

## **Dock and Walkway Infrastructure Background & Refurbishment Project Overview:**

As stated in prior updates and discussed at last year's Annual Meeting, our dock and walkway infrastructure is used by nearly all community members in some fashion or another to access the lake, safely operate and store marine equipment, and enjoy the shoreline shared by all members here in Timbrshor. This infrastructure has served us well, has benefited from regular maintenance by members of our Dock Committee and others, and periodically needed substantive repairs due to storms or other damage. There are times, however, when repairs and patches no longer suffice and a major reconstruction or refurbishment is required. We embarked on such in the Fall of 2018 with the first phase to refurbish the portion of infrastructure most in need which at that time was our walkway along the rocky cliff side area in the South Bay. Unfortunately that first phase ran into a number of problems as reported in last year's Annual Meeting including the failure of the contractor to secure necessary permits as well as impacts from a portion of the walkway to our community member and adjacent landowner, Tim and Kristen Rose. The second phase of refurbishment work included addressing the issues caused during phase one work on the Rose's private property, refurbishment of the aging Sun Deck, repairing/refurbishing the boat tie up area along the Sea Wall, as well as concrete repair work for the community's boat ramp and Sea Wall.

## **Annual Meeting Update:**

Throughout the entire off-season our Dock Committee has worked tirelessly on nearly a weekly basis since early September with the various governmental bodies that have jurisdiction on the lake shore areas including Army Corp of Engineers, Lake County, and the Tribe as well as working with the Rose's, to address refurbishment project requirements by all constituencies involved. We hired a professional land use, planning, and engineering firm to advise on the required permitting process, develop the numerous documents, drawings, and other materials required by these governmental bodies all in an effort to secure permits for the upcoming work noted above. It has been a very long process, to say the least, but pleased to report we are nearing completion of phase one and two work. The following will give each of you an update on where we stand as to:

### Permits:

- Tribal Permits: All necessary permits for phase one and two have been released and posted.
- Lake County Permits: All necessary permits for phase one and two have been released and posted.
- Army Corp Permits: All necessary permits have been released (copies can be provided upon request).

### Construction Contracts:

- Concrete: We have a signed contract from Whealon Construction for the work on the boat ramp and sea wall areas. It is contemplated that the bid amount of this contract is likely to change due to additional areas of concern with the concrete infrastructure. This work will take place during the upcoming 2020/2021 off season.
- Docks & Walkways, including Walkway Remediation: Hodge's Marine has execute the construction contract for the Walkway Remediation and a separate contract for the Sun Deck and Sea Wall projects.

Project Status:

- Phase One (cliffside walkway) was completed in Fall 2018 for \$25,888. As noted herein and in prior communications, residual issues were caused by this first phase which necessitated further actions to be included in the phase two work.
- Phase Two (Sea Wall, Sun Deck, Cliffside Walkway Remediation) nearly complete as of 6/11/2020 for \$47,036 which includes \$8,345 for engineering services and the balance for the Remediation (\$5,564), Sea Wall and Sun Deck (\$33,127). The swim ladder attached to the Sun Deck needs to be replaced as its welds had failed, thus was removed during refurbishment.
- Phase Two (Boat Ramp and Sea Wall Concrete) scheduled for 2020/2021 off season with an initial contracted bid of \$3,000 though final costs expected to be higher due to additional areas of concrete degradation. Further review of the degradation will be conducted this summer to determine potential additional costs.
- Future Phase Three (rebuilding of floating docks) is a newly identified and necessary phase. This will need to be completed within the next couple of years (possibly during the 2020/2021 off season), timing, cost, and design matters have not been determined.
- Future Phase Four (refurbishment of remaining dock and boat slip areas) has not been planned, designed, scheduled, nor estimated in terms of cost. Design and use consideration will need to be given at the time we begin work on this phase to understand the membership needs for boats and personal water craft given that today's craft are wider, longer, and more diverse than prior generations of boating.

The Committee and I would welcome additional membership involvement in both the planning and oversight, as well as in support of general maintenance and operations. Please let myself or any of our Committee members know if you are interested and willing to serve your fellow community members in this manner.

Regards,

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Dock Committee

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