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MEMO

DATE: June 13, 2016
TO: Mayor and City Council
FROM: Spencer Nebel, City Manager
SUBJECT: Status Report for the two-week period ending Friday, June 10, 2016

HIGHLIGHTS OF ACTIVITIES:

Highlights of the following two weeks, includes the following:

- City Hall was closed Monday, May 30, 2016 in observation of Memorial Day.
- Participated in a regular meeting of the Emergency Management Committee. Our primary focus was related to the Cascadia Rising Event, which was a statewide emergency drill planning for a major subduction zone event.
- Barb James, Ron Murphy, and I met to discuss the next step for the Emergency Coordinator position for the City of Newport. Unfortunately, after interviews, our top candidate for this position backed out. The second candidate that we interviewed for this position did not appear to be a good fit to fill the work responsibilities we would expect of this particular position. The other top finalist that came out on top of the process did not interview, as he was one of the two candidates that had accepted other job offers prior to the interview process. We will be reviewing applications received from the earlier round since the top candidate were selected for their experience in emergency management. We may be better off finding someone that his less direct experience but has the skills to grow into that position. We are also going to reopen advertising for the position.
- Met with Derrick Tokos, Tim Gross, Jim Salisbury, and Barb James too take a look at options for better utilizing the space behind the Planning Department offices. Currently this is a combination storage/office space. We have discussed the pros and cons of installing permanent walls or dividers in the space. We reviewed the possibility of creating additional office space on the engineering side as an alternative as well. One thing that was clear is we have a lot of junk and unused equipment in the space. The next step will be to clear this out and then make a final decision on how we can best use this space.

- Participated in an hour long interview with Cheryl Harle on KCUP.
- Met with CM Hall, who is a resident of Newport, and teaches at West Oregon University, and Ineka Estabrook, who is Chapter Chair of PFLAG of the Oregon Central Coast. We met regarding concerns CM Hall had regarding a comment made by an officer at the police academy. The comment was an initiation of a discussion, during a break, on transgender bathrooms. The Police are currently reviewing this concern, and will report back to CM Hall after they have completed their review of the comment. The Representative of PFLAG offered to provide awareness training regarding transgender issues to the city. I indicated that I would invite PFLAG to a staff meeting to give a brief overview on issues facing transgender folks in this community. I did ask if there had been any reports of inappropriate treatment by the Police with the folks that PFLAG currently work with in the community. PFLAG indicated they have had no complaints from transgender students in any interactions with the Newport Police Department.
- Met with Mark Miranda to review various Police issues.
- Met with Rob Murphy to review various Fire issues.
- Met with Kathleen Palmer and Jim Salisbury regarding finalization of the amendments to the Safety Committee Bylaws. Also Kathleen Palmer gave me a bit of an overview of her time as chairperson of the Safety Committee. Kathleen has recently decided to pass the torch of chairing this committee to another staff member. One of the big issues that she indicates we need to address is the staff support for the Safety Committee. This is an item we are attempting to address as part of the realignment of positions serving my office, HR, and safety.
- Participated in the annual meeting of the Economic Development Alliance of Lincoln County.
- Met with Lance Vanderbeck and Barb James to discuss organizational issues at the airport.
- Participated in a weekly update with Richard Dutton on IT matters.
- Participated in a presentation on options for replacing the City Hall HVAC system. As you may recall from last year's Budget Committee, we had appropriated funds to replace the roof top HVAC units with similar roof top units. There were concerns expressed regarding the poor performance of those original units that were placed on City Hall at the time the building was converted over for use as City Hall. With the coastal climate, these units are subject to corrosive salt air. System West Engineers, Inc. gave four options to consider for replacing the HVAC system. The first option would replace them with similar roof top units, with these units being properly coated to be more resilient to salt air. The second option would be to place a single air handling unit in an enclosed penthouse mechanical room. The third option would be to replace the five roof top units with five new fan coils in the attic space. Please note that there is only room in the attic area for residential grade indoor units, and this would require some structural and duct modifications. Option Four would use new variable refrigerant flow fan coils providing heat and cooling for each space individually. This would eliminate the need for roof top units. The indoor fan coils would be connected to an outdoor heat pump condensing unit located on grade. This would minimize the amount of equipment that would be outside compared to the

existing system. Much of the existing duct work would be able to be utilized for this option. The presentation was attended by Tim Gross, Olaf Sweetman, and John Johnston. It was our consensus that the fourth option would really best meet the long term needs of City Hall. Furthermore, while construction costs are a little more than replacing the roof top units, this option is also the most efficient system from an energy use stand point, and would result in some long-term savings in heat and cooling cost in City Hall. I have enclosed a copy of the report for your review.

- Met with Chuck Forinash to review some options for swapping land to create future trail systems in the South Beach area.
- Lanny Schulze is retiring from the City of Newport with over 40 years of service. We wish him well in his retirement. With the retirement of Lanny, we have asked Dave White to supervise the water distribution crews on an acting basis. This change will give us an opportunity to evaluate organizational changes within Public Works to serve us in the long-term.
- Prepared agenda reports for the June 6 City Council meeting.
- Participated in a routine Department Head meeting. At the Department Head meeting, we discussed our monthly report format, and the departments that report and those that do not. We want to provide better, more consistent information for the City Council in the departmental reports. We should be including reports from the various Public Works operational divisions, as well as from Human Resources, and our City Recorder. Again, the reports do not need to be extensive, but highlighting the number of issues that have been going within these divisions/departments is important. We also want to begin providing a report to the Council on various changes in City personnel, and our seasonal part-time ranks, which is a regular revolving door. It probably would be beneficial for the Council to see any additions or terminations that occur in each month as well. Please let me know if you have any other thoughts or information that would be beneficial for you in the monthly reports.
- Randi Siller, in the Finance Department, has resigned her position with the City. She indicated that one of the reasons for her resigning was to be able to spend more time with her children.
- Met with the Mayor to review the agenda for the June 6 meeting.
- Participated in two Cascadia Rising drills during the course of the week. The first was on Tuesday, June 7 and it simulated a lower grade earthquake. Tuesday's drill focused on intercommunication between the various local units of government, and the county in addressing an earthquake scenario. We activated our city Emergency Operations Center in the Council Chambers. I declared a mock city emergency with the City Council meeting in mock emergency session to confirm that declaration. Overall, it was a good practice experience, we outlined various ideas and suggestions to improve our capability to respond to this type of emergency. I appreciate the Council for participating in this process. We have come a long way with our emergency planning, but we need to continue to make improvements to truly be prepared for a major type event.
- Derrick Tokos and I met to discuss a request from Central Lincoln PUD. This request is regarding the city waiving a requirement to post a bond or letter of credit for the public

improvements, which the PUD will be required to make, but does not want to construct until after the plat has been re-recorded. In reviewing this matter with Steve Rich and Derrick, it appears that our ordinances are very clear in that they do not provide for a waiver of this deposit for governmental entities when the work is accomplished after the plat is recorded. Derrick was going to communicate back that we do not have the authority to provide the requested relief to the PUD.

- Mike Murzynsky, Tim Gross, Kay Keady, Richelle Burns, and I met to begin a page by page review of various water and sewer codes and policies. We are going to meet on a regular basis to work our way through the existing policies. Our goal is to present a report back to the City Council on potential clean-up and modifications to those policies. We are also completing this process in preparation for a Utility Rate Study. It is my hope that we will be able to issue RFPs for the rate study before the end of this month. I am happy that we are finally able to move forward with these discussions and this effort.
- Met with Department Heads to begin discussions on identifying various values in our working relationships with each other, from several perspectives, including a supervisory standpoint, how we want to be treated within the organization, and the values that should govern our relationships with our citizens. This was a very free ranging discussion in which a number of important values were identified and listed on news print. After a discussion on these various values, individual department heads identified their priorities by using dots, with a number of key terms coming forward for values that are important in all these types of relationships. It is my intent to do the same exercise with the City Employee Committee to see what terms and words they come up with, and what they prioritize, as well. From these exercises, we will create a statement of values with expectations that all of us will use to govern our relationships with each other, citizens, individuals that report to supervisors and to the supervisors as well. It is my hope that we will create a document that is truly tailored to the employees of Newport, and that we utilize this document in our performance appraisals, and in reviewing interactions amongst all city employees and with the public at large.
- Met with Mike Murzynsky, Linda Brown, and Richard Dutton to review the status of paying for court citations online, utilizing credit cards. It appears that we are ready to initiate this effort. We are doing it on an internal basis to work out all the bugs at this particular point in time. After the trial period, we will publicly announce this new service and include information on paying by credit card on each ticket.
- Met with Mark Miranda regarding various issues with the Police Department.
- Met with Rob Murphy regarding the Fire Department.
- Steve Rich, Peggy Hawker, and I met with Mary Roehr and Marian Jackson from Charter Communications regarding the franchise. We think we have an agreement that may be ready for Council consideration. I plan to include it on a noon work session on June 20. After review by the Council, we could schedule the new franchise agreement for approval at the July 18 City Council meeting.
- Steve Rich, Barb James, Mark Miranda, Jason Malloy, and I met to review a personnel issue in the Police Department.

- Barb James, Peggy Hawker, Steve Rich, and I met to develop the framework for a new city administration manual. This manual would include all policies relating to the operation of the city, including policies approved by the City Council, City Manager, or departments. We will likely develop an overall resolution for the Council's consideration that will outline the process for policy approval. We are using the Municipal Code as an outline for where these policies will be organized in this manual. We will also be dictating a numbering system for the policies and the sections of each policy so they will all follow a specific format. Currently there is no central location for these policies, which may be scattered around the various departments. We do have a file in our office with a handful of administration policies that have been approved in the past. Once we develop the framework for this policy manual, we will convert existing policies into this new format. In addition, as we develop new policies they will be developed with a consistent numeric system.
- Laura Swanson, Peggy Hawker, and I met with the Sister City committee regarding the upcoming visit of the youth delegation from Mombetsu in August. We are considering a Special City Council meeting to receive the youth delegation. This meeting may be scheduled at noon on Friday, August 5. We would then have lunch for the student delegates in the Council Chambers following the special meeting, which would be an abbreviated version of what we did with the adult delegation in May. The committee members are lining up host families for ten students. In addition, five adults will accompany the students, two of which have requested home stays.
- Peggy Hawker and I met with Payne West to review the 2016-17 insurance renewals. The renewals are coming in at the level projected by Payne West earlier this year. These figures are what we used to develop the budget. We are taking a bigger hit on Worker's Compensation this year because of the claims that are in the "look back period", which they use to adjust our experience modification factor. Worker's Compensation is projected to be \$230,000 for the coming year, with an increase in our modification factor running from 1.16 to 1.40. Fortunately, our experience has been on the decline, and we will lose a big year for next year's calculated experience factor. In addition, Payne West is recommending that we up our Excess Cyber Liability to \$500,000. This would require an additional premium of about \$4,000. In addition, Payne West is suggesting that the city implement a \$10 million Liability Policy with \$10 million excess of \$10 million for a combined additional premium of \$17,500. We are reviewing those recommendations.
- On Friday afternoon, the staff manned an emergency operations center located in a tent at the fairgrounds. Mayor Roumagoux and Councilor Swanson participated in the entire exercise. In addition, Councilors Engler and Saelens checked-in on the city operation center. (Councilor Saelens also participated in the county activities in his role with Lincoln County). Overall this was a good exercise to participate in for both the city and the county. Based on our experience, we may want to formalize our relationship with the county in the event we have to operate outside of our buildings to operate our centers together. This certainly improved our ability to communicate with each other during the exercise by throwing in some authenticity with 30 mile-an-hour southerly winds, and periodic rain showers. This gave us a more realistic view of some of the challenges and hardships operating out of a tent could present. I think this past week's experiences will

definitely help us make certain adjustments to our operation plans in preparation for a real event at some point in the future.

Upcoming Events:

- On Monday, June 20, we are anticipating having a bit longer noon work session that will be covering a number of topics including annexation, the Charter Franchise, and consideration of League of Oregon Cities legislative priorities. We will have a rather full slate of events on Monday night, with a 6 PM Urban Renewal meeting to approve the budget, followed by the City Council meeting, in which the budget will be approved. Both approvals will follow public hearings with the City Council meeting immediately following the Urban Renewal meeting. Please remember that the next City Council meeting will not be held until July 18. Furthermore, the City Council has excused my attendance from this meeting, so I can participate as a delegate for the City of Newport in the Sister City exchange.
- I will be taking vacation time from June 27 through July 7 to head back to Michigan for a week or so. There will be no Council meeting on the first Monday of July.
- City Hall will be closed on Monday, July 4 in observation of Independence Day.
- There will only be one Council meeting in July, and that will occur on Monday, July 18, which the Council has excused by attendance.
- Angela and I are planning to participate in the 50th Anniversary visit to Mombetsu. We are scheduled to leave on Thursday, July 14 and return on Monday, July 25. As in the case with all adult ambassadors from Newport who are participating in the Sister City visits, we are personally responsible for our own travel expenses. This will be a great experience!
- City Hall will be closed on Monday, September 5 to celebrate Labor Day. The City Council meeting is scheduled for Tuesday, September 6 due to the holiday.
- The League of Oregon Cities Annual Conference will be held at the Salem Convention Center on September 29 through October 1st, 2016 (Please let Peggy know if you plan to attend, so that we will have the opportunity to book rooms and have an appropriate count for that convention).
- November 8, 2016, is election day for the Mayor, and Council positions for City government, as well as for State and Federal officials.

Attachments:

- ❖ Attached is report from Systems West Engineering, Inc. regarding options for replacing HVAC in City Hall.
- ❖ Attached is the final report from the Oregon Museum of Science and Industries on the finalization of work on Camp Gray in order to receive the final payment from the City of Newport from the tourism facility grant. OMSI has certainly made a visible difference on the community with groups of kids learning about natural sciences at various locations from Safe Haven Hill to the tidal areas by the Hatfield Marine Science Center. This was definitely an appropriate investment by the City Council to help facilitate this important facility.
- ❖ Attached is an article about the “Silver Tsunami” arriving in government. Local government officials across the country are retiring at a much faster rate than five years

ago. This has been projected in part with the “baby boomer” generation, and a number of folks delaying retirements during the economic downturn during the great recession. This certainly explains some of the challenges that local government is having in recruiting employees.

- ❖ Attached is a thank you card from Dennis Dotson for the proclamation that was provided by the Mayor and City Council honoring his service as Sheriff of Lincoln County and given upon his retirement.
- ❖ Attached is a letter from Senator Wyden, recognizing Newport’s recognition as a “Tree City USA” by the National Arbor Day Foundation.
- ❖ Attached is a thank you letter from the Newport Marathon for the running of this year’s event.
- ❖ Attached is summary of a phone conversation with Cindy Breves by a concerned senior citizen regarding the housing issues on the coast, particularly in Newport.

Hope everyone has a great week.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Spencer R. Nebel".

Spencer R. Nebel, City Manager

NEWPORT CITY HALL HVAC REPLACEMENT EVALUATION



SYSTEMS WEST ENGINEERS, INC.

1. INTRODUCTION

In 2001 Newport City Hall upgraded the heating and cooling system with five rooftop units (RTUs). The RTUs are in poor condition, primarily due to extensive corrosion caused by salt air that is prevalent in coastal environments. The City of Newport retained Systems West Engineers to review current conditions, identify multiple design options, and recommend an upgrade approach that will give the City of Newport long lasting equipment to provide comfort and low maintenance requirements.

The project includes site meetings with operations staff, visual inspection of the equipment, and review of available drawings. Field testing of existing equipment performance was not included.

2. EXISTING CONDITIONS

Air Distribution System – Rooftop Units

The existing building includes the basement and first floor which are generally comprised of office space. All spaces are served by packaged cooling and gas heating rooftop units. Rooftop unit AHU-1 serves the basement; AHU-2 through AHU-5 serve the first floor.

The rooftop units are packaged rooftop air conditioners manufactured by AAOON with direct-expansion cooling and gas heat. The units have supply fans equipped to modulate airflow. Cool air is supplied through ducts to terminal units in the ceiling space of each zone. Return air from the zone is ducted back to the associated rooftop unit. Rooftop units have economizer capability allowing the use of outside air for cooling. Exhaust fans located within the unit exhaust air to the outdoors when the associated air handling unit is operating in an economizer mode or to maintain minimum ventilation required by Code.

Notable Conditions

- The salt air has caused the units to deteriorate, some to the point of complete failure. The units appear to have been selected without special coatings or other design considerations for the application of a coastal environment. Maintenance staff report noticeable unit deterioration starting roughly in 2010. According to ASHRAE, the expected service life for rooftop air conditioners is approximately 15 years. At approximately 15 years old, the rooftop units are at the end of their life expectancy. Unit life expectancy is commonly defined as the length of time that equipment provides reliable service with a normal maintenance effort. A unit can operate beyond the expected life. Increasing the amount of maintenance and repair will be required to achieve more reliable service.
- Figures 1, 2 and 3 include pictures taken on Systems West's May 26, 2016 site visit and show the unit deterioration.



Figure 1



Figure 2

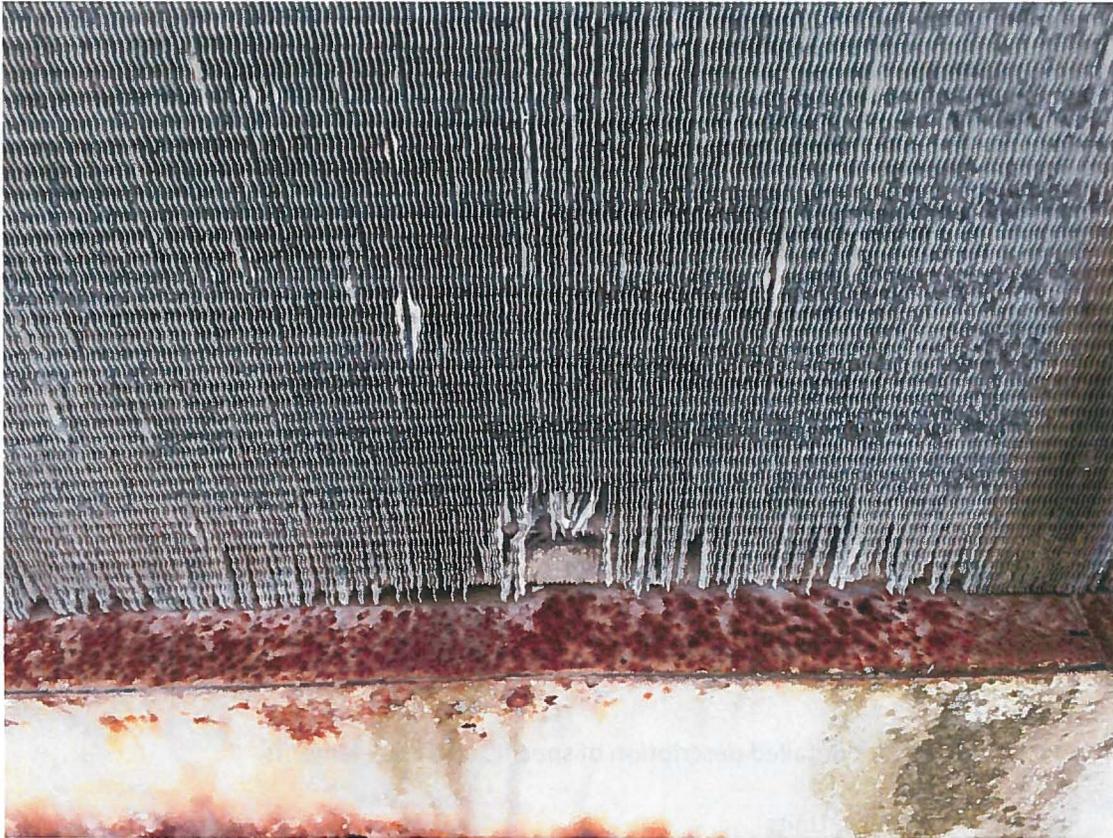


Figure 3

Air Distribution System – Terminal Units

Primary air from the rooftop units is supplied to each zone in the building through terminal units. The terminal units serving each zone have Enviro-Tec single duct electric reheat coils. Each terminal unit contains a heating coil, automatic damper, and air monitoring station. The terminal units are used to modulate airflow to the space. During heating mode, the terminal units modulate airflow and heating coils while maintaining code-required ventilation air. During cooling mode, the packaged rooftop units supply cooled air to the terminal units. If spaces are overcooled, the terminal units modulate airflow and reheat the air as required.

Notable Conditions

- According to ASHRAE, the expected service life for a variable air volume (VAV) terminal unit is approximately 20 years. Electric coils have an expected service life of 15 years.
- Visual inspection of the terminal units show no sufficient deterioration and the units appear to be in working condition. Maintenance staff noted they appear to be functioning as intended.

Building Automation Systems

The packaged rooftop units and terminal units are controlled by a Trane Tracer control system. Maintenance staff reports the Trane Tracer software was originally a demo package and was never upgraded. Trane no longer supports the demo package and it is now obsolete.

3. POTENTIAL UPGRADES

Four upgrade options were considered. The first option includes replacing the five packaged rooftop units with similar units. The second option includes placing one large air handling unit on the roof and a condensing unit on the roof or on grade. This option would include an extended roof, creating a new mechanical space to enclose the new equipment. The third option is to place new fan coils inside the attic that would replace the current rooftop units and will include a condensing unit on the roof or on grade. The fourth and final option is to replace the existing terminal units with new Variable Refrigerant Flow (VRF) fan coils and remove the existing rooftop units and existing terminal units. This option also includes a condensing unit on the roof or on grade.

Option 1: Rooftop Air Handling Unit Replacement

The five existing rooftop air handling units can be directly replaced with five new rooftop units, reusing the existing roof curbs. Supply and return ductwork will be unaffected. Supply terminal units will be reused for the base scope as they appear to still be in working condition. Additional scope is included to replace the terminal units due to the terminal units being at the end of their expected service life, and expected maintenance will increase.

Following is a more detailed description of specific upgrade elements.

Rooftop Air Handling Units

Each RTU will include a supply fan, exhaust fan, mixed air section, gas heating, direct expansion cooling coil and filters. Each RTU will be coated for coastal applications and will include the exterior of the units, as well as the interior of the units including the condenser coils and evaporator coils. The new rooftop units will match the capacity and airflow of the existing units and will have a similar physical size and footprint, but will require a manufacturer-supplied curb adapter to allow for slight size differences. Two different manufacturer units were considered for estimating purposes. Daikin unit selections are provided in Appendix A. AAON unit selections are provided in Appendix B.

Terminal Units

Terminal units under Option 1 will remain as they appear to be functioning properly. However, due to the expected maintenance life of the electric heating coils at 15 years and the terminal units expected life approaching, we have included the additional scope to replace the terminal units under this option.

Additional Scope Description: The existing terminal units will be replaced with new equipment of similar general configuration. New units will incorporate a butterfly damper and electric actuator for air volume control.

Heating and cooling load calculations will be performed for the existing building layout and HVAC zones. Terminal units will be replaced with unit size and capacity based on calculation results.

Preparation of load calculations and design of system corrections will occur during subsequent design. For the purpose of the estimate, a one to one replacement of existing equipment will be used for the terminal units.

Controls

A new building automation system will be installed to control terminal units and rooftop units and provide remote monitoring and control. Control panels can be installed and new terminal units connected (under additional scope) as equipment is being replaced.

Work will include monitoring/alarming of the following points:

- Rooftop Units RTU-1 thru RTU-5
 - Return Air Temperature (Actual)
 - Mixed Air Temperature (Actual)
 - Discharge Air Temperature (Actual, Setpoint, Alarm)
 - CT & RIB (Start/Stop, Status)
- Terminal Units (Additional Scope)
 - Discharge Air Temperature (Actual, Alarm)
 - Space Temperature Sensor (Actual, Setpoint)

Electrical

Electrical work will include disconnecting existing rooftop units and reconnecting the five new units.

Structural

Rooftop units and terminal units will be replaced with new units with similar weights. No structural work is expected.

Advantages/Disadvantages

- Shorter construction period
- Shorter design period
- Quickest completion date
- Reasonable construction costs
- Lower design cost
- Lower energy efficiency
- Higher operating cost

Estimated Construction Cost

Estimated construction cost for Option 1 is \$302,000. The estimated construction cost that includes the additional scope of the new terminal units is \$374,000.

Option 2: Single Air Handling Unit / New Penthouse Mechanical Room

The existing five rooftop units can be replaced with a single air handling unit installed in a newly constructed penthouse mechanical room. Capacity and airflow from RTU-1 through RTU-5 will be met by the new custom air handling unit. The penthouse mechanical room will be constructed by extending the roof up along the plane of the west roof to create an internal space over much of the existing roof area. Generally, the work would include:

- New air handling unit
- Condensing unit
- General construction required to create enclosed penthouse mechanical room space
- Structural upgrades
- New terminal units could be included and will be the same as mentioned in the additional scope under Option 1.

A new condensing unit will be located on the roof or on grade. The roof will be extended to match the existing roof slope to create a new mechanical space. The new mechanical space will hide the equipment from sight and protect the equipment from the coastal weather for a longer life span.

The higher estimated cost of this option causes Option 2 to be an unfeasible design option. An air handling unit sized to meet the load requirements will cost approximately \$310,000. The roof will likely need structural modifications to hold the weight of the unit which adds approximately \$100,000 to the project cost. To extend the roof structure adds an additional \$125,000. The total cost of Option 2 compared to Options 1 and 4 make Option 2 an unfeasible design option.

Estimated Construction Cost

Estimated construction cost is \$800,000.

Option 3: New Indoor Fan Coils

Five new fan coils will replace the existing rooftop units and be placed in the attic space to remove them from outdoor weather conditions. There appears to be space to place residential grade indoor units, but some structural and duct modifications will be required to place the units in the attic space. Use of residential grade equipment for a government/office application is not recommended. This design approach will provide the lowest quality compared to the other design approaches. After discussions with City Hall staff, this design option will not meet the requirements set of highest quality per dollar. Options 1 and 4 will provide solutions that will outperform new indoor fan coils. For this reason, Option 3 is an unfeasible design option.

Option 4: New Variable Refrigerant Flow Fan Coils

Existing terminal units will be replaced with new Variable Refrigerant Flow (VRF) fan coils. The new fan coils will provide heating and cooling for each space individually, eliminating the need for rooftop units. Indoor fan coils are connected to an outdoor heat pump condensing unit located on the roof or on grade with refrigerant piping. The outdoor condensing unit will be coated to provide protection from the salt air.

Following is a more detailed description of specific upgrade elements.

VFR Fan Coils

VRF systems circulate refrigerant to heat or cool recirculated air within the zones. Refrigerant liquid and gas lines are piped directly to and from each separate fan coil unit. Because the refrigerant flow is variable, fan coil units are able to adjust the heating and cooling output of individual fan coil units to space requirements. This method provides comfort control to individual spaces and avoids on-off cycling associated with many direct expansion air conditioning devices. Five small dedicated outside air units having a heat recovery device will be located in the attic space and provide code-required ventilation air to occupied spaces. Duct modification will be required to connect return ductwork to each individual fan coil. Zoning will remain the same and each zone will continue to have its own thermostat. In addition, most equipment is located indoors, allowing for easy access, maintenance and protection from the coastal environment. A system diagram and equipment product data is included in Appendix C.

Ductwork Upgrades

A significant amount of the supply and return ductwork can remain. Return ductwork from each zone will be ducted individually back to each VRF fan coil. See Figure 4 below for an example of the modifications required per zone.

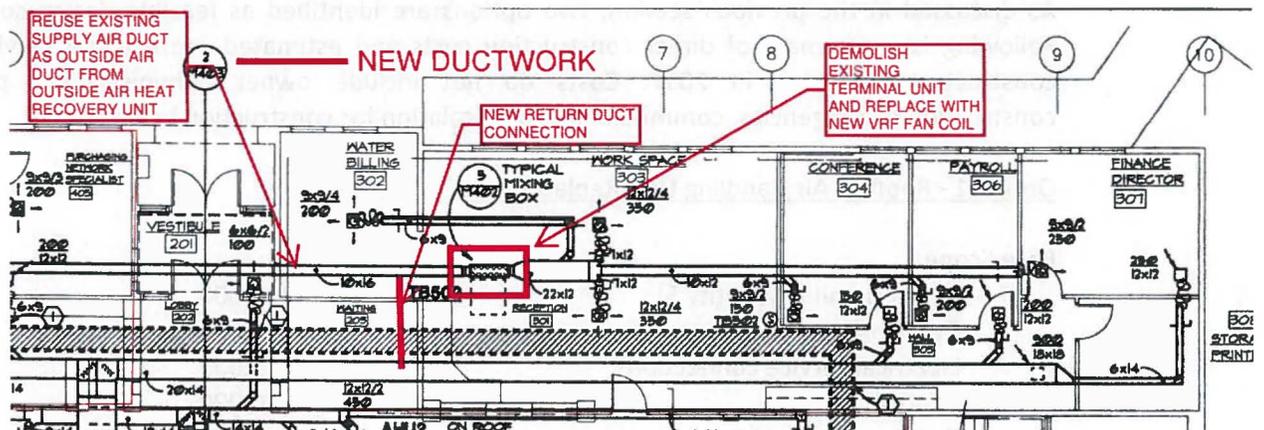


Figure 4

Controls

Controls will be provided by the manufacturer and are included in the equipment cost. Thermostats will have individual setpoint control and a central controller will be installed for monitoring and temperature range setpoints.

Electrical

Work includes demolishing electrical connections to the existing packaged rooftop units. Power will be rewired to individual fan coils. Existing panels have capacity for the new equipment.

Structural

Under this scenario, new equipment will be similar in size and weight to the existing terminal units and will be placed in the same location. As a result, no significant structural cost is anticipated.

Advantages/Disadvantages

- Heat pump heating with internal heat recovery is more efficient.
- Lowest operating cost
- Reasonable construction costs
- Integrated control system
- Higher design cost
- Longer construction period

Estimated Construction Cost

Estimated construction cost is \$330,000.

4. Estimated Implementation Costs

As discussed in the previous section, two options are identified as feasible design solutions. Following is a summary of direct construction costs and estimated professional services for construction occurring in 2017. Costs do not include owner administration, permits, construction contingencies, commissioning, or escalation for construction beyond 2017.

Option 1 - Rooftop Air Handling Unit Replacement

Base Scope

Rooftop units (quantity 5)	\$215,000
Ductwork modifications	5,000
Electrical service connections	5,000
Controls	20,000
Crane	<u>4,000</u>
Subtotal w/ OH&P	\$249,000

General Conditions 10%	25,000
Contingency 10%	<u>28,000</u>
Total Direct Construction	\$302,000

Design Fees	<u>28,000</u>
Design and Construction	\$330,000

Additional Scope

Construction Cost	72,000
Design Fees	<u>34,000</u>
Total	\$408,000

Option 4 – New Variable Refrigerant Flow Fan Coils

VRF system	\$132,000
Refrigerant piping	34,000
Outside air unit	18,000
Ductwork demolition	10,000
Ductwork upgrades	20,000
Electrical service demolition	8,000
Electrical service connections	<u>50,000</u>
Subtotal w/ OH&P	\$272,000
General Conditions 10%	28,000
Contingency 10%	<u>30,000</u>
Total Direct Construction	\$330,000
Design Fees	<u>42,000</u>
Design and Construction	\$372,000

5. Recommendation

Systems West Engineers believes both Option 1 and Option 4 will provide a high quality end product to serve the Newport City Hall. Option 4 is recommended due to the highest energy efficiency, low construction and design costs, and will provide an integrated controls system.

Section 1: Introduction

1.1	1.1.1	1.1.1.1
1.2	1.2.1	1.2.1.1
1.3	1.3.1	1.3.1.1
1.4	1.4.1	1.4.1.1
1.5	1.5.1	1.5.1.1
1.6	1.6.1	1.6.1.1
1.7	1.7.1	1.7.1.1
1.8	1.8.1	1.8.1.1
1.9	1.9.1	1.9.1.1
1.10	1.10.1	1.10.1.1
1.11	1.11.1	1.11.1.1
1.12	1.12.1	1.12.1.1
1.13	1.13.1	1.13.1.1
1.14	1.14.1	1.14.1.1
1.15	1.15.1	1.15.1.1
1.16	1.16.1	1.16.1.1
1.17	1.17.1	1.17.1.1
1.18	1.18.1	1.18.1.1
1.19	1.19.1	1.19.1.1
1.20	1.20.1	1.20.1.1
1.21	1.21.1	1.21.1.1
1.22	1.22.1	1.22.1.1
1.23	1.23.1	1.23.1.1
1.24	1.24.1	1.24.1.1
1.25	1.25.1	1.25.1.1
1.26	1.26.1	1.26.1.1
1.27	1.27.1	1.27.1.1
1.28	1.28.1	1.28.1.1
1.29	1.29.1	1.29.1.1
1.30	1.30.1	1.30.1.1
1.31	1.31.1	1.31.1.1
1.32	1.32.1	1.32.1.1
1.33	1.33.1	1.33.1.1
1.34	1.34.1	1.34.1.1
1.35	1.35.1	1.35.1.1
1.36	1.36.1	1.36.1.1
1.37	1.37.1	1.37.1.1
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1.39	1.39.1	1.39.1.1
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1.91	1.91.1	1.91.1.1
1.92	1.92.1	1.92.1.1
1.93	1.93.1	1.93.1.1
1.94	1.94.1	1.94.1.1
1.95	1.95.1	1.95.1.1
1.96	1.96.1	1.96.1.1
1.97	1.97.1	1.97.1.1
1.98	1.98.1	1.98.1.1
1.99	1.99.1	1.99.1.1
1.100	1.100.1	1.100.1.1

Section 2: Conclusion

The report provides a comprehensive overview of the project's progress and challenges. It highlights the key findings and the impact of the work done during the two-week period. The data presented in the tables and charts clearly demonstrates the effectiveness of the strategies implemented. The team's dedication and hard work have resulted in significant achievements, and the project is well-positioned for continued success. The findings from this period will be used to inform future planning and to ensure that the project remains on track and meets its objectives.



CAPITAL CAMPAIGN
CO-CHAIRS

Tony Arnerich

Christopher Hall

CAPITAL CAMPAIGN
CABINET

Greg Chaillé

Kimberly Cooper

Al Glowasky

Trond Ingvaldsen

Claris Poppert

Nancy Stueber

Julie Vigeland

Don Vollum

Janet Webster

Walter Weyler

Rick Wollenberg

CAPITAL CAMPAIGN
TEAM

Gary Maffei
*Capital Campaign
Director*

May 19, 2016

Peggy Hawker
City of Newport
169 SW Coast Highway
Newport, OR 97365

Dear Peggy,

Thank you again for the Tourism Grant awarded to the Oregon Museum of Science and Industry (OMSI) by the City of Newport for the OMSI Coastal Discovery Center at Camp Gray. We are pleased to report that the project was completed on time and on budget. School groups from all over the region are already enjoying immersive, hands-on science experiences at camps booked through the spring. We greatly appreciate the City of Newport's generous support.

Per the grant agreement, OMSI has satisfied the condition necessary to receive the final payment of \$15,000 from the City. Enclosed is a copy of the Residential Certificate of Occupancy for each building at Camp Gray that we received from the City. We respectfully request the final payment of \$15,000 be sent to:

OMSI
Unit 12 PO Box 4145
Portland, OR 97208-4145

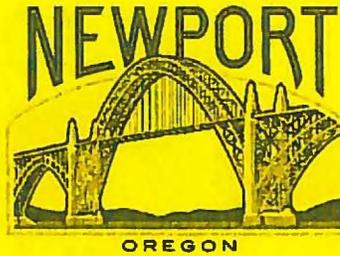
Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia Brooke".

Patricia Brooke
Director, institutional Giving
pbrooke@omsi.edu
503-797-4573

PS: I've enclosed some great pictures from our Grand opening. We are so glad to be a part of Newport's community!

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>

RESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 A SW Abalone St

Placement Permit No.: 13502 Contractor: Walsh Construction License No.: 11398

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): OMSI
Mailing Address: 1945 SE Water Ave City: Portland State: OR Zip: 97201

Owner of Structure (if other than structural permit holder): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: New Group Cabin
 New Duplex
 New Townhouse

This permit was issued and the residence was inspected based on the 2014 Edition of the Oregon Residential Specialty Code.

Special Conditions affecting the approval of this certificate

- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site.

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 19th day of January, 2016

By: 
Joseph Lease
Building Official

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>

RESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 B SW Abalone St

Placement Permit No.: 13508 Contractor: Walsh Construction License No.: 11398

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): OMSI

Mailing Address: 1945 SE Water Ave City: Portland State: OR Zip: 97201

Owner of Structure (if other than structural permit holder): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: New Group Cabin
 New Duplex
 New Townhouse

This permit was issued and the residence was inspected based on the 2014 Edition of the Oregon Residential Specialty Code.

Special Conditions affecting the approval of this certificate

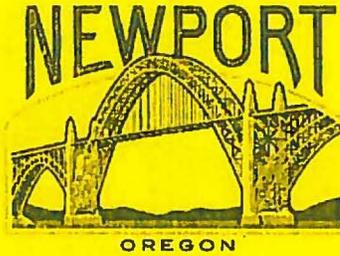
- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site.

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 19th day of January, 2016

By: 
Joseph Lease
Building Official

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>

RESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 C SW Abalone St

Placement Permit No.: 13503 Contractor: Walsh Construction License No.: 11398

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): OMSI
Mailing Address: 1945 SE Water Ave City: Portland State: OR Zip: 97201

Owner of Structure (if other than structural permit holder): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: New Group Cabin
 New Duplex
 New Townhouse

This permit was issued and the residence was inspected based on the 2014 Edition of the Oregon Residential Specialty Code.

Special Conditions affecting the approval of this certificate

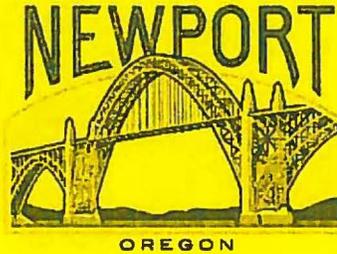
- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site.

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 19th day of January, 2016

By: 
Joseph Lease
Building Official

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
http://newportoregon.gov

TEMPORARY
NONRESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 SW Abalone St

Structural Permit No.: 13501 Contractor: Walsh Construction License No.: 11398

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): Oregon Museum of Science & Industry

Mailing Address: 1945 SE Water Ave City: Portland State: OR Zip: 97214

Owner of Structure (if other than structural permit holder): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: TEMPORARY OCCUPANCY of Dining Hall/Administration Bldg. (Occupancy Group A-2/B)

This permit was issued and the structure was inspected based on the 2014 Edition of the Oregon Specialty Code.

Special Conditions affecting the approval of this certificate

- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site:
 - 1) International symbol of accessibility signs
 - 2) Verification of emergency lighting
 - 3) Remove "van accessible" sign on non-van-accessible space
 - 4) Health Department approval required

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 28 day of January, 2016

By: Joseph Mease
Joseph Mease
Building Official

Expires: Feb. 28, 2016

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>

NONRESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 D SW Abalone St

Structural Permit No.: 547 Contractor: Pacific Mobile License No.: 50832

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): Oregon Museum of Science & Industry

Mailing Address: 3400 SW Abalone City: South Beach State: OR Zip: 97366

Owner of Structure (if other than structural permit holder): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: Placement of Modular Classroom Building (Occupancy Group E)

This permit was issued and the structure was inspected based on the 2010 Edition of the OMDISC.

Special Conditions affecting the approval of this certificate

- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site.

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 8th day of JANUARY, 2016

By: 
Joseph Lease
Building Official

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>

NONRESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 E SW Abalone St

Structural Permit No.: 548 & 549 Contractor: Pacific Mobile License No.: 50832

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): Oregon Museum of Science & Industry

Mailing Address: 3400 SW Abalone City: South Beach State: OR Zip: 97366

Owner of Structure (if other than structural permit holder): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: Placement of Two Modular Staff Housing Units (Occupancy Group R-2)

This permit was issued and the structure was inspected based on the 2010 Edition of the OMDISC.

Special Conditions affecting the approval of this certificate

- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site.

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 8th day of JANUARY, 2016

By: *Joseph Lease*
Joseph Lease
Building Official

CITY OF NEWPORT
169 SW COAST HWY
NEWPORT, OREGON 97365



Community Development
Department
phone: 541.574.0629
fax: 541.574.0644
<http://newportoregon.gov>

NONRESIDENTIAL CERTIFICATE OF OCCUPANCY

Project Street Address: 3400 SW Abalone St

Structural Permit No.: 13501 Contractor: Walsh Construction License No.: 11398

Mechanical Permit No.: _____ Contractor: _____ License No.: _____

Plumbing Permit No.: P15-2575 Contractor: Radar Plumbing License No.: 165203

Electrical Permit No.: E15-8818 Contractor: M E Electric License No.: 77014

Structural Permit Holder (or Owner): Oregon Museum of Science & Industry
Mailing Address: 1945 SE Water Ave City: Portland State: OR Zip: 97214

Owner of Structure (if other than structural permit holder): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

Description of Project: Dining Hall/Administration Bldg. (Occupancy Group A-2/B)

This permit was issued and the structure was inspected based on the 2014 Edition of the Oregon Specialty Code.

Special Conditions affecting the approval of this certificate

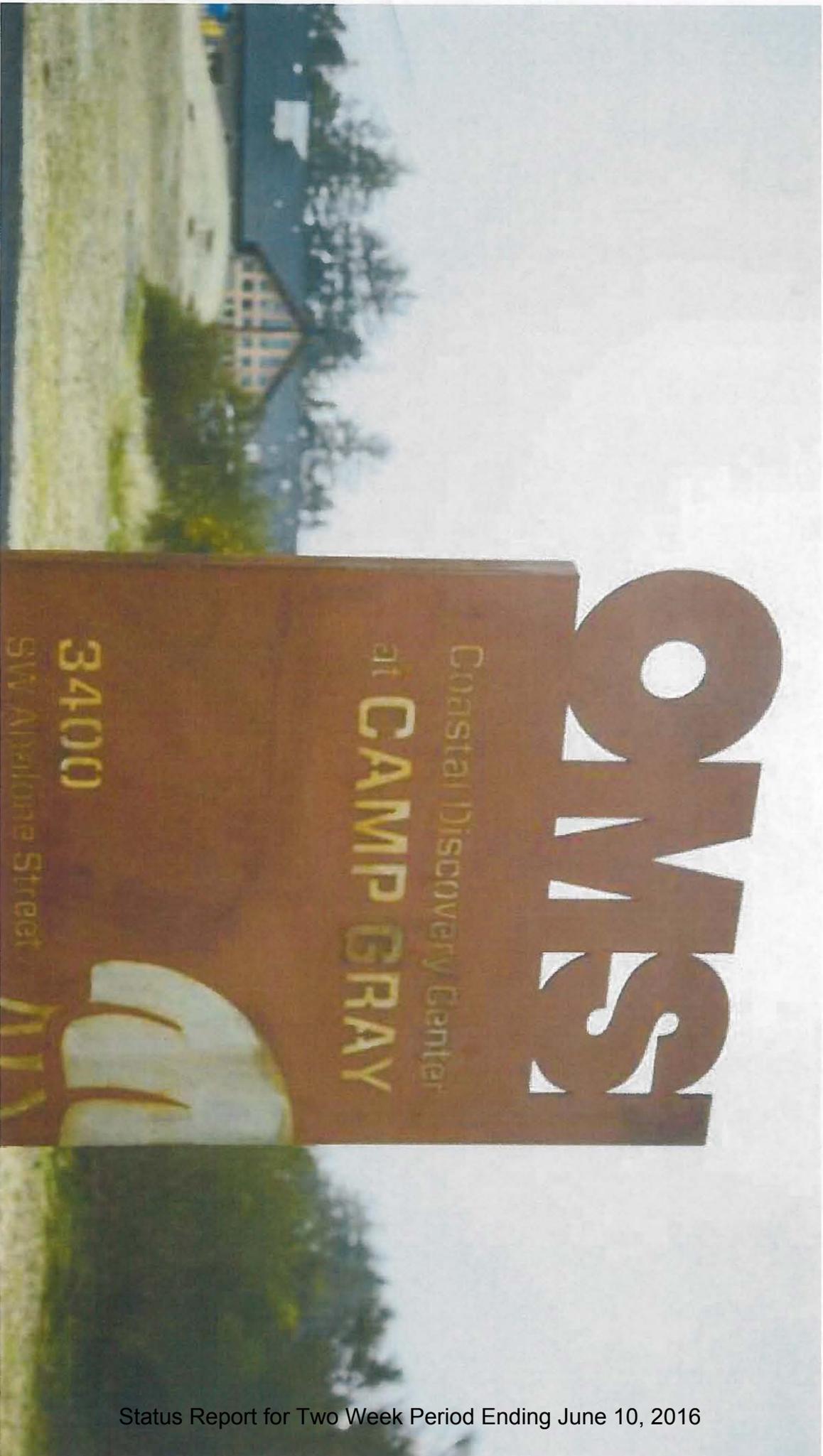
- Structures at this site are located in a Wildfire Hazard Zone requiring rated roof coverings.
- Structure is located in a Flood Zone requiring elevation of the building and equipment.
- Home contains an Automatic Fire Sprinkler System that is required to be maintained.
- Other required conditions applying to this site:

This structure has been inspected and complies with the applicable codes, regulations, and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Signed this 25th day of February, 2016

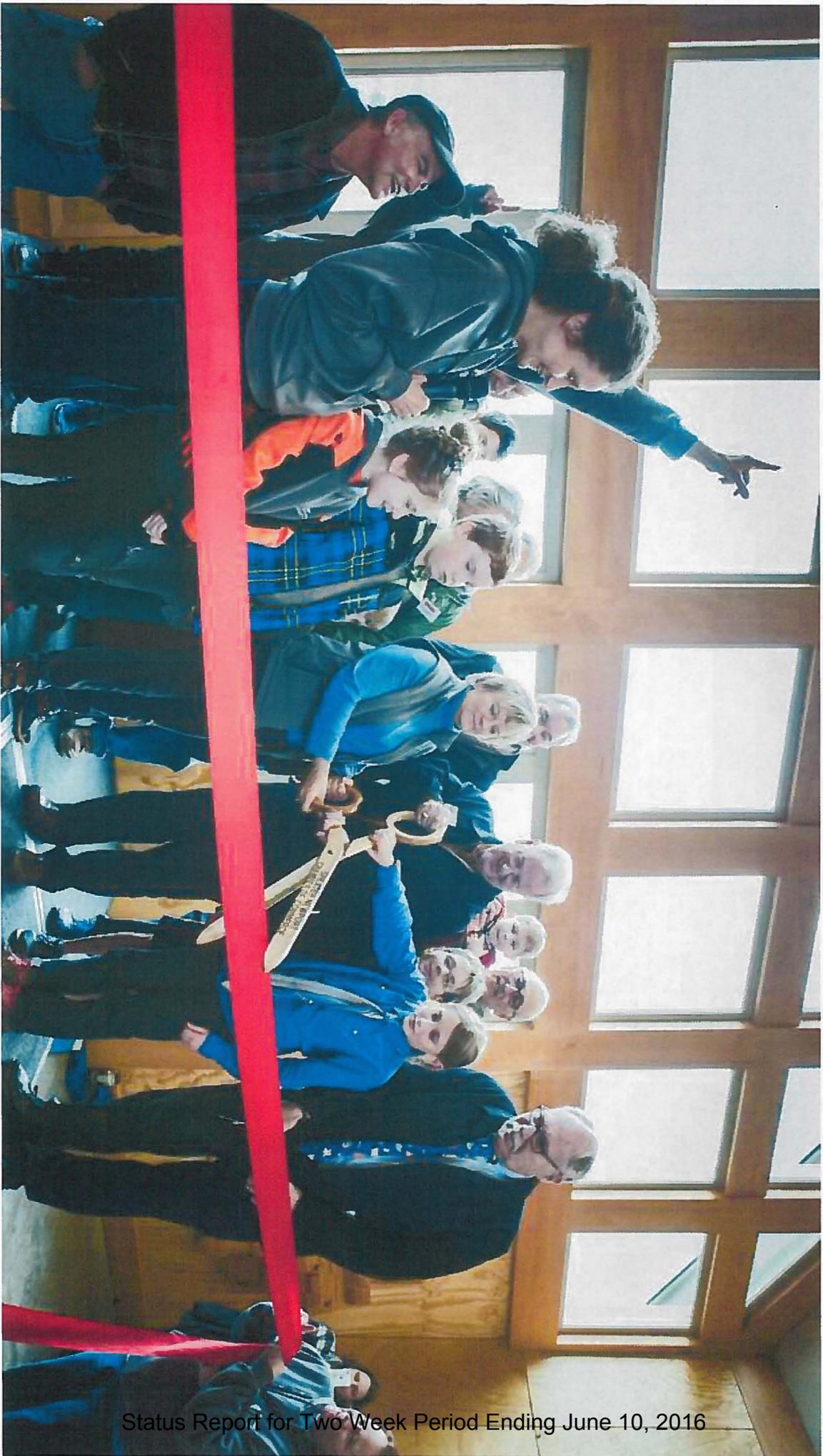
By: 
Joseph Lease
Building Official







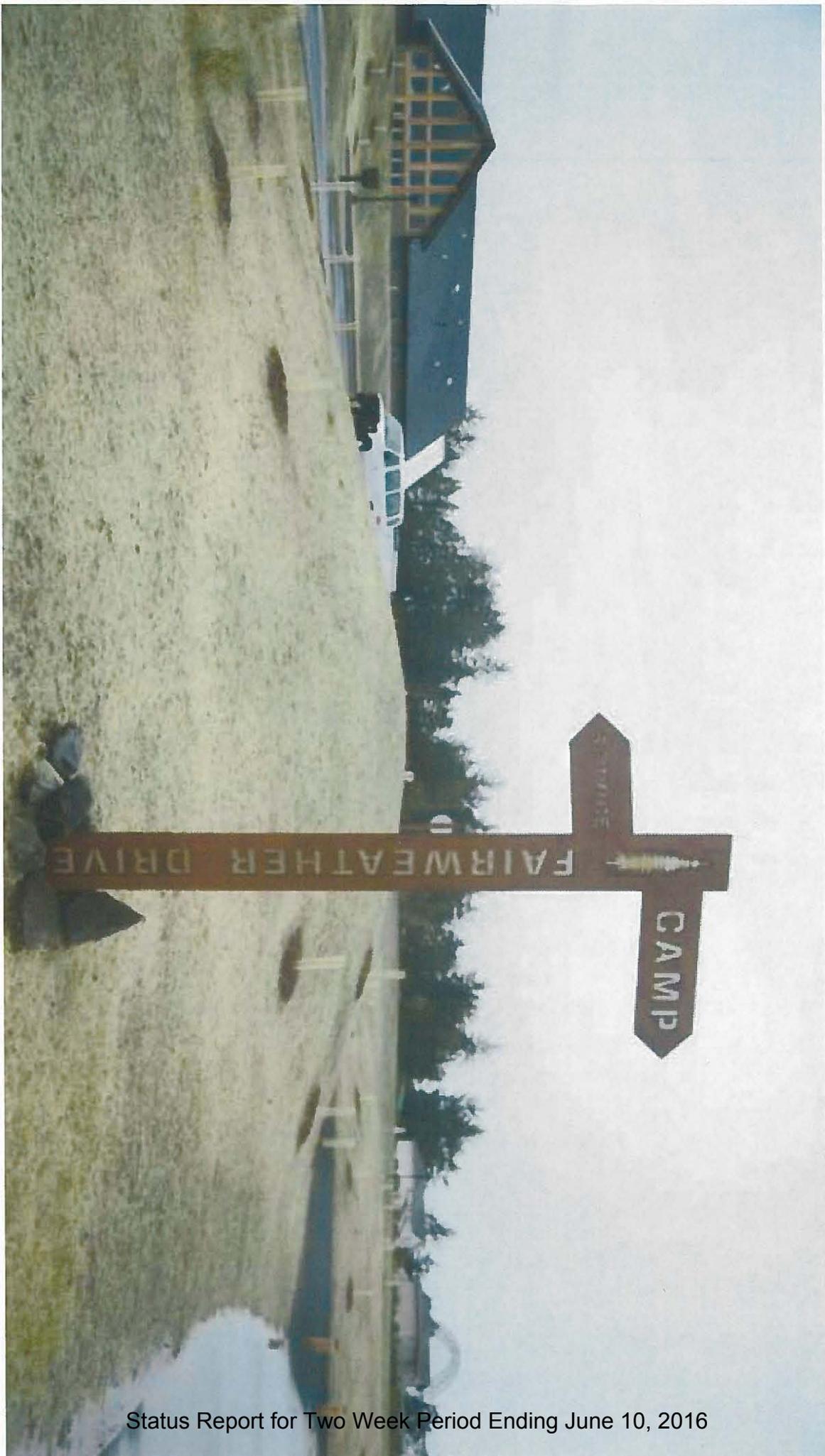


































The 'Silver Tsunami' Has Arrived in Government

BY: Mike Maciag | May 31, 2016

For years, there have been warnings about the forthcoming retirements of a large segment of the public sector's most experienced workers. Now, it appears those retirements may be accelerating across many state and local governments.

A new Center for State and Local Government Excellence survey indicates that governments are experiencing an uptick in retirements. More than half -- 54 percent -- of surveyed governments reported an increase in retirements last year from 2014, while just 10 percent reported a decrease.

"The looming talent crisis that we've been talking about for years is right on our doorstep," said Elizabeth Kellar, the center's president.

Older workers in all sectors pushed back their retirement in the years following the Great Recession. In the center's 2012 survey, about 46 percent of human resources representatives reported workers were postponing their retirements. That figure has declined each year since, with only 21 percent reporting retirement postponements in the latest survey.

Baby boomers at or near retirement age make up a large share of senior-level managers in many agencies. Compared to the private sector, public-sector workers tend to be older and possess higher levels of education.

In Virginia, nearly 12 percent of state workers were eligible for retirement, and another quarter of the workforce was eligible to retire within five years as of last year, according to the state Department of Human Resource Management. Similarly, in Washington state 31 percent of executive branch employees are age 55 or older.

While it's rare for a large swath of public employees to retire all at once, the expiration of union contracts or cuts to retirement benefits have led to spikes in retirements in a few states. In New Jersey, for example, union officials contend that threats of benefit cuts by Gov. Chris Christie led more workers to retire last year. What's been called the "Silver Tsunami" will instead play out over a number of years given that the youngest baby boomers just turned 52 years old.

Senior-level fire department staff are one segment that's been hit particularly hard with retirements, said Kellar. That's partially because public safety personnel are generally eligible to retire earlier than other public employees.

The survey also found that 40 percent of governments experienced year-over-year increases in employees quitting (excluding retirements), while just 11 percent reported declines. That's up from last year, when 28 percent of responding governments said more employees were quitting. Kellar said poor salary increases or pay freezes that have persisted for years may be one explanation. Another contributing factor could be large numbers of younger workers seeking new employment as they tend to switch jobs more than veteran employees.

At the same time, governments report that they're also hiring more workers. Sixty percent of survey respondents hired more employees last year than in 2014, compared to just 8 percent hiring fewer workers. More recently, employment estimates published by the federal Labor Department suggest overall local government employment picked up modestly over the first few months of this year. Meanwhile, state government job estimates have remained mostly flat for more than a year now.

The extent to which individual local governments are able to hire more workers or replace those who retire varies greatly as property taxes and other major sources of revenue have yet to fully recover from the recession in some jurisdictions.

Not surprisingly, recruiting and retaining qualified workers were identified as the most important workforce issues to governments in the survey. Not too far behind were succession planning and staff development.

That's something the Los Angeles County, Calif., government -- which saw retirements climb 20 percent in 2015 -- is already working on. To prepare the workforce, management-level employees participate in

The 'Silver Tsunami' Has Arrived in Government

By [Name] July 27, 2016

The year 2016 has been a challenging one for the federal government, with a record number of federal employees retiring. This "silver tsunami" is a significant demographic shift that is reshaping the workforce.

As the federal government faces a record number of retirements, it is also grappling with a budget deficit and a need to modernize its infrastructure. The challenge is to maintain the quality of government services while managing the costs of a shrinking workforce.

One of the key challenges is the loss of institutional knowledge. Many of the retiring employees have spent decades of their lives working for the government, and their departure represents a significant loss of expertise.

Another challenge is the need to attract and retain younger talent. The federal government has long struggled to attract the best and brightest, and this is especially true in the current economic environment. The government must find ways to make its jobs more appealing and competitive.

Finally, the government must also address the issue of succession planning. It is essential to have a clear plan in place to ensure that all critical positions are filled with qualified candidates before the current incumbents retire.

While the challenges are significant, there are also opportunities. The federal government has a long history of innovation and leadership, and it has the potential to continue to lead the way in the 21st century. By embracing change and investing in its workforce, the government can meet the challenges of the future.

The federal government is facing a unique set of challenges, but it also has the resources and the talent to overcome them. The key is to have a clear vision and a solid plan, and to execute that plan with determination and courage.

The federal government is a complex organization, and it is essential to have a clear understanding of its structure and its mission. This report provides a comprehensive overview of the federal government's current state and its future prospects.

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experienced-based and classroom learning programs. Each of the county's 34 departments are expected to maintain and carry out their own succession plans.

Most participants in the survey, which was conducted this spring, represented local governments and were members of either the International Public Management Association for Human Resources or National Association of State Personnel Executives.

This article was printed from: <http://www.governing.com/topics/mgmt/gov-government-retirement-survey-center-state-local.html>

6/2/16

DEAR MAYOR ROUMAGOUX,

THANK YOU FOR THE PROCLAMATION.
IT WAS VERY KIND OF YOU & THE
CITY COUNCIL TO CONSIDER SUCH AN
HONOR.

BEST WISHES TO YOU & THE CITY OF
NEWPORT

A handwritten signature in cursive script, appearing to be the initials 'di'.



UNITED STATES SENATE
WASHINGTON, D.C. 20510

May 23, 2016

Dear Mayor Roumagoux:

It has come to my attention that your city was recently granted the City Recognition from the National Arbor Day Foundation. Congratulations on this accomplishment.

I would also like to offer my support for your efforts to improve your communities and the lives of your residents. This program is one of many crucial environmental initiatives being coordinated at the local and national levels.

I am glad you are being recognized for your dedication to this cause and wish you all the best in the future. Please contact me if I can be of any assistance.

Sincerely,

A handwritten signature in black ink that reads "Ron Wyden".

Ron Wyden
United States Senator

The Newport Marathon and Half Marathon are First Class. Ask how that can be, year in and year out, and the answer comes out the same...it is this Community that makes it so. It is this Community that stretches throughout Lincoln County and beyond. It is the dedicated volunteers who step up year-in and year-out, and...it is the Sponsorship, the generosity from Organizations such as yours.

We are proud to have the **City of Newport** on our Backs. We look forward to having Your Logo and the Name of Your Association visible for all Our Participants to carry away from this event and know who has placed such Valued Faith in our endeavors.

The 2016 Newport Marathon and Half-Marathon are now recorded in the history of this event, and with it our Thanks to You for helping us make this an Outstanding Achievement for our community, ONE MORE TIME. We appreciate our **Gold Sponsors** and all You do for Us.

Tom Swinford, Race Director
Newport Marathon Association
Newport Boosters
PO Box 1313
Newport, Oregon 97365

*again, thank you!!!
the Marathon Committee*



Senior Citizen Called Regarding Housing Concern on June 13, 2016

She is concerned that seniors and others on limited income are being or could be forced out of the current rental situation because landlords or developers can get more money for the rentals with the current housing shortage here on the coast. She would like to see regulations developed that would limit or cap what landlords or developers can charge. In addition, limit their ability to renovate and then increase rent forcing current renters out. Due to the fact they cannot afford the new rent with the current lack of affordable housing it would leave long term residents of the area with no affordable places to live.

Spoke with Cindy Breves

