

## Port of Cascade Locks

The Port of Cascade Locks Special Commission Meeting was held Thursday August 13, 2020 via Zoom in Cascade Locks, OR 97014.

- 1) **Commission meeting called to order:** CP Groves called the meeting to order at 6:02pm.
  - a. **Roll Call:** Commissioners Groves, Caldwell, Bump, Stipan and Lorang were present.
  - b. **Others Present:** GM Olga Kaganova, Secretary Sally Moore, Port Engineer Darrin Eckman and Rob Peterson.
  - c. **Modification, Additions & changes to the agenda:** None
  - d. **Declarations of potential conflicts of interest:** None

2. **Public Comment (Speakers may be limited to three (3) minutes):** None

3) **Business Action Items**

- a. **Action to establish earthwork contract with James Dean Construction in the amount of \$146,000.000 and authorize the Commission President to sign the contract** – Port Engineer Darrin Eckman explained that the Port separated the earthwork project for the Flex 6 building project in order to prepare Lot 2 and moved the fill dirt on Lot 6 for the Emergency Road under the Union Pacific Railroad bridge. The Port used the intermediate solicitation process. The Port sent bid requests out to seven different contractors and received 3 bids from James Dean Construction, Crestline Construction and Dennis Snyder. Darrin stated that one bid could be thrown out on a technicality as Crestline did not include the evidence of authority to sign although Darrin recognized the signature. Erick Kerr is an authorized signatory for Crestline Construction. GM Kaganova stated after checking with Port Counsel all three bids could be kept in consideration. James Dean Construction was the low bidder and will be awarded mid next week barring there is No Notice of Protest. Darrin recommended awarding the low bidder James Dean Construction at \$146,000, adding their business has been in the Gorge since the late eighties. They can start on the project next week. Darrin stated the final contract price could be as little \$130,000 if there is little rock excavation or it could be more if they find a lot of boulders. He stated the lump sum pricing for James Dean Construction is the best price. The other two bidders were Crestline Construction with a bid of \$160,500 and the Dennis Snyder bid was \$161,375.00. Commissioner Caldwell stated she was sorry to see that the local contractor (Dennis Snyder) was too high of a bid.

**COMMISSIONER LORANG MADE A MOTION TO APPROVE THE JAMES DEAN CONSTRUCTION CONTRACT IN THE AMOUNT OF \$146,000 AND AUTHORIZE THE PRESIDENT TO SIGN IT. SECONDED BY COMMISSIONER CALDWELL The motion was unanimous. 5-0.**

Darrin Eckman emailed the Notice of Award to Secretary Sally Moore for CP Groves signature. CP Groves signed directly after the meeting.

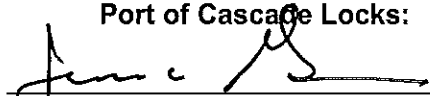
- b. **Action to approve the increase in the Stellar J contract** – CP Groves stated that the bridge gusset plate needed replaced due to a truck striking it. During repair, it was measured improperly installed and it did not match. Both he and GM Kaganova thought it should remain as historically accurate as possible. There were three iterations of this gusset plate until it finally matched. They went into negotiation with Engineer to negotiate final bill at \$11,0000. Stellar J did not believe HDR engineer had correct plans. The Port

will be charged interest until this is settled. CP Groves stated that it is important to find out by legal counsel why the gusset plate had to be done three times so the insurance company can pay for the bill to find out why the Engineer and the Contractor could not get the job done correctly. Commissioner Caldwell stated she was in favor of sending the bill off to the Insurance Company without payment. Authorize and sending to insurance co to determine if it justifies payment.

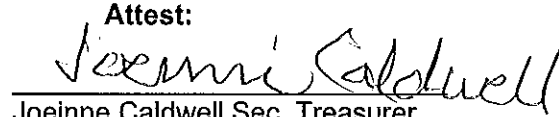
**COMMISSIONER LORANG MADE A MOTION TO APPROVE THE CONTRACT INCREASE WITH STELLAR J PENDING APPROVAL FROM THE INSURANCE COMPANY TO FIND OUT WHETHER IT WAS WITHIN THE SCOPE OF WORK. SECONDED BY COMMISSIONER CALDWELL. The motion was unanimous. 5-0.**

- 4) **Adjournment: COMMISSIONER STIPAN MADE A MOTION TO ADJOURN THE MEETING. SECONDED BY COMMISSIONER LORANG. The motion was unanimous. 5-0. The meeting adjourned at 6:38PM.**

**Port of Cascade Locks:**

  
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Jess Groves, President  
Port Commission

**Attest:**

  
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Joanne Caldwell Sec. Treasurer  
Port Commission

DATE APPROVED: 10/1/2020  
Prepared by: Sally Moore