



**Cape George Colony Club
Special Meeting of the Board of Trustees**

Agenda

April 17, 2024, 6 p.m.
In-Person and Via Zoom

President's Comments and Announcements – Betsy Coddington

A. Agenda Items:

1. Revision of Marina Reserve Study Dock Replacement Components – Nancy Charpentier. See attached.
2. Water System maintenance and flushing – Water Manager Ken Loomis and Water Advisory Committee Chair Marty Gilmore.

Board Discussion: Each item will be introduced and discussed by the Board. Board discussion will be followed by Member Participation.

Member Participation: We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic, with a 3-minute time limit, until every member that wishes to speak has done so. Each member may have one rebuttal with a 2-minute time limit on the same topic. If another topic is raised the same procedure will follow. *Note: The Board of Trustees will not hear or discuss owner violations or owner account issues. They must be addressed in a separate hearing.*

Announcements

- Mon., April 22, 3 p.m., Study Session
- Thurs., April 25, 3 p.m., Board of Trustees Meeting

Adjournment

Cost Center	Item #	Item Description	Revised Next Maint Year	Revised Replace Cost	Annual Subtotal
Marina	2.1.2	Wood Deck Adjacent to Ramp	2024	34,000	2024 Total 34,000
Marina	New #	N-S Gravel Road - Replace with Asphalt (Maint)	2025	34,081	
Marina	2.8.5	Wood Pile - Jacketing, Phase 1	2025	13,740	2025 Total 47,821
					Revised to fiberglass
Marina	2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	2026	192,000	
Marina	2.8.6	Wood Pile - Jacketing, Phase 2	2026	31,151	2026 Total 223,151
Marina	2.8.7	Wood Pile - Jacketing, Phase 3	2027	74,100	2027 Total 74,100
Marina	2.8.2	Dock Structure, Decking & Floats - Replace - Phase	2028	200,000	2028 Total 200,000
Marina	2.6.1	Gravel - Replace gravel in parking lot	2029	39,870	2029 Total 39,870
Marina	2.6.2	Rock Jetties - Maintain	2030	90,382	
Marina	2.8.3	Dock Structure, Decking & Floats - Replace - Phase	2030	208,000	
Marina	2.8.8	North Gangway - Replace	2030	16,426	
Marina	2.9.4	Basin - Partial Dredging	2030	52,148	2030 Total 366,955
Marina	2.8.9	South Gangway - Replace	2035	19,985	
Marina	3.3.1	Concrete Boat Ramp - Replace	2035	80,544	
Marina	3.3.2	Ecology Block at Marina Road- Replace	2035	58,207	2035 Total 158,736
Marina	2.5.1	Electrical System - Contingency	2038	47,585	2038 Total 47,585
Marina	2.1.1	Cleaning Station - Replace	2043	23,246	2043 Total 23,246
Marina	2.9.3	Basin - Complete Dredging	2045	284,849	2045 Total 284,849
Marina	2.8.4	Wood Pilings - Replace	2050	590,286	2050 Total 590,286

2,090,599
Revised Cost

DOCK REPLACEMENT CONFIGURATION – 2024 DECISION
Submitted by Craig Muma, Marina Committee Chair

In the period leading up to the 2023 Reserve study, the Marina Committee was still discussing our dock configuration and focused on replacing our wood docks with aluminum substructure and fiberglass decking. Our research continued past the study publications, and after much research and advice from local experts it was decided that we are better off to continue using wood for substructures and change out our wood decking with fiberglass.

The design we have in mind will allow greatly simplified access to the substructure for inspections and repairs. Staying with wood substructure will result in significant cost savings and can be accomplished with mostly Volunteer labor. Our plan is to go forward with 12-foot long module dock sections that we construct onshore. This will allow quick and easy replacement for any given module section that may need to be replaced in the future. The only customization will be openings for pilings and short sections for odd lengths at the end of a dock if the run is not evenly divisible by 12.

There are a few sources for the fiberglass decking, but we have based our pricing on Grating Pacific in Seattle, as they stock the product so we can purchase as we need to in order to reduce volume buying and stockpiling sections, and it won't require major shipping expenses. There are other sources that might provide better pricing, but Grating Pacific is known and pricing is good as of today.

The fiberglass decking including clips for hold down per section = \$700

The Wood to replace the substructure per 12 ft section:

8 ea 4x8x12ft Prime Doug Fir	352.00
2 ea 2x8x12ft Prime Doug Fir	34.00
2 ea 2x10x12 Prime Doug Fir	40.00
2x2x8 ft Angle Alum for corner brackets	226.00
5/16x4.5" Hot dip galv bolts and nuts	15.00
Rubber dock edging	130.00
Screws for dock edging	<u>15.00</u>
Substructure subtotal per 12ft section	<u>\$812.00</u>

Total cost for materials for each 12 ft section = \$1,512.00

163 total sections = \$246,456

This is for materials only and we will certainly need some outside contract labor for certain sub-projects such as electrical as well as upfront design and engineering time. It also does not include the hinging hardware for fastening modules together as we are waiting on design specifications for that piece. The estimated costs are therefore double to allow for these circumstances.