

Port of Port Townsend

	note	2021 estimate	2022 estimate	2023 estimate	2024 estimate	2025 estimate	Total 5 year estimate
JEFFERSON COUNTY INTERNATIONAL AIRPORT (JCIA)							
2020 Runway Rehabilitation - grant close-out		560,000	-	-	-	-	560,000
Airport Terminal	PS	-	110,550	-	-	-	110,550
Fuel Tank Replacement		-	100,000	400,000	-	-	500,000
Renovate Hangars		-	-	-	-	600,000	600,000
Construct New Connector TW A2, Install Sign		-	-	-	-	-	-
<i>Phase 1 Design</i>		-	90,000	-	-	-	90,000
<i>Phase 2 Construction</i>		-	-	555,556	-	-	555,556
Rehabilitate Apron and Parallel TW (Crack/Slurry Seal)		-	-	-	-	333,333	333,333
FEMA-Airport Hanger repair	PS	-	80,000	-	-	-	80,000
Maintenance Storage Building/County Building relocate	PS	-	-	140,800	-	-	140,800
BOAT HAVEN							
Work & Boat Yard Resurfacing		-	-	100,000	100,000	100,000	300,000
Dock Renovations & Piling Replacement	PS	-	-	150,000	150,000	150,000	450,000
Commercial Dock Repair -New Day Fisheries	PS	17,500	-	-	-	-	17,500
Main Breakwater Repairs - Construction		-	350,000	-	-	-	350,000
Main Stormwater Pump Station repairs	PS	100,000	-	-	-	-	100,000
Stormwater Treatment Compliance Upgrade		-	2,600,000	-	-	-	2,600,000
Moorage Office	PS	15,000	191,250	-	-	-	206,250
Work & Boat Yard Electrical Upgrades		-	-	-	-	-	-
<i>Design</i>		-	30,000	-	-	-	30,000
<i>Construction</i>	PS	75,000	-	-	325,000	-	400,000
Sperry Buildings Capital Maintenance (2 buildings per year)	PS	70,000	100,000	100,000	100,000	100,000	470,000
BH-Linear Dock Replacement		-	-	-	-	2,900,000	2,900,000
Remodel Skookum/Nomura Building	PS	60,000	40,000	-	-	-	100,000
FEMA-Stormwater filter replacement	PS	30,000	-	-	-	-	30,000
POINT HUDSON							
Building Preservation (incl. roof replacements)		-	100,000	100,000	100,000	100,000	400,000
Pavillion Building Remodel	PS	148,434	-	-	-	-	148,434
Point Hudson Landscaping	PS	-	-	-	-	40,000	40,000
Replacement of North & South Jetties		-	-	-	-	-	-
<i>Design & Permitting</i>		300,000	-	-	-	-	300,000
<i>Construction</i>		-	6,000,000	6,000,000	2,100,000	-	14,100,000
PH-Linear and Commercial Dock Replacement		-	485,800	2,429,000	-	-	2,914,800
PH-RV Park Reconstruction	PS	-	-	-	-	500,000	500,000
Cantilevered Esplanade		-	-	-	-	2,000,000	2,000,000
QUILCENE							
Facility Planning & Preliminary Engineering		50,000	-	-	-	-	50,000
Implementation of Quilcene Plan		-	100,000	100,000	100,000	100,000	400,000
Marina Dock Repairs		-	-	-	-	256,000	256,000
Ramp Upgrade		-	-	-	-	300,000	300,000
OTHER CAPITAL							
Gardiner Launch Ramp w/Seasonal Float		50,000	-	625,000	-	-	675,000
FEMA-City Dock Repair		-	-	2,000,000	-	-	2,000,000
Small Capital projects		20,000	50,000	105,000	50,000	50,000	275,000

Port of Port Townsend

	note	2021 estimate	2022 estimate	2023 estimate	2024 estimate	2025 estimate	Total 5 year estimate
Paint Boat Haven Fuel dock	PS	10,000	-	-	-	-	10,000
Port Equipment/Vehicle replacement	PS	391,000	520,000	100,000	100,000	100,000	1,211,000
Total Estimated Project Expenses		1,896,934	10,947,600	12,905,356	3,125,000	7,629,333	36,504,223
FUNDING SOURCES	note	2021 estimate	2022 estimate	2023 estimate	2024 estimate	2025 estimate	Total 5 year estimate
GRANTS -- Secured							
FAA - JCIA Runway Rehabilitation Grant close-out		(290,000)	-	-	-	-	(290,000)
RCO - PH North & South Jetties Replacement - Construction		-	-	-	-	-	-
Fed EDA - PH North & South Jetties Replacement - Construction		-	(3,000,000)	(3,000,000)	(1,031,300)	-	(7,031,300)
State - PH North & South Jetties Replacement - Construction		-	(1,000,000)	-	-	-	(1,000,000)
Fed/State - Stormwater Treatment Compliance Upgrade		-	(2,050,000)	-	-	-	(2,050,000)
FAA NPE -Construct New Connector TW A2, Install Sign		-	-	-	-	-	-
Phase 1 Design (FAA NPE fund)		-	(81,000)	-	-	-	(81,000)
Phase 1 Design (WSDOT funds)		-	(4,500)	-	-	-	(4,500)
Phase 2 Construction (FAA NPE fund)		-	-	(150,000)	-	-	(150,000)
Phase 2 Construction (FAA ST/DI fund)		-	-	(350,000)	-	-	(350,000)
Phase 2 Construction (FAA ST/DI fund)		-	-	(27,777)	-	-	(27,777)
Rehabilitate Apron and Parallel TW (Crack/Slurry Seal)		-	-	-	-	(300,000)	(300,000)
Rehabilitate Apron and Parallel TW (Crack/Slurry Seal)		-	-	-	-	(16,666)	(16,666)
FEMA-City Dock Repair		-	-	(1,500,000)	-	-	(1,500,000)
FEMA-Stormwater filter replacement	PS	(22,500)	-	-	-	-	(22,500)
FEMA-Airport Hanger repair	PS	-	(60,000)	-	-	-	(60,000)
RCO -Gardiner Launch Ramp		(40,000)	-	(500,000)	-	-	(540,000)
TOTAL PROJECTED GRANT FUNDS USE 2021-2025		(352,500)	(6,195,500)	(5,527,777)	(1,031,300)	(316,666)	(13,423,743)
PORT WIDE CAPITAL RESERVE							
Main Breakwater Repairs		-	-	-	-	-	-
BOAT HAVEN RESERVE							
Main Breakwater Repairs - Construction		-	(350,000)	-	-	-	(350,000)
Paint Boat Haven Fuel dock	PS	(10,000)	-	-	-	-	(10,000)
Commercial Dock Repair -New Day Fisheries	PS	(17,500)	-	-	-	-	(17,500)
IDD LEVY RESERVE							
PH North & South Jetties Replacement		-	-	-	-	-	-
Design & Permitting		(300,000)	-	-	-	-	(300,000)
Construction		-	(2,000,000)	(3,000,000)	(1,068,700)	-	(6,068,700)
Work & Boat Yard Resurfacing		-	-	(100,000)	(100,000)	(100,000)	(300,000)
Main Stormwater Pump Station repairs	PS	(100,000)	-	-	-	-	(100,000)
JCIA Fuel Tank Replacement		-	(100,000)	(400,000)	-	-	(500,000)
Dock Renovation & Piling Replacement		-	-	(150,000)	(150,000)	(150,000)	(450,000)
Sperry Buildings Capital Maintenance (2 buildings per year)	PS	(70,000)	(100,000)	(100,000)	(100,000)	(100,000)	(470,000)
Work & Boat Yard Electrical Design	PS	-	(30,000)	-	-	-	(30,000)
Work & Boat Yard Electrical Construction	PS	(75,000)	-	-	(325,000)	-	(400,000)
BH-Stormwater Treatment Compliance Upgrade		-	(550,000)	-	-	-	(550,000)
FEMA-City Dock Repair		-	-	(500,000)	-	-	(500,000)
Moorage Office	PS	(15,000)	(191,250)	-	-	-	(206,250)

Port of Port Townsend

	note	2021 estimate	2022 estimate	2023 estimate	2024 estimate	2025 estimate	Total 5 year estimate
Maintenance Storage Building/County Building relocate	PS	-	-	(140,800)	-	-	(140,800)
Quilcene Implementation of Plan		-	(100,000)	(100,000)	(100,000)	(100,000)	(400,000)
Quilcene Marina Dock Repairs		-	-	-	-	(256,000)	(256,000)
Quilcene Ramp Upgrade		-	-	-	-	(300,000)	(300,000)
PH Building Preservation (including roofs)		-	(100,000)	(100,000)	(100,000)	(100,000)	(400,000)
JCIA Renovate Hangars		-	-	-	-	(600,000)	(600,000)
TOTAL PROJECTED IDD LEVY FUNDS USE 2021-2025		(560,000)	(3,171,250)	(4,590,800)	(1,943,700)	(1,706,000)	(11,971,750)
NET OPERATING INCOME (NOI)							
FAA - JCIA Runway Rehabilitation Grant close-out		(270,000)	-	-	-	-	(270,000)
FAA NPE -Construct New Connector TW A2, Install Sign		-	-	-	-	-	-
<i>Phase 1 Design (FAA NPE fund)</i>		-	(4,500)	-	-	-	(4,500)
<i>Phase 2 Construction (FAA NPE fund)</i>		-	-	(8,334)	-	-	(8,334)
<i>Phase 2 Construction (FAA ST/DI fund)</i>		-	-	(19,445)	-	-	(19,445)
Rehabilitate Apron and Parallel TW (Crack/Slurry Seal)		-	-	-	-	(16,667)	(16,667)
PH-RV Park Reconstruction	PS	-	-	-	-	(500,000)	(500,000)
JCIA Airport Terminal	PS	-	(110,550)	-	-	-	(110,550)
Quilcene Facility Planning & Prelim. Eng.		(50,000)	-	-	-	-	(50,000)
Point Hudson Landscaping	PS	-	-	-	-	(40,000)	(40,000)
Remodel Skookum/Nomura Building	PS	(60,000)	-	-	-	-	(60,000)
Pavillion Building Remodel	PS	(148,434)	-	-	-	-	(148,434)
Gardiner Launch Ramp w/Seasonal Float		(10,000)	-	(125,000)	-	-	(135,000)
FEMA-Stormwater filter replacement	PS	(7,500)	-	-	-	-	(7,500)
FEMA-Airport Hanger repair		-	(20,000)	-	-	-	(20,000)
Small Capital projects - unidentified		(20,000)	(50,000)	(105,000)	(50,000)	(50,000)	(275,000)
Port Equipment/Vehicle replacement		(391,000)	(520,000)	(100,000)	(100,000)	(100,000)	(1,211,000)
TOTAL PROJECTED NOI FUNDS USE 2021-2025		(956,934)	(705,050)	(357,779)	(150,000)	(706,667)	(2,876,430)
Total Funding Sources Secured		(1,896,934)	(10,421,800)	(10,476,356)	(3,125,000)	(2,729,333)	(28,649,423)
Unsecured Anticipated Grants							
PH Cantilevered Esplanade		-	-	-	-	(2,000,000)	(2,000,000)
Remodel Skookum/Nomura Building funded by Tenant	PS	-	(40,000)	-	-	-	(40,000)
PH North & South Jetties Replacement - Construction		-	-	-	-	-	-
PH-Linear and Commercial Dock Replacement		-	(485,800)	(2,429,000)	-	-	(2,914,800)
BH-Linear Dock Replacement		-	-	-	-	(2,900,000)	(2,900,000)
Total Unsecured Anticipated Grants		-	(525,800)	(2,429,000)	-	(4,900,000)	(7,854,800)
Total Funding Sources Secured & Unsecured		(1,896,934)	(10,947,600)	(12,905,356)	(3,125,000)	(7,629,333)	(36,504,223)

* Boating Infrastructure Grant (BIG) agreement term extended, however, scope amendment not yet approved to reflect redesigned project.

PS= Port maintenance Staff to be involved in the project