

News Flash from Lagoon Point

January 21, 2008

Dock Replacement

Where is the Boat Ramp Dock? – Anyone visiting the boat ramp these days may wonder at empty space where the old faithful dock used to reside. The answer? It lost its battle with the elements and has been hauled to the landfill.

What was its problem? - On January 8th, the new LPCA board met to plan an agenda for the January 15th regular board meeting. At that time, Roy Blackwell volunteered to head up a maintenance committee. We asked Roy to look into a few maintenance issues, including the dock, which was reportedly missing a board. Roy was to have the dock sections hauled out and inspected and to get repair estimates. The situation turned out to be much worse than expected. The dock design was such that many wood members were in constant contact with the water, and most of these members were heavily rotted. One section was so deteriorated that it fell apart during the attempted haul-out. Some sections of foam floatation had washed away, and additional floatation was loose. Stability and, in particular, safety were at risk. A cost to replace the dock was provided by Bob Governor who has built many of the canal docks. The cost to repair the old dock was estimated to be at least as much as the cost for a new dock. Bob also informed us that unless the new dock was in place by March 15th, we might not be able to have a dock until fall because of juvenile fish migration.

Board Action. – Faced with this situation, the board authorized up to \$25,000 for a new dock on an emergency basis. Roy and Bill Brown were authorized to contract for the new dock and to seek favorable terms, including removing the old dock and securing necessary permits. Bob Governor's proposal was calibrated by seeking a competitive estimate from the EZ Dock dealer in Olympia. The Honeymoon Lake Association installed an EZ Dock at their community waterfront in 2007. The EZ Dock price for a new installed dock was about the same as Bob's, but the standard EZ Dock configuration would not work well with our landing and piling geometry. Also, with EZ Dock, we would have to do our own permit work, which could lead to delays. Bill and Roy decided to go with Bob, and a contract was signed on January 16th.

Outlook. – The old dock is already gone, as noted above. Usable hardware from the old dock was salvaged. The permit applications have been initiated, and the initial estimate for permits is 45 days (early March). If that milestone is met, we should have a new safe dock by mid March. Initial conversation with Washington Fish and Wildlife that indicated we will not be prohibited from launching new docks after March 15th as we will not be doing construction work over water. None the less, we are not slowing the replacement process or reconsidering the emergency nature of the expenditure, as the dock is an essential part of our community property infrastructure.