

PSA Marina Committee Report

Saturday, September 16, 2023, 10am

Location: The Hut

The marina committee met on July 15th, 2023. The committee was attended by Velinda (chair), Kip Miller (co-chair), Susan and Randy Lord, Janice Moon, Tina Simms, Ray Readwin, Larry Koltz, Julie Laswell Ekholm, Rob Koenig, Jim and Nancy Baggerly, Sue and Jerry Swaser, James Doty, Mike and Maureen Allen, Warren Zeitelhack.

All permits have been approved that included Mason County, Wa Fish and Wildlife, Corp of Engineers and National Marine Fisheries (NOAA) as of Aug 28, 2023.

Lakeshore Construction was approved, by the board, July 15th, to start the Marina project by replacing the pilings and Dock C to comply with the “fish window” ending on September 30, 2023. Lakeshore cost for Dock C was \$108,298.19. \$54,149.10 was paid to order materials and remainder will be paid upon completion.

On September 8th, volunteers (approximately 30) under the direction of Kip Miller, removed the old Dock C and transported to the Mason County Transfer Center. The volunteers made 9 trips to the transfer station and total cost was \$1341.36. As of the week of 9/10/23, Lakeshore has removed the old pilings and began installing the new ones. The dock will be constructed off-site and will be installed/floated into position as soon as it is built.

The marina committee received several bids from contractors for replacement of the docks and the launch. The bids considered were:

1. Marine Floats (marina docks A,B,C) \$952,755.00 includes pilings (no sales tax)
2. Lakeshore Construction (Marina)
 - I. Dock A: \$110,075.00 inc sales tax
 - II. Dock B: \$168,175.00 inc sales tax
3. Mitchell Lumber Dock A & B: \$224,964.17 (no pilings or labor)
4. Quigg Brothers: (Launch only no elect/plumbing) \$142,135.00 inc sales tax
5. Shearer Construction (Launch) \$173,360.00 (no sales tax, etc.)
6. RV Associates: \$175,986.25 includes everything (add 15% for 2024)

Kip works on big construction projects, such as this, for a living. After studying the proposals, he found several problems. For example, Shearer Construction was very expensive for the boat ramp, removal of the bulkhead, and grading. It did not include concrete and planting. Kip said he had also talked to Mitchell Lumber, as well. Their bid did not include the cost of the pilings nor labor. After reviewing all bids the committee chose Lakeshore and RV Associates for recommendation to the board for approval. Kip recommended we work with RV Associates to see if we can do some of the concrete work ourselves to lower their bid. A motion was made to replace Docks A and B in 2024 by Lakeshore Construction at the cost of \$278,250.00 using the

Marina reserve and investor funding. Randy Lord seconded the motion. Motion carried unanimously. The motion will be presented to the board for consideration at the September board meeting on 9/16/23. Also, the committee agreed by consent that it relies upon Kip and Velinda to explain the details of the plans and timeline of the construction to any interested parties.

Marina Project Financing:

- i. Launch portion of Dock A (1/3rd paid by general park fund)
- ii. Launch fund 8/31/23:
 - 7. Park Reserve:\$16,469.71
 - 8. Savings fund: \$28,660.31
 - 9. CD: \$154,184.08
- a. Marina reserve fund (9/1/23):
 - ii. Marina reserve: \$18,094.91
 - iii. Cd: \$102,009.31
 - iv. Investors: funding up to \$300,000, 5% interest over 10-12 year pay back

The marina committee will be meeting 9/16/23, following the board meeting, to further discuss the timeline for the docks and launch installation in 2024 and marina financing to include investors. The launch will be funded by the park and savings reserve. Both marina and park funds have been invested with Edward Jones in high yield CD's. Currently the launch fund is approximately \$200,000 and the marina fund is \$120,058 plus up to \$300,000 investor funds. Marina investors will meet October 1st to review their contract with PSA. Note: Prior to presenting the contract to the board, it will be sent to the PSA attorney for review.

The marina fundraisers have been a great success and include July 3rd BBQ, August Luau, and Sept 3rd Spaghetti dinner. A big thank you to all the attendees who volunteered food, help with decorations/set-up and clean up. We were able to make a profit to add to the marina fund.

Respectfully submitted by Velinda Brown, Marina Chairperson