

**AGENDA SEASIDE CITY COUNCIL MEETING
APRIL 23, 2018 7:00 PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. RECOGNITION - APPRECIATION CERTIFICATES - Dale McDowell
6. COMMENTS – PUBLIC – (please keep speaking time to four minutes)
7. DECLARATION OF POTENTIAL CONFLICT OF INTEREST
8. CONSENT AGENDA
 - a) PAYMENT OF THE BILLS - No Bills
 - b) APPROVAL OF MINUTES - April 9, 2018
9. REPORTS - CITY OF SEASIDE DEPARTMENT HEADS
 - a. SEASIDE CIVIC AND CONVENTION/VISITORS BUREAU ANNUAL REPORT, Russ Vandenberg and Jon Rahl
10. UNFINISHED BUSINESS:
 - a. VACANCY - CITY TREE BOARD
AIRPORT COMMITTEE
PARKS ADVISORY COMMITTEE
11. NEW BUSINESS:
 - a. LIQUOR LICENSE APPLICATION - TORA SUSHI LOUNGE, 619 BROADWAY
 - b. REQUEST FOR CITY WATER SERVICE - PROPERTY OWNER KERI DOMRE, 82447 HAZEL ROAD, SEASIDE - Dale McDowell
 - c. APPLICATION SUBMITTAL FOR A PERMIT REQUEST - PROPERTY OWNER LOREN AND BEVERLY STOCK FOR BANK STABILIZATION IN THE VENICE BOULEVARD RIGHT OF WAY - Kevin Cupples
 - d. APPROVAL - CONSTRUCTION AGREEMENT BETWEEN THE CITY OF SEASIDE AND O'BRIEN & COMPANY FOR THE SEASIDE CIVIC AND CONVENTION EXPANSION AND RENOVATION
12. COMMENTS FROM THE CITY STAFF
13. COMMENTS FROM THE COUNCIL
14. ADJOURNMENT

Complete copies of the Current Council meeting Agenda Packets can be viewed at: *Seaside Public Library and Seaside City Hall. The Agendas and Minutes can be viewed on our website at www.cityofseaside.us.*

All meetings other than executive sessions are open to the public. When appropriate, any public member desiring to address the Council may be recognized by the presiding officer. Remarks are limited to the question under discussion except during public comment. This meeting is handicapped accessible. Please let us know at 503-738-5511 if you will need any special accommodation to participate in this meeting.

SEASIDE CITY TREE BOARD

The purpose of the City Tree Board is to study, investigate, and develop and/or update annually, a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees in parks, along streets, and in other public areas. The Tree Board, when requested by the City Council, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its duties and responsibilities,

- (1) Develop criteria for city staff and/or contractors to apply in making decisions entrusted to staff and/or contractor discretion,
- (2) Designate Heritage Trees on public and private lands within the city,
- (3) Promote the planting and proper maintenance of trees through special events including an annual local celebration of Arbor Day, and
- (4) Obtain the annual Tree City USA designation by the National Arbor Day Foundation.

The Board consists of five members, appointed by the City Council for a three-year term, and who are residents, or owners or employees of businesses within the city limit.

The City Tree Board shall schedule meetings as needed and elect a chairperson and a vice-chairperson. No more than 3 unexcused absences allowed in a calendar year.

Tree Board members serve without salary or compensation of any nature.

COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** April 10, 2018
Name: Melyssa Graeper
Commission/Committee: City Tree Board Committee
Resignation Date: Graeper - March 12, 2018
Term Expiration Date: Graeper - June 30, 2018
Wants to be considered again: No

2. **Applicants:**

3. **Nominations:**

4. **Appointment:**



CITY of SEASIDE

OREGON'S
FAMOUS
ALL-YEAR
RESORT

989 BROADWAY
SEASIDE, OREGON 97138
(503) 738-5511

CITY TREE BOARD

Term of Office: 3 years

Number of Members: 5

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
VACANCY (Graeper)			6/30/2018
ANN TIERNEY-ORNIE	88746 BLUE HERON RD. Gearhart	440-3317	6/30/2018
JOHN CARTER	PO BOX 679	738-4387	6/30/2019
VINEETA LOWER	815 6 TH AVENUE	503-621-6588	6/30/2020
PAM FLEMING	1255 AVENUE 'B'	738-5637	6/30/2020
DALE MCDOWELL	1387 AVENUE 'U'	738-5112	STAFF REPRESENTATIVE

SEASIDE AIRPORT COMMITTEE

The purpose of the Seaside Airport Committee is to act as an advisory body to the City Council, the City Manager, and the Public Works Director/City Engineer regarding issues concerning the Seaside Public Airport.

The committee consist of the following permanent members: the Public Works Director/City Engineer (or designee), a member of the Seaside City Council, a member of the Gearhart City Council, and six (6) non-permanent citizen members, who are not employees of the City, and at least four (4) of the non-permanent citizens shall reside within the City limits who shall serve as members-at-large.

The citizen members of the committee shall be selected from, but are not limited to, members of the following groups: persons with a demonstrated interest in public airport, educators, private businesspersons, persons with a diversity of ethnic and cultural affiliations, and persons of diverse economic backgrounds and interests.

The members shall serve without salary or compensation of any nature.

All members shall be appointed by the City Council and shall serve for a term of three years. However, three of the first non-permanent members shall be appointed for a term of one year, two years, and three years respectively. As those terms expire, the vacancy will be filled for three-year terms in each case.

Each year, at the first Committee meeting in January, the members shall appoint one of their members as Chairperson and one as Vice-Chairperson. One of the Committee members will serve as Secretary. Minutes of all meetings will be filed with the City Council.

The Committee shall hold a regular meeting at least once each month of the calendar year. The meetings shall be open to the public. Any person appointed by the City Council to serve on this committee who misses three or more regularly scheduled meetings during a 12 month period shall be notified by letter that the position must be vacated. The individual may appeal the decision to the City Council. (A 12 month period is defined as beginning in January of each calendar year.)

COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** February 12, 2018

Name: Dianne Widdop
Steve Phillips

Commission/Committee: Seaside Airport Committee

Resignation Date: Widdop - Not on Gearhart City Council
Phillips - Has not been able to attend meetings
meetings

Term Expiration Date: June 30, 2018

Wants to be considered again: N/A
2. **Applicants:**
3. **Nominations:**
4. **Appointment:**



CITY of SEASIDE

OREGON'S
F A M O U S
A L L - Y E A R
R E S O R T

989 BROADWAY
SEASIDE, OREGON 97138
(503) 738-5511

AIRPORT COMMITTEE

Term of Office: 3 years

Number of Members: 9

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
VACANCY (WIDDOP)			6/30/2018
VACANCY (PHILLIPS)			6/30/2018
BRUCE FRANCIS	90250 STONE LINE DR. WARRENTON, 97146	440-0033	6/30/2018
TERI CARPENTER	220 AVENUE 'U'	425-246-9962	6/30/2019
TRACY MACDONALD	451 HILLSIDE LOOP	739-2269	6/30/2019
RANDALL HENDERSON*	89066 OCEAN DRIVE WARRENTON, 97146	503-577-6153	6/30/2020
ROY BENNETT	2026 FERNWOOD ST.	738-4102	6/30/2020
DALE MCDOWELL	1387 AVENUE 'U'	738-5112	Public Works
RANDY FRANK	454 HIGHLAND DR.	440-3090	City Council

*Chair

SEASIDE PARKS ADVISORY COMMITTEE

The purpose of the Seaside Parks Advisory Committee is to act as an advisory body to the City Council, the City Manager, and the Public Works Director regarding issues concerning the Seaside Parks.

The committee shall consist of seven members who are not officials or employees of the City and who will be appointed by the City Council. A minimum of six members shall reside within the city limits, and a maximum of one member may reside within the Urban Growth Boundary. No more than two members shall be engaged in the same kind of occupation, business, trade or profession. The Mayor shall appoint one member of the City Council as Council liaison, and the City Manager or his designee, shall be the Staff liaison to the Committee.

The members shall serve without salary or compensation of any nature.

All members shall be appointed by the City Council and shall serve for a term of three years. The initial terms will be: two members shall be appointed for a term of one year, two members for two years, and three members for three years. As those terms expire, all vacancies will be filled for three year terms.

Each year, at the first Committee meeting in January, the members shall appoint one of their members as Chairperson and one as Vice-Chairperson. One of the Committee members will serve as Secretary. Minutes of all meetings will be filed with the City Council.

The Committee shall hold a regular meeting at least once each month of the calendar year. The meetings shall be open to the public. Any person appointed by the City Council to serve on this committee who misses three or more regularly scheduled meetings during a 12 month period shall be notified by letter that the position must be vacated. The individual may appeal the decision to the City Council. (A 12 month period is defined as beginning in January of each calendar year.)

COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** **October 9, 2017**

Name: **Chris Quackenbush
Steven Phillips**

Commission/Committee: **Parks Advisory Committee**

Resignation Date: **Quackenbush - Sept. 20, 2017
Phillips - Sept. 25, 2017**

Term Expiration Date: **Quackenbush - March 31, 2019
Phillips - March 31, 2019**

Wants to be considered again: **Quackenbush - No
Phillips - No**

2. **Applicants:**
Melyssa Graeper

3. **Nominations:**

4. **Appointment:**

Please Note: It is Council policy that applicants must be a city or urban growth boundary resident, business owner or employee of a business for at least one year, depending on committee/commission residency requirements.

CITY OF SEASIDE

Interest Form for Committee/Commission/Board Vacancies

PLEASE RETURN TO CITY HALL BY: _____

NAME Graeper Melissa PHONE 503, 939-9210

ADDRESS ^{Last} 115 Broadway, ^{First} Seaside OR 97138

LENGTH OF TIME IN SEASIDE 7 yrs

ARE YOU A REGISTERED VOTER IN SEASIDE: Yes No

OCCUPATION Watershed Council Coord.

PAST OCCUPATIONS Oregon Dept. Fish & Wildlife
Oregon Dept Forestry

List committee/commissions you are currently appointed to: Tree Board

List committee/commissions on which you would like to serve: Banks Advisory Board

List fields in which you have interest or ability: Grant Writing

List employment and volunteer activities, which may relate to service on committee/commissions:

Watershed Council member: NW Oregon Restoration Partnership
member: North Coast Trail Coalition

List skills and special knowledge that you may have acquired from these activities:

Grant writing, minutes/note taking

Have you ever been convicted, pled guilty or pled "no contest" to any crime, offense, or major traffic violation? Yes () No (X) If yes, what offense?

When? _____ Please explain: _____

Please list 3 references including an employer or supervisor, and people that have known you for at least 2 years. (No City Council Members, Please)

NAME	RELATIONSHIP	ADDRESS	PHONE
<u>Joyce Hunt</u>	<u>Watershed Council Chair</u>	<u>510 13th Ave</u>	<u>503.739.1825</u>
<u>Nancy Holmes</u>	<u>Watershed Volunteer</u>	<u>1520 Cooper St</u>	<u>503.717.1614</u>
<u>Neal Wallace</u>	<u>Mentor</u>	<u>881 S. Edgewood</u>	<u>503.717.2927</u>

I authorize, any person or entity contacted by the City of Seaside to furnish information relating to my appointment to the Commission/Committee/Board indicated above and I release any such person or entity from any and all liability for furnishing such information. I also release the City of Seaside from any and all liability for conducting such an investigation.

DATE 9/20/2017 SIGNATURE Melissa Graeper



CITY of SEASIDE

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989 BROADWAY
SEASIDE, OREGON 97138
(503) 738-5511

PARKS ADVISORY COMMITTEE

Term of Office: 3 years
Number of Members: 7

Chairperson*
Vice Chairperson**
Secretary***

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXP.</u>
VACANCY			3/31/2019
MATTHEW STOLBERG	870 Avenue 'T' Unit 2	739-2593	3/31/2019
MARY BLAKE	1668 Whispering Pines	717-3810	3/31/2020
NORMAN BROWN***	3041 Evergreen Dr.	738-5132	3/31/2020
JASON BOYD**	1940 Huckleberry	738-4363	3/31/2020
MICHAEL HINTON	1015 S. IRVINE PL.	738-5748	3/31/2021
NANCY HOLMES*	1520 COOPER ST.	717-1614	3/31/2021
TOM HORNING	808 26TH AVENUE	738-5770	horning@pacifier.com
DALE MCDOWELL	1387 AVENUE 'U'	738-5112	dmcdowell@cityofseaside.us

LIQUOR LICENSE APPLICATION

Wlfrano Melo
Tora Sushi Lounge, Inc.
619 Broadway
Seaside, OR 97138

The application is for an Off-Premises Sales License. (Business currently has a Full On-Premises Sales License)

Off-Premises Sales License – allows the sale of malt beverages, wine and cider to go in sealed containers.

The Police Department has reviewed the applicant and business applying for the liquor license and the information is attached.

Criteria for consideration

The City Council, after consideration, may determine to make a favorable, unfavorable, conditionally favorable or no recommendation to the OLCC. If the City Council makes an unfavorable or conditionally favorable recommendation to the OLCC regarding any application for liquor license, the recommendation will be based on a finding that one or more of the following conditions exist:

1. There is a history or pattern of illegal or disorderly activity on the premises.
2. There have been disturbances and/or other problems (such as fights, altercations, drug dealing by patrons, furnishing alcohol to minors by patrons, public drunkenness, alcohol related litter, etc.) related to the exercise of the applicant's alcohol license privilege and the applicant has failed to take reasonable and timely corrective action when notified of these problems by the police or the OLCC.
3. There is a continuing problem of noise from this business disturbing neighbors.
4. The applicant would be a poor risk for compliance with liquor laws, as indicated by a felony conviction, which reflects on the applicant's ability to be a responsible liquor licensee.
5. The applicant would be a poor risk for compliance with liquor laws, as indicated by a failure to comply with liquor laws.
6. The applicant has a history of abusing alcohol or other controlled substances and would be a poor risk for compliance with liquor laws.
7. The applicant has made an intentional and materially false statement about a matter that reflects on the applicant's ability to comply with the State's liquor laws.
8. An unlicensable person or a party not named as applicant has an ownership interest in the business to be licensed.
9. The applicant has failed to operate as originally proposed to the City Council, the original proposal having been a deciding factor in the Council's favorable recommendation to the OLCC.
10. The applicant has expanded the boundaries of the licensed premises to areas not originally considered by the Council and without City and OLCC approval.
11. The business is located within 500 feet of a school, child care facility, church, hospital, nursing or convalescent care facility, a park or child oriented recreation facility, or an alcohol and other drug treatment facility and there is evidence that the business will adversely impact the facility.

Seaside Police Department

MEMORANDUM

TO: Mayor and City Council

FROM: Bill Barnes, Seaside Police Detective

SUBJECT: Tora Sushi Lounge
619 Broadway, Seaside, OR

DATE: 04/12/18

The Seaside Police Department has reviewed the liquor application for Tora Sushi Lounge at 619 Broadway, Seaside, OR on 04/12/18.

Our person background check did not find anything which would disqualify the owners from obtaining a liquor license.

I am very familiar with this established restaurant and there have been no alcohol related issued with this establishment since 2013 when a server served a minor on a minor decoy operation.

Tora Sushi currently has a liquor license with a full bar. This application will extend their services to allow an off-premises provision. This will allow them to sell 300mg, 500mg and 1.8lt bottles of sake to go.

If you have any additional questions, please let me know.

Detective Corporal Barnes
Seaside Police Department



CITY of SEASIDE

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989 BROADWAY
SEASIDE, OREGON 97138
(503) 738-5511

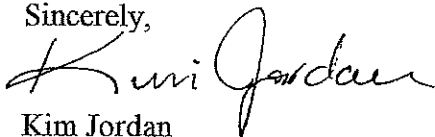
April 18, 2018

Wlfrano Melo
Tora Sushi Lounge, Inc.
619 Broadway
Seaside, OR 97138

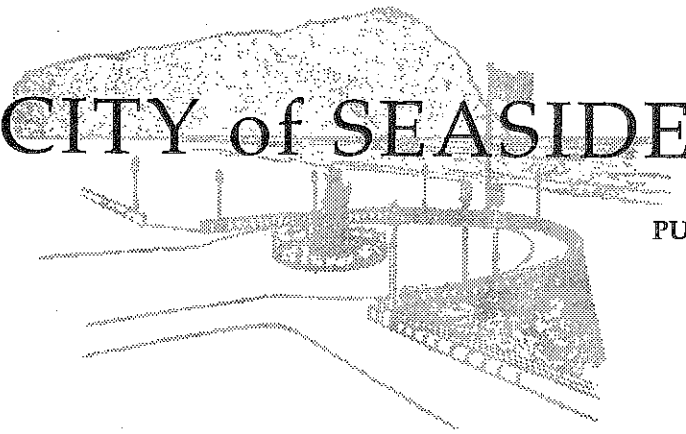
Dear Wlfrano:

This letter is to confirm that the Oregon Liquor License application that was submitted to the City of Seaside is scheduled to appear on the agenda for the City Council meeting Monday, April 23, 2018 at 7:00 PM, a 989 Broadway, Seaside. City Council requests all applicants be at the Council meeting as they will be discussing your information as stated on your liquor license application and may have questions. Attached with this letter is the Seaside Police Department memorandum that is submitted to City Council for review.

Sincerely,



Kim Jordan
Administrative Assistant



CITY of SEASIDE

OREGON'S
FAMOUS
ALL-YEAR
RESORT

PUBLIC WORKS DEPARTMENT
LOCATION: 1387 AVE U
MAIL: 989 BROADWAY
SEASIDE, OREGON 97138
(503) 738-5112

March 9, 2018

Request to Mayor and City Council

From: Dale McDowell – Public Works Director

RE: Request for Water Meter Installation outside City of Seaside City Limits

Dear Honorable Mayor and City Council Members,


Keri Domer, 33885 Highway 26, Seaside, Oregon has requested Water Service for their new home to be built outside the city limits of Seaside.

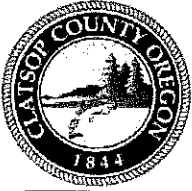
The Legal Description of the property is as follows: 82447 Hazel Road

Township:	5
Range:	10
Section:	11
Quarter Section:	CC
Lot #:	00301

Based on the information provided to the City of Seaside Water Department, it is our recommendation to allow a Water Meter to be installed in this location.

Respectfully yours,


Dale McDowell
Public Works Director



Clatsop County

Public Works

1100 Olney Ave.
Astoria, OR 97103
(503) 325-8631 phone / (503) 325-9312 fax
www.co.clatsop.or.us

March 5th, 2018

Keri Domer
33885 Highway 26
Seaside, Oregon 97138

RE: NEW ADDRESS

DESCRIPTION:

TOWNSHIP:	5
RANGE:	10
SECTION:	11
Quarter Section:	CC
LOT #:	00301






The address listed below has been assigned to you at the site of new construction or an established location. Within the next two (2) weeks a white address stake will be placed at the driveway access; please verify that the number on the stake matches the address listed below. Postal Services, Utilities, Emergency Services, Police, and Fire Departments throughout Clatsop County alert this office to conflicts in addresses that affect the quality of those services and in the case of E911, are potentially dangerous. An accurate address database is the foundation for emergency management and disaster preparedness. As addressing inconsistencies arise, Clatsop County Public Works will strive to correct them in the best interests of the health, safety and welfare of the present and future inhabitants of Clatsop County, Oregon. If you have any questions, please contact Public Works at 503. 325. 8631.

ADDRESS:

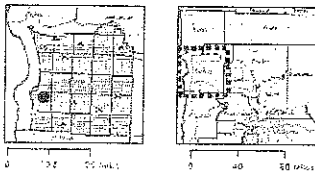
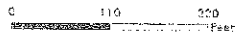
82447 Hazel Road
Seaside, Oregon 97138

CC: *Clatsop County - Assessment and Taxation, Building Codes, Clerk, and Community Development*
Public Safety Answering Point - Astoria and Seaside
United States Post Offices - Astoria, Clatskanie, Seaside, and Warrenton
United States Postal Service - Address Management System

- ADDRESS -

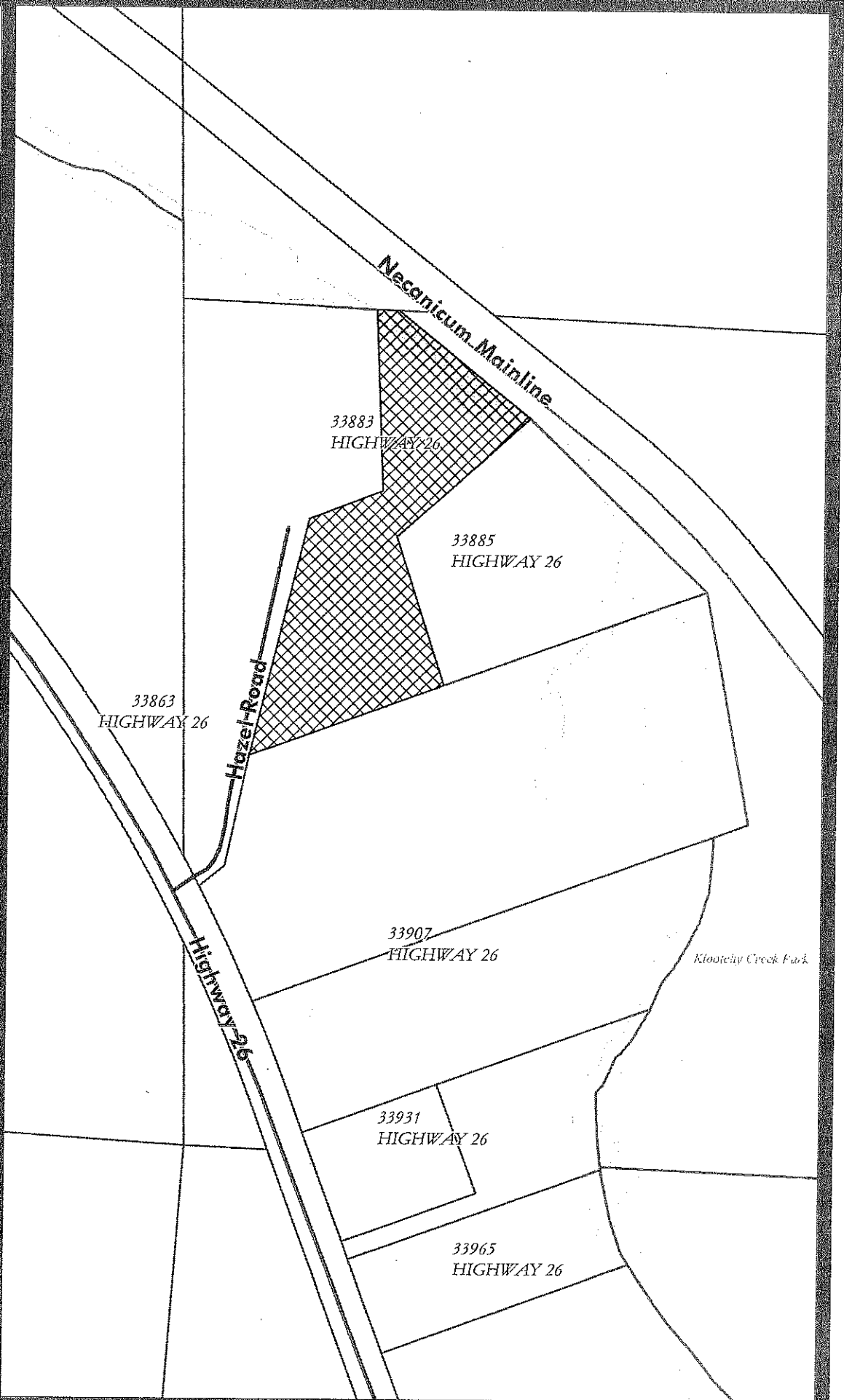
-  Highway
-  Local
-  Tax Lot Boundary
-  Waterbodies
-  Park/Open Space/Natural Area

82447 HAZEL ROAD
 SEASIDE, OREGON 97138



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82447 Hwy 26

Legend

Proposed Water Location

Water Services

Water Services and Test Port

Google Earth

900 ft



CITY OF SEASIDE MEMORANDUM

To: Mayor & City Council
From: Planning Director, Kevin Cupples
Date: April 23, 2018
Applicant: Loren and Beverly Stock, 6118 Saint John Place,
Bakersfield, CA 93306
Location: 601 25th Avenue, Seaside, OR; T6, R10, S10CD, TL3700.
Subject: Council Authorization For Applicant to Submit Corp. &
DSL Permit Request for Bank Stabilization (Rip Rap) in
the Venice Blvd Right of Way.

REQUEST:

The applicants are requesting approval to submit a U.S. Army Corp of Engineers & Department of State Lands joint permit application to conduct shoreline bank stabilization within the undeveloped Venice Blvd. right-of-way that fronts their property at 601 25th Avenue (T6-R10-S10CD-TL3700). Since the shoreline of the Necanicum River Estuary is located within the street right-of-way controlled by the Council, the applicants need the Council's authorization before they can submit their request to the other agencies that govern bank stabilization requests.

The applicants have already had the request reviewed and approved by the Planning Commission after documenting the long term erosion of the shoreline that has taken place within the right of way and has now migrated up to their property line. The Commission's approval (attached) included a condition that recognized the need to have the City Council authorize the request prior to submittal.

Staff has attached diagrams that detail the design for the proposed work. A complete copy of the joint permit application is included in the applicant's land use file (18-009RUA) and full copies can be provided if the Council needs more information.

Final Recommended City Council Action:

Approve the Stock's request to submit the joint permit applicant to the U.S. Army Corp of Engineers and Department of State Lands (DSL) to conduct bank stabilization within the undeveloped Venice Blvd. right-of-way.

**SEASIDE PLANNING COMMISSION
NOTICE OF DECISION**

Date: March 16, 2018
To: Applicant & Parties to the Decision
From: Kevin Cupples, Planning Director
RE: **18-009RUA** A review use and activity request by Loren and Beverly Stock to permit structural shoreline stabilization along the Necanicum Estuary where it fronts their property at 601 25th Avenue (T6-R10-S10CD-TL3700). The proposal will include the use of rip rap along the shoreline of the estuary at the end of 25th Avenue and that portion of the undeveloped Venice Blvd. right-of-way that fronts the applicant's property. The upland portion of the property is designated Medium Density Residential (R-2) and the estuarine area is designated Conservation Aquatic (A-2).

PLANNING COMMISSION DECISION:

On March 6, 2018; the Seaside Planning Commission conditionally approved the above referenced request in accordance with the provision in the City of Seaside Zoning Ordinance.

The Commission's decision to approve the proposed bank stabilization west of the applicant's residence at 601 25th Avenue was based on the oral and written testimony provided during the hearing, the information submitted by the applicant, and the staff report.

In addition to the findings, justification statements, and conclusions adopted by the Commission; the request was approved subject to the applicant satisfying the following condition(s):

Condition 1: The applicant must obtain authorization from the City Council for the proposed shoreline stabilization within the public right of way prior to submitting the joint permit applicant to the U.S. Army Corp of Engineers and Department of State Lands (DSL). Any modifications to the plan required by the Council, based on input from the Public Works Department, must be incorporated into the applicant's plan. This could include, but would not be limited to, providing additional engineering, adding vegetation to the upland adjacent to the shoreline, modifying the terminal ends of the stabilization so it will appropriately blend in with the existing shoreline. Please note, any use of the 25th Avenue right of way for staging during construction is subject to authorization by the Public Works Director.

Condition 2: Any design changes required by the U.S. Army Corp of Engineers and Department of State Lands (DSL) will be considered an authorized modification by the Commission.

APPEAL PROVISIONS:

The Planning Commission's decisions may be appealed to the City Council in accordance with Section 10.068 of the Seaside Zoning Ordinance which states:

Any action or ruling of the Planning Commission pursuant to this Ordinance may be appealed to the City Council within fifteen (15) days after Notice of Decision is provided pursuant to Section 10.066. Written notice of the appeal shall be filed with the City Auditor. If the appeal is not filed within the fifteen (15) day period, the decision of the Planning Commission shall be final. If the appeal is filed, the City Council shall receive a report and recommendation on it from the Planning Commission and shall hold a public hearing on the appeal.

The appeal must be filed at the Planning Department (located at 1387 Ave. U) or mailed to 989 Broadway, Seaside, OR 97138. The appeal must be submitted along with the applicable fee of \$625.00.

If you have any questions regarding this decision or the appeal process, please contact the Planning Department at (503) 738-7100. The Notice of Decision date and last day to appeal are listed below.

Date of Decision: March 16, 2018

Appeal Deadline: March 31,

2018

601 25th Ave Shoreline 2016

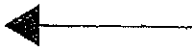


Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.

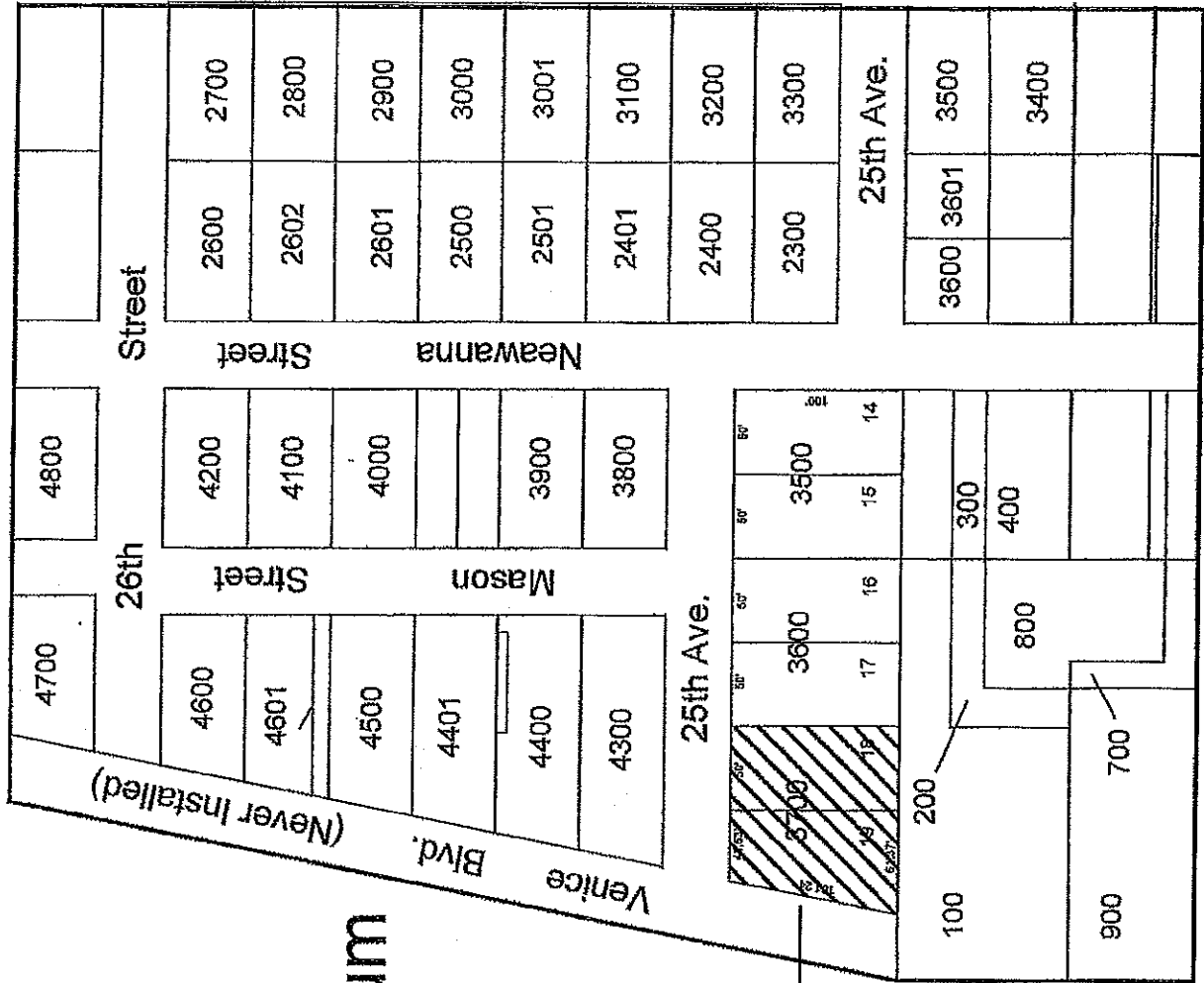


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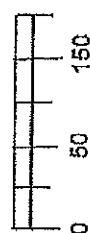


Necanicum

Estuary

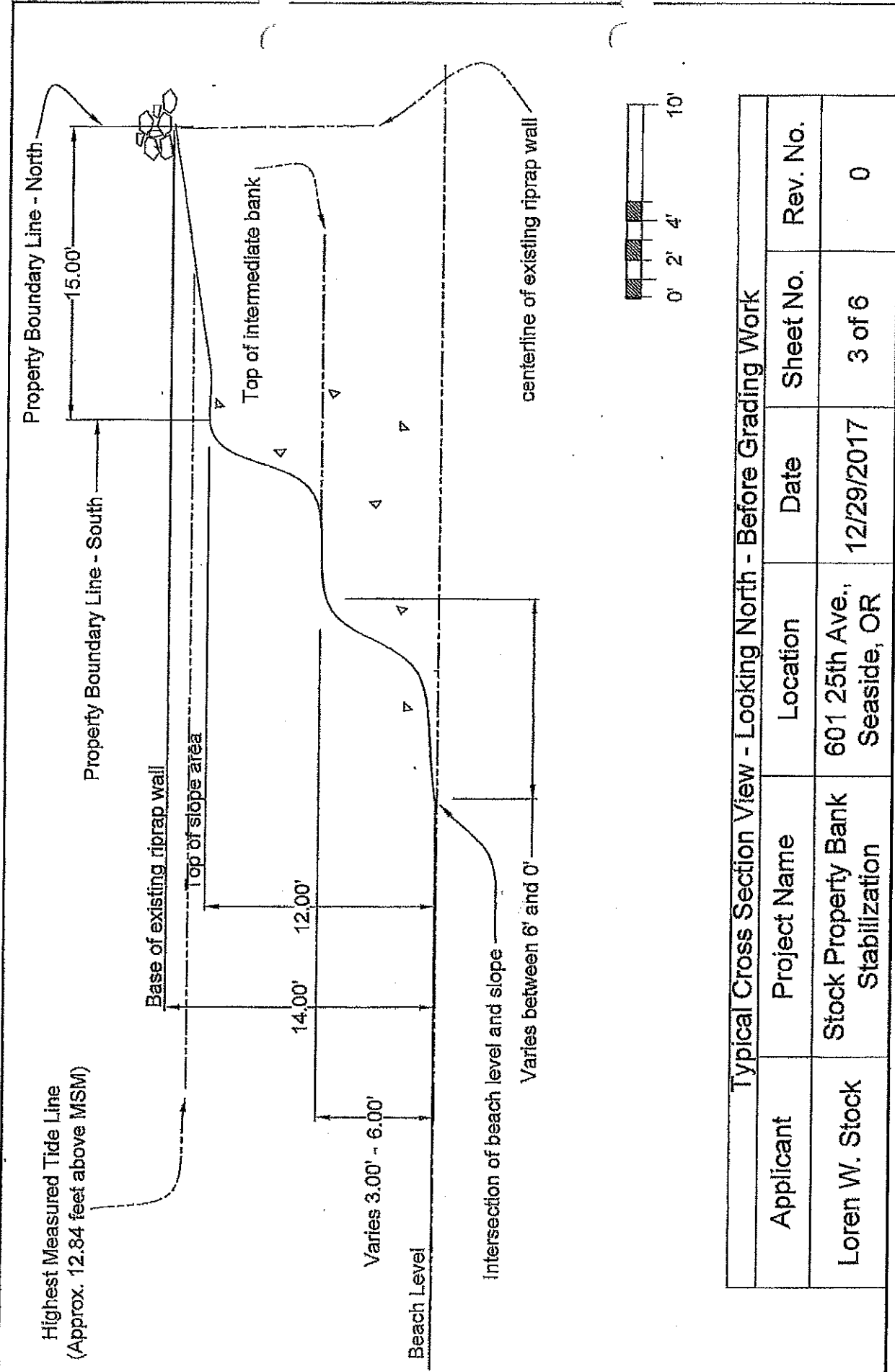


Project Location:
601 25th Ave.
Seaside, OR



Vicinity Map

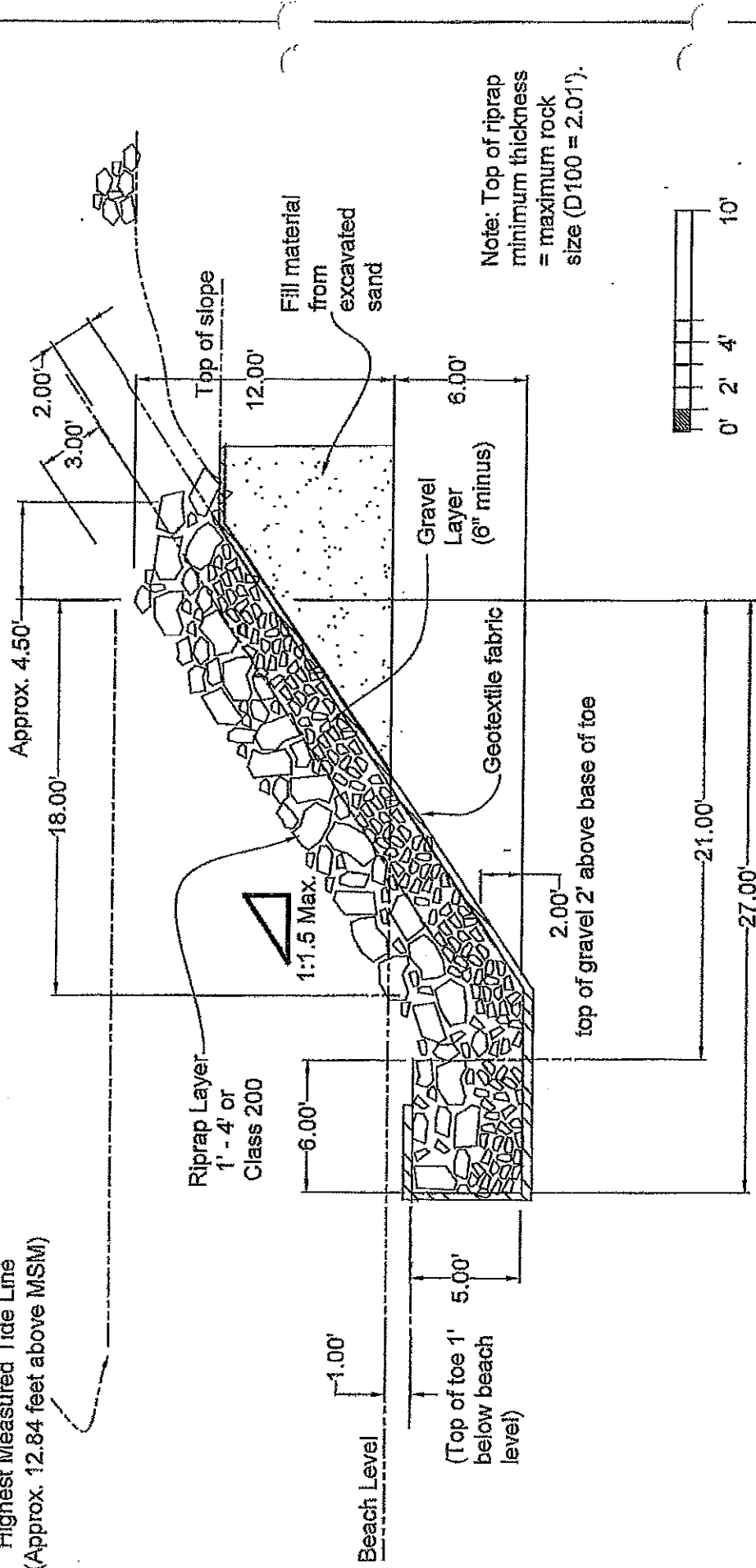
Applicant	Project Name	Location	Date	Sheet No.	Rev. No.
Loren W. Stock	Stock Property Bank Stabilization	601 25th Ave., Seaside, OR	Dec. 11, 2017	2 of 6	0



Typical Cross Section View - Looking North - Before Grading Work

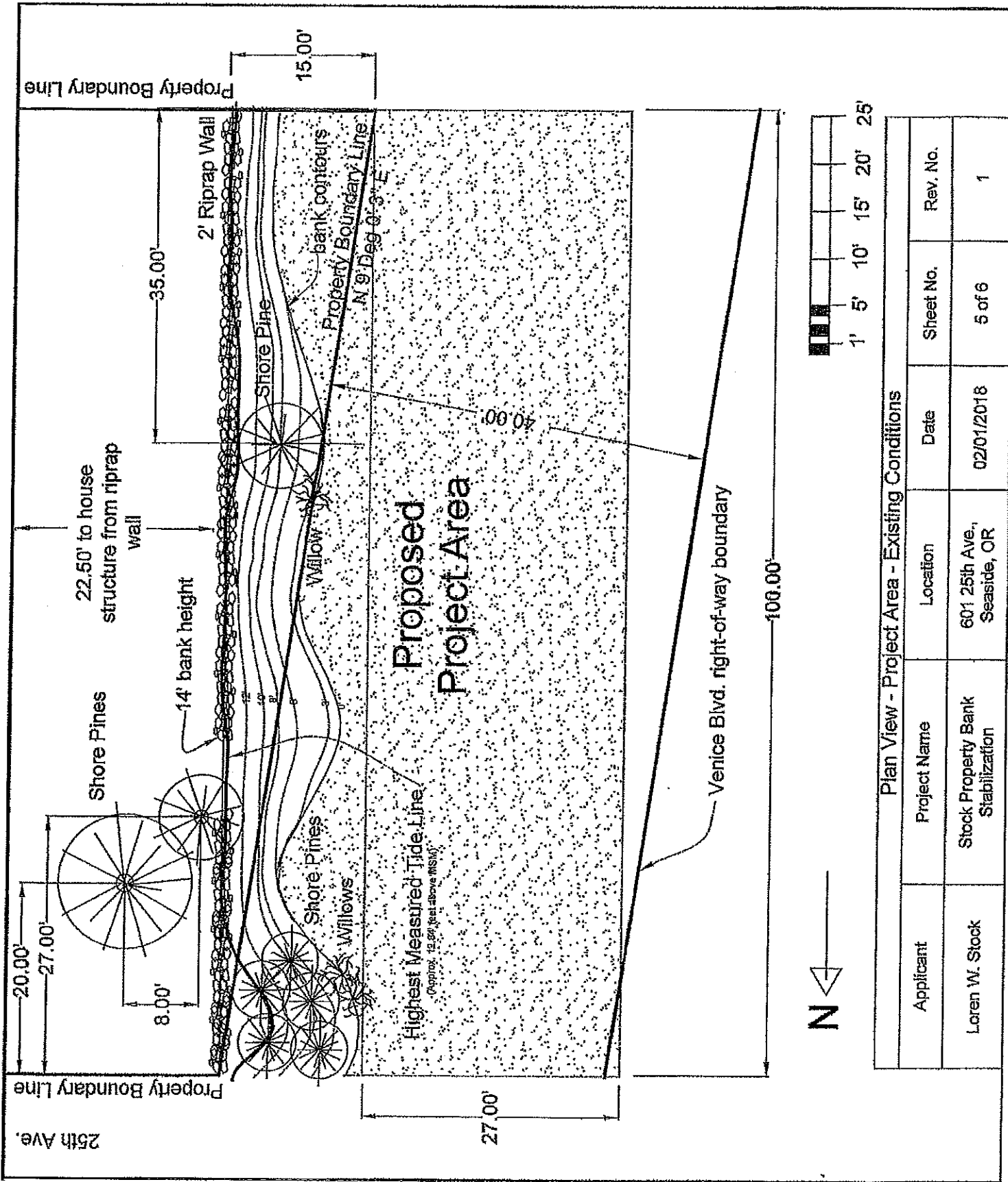
Applicant	Project Name	Location	Date	Sheet No.	Rev. No.
Loren W. Stock	Stock Property Bank Stabilization	601 25th Ave., Seaside, OR	12/29/2017	3 of 6	0

Highest Measured Tide Line
(Approx. 12.84 feet above MSM)



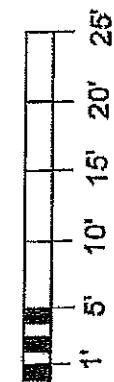
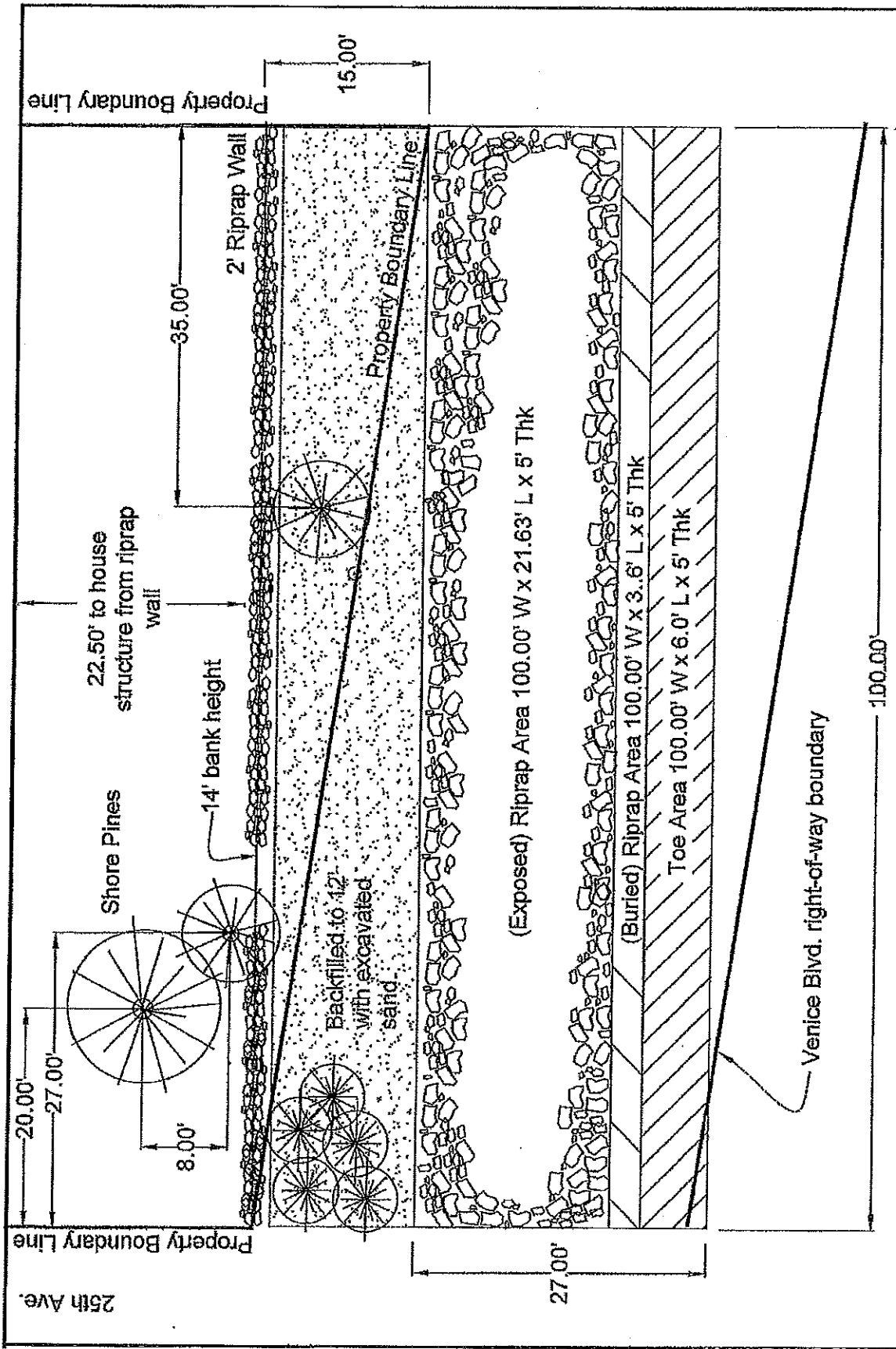
Cross Section View - Looking North - After Grading Work

Applicant	Project Name	Location	Date	Sheet No.	Rev. No.
Loren W. Stock	Stock Property Bank Stabilization	601 25th Ave., Seaside, OR	12/29/2017	4 of 6	0



Plan View - Project Area - Existing Conditions

Applicant	Project Name	Location	Date	Sheet No.	Rev. No.
Loren W. Stock	Stock Property Bank Stabilization	601 25th Ave., Seaside, OR	02/01/2018	5 of 6	1



Plan View - Project Area - Completed

Applicant	Project Name	Location	Date	Sheet No.	Rev. No.
Loren W. Stock	Stock Property Bank Stabilization	601 25th Ave., Seaside, OR	02/01/2018	6 of 6	1



SEASIDE

CIVIC AND CONVENTION CENTER

MEMORANDUM

TO: Honorable Mayor & City Council
FROM: Russ Vandenberg, General Manager
DATE: April 18, 2018
RE: SCCC Expansion/Renovation – “GMP” Construction Services

On Oct 4, 2017, Staff recommended and Council approved O’Brien & Company LLC to become our CM/GC (Construction Manager / General Contractor) for the SCCC Expansion/Renovation \$15M project.

As we near the end of “Construction Manager” phase, we are ready to enter into a “General Contractor” portion of this agreement.

The O’Brien Company “GMP” Construction Budget is \$11,113,181.00.

Additional Cost including FF&E, Utility Cost, Professional Services and Permitting \$3,595,924.00.

Total Estimated Project Cost: \$14,709,105.00

Total Project Cost Budget: \$15,000,000.00

The remaining balance of \$290,895.00 will be allocated to project contingency.

Staff is recommending O’Brien & Company LLC be awarded a “GMP” (Guaranteed Maximum Price) contract for SCCC Expansion and Renovation construction services for \$11,113,181.00.

Current Project Anticipated Cost Report (ACR)

Seaside Convention Center

as of 4/16/18

01 - Construction		
CAP 01-100 Construction GMP		10,784,253
CAP 01-200 Construction Contingency	3% of construction costs	328,928
01 - Construction Sub-total		11,113,181
02 - Other Construction		
CAP 02-100 Hazardous Material Remediation		75,000
CAP 02-140 Final Cleaning		20,000
02 - Other Construction Sub-total		95,000
03 - Utility Costs		
CAP 03-140 Electric		20,000
03 - Utility Costs Sub-total		20,000
04 - Furniture, Fixtures, and Equipment		
CAP 04-110 Kitchen Equipment		90,045
CAP 04-120 Furniture		150,000
CAP 04-160 Telecom / Data Equipment Allowance		37,500
CAP 04-220 Exterior Signage		75,000
CAP 04-230 Artwork	0.50% of total project cost	73,000
CAP 04-235 Graphics		25,000
04 - Furniture, Fixtures, and Equipment Sub-total		450,545
05 - Professional Fees & Expenses		
CAP 05-100 A&E Fees		1,490,311
CAP 05-160 Construction Preconstruction Fees		86,200
CAP 05-210 Environmental Consultant		6,000
CAP 05-230 Landscape Design		15,000
CAP 05-240 Furniture Consultant		7,000
CAP 05-245 Code Consultant		10,000
CAP 05-250 Geotech		30,000
CAP 05-260 Hazardous Material Consultant		41,000
CAP 05-320 Materials Testing / Special Inspections		55,000
CAP 05-350 Project Management Fee		200,000
CAP 05-360 Reimbursable Expenses		30,000
CAP 05-410 Surveyor		10,000
CAP 05-450 Consultant Contingency		20,000
05 - Professional Fees & Expenses Sub-total		2,000,511
06 - Miscellaneous Development Costs		
CAP 06-110 Administration Costs - BOLI Fee		7,500
CAP 06-170 Insurance/Builders Risk		35,000
CAP 06-180 Legal Fees		35,543
CAP 06-220 Permit Costs		100,000
CAP 06-250 System Development Charges		75,000
CAP 06-330 Misc Administrative Project Costs		10,000
06 - Miscellaneous Development Costs Sub-total		263,043
Project Totals		
Project Sub-total		13,942,280
CAP 08-100 Project Contingency	5.5%	766,825
08 - Owner's Project Contingency Sub-total		766,825
Total		14,709,105

OWNER: Russel Vandenberg
 ADDRESS: 415 1st Ave
 Seaside Oregon
 PROJECT NAME : Seaside Convention Center
 PROJECT ADDRESS 415 1st Ave, Seaside, OR 97138
 PROJECT #: 17-228
 CONTACT: Russel Vandenberg
 PHONE: (503) 738-8585
 E-MAIL: rvandenberg@seasideconvention.com

4/16/18



Questions
 Contact
 Jason Stegner
 503-672-3375

PHASE	DESCRIPTION	SUB/SUPPLIER/NOTES	TOTAL BASE BID
DIVISION PERMITS/INSURANCE/OH&P			
00 41 26	Permits		\$ -
00 41 30	Bonding		\$ -
00 41 35	Retention		\$ -
00 41 40	Insurance		\$ -
			\$ -
			\$ -
DIVISION I - GENERAL CONDITIONS			
01 30 01	Project Management		\$ -
01 30 50	Ex Director	In OH&P	\$ -
01 31 00	Project Manager		\$ 82,500.00
01 31 10	General Superintendent		\$ 110,000.00
01 31 15	Superintendent		\$ 148,125.00
01 31 56	Project Assistant		\$ 15,700.00
01 31 58	Safety		\$ 17,000.00
			\$ -
01 32 23	Survey and Layout		\$ -
	Surveying		\$ 10,500.00
	Temporary Facilities		\$ -
01 51 13	Temporary Electrical	By Owner	\$ -
01 51 13	Power Bill	By Owner	\$ -
01 51 13	Generators and Fuel	Needed if no temp power	\$ -
01 51 13	Misc. Cords and Accessories		\$ 1,875.00
01 51 13	Spider Boxes		\$ 1,125.00
01 51 13	Trailer and jobsite Extinguishers		\$ 1,250.00
01 51 13	Temp Lighting		\$ 5,625.00
			\$ -
01 51 23	HVAC		\$ -
01 51 23	Dehumidification System	Required for Dry out	\$ 12,500.00
01 51 23	Gas Bill	By Owner	\$ -
01 51 23	Propane Heaters		\$ 15,000.00
01 51 23	Light stands		\$ -
			\$ -
01 51 33	Telecommunications		\$ -
01 51 33	Cell Phone/Bills		\$ 5,250.00
01 51 33	Internet Line		\$ 3,750.00
			\$ -
	Temp Utilities		\$ -
01 51 36	Temp Water		\$ -
01 51 36	Hookup Fee	By Owner	\$ -
01 51 36	Fire Hydrant Meter	By Owner	\$ -
01 51 36	Water Bill	By Owner	\$ -
			\$ -
01 52 001	Construction Facilities		\$ -
01 52 001	Conex/Storage	2 each	\$ 16,500.00
01 52 007	Office Trailers		\$ 5,250.00
01 52 007	Mobile office trailer for 6 people (24' x 60')		\$ 33,100.00
01 52 007	Wiring the trailer		\$ 10,000.00
01 52 007	Plumbing the trailer		\$ 5,000.00
			\$ -
01 52 16	First Aid and Facilities		\$ -
01 52 16	First Aid Kits		\$ 530.00
01 52 16	First Aid Replenishment		\$ 325.00
01 52 16	Crew/Visitor PPE		\$ 545.00
			\$ -
01 52 19.1	Port O Johns		\$ 15,000.00
			\$ -
01 52 25	Field Office Equipment		\$ -
01 52 25	Computers		\$ 4,500.00
01 52 25	Fax/Copier/Printer	In OH&P	\$ -

PHASE	DESCRIPTION	SUB/SUPPLIER/NOTES	TOTAL BASE BID
01 52 25	Copier Setup	In OH&P	\$ -
01 52 25	Digital Cameras	In OH&P	\$ -
01 52 25	Field Office Equipment - Office Supplies		\$ -
	Construction Equipment		\$ -
01 54 01	Trucks/Cars		\$ 2,625.00
01 54 02	Project Fuel		\$ 3,750.00
01 54 04	Fork Lifts	In Cost of Work	\$ -
01 54 06	Scissor Lift	In Cost of Work	\$ -
01 54 06	Crane	In Cost of Work	\$ -
01 54 20	Scaffolding		\$ -
01 54 20	Scaffolding		\$ 8,250.00
01 55 19	Parking Fee (at Church for 4 months of summer @5K per month)		\$ 20,000.00
01 56 00	Security Fencing		\$ -
			\$ 8,500.00
01 57 00	Temp Environmental Control		\$ -
01 57 00	Dust Control		\$ -
01 57 00	Trash Wash Area		\$ -
01 57 00	Spill Prevention Kit		\$ -
01 57 00	Hazardous Material Storage		\$ -
01 57 00	Storm Repair/Cleanup		\$ -
01 57 00	Erosion Control Maintenance		\$ -
01 58 00	Project Signage		\$ -
01 58 00	Project Signage		\$ 550.00
01 58 00	Interior Signage		\$ -
01 58 00	Safety Signs		\$ 725.00
	Cleaning and Waste Management		\$ -
01 74 13	Progress Clean	In Cost of Work	\$ -
01 74 23	Final Clean		\$ 4,500.00
01 74 25	Dump Boxes	In Cost of Work	\$ -
01 78 00	Close out and Submittal		\$ -
01 78 00	Punch Lists		\$ 1,500.00
01 78 00	O&M Manuals		\$ 1,250.00
01 80 00	Travel and Subsistence		\$ -
01 80 00	Travel Expenses		\$ 2,500.00
	Contract Documents		\$ -
01 85 01	Project Plan Prints		\$ 200.00
01 85 01	Sub Plan Print		\$ 1,250.00
01 90 01	Mobilization		\$ -
01 90 01	Office/Conex Mob		\$ 3,000.00
01 90 01	Equipment Relocations		\$ -
01 90 01	Flatbed Trailers		\$ -
01 95 00	Project Misc.		\$ -
01 95 00	Drywall Repair	In Cost of Work	\$ -
01 95 00	Flooring Protection	In Cost of Work	\$ -
01 95 01	Special Inspections	By Owner - O'Brien to coordinate	\$ -
01 95 14	Punch List		\$ 6,800.00
			\$ -
			\$ -
01 95 14	Punch List		\$ -
			\$ -
			\$ -
DIVISION 2 - EXISTING CONDITIONS			
02 41 00	Demolition	O'Brien	\$ 445,719.14
	Demo - 1st phase: West storage		\$ -
	Demo flooring		\$ -
	Demo walls		\$ -
	Demo doors		\$ -
	Demo - 2nd phase (Necanicum expansion)		\$ -
	Demo exterior walls		\$ -
	Demo flooring		\$ -
	Demo doors		\$ -
	Demo upper deck and railings		\$ -

PHASE	DESCRIPTION	SUB/SUPPLIER/NOTES	TOTAL BASE BID
	Build Nacanicum temporary wall	O'Brien - Allowance	\$ 19,818.00
	Build Admin/Bathroom temporary walls		\$ 74,925.00
	Build NW construction temporary walls		\$ 11,934.00
	Build mez temporary walls		\$ 62,127.00
			\$ -
	NW wood framing	O'Brien	\$ 108,100.29
	NW wood joist floor		\$ -
	NW wood ceiling framing		\$ -
			\$ -
	Shoring allowance for stairs, Nacanicum, and elevator in NW.		\$ 37,500.00
			\$ -
	Forklift		\$ 10,000.00
	Scissor Lifts		\$ 10,200.00
06 10 01.1	Framing Labor		\$ -
06 10 01.2	Framing Materials		\$ -
			\$ -
06 10 00.5	Dry Rot Repair		\$ -
			\$ -
06 15 10	Exterior Deck and Handrails		\$ -
			\$ -
06 20 11	Finish Carpentry	BuildPro	\$ 128,800.00
06 20 11	Interior Finish Carpentry		\$ -
06 20 11	Install Doors/Hardware		\$ -
06 20 11	Install Hardware		\$ -
06 20 11	Install Accessories		\$ -
06 20 11	Finish Hardware/Weather		\$ -
06 20 11	Interior wood paneling (WP-1)	Sureline	\$ 91,440.00
06 20 11	Slat Wall	Sureline	\$ 18,016.00
06 20 11	Shelving in prefuction storage	Sureline	\$ 9,775.00
			\$ -
DIVISION 7 - THERMAL & MOISTURE			
	Thermal & Moisture		\$ -
07 00 30	Waterproofing		\$ -
07 20 01	Insulation	Gales Insulation	\$ 42,445.00
	Exterior wall insulation		\$ -
	Ceiling insulation		\$ -
07 31 00	Roofing		\$ -
07 31 00	Demo Roofing for mechanical curbs		\$ 8,610.00
07 31 00	Single ply roofing on new roofs	Coastline Roofing	\$ 104,751.00
07 31 00	Single ply repairs (mechanical and tie-ins)	Allowance	\$ 39,100.00
			\$ -
07 31 10	Membrane Roofing		\$ -
			\$ -
07 46 00	Siding		\$ -
07 46 00	Wood siding - WS 1	Proside	\$ 63,939.43
	Wood soffits - WD 1		\$ 9,996.00
07 46 07	Dry Rot Repair		\$ -
			\$ -
07 46 19	Metal Siding	Pioneer	\$ 421,400.00
	MP 1 and 2		\$ -
	MP 3		\$ -
	Includes West and South sides over concrete		\$ -
	Forklift		\$ 10,000.00
	Boom lifts		\$ 10,200.00
			\$ -
07 60 01	Flashing And Sheet Metal		\$ -
	Misc Flashings - copings, base of wall, etc	Pioneer	\$ 31,550.00
07 60 10	Gutters & Downspouts - repairs on West and South Sides	Frenches	\$ 4,127.00
			\$ -
07 71 00	Roof Specialties		\$ -
07 71 00	Roof Hatches		\$ -
			\$ -
07 90 01	Joint Protection		\$ -
	Misc Caulking throughout (including firecaulking)		\$ 25,550.00
DIVISION 8 - DOORS & WINDOWS			
	Doors & Windows		\$ -
			\$ -
08 10 01	Doors and Frames		\$ -
	Hollow Metal and Frames	Chown	\$ 41,440.00
	Wood Doors only	Chown	\$ 11,249.00
	Glass Kits		\$ 6,000.00
08 30 11	Rollup door - Prep Kitchen and Concession	Authority Dock and Door	\$ 23,696.00
			\$ -
08 40 10	Hollow Metal/Storefront		\$ -
			\$ -

PHASE	DESCRIPTION	SUB/SUPPLIER/NOTES	TOTAL BASE BID
08 50 11	Windows and Sliders		\$ -
08 60 01	Skylights		\$ -
08 71 00	Door Hardware for Hollow metal and wood doors	Chown	\$ 36,998.00
	Door Hardware for Storefront doors	Chown	\$ 33,189.00
08 80 01	Glazing		\$ -
08 80 01	Storefront throughout with doors	Glasco	\$ 229,296.00
	Rehab of existing Storefront	Glasco	\$ 10,265.00
	Nanowall	Glasco	\$ 24,743.00
	Interior Glazing		\$ -
	Stair Railing and guard railing and Meeting rooms	Glasco	\$ 112,626.00
	Meeting rooms (2 new rooms only)	Above	\$ -
	Glass Tile in Concession and Staff	Nothing included	\$ 4,400.00
08 90 01	Louvers and Vents		\$ -
			\$ -
DIVISION 9 - FINISHES			
	Finishes		\$ -
09 29 01	Drywall	DC Drywall	\$ 502,703.00
	Sheetrock walls		\$ -
	Taped and finished sheetrock ceilings		\$ -
	Gyp wall board ceilings		\$ -
	Metal stud framing	DC Drywall	\$ 119,458.00
	Forklift		\$ 7,500.00
	Scissor Lifts		\$ 7,650.00
	Drywall patching and misc repairs	DC Drywall	\$ 39,596.00
	Patching reveals in the lobby Sheetrock	DC Drywall	\$ 25,500.00
09 30 11	Tiling		\$ -
09 64 00	Tile Flooring	Floor Solutions	\$ 69,020.00
	Bathroom floor tile and misc tile repairs by lobby		\$ -
	Floor Prep for Tile		\$ 2,850.00
	Epoxy Grout		\$ 5,000.00
09 51 10	Acoustical Ceilings	DC Drywall	\$ 105,262.00
	Acoustical ceilings throughout		\$ -
09 60 01	Sealed concrete	Floor Solutions	\$ 9,953.01
09 65 00	Rubbe Base - transitions	Floor Solutions	\$ 4,269.00
09 68 00	Carpeting - Tandus carpet, walkoff, carpet on stairs	Floor Solutions	\$ 176,360.69
	Floor Prep allowance		\$ 25,434.00
09 72 00	Wallpaper		\$ -
09 81 00	FRP - Nothing Shown - Excluded	Nothing shown - Excluded	\$ -
09 91 00	Painting	Velazquez	\$ -
09 91 00	Exterior Painting (caulk and painter over EFIS)		\$ 54,800.00
09 91 00	Interior Painting		\$ 153,000.00
09 91 00	Finish of ceiling on Mezanine		\$ 9,500.00
09 97 00	Special finishes		\$ -
	Elevator rehab - walls and flooring	Allowance for both elevators	\$ 40,000.00
	Magnetic Board on lobby side of room 125	Allowance for Magnetic PLAM	\$ 8,200.00
DIVISION 10 - SPECIALTIES			
10 10 01	Information Specialties		\$ -
10 28 16	Bath Accessories		\$ -
	Bathroom Accessores	HW Cress	\$ 10,500.00
	Toilet partitions	HW Cress	\$ 21,930.00
	Bathroom Mirrors	Glass Co	\$ 6,255.00
10 28 19	Tub And Shower Doors		\$ -
10 30 01	Fireplaces And Stoves		\$ -
			\$ -
DIVISION 11 - EQUIPMENT			
11 00 00	Equipment		\$ -
11 00 00	Security Equipment		\$ -
			\$ -

PHASE	DESCRIPTION	SUB/SUPPLIER/NOTES	TOTAL BASE BID
23 00 02	Includes Backnet control	Diamond/Sunbelt	\$ 54,471.00
23 00 03	Framing for new roof curbs	Obrien - Allowance	\$ 20,400.00
23 01 00			\$ -
			\$ -
			\$ -
DIVISION 26 - ELECTRICAL			
			\$ -
26 00 10	Electrical		\$ -
26 00 10	Service upgrade	Inland	\$ 250,000.00
26 00 10	Mechanical services and upgrades		\$ 135,000.00
26 00 10	Expansion for meeting rooms, offices, bathrooms, and hallways		\$ -
26 00 10	Lighting		\$ 450,000.00
26 00 10	Exterior Lighting		\$ 85,000.00
26 00 10	Devices		\$ 245,000.00
26 00 10	DATA, SEC, CCTV		\$ 235,000.00
26 00 10	Relocate existing phone data during construction		\$ -
26 00 10	Temporary wiring to keep building in occupied state		\$ 75,000.00
26 00 10	Circuit identification		\$ -
			\$ -
26 30 10	Fire Alarm Systems		\$ -
26 00 10	Upgrade existing fire alarm		\$ 100,000.00
			\$ -
26 50 01	Lighting		\$ -
			\$ -
DIVISION 27 - COMMUNICATIONS			
			\$ -
27 00 01	Communications	In electrical	\$ -
DIVISION 28 - ELECTRONIC			
			\$ -
			\$ -
DIVISION 31 - EARTHWORK			
			\$ -
31 00 01	Earthwork		\$ -
31 00 01	Excavation, Fill, and Footing prep	Cleansweep	\$ 177,245.00
	Demo of all spoils from interior excavation	Cleansweep	\$ 22,450.00
	Remove concrete wall spoils from the interior	Cleansweep	\$ 20,150.00
			\$ -
31 40 01	Soil Amendments	Pacific Foundations	\$ 237,932.00
	Excavation prep and staging for soil amendments: includes 12" Rock base throughout and haul off of all Spoils	Cleansweep	\$ 59,500.00
			\$ -
DIVISION 32 - SITE WORK			
			\$ -
32 00 00	Erosion Control	Cleansweep	\$ 19,580.00
32 00 00	Waterway protection	Allowance	\$ 25,000.00
			\$ -
32 00 01	Off Site Exterior Improvements		\$ -
32 01 17	A.C. Patching	Cleansweep	\$ 13,210.00
			\$ -
32 10 01	Paving/Surfacing/Sitework		\$ -
	Site Concrete		\$ 118,460.00
	Sidewalks	RK	\$ -
	Curb and Gutter		\$ -
	Driveway approach		\$ -
	Curb and Gutter		\$ -
	Walkways		\$ -
	Stairs		\$ -
	Exterior benches		\$ -
	Concrete Paving		\$ -
	Mono Curb		\$ -
	Curb Wall		\$ -
	Concrete Sidewalk		\$ -
	Concrete Steps		\$ -
			\$ -
			\$ -
			\$ -
	Pedestrian Pavers	Sandy's	\$ 21,040.00
	Street Pavers	Sandy's	\$ 38,750.00
			\$ -
	Main entrance rehab post construction	Allowance	\$ 62,500.00
32 30 01	Site Improvements		\$ -

