



**PORT OF REDWOOD CITY
BOARD OF PORT COMMISSIONERS REGULAR MEETING
WEDNESDAY – SEPTEMBER 14, 2011**

MINUTES

I. CALL TO ORDER

8:00 A.M.: Chairman Claire, presiding

Commissioners Present: Commissioner, Ralph A. Garcia, Jr.; Secretary, Tom Cronin; and, Chairman, Richard Claire

Commissioners Absent: Commissioner Kastrop and Vice Chairman Dodge

Staff Present: Special Counsel to Port, Francois X. Sorba; Director of Finance & Administration, Cynthia D. Hampton; Manager of Operations, Donald K. Snaman; Manager of Development & Compliance, Eric Napralla; Accounting Clerk, Linda Hawkins; Administrative Assistant, Margaret Astesano; and, Executive Assistant, Rita F. Artist

Commissioner Cronin led the Pledge of Allegiance.

II. APPROVAL OF MINUTES

A Motion to Approve Minutes of Regular Meeting of August 24, 2011 was made by Commissioner Cronin and Seconded by Commissioner Garcia. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.

III. CLAIMS

A Motion to Approve Claims was made by Commissioner Garcia and it was seconded by Commissioner Cronin. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.

IV. ORDINANCE

A. ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY TO ADOPT THE DESIGN BUILD METHOD IN THE CONSTRUCTION OF CERTAIN PUBLIC BUILDINGS OR STRUCTURES IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THIS ORDINANCE AND TO ESTABLISH CERTAIN PROCEDURES FOR THE DEVELOPMENT OF PLANS, SPECIFICATIONS, QUALIFICATIONS AND OTHER MATTERS – (2nd Reading)

A Motion to Open Public Hearing was made by Chairman Claire. No comments were made by the public.

A Motion to Close Public Hearing was made by Commissioner Garcia and Seconded by Commissioner Cronin. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.

A Motion to Adopt the Ordinance and Waive the Reading Thereof was made by Commissioner Garcia and Seconded by Commissioner Cronin. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.



V. RESOLUTION

- A. RESOLUTION APPROVING SUBLEASE AGREEMENT – (Portside Investors – Phase I Lease Agreement) – (Providence Chiropractic Center)
- B. RESOLUTION APPROVING FIRST AMENDMENT TO SUBLEASE AGREEMENT – (Portside Investors – Phase I Lease Agreement) – (Fabric Palette)

Agenda Items V-A and V-B were acted upon as one item.

A Motion to Adopt was made by Commissioner Garcia. It was seconded by Commissioner Cronin. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.

VI. MOTION

- A. MOTION APPROVING SECOND AMENDMENT TO AGREEMENT ENTITLED "DESIGN SECURITY LIGHTING AND CLOSED CIRCUIT TELEVISION PROJECT" AS APPROVED ON DECEMBER 23, 2009 – (MOFFATT & NICHOL)

Eric Napralla explained that this is the second amendment to the design and engineering contract for Moffatt & Nichol for this project. The comparative timeline given by Brad Porter, Project Engineer for Moffatt & Nichol, indicates what was originally anticipated and the actual schedule. The project has taken longer from a design standpoint because there were more submittals in the concept design before the project went out to bid that took a significant amount of the Engineer's time. Napralla also mentioned that his U.S. Coast Guard military deployment last Summer affected the project moving forward as scheduled. Construction has taken longer than the expected 6 months and is now in it's 8th month of construction. There is also an issue with one of the subcontractors and the camera installation.

Commissioner Cronin asked if the Port has a history working with Moffatt & Nichol and is this delay typical of them. Napralla said that Brad Porter's team at Moffatt & Nichol also designed the Multi Agency Maritime Facility and that project was completed on budget. Due to the fact that this project is larger and more complex, he does not feel that this is typical of Moffatt & Nichol to go over budget.

Commissioner Garcia asked what the issue is with the work being done by the electrical company. Napralla explained that the issue is not with Tennyson Electric, but with the subcontractor installing the cameras. There is an uninterrupted power supply (UPS) that was ordered late and has not yet arrived. Also, the boxes installed on the light poles that hold the "brains" of the camera do not meet the specifications and have to be removed and replaced.

Commissioner Garcia asked if the contractors knew they did not meet specifications. Napralla said he believes that they did.

Commissioner Garcia asked if the main contractor or the subcontractor is ultimately responsible. Napralla answered that responsibility is with the main contractor.



A Motion to Approve was made by Commissioner Cronin. It was seconded by Commissioner Garcia. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.

VII. PUBLIC COMMENT

None

VIII. MATTERS OF BOARD INTEREST

None

IX. EXECUTIVE DIRECTOR'S REPORT:

The Executive Director's Report was given by Manager of Operations, Don Snaman, who reported that the channel maintenance dredging by the U.S. Corps of Engineers started Friday at midnight. There is a 77-day contract for project completion. Target depth is -28 to -29 feet. Design depth is -30 feet but because of the funds available for this project, the target depth is the depth that the Corps' contractor is required to meet. We anticipate that approximately 150,000 cubic yards will be dredged. We do not know the contract costs for mobilization and per unit costs for dredged material but we will request the information and report back to the Port Commissioners. The dredging is being done by Vortex Marine Construction, Inc.

X. ADJOURNMENT

At 8:12a.m. Chairman Claire requested that the Commission adjourn to its next regularly scheduled Meeting of September 28, 2011.

A Motion to Adjourn was made by Commissioner Cronin. It was seconded by Commissioner Garcia. The motion passed by a unanimous voice vote of all Commissioners present. Commissioners Kastrop and Dodge were absent.