



Harbormaster Report

August 3, 2022

Dear Marina Tenants:

I'm pleased to submit August 2022's Harbormaster's Report with updates on current issues for the Marina.

Sling Hoist:

We are finalizing a program being offered by the Des Moines Y/C. This will allow Des Moines Marina Dry Shed tenants (*tenancy effective 07/01/2022*) to become members of the Y/C at a reduced rate. Some participation will still be required. We should have everything worked out next week, and will mail/Email the particulars of the program to those Dry Shed Tenants. Replacement information below.

Passenger Ferry:

The City Council approved the Passenger Ferry Pilot Program, it will begin Weds August 10, 2022 and run through October 10, 2022. Service will run out of the Marina four times per day, Wednesdays through Sundays. Passengers will load/un-load on the Guest Moorage North Dock furthest West section, and Dock in Seattle at Pier 66. For tickets, services and other information, please go to www.desmoineswa.gov/ridetheboat. A direct link to this page is also available on the Marina's homepage.

Marina Dock Replacement Project (L, M, & N):

Moffett & Nickels are approaching their 45% design phase and are continuing to make progress. Permits have been submitted for the replacement of L, M & N docks, including the sling launch. As stated last month, we are still anticipating at least 18 months before receiving any in-water permits, making earliest construction mid-2024. The Marina will be coordinating a Tenant meeting, (Tentative dates Aug 17-19. Location TBD) to provide project updates and receive feedback on potential Dock features.

It has come to my attention that there are rumors and/or misinformation circulating around the Marina regarding the L, M and N Dock replacement project. L, M, and N docks will be replaced with open moorage due to permitting, mitigation, and cost restraints. This will obviously change the look and feel of the Marina. For clarification of projected timelines, please refer to the attached report from June. Of particular interest, please note that **in-water construction work will not begin until after Labor Day, 2024.**

When the time comes (Mid-2024) to replace L, M, and N docks, we will do everything we can, to ensure a smooth transition. Yes, there will be timing and scheduling issues, and some other logistical hurdles to work through. We have begun to strategize with our consultant team on ways to minimize the transition time between the old docks and the new docks. As the current

construction timelines grow near, we will work diligently to assist our tenants in any way possible.

As stated before, as soon as we know more about exact sequencing for permits, demo, and construction I will pass that information along.

At this point, no work has begun on Phase 2 or 3 of our dock replacement strategy. This work is not anticipated to begin until after the southern seawall upgraded, and the dry stack storage building is complete. These projects are several years down the road.

Marina Master Plan:

We are working on incorporating some of the needed data from our consultants into the Marina's Master Plan. We intend to have the final changes on the Draft Master Plan completed and ready for Council approval this fall. The draft has been on our web site for over a year now, and comments received after that publishing through May of 2021 have also been responded to and posted on our website. We have received little to no additional comments since that date.

Tenant Restroom:

Work is continuing with KPG for scope and fee estimates for this project. We will have an update to provide in September. Please keep in mind we received an additional \$400,000 from the City to help with this overall cost of this project.

Parking Gates:

At this point in time, there has been no change, as supply chains are still behind.

I hope you are all having a wonderful boating season and able to enjoy the summer weather we have recently had.

Thank you,

Scott Wilkins
Harbormaster

Memo

To: Dan Brewer

From: Scott Wilkins

Date: 6/29/2022

Re: Moffett & Nichol Marina Re-Development

Good afternoon Dan,

I would like to share a little information and timelines about the Marina Re-Development, derived from an update provided by Moffett & Nicholl on Tuesday the 28th of June.

Please be aware these projected milestones and dates are subject to change at any time especially with the uncertainties of permitting.

- Permit application(s) Including Tenant Hoist Review submission: 6/16/22
- Agency submission: 6/27/22
 - [Note]: Est. receive Corps permit: 9/8/23
- Estimated 45% Drawings and Specs submit: 8/3/22
- Marina Tenant meeting/update/comments
- 95% Drawings and Specs submit: 10/14/22
- Assume City Permit review at 95 %: 11/10/22
 - [Note]: 8-months± pause/buffer in design/bid package development waiting on permits.
- Final Contract Documents submit: 6/23/23
- City Review: 4 weeks 7/21/23
- Advertise: 6 Weeks 7/31/23 - 9/11/23
 - [Note]: This anticipates advertising prior to receipt of final permit
- Award: 2 weeks 9/25/23
 - [Note]: This anticipates award shortly after receipt of final permit
- Materials and products acquisition and fabrication: 12 months±
 - [Note]: Material and product availability, supply chain issues, labor and cost uncertainty, will continue to be significant concerns and impact project construction scheduling.
- In-water construction/installation for L, M and N Docks at the very earliest will be the 2024/25 fish window: 9/16/24 – 2/15/25.

Thank you, Scott