



Port of Brownsville
Minutes of Study Session Meeting
15 February 2012

CALL TO ORDER

Commissioner Bob Kalmbach called the study session meeting to order at 6:05 PM. In attendance were Commissioner Jack Bailey, Commissioner Allen Miller, Port Manager Jerry Rowland, and Assistant Port Manager Gregg Faulkner.

APPROVAL OF AGENDA

Motion made to approve agenda. Motion seconded and approved unanimously.

APPROVAL OF CONSENT AGENDA

Motion made to approve special vouchers. The vouchers have been audited and certified by the auditing officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required by RCW 42.24.090, which have been recorded on a listing and have been made available to the public. Those vouchers approved for payment are included in the audited and certified list and further described as follows: February 2012 Special General Fund voucher numbers 27370 through 27375 for a total amount of \$15,927.56.

Motion seconded and approved unanimously.

REVIEW F-DOCK WALKWAY & FINGER PIER SCOPE OF WORK

F-Dock Scope of Work – The commissioners were provided information which included an Invitation to Bid, Instructions to Bidders, "F" Dock walkway and Finger Pier Replacement Scope of Work, Bid Form, Government Estimate and Basic Drawings.

Jerry Rowland announced that Port attorney, Mr. Mitchell, had reviewed the documents and his comments and suggestions have been incorporated.

Stan Stumbo, who holds degrees as a structural, Mechanical and Civil Engineer has agreed to review the bid drawings and specifications that the Port receives.

Ed Wurden who is an electrical engineer has agreed to help with the bid review.

Since the last meeting the following major changes have been made:

1. Fire hose cabinet selection
2. Having the Eaton power stanchions contractor supplied vice owner
3. Adding compression tubes at the dock mounting end of the finger piers for bolts to go through

Jerry Rowland requested authorization to submit scope of work out for bids by the following day. All bids will be due by April 18, 2012. Reviews by engineers will follow.



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Bob Kalmbach asked if the amount was under \$200,000.00. Jerry Rowland stated it was about \$230,000.00 but he expects the bids to be lower than that.

Bob Kalmbach questioned the potable water line going from 2 inches to $\frac{3}{4}$ inches. Jerry Rowland explained that was only because the existing lines on the piers that are not being replaced now are $\frac{3}{4}$ inch. When those piers are replaced then the size will be larger.

Bob noted that the pressure test for the fire main in the contract is 200# for 15 minutes but the requirement by code is 200# for 2 hours. Jack Bailey questioned where that requirement came from and it was stated it was the National Fire Code. Jerry Rowland agreed to change the contract to the requirement of 200# for 2 hours.

Bob Kalmbach asked what date the contract would specify for completion. Jerry responded there was no specific date but contract stated it had to be completed to support window of installing piling. Allen Miller asked where the piling installation fit into the sequence of the work. Jerry replied it was the last thing, pier first then the piling is installed.

Ned Cook made a comment on paragraph L.I. suggesting that the "or" be changed to "and/or". Jerry agreed to the change.

The piling installation was discussed. The contract or bid package states a depth of 15 ft. but may only get to 12 ft. because of the hard pan depth. Jerry stated this can be revised during the time the piling is installed.

Bob Kalmbach asked if the water and electrical would be run in separate locations. Jerry replied that the electrical lines will be run in between the braces, separate from the water lines.

Jack Bailey commented that he was not happy with the decking that stated 1 $\frac{1}{2}$ inch squares for the top decking. He was concerned there would be injuries from this type of surface, especially with little children. Jerry stated that he and Gregg had discussed this often and that each type of surface available had some type of safety concern. The smaller holes would be safer for hands and fingers but the smaller holes create a slipping hazard, especially during icy conditions. Jack Bailey stated he would still like to see smaller holes on the main walkway. Jerry said there are many things that have to be considered such as weight distribution, ease of maintenance and aesthetics. Also the Department of Ecology requires 60% light to 40% coverage. The 1 $\frac{1}{2}$ inch size holes meet that requirement. The smaller holes do not. He added that ADA does not require a smooth surface. He said he was open to suggestions.

Allen Miller made a comment on paragraph L.IV. He suggested removing the last sentence that stated no creosote piling allowed. The first sentence covers that by stating piling has to be made of steel. Marjie Rowland commented that this added sentence will prevent the phone calls from the contractors requesting to substitute steel pilings with creosote pilings.



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Gregg Faulkner passed around catalogs with examples of other decking material. More discussion followed on the pros and cons of each type of decking. Jack Bailey stated he wished there was more time for people to give feedback on "A" Dock which has the 1 ½ inch holes. Jerry Rowland said there has been feedback and all of it has been positive.

Gregg Faulkner brought up using PEX piping to connect from the HDPE water line to the hose bibs in the power pedestals. There is no data on its use outside. Bob Kalmbach said he would ask Stuart Johnson, who uses this product in construction, about using it outside in weather conditions.

Jack Bailey asked if engineers had looked at this scope of work. Jerry replied an electrical and mechanical engineer had reviewed this bid package and they were going to review the bids when they were received. Jack said he preferred a marine engineer that was familiar with the requirements and the effects of a severe winter storm. He expressed concern over having an aluminum pier 140 ft. long during a severe wind storm. Also there should be more pilings for the amount of piers. Gregg Faulkner stated that with the installation of the East Breakwater the inside of the marina was more protected and he felt that the piers inside the marina would not be affected by severe winds as in the past. Jerry Rowland noted that when the East Breakwater was installed, the design and engineering removed half of the pilings originally planned because they were not needed.

Jack Bailey asked if manufacturers of this type of material had made piers this long before. Jerry Rowland replied yes, and they were installing ones up in Friday Harbor currently.

Jack Bailey asked if there was a warranty requirement in the bid package. Jerry Rowland replied that the warranty requirement would go into the contract, not the bid package.

Allen Miller noted that the Port is asking the contractors to bid in a short time and build in a short time. Jerry agreed and that is why it was so important to get the bid request out immediately.

Bob Kalmbach stated as far as the decking material he wasn't totally happy but he would approve the bid request package like it is. If another type of decking material is found before construction starts, then a modification can be made to the contract.

Marjie Rowland reviewed the changes:

1. Change the pressure test for the fire main from 200# for 15 minutes to 200# for 2 hours.
2. Put a completion date of construction in the bid request.
3. In paragraph L.I. change the "or" to "and/or".

Allen Miller made a motion to proceed with the bid request as changed per this meeting discussion. Jack Bailey seconded it with reluctance, stating he would prefer to have more engineering review. Motion passed unanimously.

Jack Bailey brought up that the water pressure was low in the parking lot. Recently it was needed to wash the parking lot and the hose had to be run from the upper portion many feet to the bottom. A



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discussion followed on where the water source was, how it could be changed and possible piping modifications. Bob Kalmbach noted that this recent condition was the first time in 15 years that it has been needed. Jerry Rowland stated he was looking into a fire hydrant placed near the parking lot with North Perry Water District. This would solve the problem because the Port could hook up to that for washing needs.

CLOSE MEETING / ADJOURN

Commissioner Allen Miller made a motion to adjourn, Commissioner Jack Bailey seconded. Motion passed unanimously. Meeting adjourned at 7:37 p.m.

President/Commissioner

Secretary/Commissioner

Commissioner

Recording Secretary