Bldg. Relocate	3-8-001-002	275,000.00	275,000.00				
		E. Marina Bulkhead/ Seg C	2-0-021-02	80,000.00	1,710,250.00								
		Central Marina O Dock Demo	2-0-023-04	35,000.00	181,300.00								
2016-006	7/7/2016	Pier 3 Bulkhead Renovation	1-0-039-01	191,000.00	48,448.33	Term. Stormwater Upgr. (PSO6)	1-0-011-01	191,000.00	425,000.00				
2016-007	7/8/2016	14th St. ROW & Utilities	6-8-001-06	275,000.00	385,000.00	City PSO1 Improvements	6-9-001-01	275,000.00	275,000.00				
2016-008	8/15/2016	Marina Maint. Dredging	2-0-032-02	10,000.00	590,000.00	Repl. Marina Guide Piles & Collars	2-0-005-06	10,000.00	10,000.00				
2016-009	8/16/16	Marine Term. Dredging	1-0-004-01	354,000.00	1,922,550.00	Rebuild So. Ter. Pump Station	1-0-020-05	354,000.00	354,000.00				
2016-011	9/2/2016	So Marina Lift Station & Grease Int.	2-0-050-01	165,000.00	510,000.00	RBP Seg I/ROW	5-0-015-01 / PA 6	165,000.00	165,000.00				
2016-012	9/2/2016	So Marina Lift Station & Grease Int.	2-0-050-01	77,000.00	433,000.00	RBP Seller Obligations	3-0-028-01 / PD1 2017	77,000.00	77,000.00				
				4,338,027.00				4,338,027.00					