

PORT OF BROOKINGS HARBOR
Special Commission Meeting
Tuesday, February 26, 2019 • 3:00 pm
Port Conference Room Suite 202
16350 Lower Harbor Road, OR 97415

TENTATIVE AGENDA

1. CALL MEETING TO ORDER

- Pledge of Allegiance
- Roll Call
- Introduction of Guests and Port Staff
- Modifications, Additions, and Changes to the Agenda
- Declaration of Potential Conflicts of Interest

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS (Limited to a maximum of three minutes per person. A “Public Comment Request”, located near the entrance, must be completed and turned into the Chair prior to the beginning of the meeting.)

4. ACTION ITEMS

Page #

- | | |
|---|-----|
| A. INFRA Grant Application..... | 1 |
| B. Port Infrastructure Repair List..... | 3 |
| C. Procurement Request – Golf Cart..... | 148 |
| D. Piling Project Change Order..... | 165 |

5. INFORMATION ITEMS

- | | |
|---------------------------|-----|
| A. DEQ 1200-Z Permit..... | 199 |
|---------------------------|-----|

6. NEXT REGULAR MEETING DATE – March 19, 2019, 6:00 pm

7. ADJOURNMENT

ACTION ITEM – A

DATE: February 26, 2019
RE: INFRA Grant Application
TO: Board of Commissioners
ISSUED BY: Gary Dehlinger, Port Manager

OVERVIEW

- INFRA Grant (Infrastructure for Rebuilding America Program) provides Federal financial assistance to highway and freight projects of national or regional significance.
- Four key objectives:
 - 1) Supporting economic vitality at national and regional level;
 - 2) Leveraging Federal funding to attract non-Federal sources of infrastructure;
 - 3) Deploying innovative technology, encouraging innovative approaches to project delivery, and incentivizing the use of innovative financing; and
 - 4) Holding grant recipients accountable for their performance.
- INFRA Grant smallest project size is \$8,333,333.33. INFRA will provide 60% or \$5 million and the other \$3.3 million comes from the recipient.
- INFRA Grant project must be completed in 3 years. Awards occur typically in August 2019.
- Port receiving \$600,000 from State this year and must use the funds by 2022.
- Funding Opportunities for Project Size of \$8,333,333.33 example:

Grants / Other	Dollar Amount	Amount Remaining	
INFRA Grant	\$5,000,000	\$3,333,333.33	
State Lottery Fund 2017	\$600,000	\$2,733,333.33	
Port Funds 2019-2022*	\$500,000	\$2,233,333.33	
State Lottery Fund 2020*	\$500,000	\$1,733,333.33	
SPWF* (IFA Forgivable Loan)	\$1,000,000	\$733,333.33	
Curry County Road Fund Loan*	\$733,333.33	\$0	
- OR -			
State Lottery Fund 2022*	\$733,333.33	\$0	
* Funding not secured.			

- Port Projects under INFRA Grant would include and potential order of construction (construction can be completed throughout the three-year period):
 - 1) Fuel-Receiving Dock
 - 2) Bandon Pacific Dock
 - 3) BC Dock
 - 4) Hallmark Dock

- 5) Gear Storage, Parking and Connecting Roads (Stormwater & Paving Development)
 - 6) Boat Yard Paving
 - 7) Travel Lift Ramp and Work Dock Reconstruction
 - 8) Green Building Development (optional)
 - 9) Green Building Demolition and Land Development (optional)
- If the Port does not receive INFRA Grant award, the Port will pursue Natural Hazard Mitigation Plan, Pre-Disaster Mitigation (FEMA) Grant 2020 for the dock reconstruction using the \$600,000 State Lottery Funding for matching.
 - Other funding possibilities could include Special Public Works Fund, Business Oregon Grant – Forgivable Loan (SPWF). If the construction project is completed the loan is forgiven. Curry County Road Department loan with low interest payments.
 - INFRA Grant application is still in development and expected to be completed by end of this week or day of 26th meeting. March 4 is the grant application deadline.
 - Port will continue looking for other grant opportunities.

DOCUMENTS

- INFRA Grant Application (may not be available until day of meeting).

COMMISSIONERS ACTION

- **Recommended Motion:**
Motion to accept INFRA Grant application and construction projects within the grant and Port funding requirements, if the Port is awarded the INFRA Grant.

ACTION ITEM – B

DATE: February 26, 2019
RE: Port Infrastructure Repair List
TO: Board of Commissioners
ISSUED BY: Gary Dehlinger, Port Manager and Travis Webster, Harbormaster

OVERVIEW

- Board meeting on December 8, 2016 was the first review of Port infrastructure repair needs. Damage list was provided to the Board and priorities were placed and actions were taken. Port Counsel provided Discretionary Immunity Clause explanation at the beginning of the meeting.
- Board meeting on July 18, 2017 was the second review of Port infrastructure repair needs and priorities were revised. Since this meeting, there has been no further updates to the Port infrastructure repair list other than the modified Strategic Business Plan, Table-14 Capital Improvements Plan 2019 annual update during December 2018 meeting.
- POBH Draft Damage Infrastructure and Repair List, February 2019 Updated List is the current Port conditions with the priorities and funding set in July 2017. Removed completed or in-process projects from the list. Kept the Issue # the same, so you can track it from the 2017 list. Some options were changed with new ideas for repairs or construction. Funds available column was not updated, funding for these repairs/replacements should be reviewed.
- Further breakdown of each area (some with pictures) should be used to determine the new priority and available funding with Port staff recommendations.

DOCUMENTS

- December 8, 2016 Meeting Minutes, 4 pages
- December 9, 2016 News Article, 1 page
- Damage Infrastructure and Repair List, Last Commission Update 2017, 19 pages
- Approved Strategic Business Plan, Table-14 Capital Improvement Plan, 2 pages
- Draft Damage Infrastructure and Repair List, February 2019 Updated List, 5 pages
- Damage Infrastructure and Repair, Detailed Items List, 111 pages

COMMISSIONERS ACTION

- **Recommended Motion:**
Review each item on Draft Damage Infrastructure and Repair List, February 2019 Updated List to decide priority level, action to be taken, with or without funding.

1. **CALL TO ORDER AND ROLL CALL**

The Special Meeting of the Port of Brookings Harbor Board of Commissioners was held on December 8, 2016 in the Port of Brookings Harbor Office, Harbor, Oregon. Chairman Roy Davis called the meeting to order at 3:00pm. Other Commissioners present were Roger Thompson, & Sharon Hartung. Vice Chairman Sue Gold and Treasure Tim Patterson were absent. Also present was Port manager Gary Dehlinger.

2. **DISCUSSION ITEMS**

- a. **Port Maintenance and Infrastructure Cost Repairs:** Lawyer Jim Coffey called to talk to the Board of Commissioners and let them ask any questions that they may have regarding the Discretionary Immunity Clause, which a copy of the memo was given to the Board. Comm. Thompson asked Mr. Coffey; so as long as there is signage were we have problems, that legal posting correct? The Board was told that what they need to be doing is warning the public of areas that may cause injury. You need to put out caution signs telling the public whatever they are using they are using at their own risk. This is the first step in establishing the Discretionary Immunity, for not being able to repair the conditions that you know need to be repaired. In most situations when things need repair you would go out, identify the problem and fix it. I believe that right now you don't have the significant funds to hire a contractor for all of these 13-20 million dollars worth of repairs. What you need to do is discuss openly in an open session, the various conditions and talk about what the available funding may be for the repairs, talk about any other factors what might affect the repairs. Than the Commission can decide on what is high priority and what you can handle. These decisions are going to help your insurance in defending potential injury or property damage claims. For individual Commissions who are concerned about liability and your own personal liability you are acting as a Port Commission subject to Oregon Tort Claims Act. SDAO is going to provide you with legal council to defend any claims that are brought to the Port and could jeopardize the Port, will be rendered against them. What you're doing in this exercise is protecting the Port and assisting your defense council if there was an injury. There were no further questions for Mr. Coffey. Mr. Dehlinger wanted the Board to understand there is no significance behind his numbering system and what financial situation the Port is in. We roughly have \$40,000 in the general fund, and \$55,000 in our loan fund that we cannot touch. Just so the Board understands back in the tsunami, the Governor postponed those payments; well we are still obligated to pay those. IFA is applying the current payments to the latest ones; we are paying off 2014-2015 loans. They look at statutory dates which don't move, they said they gave us a grace period but they didn't because by law they can't move the statutory dates. That is why Don Mann and I are going to the State to see what can be done. Chairman Davis wanted to clarify with Mr. Dehlinger that right now we have less than \$100,000 in accounts and we can only touch \$40,000. Chairman Davis wanted Mr. Dehlinger to tell the Board and public what it takes to keep the doors open. Mr. Dehlinger stated that we have to spend \$149,000 dollars each month including loan payments, electric, insurance, everything but payroll. If we turn the lights off we would save \$200,000 a year. Which the ice house takes up about half of that, we are trying to get a better rate with Coos Curry Electric. The Board agreed to do a numbering system (1 threw 5) to give each item a priority number.

1. Item 1: Boat Launch Ramp damage due to the surge, waves, and the wind. OSMB is working on a grant to replace them next year, at least that's the goal. Usually with the grants, we must be matching, whether it be labor, and right now we are looking at \$690,000 to replace those. There are signs up showing slippery when wet, what is happening is the flotation material is coming out, they don't float, and the hinges break. Marine Board states that we just need to replace them with aluminum ramps. Comm. Thompson asked if there is anything to do before the season starts? Gary says we don't want to shut them down but we might be able to put an inflatable bag or something to make it float again. The Board would like for there to be signs showing caution of tripping. The Board wanted to add tripping signs up and set this as a number 1 priority for the port.
2. Item 2, 3, & 4 are about the same, 2 & 3 are about the sport basin E dock and the pilings are coming out. This would be a FEMA project, so they would cover 75%, but we have to come up with 25% of the funds. Comm. Thompson asked and that's the reconfiguration of the docks. Mr. Dehlinger replied yes, and there are 3 scenarios that can come into play. FEMA might say they are not going to cover mitigation work. FEMA might just only fix the pilings that are the worst, it's their discretion to tell us what they are going to fix or not. Jack Akin thinks FEMA will cover the \$474,238, that's 41 pilings. I did ask for Jack Akins recommendation, and he thinks there needs to be 130 pilings fixed (which is a million-dollar project), which we would have to pay 25% of, I did turn that in because I might as well ask for everything, which the Board agreed upon. Now it is just waiting on FEMA to see what they are willing to do. C Dock is also in the same condition. The Board told Mr. Dehlinger to post a sign at the top of the ramp showing tripping hazard and paint tripping hazards, which we have already painted all tripping hazards. Item 4 is he dredging or moving the docks.
3. Item 5: Fuel Dock slope and ramp failing. Causing the concrete to separate which the fuel lines are attached to the ramp. Rock slope protection is failing from surge action and rain fall. The slope is falling causing the ramp embedment to move which contains the fuel lines, sewage line and water lines. Steel plate was placed over the gap between the concrete ramp sections. If no action is taken to repair the slope, the risk is ruptured lines.
4. Item 6: Drain line became plugged during the recent storms and a section was broken while unclogging the line.
5. Item 7: Rock slope protection is failing from surge action and rain fall. The slope is falling causing additional spoils to enter the harbor. Some sections along the walk path have become a fall hazard. Continued sloughing will impact the walkway, parking lot and utilities.
6. Item 8: Docks along the west side are hitting bottom at low tide causing damage to the docks and creating tripping hazards causing life, health and safety concerns. Dredging area approximately 500'x40'x6' deep = 4,444 cubic yards. \$17.87 per cubic yard plus mobilization and demob estimated at \$50,000. \$25 per cubic yard disposal.
7. Item 9: Deposits from the County storm drain has caused a navigation hazard and impacting the travel lift access. Dredging area approximately 70'x90'x10' deep = 2,333 cubic yards. \$17.87 per cubic yard plus mobilization and demob estimated at \$50,000. \$25 per cubic yard disposal.

8. Item 10: A void has developed under the concrete approach to the travel lift ramp from storm water. Pile cross bracing has been damaged and should be repaired. Slopes along the boat yard are sloughing off from rain runoff and tide action.
9. Item 11: Sinkhole has developed at the Fishing Pier parking lot due to subsurface water flows, subgrade and rain fall on the surface.
10. Item 12: Reconstruct Commercial Dock (Hallmark): Commercial dock has deteriorated over the years.
11. Item 13: Reconstruct Commercial Dock (Bandon Pacific): Commercial dock has deteriorated over the years.
12. Item 14: Reconstruct Commercial Dock (BC Fisheries): Commercial dock has deteriorated over the years.
13. Item 15: Reconstruct Commercial Dock (Ice House): Commercial dock has deteriorated over the years. Slopes along the edge are failing. Approximately 500 feet of slope repair at \$1,288/ft.
14. Item 16: Main Retail Sewer Holding Tank: Sewer holding tank is allowing water intrusion from the enclosure and ground water. Sewer pumps are worn out.
15. Item 17: Water Intrusion into Zola's Sewer System: Ground or storm water is entering the sewer system from Zola's sewer drain line. Location of water intrusion has not been found.
16. Item 18: Mainbrace Sewer Holding Tank: Sewer holding tank is allowing water intrusion from the enclosure. Sewer pump is worn out.
17. Item 19: Slugs N Stones Sewer Holding Tank: Sewer holding tank is allowing water intrusion from the enclosure. Sewer pump is worn out.
18. Item 20: Chetco Seafood Sewer Holding Tank: Sewer holding tank is allowing water intrusion from the enclosure.
19. Item 21: RV Park Sewer Dump Out Relocation: Sewer dump out is allowing water intrusion when server storms and high tides occur and the waves break over the parking lot.
20. Item 22: Repair Boardwalk Shoring and Deck Boards: North side of the boardwalk has moved away from the concrete abutment due to shoring giving away under the boardwalk.
21. Item 23: Ice House and Cold Storage require separation to operate safely and most energy efficient manner.
22. Item 24: Fish Cleaning Station Drainage: DEQ has instructed the Port to stop draining any chemicals into the Chetco River.
23. Item 25: All Port vehicles are almost 20 years old and require extensive repair costs to bring them to good operating conditions.
24. Item 26: Department of Health cited the RV Park for rough picnic benches that could cause splinters. Most benches are worn out and would not be worth just repairing the top.
25. Item 27: Potholes in asphalt and gravel areas throughout the Port properties.
26. Item 28: Port Tenant Building (Zola's): Flooding occurs when it rains, main waterline had to be rerouted because it broke somewhere under the slab. The roof and windows need replaced. Storage for the business is not adequate. The building is earmarked for demo per the Strategic Plan.
27. Item 29: Port Building (RV Park Laundromat): Building has dry rot throughout. Electrical infrastructure needs to be replaced. Roof leaks and should be replaced.

Port of Brookings Harbor / Regular Meeting
December 8, 2016

28. Item 30: Port Building (Warehouse/Shop): Roof leaks and floods during rain storms.
29. Item 31: Numerous repairs are needed throughout Dock N thru Q and including transient docks. See attached inspection report.
30. Item 32: Numerous repairs are needed throughout Dock C thru J and including work dock. See attached inspection report.
31. Item 33: Numerous repairs are needed throughout Dock A thru H, Crab and Transient Docks. See attached inspection report.
32. Item 34: Aluminum Ramps to Beach: Hinges broke on the both ramps. Some issues with the step off end of the ramps when sand is washed away.
33. Item 35: Green Building and the land surrounding it has lost potential revenue over the past 12 years. Using current gear storage rates the Port has lost approximately \$433,000 in the 12 years. The site is still under construction even though no construction activity is currently going on.

3. **ADJOURNMENT**

The meeting was unanimously adjourned at 8:30 p.m.

and ocean crab harvest from Tillamook Head south of Seaside, south to Cape Lookout south of Netarts Bay, effec-

diaco remains closed due to elevated levels of domoic acid.

"We are excited to be able to open up another

commercial Dungeness crab season along other areas of the Oregon coast is still delayed due to concerns about

and the crab industry, ODFW plans to evaluate options for opening the commercial season once additional domoic

Brookings port officials set priority list for repairs

By Jayati Ramakrishnan
Pilot staff writer

Port of Brookings Harbor officials have started prioritizing various repairs and purchases — and trying to figure out how they will fund those projects.

Port attorney Jim Coffey was present via phone to discuss with the board how to establish discretionary immunity through these projects — protecting the port from potential infrastructure liabilities on its property.

At a meeting Thursday, Port Manager Gary Dehlinger outlined 35 maintenance and infrastructure tasks the port needs to complete. They include repairing or replacing launch ramps, purchasing a work truck, repairing sport and commercial docks, and repairing sewer systems.

For some tasks, the port will find temporary solutions — such as putting up warning signs on failing docks — until it can find the funds to make repairs. For others, the port will prioritize major repairs.

The biggest hurdle for the port is its financial situation.



"We're sitting at less than \$100,000 in accounts and we can't touch \$55,000 of that. So we have \$40,000 to make all these repairs."

— Roy Davis, chair of the Port of Brookings Harbor board of directors

Dehlinger broke down the port's assets and liabilities.

In its accounts, the port has roughly \$40,000 in the general fund, and another \$55,000 in its loan fund — which can only be used for loans.

"We're sitting at less than \$100,000 in accounts, and we can't touch \$55,000 of that," said Board Chair Roy Davis. "So we have \$40,000 to make all these repairs."

The port has been financially strapped as it works to pay off debts it incurred prior to 2009. It has been working with the Infrastructure Finance Authority, a state-run entity that lends money to ports, cities and counties for infrastructure projects.

The port currently pays \$62,500 every quarter to the IFA — \$250,000 a year — and \$130,000 toward a loan from USDA each year.

It costs \$110,000 per month to keep the port functioning, and another \$35,000 for payroll.

The port is also trying to catch up on loan payments it missed after the 2011 tsunami, for which payments were postponed but never waived.

Dehlinger said for some of the projects, he will seek grants — TIGER grant (federal), grants from Connect Oregon and the Oregon State Marine Board (state) and general obligation bonds.

"In an ideal world, the port would identify and make all these repairs," Coffey said. "But you've got a list of things — it's a pretty good chunk of change — \$20 million at the most. What you need to do — in as many open sessions as you need — is to talk about the various conditions and what the available funding may be for repairs to these condi-

tions."

Coffey advised commissioners to prioritize the infrastructure problems that pose physical dangers to the public and port employees.

Commissioners reviewed each of the 35 issues presented by Dehlinger, considering potential and temporary solutions for the problems.

Some of the projects commissioners marked as "first priority" were repairs to the boat launch ramp, Sport Basin Dock E and other sport basin pilings, separating the ice house and cold storage, and fixing sewer issues for several port businesses as well as the main retail sewer line.

They also prioritized repairs to the commercial basin slopes that are in disrepair, and installing drainage for the travel lift ramp before the new lift arrives.

Brookings seeks residents for public art committee

The city of Brookings is seeking applicants for its Public Art Committee.

Interested applicants can pick up an application at the city hall payment counter

ings, from 9 a.m. to noon and 1 to 4:30 p.m., Monday through Friday, and online at <http://www.brookings.or.us>, under "Forms & Guidelines."

The Public Art Com-

second Wednesday of each month at 4 p.m. at city hall. Positions are filled by city council vote upon recommendation by the mayor.

1108. To learn more about this and other city volunteer opportunities, visit the Volunteer Opportunities page on the city's website at www.brookings.or.us.

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
1		Beat launch ramp falling apart & decking worn out	Public	Install trip hazard signs at ramps, replace boarding ramps when funds become available, repair as necessary 12-08-2016	1	OSMB grant to replace ramps with aluminum ramps	535,000	Repair ramps as needed	118,715			Budgeted
All ramps are in working order. Temporary tripping hazard signs were installed. July 7, 2017, OSMB approved the grant depending completion of landscaping and trench drain. Project completed in 2018												
2		Sport Basin E Dock falling apart	Public	Install trip hazard signs, Option 3 if possible with permitting agencies 12-08-2016	1	Replace piles and docks as existing, ask for emergency status and perform work this year	474,238	Replace piles and docks as existing and perform work next season	505,870	Replace piles and reconfigure docks as proposed, ask for emergency status and	700,000	Budgeted
FEMA and HMGP Funding and permits are being acquired, contract for work needs to be solicited. Project underway 2019												
3		Almost all Sport Basin piling coming loose	Public	Install trip hazard signs at ramps 12-08-2016	1							Budgeted
FEMA and HMGP Funding and permits are being acquired, contract for work needs to be solicited. Temporary tripping hazard signs were installed. Section of C Dock is closed and barricaded Section of D Dock is closed and barricaded Project underway 2019												

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
4	7	Sport Basin docks hitting ground damaging docks and causing tripping points caused by storm drain	Public	Install trip hazard signs, Option 2 12-08-2016	1	Dredge material	100,000					Budgeted
<p>FEMA and HMGP Funding and permits are being acquired, contract for work needs to be solicited.</p> <p>Temporary tripping hazard signs were installed.</p> <p>E Dock was removed.</p> <p>Main dock barricaded and closed between F & D.</p> <p>Main dock separated</p>												
5	1	Fuel dock slope failing causing the concrete ramp to separate. Fuel lines are attached to the ramp.	Environment & Public	Install trip hazard signs, look for other alternative reroute of fuel lines 12-08-2016	1	Remove and rebuild slope with proper rock slope protection	400,000	Build new dock pier style to include Commercial Hoist, remove ramp and existing fuel dock system.	800,000	Combination of shoring and rock slope protection of entire island	1,900,000	N
<p>Temporary tripping hazard signs were installed and ramp to fuel dock is closed.</p> <p>Breakaway valves were added to lines to prevent a large spill. Other piping routes are not possible at this time.</p> <p>Ramp continues to move and gap has widen.</p> <p>Relocated ramp connection</p> <p>Working on grants for reconstruction</p> <p>Deployed containment booms</p> <p>Developing other construction solutions to replace failing system</p>												

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
6	10	N-O Ramp drainage and slope repair	Environment	Complete work when available 12-08-2016	5	Replace drain line and recompact	12,000					N
Additional slope areas along east side are damaged												
South end of the basin												
Boat yard slope area												
Hallmark dock area												
7	5	Commercial Basin slopes failing will cause damage to adjacent parking and infrastructure	Public	Install trip hazard signs 12-08-2016	1	Remove and rebuild 1,000 ft slope with proper rock slope	1,500,000	Install sheet pile, backfill and install handrail	2,000,000	Rebuild all of Basin 2 slopes	3,500,000	N
Closed sections of walkway with barricades and signs where fall hazards exists.												
(it appears) failing slopes impacting the Kite Field restroom												
Removed barricades and installed fencing along sidewalk												
Increased slope failure is occurring along entire west side												
8	7	Commercial Basin slopes failing causing dock damage and tripping and walking hazard	Public	Install trip hazard signs at ramps 12-08-2016	1	Dredge material	300,000					N
Temporary tripping hazard signs were installed.												
Closed main dock section from D to C and entire C Dock												
Other main dock areas hitting bottom during extreme low tide												

11

11

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
9		Storm drain at travel lift ramp creating navigation safety hazard and impacting boat removals and deck access	Public	Place warning beacons in area 12-08-2016	4	Debris caused by County Flood system not being maintained. Dredging required to remove debris	200,000					N
				Board approved to update priority 07-18-2017	5	Some dredging was completed 6/23/17 to remove materials impacting the travel lift ramp and stern drain areas. Approx. 1,300 yards removed						
						Waiting for FEMA assistance, FEMA has declined first request, governor planning to appeal the decision						
						Major portion of the navigation hazard removed. Minus tide can still create some issues						
					2017	Material removed, but debris continue to flow into the basin						
10		Travel lift ramp drainage causing undermining voids, slopes failing and cross bracing broken	Public & Employee	Repair before Travel Lift arrives 12-08-2016	4	Repair void, install drainage, remove and rebuild slope with proper rock slope and replace broken	15,000					N
				Board approved to remove from list 07-18-2017		Work completed February 2017						
11	14	Fishing Pier subgrade failing causing sinkholes	Public	Install barricades and warning signs, Option 1 when funds available 12-08-2016	1	Secure void and fill with slurry backfill	20,000	Install drainage pipe in sinkhole and backfill with 2 sack slurry	25,000	Remove asphalt and subgrade, repair subgrade and repaved	150,000	N
				Board requested further investigation 07-18-2017								

12

12

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N	
					2016	Area barricaded and temporary signs installed.							
					2017	Additional holes have developed, subgrade continues to fail, areas have been barricaded							
						Corps may not allow slurry backfill to the jetty.							
12	9	Commercial receiving docks broken (Hallmark)	Public	Repair docks when funds are available 12-08-2016	2	151 feet of dock replaced	2,265,000					N	
						SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.							
13	2	Commercial receiving docks broken (Bandon Pacific)	Public	Install barricades and warning signs at damaged area, repair docks when funds available 12-08-2016	1	100 ft of dock replaced, cantilever type	1,500,000	100 ft Pier type of dock	800,000			N	
					2017	Fence installed to prevent usage of the dock.							
					2017	Bandon Pacific relocated to the public hoist until receiving dock is repaired. Port lost the use of the public hoist.							
					2017	SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.							
14	2	Commercial receiving docks broken (BC Fisheries)	Public	Repair docks when funds are available 12-08-2016	2	100 ft of dock replaced, cantilever type	1,500,000	50 ft Pier type of dock, remove 50 ft of dock and other piles and repair	500,000			N	
					2017	SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.							

13

13

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
15	9	Commercial receiving docks broken (Ice House)	Public	Repair handrail, install barricades and signs at slope sinkholes, Option 2 when funds become available 12-08-2016	1	Replace fender piles and walkways. Repair slopes	1,000,000	Replace ice-house with new state-of-the-art ice-house on refurbished docks between BC Fisheries and Barden.	1,000,000			N
SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.												
16		Sewer overflowing and I&I issues (Main Retail)	Environment	Complete repairs ASAP with contractor 12-08-2016.	1	Install sealed holding tank with new pumps, rebuild enclosure contractor was selected and scheduled for July 11	30,000					Y
Temporary restrooms installed 6/23/17 to prevent complete failure of system.												
Completed 07-12-17												
17		Sewer I&I issues (Zola's)	Environment	Complete repairs ASAP with contractor 12-08-2016.	1	Locate and repair water intrusion, most likely a broken waterline between building and	20,000	Upgrade sewer enclosure to current standards.	15,000			N
Damaged enclosure cover was replaced Dec 2016.												
Sewer tank extension still needs to be purchased and install proper enclosure.												
Completed in 2018												

14

14

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
18		Sewer overflowing and I&I issues (Mainbrace)	Environment	Complete repairs ASAP with contractor 12-08-2016	4	Install sealed holding tank with new pumps, rebuild enclosure	5,000					Y
				Board approved to remove from list 07-18-2017		Work completed Feb 2017						
19		Sewer I&I issues (Slugs N Stores)	Environment	Complete repairs ASAP with contractor 07-18-2017	4	Install sealed holding tank and rebuild enclosure	15,000					Y
						Sewer tank lid needs to be replaced and install proper enclosure						
						Pump # 2 is broken and needs replaced. Currently operating on 1 pump						
						Completed in 2017						
20		Sewer I&I issues (Chetco Seafood)	Environment	Contact Chetco Seafood to get repairs done ASAP 12-08-2016	4	Require Chetco Seafood to correct water intrusion issue		Port performs the work and gets reimbursed				
				Board approved to remove from list 07-18-2017		Work completed March 2017 by Chetco Seafood						
21	3	Sewer I&I issues (RV Park)	Environment	Dump out is covered and secured, check Option 3 before closing 12-08-2016	5	Build higher curb and install a sewer over the dump out gump	4,000	Relocate dump out to new location behind laundromat	15,000	Build new facility - See Item # 29 below		N

15

15

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
				Board approved to remove from list 07-18-2017	2016							
					2016	Dump out is closed and covered to prevent any use or I&I to occur.						
					2016	Oregon State Parks was contacted and dump out is not required.						
					2016	If we make two more pull thru stalls, we have to notify Harbor Sanitary for possible additional sewer fees.						
					2016	Dump out is closed until further notice.						
					2018	Dump out removed 2018						
					2018	Main restroom & showers closed in 2018						
					2018	Installed new sand drain in little restroom in 2018						
22	15	North end of Boardwalk slope is failing and replace worn out deck boards	Public	Install warning sign and add note to Event Form no tires on boardwalk 12-08-2016	5	Replace damaged shoring, repair boardwalk and replace deck with concrete	650,000	Replace all old shoring and build new boardwalk to match newer south end	4,500,000	Stabilize failing slope per engineers direction		N
				Board selected Option 3 when funds are available and upgraded priority 07-18-2017	1							
					2016	Temporary tripping hazard signs were installed.						
					2017	The gap continues to move, gap is now 2-1/4".						
					2017	15-foot section of the boardwalk is closed to public use.						
					2019	Gap is now at 3" January 22, 2019						

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
23		Ice House / Cold Storage building, piping and compressor configuration.	Public & Employee	Complete Option 1 when funds become available 12-08-2016	4	Separate the two buildings to be operating independent of another.	450,000					N
				Board approved to remove from list 07-18-2017								
24		Fish Station drainage issue	Environment	Option 1 12-08-2016	4	Install tank and pump to discharge water on the	1,000	Install tank and pump discharge to sewer	10,000			Y
				Board approved to remove from list 07-18-2017								
25		Port equipment unsafe to operate	Public & Employee	Order 1 truck new 12-08-2016	4	Replace fleet with new trucks	60,000	Repair old trucks	35,000			N
				Board approved to remove from list 07-18-2017								
					2017							
					2018							
26		Picnic benches causing splinters (Department of Health Violation)	Public	Research further pricing and other types of benches to replace existing 12-08-2016	3	Replace benches with new wood benches	20,000	Repair picnic benches	30,000	Replace benches with new made of concrete	90,000	N

17

17

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
				Board approved Option 2 to make repairs to existing 07-18-2017	2017							
					2019							
						Some repairs to benches have been done and purchase new benches to replace damaged ones 2018						
						Ongoing repairs being made as they occur						
27	4, 6, 8 & 13	Roads within the Port failing causing potholes	Public	Repair potholes as necessary 12-08-2016	3	Repair potholes, cracks and seal	150,000	Stormwater improvement s and paving	4,500,000	Seal coat and pave all storage	2,500,000	N
					2016	Potholes patched as they occur						
					2017	Potholes patched as they occur						
					2018	Potholes patched as they occur						
					2019	Potholes patched as they occur						
28	12	Port tenant building (Zola's) rotting	Public	Seek other options to replace existing building 12-06-2016	3	Build third retail building per Strategic Plan	1,500,000	Remodel existing building	50,000			N
				Board approved to update priority 07-18-2017	5							
					2017	Out building was demolished in May to make room for an refrigerated container unit.						
						Ongoing						
29	3	Port building (laundromat) rotting	Public	Option 2 when funds become available 12-08-2016	2	Demo and rebuild in same location	300,000	Demo and replace building with manufacture d building and reconnect	150,000	Demo building, rebuild at a new location and install pull thru sites	600,000	N

18

18

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
29a	3			Board approved to split priorities 07-18-2017	1	Coos Curry Electric shutdown the power due to unsafe electrical box and conduit.						N
29b	3			Board approved to demo building ASAP 07-18-2017	3	Building was demolished in 2017						N
						Coceptual plan approved to rebuild facility in December Board meeting						
30		Warehouse/Shop flooding and roof repairs	Employee	Option 2 when funds become available 12-08-2016	3	Install drainage system to keep ground water from entering building and repair leaking roof.	125,000	Install drainage system to keep ground water from entering building and rebuild roof	200,000			N
						Section of the shop roof repaired/patched for new tenant.						
						Roof repairs continued during 2018						
31	11	Commercial Dock repairs	Public	Install tripping hazard signs at ramps, complete repairs as necessary 12-08-2016	2	Repair broken docks	200,000	Replace with new docks	1,000,000			N
						Temporary tripping hazard signs were installed.						
						SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.						

19

19

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
32	11	Commercial Sport Dock repairs	Public	Install tripping hazard signs at ramps, complete repairs as necessary 12-08-2016	2	Repair broken docks	200,000	Replace with new docks	1,000,000			N
Temporary tripping hazard signs were installed.												
SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.												
33		Sport Dock repairs	Public	Install tripping hazard signs at ramps, complete repairs as necessary 12-08-2016	2	Repair broken docks	200,000					N
Temporary tripping hazard signs were installed.												
SB 5530 allows \$600,000 for dock repairs from Lottery Bond, available in 2 years.												
Project underway 2019												
34		Ramps from RV Park to Beach Access	Public	Option 2 12-08-2016	1	Repair concrete	1,500	Install permanent concrete	50,000			N
Board approved to update priority 07-18-2017												
Funding not available for Option 2												
One ramp was repaired using parts from second ramp, ramp near the entrance of the RV Park not repaired due to lack of funds.												
Both ramps repaired and back in operation												

20

20

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
35	12	Green Building - Unfinished construction	Public	Install temp fence and warning signs 12-08-2016	1	Install temporary fencing, demo and salvage materials for third retail building	750,000	Install temporary fencing, demo building and use the land for storage	400,000	Install temporary fence	5,000	Y
					2017	Temp fence installed						
					2019	Advertisement for completion of building was done						
36	18	Repair Kite Field Restrooms and Upgrade	Public	Board approved as noted 07-18-2017	1	Repair/replace plumbing, walls and roof. Install doors to secure at night.	30,000	Purchase Drop-In-Place Unit to replace entire facility				N
					2017	Restroom is closed until repairs can be made, temporary portable toilets are in place.						
					2017	Upgrading toilets, faucets, lights and installing doors to reopen facility prior to July 14th.						
					2017	Restroom reopened 07-13-17, but still need new roof, painting and flooring						
					2018	Paint and surface completed in 2018, new toilets installed						
						Roof needs to be replaced						
37		Replace worn out backflow device, valves and piping at Kite Field. meters (One feeds decks and other feeds	Public	Board approved as noted 07-18-2017	1	Replace existing backflow device and piping and build	6,000					N
						Waterline feed to restroom is shutdown due to leaks and plumbing is buried below ground.						
						Backflow device for the decks is leaking.						
						Work completed 2017						

21

21

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
38		Replace worn out backflow device, valves and piping at Boat Launch	Public	Board approved as noted 07-18-2017	1	Replace existing backflow	4,000					N
Backflow device is below ground and is leaking.												
39		Replace worn out backflow device, valves and piping at Retail Center	Public	Board approved as noted 07-18-2017	1	Replace existing backflow device and build per standards	5,000					N
Backflow device is below ground and enclosure needs to be rebuilt.												
40		Replace worn out backflow device, valves and piping at RV Park	Public	Board approved as noted 07-18-2017	1	Replace existing backflow device and build per standards	5,000					
Valves are siezed open and/or broken, piping corroded												
41	3	Replace (3) worn out main electrical meter pedestals (Coos Curry Electric) at RV Park	Public	Board approved as noted 07-18-2017	1	Replace meter units per Coos Curry Electric, each	15,000	Other electrical repairs	500,000			N
Replace one meter north end of the park and some electrical wiring repairs												
Front row electrical system is now seeing impacts from storms / salt water corrosion												

22

22

**PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017**

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
Front row main electrical shed is worn out, needs replaced, including electrical service equipment												
42		Replace backflow device, valves and piping at Commercial Basin	Public	Board approved as noted 07-18-2017	1	Replace existing backflow	5,000					N
Rebuild with proper enclosure												
43		Replace worn out dock waterlines with HDPE material	Public	Board approved Option 2 as funds are available 07-18-2017	1	Continue repairing waterlines as they fail		Replace waterlines in sections as old PVC lines fail with		Replace waterlines in sections with new PVC or PIX		N
Continue repairing waterlines as they fail												
44	18	Repair / Replace Retail Center Building #1 and #2 roofs	Public	Board approved as noted 07-18-2017	1	Repair / Replace Retail Center Building	120,000	Remove dormers and repair roofs	120,000			N
Removing dormers will save costs in future roof maintenance and could reduce cost for the initial work.												
45	18	Repaint Retail Center Buildings #1 and #2	Tenants	Board approved as noted 07-18-2017	1	Repaint Retail Center Buildings #1	50,000					N
Painting costs could be reduce by the removal of the dormers												
Color of buildings remain tan and all trim one color												
46		Install repair across boat launch ramps per OSMB Grant	Public	Board approved as noted 07-18-2017	1	Install per OSMB Drawings	30,000					Y
Needs to be installed prior to Dec 31, 2017.												
Procurement approval by Board for material is required.												

23

23

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
Completed in 2017												
47		Install landscaping at boat launch parking lot per OSMB Grant	Public	Board approved to proceed with Reek Landscaping 06-29-2017	1	landscaping at boat launch parking lot per OSMB Grant	20,000					Y
Needs to be installed prior to Dec 31, 2017												
Completed in 2017												
48	3	Upgrade restroom behind laundromat in RV Park with industrial fixtures, building needs repair as well	Public	Board approved Option 1 as funds are available 07-18-2017	1	Upgrade fixtures to industrial standards and replace rotten	6,000	Replace with Drop-In-Place unit				N
Installed new industrial toilets												
New floor drains installed												
Restroom is earmarked to be removed when new facility is installed												
49		Replace worn out fence at RV Park	Public	Board approved Option 1 as funds are available 07-18-2017	3	Replace broken fence to match existing	50,000	Remove old and replace with new	100,000			N
Repairing fence when damaged by storms												
Repairing fence when damaged by storms												
Repairing fence when damaged by storms												
50		Upgrade RV Park sites	Public	Board approved Option 2 as funds are available 07-18-2017	4	Pave RV Spaces		Use concrete instead of paving for		Leave ground as-is and maintain the		N
Complete paving or concrete sites in phases as funds allow.												
TBD												

24

24

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
51	18	Repair roofs and repaint all restrooms	Public	Board approved as noted 07-18-2017	1	Repair roofs and repaint all restrooms	35,000					N
Excluding Kite Field restroom roof, costs are included in #36. Main restroom roof replaced Main restroom painting not completed Boat launch restroom roof needs replaced Commercial Basin restroom needs repairs Commercial Basin restroom painting and flooring epoxy												
52	18	Replace broken AC unit at Port Office	Staff	Board approved as noted 07-18-2017	3	Replace broken AC unit at Port Office	4,000					N
Replace broken AC unit if new tenant moves in.												
53		Replace Eq# 4603 P&H Port Crane within next 3 to 5 years - existing crane is over 25 years old	Commercial	Board approved as noted 07-18-2017	2	Purchase new or like new 15 to 20 ton crane to service commercial fleet	125,000	Purchase new or like new 15 to 20 ton Reachlift Forklift to service fleet	125,000			N
Further research needed on type of equipment Purchased new reachlift for crane and forklift work												

25

25

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
54	13	Pave Gear Storage and surrounding gravel roads within the port	Public	Board approved as noted 07-18-2017	3	Pave roads and storage areas to reduce staff maintenance costs and increase efficiency moving gear and reduce wear on equipment						N
Board did not approve paving at this time January meeting												
55		Install fence and gates to protect Gear Storage materials and equipment	Commercial	Board approved as noted 07-18-2017	3	Install fencing for public safety and gear protection	40,000					Y
55a		Protection of Fuel-Tanks and Equipment		Board approved to fence off fuel-tank area as funds are available 07-19-2017	4	Install fence at fuel tanks	7,000					Y
Installed fence for fuel tank protection												
Board approved funding to install gear storage and receiving dock fencing January Board meeting												
56	7	Dredge Port Basins	Public	Board approved as noted 07-18-2017	1	Dredge basins in segments.	3,000,000	Clam bucket basin edges to reduce dredging costs. use		Search for other solutions		N
Looking for grant funding or other sources												
57		Pave boat ramp to reduce wear on travel lift, increase efficiency and protect assets	Commercial	Board approved as noted 07-18-2017	3	Pave boat work areas	200,000					N

26

26

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
LAST COMMISSION UPDATE JULY 18, 2017

2/23/2019

Issue #	CIP Rank	Description of Condition	Type of Condition	Board Recommendation	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
58		Install water treatment device for Boat Yard	Environment	Board approved as noted 07-18-2017	1	Install water treatment device for Boat Yard	20,000					N
59		Upgrade Port / Tenants Signage	Public / Port	Board approved as noted 07-18-2017	3	Replace and update billboard signs	15,000					N
60		Install Lighting at Retail Parking Lot	Public			Install parking lot light poles	100,000					N
61												
62												

Priority

- 1 = immediate need
- 5 = less immediate need

27

27

2015 CIP Rank	2019 CIP Rank	Revised NHMP Rank	Capital Improvements	2014 Cost Estimates 1	2019 Cost Estimates	Timeline	2015 Priority	2019 Priority	Priority Project Category	
	1	1	Fuel Dock Access Pad Replacement	Reroute fuel lines; reconstruct slope and concrete pad	\$175,000	2019		High	Commercial / Marina facility upgrade	
6	2	2	Pacific Seafood Receiving Docks	Demolish two existing timber docks and concrete bulkhead; construct concrete dock on both sides of new receiving dock; install concrete pavement; install storm drainage facilities.	\$1,500,000	2019		High	Commercial facility upgrade	
	3	3	RV Park Protection Wall and Facility Improvements	Install protection seawall; demolish existing restroom shower facility, RV office and laundromat foundation; construct new facility with RV office, laundromat, showers and restroom; construct new pull-thru sites	\$600,000	2019		High	Recreation improvements / public amenities	
	4	4	Stormwater Drainage and Paving Zones 2 Commercial Retail Parking Lot	Sealcoat and overlay	\$54,000	2019		High	Commercial facility upgrade / public amenities	
	5	5	Basin 2 West Embankment Repair - Reconstruction	Embankment repair, via H-pile/concrete section stabilization; install fencing	\$1,250,000	2020		High	Commercial / Marina facility upgrade	
	6	6	Stormwater Drainage and Paving Zones 3 Basin 2 East Parking Area	Stormwater improvements; grind / overlay parking lot; curbs; striping	\$1,080,000	2020		Medium	Commercial facility upgrade / public amenities	
12	7	7	Basins 1 and 2 Dredging	Basins 1 and 2 dredging	\$3,100,000	2021		High	Maintenance	
	8	8	Stormwater Drainage and Paving Zones 4 Basin 2 West Parking Lot and RV Park	Stormwater improvements; grind / overlay parking lot; curbs; striping	\$1,180,000	2022		Medium	Commercial facility upgrade / public amenities	
	9	9	Hallmark Receiving Dock	Demolish existing timber dock; construct concrete dock; install concrete pavement; install storm drainage facilities.	\$870,000	2022		High	Commercial facility upgrade	
	10	10	Basin 2 South and East Embankment Repair - Reconstruction	Embankment repair, via H-pile/concrete section stabilization; install fencing	\$2,500,000	2022		High	Commercial / Marina facility upgrade	
4 & 9	11	11	Basin 2 and Transient Docks	Replace old docks from C thru H and N thru P; reconfigure spaces to accommodate larger vessel; upgrade transient dock piles and docks	\$1,500,000	2023		High	Commercial / Marina facility upgrade	
7	12	12	Commercial Center Upgrade / Renovation	Commercial building and site repairs or building third retail building	\$1,500,000	2023		Medium	Commercial facility upgrade / public amenities	
	13	13	Stormwater Drainage and Paving Zones 1 Commercial Storage Area	Stormwater improvements; grading, paving and curbs	\$2,574,000	2024		High	Commercial facility upgrade	
	14	14	Stormwater Drainage and Paving Zones 5 Fishing Pier	Stormwater improvements; grind / overlay parking lot; curbs; striping	\$165,000	2024		Medium	Marina facility upgrade / public amenities	
5	15	15	Boardwalk Expansion / Replacement	Repair / restore piling; secure slope; replace wood planks with concrete surface	\$292,500	2024		Medium	Marina facility upgrade / public amenities	
10	16		Long-term Development Potential	Access condo / mixed-use development potential with drainage improvements including the addition of a canal / bioswale	tbd	Yrs 10-20	Low	Low	Public-private partnership opportunity	
11	17		Development Potential	Examine opportunity site for potential development - hotel / condo	tbd	Yrs 10-20	Low	Low	Public-private partnership opportunity	
3	18		Lease Upgrades	Make commercial building upgrades	tbd (Port to est. SF of new and renovation)	\$150,000	Yrs 1-10	Medium	High	Facility upgrades

APPROVED

8	19		Boatyard Relocation and Upgrade	Acquire new 100-ton straddle hoist (\$600,000), reconstruct sheet pile bulkhead along north and west edge of barge slip, construct new haul-out pier for straddle hoist, regrade and pave work areas and access roads, construct paved transfer road, install fencing, install storm drainage facilities. Dredge for barge slip is not included. See <u>Figure 5</u>	\$14,000,000		Yrs 1-5 Yrs 5-10	High to Medium	Low	Commercial / Marine improvements, 50-ton straddle lift was purchased in 2017 to continue to operate a functional boatyard and provide service to Coast Guard vessels
6	Revised to Rank 2 above		Receiving Dock Upgrades and Fish Processing Facility	Demolish two existing timber docks and concrete bulkhead; construct full-length concrete dock; construct 8,000-SF fish processing facility; install concrete pavement; install storm <u>drainage facilities</u>	\$17,000,000		Yrs 1-5		High	Commercial / Marine improvements; 180ft out of 380ft of receiving dock completed; fish processing completed; some paving and storm drainage completed
12	Revised to Rank 7 above		Ongoing Dredging	Coordinate with Southern Oregon Ports to meet ongoing dredging needs	\$7.20 per cubic yard of dredge material (shared cost between ports and state)		Ongoing	High	High	Maintenance
4	Revised to Rank 11 above		Recreational Marina Improvements	Repair existing floats and make improvements to accommodate <u>large vessels</u>	tbd		Yrs 1-5	High	High	Recreation improvements / public amenities
9	Revised to Rank 11 above		Commercial Marina Expansion	Expand commercial marina and <u>add larger vessel slips</u>	tbd		Yrs 10-20	Medium	High	Commercial / Marine improvements
5	Revised to Rank 15 above		Boardwalk Expansion	Expand existing boardwalk; improve pedestrian amenities <u>and provide public viewing</u>	tbd		Yrs - 6-10	Medium	Medium	Recreation improvements / public amenities
7	Revised to Rank 12 above		Commercial Center Upgrade / Renovation	Commercial building and site <u>repairs</u>	\$1,500,000		Yrs 1-5	Medium	Medium	Facility upgrades
1	Project Completed		Fish Market and Cleaning Station	Upgrade existing buildings to accommodate fish market and <u>cleaning station</u>						Project completed 2017
2	Project Completed		Marina Parking Upgrades	Reconfigure boat launch circulation, grind and overlay parking lot, add curbing and striping, add concrete sidewalks, install stormwater improvements						Project completed 2017

¹ Cost estimates are based on similar projects in other locations and are not based on detailed engineering plans or analysis. Final engineering and construction costs may vary.

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
FEBRUARY 2019 UPDATED LIST

2/23/2019

DRAFT

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
5	1	Fuel dock slope failing causing the concrete ramp to separate. Fuel lines are attached to the ramp.	1	Remove and rebuild slope with proper rock slope protection	400,000	Build new dock pier style to include Commercial Hoist, remove ramp and existing fuel dock system, new fuel system on the dock	800,000	Build new dock with sheet pile system to include Hoist and fueling system	1,000,000	N
6	10	East side slope failures (multiple areas)	5	Repair entire east side slopes with H-pile and concrete shoring design, expand Basin	1,500,000	Repair isolated areas	100,000			N
7	5	Commercial Basin slopes failing will cause damage to adjacent parking and infrastructure	1	Remove and rebuild 1,000 ft slope with H-pile and concrete sections shoring design	1,500,000	Repair isolated areas	500,000			N
8	7	Commercial Basin slopes failing causing dock damage and tripping and walking hazard	1	Dredging under # 56						N
9	7	Storm drain at travel lift ramp creating navigation safety hazard and impacting boat removals and dock access	1	Dredging under # 56						N
11	14	Fishing Pier subgrade failing causing sinkholes	1	Remove asphalt and subgrade, repair subgrade and repaved parking lot to drain properly	150,000					N
12	9	Commercial receiving docks broken (Hallmark)	2	151 feet of dock replaced pier type	2,265,000	Sheet pile type	2,000,000			N

30

30

DRAFT PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST FEBRUARY 2019 UPDATED LIST

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
13	2	Commercial receiving docks broken (Bandon Pacific)	1	100 ft of dock replaced, cantilever type	1,500,000	100 ft Pier type of dock	800,000	Sheet pile type	1,000,000	N
14	2	Commercial receiving docks broken (BC Fisheries)	2	100 ft of dock replaced, cantilever type	1,500,000	50 ft Pier type of dock, remove 50 ft of dock and other piles and repair slopes	500,000	Sheet pile type following Option 2 rebuilding	1,000,000	N
15	9	Commercial receiving docks broken (Ice House)	1	Replace fender piles and walkways. Repair slopes	1,000,000	Install fender piles and repair catwalk	50,000			N
22	15	North end of Boardwalk slope is failing and replace worn out deck boards	5	Replace damaged shoring, repair boardwalk with concrete deck	650,000	Replace all old shoring and build new boardwalk to match newer south end boardwalk	2,000,000	Stabilize failing slope per engineers direction	250,000	N
27	4, 6, 8 & 13	Roads within the Port failing causing potholes	3	Repair potholes, cracks and seal coat	150,000	Stormwater improvements and paving	4,500,000	Seal coat and pave all storage areas	2,500,000	N
28	12	Port tenant building (Zola's) rotting	3	Build third retail building per Strategic Plan	1,500,000	Remodel existing building	50,000			N
29	3	Port building (laundromat) rotting	2	Demo building, rebuild at a new location and install pull thru sites, raise seawall	1,000,000					N
31	11	Basin 2 - Commercial Dock repairs	2	Repair broken docks	250,000	Replace with new docks	1,000,000			N
32	11	Basin 2 - Commercial Sport Dock repairs	2	Repair broken docks	300,000	Replace with new docks	1,000,000			N
36	18	Repair Kite Field Restrooms and Upgrade	1	Install new roof	10,000					N
38		Replace worn out backflow device, valves and piping at Boat Launch	1	Replace existing backflow device and build per standards	4,000					Y

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
FEBRUARY 2019 UPDATED LIST

DRAFT

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
39		Replace worn out backflow device, valves and piping at Retail Center	1	Replace existing backflow device and build per standards	5,000					Y
40		Replace worn out backflow device, valves and piping at RV Park	1	Replace existing backflow device and build per standards	5,000					Y
41	3	Replace (2) worn out main electrical meter pedestals (Coos Curry Electric) at RV Park	1	Replace meter units per Coos Curry Electric, each	100,000	Other electrical repairs	500,000			N
42		Replace backflow device, valves and piping at Commercial Basin	1	Replace existing backflow device and build per standards	5,000					Y
43		Replace worn out dock waterlines	1	Continue repairing waterlines as they fail		Replace waterlines per dock section	80,000			N
44	18	Repair / Replace Retail Center Building #1 and #2 roofs	1	Repair / Replace existing roofs	120,000	Remove dormers and replace roofs	120,000			N
45	18	Repaint Retail Center Buildings #1 and #2	1	Repaint Retail Center Buildings #1 and #2	75,000					N
48	3	Upgrade restroom behind laundromat in RV Park with industrial fixtures, building needs repair as well	1	Remove when new facility is built		Replace with Drop-In-Place unit	200,000			N
49		Replace worn out fence at RV Park	3	Make repairs as necessary	20,000	Remove old and replace with new	100,000			N
50		Upgrade RV Park sites	4	Pave RV Spaces 48,000sf	300,000	Use concrete instead of paving for the spaces	400,000	Leave ground as is and maintain the weeds/grass	25,000	N
51	18	Repair roofs and repaint all restrooms (Boat Launch)	1	Install new roof	10,000					N

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
FEBRUARY 2019 UPDATED LIST

2/23/2019

DRAFT

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
54	13	Pave Gear Storage and surrounding gravel roads within the port	3	Pave roads and storage areas to reduce staff maintenance costs and increase efficiency moving gear and reduce wear on equipment		Grade roads as necessary, per year cost	25,000			N
55		Install fence and gates to protect Gear Storage materials and equipment	3	Install fencing for public safety and gear protection	40,000					Y
56	7	Dredge Port Basins	1	Dredge basins in segments, haul materials away	3,000,000	Clam bucket basin edges to reduce dredging costs, use dredge machine where crane can not reach		Dredge basins and keep material onsite	1,500,000	N
57		Pave Boat Yard to reduce wear on travel lift, increase efficiency and protect grounds	3	Pave boat work areas with stormwater control measures	1,000,000	Combination of gravel, paving and concrete with stormwater control measures				N
58		Install water treatment device for Boat Yard and Boat Wash in Retail Parking Lot	1	Install water treatment device for Boat Yard & Retail wash facilities	50,000					N
59		Upgrade Port / Tenants Signage	3	Replace and update billboard signs	15,000	Develop and install new signage throughout Port	100,000			N
60		Install Lighting at Retail Parking Lot		Install parking lot light poles	100,000					N
61		Install protective coating to steel under new receiving dock (BC Fisheries)		Paint protective coating	150,000	Spray-on protective coating	100,000			N
62		Install protective coating to steel under Fishing Pier		Paint protective coating	100,000	Spray-on protective coating	75,000			N

33

33

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST

FEBRUARY 2019 UPDATED LIST

DRAFT

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
63		Replace Travel Lift Ramp and Work Dock		Rebuild ramp with piling and sheet pile method	750,000					N
64		Replace Pacific Ocean Harvester Roof		Install new roof	25,000					N
65										

Priority

1 = immediate need

5 = less immediate need

PORT OF BROOKINGS HARBOR - DAMAGE INFRASTRUCTURE AND REPAIR LIST
FEBRUARY 2019 UPDATED LIST

2/23/2019

DRAFT

End of January General Fund Balance

410,575

Projects that could be funded now

36	10,000
38	4,000
39	5,000
40	5,000
42	5,000
51	10,000
55	40,000
58	50,000
64	25,000

Total 154,000

Remaining General Fund Balance

256,575

35

35

PORT OF BROOKINGS HARBOR

FUEL DOCK RAMP FAILURE

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
5	1	Fuel dock slope failing causing the concrete ramp to separate. Fuel lines are attached to the ramp.	1	Remove and rebuild slope with proper rock slope protection	400,000	Build new dock pier style to include Commercial Hoist, remove ramp and existing fuel dock system, new fuel system on the dock	800,000	Build new dock with sheet pile system to include Hoist and fueling system	1,000,000	No
Board meeting 02-26-2019 Decision										

Port Staff Recommendation:

Option 3 will provide the best natural disaster resiliency protection and normal longevity.

Option 2 or 3 Possible Funding Source:

- 1) INFRA Grant
- 2) 2017 State Connect Oregon Lottery
- 3) Port General Fund
- 4) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Option 1 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2020
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

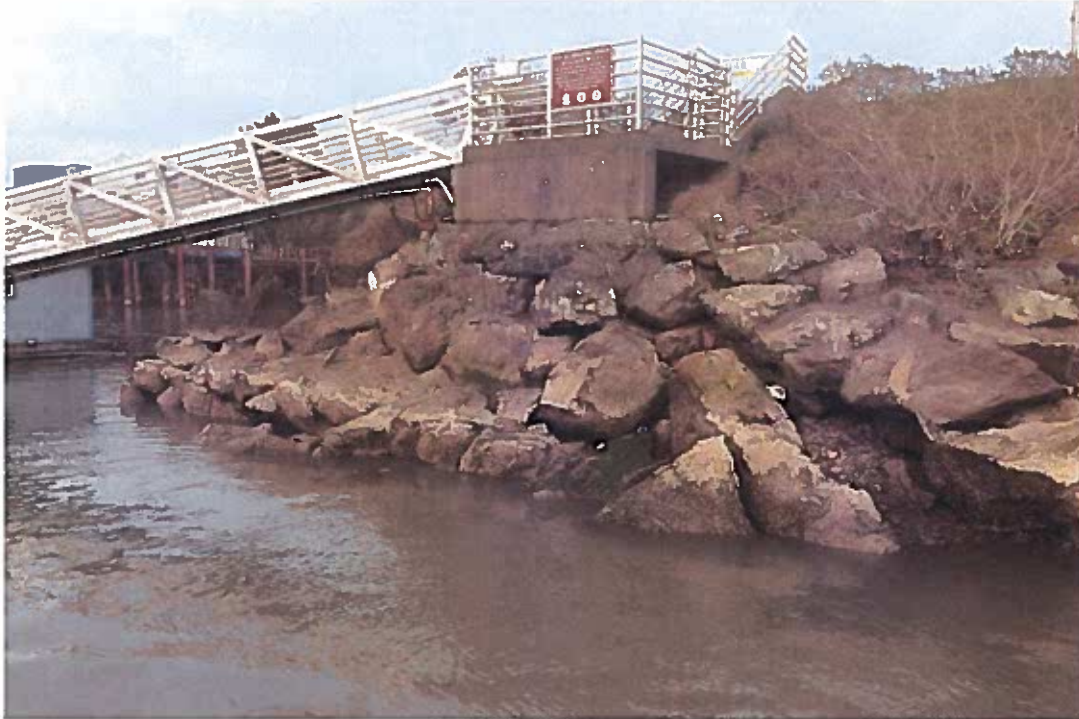
Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Breakaway valves installed on fuel lines.
- 2) Ramp closed for employee and public use.
- 3) Ramp relocated from failing embankment.
- 4) Fuel lines getting rerouted as soon as possible per emergency Resolution No. 500

January 22, 2019

Fuel Dock slope failure.

January 23, 2017 Photo



January 19, 2017 Photo



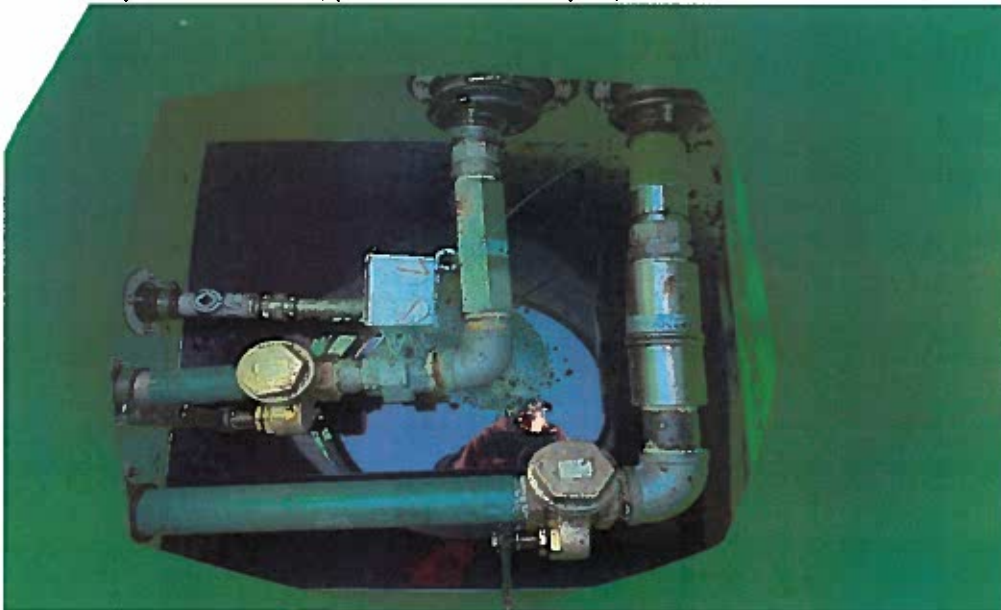
January 22, 2019



Before breakaway valves installed, photo taken December 19, 2016



Breakaway valves installed, photo taken January 22, 2019





PORT OF BROOKINGS HARBOR

BASIN 1 & 2 -- SLOPES FAILURES (Not Basin 2 West Side)

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
6	10	East side slope failures (multiple areas)	5	Repair entire east side slopes with H-pile and concrete shoring design, expand Basin	1,500,000	Repair isolated areas	300,000			No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

Option 1 will provide the best natural disaster resiliency protection and normal longevity.

Option 1 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2020
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

Option 2 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2020
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

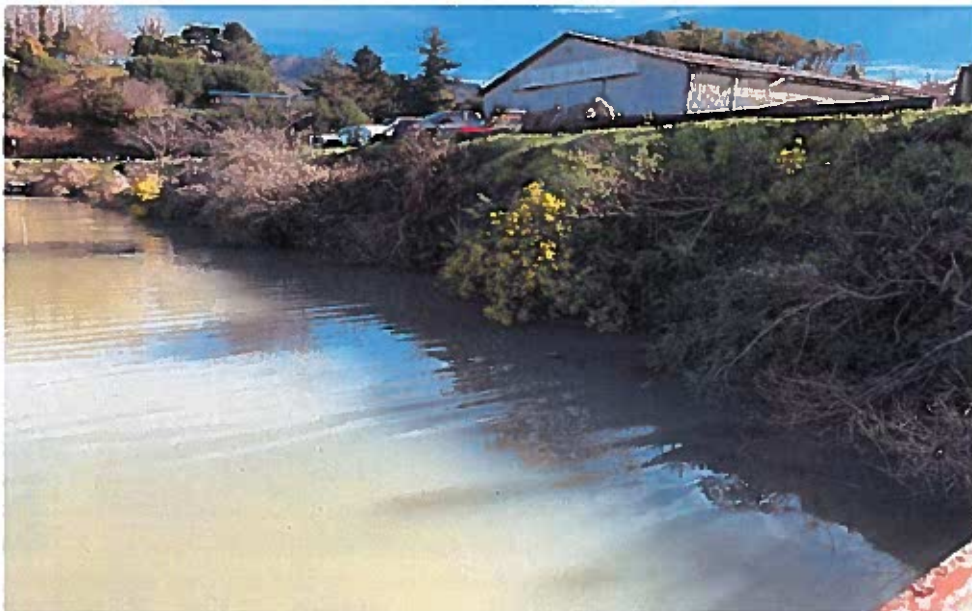
Temporary measures Port has taken to reduce environmental and safety issues:

- 1) None

January 22, 2019

Basin 2 slope failures.

Boatyard slopes

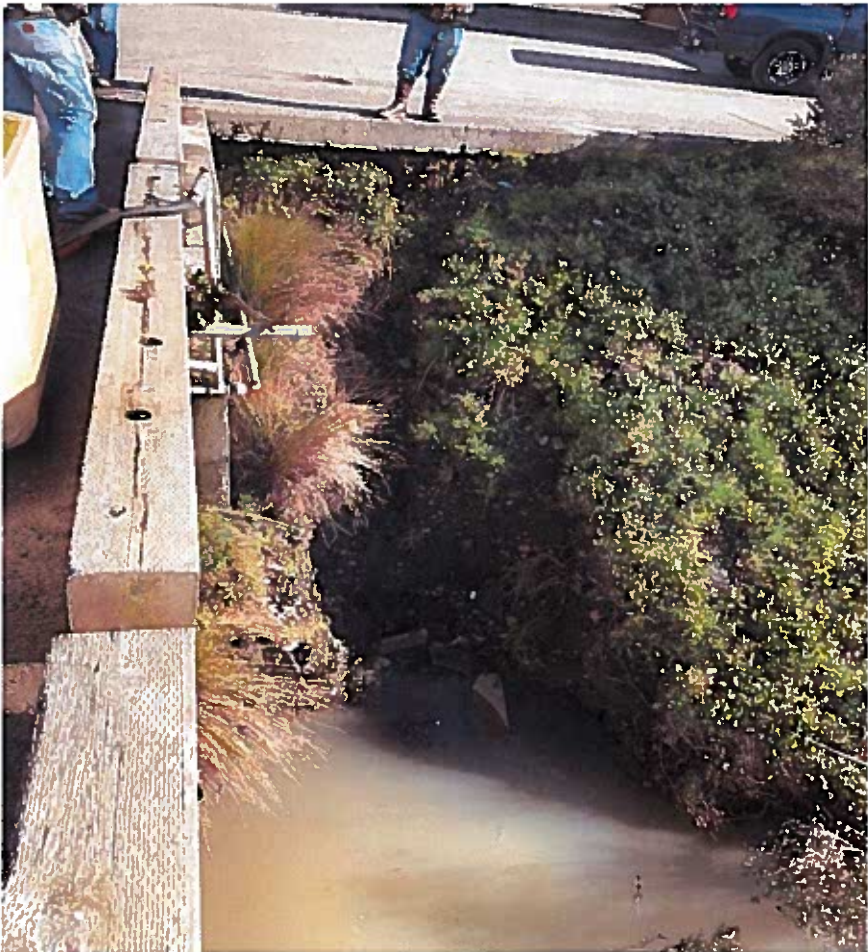


East slope near Boatyard.





Slope south side of Hallmark dock.



Slope north of Hallmark – next to fishnet reel.



January 22, 2019

Basin 1 slope failures.



Between Zola's and Sporthaven



Transient Ramp / Boat Launch



PORT OF BROOKINGS HARBOR

BASIN 2 - WEST SLOPES FAILURES

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
7	5	Commercial Basin slopes failing will cause damage to adjacent parking and infrastructure	1	Remove and rebuild 1,000 ft slope with H-pile and concrete sections shoring design	1,500,000	Repair isolated areas	500,000			No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

Option 1 will provide the best natural disaster resiliency protection and normal longevity.

Option 1 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2020
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

Option 2 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2020
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Protective fencing installed at failed slope locations.

January 22, 2019

Basin 2 West Side Slope. Slope failure continues to occur along the entire length of the basin. Pictures begin from the south end of the basin continuing north. At low tide, C Dock hits bottom. Extreme low tides other main dock areas hit bottom.



January 22, 2019



January 27, 2017



January 22, 2019



January 27, 2017



January 22, 2019



January 22, 2019 Lower tide photos







January 27, 2017



January 22, 2019



Slope adjacent to Coast Guard facility.



Docks hitting bottom between C & D, pictures taken May 8, 2016







Ramp to H and I Docks hitting bottom at extreme low tide, picture taken on April 30, 2017.



PORT OF BROOKINGS HARBOR

BASIN 1 & 2 DREDGING

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
8	7	Commercial Basin slopes failing causing dock damage and tripping and walking hazard	1	Dredging under # 56						
9	7	Storm drain at travel lift ramp creating navigation safety hazard and impacting boat removals and dock access	1	Dredging under # 56						
56	7	Dredge Port Basins	1	Dredge basins in segments, haul materials away	3,000,000	Clam bucket basin edges to reduce dredging costs, use dredge machine where crane cannot reach		Dredge basins and keep material onsite	1,500,000	No
Board meeting 02-26-2019 Decision										

Port Staff Recommendation:

Option 3 will provide the best savings for the Port.

Option 1, 2 & 3 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2022 (Emergency Declaration Chetco Fire 2017)
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) None

59

59

January 22, 2019

Murky water in Basin 1 from Chetco River and culverts.



Chetco River January 22, 2019





January 19, 2019 Photos



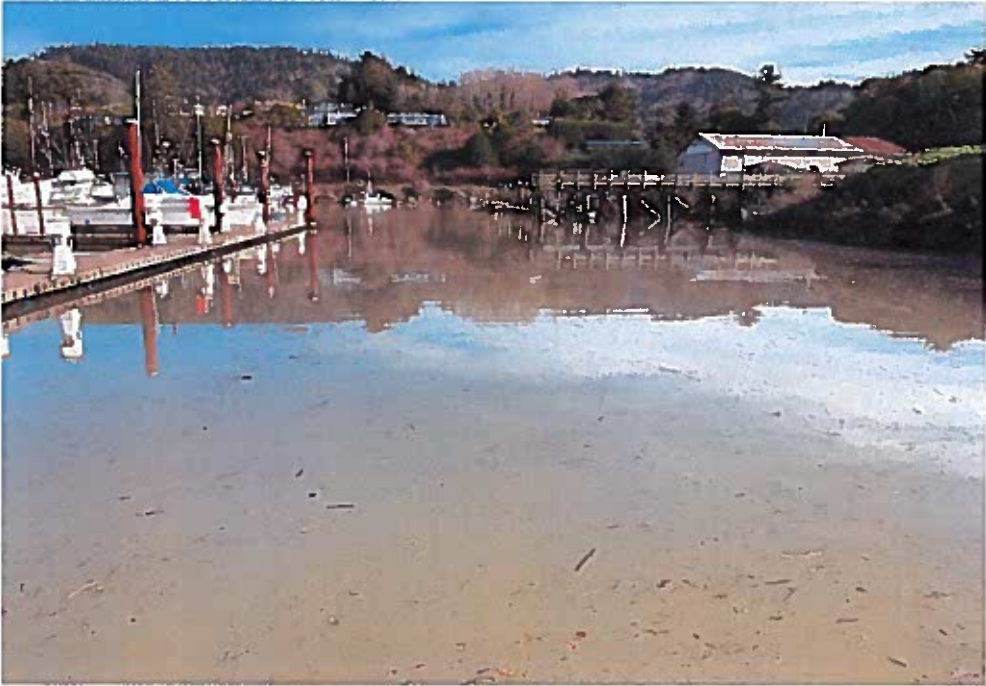


January 22, 2019 Photo



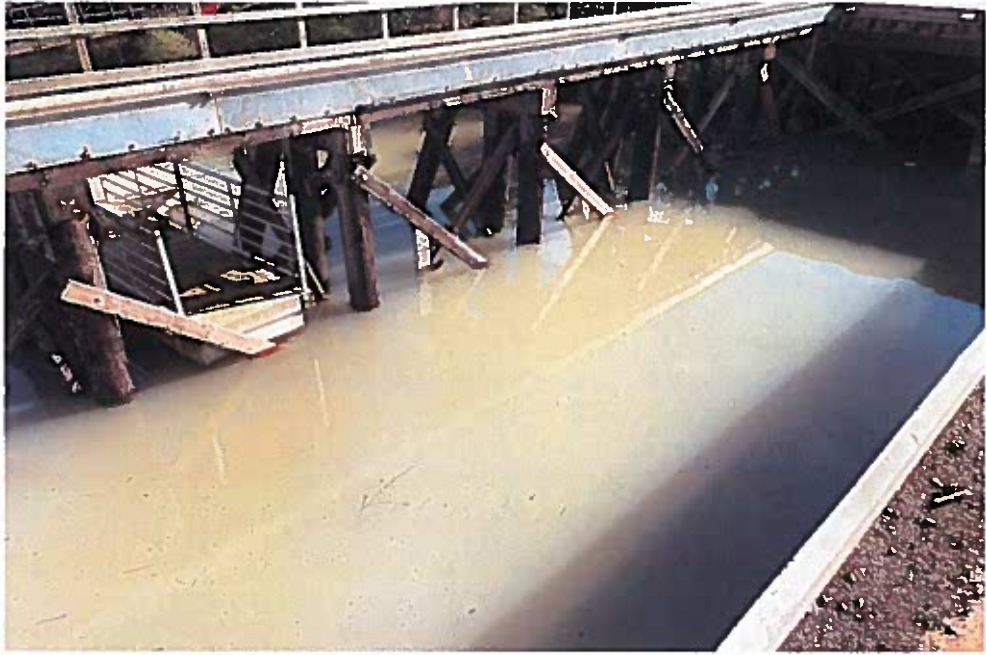
January 22, 2019

Murky, debris filled water in Basin 2 from Chetco River and culverts entering basin.











PORT OF BROOKINGS HARBOR

FISHING PIER PARKING LOT

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
11	14	Fishing Pier subgrade failing causing sinkholes	1	Remove asphalt and subgrade, repair subgrade and repaved parking lot to drain properly	150,000					No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

Option 1

Option 1 Possible Funding Source:

- 1) Port General Fund
- 2) FEMA PDM 2020
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Fencing, barricades and signs installed to protect public from sinkholes.

January 22, 2019

Fishing Pier parking lot. Potholes created by subgrade failures. Mostly caused by jetty rock under the surface and soil lost due to river / ocean flows. Large void under the surface where the fence is located and voids developing at the barricades.



PORT OF BROOKINGS HARBOR

REBUILD COMMERCIAL RECEIVING DOCK - HALLMARK

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
12	9	Commercial receiving docks broken (Hallmark)	2	151 feet of dock replaced pier type	2,265,000	Sheet pile type	2,000,000			No
Board meeting 02-26-2019 Decision										

Port Staff Recommendation:

Option 2 will provide the best natural disaster resiliency protection and normal longevity.

Option 1 or 2 Possible Funding Source:

- 1) INFRA Grant
- 2) 2017 State Connect Oregon Lottery
- 3) Port General Fund
- 4) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) None



PORT OF BROOKINGS HARBOR

REBUILD COMMERCIAL RECEIVING DOCK – BANDON PACIFIC

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
13	2	Commercial receiving docks broken (Bandon Pacific)	1	100 ft of dock replaced, cantilever type	1,500,000	100 ft Pier type of dock	800,000	Sheet pile type	1,000,000	No
Board meeting 02-26-2019 Decision										

Port Staff Recommendation:

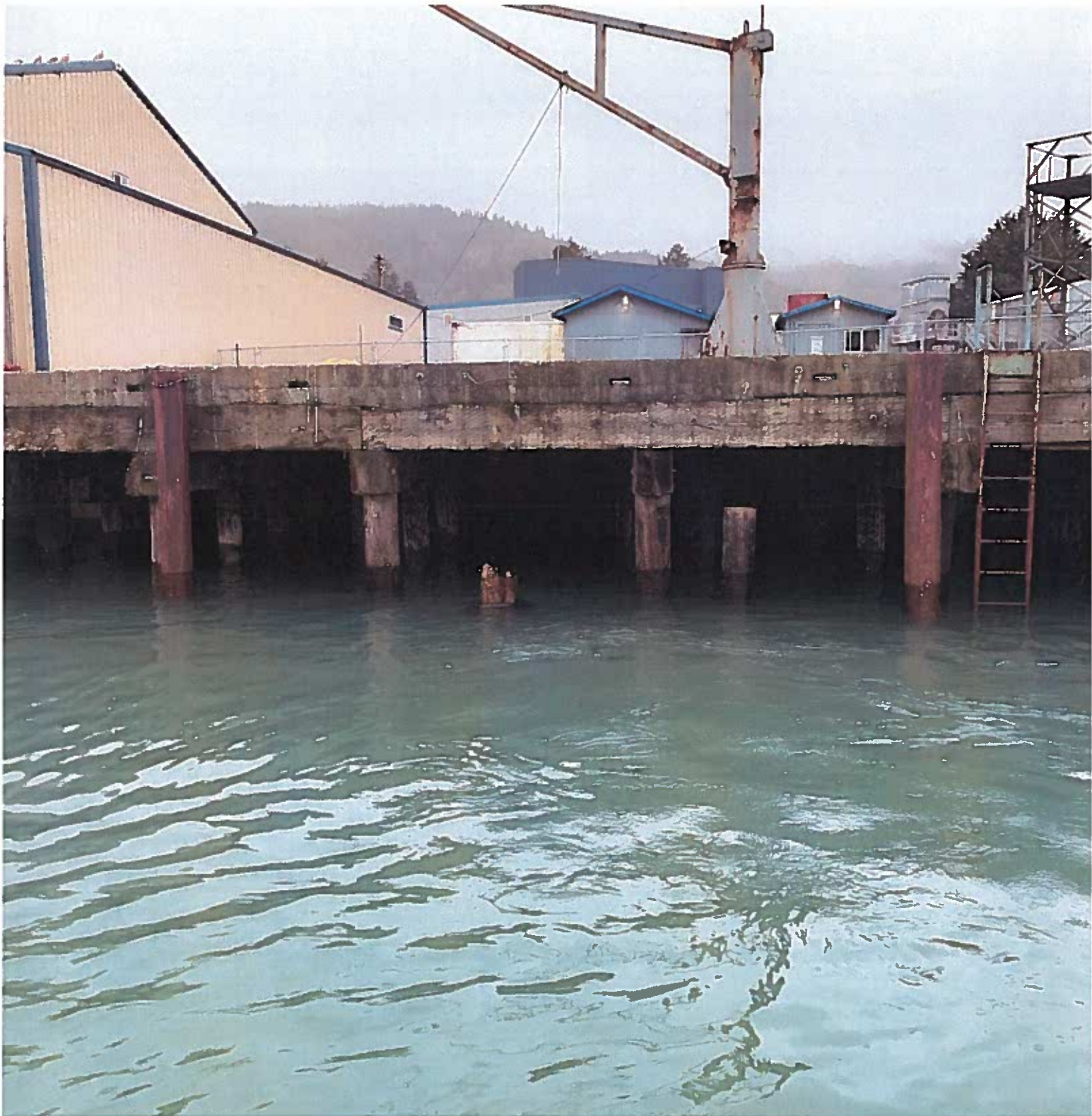
Option 3 will provide the best natural disaster resiliency protection and normal longevity.

Option 1, 2 or 3 Possible Funding Source:

- 1) INFRA Grant
- 2) 2017 State Connect Oregon Lottery
- 3) Port General Fund
- 4) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Receiving dock area fenced to prevent use.



PORT OF BROOKINGS HARBOR

REBUILD COMMERCIAL RECEIVING DOCK – OLD BC FISHERIES

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
14	2	Commercial receiving docks broken (BC Fisheries)	2	100 ft of dock replaced, cantilever type	1,500,000	50 ft Pier type of dock, remove 50 ft of dock and other piles and repair slopes	500,000	Sheet pile type following Option 2 rebuilding	1,000,000	No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

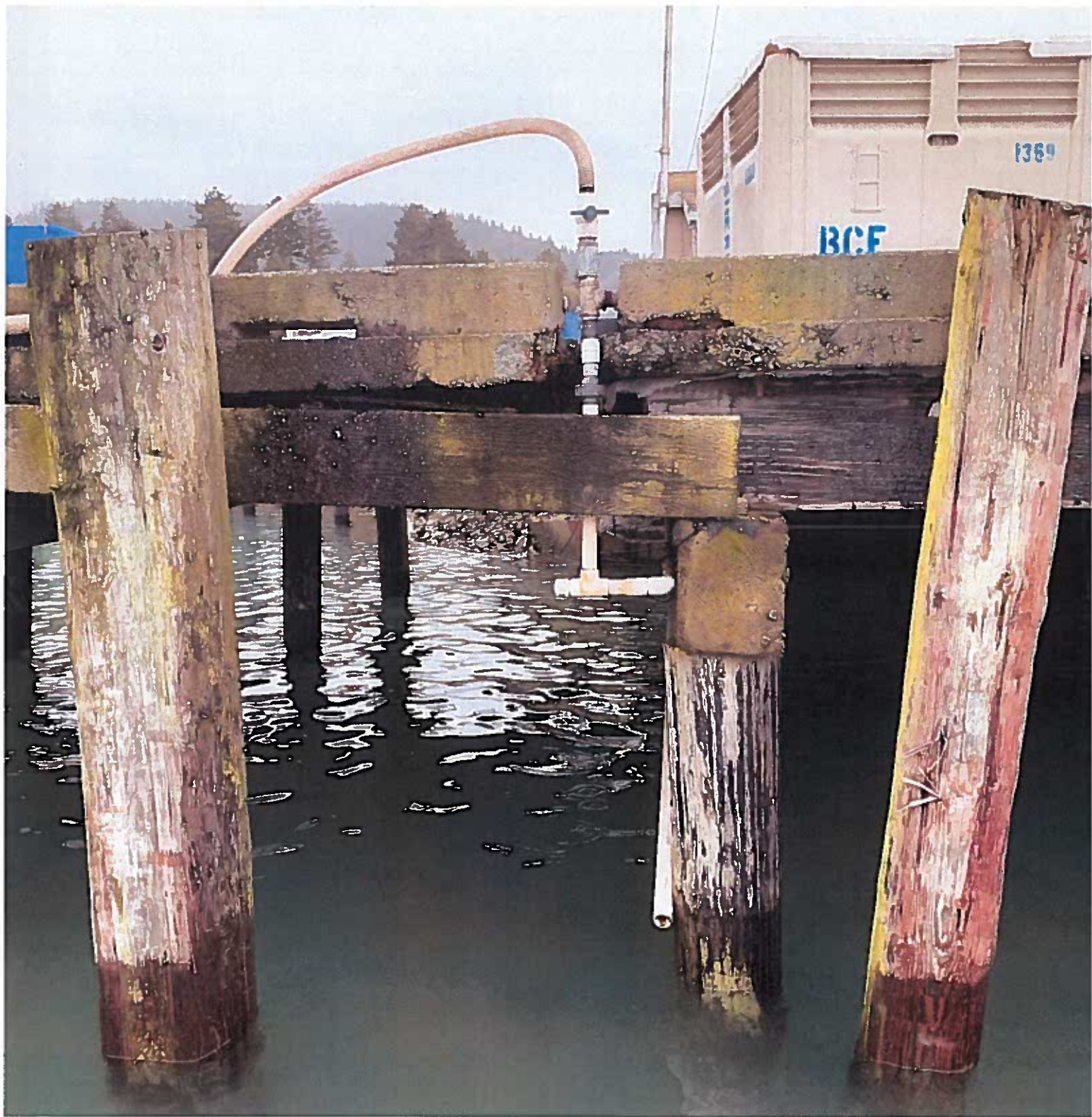
Option 3 will provide the best natural disaster resiliency protection and normal longevity.

Option 1, 2 or 3 Possible Funding Source:

- 1) INFRA Grant
- 2) 2017 State Connect Oregon Lottery
- 3) Port General Fund
- 4) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) None



PORT OF BROOKINGS HARBOR

ICE HOUSE DOCK REPAIRS

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
15	9	Commercial receiving docks broken (Ice House)	1	Replace fender piles and walkways. Repair slopes	1,000,000	Install fender piles and repair catwalk	50,000			No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

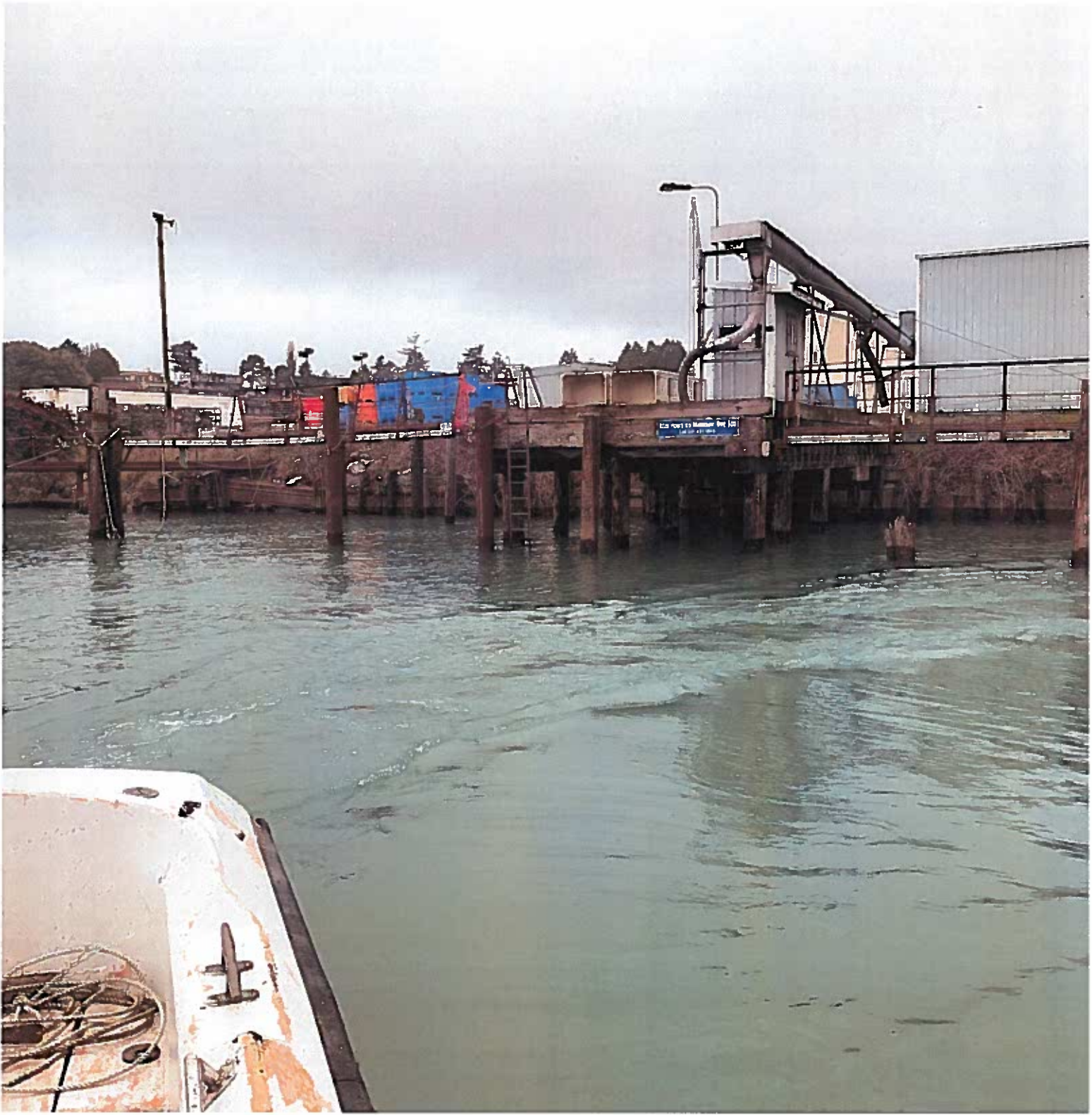
Option 2 at this time for cost savings if Ice House is relocated.

Option 1 or 2 Possible Funding Source:

- 1) INFRA Grant
- 2) 2017 State Connect Oregon Lottery
- 3) Port General Fund
- 4) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) None





PORT OF BROOKINGS HARBOR

BOARDWALK SLOPE & SHORING FAILURE

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
22	15	North end of Boardwalk slope is failing and replace worn out deck boards	5	Replace damaged shoring, repair boardwalk with concrete deck	650,000	Replace all old shoring and build new boardwalk to match newer south end boardwalk	2,000,000	Stabilize failing slope per engineers direction	250,000	No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

Option 2 would provide the best natural disaster resiliency protection and normal longevity.

Option 1, 2 or 3 Possible Funding Source:

- 1) Port General Fund
- 2) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 3) State Lottery Fund 2021 (2023)

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) 25 feet of north section of Boardwalk is closed for public use.

January 22, 2019

Boardwalk slope failure at north end.

January 27, 2017



January 27, 2017 1.5-inch gap



January 22, 2019 3-inch gap





PORT OF BROOKINGS HARBOR PAVEMENT AND GRAVEL FAILURES

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
27	4, 6, 8 & 13	Roads within the Port failing causing potholes	3	Repair potholes, cracks and seal coat	150,000	Stormwater improvements and paving	4,500,000	Seal coat and pave all storage areas	2,500,000	No
54	13	Pave Gear Storage and surrounding gravel roads within the port	3	Pave roads and storage areas to reduce staff maintenance costs and increase efficiency moving gear and reduce wear on equipment		Grade roads as necessary, per year cost	25,000			No
Board meeting 02-26-2019 Decision										

Port Staff Recommendation:

Option 2 would provide the best natural disaster resiliency protection and normal longevity.

Option 2 Possible Funding Source for Commercial Gear Storage and Interconnecting Roads:

- 1) INFRA Grant
- 2) Port General Fund
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Option 1 or 3 Possible Funding Source:

- 1) Port General Fund
- 2) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 3) State Lottery Fund 2021 (2023)

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Gear storage roads graded routinely.
- 2) Potholes filled routinely.



85



PORT OF BROOKINGS HARBOR

PORT BUILDING CONDITION

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
28	12	Port tenant building (Zola's) rotting	3	Build third retail building per Strategic Plan	1,500,000	Remodel existing building	50,000			No
		Board meeting 02-26-2019 Decision								

Port Staff Recommendation:

Option 1 following Strategic Business Plan.

Option 1 Possible Funding Source:

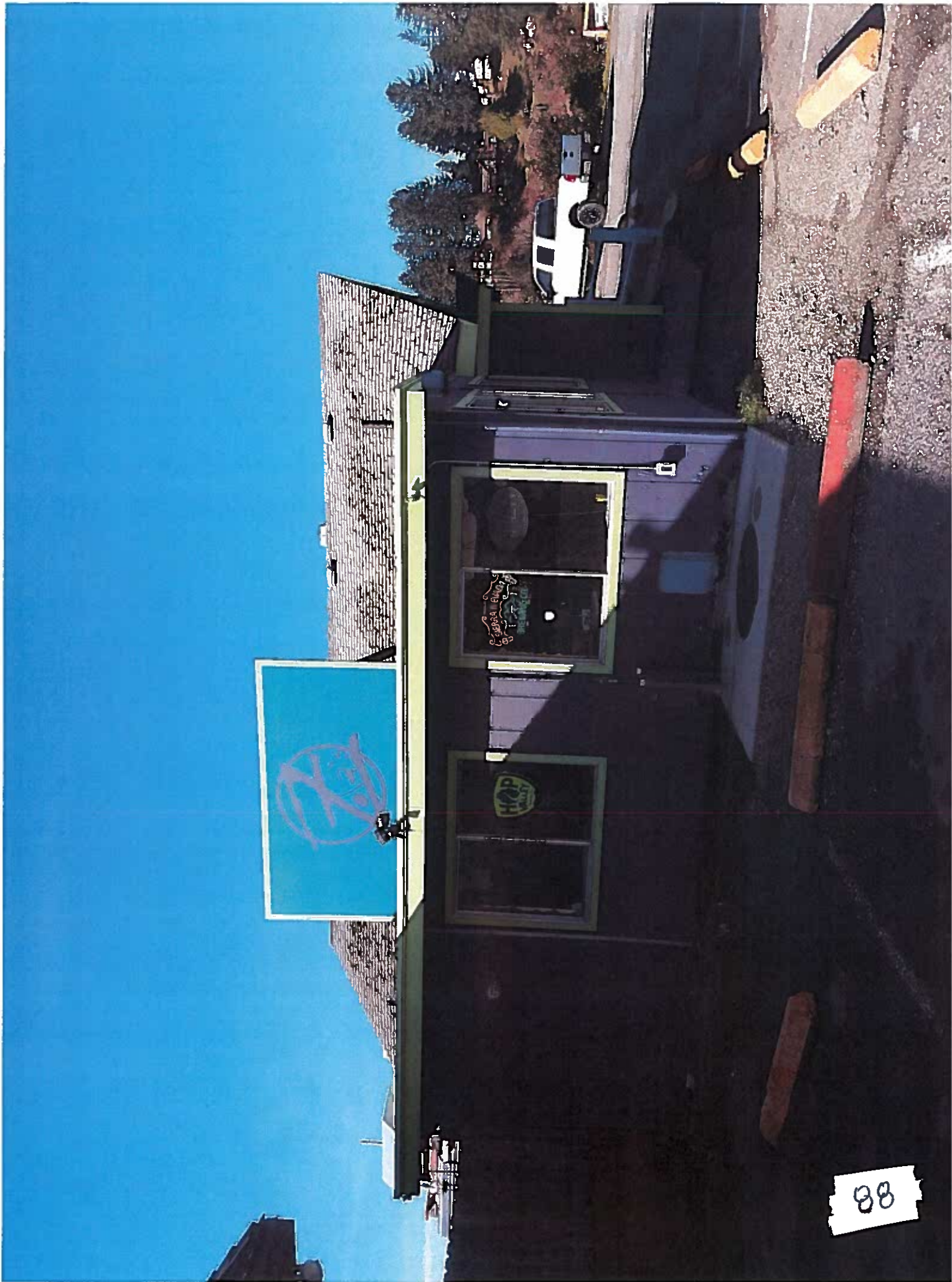
- 1) Port General Fund
- 2) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 3) State Lottery Fund 2021 (2023)

Option 2 Possible Funding Source:

- 1) Port General Fund
- 2) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Repairs made as necessary.



88

PORT OF BROOKINGS HARBOR

REBUILD RV PARK FACILITIES

Issue #	CIP Rank	Description of Condition	Priority	Option 1	Estimated Cost	Option 2	Estimated Cost	Option 3	Estimated Cost	Funds Available Y/N
29	3	Port building (laundromat) rotting	2	Demo building, rebuild new facility and install pull thru sites, raise seawall	1,000,000					No
41	3	Replace (2) worn out main electrical meter pedestals (Coos Curry Electric) at RV Park	1	Replace meter units per Coos Curry Electric, each	100,000	Other electrical repairs	500,000			No
48	3	Upgrade restroom behind laundromat in RV Park with industrial fixtures, building needs repair as well	1	Remove when new facility is built		Replace with Drop-In-Place unit	200,000			No
Board meeting 02-26-2019 Decision										

Port Staff Recommendation:

Option 1.

Option 1 Possible Funding Source:

- 1) Port General Fund
- 2) Oregon Parks and Recreation Department (ORPD) Grant 2020 (max \$750,000)
- 3) Business Oregon Loan - Special Public Works Fund or County Road Fund Loan
- 4) State Lottery Fund 2021 (2023)

Temporary measures Port has taken to reduce environmental and safety issues:

- 1) Laundromat building demoed.
- 2) Main restroom and showers closed.
- 3) Repairs made as necessary.
- 4) Dry & Tent Camping Spaces closed.

89

89



90



January 17, 2019

RV Park Storm Debris and Damage







