

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**A G E N D A**

September 14, 2021  
10:00 AM

Remote Access Only  
Zoom Meeting ID: 335 903 0010  
Zoom Call-In: (253) 215-8782  
BKAT Live Stream

**Call to Order**

**Approval of Agenda**

**Consent Items**

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting and executive session of August 24, 2021.
- B. Payment of checks #82805 through #82814 and #E00635 through #E00642 and #901396 and #901397 and #82815 and #901398 through #901401 and #E00643 and #E00644 and #82816 and #82821 through #82838 and #E00645 through #E00655 and #901403 through #901405 and #E00657 and #82840 through #82854 and #E00658 through #E00663 from the General Fund for \$230,842.62; #901395 and #82803 through #82804 and #901402 and #82817 through #82820 and #E00656 and #82839 from the Construction Fund for \$216,485.15. VOID Check #901396.

**Work Study Session**

1. 2022 Budget - Allocation of Port Resources to Community Agencies/Groups

**Citizen Comments:** *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board.*

**Action Items**

1. Bid Award to Tucci & Sons, Inc. for the Taxiway Relocation/Apron Rehabilitation, A.I.P. Project No. 3-53-0007-035-2021

**Staff Reports**

**Commission Reports / New Business**

**Executive Session** *(if necessary)*

**Adjournment**

*Regular business and other meetings that may be attended by members of the Board*

<u><i>Date</i></u>	<u><i>Time</i></u>	<u><i>Meeting</i></u>
09/14	10:00 am	*Commission Regular Meeting via ZOOM
09/16	3:00 pm	Kitsap Regional Coordinating Council (KRCC) TransPOL
09/21	11:00 am	KRCC Executive Committee
09/23	10:00 am	Puget Sound Regional Council (PSRC) Executive Board
09/23	11:45 am	PSRC Executive Committee
09/28	6:00 pm	*Commission Regular Meeting via ZOOM

*Meetings are subject to change or cancellation*

*\*Denotes events in which two (2) or more Commissioners may attend*

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**MINUTES**

August 24, 2021  
6:00 PM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**  
**BKAT Live Stream**

**Commissioners and Staff Present**

Commissioners

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

Jim Rothlin  
Arne Bakker  
James Weaver

Warren Hendrickson  
Ginger Waye  
Anne Montgomery, Atty

**Call to Order**

President Bozeman called the meeting to order at 6:00 p.m.

**Approval of Agenda**

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

**Consent Items**

- A. Minutes of the regular business meeting and executive session of August 10, 2021.
- B. Payment of checks #E00604 and #82705 through #82721 and #E00605 through #E00609 and #901387 through #901388 and #901389 through #901390 and #901391 and #E00610 and #82743 through #82802 and #E00625 through #E00634 and #901392 through #901394 from the General Fund for \$357,399.40; #82704 and #E00611 and #82722 through #82723 and #82742 from the Construction Fund for \$172,912.52. Void Checks #82797 through #82799 due to print error.

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Citizen Comments - None

### Action Items

1. Office Space Lease Agreement with Avian Flight Center  
*Presented by Arne Bakker, Director of Business Development*

Following presentation and discussion;

**It was moved by ANDERSON, seconded by STRAKELJAHN to:**

Approve the office space lease agreement with Avian Flight Center, Inc. for the period of five (5) years with three (3) five (5) year options.

**MOTION CARRIES, 3-0**

2. Olympic View Industrial Park Land Lease Amendment #1 with Circuit of the Northwest, LLC  
*Presented by Arne Bakker, Director of Business Development*

Following presentation and discussion;

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Olympic View Industrial Business Park Land Lease Amendment #1 with Circuit of the Northwest, LLC

**MOTION CARRIES, 3-0**

3. Bid Award to Aqua Dive Services, LLC for Port Orchard Marina Boat Fire Repairs Project #03-20-0304  
*Presented by James Weaver, Director of Marine Facilities*

Following presentation;

**It was moved by ANDERSON, seconded by BOZEMAN to:**

Approve the bid award to Aqua Dive Services, LLC and authorize the CEO to execute the contract and issue a Notice to Proceed

**MOTION CARRIES, 3-0**

### Staff Reports

*Jim Rothlin, Chief Executive Officer*

- Reported on a meeting held earlier in the day with state legislators regarding the Port's \$2.2M ask for state capital budget funding for the Port Orchard Marina breakwater replacement project. Legislators in attendance were Ways & Means Committee Vice-Chair Senator David Frockt, Senator Emily Randall, and Representative Michelle Caldier. Discussion ensued with the Board.
- Provided an update on the Multipurpose Facility restaurant Request for Qualifications (RFQ) and Request for Proposals (RFP) schedule/process.

- Shared a Saints Car Club letter of thanks to the Port and, specifically, Marina Operations Manager Kathy Garcia, for support of the 2021 Cruz event.

## **Commission Reports / New Business**

### *Commissioner Strakeljahn*

- Inquired whether the new washers and dryers installed at the marinas are leased or purchased. Mr. Weaver responded that they are leased on a profit-sharing contract and the Port is very happy with the service being provided.
- Requested reports be provided at an upcoming meeting by Airport Manager Warren Hendrickson on his recent attendance at an Airport Public/Private Partnership conference and the status of the south hangar project.
- Attended the Kitsap Public Facilities District (KPFDD) meeting during which Circuit of the Northwest provided an update on their project and KPFDD reported increased revenues.
- Participated in a Central Puget Sound Economic Development District (CPSEDD) meeting regarding regional economic strategic planning for 2022.

### *Commissioner Bozeman*

- Requested a status report be provided at an upcoming meeting on the Bremerton Marina parking issue.

## **Executive Session**

President Bozeman recessed the meeting at 6:45 p.m. and reconvened into executive session for approximately five (5) minutes regarding: potential litigation legal issues [RCW 42.30.110(1)(i)].

At 6:54 p.m. the regular meeting was reconvened.

## **Adjournment**

There being no further business before the Board, the meeting was adjourned at 6:54 p.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
September 9, 2021

Gary Anderson  
Commission Secretary  
September 14, 2021

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**EXECUTIVE SESSION**

**MINUTES**

August 24, 2021  
6:45 PM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**

**Call to Order**

President Bozeman called the executive session to order at 6:45 p.m., August 24, 2021.

**Commissioners and Staff Present**

Commissioners

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

Jim Rothlin  
Anne Montgomery, Atty

**Item #1:** Legal issues related to potential litigation were discussed [RCW 42.30.110(1)(i)].

With no further business to come before the Board, the meeting was adjourned into regular session at 6:54 p.m.

Submitted,

Approved,

Jim Rothlin  
Chief Executive Officer  
September 9, 2021

Gary Anderson  
Commission Secretary  
September 14, 2021

**PORT OF BREMERTON**  
**AGENDA SUMMARY**

Agenda Item No: Action Item #1

Subject: Notice of Award: Tucci & Sons Inc – Tacoma, WA  
Taxiway Relocation/Apron Rehabilitation (TR/AR) Project  
AIP 3-53-0007-035-2021

Prepared By: Warren Hendrickson, Airport Manager

Meeting Date: September 14, 2021

**Summary:**

On July 1, 2021, bids were received and opened for the FAA-grant-eligible Taxiway Relocation/Apron Rehabilitation (TR/AR) Project, Airport Improvement Program (AIP) Grant Number 3-53-0007-035-2021, Port Project Number 02-20-0303.

Project scope elements (all schedules are grant-eligible):

- Schedule A (Basis of Award): Relocation of Taxiway A3, rehabilitation of North Ramp and South Ramp aircraft parking areas.
- Schedule B: Taxiway A4 improvements.
- Schedule C: Taxiway lighting for Taxiway B and parking apron.
- Schedule D: Gate 1 drainage improvements.
- Schedule E: Taxiway A5 drainage improvements.
- Schedule F: Corporate hangar fuel apron surface sea

A total of three bids were received. Tucci & Sons Inc of Tacoma, WA offered the winning Schedule A bid of \$3,227,147.20. The high bid was \$3,952,548.19. The cumulative total bid by Tucci & Sons for Schedules A through F was \$3,387,535.25.

This project does include a segment not eligible for AIP grant funding: The Port purchase of certain taxiway lights and signage to ensure 100% compatibility with the existing airfield lighting and signage installed new in 2020.

Port staff has experience with Tucci & Sons. The company has a significant level of expertise in airport pavement installations with favorable reviews on quality of work, schedule, and ability to remain within budget.

Construction will be accomplished in phases and the total construction period is planned for April through August 2022.

Fiscal Impact:

Total project cost – including design, bidding services, construction management, Port administrative fees, and Port purchased equipment – is anticipated to be \$4,196,457.00.

On August 25, 2021, the FAA awarded the Port of Bremerton Grant Number 3-53-0007-35-2021 in the amount of \$4,165,922.00. FAA funding will therefore cover 99.3% of this project. The balance of \$30,535.00 will be covered by Port funds approved in the 2021 budget.

Strategic Purposes:

This action conforms with the Port’s strategic plan in:

- Goal 2: Operate all Port facilities efficiently and cost effectively with a high degree of customer service. Strategy 2b: Pursue cost efficiencies throughout the Port.
- Goal 6: Develop and fund a 20-year asset replacement/major maintenance schedule.

Recommendation:

Port staff recommends the bid award of Schedules A through Schedule F, to Tucci and Sons Inc.

Motion for Consideration:

**Move to approve the award of TR/AR Project Schedules A through F to Tucci & Sons Inc and authorize the CEO, contingent upon receipt of the FAA’s Letter of Concurrence of Award, to execute the contract and issue a Notice to Proceed.**