

# DES MOINES MARINA



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## FACTS ABOUT THE MARINA

- Fishing Pier: Offers fishing, crabbing, squid fishing, bird watching and magnificent photo opportunities
- Wide safe sidewalks
- Recreational areas (outside of parking lots)
- Provides connectivity between the water and the Beach Park
- Supports Emergency Management facilities and logistics:
  - Helicopter landing site
  - Emergency vessel docking location (West Wall)
  - Direct emergency connection via 216th-SeaTac
  - Home to South King Fire and Rescue's vessel
  - Home to King County Police vessel
- Environmental Protections:
  - Salmon and other wildlife habitat
  - Department of Fish and Wildlife vessel
- Marine Facilities
- Dock to support fast water taxi service
- Site to showcase boats:
  - Ranger Tug
- Dining Venues:
  - Anthony's Homeport
  - Quarterdeck
- Home to SR3 and CSR Boatyard



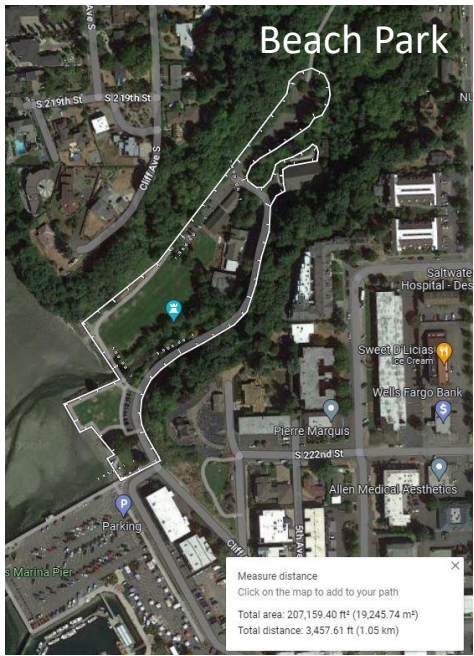


Marina Floor

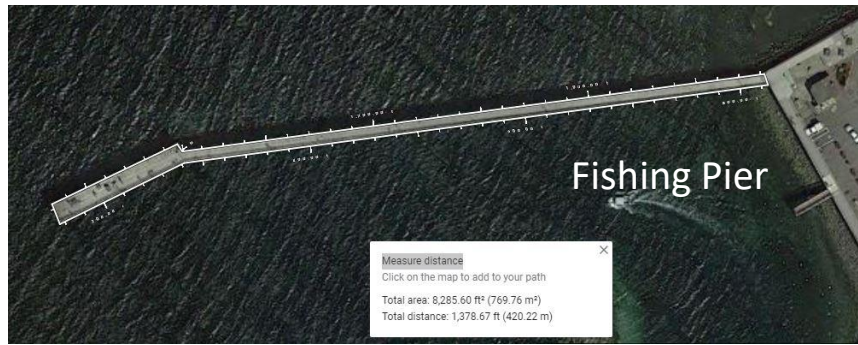
Measure distance  
 Click on the map to add to your path  
 Total area: 560,025.10 ft² (52,028.03 m²)  
 Total distance: 1.25 mi (2.00 km)



Measure distance  
 Click on the map to add to your path  
 Total area: 178,348.91 ft² (16,569.16 m²)  
 Total distance: 1.54 mi (2.48 km)



Measure distance  
 Click on the map to add to your path  
 Total area: 207,159.40 ft² (19,245.74 m²)  
 Total distance: 3,457.61 ft (1.05 km)



Measure distance  
 Click on the map to add to your path  
 Total area: 8,285.60 ft² (769.76 m²)  
 Total distance: 1,378.67 ft (420.22 m)

# MARINA ENTERPRISE FUND

- City's Marina is an Enterprise fund
  - Meaning:
    - The Marina must be self sustaining. The revenues earned from Marina services must not exceed the combined total of all expenses
  - No General fund money help support the Marina
  - No City property taxes help support the Marina



# MARINA/REDONDO

## OUR TEAM

### Admins, Maintenance, Service Personnel

- Harbormaster (1)
- Assistant Harbormaster (1)
- Office Specialist(s) (2)
- Harbor Lead(s) (2)
- Environmental Specialist (1)
- Harbor Attendant(s) (3)
- Summer Hires (1-2)

### Work closely with other City departments

- Public works
- Engineering
- Legal
- Police Department
- Finance
- Human Resources
- Emergency Management
- City Management

The Marina and its Service/Maintenance staff also operates as essential staff, and supports other departments within the City during inclement weather, and any other emergency events.

### Work closely with other agencies

- South King Fire and Rescue
- Fish and Wildlife



# MARINA/REDONDO

## WHAT WE DO

- 14 Docks (Covered & Uncovered)
- Dry Sheds and Lockers
- Guest Moorage
- Fuel Dock
- Pump-out facilities
- Restrooms (Public & Tenant Only)
- Public Fishing Pier (8,285 sq. ft.)
- Marina Floor (560,025 sq. ft.)
- Beach Park (207,156 sq. ft.)
- Redondo Boardwalk/Restrooms/Parking facility (178,384 sq. ft.)



# MARINA/REDONDO

## PRIMARY SERVICES AND OPERATIONS

- Maintain a 24-Hours a day, 7-Days a week, operation of the City's Marina, its equipment and assets.
  - Including the provision of emergency management resources as necessary
- Maintain over 1,100 Active Accounts
  - Moorage/Storage, Waitlist, Leases (Quarterdeck, CSR Boatyard, & SR3) Temporary Guests, Commercial Vendors, Yacht Club, Government, Tribal Vessels, and others
- Customer Service
  - Serve both the boating Community & Non-Boating Community
    - Phone, email, in-person communications
- Daily Operations Include (*but not limited to*):
  - Janitorial: (10 individual restrooms).
  - Trash: 31 individual receptacles.
  - Marina Dock Repair/ Maintenance: Pressure washing, board replacement, re-floating dock fingers, etc.
  - Maintaining and cleaning daily: Redondo Boardwalk/Janitorial/Parking lots.
  - Landscaping: Marina and Redondo.
  - Fueling: and pump out services.
  - In House Carpentry, Electrical/Plumbing upgrading and repairs.
  - Account Reconciliation & Updating
- Seasonal Operations
  - Maintain, install/remove Redondo's floating Docks each season

# MARINA/REDONDO

## REGULATORY DYNAMIC & COMPLIANCE

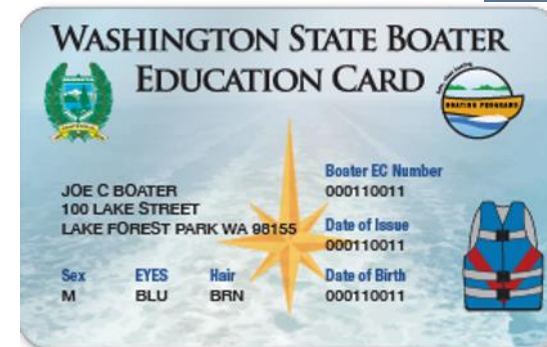
- Local
- City
- County
- State
- Federal
- Fishery
- EPA
- Coast Guard



# MARINA/ REDONDO

## STAFF CERTIFICATION REQUIREMENTS?

- Knowledgeable and certified to comply with requirements:
  - First Aid/CPR/AED
  - Boaters license
  - Forklift certified
  - Flagger certified
  - 25-Ton Travelift Operator
  - CDL Class "A" endorsement.
  - Class A/B UST (Underground Storage Tanks) fuel operator training
  - FEMA Courses
  - Oil spill and incident response training



# MARINA/ REDONDO

## CAPITAL IMPROVEMENT PROJECTS

- Current & Upcoming
  - Guest Moorage Electrical Upgrade (2023)
  - Tenant Restroom Replacement (est. \$950k)
    - Redondo South Float Dock Replacement (2023)
    - Fuel Delivery System Upgrade (2022)
    - In Water Dock Replacement [L,M,N] (2024/2025)
  - Public Works Capital Improvement Projects also supported by Marina staff
    - North Bulkhead Replacement (2021/2023)
    - North Restroom Replacement (2022/2023)
    - Marina Steps Project (feasibility analysis)
- Future CIP Projects:
  - Adaptive Purpose/Dry Stack Building (est. \$4.5m)
  - Utility (Power/Water) Backbone Replacement – A to K dock (est. \$600k)
  - Seawall Replacement – A to K dock (est. \$12.6m)
    - Pedestrian Walkway and Sidewalk Replacement – A to K (est. \$1.5m)
  - Alternate Vessel Launching Options (est. \$500k)
  - Replacement of A-K docks (est. \$30m)
  - Fuel Tank Upgrade (est. \$750k)

# MARINA-REDONDO CHALLENGES/SOLUTIONS

## MARINA

### CHALLENGE:

- Parking gates systems:
  - Machinery no longer works, nor is supported by the vendor
  - Security at Marina & Redondo

### SOLUTION:

- Replace gated system, making sure it will interact with future Redondo parking upgrades.

### CHALLENGE:

- Age of facilities:
  - Docks, Harbormasters Office, Dry Sheds

### SOLUTIONS:

- Currently working on Dock replacement, and planning for future infrastructure and Dock replacement
- Continue ongoing maintenance

## REDONDO

### CHALLENGE:

- Staffing to support facility maintenance, restroom cleaning, parking enforcement, assist with boat launch customers

### SOLUTIONS:

- Hire a seasonal full time staff person to manage the location during the summer months