

SF MARINA HARBOR ASSOCIATION

Report to Membership on Harbor Safety and Deferred Maintenance Assessment

3/30/06 – Two Pages

Purpose: to ensure that we have a safe functional Marina now and in the years leading up to the planned renovations, the Directors of the Association have started a process to:

- **Evaluate the condition** of all Safety & deferred maintenance items in the Harbor
- **Work with Harbor staff** to review & coordinate repair lists, assist them where possible
- **Develop criteria** for identifying level of damage/deterioration that requires immediate repair.
Safety is the first priority
- **Obtain/develop design specifications** for all fixes
- **Determine the best approach** to each repair project to expedite the work
 - Harbor staff, RPD Maintenance Crews, or Outside Contractors when appropriate
 - help facilitate the process where we can
- **Monitor work progress** and follow up with Harbor staff on completion.

Scope of Problems Observed:

1. Gates and Ramps – Some ramps have broken structures - most need new closers so don't slam on user – steep angle and dangerous at low tide - should not need key to exit, both inconvenient and safety issue in case of fire, earthquake
2. Pilings – Some broken or substantially rotten
3. Docks and Fingers – Many broken frames, stringers and connections
4. Dock lighting - Gate 14 and other areas –safety issue
5. Electrical - Non-marine grade cords, improper plugs & connections, cords in the water.
6. Planks - Rotten, broken, loose, nails missing, nails protruding
7. Items blocking docks, for example, very large boarding steps on fingers
8. Water connection access hatches broken.
9. Tie rings/cleats broken or missing.
10. Dock edging and bumpers loose or missing

These observations are only a start, as we are compiling a detailed list of all items and locations.

Pile replacement conundrum:

- Scope of contract may trigger ADA requirements for accessible gates
 - may involve losing some slips
 - only partly applicable to new marina project
- doing repairs on a smaller scale may be preferred

Pile Repair Alternatives: if replacement is not feasible.

1. Wrapping pilings using specialized plastic, with concrete poured in to fill the void.
2. Sleeving rotten or broken pilings with plastic or steel pipes.

We are working on how many piles to list and which options to recommend.

Excessive costs - many dock sections and fingers have been replaced or repaired but at tremendous cost – average of \$400,000 per year over last 3 ½ years.

- Maintenance yard does all the work
- No outside contractors
- Harbor competes for labor with other projects in RPD; not enough carpenters are available
- Rec & Park charges 102% mark up on labor

The challenge is to make our Harbor safe and functional as quickly and economically as possible.

Stay tuned. We will update you on this effort as things progress.

Bill Palmer