



COMMISSION WORK SESSION

JANUARY 31, 2024, 6:00 P.M.

100 E STREET

COLUMBIA CITY, OR 97018

The Port Commission Meeting will be in person. In accordance with state law, the meeting will be accessible via telephone or Zoom. Members of the public may attend the meeting electronically by:

<https://us02web.zoom.us/j/87899495680>

Call-In (253) 215-8782 Meeting ID: 878 9949 5680 Passcode: 864306

I. CALL MEETING TO ORDER (President, Robert Keyser)

- A. Flag Salute
- B. Roll Call

II. ADDITIONS TO AGENDA

III. COMMENTS FROM THE PUBLIC

(Limited to 2 min. per person unless prior authorization is obtained)

IV. NEW BUSINESS

- A. Agricultural Committee Brenda Vassau

V. OLD BUSINESS

- A. Marina Update Miriam House
- B. Airport Update Lacey Tolles
- C. Port Westward Dock Update Elliot Levin
- D. Lignetics/Neighbors Update Sean P. Clark
- E. Sale of New Hangar Building Sean P. Clark
- F. Resolution 2024-01 Sean P. Clark and Guy Glenn, Jr.

CANCELLING THE REQUEST FOR PROPOSALS PROCESS FOR THE
MAINTENANCE FACILITY PROJECT AT MULTNOMAH INDUSTRIAL PARK

VI. EXECUTIVE DIRECTOR'S REPORT

VII. COMMISSIONER REPORTS

VIII. EXECUTIVE SESSION

The Board will hold an Executive Session to consider exempt public records, including written legal advice from Port General Counsel, which is privileged under ORS 40.225 and exempt from disclosure under ORS 192.355(9)(a) and ORS 192.660(2)(h).

IX. ADJOURNMENT



Next Regularly Scheduled Meetings

Feb. 14, 8:30 a.m. -
Commission Meeting

Upcoming Events

Feb. 26, 11:30 a.m. Agricultural Comm. Mtg
March 5, 5:30 p.m. Marina Advisory Mtg.
March 25, 5:00 p.m. Airport Advisory Mtg.

Feb. 28, 6:00 p.m. -

Commission Work Session: *Strategic Business Plan Update with WSP*

Agenda times and order of items listed are estimated and are subject to change without notice. This facility is ADA-accessible. If you need special accommodation, please contact the Port office at (503) 397-2888 or TTY (800) 735-1232, at least 48 hours before the meeting.

Pursuant to ORS 192.640 (1) the Port of Columbia County Commission reserves the right to consider and discuss, in either Open Session or Executive Session, additional subjects which may arise after the agenda is published.



Res. 2024-01
STAFF REPORT

**Multnomah Maintenance
Facility Project**

DATE: January 31, 2024

TO: Port Commission

FROM: Sean P. Clark, Executive Director, and Guy Glenn, Jr., Executive Finance Manager

RE: Cancelling Multnomah Maintenance Facility Project
\$3,228,469 with 10% contingency for a total of \$3,551,315

Discussion

The Commission considered this Resolution in Open Session on January 10, 2024 and decided to allow Port staff more time to review whether going forward with this project is in the best interests of the Port. Approval of the PHI proposal would be \$1,551,315 above the \$2,000,000 estimated cost for the project in the 2023-2024 budget.

Upon further review of the Port budget and finances, Port staff recommend cancelling this RFP process. It is not in the best interest of the Port to spend \$3.5 million on a non-revenue generating project at the current time.

A suitable location for the Port Maintenance Team can be found at a much lower cost and options are being developed at this time. ORPET has agreed to postpone the November 1, 2024 occupancy date to February 1, 2025, so there is time to figure out the best option for locating the Port Maintenance Team.

Recommendation

Approve Resolution 2024-01, which would cancel the RFP process for the Port's Maintenance Facility at Multnomah Industrial Park.

RESOLUTION NO. 2024-01

A RESOLUTION TO CANCEL THE REQUEST FOR PROPOSALS PROCESS FOR THE MAINTENANCE FACILITY PROJECT AT MULTNOMAH INDUSTRIAL PARK

WHEREAS, the Port engaged Lower Columbia Engineering to provide conceptual drawings for Phases I and II for the new Maintenance Facility at Multnomah Industrial Park. The project is now ready for Phase III Construction with an estimated cost of \$2,000,000 included in the 2023-2024 budget; and

WHEREAS, Port staff solicited contractors under Port rules and received six (6) Requests for Proposal (RFP). The Port's evaluation committee performed reviews of written submittals and also conducted verbal interviews of all proposals, considering cost, timeline, references, quality, and relevant experience; and

WHEREAS, PHI Construction was the most responsible and qualified bidder for this project at \$3,228,469, and with a 10% contingency the total project cost of \$3,551,315 is approximately \$1,551,315 above the estimated cost in the 2023-2024 budget;

WHEREAS, having spent considerable time reviewing the Port budget and finances, Port staff recommends cancelling the RFP process for the Maintenance Facility Project as this vote is in the best interest of the Port pursuant to ORS 279B.100; Now, therefore,

BE IT RESOLVED by the Board of Commissioners of the Port of Columbia County:

The Board hereby authorizes the Executive Director or his designee to cancel the RFP process for the Maintenance Facility Project at Multnomah Industrial Park as this action is in the best interest of the Port.

PASSED AND ADOPTED this 31st day of January 2024, by the following vote:

AYES: _____
ABSTAIN: _____

NAYS: _____

Port of Columbia County

By: _____
President

Attested By:

Secretary