



OREGON INTERNATIONAL

Port of Coos Bay



Railroad Train Detection Electronic Update, Design-Build Solicitation

David Koch, Chief Operating Officer

May 19, 2011

Railroad Train Detection Electronic Update, Design-Build Solicitation

Action Requested of Commission

- Commission approval of Railroad Train Detection Electronic Update, Design-Build Solicitation.



Railroad Train Detection Electronic Update, Design-Build Solicitation

Background

- The Port has received federal and state funding for the upgrade of crossing signal electronics at seven highway-rail crossings in Coos, Douglas and Lane counties. The solicitation of the upgrade work is required to comply with Public Contracting Laws related to Public Improvement Contracts.



Railroad Train Detection Electronic Update, Design-Build Solicitation

Background

- For Public Improvement Contracts with an estimated cost in excess of \$100,000, the law requires the Port to utilize a standard Invitation to Bid process for awarding the contract unless an alternative solicitation process is approved.



Railroad Train Detection Electronic Update, Design-Build Solicitation

Background

- In the present case, the utilization of an Invitation to Bid process would require the Port to first solicit design services to develop the engineering specifications and scope of work for the project, before advertising a subsequent Invitation to Bid.



Railroad Train Detection Electronic Update, Design-Build Solicitation

Background

- An alternative process known as a Design-Build solicitation is being proposed by Port staff. It would involve a single solicitation for a firm to provide both the design and construction services associated with this project.



Railroad Train Detection Electronic Update, Design-Build Solicitation

Background

- Before the Port can authorize the use of a Design-Build solicitation process, it must first hold a Public Hearing. The Port conducted the required Public Hearing on April 21, 2011. The Port Commission did not take action therefore this matter is being brought back for a motion to approve the use of the Design-Build Solicitation process for the Railroad Train Detection Electronic Update project.



Railroad Train Detection Electronic Update, Design-Build Solicitation

Action Requested of Commission

- Motion for Commission approval of the Railroad Train Detection Electronic Update, Design-Build Solicitation.





Purchase of the Basin Tackle Building

David Koch, Chief Operating Officer

May 19, 2011

Purchase of the Basin Tackle Building

Action requested of the Commission

- Commission approval of the purchase of the Basin Tackle building.



Purchase of the Basin Tackle Building

Background

- The Port has offered to purchase, and Dan and Donna Morris have accepted an offer to sell the Basin Tackle building for the appraised value of \$107,500.



Purchase of the Basin Tackle Building

Background

- The sale includes a 1,620-square-foot wood-framed structure, retail area and work shop, along with a 375-square-foot garage and storage space, and a 1,071-square-foot covered concrete slab used for storage.



Purchase of the Basin Tackle Building

Background

- The Morrises have had a ground lease with the Port since 2004. They will continue to operate the tackle shop with a new long-term lease.



Purchase of the Basin Tackle Building

Action requested of the Commission

- Motion to approve the purchase of the Basin Tackle building.





Long Term Lease with Basin Tackle Shop

David Koch, Chief Operating Officer

May 19, 2011

Long Term Lease with Basin Tackle Shop

Action requested of the Commission

- Commission approval of a long-term lease with Basin Tackle Shop.



Long Term Lease with Basin Tackle Shop

Background

- With the Port's purchase of the Basin Tackle Shop, Dan and Donna Morris wish to continue leasing the facility with a new long-term lease.



Long Term Lease with Basin Tackle Shop

Background

- The sale will change the lease from a land lease to a commercial building lease that will include two separate rates, one for the building at market value and the second for the covered concrete slab area, which will be an adjusted land value.



Long Term Lease with Basin Tackle Shop

Background

- Port staff is allowing a two-month transition by maintaining the previous lease rate during the months of June and July. The new lease rate will take effect August 1, 2011.



Long Term Lease with Basin Tackle Shop

Background

- The proposed lease agreement is for a period of five years, commencing on June 1, 2011. The lease allows for two additional one-year options. The lease has an initial lease rate and includes annual CPI adjustments.



Long Term Lease with Basin Tackle Shop

Action requested of the Commission

- Motion to approve the new long-term lease with Basin Tackle Shop.





Signature Authorization for a New Loan through Oregon Pacific Bank

Donna Nichols, Chief Financial Officer

May 19, 2011

Signature Authorization for a New Loan through Oregon Pacific Bank

Action requested of the Commission

- Commission approval of Commission President and Chief Executive Officer as authorized signatories for the loan documents.



Signature Authorization for a New Loan through Oregon Pacific Bank

Background

- The Port purchased a piece of property in Charleston for \$270,000. Instead of depleting the Property Reserve Funds, the Port applied for a loan from Oregon Pacific Bank. This is the first time the Port has conducted business with Oregon Pacific Bank, so new documents are being drawn.



Signature Authorization for a New Loan through Oregon Pacific Bank

Background

- Oregon Pacific Bank requires that minutes reflect the authorization of the loan as well as authorization for signatory approval. The Commission President and Chief Executive Officer are authorized signatories for Port legal documents.



Signature Authorization for a New Loan through Oregon Pacific Bank

Action requested of the Commission

- Motion to approve Commission President and Chief Executive Officer as authorized signatories for the loan documents.



♪ Ice, Ice Baby!! ♪



