

2026-2027 Dock Investment Plan



What are we trying to accomplish?



- Address known structural deficiencies before they become larger and more costly problems
- Strengthen vulnerable docks and pier ends
- Extend the useful life of existing dock infrastructure
- Reduce the risk of emergency repairs through proactive maintenance and planned infrastructure improvements
- Prevent utility damage that can occur when docks become loose or unstable
- Maintain operational reliability and tenant confidence by keeping marina infrastructure available, safe, and in good condition









Investment Approach

Contracted work

- Structural enhancements
- Large blocks of work
- Establish a maintenance baseline

Internal Capacity

- Winter work days
- Inspection and tightening of rods
- Monitoring of connection hardware
- Spot galvanizing and corrosion mitigation

Wildlife Mitigation

- USDA Plan
- Active Deterrence
- Dedicated staff monitoring and response

Non-Structural

- Concrete Sealing
- Power washing
- Rub board upkeep



Location	2026 YTD (Actuals)	September-December 2026 Proposed (Estimate)	2027 Proposed Budget Requirements
A Dock	\$0.00	\$0.00	\$0.00
B Dock	\$19,645.75	\$0.00	\$5,000.00
C Dock	\$0.00	\$0.00	\$20,000.00
D Dock	\$0.00	\$0.00	\$20,000.00
E Dock	\$0.00	\$0.00	\$20,000.00
F Dock	\$0.00	\$0.00	\$20,000.00
G Dock	\$0.00	\$0.00	\$20,000.00
H Dock	\$0.00	\$20,000.00	\$0.00
Public Launch Pier	\$0.00	\$0.00	\$0.00
I Dock	\$6,228.86	\$0.00	\$0.00
Fuel Dock Pier End	\$0.00	\$0.00	\$0.00
J Dock	\$3,976.07	\$0.00	\$0.00
K Dock	\$0.00	\$0.00	\$5,000.00
TL Dock	\$0.00	\$0.00	\$0.00
Marine 16	\$0.00	\$9,566.94	\$0.00
L Dock	\$0.00	\$0.00	\$5,000.00
M Dock	\$64,913.24	\$0.00	\$0.00
N Dock	\$24,427.83	\$25,000.00	\$50,000.00
P Dock	\$15,443.47	\$0.00	\$5,000.00
Q Dock	\$0.00	\$0.00	\$20,000.00
R Dock	\$0.00	\$0.00	\$20,000.00
S Dock	\$0.00	\$0.00	\$20,000.00
T Dock	\$0.00	\$0.00	\$20,000.00
U Dock	\$0.00	\$0.00	\$20,000.00
V Dock	\$0.00	\$0.00	\$0.00
Materials	\$5,268.98	\$8,338.04	\$50,000.00

Cost Analysis

\$139,904.20	\$62,904.98	\$320,000.00
2026 YTD (Actuals)	September - December 2026 Proposed (Estimate)	2027 Proposed Budget Requirements

Recommendation 1:

Continue implementing dock improvements through the remainder of 2026 to address priority maintenance needs, correct documented deficiencies, and improve the long-term reliability and resilience of marina infrastructure.

Recommendation 2:

Allocate sufficient funding in the 2027 budget to complete identified structural repairs and dock maintenance projects, extend the useful life of marina assets, and reduce the likelihood of costly emergency repairs.

Condition Survey for Marina Infrastructure not recently inspected

Floating Dock Systems

- Floatation systems
- Dock frames
- Rods and connection hardware

Pile and Structural Systems

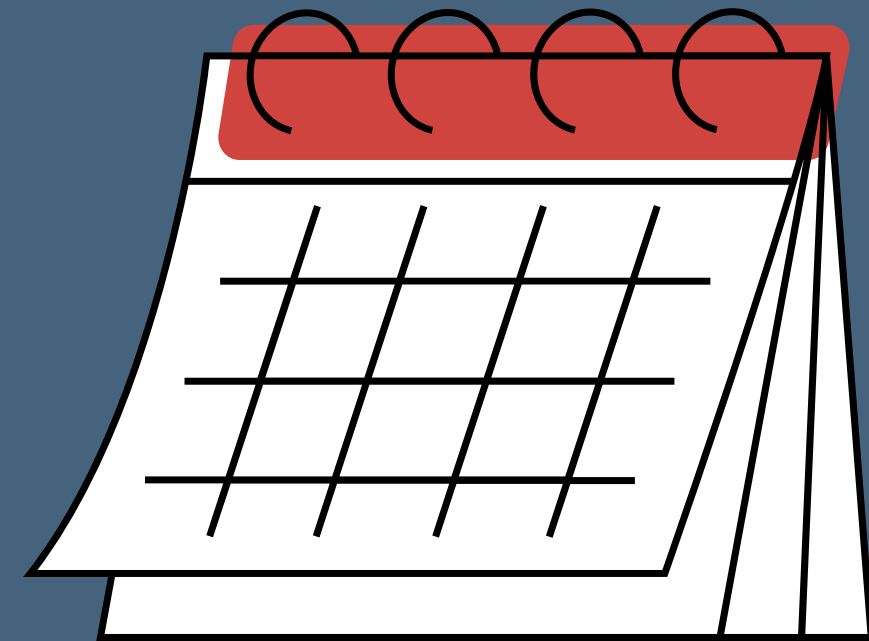
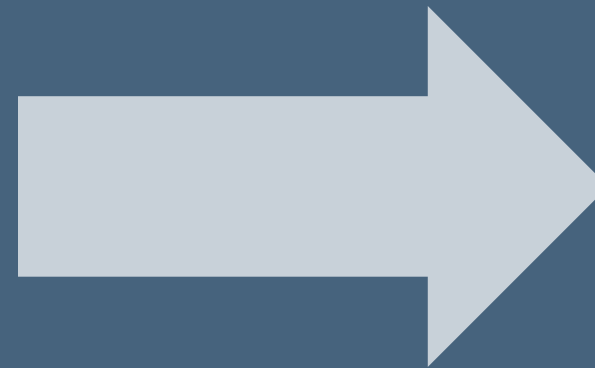
- Steel piles
- Corrosion assessment

Access Structures

- Gangways

Shoreline Infrastructure

- Shoreline stabilization (Central Marina)
- Shoreline stabilization (South Marina)



Remaining Useful Life

Budget Consideration:

Consider funding a 2027 comprehensive Marina Condition Assessment of infrastructure that has not been recently evaluated. Updated condition information will support asset management efforts, improve capital planning accuracy, and help prioritize future maintenance and replacement investments.

2026-2027 Dock Investment Plan

