

3/12/25 Construction Project Update

1. The contractor is still diligently working through the process of obtaining the remaining construction permits through Kitsap County prior to any site work and hopes to have these permits in hand soon.
2. Review of construction submittals has been ongoing over the past month with no significant issues to report.
3. A specific schedule for site mobilization has not yet been set due to unknown tenant eviction timeline and pending final issuance of demolition, building, and ROW permits. Please note that during the project bidding the Port issued an addendum, which is now a part of the construction contract, stating that the Port anticipated providing the tenant with the required 120-day notice no later than October 30, 2024. Therefore, according to the construction contract and information provided to bidders, the eviction process is now overdue.
4. Please recall that per prior Board decisions and the terms of the construction contract, the site will be closed to the public once the contractor is ready to mobilize on site. The Port will be responsible for posting the dates of closure on the ports website and the Contractor will be responsible for any physical closure provisions at the site as they deem necessary. Provisions for reasonable access to parcel 4429-002-001 during construction will be provided by the contractor and that landowner will receive related updates once the construction sequence is more firmly scheduled. The contractor optimistically hopes to conclude most of the work by the end of August (potentially leaving some minor finishing of work to September/October). However, keep in mind that delays may occur for many reasons and by contract, the contractor has until December 23, 2025, to complete all work. The contractor has been given the authority to determine the length and degree of site closure that they feel is necessary for their operations and safety.
5. As you know, we have requested pricing from the contractor for moving or removing the power pole near the south property driveway and the contractor is still working on that pricing. We will of course forward that change order proposal to you as soon as we receive it.
6. We have been working with RCO regarding a recent request from them to conduct archaeological monitoring during construction. This was not a requirement from any of the other agencies with jurisdiction or the Tribe and presented a potential substantial cost increase for the Port. We believe RCO's request was a mistake on their part, and it appears based on verbal conversations they have removed the requirement after numerous correspondence on this topic. We expect to receive the NTP with site construction from RCO later this week. The updated IDP RCO provided was revised and only changes contact information for relevant parties.
7. We have also submitted an RCO agreement term extension which is expected to be approved by the RCO board in April based on the conversations we had with the grant PM. This will extend the current June 2025 deadline for an additional 9 months.