

## **Docks Report June 27, 2018**

### **Overall Status:**

For quite sometime now, our Dock Committee and others in the community have continuously worked to maintain the walkways, deck areas, slips, and marina areas that make up our water side infrastructure. At times it has required significant construction creativity to maintain a wood and steel structure against the natural elements of water, wind, and human use. We have reached a point where the underlying beam structures are experiencing an increasing rate of decline making it difficult to impossible to continue to make repairs in order to ensure the safety of all users. Thus we face an upcoming multi-phased project to replace, repair, and in some areas, redesign this community asset.

### **Multi-phase Project:**

It is anticipated that there will be a 4-5 phase project over the course of the upcoming years. Each phase will commence as required by the continual decline in the overall structural integrity, beginning with the most urgent and moving ahead on each area until fully complete. The phases are envisioned as follows:

- Phase One: Cliff-face walkway, stairs, railings that sit immediately below the Lodge. Here the underlying support beams are quite rotted through, railing is rapidly losing its integrity, and there is a steady amount of boater and community traffic.
- Phase Two: Sun-deck walkway and sitting area. Again, under this structure the beams have experienced continual decline due to the amount of water impact experienced in this area. We are frequently unable to attach surface planks despite using some of the longest (six inch) screws available.
- Phase Three: The South Marina area is seeing decline in some but not all of the underpinning beams. Some of this is due to the repairs a number of years back that were quite substantive in nature following a major storm that tore some portions of the marina out.
- Phase Four: North Marina area is a bit more protected with some more recent construction.
- Phase Five: Other areas such as the sea wall, floating docks, and other smaller portions of our infrastructure will ultimately need their own major renovation though not anticipated to be as urgent as the other areas.

### **Materials:**

After consulting with various dock experts in the area, it has been recommended that we consider the use of steel beams rather than the more traditional untreated wood (cannot use treated products over water, for good water quality reasons). We discussed using a manufactured product on the surface areas, such as Trex, however such material is cost prohibitive and struggles due to high heat retention. Our plan for the projects will be to use structural steel with untreated wood planks for the surface areas.

**Marina Challenge:**

As we look ahead to the South and North Marina phases, we anticipate having to consider a more involved redesign project given that few of today's boats can make use of the more narrow slips around which the marina's were originally designed. Such an effort will be quite involved and much input from the community and slip users will be sought. Additionally, we have a growing number of smaller jet ski craft, stand up paddle boards (SUPs), and legacy paddle boats which all need to be considered in the design of the Marina areas.

**Costs:**

We have not had contractor estimate anything beyond the immediate Phase One and Phase Two projects. For Phase One, we highly recommend this project take place in the Fall of 2018. Bids ranged from a low of \$23,400 to a high of \$40,200. The lowest most qualified bid came in at \$25,888 from Hodges Marine. Phase Two bids range from \$24,500 to \$31,000. We do not have even guesstimate numbers for the remaining phases.

Regards,

**Jim Cole**  
Boat Dock Committee  
Timbrshor Association