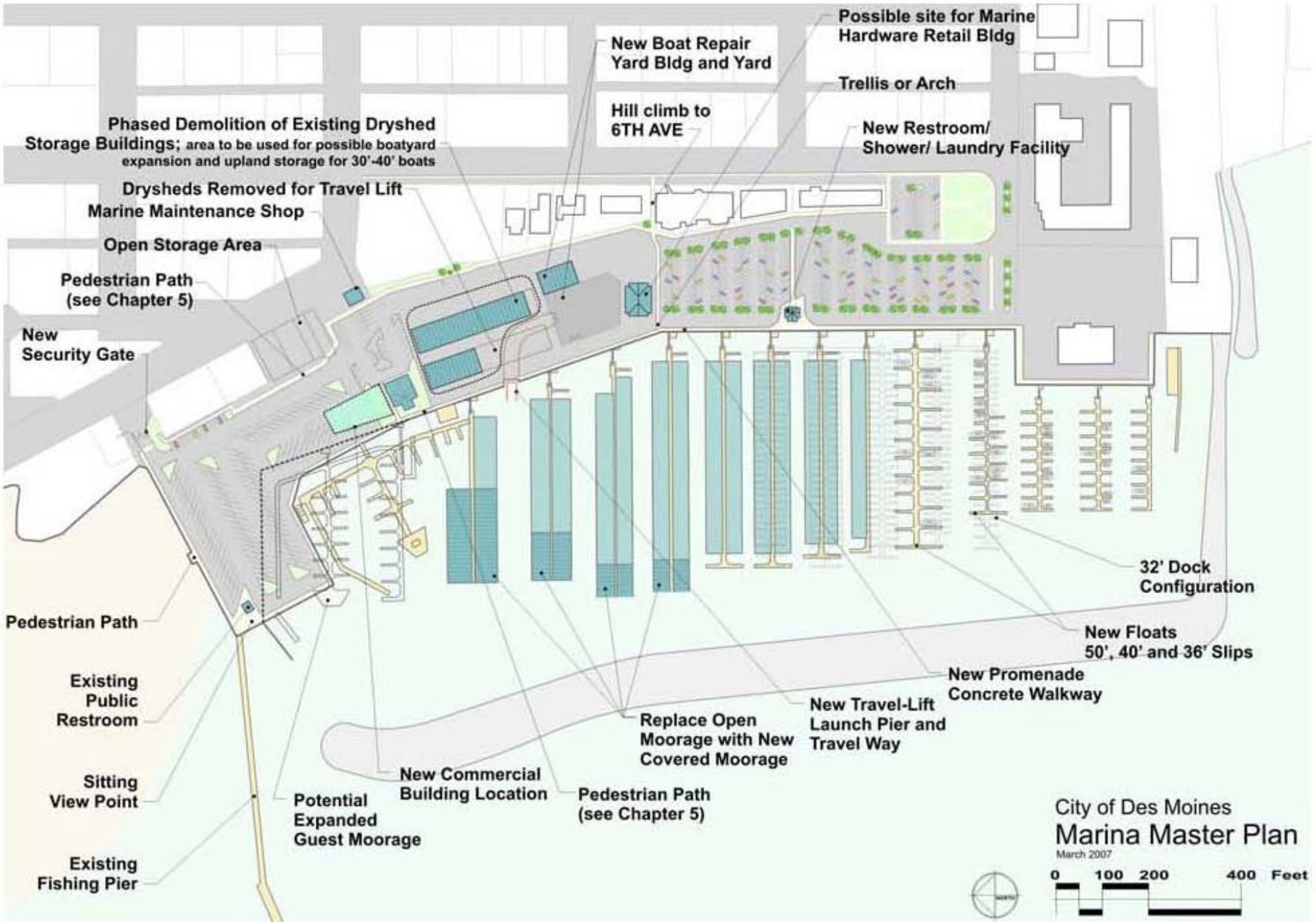
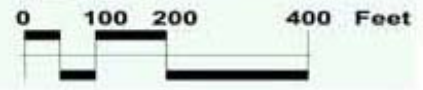


MARINA DEPRECIATION AND
IMPROVEMENT FUND



City of Des Moines
Marina Master Plan
 March 2007





2010 - 2015 CAPITAL IMPROVEMENT PLAN

MARINA

	2010 - 2015 APPROVED CIP						2010-2015 6 - YEAR TOTAL
	2010	2011	2012	2013	2014	2015	
BEGINNING FUND BALANCE	\$ 4,292,208	\$ 1,567,877	\$ 1,565,302	\$ 1,544,601	\$ 1,268,175	\$ 1,549,775	\$ 4,292,208
<u>LOCAL REVENUES</u>							
Interest Earnings	\$ 46,400	\$ 29,300	\$ 23,500	\$ 31,100	\$ 31,600	\$ 35,200	\$ 197,100
Transfer From Marina Revenue Fund (Debt Service and Capital Contributions)	943,546	987,946	1,069,951	1,064,546	1,091,731	1,142,111	6,299,831
TOTAL LOCAL REVENUES	\$ 989,946	\$ 1,017,246	\$ 1,093,451	\$ 1,095,646	\$ 1,123,331	\$ 1,177,311	\$ 6,496,931
<u>PROJECT REVENUES</u>							
City Contributions for Public Amenities: Sidewalks and Restroom	\$ -	\$ -	\$ 7,500	\$ 87,800	\$ -	\$ -	\$ 95,300
Boating Facilities Program Grant/Bulkhead Replacement	380,000						380,000
TOTAL PROJECT REVENUES	\$ 380,000	\$ -	\$ 7,500	\$ 87,800	\$ -	\$ -	\$ 475,300
TOTAL REVENUES & FUND BALANCE	\$ 5,662,154	\$ 2,585,123	\$ 2,666,253	\$ 2,728,047	\$ 2,391,506	\$ 2,727,086	\$ 11,264,439
<u>PROJECT EXPENDITURES</u>							
North Marina Renovation Projects							
Bulkhead Replacement-A	2,692,778	-	-	-	-	-	\$ 2,692,778
Relocate 12.5 KV Power Lines	643,769	-	-	-	-	-	643,769
Reconfigure Boat Yard	49,184	-	-	-	-	-	49,184
Small Improvements							
Linear Heat Detection Fire Alarm System	-	119,000	-	-	-	-	119,000
Piling Replacement Project	-	50,000	-	-	-	-	50,000
Fire Suppression Standpipes (I & J Dock)	-	50,100	50,100	-	-	-	100,200
CCTV Security Camera System	-	57,775	57,775	-	-	-	115,550
Miscellaneous Marina							
South Lot Restroom Project	-	-	37,500	439,000	-	-	476,500
"J" Dock Transformer Replacement	-	-	206,326	206,326	-	-	412,652
Dock Electric Upgrades (Open Moorage)	30,000	20,000	-	-	-	-	50,000
TOTAL PROJECT EXPENDITURES	\$ 3,415,731	\$ 296,875	\$ 351,701	\$ 645,326	\$ -	\$ -	\$ 4,709,633



2010 - 2015 CAPITAL IMPROVEMENT PLAN

MARINA

	2010 - 2015 APPROVED CIP						2010-2015 6 - YEAR TOTAL
	2010	2011	2012	2013	2014	2015	
<u>DEBT SERVICE EXPENSES</u>							
Debt Service #1: 2002 Bond Issue	\$ 330,510	\$ 327,910	\$ 329,915	\$ 331,510	\$ 327,695	\$ 328,675	\$ 1,976,215
Debt Service #2: 2008 Bond Issue	348,036	395,036	440,036	483,036	514,036	513,436	2,693,616
TOTAL DEBT EXPENSES	\$ 678,546	\$ 722,946	\$ 769,951	\$ 814,546	\$ 841,731	\$ 842,111	\$ 4,669,831
TOTAL EXPENDITURES	\$ 4,094,277	\$ 1,019,821	\$ 1,121,652	\$ 1,459,872	\$ 841,731	\$ 842,111	\$ 9,379,464
ENDING FUND BALANCE	\$ 1,567,877	\$ 1,565,302	\$ 1,544,601	\$ 1,268,175	\$ 1,549,775	\$ 1,884,975	\$ 1,884,975
Reserved for Bond Proceeds	\$ 237,092	\$ 50,100	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
UNRESERVED FUND BALANCE	\$ 1,330,785	\$ 1,515,202	\$ 1,544,601	\$ 1,268,175	\$ 1,549,775	\$ 1,884,975	\$ 1,884,975



2010 - 2015 CAPITAL IMPROVEMENT PLAN

MARINA

	2010 - 2015 APPROVED CIP						2010-2015 6 - YEAR TOTAL
	2010	2011	2012	2013	2014	2015	
<u>PORTION OF PROJECTS FUNDED BY FUND BALANCE</u>							
North Marina Combined Projects							
Bulkhead Replacement A	\$ 344,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,974
Small Improvements							
Fire Suppression Standpipes (I & J Dock)	-	5,708	-	-	-	-	5,708
CCTV Security Camera System	-	57,775	57,775	-	-	-	115,550
Miscellaneous Marina							
South Lot Restroom Project	-	-	30,000	351,200	-	-	381,200
"J" Dock Transformer Replacement	-	-	206,326	206,326	-	-	412,652
Dock Electric Upgrades (Open Moorage)	30,000	20,000	-	-	-	-	50,000
Debt Service Payments							
Debt Service #1: 2002 Bond Issue	330,510	327,910	329,915	331,510	327,695	328,675	1,976,215
Debt Service #2: 2008 Bond Issue	348,036	395,036	440,036	483,036	514,036	513,436	2,693,616
TOTAL USE OF FUND BALANCE	\$ 1,053,520	\$ 806,429	\$ 1,064,052	\$ 1,372,072	\$ 841,731	\$ 842,111	\$ 5,979,915
<u>PORTION OF PROJECTS FUNDED BY BOND PROCEEDS</u>							
North Marina Combined Projects							
Bulkhead Replacement-A	1,967,804	-	-	-	-	-	1,967,804
Relocate 12.5 KV Power Lines	643,769	-	-	-	-	-	643,769
Reconfigure Boat Yard	49,184	-	-	-	-	-	49,184
Small Improvements							
Linear Heat Detection Fire Alarm System	-	119,000	-	-	-	-	119,000
Piling Replacement Project	-	50,000	-	-	-	-	50,000
Fire Suppression Standpipes (I & J Dock)	-	44,392	50,100	-	-	-	94,492
TOTAL USE OF BOND PROCEEDS	\$ 2,660,757	\$ 213,392	\$ 50,100	\$ -	\$ -	\$ -	\$ 2,924,249



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	441A (430)
PROGRAM	North Marina Combined Projects	PROJECT STATUS:	
PROJECT	Bulkhead Replacement - A	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	North Marina		
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*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ 2,952	\$ 228	\$ 2,724	\$ -	\$ -	\$ -					
DESIGN/ENG	432,892	37,041	319,912	75,939	75,939						
SHEET PILE PRE-PURCHASE	400,696			400,696							
BUILDINGS	-										
IMPROVEMENTS	2,071,950					2,071,950					
CONST MGMT	257,831					257,831					
CONTINGENCY	112,950					112,950					
SALES TAX	196,835					196,835					
PERMITS	53,212					53,212					
TOTAL	\$ 3,529,317	\$ 37,268	\$ 322,636	\$ 476,635	\$ 75,939	\$ 2,692,778					

FUNDING SOURCE	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 2,804,343	\$ 37,268	\$ 322,636	\$ 476,635	\$ 75,939	\$ 1,967,804					
Marina Contributions	344,974					344,974					
City Contribution for Public Amenity	-					-					
Boating Facilities Program Grant	380,000					380,000					
TOTAL	\$ 3,529,317	\$ 37,268	\$ 322,636	\$ 476,635	\$ 75,939	\$ 2,692,778					

*Excludes FY 09 Amd



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	441A (430)
PROGRAM	North Marina Combined Projects	PROJECT STATUS:	
PROJECT	Bulkhead Replacement - A	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	North Marina		

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	440.61.01
PROGRAM	North Marina Combined 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*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ 18	\$ 14	\$ 4	\$ -	\$ -	\$ -					
DESIGN/ENG	2,764	2,292	472								
LAND	-										
BUILDINGS	-										
IMPROVEMENTS	977,900			488,950	239,445	488,950					
CONST MANG'MT	117,102			58,551		58,551					
CONTINGENCY	51,300			25,650	49,000	25,650					
SALES TAX	92,900			46,450	28,530	46,450					
OTHER	-										
PERMITS	48,336			24,168	10,000	24,168					
TOTAL	\$ 1,290,320	\$ 2,306	\$ 476	\$ 643,769	\$ 326,975	\$ 643,769					

FUNDING SOURCE	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 1,290,320	\$ 2,306	\$ 476	\$ 643,769	\$ 326,975	\$ 643,769					
Marina Contributions	-										
TOTAL	\$ 1,290,320	\$ 2,306	\$ 476	\$ 643,769	\$ 326,975	\$ 643,769					

*Excludes FY 09 Amd



2010 - 2015 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	440.61.01
PROGRAM	North Marina Combined 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		

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	441-61.00
PROGRAM	North Marina Combined 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 Act	FY 08 Act	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ -				\$ -					
CIP PROJ MANAGEMENT	-									
DESIGN / ENGINEERING	-									
LAND	-									
BUILDINGS	37,975				37,975					
IMPROVEMENTS	-									
PERMITS	954				954					
CONTINGENCY	2,025				2,025					
SALES TAX	3,608				3,608					
PROJECT MANAGEMENT	4,622				4,622					
TOTAL	\$ 49,184				\$ 49,184					

FUNDING SOURCES	TOTAL	FY 07 Act	FY 08 Act	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 49,184				\$ 49,184					
Marina Contributions	-									
TOTAL	\$ 49,184				\$ 49,184					



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	441-61.00
PROGRAM	North Marina Combined Projects	PROJECT STATUS:	
PROJECT	Reconfigure Boat Repair Yard	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	Center of Marina	P.S.E. Complete	

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	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 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMIN (CITY STAFF)	\$ -			\$ -		\$ -				
CIP PROJ MANAGEMENT	-									
DESIGN / ENGINEERING	-									
LAND	-									
BUILDINGS	-									
IMPROVEMENTS	100,000			100,000		100,000				
INSPECTION	-									
CONTINGENCY	10,000			10,000		10,000				
SALES TAX	9,000			9,000		9,000				
OTHER	-									
TOTAL	\$ 119,000			\$ 119,000		\$ 119,000				

FUNDING SOURCES	TOTAL*	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 119,000			\$ 119,000		\$ 119,000				
Marina Contributions	-									
TOTAL	\$ 119,000			\$ 119,000		\$ 119,000				



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	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.		

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:



2010 - 2015 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	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*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ 21	\$ 17	\$ 4		\$ -		\$ -				
CIP PROJ MANAGEMENT	-										
DESIGN/ENG	-										
LAND	-										
BUILDINGS	-										
IMPROVEMENTS	53,263	2,815	448		50,000		50,000				
INSPECTION	-										
CONTINGENCY	-										
SALES TAX	-										
OTHER/Permits	-										
	-										
TOTAL	\$ 53,284	\$ 2,832	\$ 452		\$ 50,000		\$ 50,000				

FUNDING SOURCES	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 53,284	\$ 2,832	\$ 452		\$ 50,000		\$ 50,000				
Marina Contributions	-										
TOTAL	\$ 53,284	\$ 2,832	\$ 452		\$ 50,000		\$ 50,000				

*Excludes FY 09 Amd



2010 - 2015 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	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		

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	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		

DESCRIPTION: This project installs standpipe systems on the remaining covered moorage docks similar to the systems already in place on K, L, M & N Docks.

EXPENDITURE SCHEDULE											
COST ELEMENTS	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ 51		\$ 51	\$ -	\$ -		\$ -	\$ -			
CIP PROJ MANAGEMENT	-										
DESIGN / ENGINEERING	18,987		5,987		6,500		6,500	6,500			
LAND	-										
BUILDINGS	-										
IMPROVEMENTS	135,100			55,100	55,469		40,000	40,000			
INSPECTION	-										
CONTINGENCY	-										
SALES TAX	12,435			5,235	3,600		3,600	3,600			
OTHER (Permit)	1,227			1,227							
TOTAL	\$ 167,800		\$ 6,038	\$ 61,562	\$ 65,569		\$ 50,100	\$ 50,100			

FUNDING SOURCES	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 162,092		\$ 6,038	\$ 61,562	\$ 65,569		\$ 44,392	\$ 50,100			
Marina Contributions	5,708						5,708				
TOTAL	\$ 167,800		\$ 6,038	\$ 61,562	\$ 65,569		\$ 50,100	\$ 50,100			

*Excludes FY 09 Amd



2010 - 2015 CAPITAL IMPROVEMENT PLAN
Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	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		

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	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 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ 13,261	\$ 228	\$ 12,982	\$ 51	\$ -	\$ -		\$ -	\$ -			
CIP PROJ MANAGEMENT	-											
DESIGN / ENGINEERING	23,145	18,145				2,500		2,500	2,500			
LAND	-											
BUILDINGS	-											
IMPROVEMENTS	227,578	9,235	87,841	5,926	34,576	64,073		45,000	45,000			
INSPECTION	-											
CONTINGENCY	10,000					5,000		5,000	5,000			
SALES TAX	11,650				3,100	2,500		4,275	4,275			
PERMIT	3,709	1,069			640	1,000		1,000	1,000			
OTHER	3,083	799			2,284							
TOTAL	\$ 292,426	\$ 29,476	\$ 100,823	\$ 5,977	\$ 40,600	\$ 75,073		\$ 57,775	\$ 57,775			

FUNDING SOURCES	TOTAL*	Prior Years	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -			
Marina Contributions	292,426	29,476	100,823	5,977	40,600	75,073		57,775	57,775			
TOTAL	\$ 292,426	\$ 29,476	\$ 100,823	\$ 5,977	\$ 40,600	\$ 75,073		\$ 57,775	\$ 57,775			



2010 - 2015 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	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		

*Excludes FY 09 Amd

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN

Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	424.62.00
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 Act	FY 08 Act	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
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 Act	FY 08 Act	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ 68	\$ 68					\$ -	\$ -		
Marina Contributions	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	\$ -	\$ -



2010 - 2015 CAPITAL IMPROVEMENT PLAN

Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	424.62.00
PROGRAM	Miscellaneous Marina	PROJECT STATUS:	
PROJECT	South Lot Restroom Project	Preliminary Estimate	X
		Plans in Preparation	
LOCATION	Marina - South Lot	P.S.E. Complete	

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:



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	440.64.00
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	FY 08 Act	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
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	FY 08 Act	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ -					\$ -	\$ -		
Marina Contributions	412,652					206,326	206,326		
TOTAL	\$ 412,652					\$ 206,326	\$ 206,326		



2010 - 2015 CAPITAL IMPROVEMENT PLAN Marina

CAPITAL IMPROVEMENT PLAN REQUEST FORM

CATEGORY	Marina	PROJECT NO.	440.64.00
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	

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.



2010 - 2015 CAPITAL IMPROVEMENT PLAN

Marina

**CAPITAL IMPROVEMENT PLAN
REQUEST FORM**

CATEGORY	Marina	PROJECT NO.	428.63.02
PROGRAM		PROJECT STATUS:	
PROJECT	New Electrical Systems in Open Moorage	Preliminary Estimate	X
		Plans in Preparation	
		P.S.E. Complete	
LOCATION	E, F, G, H, I, J, K & L Docks		
DESCRIPTION:			

EXPENDITURE SCHEDULE

COST ELEMENTS	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
ADMINISTRATION	\$ -					\$ -	\$ -				
DESIGN/ENG	-										
SHEET PILE PRE-PURCHASE	-										
BUILDINGS	-										
IMPROVEMENTS	50,000					30,000	20,000				
CONST MGMT	-										
CONTINGENCY	-										
SALES TAX	-										
PERMITS	-										
TOTAL	\$ 50,000					\$ 30,000	\$ 20,000				

FUNDING SOURCE	TOTAL*	FY 07 Act	FY 08 Act	FY 09 Est	FY 09 Amd	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Bond Proceeds	\$ -					\$ -	\$ -				
Marina Contributions	50,000					30,000	20,000				
TOTAL	\$ 50,000					\$ 30,000	\$ 20,000				

*Excludes FY 09 Amd

