

**INFORMATIONAL REPORT  
TO THE  
BOARD OF PORT COMMISSIONERS**

May 13, 2014

**Subject: Capital Projects First Quarter Report**

**Presented by: Chris Hartman**

**BACKGROUND:**

The 2014 Capital Budget was approved by the Commission on November 25, 2013 within Resolution 13-1069 and Port staff has been working towards accomplishing those objectives throughout the first quarter of this year. Typical of first quarters there hasn't been much completed in the sense of physical construction. Primary reasons for that being each project takes considerable preparation and planning prior to commencing work and weather during January through March is not conducive to completing work in an efficient and cost effective manner.

**ANALYSIS:**

Through the first quarter of 2014 the Port has spent a total of \$323,923 or 12% of the year's budgeted funds for capital projects. (See attached breakdown of each project and year to date expenditures) While this appears to be low, the rate of expenditures will increase rapidly as the year progresses. The two largest projects in the capital budget are the Airport Access Road and Terminal 1 Redevelopment. Both of these projects are scheduled to begin construction in the third and fourth quarters of this year.

**FISCAL IMPACTS:**

The 2014 capital budget includes \$2,720,000 in expenditures from the Port's Capital Improvement Funds, \$1,940,000 in federal grants and \$285,000 in expected insurance reimbursements.

**SUMMARY:**

Despite having only spent 12% of the year's capital budget through the first quarter, capital projects are on schedule and are expected to be completed in accordance with the approved budget.

**QUESTIONS OR COMMENTS FROM COMMISSIONERS:**

**2014 CAPITAL PROJECTS BUDGET  
FIRST QUARTER REPORT**

DEPTS	PROJECT DESCRIPTION	BUDGET		YTD % BUDGET
11-MT	T1 Redev Permit & Design	\$ 180,000	\$ 36,946	21%
11-MT	T1 Redev - Structural Repairs	\$ 1,000,000	\$ -	0%
11-MT	Gangway Transition Tower	\$ 7,000	\$ -	0%
11-MT	SW Treatment Concepts	\$ 25,000	\$ -	0%
21-LY	Surge Area Log Loader	\$ 200,000	\$ 199,456	100%
21-LY	SW Treatment Concepts	\$ 75,000	\$ -	0%
31-FIA	GA Access Road	\$ 160,000	\$ 4,845	3%
31-FIA	Asphalt Surfacing	\$ 40,000	\$ -	0%
31-FIA	Terminal Improvements	\$ 75,000	\$ 4,075	5%
31-FIA	Replace Entrance Sign	\$ 25,000	\$ -	0%
41-PABH	Work float Replacement	\$ 50,000	\$ -	0%
41-PABH	Replace pressure sewer pipe	\$ 40,000	\$ -	0%
41-PABH	Dumpster enclosure	\$ 20,000	\$ 6,577	33%
41-PABH	Trash Compactor	\$ 30,000	\$ 492	2%
43-JWM	Replace dumpster enclosure	\$ 30,000	\$ -	0%
45-PABY	Stormwater Treatment Facility	\$ 100,000	\$ 6,447	6%
61-RP	HVAC Design for 1010 Building	\$ 25,000	\$ -	0%
61-RP	Backflow Prevention (CMC)	\$ 30,000	\$ -	0%
80-AD	Fire Proof Cabinets	\$ 25,000	\$ -	0%
80-AD	Replace Truck 18 (security)	\$ 27,000	\$ -	0%
80-AD	Accounting Software Add-Ons	\$ 15,000	\$ 1,124	7%
80-AD	Flexible Projects	\$ 200,000	\$ 63,815	32%
80-AD	Staff vehicle	\$ 20,000	\$ -	0%
80-AD	Upgrade to Virtual Server	\$ 10,000	\$ -	0%
80-AD	IT Room Fire Suppression	\$ 7,000	\$ 146	2%
90-NO	MTA Clean-Up	\$ 250,000	\$ -	0%
91-MM	Line Boring Machine	\$ 18,000	\$ -	0%
92-FM	Lifting Hoists on FM Trucks (4)	\$ 16,000	\$ -	0%
92-FM	Replace 2-ton Flat Bed	\$ 20,000	\$ -	0%

**TOTALS = \$ 2,720,000 \$ 323,923 12%**

Capital Projects: Life to Date Actuals at 12-21-13 & Current YTD % Complete  
For the Three Months Ending March 31, 2014

	<b>LIFE TO DATE 2013 ACTUALS</b>	<b>YTD ACTUALS</b>	<b>ANNUAL BUDGET</b>	<b>YTD % BUDGET</b>
<b>CAPITAL PROJECTS</b>				
<b>MARINE TERMINAL</b>				
T1 Redevelopment (Permit, Design, Headline, Constr Mgmt)				
Expenses	371,895	36,946	180,000	21%
Revenues	0	0	0	0%
<b>T1 Redvlpmnt (Permit, Design, Headline, Constr Mgmt)</b>	<b>371,895</b>	<b>36,946</b>	<b>180,000</b>	<b>21%</b>
T1 Redevelopment (Structural Repairs)				
Expenses	0	0	2,000,000	0%
Revenues	0	0	1,000,000	0%
<b>T1 Redevelopment (Structural Repairs)</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>	<b>0%</b>
<b>Terminal 1 Programmatic Redevelopment</b>	<b>371,895</b>	<b>36,946</b>	<b>1,180,000</b>	<b>3%</b>
Gangway Transition Tower				
Expenses	0	0	7,000	0%
Revenues	0	0	0	0%
Gangway Transition Tower	0	0	7,000	0%
MT SW Treatment Concepts				
Expenses	240	0	25,000	0%
Revenues	0	0	0	0%
MT SW Treatment Concepts	240	0	25,000	0%
<b>Total Marine Terminal Project Net Expenses</b>	<b>372,135</b>	<b>36,946</b>	<b>1,212,000</b>	<b>3%</b>
<b>LOG YARD</b>				
Surge Area Log Loader				
Expenses	0	199,456	200,000	100%
Revenues	0	0	0	0%
Surge Area Log Loader	0	199,456	200,000	100%
LY SW Treatment Concepts				
Expenses	240	0	75,000	0%
Revenues	0	0	0	0%
LY SW Treatment Concepts	240	0	75,000	0%
<b>Total Log Yard Project Net Expenses</b>	<b>240</b>	<b>199,456</b>	<b>275,000</b>	<b>73%</b>

Capital Projects: Life to Date Actuals at 12-21-13 & Current YTD % Complete  
For the Three Months Ending March 31, 2014

	<b>LIFE TO DATE 2013 ACTUALS</b>	<b>YTD ACTUALS</b>	<b>ANNUAL BUDGET</b>	<b>YTD % BUDGET</b>
<b>AIRPORT</b>				
AIP32 GA Access Road (10% FAA Grant)				
Expenses	17,733	4,845	1,100,000	0%
Revenues	14,329	0	940,000	0%
Airport Access Road Net Expense	3,404	4,845	160,000	3%
FIA Asphalt Resurfacing				
Expenses	0	0	40,000	0%
Revenues	0	0	0	0%
FIA Asphalt Resurfacing	0	0	40,000	0%
FIA Terminal Bldg Improvements				
Expenses	0	4,075	10,000	41%
Revenues	0	0	0	0%
FIA Terminal Bldg Improvements	0	4,075	10,000	41%
FIA Terminal Parking Area Improvements				
Expenses	0	0	20,000	0%
Revenues	0	0	0	0%
FIA Terminal Parking Area Improvements	0	0	20,000	0%
FIA HVAC Improvements				
Expenses	0	0	45,000	0%
Revenues	0	0	0	0%
FIA HVAC Improvements	0	0	45,000	0%
FIA Replace Entrance Sign				
Expenses	0	0	25,000	0%
Revenues	0	0	0	0%
FIA Replace Entrance Sign	0	0	25,000	0%
<b>Total Airport Project Net Expenses</b>	<b>3,404</b>	<b>8,920</b>	<b>300,000</b>	<b>3%</b>

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Row: Dept WIP Capital Projects % Complete Column: CAPITAL ACTUAL TO BUDGET

Capital Projects: Life to Date Actuals at 12-21-13 & Current YTD % Complete  
For the Three Months Ending March 31, 2014

	<b>LIFE TO DATE 2013 ACTUALS</b>	<b>YTD ACTUALS</b>	<b>ANNUAL BUDGET</b>	<b>YTD % BUDGET</b>
<b>MARINA</b>				
PABH Work Float Replacement				
Expenses	0	0	50,000	0%
Revenues	0	0	0	0%
	-----			
PABH Work Float Replacement	0	0	50,000	0%
PABH Harbormaster Utility Replacement Realignment				
Expenses	0	0	40,000	0%
Revenues	0	0	0	0%
	-----			
PABH Harbormaster Utility Replacement Realignment	0	0	40,000	0%
PABH Dumpster Enclosure				
Expenses	0	6,577	20,000	33%
Revenues	0	0	0	0%
	-----			
PABH Dumpster Enclosure	0	6,577	20,000	33%
PABH Trash Compactor				
Expenses	0	492	30,000	2%
Revenues	0	0	0	0%
	-----			
PABH Trash Compactor	0	492	30,000	2%
JWM Replace Dumpster Enclosure				
Expenses	0	0	30,000	0%
Revenues	0	0	0	0%
	-----			
JWM Replace Dumpster Enclosure	0	0	30,000	0%
PABY Stormwater Treatment Facility				
Expenses	7,418	6,447	100,000	6%
Revenues	0	0	0	0%
	-----			
PABY Stormwater Treatment Facility	7,418	6,447	100,000	6%
	-----			
<b>Total Marina Project Net Expenses</b>	<b>7,418</b>	<b>13,516</b>	<b>270,000</b>	<b>5%</b>

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Row: Dept WIP Capital Projects % Complete Column: CAPITAL ACTUAL TO BUDGET

Capital Projects: Life to Date Actuals at 12-21-13 & Current YTD % Complete  
For the Three Months Ending March 31, 2014

	LIFE TO DATE 2013 ACTUALS	YTD ACTUALS	ANNUAL BUDGET	YTD % BUDGET
<b>RENTAL PROPERTIES</b>				
HVAC Design for 1010 Building				
Expenses	0	0	25,000	0%
Revenues	0	0	0	0%
	-----			
HVAC Design for 1010 Building	0	0	25,000	0%
Backflow Prevention (CMC)				
Expenses	0	0	30,000	0%
Revenues	0	0	0	0%
	-----			
Backflow Prevention (CMC)	0	0	30,000	0%
	-----			
<b>Total Rental Property Project Net Expenses</b>	<b>0</b>	<b>0</b>	<b>55,000</b>	<b>0%</b>
<b>ADMINISTRATION</b>				
Fire Proof Cabinets				
Expenses	0	0	25,000	0%
Revenues	0	0	0	0%
	-----			
Fire Proof Cabinets	0	0	25,000	0%
Replace Truck 18 (Security)				
Expenses	0	0	27,000	0%
Revenues	0	0	0	0%
	-----			
Replace Truck 18 (Security)	0	0	27,000	0%
Accounting Software Add-Ons				
Expenses	28,746	1,124	15,000	7%
Revenues	0	0	0	0%
	-----			
Accounting Software Add-Ons	28,746	1,124	15,000	7%
Staff Vehicle				
Expenses	0	0	20,000	0%
Revenues	0	0	0	0%
	-----			
Staff Vehicle	0	0	20,000	0%
Upgrade to Virtual Server				
Expenses	0	0	10,000	0%
Revenues	0	0	0	0%
	-----			
Upgrade to Virtual Server	0	0	10,000	0%
IT Room Fire Suppression				
Expenses	0	146	7,000	2%
Revenues	0	0	0	0%
	-----			
IT Room Fire Suppression	0	146	7,000	2%
MTA Cleanup				
Expenses	0	0	535,000	0%
Revenues	0	0	285,000	0%
	-----			
MTA Cleanup	0	0	250,000	0%
	-----			
<b>Total Administration Project Net Expenses</b>	<b>28,746</b>	<b>1,270</b>	<b>354,000</b>	<b>0%</b>

Capital Projects: Life to Date Actuals at 12-21-13 & Current YTD % Complete  
For the Three Months Ending March 31, 2014

	LIFE TO DATE 2013 ACTUALS	YTD ACTUALS	ANNUAL BUDGET	YTD % BUDGET
<b>MAINTENANCE</b>				
Line Boring Machine - MM				
Expenses	0	0	18,000	0%
Revenues	0	0	0	0%
	-----			
Line Boring Machine - MM	0	0	18,000	0%
Lifting Hoists on FM Trucks (4)				
Expenses	0	0	16,000	0%
Revenues	0	0	0	0%
	-----			
Lifting Hoists on FM Trucks (4)	0	0	16,000	0%
Replace FM 2-Ton Flatbed Truck				
Expenses	0	0	20,000	0%
Revenues	0	0	0	0%
	-----			
Replace FM 2-Ton Flatbed Truck	0	0	20,000	0%
	-----			
<b>Total Maintenance Project Net Expenses</b>	<b>0</b>	<b>0</b>	<b>54,000</b>	<b>0%</b>
<b>FLEXIBLE PROJECTS</b>				
Flexible Project Budget	0	0	200,000	0%
Marine Terminal: Headline Dolphin Repair	0	734	0	0%
Log Yard: Stacker # 5 Engine Replacement	0	33,899	0	0%
Marina: PABH Replace Sewage Pump				
Expenses	16,550	2,615	0	0%
Revenues	16,465	0	0	0%
	-----			
PABH Replace Sewage Pump	85	2,615	0	0%
Marina: PABH West End Fire Suppression Line	0	5,093	0	0%
Marina: JWM Deck Resurfacing	0	2,565	0	0%
Marina: JWM Lift Interior Coat	0	2,345	0	0%
Marina: PABY Travel Lift Strap Replacement	0	7,471	0	0%
Marina: PABY Utility Pole Replacement	0	8,486	0	0%
Marina: PABY Sheetpile & Stormwater System	6,300	0	0	0%
Marina: BLR West Boat Launch Float Replacement	96,276	607	0	0%
	-----			
<b>Total Flexible Projects</b>	<b>133,061</b>	<b>63,815</b>	<b>200,000</b>	<b>32%</b>
	-----			
<b>TOTAL CAPITAL PROJECTS BUDGETED</b>	<b>545,004</b>	<b>323,923</b>	<b>2,720,000</b>	<b>12%</b>
<b>CARRYOVER PROJECTS</b>				
Airport: AIP28 GA Expansion (Design) (5% FAA Funded)				
Expenses - B2012 \$7k	414,785	0	0	0%
Revenues	317,254	0	0	0%
	-----			
GA Expansion Net Expense	97,531	0	0	0%
Airport: AIP30 Taxiway Design/Construction (5% FAA Funded)				
Expenses - B2013 \$635k	288,299	0	0	0%
Revenues	364,133	0	0	0%
	-----			
Taxiway Design/Construction Net Expense	(75,834)	0	0	0%
Airport: AIP31 Taxiway Lighting/Signage (10% FAA Funded)				
Expenses - B2013 \$445k	965,720	0	0	0%
Revenues	666,422	0	0	0%
	-----			
Taxiway Lighting/Signage Net Expense	299,298	0	0	0%
	-----			
<b>Total Carryover Project Net Expenses</b>	<b>320,995</b>	<b>0</b>	<b>0</b>	<b>0%</b>
	-----			
<b>TOTAL CAPITAL &amp; CARRY OVER</b>	<b>865,999</b>	<b>323,923</b>	<b>2,720,000</b>	<b>12%</b>
	=====			

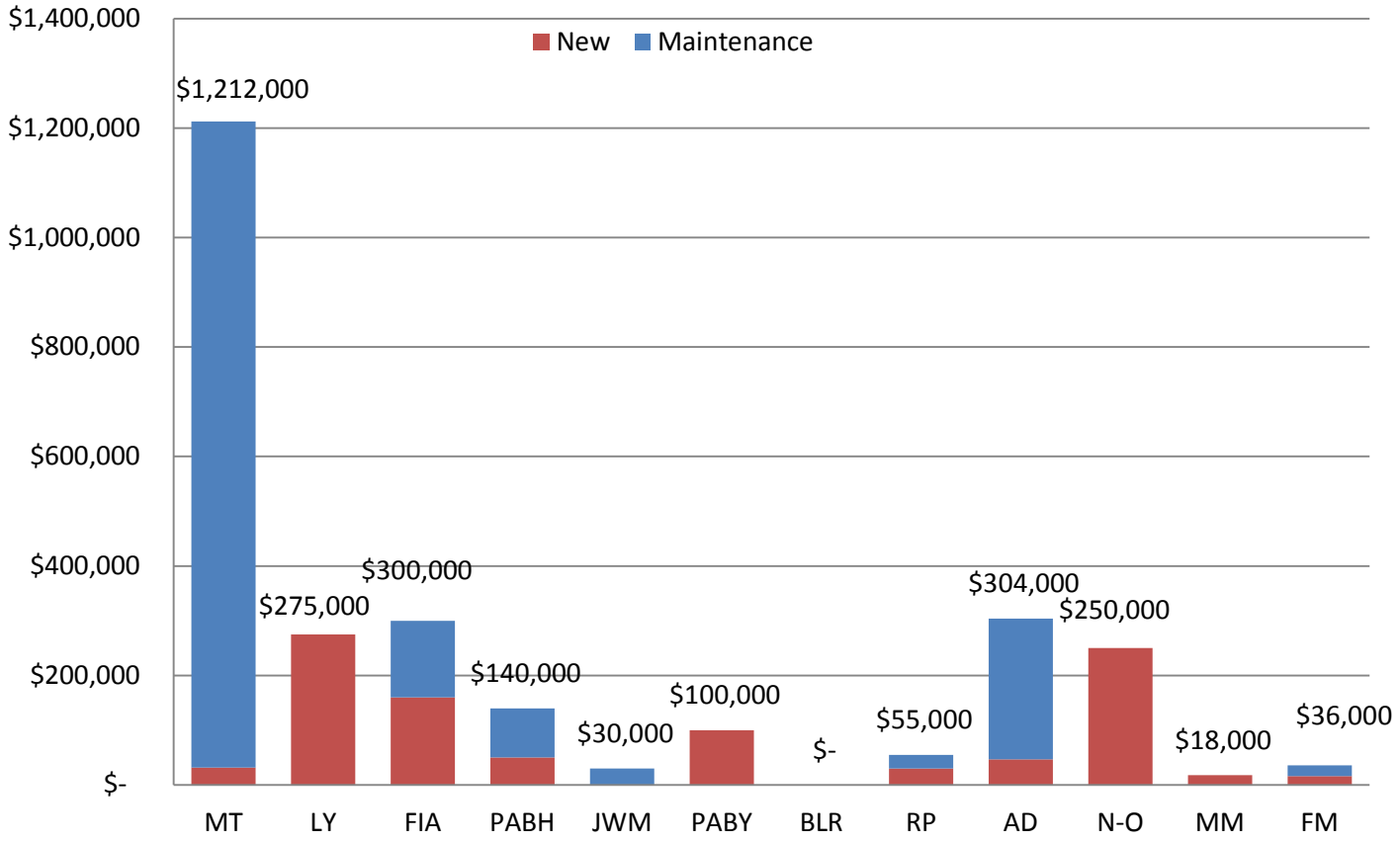
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# 2014 CAPITAL BUDGET

## FIRST QUARTER REPORT



# 2014 CAPITAL BUDGET BY DEPARTMENT



Total Capital Budget = \$2,720,000

# 2014 CAPITAL BUDGET BY DEPARTMENT

CAPITAL BUDGET SUMMARY	ACTUAL 2012	BUDGET 2013	PROJECTED 2013	BUDGET 2014
Marine Terminal	\$ 162,225	\$ 370,000	\$ 250,000	\$ 1,212,000
Log Yard	\$ -	\$ -	\$ 85,000	\$ 275,000
Fairchild International Airport	\$ 398,948	\$ 196,550	\$ 390,000	\$ 300,000
Port Angeles Boat Haven	\$ 80,425	\$ 15,000	\$ 160,000	\$ 140,000
John Wayne Marina	\$ 19,151	\$ 20,000	\$ 13,000	\$ 30,000
Port Angeles Boat Yard		\$ -	\$ -	\$ 100,000
Boat Launch Ramps		\$ -	\$ 95,000	\$ -
Rental Properties		\$ 20,000	\$ 35,000	\$ 55,000
Administration	\$ 45,566	\$ 200,000	\$ 85,000	\$ 304,000
Non-Operating	\$ -	\$ 1,075,000	\$ -	\$ 250,000
Mechanical Maintenance		\$ -	\$ -	\$ 18,000
Facilities Maintenance	\$ 29,319	\$ 35,000	\$ 20,000	\$ 36,000
<b>TOTAL CAPITAL BUDGET</b>	<b>\$ 735,634</b>	<b>\$ 1,931,550</b>	<b>\$ 1,133,000</b>	<b>\$ <u>2,720,000</u></b>

## 2014 OUTSIDE FUNDING ASSUMPTIONS

Project	Grantee or Insurance	Port Match \$	Grant \$	Total \$
T1 Redevelopment	Economic Development Agency	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000
G.A. Access Road	Federal Aviation Administration	\$ 160,000	\$ 940,000	\$ 1,100,000
MTA Clean-up	Insurance	\$ 250,000	\$ 285,000	\$ 535,000
			<b>\$ 2,225,000</b>	

# 2014 1<sup>ST</sup> QTR. YEAR TO DATE

Dept.	Project Description	Budget	YTD ACTUAL	YTD % BUDGET
11-MT	T1 Redev Permit & Design	\$ 180,000	\$ 36,946	21%
11-MT	T1 Redev - Structural Repairs	\$ 1,000,000	\$ -	0%
11-MT	Gangway Transition Tower	\$ 7,000	\$ -	0%
11-MT	SW Treatment Concepts	\$ 25,000	\$ -	0%
21-LY	Surge Area Log Loader	\$ 200,000	\$ 199,456	100%
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31-FIA	GA Access Road	\$ 160,000	\$ 4,845	3%
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31-FIA	Terminal Improvements	\$ 75,000	\$ 4,075	5%
31-FIA	Replace Entrance Sign	\$ 25,000	\$ -	0%
41-PABH	Work float Replacement	\$ 50,000	\$ -	0%
41-PABH	Replace pressure sewer pipe	\$ 40,000	\$ -	0%
41-PABH	Dumpster enclosure	\$ 20,000	\$ 6,577	33%
41-PABH	Trash Compactor	\$ 30,000	\$ 492	2%
43-JWM	Replace dumpster enclosure	\$ 30,000	\$ -	0%
45-PABY	Stormwater Treatment Facility	\$ 100,000	\$ 6,447	6%

# 2014 1<sup>ST</sup> QTR. YEAR TO DATE

Dept.	Project Description	Budget	YTD ACTUAL	YTD % BUDGET
61-RP	HVAC Design for 1010 Building	\$ 25,000	\$ -	0%
61-RP	Backflow Prevention (CMC)	\$ 30,000	\$ -	0%
80-AD	Fire Proof Cabinets	\$ 25,000	\$ -	0%
80-AD	Replace Truck 18 (security)	\$ 27,000	\$ -	0%
80-AD	Accounting Software Ad-Ons	\$ 15,000	\$ 1,124	7%
80-AD	Flexible Projects	\$ 200,000	\$ 63,815	32%
80-AD	Staff vehicle	\$ 20,000	\$ -	0%
80-AD	Upgrade to Virtual Server	\$ 10,000	\$ -	0%
80-AD	IT Room Fire Suppression	\$ 7,000	\$ 146	2%
90-NO	MTA Clean-Up	\$ 250,000	\$ -	0%
91-MM	Line Boring Machine	\$ 18,000	\$ -	0%
92-FM	Lifting Hoists on FM Trucks (4)	\$ 16,000	\$ -	0%
92-FM	Replace 2-ton Flat Bed	\$ 20,000	\$ -	0%

**TOTALS = \$ 2,720,000 \$ 323,923 12%**

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# Important Project Updates

- Terminal 1 Redevelopment
- Boat Haven Trash Compactor
- Boat Yard Stormwater Treatment

# Terminal 1 Redevelopment Project Schedule

Task Name	Duration	Start	Finish
<b>TERMINAL 1 - STRUCTURAL REPAIRS</b>	<b>248 days</b>	<b>Thu 5/1/14</b>	<b>Mon 4/13/15</b>
Receive Environ Permits (Early)	0 days	Mon 7/21/14	Mon 7/21/14
Receive Environ Permits (Late)	0 days	Tue 10/21/14	Tue 10/21/14
<b>REPAIR DESIGN</b>	<b>62 days</b>	<b>Thu 5/1/14</b>	<b>Fri 7/25/14</b>
60% Design Submittal	12 days	Thu 5/1/14	Fri 5/16/14
Port Review	5 days	Mon 5/19/14	Fri 5/23/14
100% Design Submittal	15 days	Mon 5/26/14	Fri 6/13/14
Port Review	5 days	Mon 6/16/14	Fri 6/20/14
Submit for Building Permit	20 days	Mon 6/16/14	Fri 7/11/14
Submit to EDA for Review	30 days	Mon 6/16/14	Fri 7/25/14
Submit "For Bid" Submittal	10 days	Mon 6/23/14	Fri 7/4/14
<b>PROJECT BIDDING AND AWARD</b>	<b>56 days</b>	<b>Mon 7/7/14</b>	<b>Mon 9/22/14</b>
Prep for Commission Mtg	5 days	Mon 7/7/14	Fri 7/11/14
Commission Authorization of CFB	0 days	Tue 7/22/14	Tue 7/22/14
Advertise for Bid	3 days	Tue 7/22/14	Thu 7/24/14
Bid Period	20 days	Fri 7/25/14	Thu 8/21/14
Bid Opening	0 days	Thu 8/21/14	Thu 8/21/14
Evaluate Bids	10 days	Fri 8/22/14	Thu 9/4/14
Prep for Commission Mtg	5 days	Fri 8/29/14	Thu 9/4/14
Commission Award	0 days	Tue 9/9/14	Tue 9/9/14
Contract Execution & NTP	10 days	Tue 9/9/14	Mon 9/22/14
IN-WATER WORK WINDOW	155 days	Tue 7/15/14	Sun 2/15/15
<b>PROJECT CONSTRUCTION</b>	<b>145 days</b>	<b>Tue 9/23/14</b>	<b>Mon 4/13/15</b>
Project Startup & Submittals	5 days	Tue 9/23/14	Mon 9/29/14
Order/Secure Material	20 days	Tue 9/30/14	Mon 10/27/14
Construction	110 days	Tue 10/28/14	Mon 3/30/15
Demob	10 days	Tue 3/31/15	Mon 4/13/15

Construction to  
begin in 4<sup>th</sup> Quarter

# PABH TRASH COMPACTOR

**BEFORE**



**AFTER**



# PABY STORMWATER TREATMENT

## INITIAL CONCEPT

- PROPRIETARY MEDIA FILTRATION UNIT



## FINAL CONCEPT

- BIORETENTION CELL





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QUESTIONS?