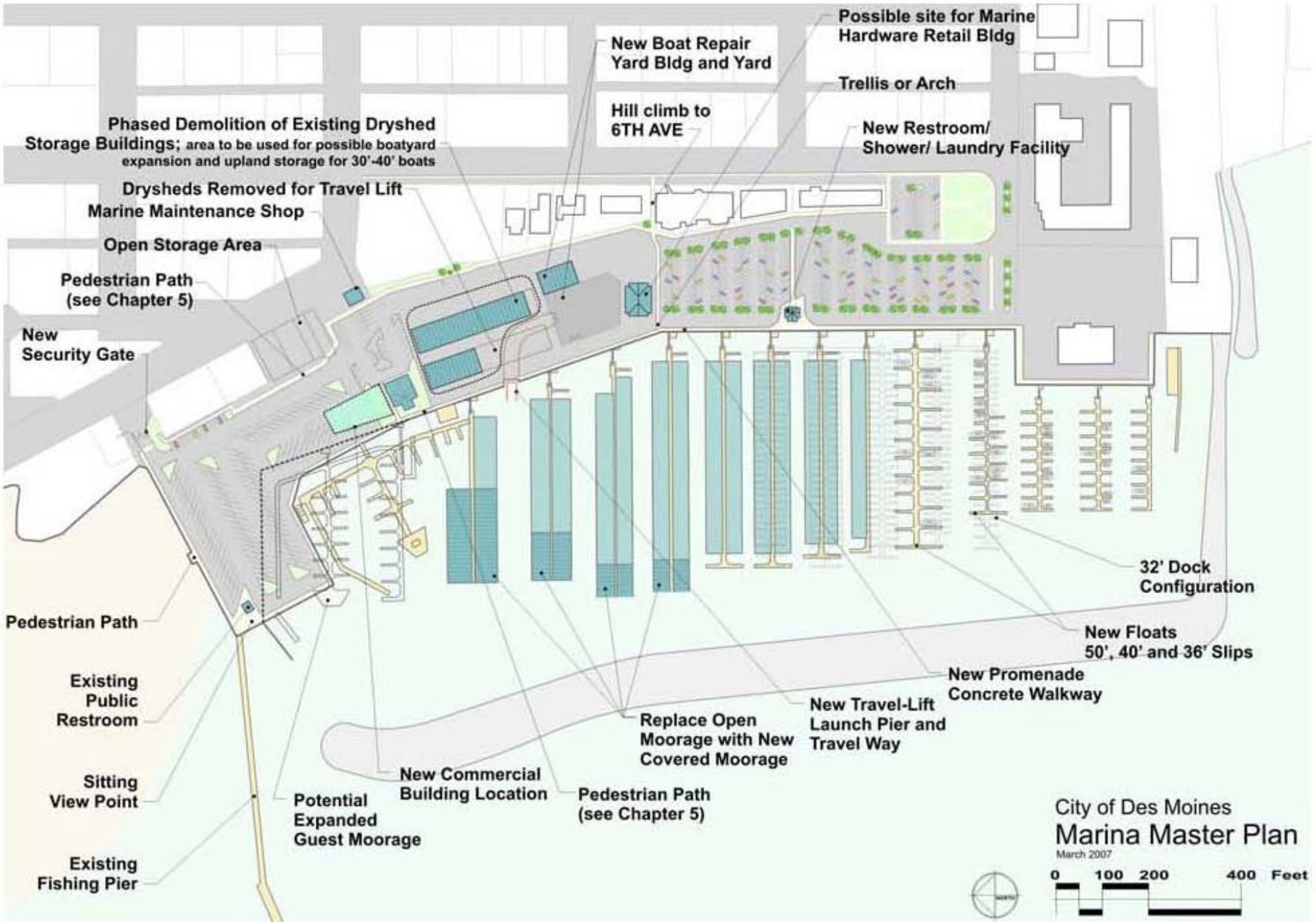
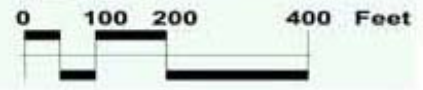


MARINA DEPRECIATION
AND IMPROVEMENT FUND



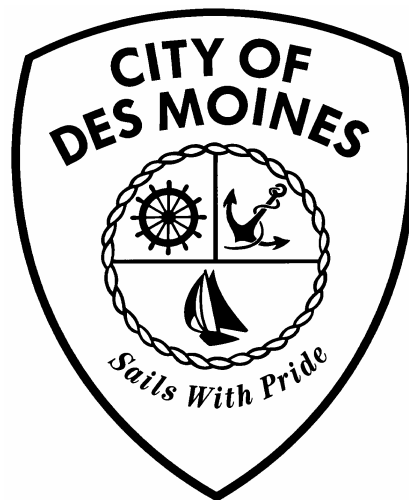
City of Des Moines
Marina Master Plan
 March 2007





2009 - 2014 CAPITAL IMPROVEMENT PLAN
MARINA

	2009 - 2014 APPROVED CIP						
	2009	2010	2011	2012	2013	2014	TOTAL
BEGINNING FUND BALANCE	\$ 7,853,807	\$ 2,176,708	\$ 148,503	\$ 349,078	\$ 418,352	\$ 119,426	\$ 2,297,144
LOCAL REVENUES							
Interest Earnings	\$ 86,900	\$ 112,800	\$ 26,200	\$ 5,600	\$ 8,600	\$ 6,000	\$ 246,100
Bond Proceeds Tax Exempt							-
Transfer From Marina Revenue Fund (Debt Service and Capital Contributions)	896,344	943,406	987,806	1,069,811	1,064,406	1,141,591	6,103,366
TOTAL LOCAL REVENUES	\$ 983,244	\$ 1,056,206	\$ 1,014,006	\$ 1,075,411	\$ 1,073,006	\$ 1,147,591	\$ 6,349,466
PROJECT REVENUES							
City Contributions for Public Amenities: Sidewalks and Restroom	\$ -	\$ 68,400	\$ -	\$ 7,500	\$ 87,800	\$ -	\$ 163,700
Boating Facilities Program Grant/Bulkhead Replacement-A		380,000					380,000
TOTAL PROJECT REVENUES	\$ -	\$ 448,400	\$ -	\$ 7,500	\$ 87,800	\$ -	\$ 543,700
TOTAL REVENUES & FUND BALANCE	\$ 8,837,051	\$ 3,681,314	\$ 1,162,509	\$ 1,431,989	\$ 1,579,158	\$ 1,267,017	\$ 9,190,310
PROJECT EXPENDITURES							
North Marina Renovation Projects							
Bulkhead Replacement-A	75,939	2,263,780	-	-	-	-	\$ 2,339,719
Storm Water Outfall Relocation	203,000	-	-	-	-	-	203,000
Relocate 12.5 KV Power Lines	326,975	-	-	-	-	-	326,975
Replace Boat Lift Pier	279,716	-	-	-	-	-	279,716
Reconfigure Boat Yard	-	500,000	-	-	-	-	500,000
Bulkhead Replacement-B	3,320,284	-	-	-	-	-	3,320,284
Small Improvements							
Linear Heat Detection Fire Alarm System	119,000	-	-	-	-	-	119,000
Piling Replacement Project	50,000	-	-	-	-	-	50,000
D Dock Rebuild	7,200	-	-	-	-	-	7,200
Travel Lift Modifications - Lift Kit	30,000	-	-	-	-	-	30,000
Fire Suppression Standpipes (I & J Dock)	50,100	50,100	50,100	-	-	-	150,300
Security Camera Project	40,525	40,525	40,525	-	-	-	121,575
Miscellaneous Marina							
Marina Dredging	526,360	-	-	-	-	-	526,360
Water Main Relocation	999,900	-	-	-	-	-	999,900
South Lot Restroom Project	-	-	-	37,500	439,000	-	476,500
"J" Dock Transformer Replacement	-	-	-	206,326	206,326	-	412,652
TOTAL PROJECT EXPENDITURES	\$ 6,028,999	\$ 2,854,405	\$ 90,625	\$ 243,826	\$ 645,326	\$ -	\$ 9,863,181
DEBT SERVICE EXPENSES							
Debt Service #1: 2002 Bond Issue	\$ 332,378	\$ 330,440	\$ 327,840	\$ 329,845	\$ 331,440	\$ 327,625	\$ 1,979,568
Debt Service #2: 2008 Bond Issue	298,966	347,966	394,966	439,966	482,966	513,966	2,478,798
Bond Issuance Costs	-	-	-	-	-	-	-
TOTAL DEBT EXPENSES	\$ 631,344	\$ 678,406	\$ 722,806	\$ 769,811	\$ 814,406	\$ 841,591	\$ 4,458,366
TOTAL EXPENDITURES	\$ 6,660,343	\$ 3,532,811	\$ 813,431	\$ 1,013,637	\$ 1,459,732	\$ 841,591	\$ 14,321,547
ENDING FUND BALANCE	\$ 2,176,708	\$ 148,503	\$ 349,078	\$ 418,352	\$ 119,426	\$ 425,426	\$ -
Reserved for Bond Proceeds	\$1,724,341						\$ -
UNRESERVED FUND BALANCE	\$ 452,367	\$ 148,503	\$ 349,078	\$ 418,352	\$ 119,426	\$ 425,426	\$ -





2009 - 2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.430
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Bulkhead Replacement	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

DESCRIPTION: Demolish small boat launch and deck. Demolish and replace 260 feet of bulkhead from the office to the corner at the north end of the launch deck. Replace bulkhead with steel sheetpile wall with concrete cap.

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 93,983	\$ 228			\$ 93,755				
DESIGN/ENG	340,797	37,041	227,817	75,939					
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	1,676,561				1,676,561				
CONST MGMT	-								
CONTINGENCY	325,500				325,500				
SALES TAX	167,964				167,964				
PERMITS	-								
TOTAL	\$ 2,604,804	\$ 37,268	\$ 227,817	\$ 75,939	\$ 2,263,780	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Bond Proceeds	\$ 2,072,524	\$ 37,268	\$ 227,817	\$ 75,939	\$ 1,731,500	\$ -	\$ -	\$ -	\$ -
Fund 404	83,880				83,880				
City Contribution for Public Amenity	68,400				68,400				
Boating Facilities Program Grant	380,000				380,000				
TOTAL	\$ 2,604,804	\$ 37,268	\$ 227,817	\$ 75,939	\$ 2,263,780	\$ -	\$ -	\$ -	\$ -



2009 - 2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.430
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Bulkhead Replacement	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

JUSTIFICATION:

The timber bulkhead has deteriorated to the point where it needs to be replaced. One of the worst areas is under the launch deck. The "Guest Moorage and Bulkhead - Preliminary Design Report" completed by Moffatt & Nichol in 2004 identifies a steel sheetpile wall with tie-backs and a concrete cap as the most practical replacement for the timber bulkhead. The small boat launch structure and launch deck will be removed at the same time to make room for a new commercial building. This project also includes funds for a new 12-foot-wide sidewalk, rebuilt railing and reconfigured parking areas and traffic lanes.



2009 - 2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY Marina
PROGRAM North Marina Renovation Projects
PROJECT Stormwater Outfall Relocation

PROJECT NO. 404.440-61.03
PROJECT STATUS:
 Preliminary Estimate X
 Plans in Preparation
 P.S.E. Complete

LOCATION

DESCRIPTION: Relocate a 40-year old 36-inch storm outfall that is currently in the old 223rd Street right-of-way to the dedicated utility corridor that is in the roadway on the north side of the dry sheds. The existing system will be abandoned.

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ -								
DESIGN/ENG	-								
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	164,400			164,400					
CONST MGMT	-								
CONTINGENCY	21,120			21,120					
SALES TAX	17,480			17,480					
PERMITS	-								
	-								
TOTAL	\$ 203,000			\$ 203,000					

FUNDING SOURCE	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Fund 404	\$ -								
Bond Proceeds	203,000			203,000					
TOTAL	\$ 203,000			\$ 203,000					



2009 - 2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY Marina
PROGRAM North Marina Renovation Projects
PROJECT Stormwater Outfall Relocation

PROJECT NO. 404.440-61.03
PROJECT STATUS:
 Preliminary Estimate X
 Plans in Preparation
 P.S.E. Complete

LOCATION

OPERATING COSTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL									
SUPPLIES									
UTILITIES									
CAPITAL									
OTHER									
TOTAL									

JUSTIFICATION:

The current location of the storm drain pipe is too close to the Marina office building. Since the outfall will have to be removed to replace the bulkhead, staff believes that this is the right time to relocate the storm drain to a spot where it will have adequate setbacks. Also, although the storm drain appears to be in good condition, it is approaching 40 years old, so it is nearing the end of its design life expectancy.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-61.01
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Relocate 12.5 KV Power Lines	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	North Marina Parking Lots		
DESCRIPTION:	This project is another phase of the multi-year effort to replace the electrical distribution system in the Marina. The result of this project will be the relocation/replacement of the 12.5 Kv power lines between the transformer just south of the Marina office and the transformer and switch gear located in the island across from the launcher in the North lot.		

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 814	\$ 14	\$ 800						
DESIGN/ENG	2,292	2,292							
LAND									
BUILDINGS									
IMPROVEMENTS	239,445			239,445					
CONS'T MANG'MT	-								
CONTINGENCY	49,000			49,000					
SALES TAX				28,530					
OTHER									
PERMITS	10,000			10,000					
TOTAL	\$ 330,081	\$ 2,306	\$ 800	\$ 326,975					

FUNDING SOURCE	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Bond Proceeds	\$ -								
Fund 404	330,081	2,306	\$ 800	326,975					
TOTAL	\$ 330,081	\$ 2,306	\$ 800	\$ 326,975	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-61.01
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Relocate 12.5 KV Power Lines	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	North Marina Parking Lots		

OPERATING COSTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL									
SUPPLIES									
UTILITIES									
CAPITAL									
OTHER									
TOTAL									

JUSTIFICATION: The 12.5 KV power lines that will be replaced are part of the original electrical distribution equipment that was installed when the Marina was built in 1969. The lines and connections are almost 30 years old and they need to be replaced before they fail. The lines also need to be replaced because they will be too close to the bulkhead to work around when the bulkhead is replaced in this area, and the lines are under the parcel that is supposed to be used for a new commercial building in the future.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY Marina
PROGRAM North Marina Renovation Projects
PROJECT Replace Boat Lift Lift Pier

PROJECT NO. 404.440-63.03
PROJECT STATUS:
 Preliminary Estimate _____ X
 Plans in Preparation _____
 P.S.E. Complete _____

LOCATION Boat Repair Yard

DESCRIPTION: Replace the existing pier with a new structure that will accommodate boats with beams up to 18 ft. wide.

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ -								
DESIGN/ENG	704		704						
LAND									
OTHER BLDGS & STRUCTURES	-								
IMPROVEMENTS	212,582			212,582					
CONST MG'MT	-								
CONTINGENCY	41,960			41,960					
SALES TAX	25,174			25,174					
PERMITS	964		964						
TOTAL	\$ 281,384	\$ -	\$ 1,668	\$ 279,716					

FUNDING SOURCE	TOTAL	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Fund 404	\$ 281,384		\$ 1,668	\$ 279,716					
TOTAL	\$ 281,384	\$ -	\$ 1,668	\$ 279,716					



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY Marina
PROGRAM North Marina Renovation Projects
PROJECT Replace Boat Lift Lift Pier

PROJECT NO. 404.440-63.03
PROJECT STATUS:
 Preliminary Estimate X
 Plans in Preparation _____
 P.S.E. Complete _____

LOCATION Boat Repair Yard

OPERATING COSTS	TOTAL	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL									
SUPPLIES									
UTILITIES									
CAPITAL									
OTHER									
TOTAL									

JUSTIFICATION:

The existing pier was built in 1969. The support piling has deteriorated over the years and two piles have been replaced. The pier does not have the capacity to accommodate some of the larger vessels in the Marina and at this point, the staff recommends that the pier be replaced with a new, larger structure. The pier is used primarily by the boat yard to haul boats out, but the Marina Master Plan recommends phasing out the dry sheds in favor of larger boats, in which case, the pier also would be used to launch and retrieve boats in the dry storage yard.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	406.441-00
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Reconfigure Boat Repair Yard	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	Center of Marina	P.S.E. Complete	

DESCRIPTION: Future plans call for expanding the Boat Repair Yard's open work space by 16,000 to 17,000 square feet. This project would pay for paving, fencing, electrical and lighting systems and pollution control systems. The staff expects to negotiate an agreement with the boat yard's lessee that requires them to pay for some of the improvements, but that cost sharing formula is not known at this time.

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 21,840				\$ 21,840				
CIP PROJ MANAGEMENT	-								
DESIGN / ENGINEERING	15,600				15,600				
LAND	-								
BUILDINGS	280,864				280,864				
IMPROVEMENTS	50,000				50,000				
INSPECTION	15,600				15,600				
CONTINGENCY	78,000				78,000				
SALES TAX	31,856				31,856				
OTHER	6,240				6,240				
TOTAL	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES	TOTAL	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Bond Proceeds	\$ -				\$ -				
Fund 406	500,000				500,000				
TOTAL	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	406.441-00
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Reconfigure Boat Repair Yard	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	Center of Marina	P.S.E. Complete	

OPERATING COSTS	TOTAL	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL									
SUPPLIES									
UTILITIES									
CAPITAL									
OTHER									
TOTAL									

JUSTIFICATION:

The existing building is too small to accommodate the larger boats that are more common today. The irregular shape of the repair yard is not very efficient. More boats could be placed in the yard at one time if it were more rectangular. The current operator would like more space and is willing to renegotiate the lease and pay more rent.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.433
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Bulkhead Replacement-Marina Office to "K" Dock	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	22307 Dock Ave. S.		
DESCRIPTION:	This project replaces 528 feet of the timber bulkhead (from the Marina office to K Dock) with a steel sheet pile wall and concrete cap.		

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 612	\$ 612							
DESIGN/ENG	307,938	4,182	227,817	75,939					
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	2,666,756	95,297		2,571,459					
CONST MGMT	-								
CONTINGENCY	303,419			303,419					
SALES TAX	298,825			298,825					
PERMITS	70,642			70,642					
TOTAL	\$ 3,648,192	\$ 100,091	\$ 227,817	\$ 3,320,284	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Bond Proceeds	\$ 3,048,101		\$ 227,817	\$ 2,820,284	\$ -	\$ -	\$ -	\$ -	\$ -
Fund 404	\$ 600,091	100,091		500,000					
TOTAL	\$ 3,648,192	\$ 100,091	\$ 227,817	\$ 3,320,284	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

CAPITAL IMPROVEMENT PLAN
REQUEST FORM

CATEGORY	Marina	PROJECT NO.	404.433
PROGRAM	North Marina Renovation Projects	PROJECT STATUS:	
PROJECT	Bulkhead Replacement-Marina Office to "K" Dock	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	22307 Dock Ave. S.		

JUSTIFICATION:

The timber bulkhead has deteriorated to the point where it needs to be replaced. The Guest Moorage and Bulkhead - Preliminary Design Report, completed by Moffatt & Nichol in 2004, identifies a steel sheetpile wall with tie-backs and a concrete cap as the most practical replacement for the timber bulkhead. This project will be done concurrently with the replacement of the travel-lift launch because part of the travel lanes of the new travel-lift launch will actually be part of the new bulkhead.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-63.04
PROGRAM	Small Improvements	Project Type:	_____
PROJECT	Linear Heat Detection Fire Alarm System	Council Goals met:	_____
		Council Objectives met:	_____
		Project Status	_____
LOCATION	22307 Dock Ave. S.		

DESCRIPTION: This project installs an automatic fire alarm system on the covered moorage docks. In a linear heat detection system, the alarm is created when the hardware detects a small difference in resistance in wires carrying a low-voltage current. The wires are deployed in a pattern in the roof trusses of the covered moorage docks.

EXPENDITURE SCHEDULE								
COST ELEMENTS	TOTAL	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
ADMIN (CITY STAFF)	\$ -							
CIP PROJ MANAGEMENT	-							
DESIGN / ENGINEERING	-							
LAND	-							
BUILDINGS	-							
IMPROVEMENTS	100,000		100,000					
INSPECTION	-							
CONTINGENCY	10,000		10,000					
SALES TAX	9,000		9,000					
OTHER	-							
TOTAL	\$ 119,000	\$ -	\$ 119,000	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES	TOTAL	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
Fund 404	\$ 119,000	\$ -	\$ 119,000		\$ -	\$ -		
Bond Proceeds								
TOTAL	\$ 119,000	\$ -	\$ 119,000	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-63.04
PROGRAM	Small Improvements	Project Type:	_____
PROJECT	Linear Heat Detection Fire Alarm System	Council Goals met:	_____
		Council Objectives met:	_____
		Project Status	_____
LOCATION	22307 Dock Ave. S.		

OPERATING COSTS	TOTAL	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
PERSONNEL	\$ -							
SUPPLIES	-							
UTILITIES	-							
CAPITAL	-							
OTHER	-							
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

JUSTIFICATION:

A linear heat detection system will fill the need for an automatic fire alarm system for the covered moorages that will not produce false alarms. In a linear heat detection system, the alarm is created when the hardware detects a small increase in the resistance caused by increasing temperature in a wire loop carrying a low-voltage current. The wire loops are installed in the roof trusses on the covered moorage docks. South King Fire and Rescue has been advocating for the installation of this type of alarm system on the docks.

SCOPE OF WORK:



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-63.00
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	Piling Replacement Project	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	Ends of E, F, G, H, I, Docks		
DESCRIPTION:	Replace approximately ten of the existing wooden guide piles in the open moorage areas of E, F, G, H and I docks.		

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	1,017	17	1,000						
CIP PROJ MANAGEMENT	-								
DESIGN/ENG	-								
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	52,815	2,815		50,000					
INSPECTION	-								
CONTINGENCY	-								
SALES TAX	-								
OTHER/Permits	-								
TOTAL	\$ 53,832	\$ 2,832	\$ 1,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Bond Proceeds	\$ -								
Fund 404	53,832	\$ 2,832	\$ 1,000	\$ 50,000					
TOTAL	\$ 53,832	\$ 2,832	\$ 1,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-63.00
PROGRAM	Small Improvements	PROJECT STATUS:	_____
PROJECT	Piling Replacement Project	Preliminary Estimate	X
		Plans in Preparation	_____
		P.S.E. Complete	_____
LOCATION	Ends of E, F, G, H, I, Docks		

OPERATING COSTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL	\$ -								
SUPPLIES	-								
UTILITIES	-								
CAPITAL	-								
OTHER	-								
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

JUSTIFICATION:

The existing guide piles were installed when the open moorage docks were added to the covered moorages shortly after the Marina was built (in the mid-1970's). Many of these pilings have been damaged by abrasion from the pile guides and by marine boring animals. Because these pilings are the westernmost on the docks, they also tend to take most of the stress when storms come out of the southwest. This project would replace the existing wood guide piling with steel piling.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.419-63.00
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	D Dock Rebuild	Preliminary Estimate	X
		Plans in Preparation	
LOCATION		P.S.E. Complete	

DESCRIPTION: Replace whalers and all utilities on D Dock.

EXPENDITURE SCHEDULE								
COST ELEMENTS	TOTAL	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 5,400	\$ 2,700	\$ 2,700					
DESIGN/ENG	-							
LAND	-							
BUILDINGS	-							
IMPROVEMENTS	45,000	45,000						
PERMITS	1,095	1,095						
CONTINGENCY	4,500		4,500					
SALES TAX	4,005	4,005						
OTHER	-							
	-							
TOTAL	\$ 60,000	\$ 52,800	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE	TOTAL	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Fund 404	\$ 60,000	\$ 52,800	\$ 7,200					
TOTAL	\$ 60,000	\$ 52,800	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.419-63.00
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	D Dock Rebuild	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

LOCATION

OPERATING COSTS	TOTAL	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL	\$ -							
SUPPLIES	-							
UTILITIES	-							
CAPITAL	-							
OTHER	-							
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

JUSTIFICATION:

D Dock is the only open moorage dock that has not been completely rebuilt. A, B and C Docks all were rebuilt between 2000 and 2003. The major storm event that occurred in December 2006 caused some minor damage to D Dock, but, during the repairs, the staff found that all of the whaler system that connects the concrete floats is seriously deteriorated. D Dock is one of the original docks built in 1969-70 and all of its systems are 40 years old now. This project replaces the entire whaler system, the shorepower distribution system and the water lines.



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CATEGORY	Marina	PROJECT NO.	406.440-64.00
PROGRAM	Small Improvements	Project Type:	_____
PROJECT	Travel Lift Modifications - Lift Kit	Council Goals met:	_____
		Council Objectives met:	_____
		Project Status	_____
LOCATION	22007 Dock Ave. N.		
DESCRIPTION:	The new travel lift needs to be raised 3 feet higher to make it easier to launch and retrieve sailboats. Sailboats are expected to be about 50% of the work load for the machine.		

EXPENDITURE SCHEDULE								
COST ELEMENTS	TOTAL	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
ADMIN (CITY STAFF)	\$ -							
CIP PROJ MANAGEMENT	-							
DESIGN / ENGINEERING	2,000		2,000					
LAND	-							
BUILDINGS	-							
IMPROVEMENTS	25,480		25,480					
INSPECTION	-							
CONTINGENCY	-							
SALES TAX	2,520		2,520					
OTHER	-							
TOTAL	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCES	TOTAL	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
Fund 406 (2008 Bond Proceeds)	\$ 30,000	\$ -	\$ 30,000		\$ -	\$ -		
TOTAL	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CATEGORY	Marina	PROJECT NO.	406.440-64.00
PROGRAM	Small Improvements	Project Type:	_____
PROJECT	Travel Lift Modifications - Lift Kit	Council Goals met:	_____
		Council Objectives met:	_____
		Project Status	_____
LOCATION	22007 Dock Ave. N.		
DESCRIPTION:	The new travel lift needs to be raised 3 feet higher to make it easier to launch and retrieve sailboats. Sailboats are expected to be about 50% of the work load for the machine.		

OPERATING COSTS	TOTAL	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
PERSONNEL								
SUPPLIES								
UTILITIES								
CAPITAL								
OTHER								
TOTAL								

JUSTIFICATION: The Marine Travel Lift was purchased from the Navy through the surplus property program for less than \$20,000. The value of the machine is about \$200,000. The Navy intended to use the machine to launch a fleet of oil spill recovery vessels, so they purchased the lower profile machine. Launching and retrieving sailboats requires the high profile machine. The Travel Lift can be converted to the high profile by adding a factory-supplied lift kit.



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.425-63.02
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	Fire Suppression System - Stand Pipes	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	I and J Docks		

OPERATING COSTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL									
SUPPLIES									
UTILITIES									
CAPITAL									
OTHER									
TOTAL	0	0	0	0	0	0	0	0	0

JUSTIFICATION:

The greatest risk the Marina faces is fire. Marina staff, with the assistance of the Fire Marshall from South King Fire and Rescue, investigated several ideas for reducing the response time for the fire fighting crews in the event of a fire. The most cost-effective idea is installing standpipes on all the covered moorages. In effect, standpipes are "permanent fire hoses" that will deliver water to several locations on the dock. This will decrease response time because crews will be able to connect the pump truck to the stand-pipe at the bottom of the ramp instead of laying hose down the dock.



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	404.440-63.01
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	Security Camera Project	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	

LOCATION Docks & Parking Lots

DESCRIPTION: This project would provide for the installation of four more security cameras in the Marina.

EXPENDITURE SCHEDULE										
COST ELEMENTS	TOTAL	Prior Years	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 13,210	\$ 228	\$ 12,982	\$ -	\$ -	\$ -	\$ -			
CIP PROJ MANAGEMENT	453		453							
DESIGN / ENGINEERING	28,145	18,145		2,500	2,500	2,500	2,500			
LAND	-									
BUILDINGS	-									
IMPROVEMENTS	214,723	9,235	87,388	29,525	29,525	29,525	29,525			
INSPECTION	-									
CONTINGENCY	20,000			5,000	5,000	5,000	5,000			
SALES TAX	10,000			2,500	2,500	2,500	2,500			
PERMIT	5,069	1,069		1,000	1,000	1,000	1,000			
OTHER	799	799								
TOTAL	\$ 292,399	\$ 29,476	\$ 100,823	\$ 40,525	\$ 40,525	\$ 40,525	\$ 40,525	\$ -	\$ -	\$ -

FUNDING SOURCES	TOTAL	Prior Years	FY 07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Fund 404	\$ 292,399	\$ 29,476	\$ 100,823	\$ 40,525	\$ 40,525	\$ 40,525	\$ 40,525	\$ -	\$ -	\$ -
TOTAL	\$ 292,399	\$ 29,476	\$ 100,823	\$ 40,525	\$ 40,525	\$ 40,525	\$ 40,525	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	404.440-63.01
PROGRAM	Small Improvements	PROJECT STATUS:	
PROJECT	Security Camera Project	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	Docks & Parking Lots		

JUSTIFICATION:

In 2006 and 2007 the Marina installed a CCTV security camera system in the Marina. Presently there is a camera installed near the gate to each of the floating docks, one on the fuel dock and one on the west end of the Marina Office Building. This project would add four additional cameras. Two wireless camera units would be installed in the north parking lot to monitor activity in that area, and two regular cameras would be installed on the ends of A and J Docks to monitor traffic in the main waterway.



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	404.440-63.02
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	Marina Dredging Project	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	Marina Entrance and other selected locations		
DESCRIPTION:	Dredging project that would restore the Marina entrance channel to its design depth and width. This project will also remove sediments from three locations inside the Marina Basin.		

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 677	\$ 677							
DESIGN/ENG	191,337	104,485	76,852	10,000					
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	446,202			446,202					
INSPECTION	-								
CONTINGENCY	62,640		32,640	30,000					
SALES TAX	40,158			40,158					
OTHER	5,598	5,498	100						
BIOLOGICAL EVAL	-								
TOTAL	\$ 746,612	\$ 110,660	\$ 109,592	\$ 526,360	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Fund 406 (2008 Bond Proceeds)	\$ 635,952		\$ 109,592	\$ 526,360					
Fund 404	110,660	110,660							
TOTAL	\$ 746,612	\$ 110,660	\$ 109,592	\$ 526,360					



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	<u>404.440-63.02</u>
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	_____
PROJECT	Marina Dredging Project	Preliminary Estimate	X
		Plans in Preparation	_____
		P.S.E. Complete	_____
LOCATION	Marina Entrance and other selected locations		

OPERATING COSTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL									
SUPPLIES									
UTILITIES									
CAPITAL									
OTHER									
TOTAL									

JUSTIFICATION: The entrance channel last was dredged in 1994. Since that time, sediment build-up in the entrance has reduced the depth and width of the channel. Sediments in the areas near the storm drains and in front of the launching ramp at the yacht club also will need to be removed.



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	406.440-00
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	Water Main Relocation	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	North Parking lot		

DESCRIPTION: A 8-inch water main that belongs to Water District 54 runs from the Marina's north entrance to a fire hydrant near the guest moorage ramp. From there it runs parallel to the bulkhead (about 20 feet away) down to 227th St. In order to replace the bulkhead and develop a pad for a commercial development north of the office, this water line will have to be relocated to Dock Avenue and then routed back to the bulkhead in several locations to serve the office and docks. The existing main will be replaced with a 12 water line to increase flows in the Marina.

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 12	\$ 12							
CIP PROJECT MGT				50,000					
DESIGN/ENG	56,006	1,906	54,100						
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	807,023			807,023					
CONST MGMT	-								
CONTINGENCY	52,700			52,700					
SALES TAX	90,177			90,177					
OTHER	-								
PERMITS	-								
TOTAL	\$ 1,005,918	\$ 1,918	\$ 54,100	\$ 999,900	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE	TOTAL	FY07 Actual	FY08 Est	FY09	FY10	FY11	FY12	FY13	FY14
Fund 406 (2008 Bond Proceeds)	\$ 1,054,000		\$ 54,100	\$ 999,900					
Fund 404	1,918	1,918							
TOTAL	\$ 1,055,918	\$ 1,918	\$ 54,100	\$ 999,900	\$ -	\$ -	\$ -	\$ -	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	406.440-00
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	Water Main Relocation	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	North Parking lot		

JUSTIFICATION: This waterline needs to be relocated for two reasons. First, it runs under the area that is scheduled for redevelopment in the Marina Master Plan. Second, with the current configuration, a problem anywhere in the line shuts down the entire system. Moving the main line to Dock Ave. and running perpendicular lines back to the existing line in three or four places would create several individual "loops". These loops could be isolated in case of a problem with the line without shutting down the entire system. It also would allow staff to shut down parts of the system that are near construction projects, such as replacing the bulkhead, without turning off the water to the entire Marina. An added benefit of the loop system is that it would increase water flows to the hydrants.



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	406.440-XX
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	South Lot Restroom Project	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	Marina - South Lot	P.S.E. Complete	

DESCRIPTION: Replace aging tenant restroom and shower facility and also provide public toilet facility.

EXPENDITURE SCHEDULE									
COST ELEMENTS	TOTAL	FY 07 Actual	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
ADMINISTRATION	\$ 68	\$ 68	\$ -				\$ -		
CIP PROJ MANAGEMENT	22,500						5,000	17,500	
DESIGN / ENGINEERING	32,500						32,500		
LAND	-								
BUILDINGS	-								
IMPROVEMENTS	325,000							325,000	
INSPECTION	-								
CONTINGENCY	90,000							90,000	
OTHER	6,500							6,500	
TOTAL	\$ 476,568	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ 37,500	\$ 439,000	

FUNDING SOURCES	TOTAL	FY 07 Actual	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
Fund 404	\$ 68	\$ 68	\$ -	\$ -	-	-	-	-	
Fund 406 (2008 Bond Proceeds)	381,200	-					30,000	351,200	
City Contrib. for Public Amenities	95,300						7,500	87,800	
TOTAL	\$ 476,568	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ 37,500	\$ 439,000	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	406.440-XX
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	South Lot Restroom Project	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	Marina - South Lot	P.S.E. Complete	

OPERATING COSTS	TOTAL	FY 07 Actual	FY 08 Est	FY 09	FY 10	FY 11	FY 12	FY 13	FY 14
PERSONNEL	-								
SUPPLIES	-								
UTILITIES	-								
CAPITAL	-								
OTHER	-								
TOTAL	-	-	-	-	-	-	-	-	-

JUSTIFICATION:

The tenant restroom and shower facility that is located in the south parking lot is 40 years old and is at the end of its design life expectancy. Replacing this facility was identified as a high-priority project by the City Council during the Marina Master Plan update process. The new facility also will have public toilet facilities.

SCOPE OF WORK:



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	406.440-XX
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	J Dock Transformer Replacement Project	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	South Marina Parking Lot	P.S.E. Complete	
DESCRIPTION:		Install new transformer in the parking lot near J Dock.	

EXPENDITURE SCHEDULE								
COST ELEMENTS	TOTAL	FY08	FY09	FY10	FY11	FY12	FY13	FY14
ADMINISTRATION	\$ 18,842					\$ 9,421	\$ 9,421	
DESIGN/ENG	44,460					22,230	22,230	
LAND	-							
BUILDINGS	-							
IMPROVEMENTS	269,172					134,586	134,586	
CONS'T MG'MT	7,500					3,750	3,750	
CONTINGENCY	67,294					33,647	33,647	
SALES TAX	-							
PERMITS	5,384					2,692	2,692	
TOTAL	\$ 412,652	\$ -	\$ -	\$ -	\$ -	\$ 206,326	\$ 206,326	\$ -

FUNDING SOURCE	TOTAL	FY08	FY09	FY10	FY11	FY12	FY13	FY14
Fund 404	\$ -			\$ -	\$ -	\$ -	\$ -	
Fund 406 (2008 Bond Proceeds)	412,652					206,326	206,326	
TOTAL	\$ 412,652		\$ -	\$ -	\$ -	\$ 206,326	\$ 206,326	\$ -



2009-2014 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	406.440-XX
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	J Dock Transformer Replacement Project	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	South Marina Parking Lot	P.S.E. Complete	

OPERATING COSTS	TOTAL	FY08	FY09	FY10	FY11	FY12	FY13	FY14
PERSONNEL	\$ -							
SUPPLIES	-							
UTILITIES	-							
CAPITAL	-							
OTHER	-							
TOTAL	0	0	0	0	0	0	0	0

JUSTIFICATION:

This project is another phase in the multi-year effort to replace the electrical distribution system in the Marina. This phase would extend the new system to the South Lot, K & L Docks and to a new commercial building near the boat yard if it is built.

SCOPE OF WORK:

Install new transformer in the parking lot near J Dock. Extend duct bank from new service entrance at the foot of the 6th Avenue stairway to the new transformer. Extend duct bank north along bulkhead to K and L Docks and new commercial building.