



PORT OF PORT TOWNSEND

CAPITAL PROJECTS UPDATE MAY 2021

MIKE LOVE – CAPITAL PROJECT MANAGER/PORT ENGINEER

2021 – CAPITAL PROJECT LIST FEB 2021

PROJECTS GREATER THAN \$10,000 ESTIMATE



Capital Projects 2021

Crew Labor Cost per Hr \$67.00

Location	Description	Labor Hours	Labor Cost	Equipment Cost	Material Cost	Subcontractor	SubTotal	Contingency	Total
1 Quilcene Marina	Dock Renovation Program	960	\$ 64,320	\$ -	\$ 28,775		\$ 93,095	\$ 9,310	\$ 102,405
2 Boat Haven D Dock	Dock Renovation Program	2,750	\$ 184,250	\$ -	\$ 116,675		\$ 300,925	\$ 30,093	\$ 331,018
3 Point Hudson Marina	Dock Renovation Program	240	\$ 16,080	\$ -	\$ 5,800		\$ 21,880	\$ 2,188	\$ 24,068
4 Boat Haven Yard	Storm Water Pump Replacement	200	\$ 13,400	\$ -	\$ 77,000		\$ 90,400	\$ 9,040	\$ 99,440
5 Boat Haven	Sperry Building #3	250	\$ 16,750	\$ -	\$ 13,450		\$ 30,200	\$ 3,020	\$ 33,220
6 Boat Haven	Sperry Building #2	200	\$ 13,400	\$ -	\$ 6,400		\$ 19,800	\$ 1,980	\$ 21,780
7 Boat Haven Marina	Paint Fuel Dock Building	100	\$ 6,700	\$ -	\$ 1,250		\$ 7,950	\$ 795	\$ 8,745
8 Point Hudson	Landscape Improvements	200	\$ 13,400	\$ 4,000	\$ 7,500	\$ 10,000	\$ 34,900	\$ 3,490	\$ 38,390
9 Boat Haven Yard	480 Power	240	\$ 16,080	\$ 4,000	\$ 42,800	\$ 6,000	\$ 68,880	\$ 6,888	\$ 75,768
10 Boat Haven Yard	Relocate Moorage/Yard Office	-	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 200	\$ 2,200
11 Airport	Tailspin Tommy's Rehab Bldg	-	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 200	\$ 2,200
12 Port Facilities	WiFi connectivity	-	\$ -	\$ -	\$ 23,150	\$ -	\$ 23,150	\$ 2,315	\$ 25,465
13 Boat Haven Yard	Storage Containers	200	\$ 13,400	\$ -	\$ 12,000	\$ -	\$ 25,400	\$ 2,540	\$ 27,940
		5,340							

Bid Projects	Design/Permit	Property	Construction	CM	SubTotal	Contingency	Total
14 Point Hudson Breakwater	\$ 337,000	\$ -	\$ 5,000,000	\$ 250,000	\$ 5,250,000	\$ 525,000	\$ 5,775,000
15 Boat Haven Yard	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ 9,000	\$ 99,000
16 Boat Haven	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000	\$ 24,000	\$ 264,000
							\$ 6,930,638 Total

Season Work Schedule

Dry	
Anytime	
Permit	

New Projects \$10,000 or greater Capital Projects

20 Point Hudson Windows Pavilion Bldg

2021 – CAPITAL PROJECT LIST MAY 2021



Capital Projects 2021

Location	Description	Labor Hours	Labor Cost	Equipment Cost	Material Cost	Subcontractor	SubTotal	Contingency	Total	IDD Project
1 Quilcene Marina	Dock Renovation Program	960	\$ 64,320	\$ -	\$ 28,775		\$ 93,095	\$ 9,310	\$ 102,405	No
2 Boat Haven D Dock	Dock Renovation Program	2,750	\$ 184,250	\$ -	\$ 116,675		\$ 300,925	\$ 30,093	\$ 331,018	Yes
3 Point Hudson Marina	Dock Renovation Program	240	\$ 16,080	\$ -	\$ 5,800		\$ 21,880	\$ 2,188	\$ 24,068	No
4 Boat Haven Yard	Storm Water Pump Replacement	200	\$ 13,400	\$ -	\$ 77,000		\$ 90,400	\$ 9,040	\$ 99,440	Yes
5 Boat Haven	Sperry Building #3	250	\$ 16,750	\$ -	\$ 13,450		\$ 30,200	\$ 3,020	\$ 33,220	Yes
6 Boat Haven	Sperry Building #2	200	\$ 13,400	\$ -	\$ 6,400		\$ 19,800	\$ 1,980	\$ 21,780	Yes
7 Boat Haven Marina	Paint Fuel Dock Building	100	\$ 6,700	\$ -	\$ 1,250		\$ 7,950	\$ 795	\$ 8,745	No
8 Point Hudson	Landscape Improvements	200	\$ 13,400	\$ 4,000	\$ 7,500	\$ 10,000	\$ 34,900	\$ 3,490	\$ 38,390	No
9 Boat Haven Yard	480 Power	240	\$ 16,080	\$ 4,000	\$ 42,800	\$ 6,000	\$ 68,880	\$ 6,888	\$ 75,768	Yes
10 Boat Haven Yard	Relocate Coast Guard Building to Moorage/Yard Office	800	\$ -	\$ 0	\$ 100,500	\$ 82,000	\$ 182,500	\$ 18,250	\$ 200,750	No
12 Port Facilities	WiFi connectivity	-	\$ -	\$ -	\$ 23,150	\$ -	\$ 23,150	\$ 2,315	\$ 25,465	No
13 Boat Haven Yard	Storage Containers	200	\$ 13,400	\$ -	\$ 12,000	\$ -	\$ 25,400	\$ 2,540	\$ 27,940	No
14 Point Hudson	Pavilion Bldg Remodel, HVAC, Bathroom, Window replacement	320	\$ 21,440	\$ -	\$ 38,500	\$ 75,000	\$ 134,940	\$ 13,494	\$ 148,434	No
15 Point Hudson	Remodel office Adjacent to Moorage office	80	\$ 5,360	\$ 1,000	\$ 1,650	\$ -	\$ 8,010	\$ 801	\$ 8,811	No
16 Boat Haven	Remodel Skookum/Nomura Building	320	\$ 10,720	\$ -	\$ 22,500	\$ 17,500	\$ 50,720	\$ 5,072	\$ 55,792	No
17 Boat Haven	Commercial Dock Repair	80	\$ 5,360	\$ -	\$ 7,780	\$ 2,500	\$ 15,640	\$ 1,564	\$ 17,204	No
18									\$ -	No
		6,140								

Bid Projects			Design/Permit	Property	Construction	CM	SubTotal	Contingency	Total	
19	Airport	Tailspin Tommy's Rehab Bldg	\$ 31,000.00	\$ -	\$ 243,360	\$ -	\$ 274,360	\$ 27,436	\$ 301,796	No
20	Point Hudson Breakwater	Phase 1-North Jetty Rehab	\$ 337,000	\$ -	\$ 5,000,000	\$ 250,000	\$ 5,587,000	\$ 558,700	\$ 6,145,700	Yes
21	Boat Haven Boat Yard	Gravel Resurfacing	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000		\$ 90,000	No
21	Boat Haven Boat Yard	Storm Water Treatment Compliance Upgrade	\$ 150,000	\$ -	\$ 2,215,000	\$ -	\$ 2,365,000	\$ 236,500	\$ 2,601,500	No
22	Boat Haven	Breakwater Repairs	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000		\$ 240,000	No
23	Gardiner	Boat Ramp replacement and new floating dock	\$ 127,200	\$ -	\$ 530,000	\$ 31,800	\$ 689,000		\$ 689,000	No
									\$ 10,598,225	

Season Work Schedule

Dry	
Anytime	
Permit	
New	

Sperry Building #2 PT Brewery Building



Three color combination will be used for tenant buildings



Planter boxes have been removed.

Other planned improvements:

- Window replacement
- Siding repair
- Roof coating
- Exterior Paint



Plan for Shipyard 480 power Upgrade. Partner project with PUD.



Old Coast Guard Building

To be considered
for Moorage/Yard
Office.



Port Yard/Moorage Office

To be considered for
Airport Terminal



County Hazardous Material Disposal Building

To be considered
for equipment
storage at the
airport.



Improvements to Nomura Building - Phase 1

March 2021

- Construct walls to enclose stairwell to partition the upstairs from the downstairs.
- Remove interior office walls
- Relocate bathroom entrance
- Relocate power and lighting
- Add power to new interior walls.
- Paint downstairs interior

Phase 2

New carpet

Window blinds

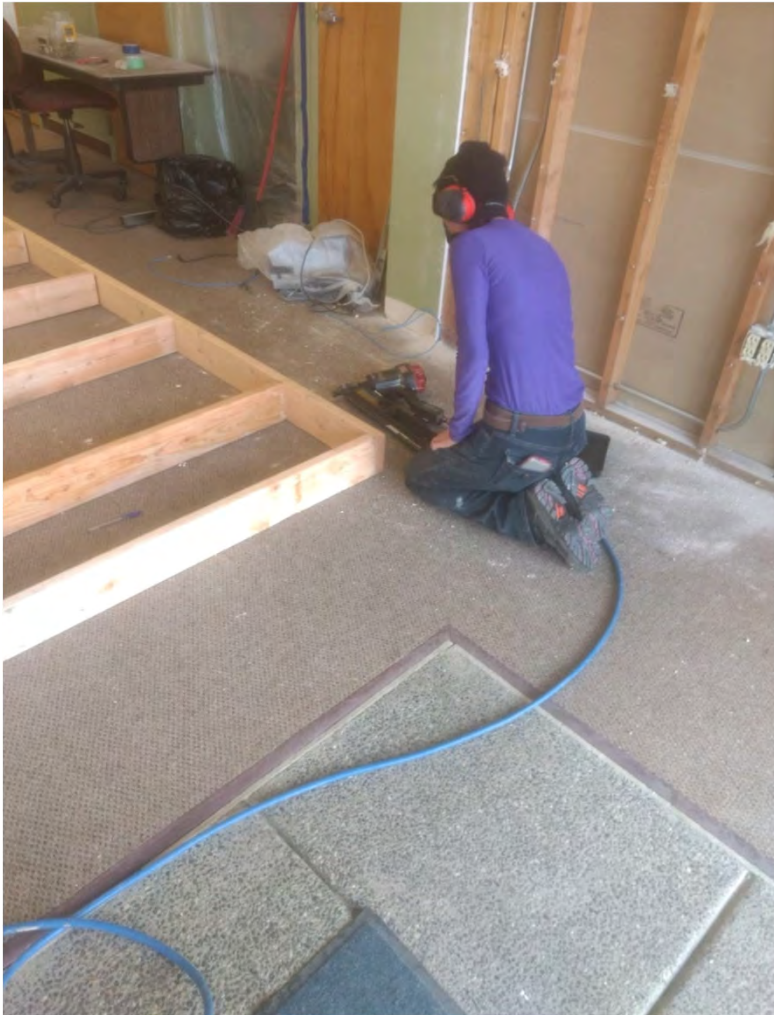
Remove structural wall downstairs

Frame and wall HVAC system



Improvements to Nomora Building

March 3, 2021





Skookum Building Improvements

April 2021



Skookum Building Improvements

April 2021 –Phase 2 Improvements remove dividing wall.

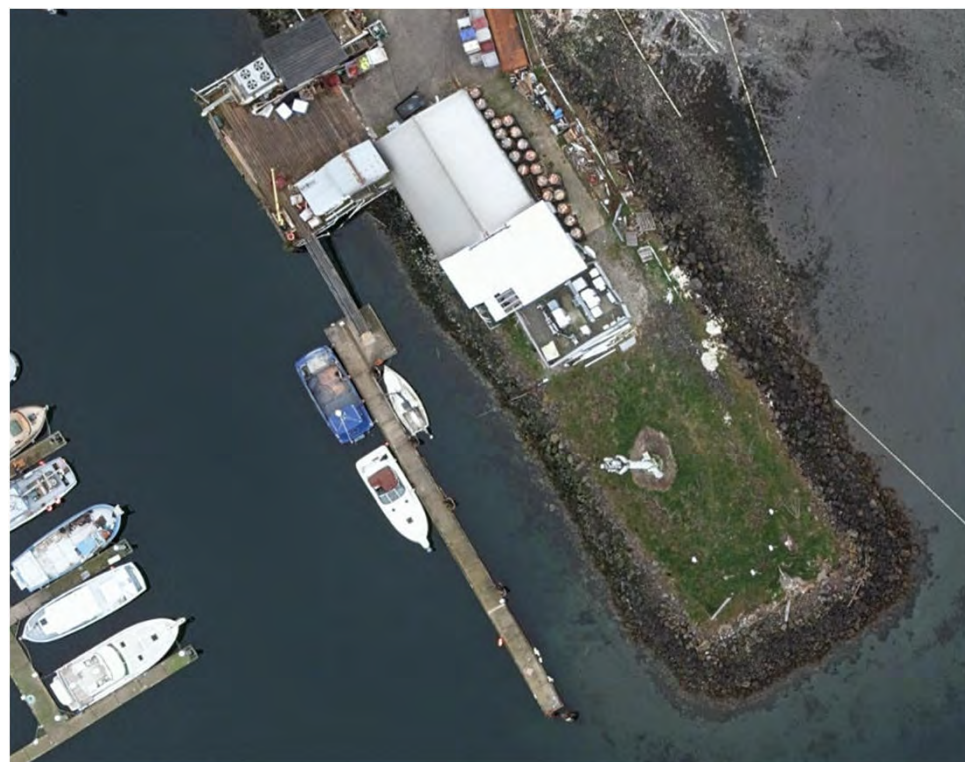
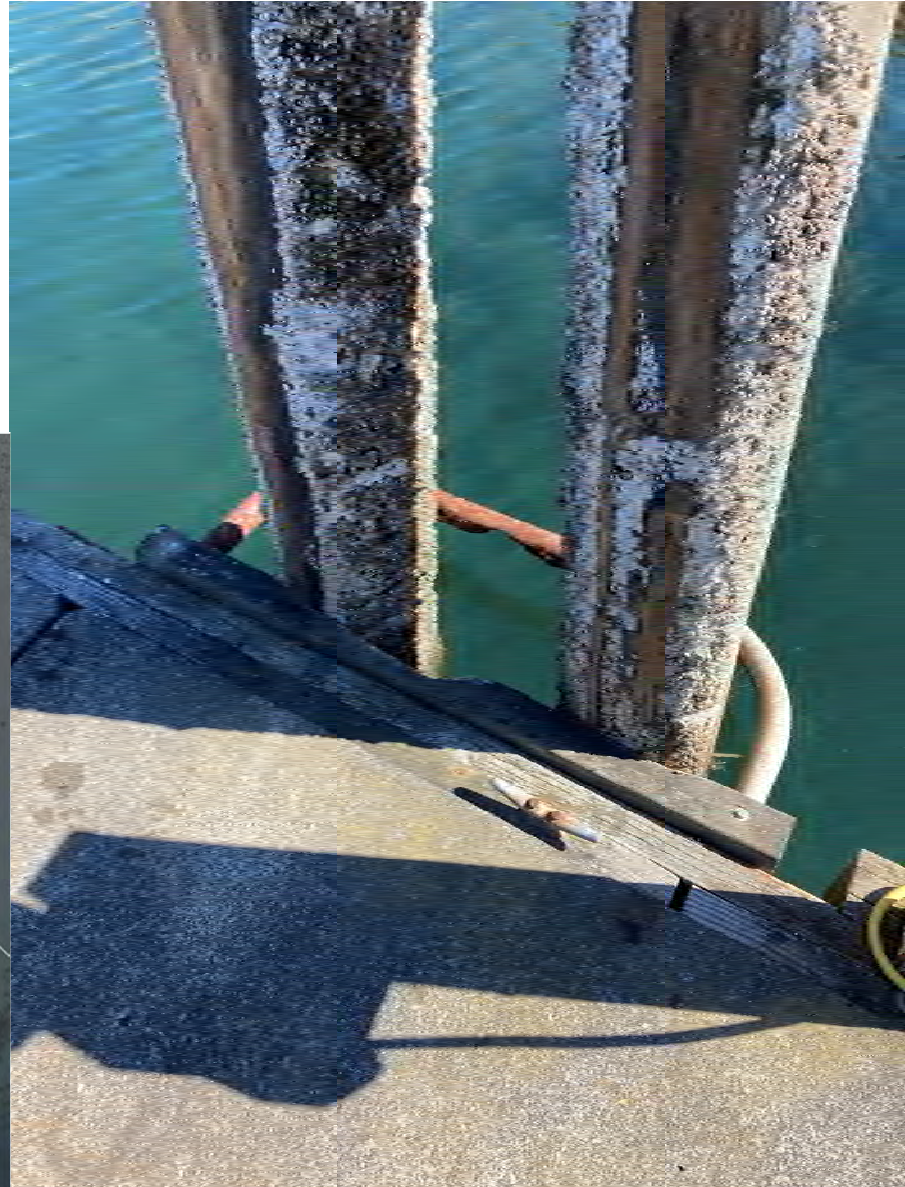


Boat Haven

Commercial Dock Repair

Pile hoop replacement

Rub board and waler replacement



FEMA projects

- Airport hanger wind damage
- City Dock wave damage
- Stormwater sand filter replacement



Point Hudson –Breakwater Replacement

\$1,000,000 State Budget July 2021



Stormwater Treatment

Grant Funding \$2,050,000 - July 2021

Vault 2 – Storage tank treatment
results from April
58% copper removal
41% zinc removal

Treatment results after sand
filtration.

Total Copper 56.4 ppb

Total Zinc 24.6 ppb

Proposed New Standard:

Total Copper 15 ppb

Total Zinc 90 ppb



Gardiner Boat Ramp

Recreation Conservation Office (RCO)
\$539,877 (80% grant funds)



Other Projects....



Assisting the Department of Natural Resources with Creosote pile removal from the Beach.

Office Space remodel adjacent to the Point Hudson Moorage Office





PUD overhead to under ground power conversion behind ACI Shop.

