

*Port of Vancouver USA*  
*Board of Commissioners Meeting*  
DECEMBER 13, 2022



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## *2022 Holiday Card*



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# *Open Forum*

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, December 12, 2022, by emailing [povcommissioners@portvanusa.com](mailto:povcommissioners@portvanusa.com)



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# *Action Items*



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## *Action Item E-1*

Approve First Amendment to Lease between the Port of Vancouver and Boeki USA, LLC



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# COMMERCIAL TEAM LEASE PROCESS

Staff reviews business opportunity including deal points, finances and site evaluation



Leadership review and approval of business opportunity



Lease deal points negotiation with tenant



Lease document negotiation



Tenant signs final lease documents



Final approval and signatures



Implement lease, tracking, accounting and files





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## *Action Item E-2*

Approve Second Amendment to Lease between the Port of Vancouver and Marks Design and Metal Works, LLC





## Exhibit "B" Site and Building Outline



376.2 0 188.08 376.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Legend

Notes:



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## *Action Item E-3*

Approve Resolution 11-2022: Sell and Convey Port Property



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## *Action Item E-4*

Approve Chief Executive Officer Compensation



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# *Unfinished Business*

PORT CONTRACTS LOGS



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# *New Business*



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# *Accounts Payable*



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# *CEO Report*



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# *CEO Report I-1*

## Project Updates



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# *Terminal 1 LPC Zoom Info Bldg. (Not Port Project)*

CONTRACTOR: ROBERTSON & OLSON

- Interior Concrete Column Construction
- Core Shear Wall Foundation Work
- Concrete-Reinforcing Structure Work



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# *Terminal 1 LPC Zoom Info Bldg. (Not Port Project)*

CONTRACTOR: ROBERTSON & OLSON



- Shoring Reinforcement for 2<sup>nd</sup> Floor
- Ground Level Utility Foundation Work
- West Tower Elevator Shafts and Core Shear Wall Foundations
- Parking 2<sup>nd</sup> Floor Ramp Construction

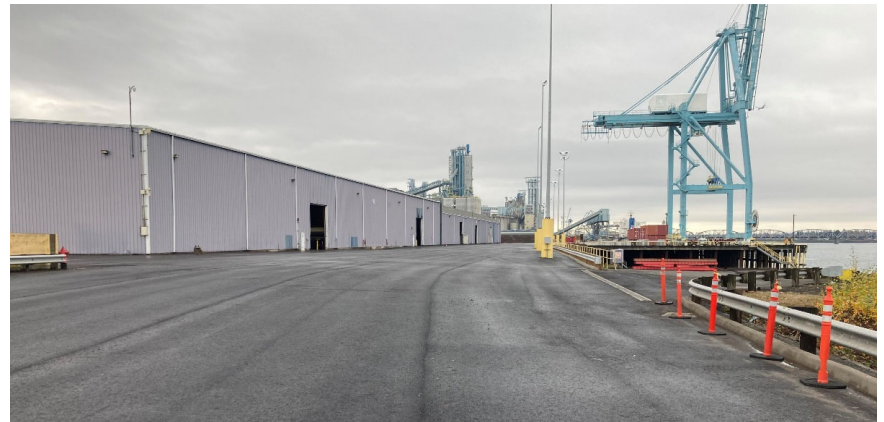


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# *Terminal 2 Berths 3 & 4 Upland Paving Project*

CONTRACTOR: WESTERN UNITED CIVIL GROUP

- Paving Complete
- Guardrail Complete
- Extruded Curbs Installed
- Project 98% Complete



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# *Terminal 4 Bank Stabilization Project*

CONTRACTOR: TAPANI INC.

- Guardrail Installed
- Striping Complete
- Project 100% Complete



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# *Berth 17 Rehabilitation Project*

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION, INC.

- Catwalks are removed
- Trestle piles are being installed
- Eastern dolphin removed
- Project 6% Complete



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# *Berth 17 Rehabilitation Project*

CONTRACTOR: ADVANCED AMERICAN CONSTRUCTION, INC.



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# *NW 35<sup>th</sup> Circle Extension*

CONTRACTOR: CATWORKS CONSTRUCTION

- Underground utilities complete
- Prepped for extruded curbs
- Project 45% Complete



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# *Parcel 3 Berm Landscape Maintenance*

CONTRACTOR: SOUND NATIVE PLANTS

- Work started in November
- Project 40% Complete
- Scope: 1,950 trees + 16,500 plants
- Mitigating invasive weed control



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# *Parcel 3 Berm Landscape Maintenance*

CONTRACTOR: SOUND NATIVE PLANTS

- Planting in progress
- 16 native species types
- Ongoing Plant Establishment Inspections



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## *Building 2565 Fire System Replacement*

CONTRACTOR: COSCO FIRE PROTECTION, VANCOUVER WA

- Project 95% Complete
- Sprinkler heads in office to be installed
- Some branch lines to be replaced in upper office area
- Main and branch lines install completed in warehouse
- Project should be completed by middle of February



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## *2022 Fire System Flushing*

CONTRACTOR: FIRE SYSTEMS WEST, VANCOUVER WA

- Project 80% Complete
- Building 2851 (Plastics NW) - 100% Completed
- Building 2401 (Metro Metals) – 100% Completed
- Building 2501 (Country Malt) – Flush five zones; lines on east side dock have been completed along with 10% of the lines in the interior
- Project will be completed by December 30th

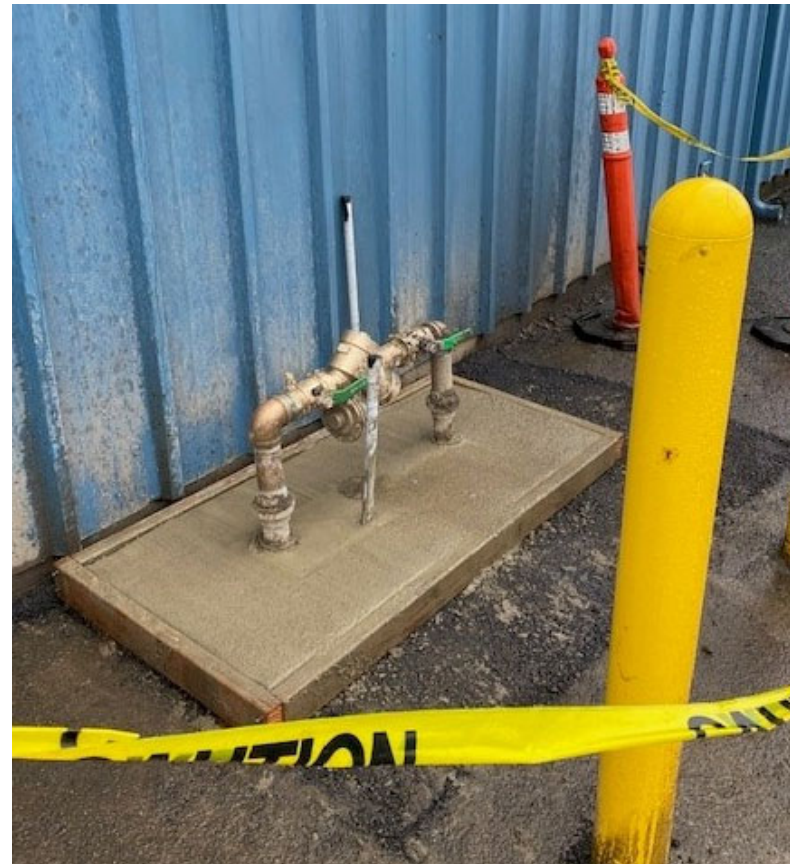


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## *Backflow Prevention on Kotobuki Way*

CONTRACTOR: CLARK & SONS, BATTLE GROUND WA

- Project 75% Complete
- 2" Reduced pressure backflow assembly installed at BL2100 and BL2400
- Electrical being installed this week at BL2400
- Bollards, gate and fencing to be completed next week
- Project will be completed by December 30<sup>th</sup>



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## *Building 3201 Roof Repair*

CONTRACTOR: QUEEN CITY ROOFING, BRIER WA



- Project 65% Complete
- Skylight fall protection being installed
- Flashing repairs are 90% completed
- Roof coating repairs are 90% completed
- Fastener replacement should be completed by December 21<sup>st</sup>
- Gutter replacement to start December 26<sup>th</sup>
- Project will be completed by the end of February



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# *Commissioners Reports*



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## *Upcoming Events*

### **Next Commission Meeting**

- Regular Commission Meeting – Tuesday, December 27, 9:30 a.m.

### **Community Events**

- Vancouver Neighborhood Alliance meeting – Wednesday, December 14, 7:00 p.m., West Park Community Room, 610 Esther St.
- View the Christmas ships Columbia River fleet on December 14, 15, 16, 17, 18, 20 & 21 – weather permitting at various locations. View from Terminal 1 and the Vancouver waterfront on December 15 & 20. Full details at [www.Christmasships.org](http://www.Christmasships.org)
- Last Vancouver Farmers Market for fall/winter, 9:00 a.m. - 2:00 p.m., Saturday, December 17
- Port offices closed Monday, December 26 for Christmas observance and Monday, January 2 for New Year observance



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## *Communicating with the Commission*

- Share your thoughts during Open Forum, the public comment period for all regularly scheduled commission meetings.
- Email the commissioners at [povcommissioners@portvanusa.com](mailto:povcommissioners@portvanusa.com)
- Speak to the commissioners by calling the port office at 360-693-3611 for specific contact information.
- Mail your comments to:  
POV Board of Commissioners  
3103 NW Lower River Road, Vancouver, WA 98660
- For more information, visit the port's website: [www.portvanusa.com](http://www.portvanusa.com)



# *Port of Vancouver USA*

3103 NW Lower River Road

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