



## MARTIN BAR INDUSTRIAL CONCEPTUAL SITE PLAN

### REQUEST FOR QUOTES

**DUE: June 28, 2019 by 5 PM**

**Overview Scope of Work:** The Port of Woodland is seeking quotes for the preliminary investigation pertaining to potential marine terminal development of Martin Bar. The site is located along the Columbia River and accessible to the navigation channel. The scope of work will include market opportunity, potential development costs, environmental permit process for development and infrastructure assessment. Furthermore, the study shall include financial return on investment based on highest and best use, increased assessed value to the property and the Port District, employment opportunities, and meet the Port's commodity requirements. The purpose of the request for quotes is for budgetary and funding requests that the Port will use for the 2020 budget, work plan and funding resources.

**Overview of Property:** The Martin Bar properties are currently separated into two parcels referenced as Martin Bar North and South. The project will combine the parcels and the property in between to develop a conceptual development plan and general due diligence of the site for marine terminal operations.

In 2015, the Port hired IRR to complete an appraisal of the land value at Martin Bar estimated at that time \$3,780,000 for 66.43 acres of property zoned Heavy Manufacturing within the Cowlitz County zoning map. The zoning would allow for heavy industrial uses ranging from manufacturing, assembling and processing, raw material distribution and shipping. The site is not accessible to rail.

The site is 1.4 miles from the Woodland city limits. Interstate 5. Exit 22 is 2.4 miles from the property. There are currently no utilities to the site. It is along a two-lane county grade road. The property to the south is a recreational park for RVs and to the north a mitigation and pasture site.

The property parcel numbers are WB1502002, WB1503002 and WB1502003 (conditional purchase with Washington Department of Fish and Wildlife per agreement October 24, 1963). The South portion has been used as a dredge disposal site as part of the Columbia River Navigation Channel Project. The site is available for development pending removal from the US Corps of Engineers (USACE) and non-federal sponsor Port approval.

**Scope of Work:** The Port requires that the qualified proposals address several areas regarding the future industrial use of the site.

- A. Conceptual Site Evaluation for Marine Terminal- Phase 1
  - a. Land and Columbia River use evaluation and requirements
  - b. Transportation and infrastructure evaluation of current utilities and future infrastructure
  - c. Environmental considerations including potential mitigation needs
  - d. Regulatory considerations and requirements
- B. Market and Economic Analysis- Phase 2
  - a. Investigate the potential uses for the property based on the Port's Resolution 448 regarding acceptable commodities based on the land use, parcel size, regional market, and other economic considerations.
  - b. Analyze the conceptual site evaluation data to the potential client(s).
  - c. Determine potential return on investment based on investment in infrastructure and development for potential client(s) including lease assessment economic impact (positive and negative) to the development at Martin Bar.
  - d. Evaluation potential employment opportunities and impact to the Port District.
- C. Conceptual Development Layout- Phase 2
  - a. Develop a conceptual plan for marketing the property for marine terminal opportunities
  - b. Develop marketing plan for marine terminal opportunities including online and print materials.
- D. Due Diligence- Phase 3
  - a. Complete a phase 1 environmental assessment
  - b. Cultural Resource Investigation
  - c. Endangered Species Investigation
  - d. Public Access requirements
  - e. Preliminary Transportation Impact Analysis
  - f. Mitigation Impact requirements including mitigation

**QUOTE PROPOSALS MUST INCLUDE THE FOLLOWING INFORMATION:**

1. General timeline for each phase and tasks. Please include important decision points, public meetings, if applicable, in the approach to the project.
2. General consultant fees by task and subtask.
3. A breakdown of consultants, contractors and subcontractors (if any) on the project and include which task(s) the consultant/contractor will be completing.

**QUALIFICATIONS:**

1. Consultant team (including subconsultants) shall be qualified to study such projects specifically marine terminal operations, projects and planning.
2. Consultant is to attach a general description of approach to their bid along with 3 clients of reference, that have received similar services requested of Consultant.
3. Consultant is to attach to bid response a brief summary of qualifications or all consultants, contractors and/or subcontractors involved in the project.

**GENERAL INFORMATION AND SUBMISSION REQUIREMENTS:**

The Port anticipates that the project will be funded and awarded in 2020. Please confirm the ability to work on such a project within 2020 (given the firm's known upcoming projects). The Port will have a more comprehensive scope of work and request for qualifications for the top three bid proposals who will be invited to further submit a full response in late 2019.

Those firms interested shall submit their quote and proposal no later than **5 PM on June 28, 2019**. Interested firms shall limit their submissions to no more than 10 pages not including appendices which are limited to 50 pages. Any and all questions shall be submitted in email to Jennifer Wray-Keene, Port Executive Director, at [jkeene@portofwoodland.com](mailto:jkeene@portofwoodland.com) no later than June 21, 2019 by 5 PM. All general questions, clarification items, or changes will be posted to the Port of Woodland website by June 24, 2019 by 5 PM. The Port will not respond to any information after that date regarding this Request for Quotes. The Port will not accept any submission by anyone after June 28, 2019 of 5 PM.

Submissions shall be sent or dropped off to include a single (a) hard copy as well as Flash Drive to:

**Port of Woodland  
ATTN: Martin Bar Conceptual Site Plan  
1608 Guild Road  
Woodland, WA 98674**

All completed submissions must be in the Port office by June 28, 2019 at 5 PM. Post marked for mailed submissions on June 28, 2019 or before that do not get delivered to the Port by June 28, 2019 will not be considered to be submitted.