

Date: January 13, 2021
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Waterfront Access Project - Status Summary

Design & Construction Status

- The 60% design drawings for the waterfront access improvements have been distributed for commissioner comment and I will provide an overview of project elements and items of consideration at this evening's meeting. Please provide me any comments or concerns at your earliest convenience. Feel free to call, email, and/or mark up the prints we distributed today.

Permitting & Regulatory Status

- We have completed the majority of the preliminary permitting research, the dive survey, and agency outreach. Pending any requested revisions to the 60% design we are ready to begin preparing environmental reports and permit applications for the County SSDP and USACE Nationwide 3 permit. I also recommend that we begin the submittal process with DNR as they will require much of the same documents as the County and USACE. These three regulatory approvals are expected to take a long time and I recommend we submit them ASAP.
- There will be additional permit approvals necessary, but they are expected to take less time in the review process, and somewhat dependent on the status of the three items above, so we can address those following completion of the above three primary permit items.

Grants & Funding Status

- The ALEA and WWRP final applicant rankings and preliminary Governor's budget have been published. It is probably too soon to say which projects will be funded but my very early analysis suggests that Illahee has a good chance in getting the ALEA grant and likely a poor chance of getting the WWRP grant. But again, let's wait to see what RCO does after the budget approval process this spring.
- The BFP technically complete application will be submitted on January 14th (tomorrow). Following that I will give the final presentation sometime between February 16 & 18 and we should have our ranking shortly thereafter. Based on extremely early projections (without knowing how we actually rank) I generally feel optimistic. Although this grant

does have a lot of applicants and good projects this year it seemed that the reviewers liked our project during the preliminary presentation. Again though, we need to wait and see before knowing anything for sure.

Upcoming Milestones and Recommended Action Items Through 2020

- I recommend we continue forward with the submittal of the three primary permit applications mentioned above if we are to preserve the possibility of construction in 2022. The amount of documentation and reports that are required by these agencies is something that takes applicants by surprise... it’s very extensive to say the least. To date we are under budget on our preliminary permitting assistance task order however, that budget was not anticipated to get us through submittal of the three permits above. If the Commissioners would like to proceed on this I will prepare a budget amendment for your February meeting.
- Regarding our overall contract budget approved to date we are generally under budget, with the exception of the Grant assistance task. Per my conversations with Jim, it is my understanding that reallocation of our task budgets is acceptable. The following gives an approximate breakdown to date of where our budget stands and suggested adjustments:

<u>TASK</u>	<u>REMAINING BUDGET</u>	<u>APPROX. ADJUSTMENT</u>
<u>CONCEPTUAL DESIGN</u>	<u>\$1300</u>	<u>\$0</u>
<u>60% DESIGN</u>	<u>\$13,000</u>	<u>\$2000</u>
<u>GRANT ASSISTANCE</u>	<u>\$(-3800)</u>	<u>\$4200</u>
<u>PERMITTING ASSISTANCE</u>	<u>\$7,700</u>	<u>\$12,000</u>

- Following the outcome of RCO budget decisions this spring I recommend we plan a budgeting meeting to discuss the project costs in context with the available grant funds and Port matching funds. This will give us an opportunity to consider project priorities including some elements of the water access project that may be considered optional and how best the Illahee store renovation fits into the project. The Illahee store concept plans do not need to be part of the three primary permits mentioned above but should be a part of follow-on permits and final design for the water access improvements so this timing should be ideal for further store project considerations.