

MINUTES OF SILVERDALE PORT MEETING ON JANUARY 12, 2021

The meeting began at 10:00AM via ZOOM. Those in attendance included: Commissioner Aus, Commissioner Reese, Commissioner Scholfield, Attorney Phil Best, Administrator Theresa Haaland, Rice Fergus Miller (RFM) Team Members: Ben Anderson, Andy Bennett, Travis Hauan, Lorie Limson- Cook, Steve Rice, Carla Sawyer and Michael Wright.

Phil had provided the Qualification Evaluation Criteria (QEC) to the two firms that sent in Statements of Qualifications (SOQ). The Commissioners will be using the QEC to rate the firms.

Steve Rice and Team Members provided their background and experience as they answered the QEC and outlined the strategy they plan to use to design the Port's Waterfront Activities Center.

Commissioner Aus said that the Port and RFM have worked well together in the past. One concern is that this design will be for both rowing and sailing. Mr. Rice said that, yes RFM realizes that, although there was a period of time that RFM was a bit fixated on the rowing aspect as there was continual contact with rowing members and very little contact from the sailing members. Once the sailing members brought it to RFM's attention, they refocused and realize the facility needs to accommodate a wide-range of boating activities.

Commissioner Reese thanked the RFM team and said he appreciated the presentation and thought it was very good.

Phil agreed it was a good presentation and RFM's experience with Silverdale has attributes that need to be taken into account. Phil said that he will be contacting both firms' references as he hadn't had a chance to do that yet.

It was asked how many people RFM employs. Mr. Rice said twenty-eight, which can easily keep things moving.

Commissioner Scholfield said that everything sounded great and RFM's past experience with the Port is important.

Mr. Rice added that RFM knows and understands the Port and the Port's user groups and understands that whatever is built needs to make sense for Old Town. He thanked the Commissioners and said it has been a privilege to work with the Port thus far and RFM hopes for more.

At 10:39AM RFM team members left the meeting.

Phil said that RFM sent their SOQ with 11"x17" format, which was inconvenient. He added that he didn't realize the amount of intergovernmental experience that RFM has had, which is impressive.

Weighing the evaluation topics was discussed and determined.

Commissioner Aus will send an email to the Port updating his resignation date.

TIKAR plans to move the sunken vessel (WN3254NN) up to the parking lot on Thursday. The fence that will go around it has been ordered. Commissioner Scholfield said that storage fees can be added to the costs for reimbursement through the State's Derelict Removal Program, which is a ninety percent reimbursement. It was suggested to charge \$10 per parking spot per day, which is the same that the concessions pay. Phil will draw up a resolution that outlines the costs.

At 11:00AM Patano Studio Architecture (PSA) members began entering the ZOOM meeting.

Additional Attendees included: Erik Barr, Peter Leon, Christopher Patano, and Gisele Sassen

Mr. Patano, the director of PSA, introduced his team and provided their background and experience.

The screen was shared with Mr. Patano and he showed a list of awards PSA has received over the years. A map of all of the Ports PSA has worked with in the past was reviewed. He assured they are well acquainted with working with and for Ports. He explained that the team came to the Port of Silverdale's site, near where the building is planned to be built, and that is when they realized they had to send in their Statement of Qualifications. The project is very typical of what they have worked on in the past.

Mr. Patano and team members answered the QEC and outlined the strategy they plan to use to design the Port's Waterfront Activities Center.

Commissioner Aus explained that besides the Rowing Program the Port has a Sailing Program also, which the Waterfront Activities Center will also need to accommodate. Mr. Patano thought that was fantastic.

Commissioner Scholfield asked how many people PSA employs. Mr. Patano answered, ten.

Commissioner Reese asked if PSA would help to secure funding for the project. Mr. Patano explained that they have helped Ports and municipalities with a number of grant funding opportunities and he would love the opportunity to sit down and further discuss this.

Phil asked about the criteria and how they might weigh each of the items. Mr. Patano said that they had thought the criteria was in order as each step is necessary for the next step. Mr. Leon said that he agrees, but would move the funding aspect higher on the list.

Mr. Patano said that PSA will not build a product that isn't going to be up to the task that the Port has set for the project. In fact, if the Port had just provided PSA with the current design that was presented, they would have had to politely decline as it would not be up to PSA's standards. He added that the Port's project is the type of project that PSA loves to work on and would be the closest project they have had to their offices thus far, so would really like to be working in Silverdale. Mr. Patano ended by saying that Commissioners may be wondering why a firm from Seattle would even consider this project when they know the Port already has a relationship and been working with a good architectural firm out of Bremerton, but it is because PSA sees this as such a great project and they think they could create a facility for the Port that they don't think other firms could bring to the table. He thanked the Commissioners for the opportunity and hoped the conversation continues.

Commissioner Reese said that one of the community's concern will be that the building fits into the Old Town feel; whatever the design is it will need to mesh with Old Town rather than just being a new building. It was explained that the Port owns the Old Town Pub building on the corner. Mr. Patano said that when he saw that building it immediately became his favorite in the area. He said that he understood and they like to use real wood and natural-type materials, which would be great for the maritime environment and it ages gracefully.

Commissioner Scholfield said that he enjoyed the pictures within the presentation and the natural wood materials used, but asked how it would hold up to graffiti as that's been a problem. Mr. Patano said that he thinks the public responds to beauty, so with a beautiful building it would be less likely to be vandalized, but in the event the building was tagged, the wood slat siding could be removed individually and replaced with extra being ordered for the Port to have on-hand just in case.

Mr. Patano asked when the Commissioners would be making their final decision.

Commissioner Reese said that he is concerned since we haven't contacted the firms' clients for feedback on reputation and recommendations. Commissioner Aus suggested the decision be postponed for another day or two. Commissioner Scholfield agreed.

At 12:04 the PSA team thanked the Commissioners for their time and consideration and left the meeting.

Commissioner Reese said that one thing he likes about RFM is their in-house funding support.

Commissioner Scholfield said that with PSA they seem to have no problem with traveling, but he likes the idea of having a local business nearby in case things go awry. PSA would be somewhat dependent on the ferries, which could take hours for someone to be on site.

Commissioner Reese said that he likes the design ideas presented by PSA and the idea of having a fresh start.

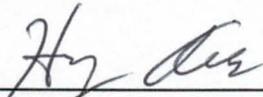
Commissioner Aus said that he really liked PSA's natural materials used in their buildings.

It was agreed that both firms are very qualified.

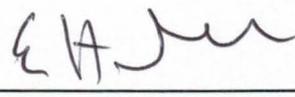
There was discussion about having another meeting once all the references have been contacted. Phil plans to make the calls. It was agreed that a Special Meeting will be held via ZOOM on Friday, January 15, 2021 at 9:00AM to make the final decision.

At 12:15PM the meeting adjourned.

Approved:



Commissioner



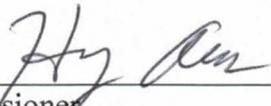
Commissioner



Commissioner

WAIVER OF NOTICE OF SPECIAL MEETING

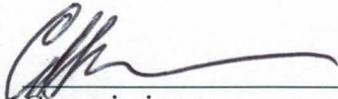
The undersigned, Port Commissioners for the Port of Silverdale, hereby waive the requirement of notice in writing of the special meeting of the Port of Silverdale held on January 12, 2021, at 10:00AM Zoom, are present at such meeting and agree to the conduct of the Port business as announced by the President/Chairman in calling this meeting.



Commissioner



Commissioner



Commissioner

SPECIAL MEETING OF THE PORT OF SILVERDALE

TUESDAY, JANUARY 12, 2021 @ 10:00AM

**TO DECIDE THE ARCHITECTURAL FIRM THAT WILL BE HIRED TO WORK ON THE
WATERFRONT CENTER**

THE MEETING WILL BE HELD VIA ZOOM (<https://zoom.us>)

MEETING ID: 366 324 6345

MEETING PASSWORD: port