



ALPHA TECHNICAL GROUP INC.

Consulting Engineers
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September 10, 2020

Attn: Connie Johnson, JBMI President
JBMI- Jantzen Beach Moorage Inc,
1881 N. Jantzen Ave
Portland OR 97217

Via email: cjohnson.jbmi@gmail.com

Re: “A” Row Project Status Report (PSR) Update

At your request, we are providing an updated project status report for the “A” row replacement project as follows:

Permit Status:

1. We received US Army Corps of Engineers Regulatory Permit Letter of permission (LOP) approval on 6/11/2019. The permit is valid for 5 years forward of this date, so no extensions needed.
2. We received the City of Portland “Building” permit on 3/13/20. The City normally notifies permit holder every 6 months if no progress is made on construction/ inspections/ etc. We usually just ask for an extension or do some minor work and then permit is valid for another 6 months. This process can usually be extended for about 3-5 years if extension is requested. We did request extension on the City “building” permit recently and will continue to do so that it remains in active status.
3. The City “Electrical” permit was submitted in July/August 2020 and is in plan review now (design by Hood McNees Engineers, Inc HMI). They have responded to some check sheet items but its still under review/ permit not approved at this point.

Construction Bids/ Review:

We requested construction bids from 7 “main dock” bidders so far and have received “main dock” bids from 2 bidders (AAC and Harbor Services). AAC included costs for turnkey project (include electrical/utilities), while Harbor Services did not include the electrical portion of work. We have requested “electrical only” bids from (5) bidders in order to better compare the “main dock” bids from AAC and Harbor Services. We have only received (1) “electrical only” bid so far (Myers Electric). Below is quick comparison of “main dock” bids:

	ACC	Harbor Services
Base Bid amount	\$695K	\$438K
Electrical bid included?	Yes, but does not include recent Hood McNees revisions to include u/g conduits & pad/etc. req' by PGE/City. (est'd adder =\$75K	No (est'd adder = \$276K per Myers Electric Bid). Does include u/g conduits & pad req' by PGE.
House move/relocate included	No (est'd adder = \$75K	yes
House elect reconnect included	No-cost pay by homeowner	No-cost pay by homeowner
Remove/ Disposal of old floats	No (est'd adder = \$75K)	yes
Total estd amount w/ adders	\$920K	\$714K

We would like to get at least one more “electrical only” bid. Note that Reds Electric Inc. had committed to providing a bid but cancelled last week. We will find at least one other bidder for this.

We hope this report meets your needs and look forward to discussing this memo when you are ready and hopefully can answer any questions you may have.

Sincerely,

John Deppa, P.E., S.E.
Principal Engineer

Cc: Diana Rider, JBMI Manager
Hood McNees Engineers