

FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting
(Call in Information Below)
Wednesday April 14, 2021 at 12 pm
Agenda

The public is prohibited from attending in person due to COVID-19 restrictions but may dial into the meeting via the link listed below. Comments can be e-mailed to the Port or addressed to the commission during the public comment section.

Join Zoom Meeting
<https://zoom.us/j/3796847063?pwd=d3NoTW05aXNqaWUzL1g0UVhsN1RoQT09>

Meeting ID: 379 684 7063
Password: 7063

If you choose to comment please advise the Commission of your first and last name for the record before you begin your comments.

Public Hearing: The Commission will hear public comments on the proposed rules for the self-work area at Shipyard Cove Marina.

Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting.

Action Items:

- A. Self-work area discussion and vote.
- B. The Commission will approve or deny the PAE design and SDC contract (AIP & non-AIP for the Port of Friday Harbor.
 - a. Agreement #21-008 for \$223,500.00 (Engineering Design and Bidding Services)
 - b. Agreement #21-009 for \$352,500.00 (Engineering Services During Construction)
 - c. Agreement #21-010 for \$ 25,000.00 (Northwest Hangar Development Support)
- C. Covered v/s uncovered moorage and permitting plan.

Discussion Items:

- A. Marine Technical Center update and discussion.

Regular Business:

- A. Approve Minutes from March 24 and March 31, 2021.
- B. Approve payroll and vouchers.

Staff Reports:

Port Commissioner and Committee Reports:

Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting.

Adjourn:

Self-Work Cost Comparisons/Options

All rates include haul-out, bottom wash, blocking, back in water, environmental fee & day fees for time in self-work space

	Port of Edmonds		Port of Everett		Port of Olympia		Port of PT		Port of FH/Jensen's	
2-weeks	(uncovered)		(covered)		(uncovered)		(uncovered)		(covered)	
20'	\$	682.00	\$	1,100.00	\$	507.00	\$	502.00	\$	621.50
30'	\$	923.00	\$	1,375.00	\$	760.00	\$	717.00	\$	988.50
40'	\$	1,224.00	\$	1,500.00	\$	1,078.00	\$	979.00	\$	1,280.50
4-weeks										
20'	\$	1,116.00	\$	1,410.00	\$	787.00	\$	745.00	\$	1,247.50
30'	\$	1,574.00	\$	1,965.00	\$	1,180.00	\$	1,039.00	\$	1,972.50
40'	\$	2,092.00	\$	2,620.00	\$	1,638.00	\$	1,413.00	\$	2,592.50
	1.60/foot/day		1.50--2.00/ft/day		1.00/foot/day		.78/foot/day		1.60--2.00/ft/day	

**Everett and Friday Harbor only facilities that offer covered self-work spaces

Those prices are \$1.50 for Everett uncovered and \$1.60 for Friday Harbor uncovered, \$2.00 for covered self work space

**Staff found no other public Ports that discount rates to moorage customers.

**Staff preference is lowering rates across the board versus a two tiered rate system out of sync with other public Ports.

**Cost reduction option 1 – Lower rates across the board.

**Cost reduction option 2 – Remove cost escalation for second two-week period

**SHIPYARD COVE MARINA
SELF WORK SPACE AGREEMENT**



PORT OF FRIDAY HARBOR

VESSEL OWNER INFORMATION

Name:		
Address:		
City:	State:	Zip:
Home Phone:	Email:	
Cell Phone:	Work Phone:	

EMERGENCY CONTACT

Backup contact for emergencies

Name:	Relationship:
Primary Phone:	Alternate Phone:

VESSEL INFORMATION & INSURANCE (Copy of vessel registration and insurance required)

Year / Make / Model:		
Vessel Name:	Type (circle): Power / Sail	
Extreme Vessel Length Overall:	Vessel Beam:	Vessel Draft:
WA Registration (WN number) or USCG documentation number:		
Insurance Policy #:	Expiration Date:	
Insurance Agency & Phone:		
Current registration documents and proof of liability insurance with a minimum limit \$300,000 encompassing general, legal and pollution liability naming the Port of Friday Harbor as an Additional Insured with a must be included with your moorage application.		

LAY DAY RATES—MAX DIMENSIONS OF VESSELS IN SPACE: 44'L x 16'W x 16'6"H

First 14 days in Self-Work space is \$1.60/foot, second 14 days is \$2.00/foot. (1st and last day free of charge)

* If vessel work not completed in 28 days, vessel will be removed from the Self-Work Space and re-blocked at Shipyard Cove. There will be a \$10 day fee until vessel returns to Self-Work Space or leaves the facility and a re-blocking fee of \$50 each way.

PRE-PAYMENT: Pre-payment minimum of \$250 due up front.

30+ Lay Days Will Prompt a 12.84% Leasehold Tax Fee per Washington State Department of Revenue

FEES (for office use)

Rate listed is as of application date and subject to change

Start Date	Length	Rate	# of Days	Subtotal	Lease Hold Tax 12.84%	Environmental Fee	Total
						\$50	

ADDITIONAL FEES (for office use)

Jensen's Haul-Out	0 – 15'	\$187.50	
Jensen's Haul-Out	16' – 20'	\$212.50	
Jensen's Haul-Out	21' – 25'	\$262.50	
Jensen's Haul-Out	26' – 30'	\$362.50	
Jensen's Haul-Out	31' – 35'	\$412.50	
Jensen's Haul-Out	36' – 40'	\$462.50	
Jensen's Haul-Out	41' – 45'	\$543.75	
Other			

Credit card used for pre-payment will be securely stored. If Self Work Space is used longer than 7 days, credit card stored will be charged every Friday.

I attest that the following statements are true regarding my vessel and my use of the Port's facilities.
(initial each line)

_____ I have provided a certificate of liability insurance for the vessel naming the Port of Friday Harbor, PO Box 889, Friday Harbor WA 98250 as an additionally insured party and will continue to provide the Port updated copies as the certificate is renewed or if I change insurance providers.

_____ I have provided a copy of the vessel's current registration/documentation and will continue to provide the Port updated copies as the registration/documentation is renewed. Additionally, when applicable I will comply with all Federal regulations regarding proper display of USCG documentation number and State regulations regarding proper display of registration numbers/letters and annual renewal decals.

_____ I agree not to bring my pet(s) into the work space.

_____ I understand that the Port requires 24 hours' notice to vacate work space and contact Jensen's Boatyard for lift back to water or if on trailer to remove boat and trailer from space within 24 hours. All charges will continue to apply during the entirety of such notice period and shall be due in full prior to vacating the space.

_____ I understand there is NO sleeping, living aboard, or utilizing cooking equipment aboard vessel while in the work space.

_____ I understand that fees are adjusted periodically, and my continued use of the facilities shall serve as authorization to charge the adjusted rate to my credit card on file. If I do not maintain a credit card on file, I agree to remit the full amount due on departure date.

_____ I agree my credit card will be charged a \$250 Pre-payment fee at the time this agreement is signed to be applied to my account against self-work space charges.

ACKNOWLEDGEMENT

Applicant hereby acknowledges they have received and read the Shipyard Cove Marina Rules & Regulations, and that they fully understand and agree to be bound by and comply with all requirements and conditions therein.

Applicant: _____

Date: _____

Port of Friday Harbor: _____

Date: _____

***Self-Work spaces are available for use 7 days/week, from 7am to 9pm May 1 through September 30 and 8am to 6pm, October 1 through April 30.**

**Port of Friday Harbor
Best Management Practices
Shipyard Cove Self Work Spaces**

These Best Management Practices (BMPs) are designed to help prevent air, water and soil contamination that can result from maintenance, repair and other activities associated with boats. All boat owners and independent contractors performing work on boats in the Self Work Space (SWS) facilities shall comply with the Port of Friday Harbor/Self-Work Best Management Practices.

Before commencing any work, SWS occupants are required to read the following Best Management Practices (BMP's) and to sign off on them. It is the responsibility of the below signing party to ensure that all work conducted in the SWS facilities prevents any pollutant release to water, air, or soil.

BMP 1. Haul-out SWS facility users must ensure that all gear and equipment in the boat is secured against lurching or swinging off the boat prior to lift. Materials stored on the boat should similarly be secured from spilling or swinging off.

BMP 2. Bilges and holding tanks must be emptied prior to hauling of vessel.

BMP 3. All bilge pumps, automatic bilge switches, marine sanitation devices, etc. must be turned off prior to hauling of vessel.

BMP 4. All thru-hull fittings must be closed prior to hauling the vessel.

BMP 5. No toxic, hazardous, or volatile material can be used in the SWS or while boat is on blocks or trailer. No oil, fuel, bilge, sewage, or greywater shall be discharged from the vessel.

BMP 6. When stripping, sanding, scraping, painting, coating and/or varnishing any portion of the vessel, all particles, oils, grits, dusts, flakes, chips, drips, sediments, debris, and other solids shall be collected and managed to prevent release into the environment.

BMP 7. Shifting, adjusting, hanging, etc., anything on stands, pads, chains, or blocking, is prohibited when vessel on blocks.

BMP 8. NO washing, steam cleaning, hand scrubbing or rinsing with hoses. Washing of vessels is confined to boatyard wash down pad.

BMP 9. Abrasive, grit, ice, or sand blasting is **PROHIBITED**.

BMP 10. NO wet-sanding or bottom scrubbing of hull.

BMP 11. NO spray painting or spray application of chemicals.

BMP 12. NO replacement of ANODES or ZINCS.

BMP 13. The use of anti-fouling paint containing Tributyl Tin is **PROHIBITED**.

BMP 14. SWS must be kept neat and clean at all times and cleaned daily. Port staff will periodically inspect the SWS facilities to ensure cleanliness. The area around the vessel must pass inspection prior to launch. If space unclean at end of day Port will charge a clean-up fee per the Port of Friday Harbor Fees & Charges.

BMP 15. Above waterline grinding, and power sanding operations must be performed with approved vacuum sander.

Paint sanded, scraped, or otherwise removed from boats shall be prevented from contaminating the soil or becoming airborne. Non-vacuum grinding is prohibited.

Minimum Performance Standards:

Sander:

Second Draft April 14, 2021

- 98% dust extraction

- Suitable for lead abatement

Electric or air powered Vacuum:

- Static water lift = 60 inches minimum

- Air flow = 116 cfs minimum

- Power = 900 watts minimum

- Filter= 1 micron cartridge minimum, recommended filtration – 5 micron bag filter, plus a 1 micron cartridge filter, plus a 0.5 micron filter

****Rental of approved vacuum sanders available from the Jensen Boatyard office****

BMP 16. Drip pans, tarps or other devices shall be used during the transferring of oil, solvents, paints, contaminated bilge water, and during paint mixing, i.e., pumps, spigots, and cover funnels.

BMP 17. No containers of paint, thinners, or similar materials larger than 5 gallons shall be allowed in the SWS. All such containers must have lids that are capable of being sealed to prevent spillage during transport. A spill response kit is available in the work space. Use oil absorbent pads to contain and clean up spills. Promptly notify the Port of any spills that threaten the outside of the work space.

BMP 18. Only EPA approved topside paints, varnishes, epoxy products, fiberglass and other chemicals may be used. Application must be consistent with all manufacturer and OSHA guidelines.

BMP 19. Before removing machinery from a vessel in the boatyards, all open fittings shall be sealed to prevent leakage of lubricating and cooling fluids. Through-hull fittings shall similarly be sealed to prevent leakage of contaminated bilge water.

BMP 20. Paints, solvents, and other chemicals must be stored in a weather-proof secondary container provided in the SWS.

BMP 21. All used rags, or cloths, etc. that have solvents of any kind must be laid out on concrete or hung-over metal cans to dry before disposing of in metal garbage cans provided.

BMP 22. All unused paints, thinners, solvents, and other hazardous materials for disposal must be properly disposed of--to arrange for disposal contact San Juan Transfer Station 360-378-8449; sanjuanscale@lautenbachrecycling.com.

BMP 24. All engine repair work performed outside the vessel will be done in such a manner that fuels, oils, lubricants, etc. don't land on the concrete. Tarp must be placed under this type of activity.

Please Note: A \$100.00 fee will be applied to yard bill for any violation of the above BMP's. Secondary violation will result in cancelling the Self Work Space Agreement.

Vessel Owner or Representative:

I have read and understand the above Best Management Practices and shall be responsible for ensuring that all work conducted in the boatyard by me, vessel crew, independent contractor/vendor or marine trade tenant shall be in accord with those practices.

Print: _____

Signature: _____

Second Draft April 14, 2021

Date: _____

1-To rent self-work spaces individuals must first contact the Port of Friday Harbor to make a reservation. Reservations may be made for a minimum of 3 days to 2 weeks, or 3 days up to 4 weeks maximum. There is a 3-day minimum and 4-week maximum allotted time in the work space.

2-Once reservation is made the Port will contact the customer 48 hours in advance of space availability.

3-The customer will then contact Jensen's Boatyard for haul-out reservation.

4-As customer completes work in SWS, they will give Port 48 hours' completion notice and contact Jensen's Boatyard for lift back into water or to reserve yard time with Jensen's for additional work.

5-If work not completed after 4 weeks customer will be re-blocked outside of the SWS at Shipyard Cove. There is a \$50 fee for re-blocking but continued lay days will not be accrued.

Jensen's Haul-Out Fee Includes:

Lift out of water, bottom wash, blocking in self-work space, lift back into the water.

If a customer needs additional work done on the vessel in the boatyard, the fee to move the vessel from self-work space to boatyard will be included in the original haul-out rate. Additional work to vessel will be billed separately to customer from the Jensen Boatyard.

**Customer will be billed for all fees, including Jensen's haul-out, by the Port of Friday Harbor. Only additional work performed by Jensen's in the yard, will be billed directly from Jensen's to customer.



ehdd.

PATANO STUDIO
ARCHITECTURE

60% VE | SCHEME B
PORT OF FRIDAY HARBOR MARINE TECHNICAL CENTER | APRIL, 2021



● PATANO STUDIO
● ARCHITECTURE

60% VE | SCHEME A
PORT OF FRIDAY HARBOR MARINE TECHNICAL CENTER | APRIL, 2021

EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Patano Studio Architecture and Cumming, for the purpose of establishing a probable cost of construction at the 60% stage of design.

The estimate has been updated to reflect a value engineered design effort. Part of the update includes moving the "island factor" cost markup from the direct cost of work, to below the line indirect costs. All other below the line indirect cost factors have been removed per client request.

This project is located in Friday Harbor, WA and the scope consists of a new 12,238 sf building along with associated sitework.

1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

TOTAL CONSTRUCTION COSTS - BY SYSTEM

System	Area	Cost/GFA	Total Cost	Escalated Cost
01 Marine Technical Center	12,238 SF	\$234.89	\$2,874,604	
02 Sitework	38,400 SF	\$17.27	\$663,005	
Total Construction Costs	50,638 SF	\$69.86	\$3,537,609	Excluded

TOTAL CONSTRUCTION COSTS - BY TRADE (MASTERFORMAT)

Description	Total Cost	Cost/GFA	
02 Existing Conditions	\$9,460	\$0.19	0%
03 Concrete	\$339,044	\$6.70	11%
05 Metals	\$122,126	\$2.41	4%
06 Wood, Plastics, And Composites	\$387,839	\$7.66	12%
07 Thermal And Moisture Protection	\$298,720	\$5.90	9%
08 Openings	\$273,738	\$5.41	9%
09 Finishes	\$188,873	\$3.73	6%
10 Specialties	\$27,507	\$0.54	1%
21 Fire Suppression	\$72,000	\$1.42	2%
22 Plumbing	\$240,251	\$4.74	8%
23 Heating, Ventilating, And Air Conditioning (HVAC)	\$152,977	\$3.02	5%
25 Integrated Automation	\$6,856	\$0.14	0%
26 Electrical	\$260,170	\$5.14	8%
27 Communications	\$6,914	\$0.14	0%
28 Electronic Safety And Security	\$32,778	\$0.65	1%
31 Earthwork	\$356,780	\$7.05	11%
32 Exterior Improvements	\$257,231	\$5.08	8%
33 Utilities	\$125,315	\$2.47	4%
TOTAL DIRECT COSTS	\$3,158,580	\$62.38	100%
Markups	\$379,030	\$7.49	
TOTAL WITH MARKUPS	\$3,537,609	\$69.86	
Escalation	Excluded		
GRAND TOTAL	\$3,537,609	\$69.86	

Marine Technical Center - Part 2

Friday Harbor, WA

Schematic Design Statement of Probable Cost

04/08/21

EXECUTIVE SUMMARY

1.3 Key Assumptions & Exclusions

This document should be read in association with Appendix 1 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include:

Key Assumptions

- Design/Bid/Build delivery method
- Single Phase Construction
- Existing Building Demolition Included
- A 12% premium on labor, materials and equipment is included for Friday Harbor location

Key Exclusions

- Project Soft Costs, including OPALCO utility work
- New septic system
- Escalation
- Covid-19 mitigation
- Washington State Sales Tax

**NOT FOR
CONSTRUCTION**

MARINE TECHNICAL
CENTER

1293 Turn Point Rd
Friday Harbor WA 98250

60% VE, TIGHTEN UP

DATE: 04.06.21

PROJECT #:
REF#:

SCALE: AS NOTED

[Return to top of page](#)

DESIGNED: CR

DRAWN/ID: JG

REVIEWED: EB

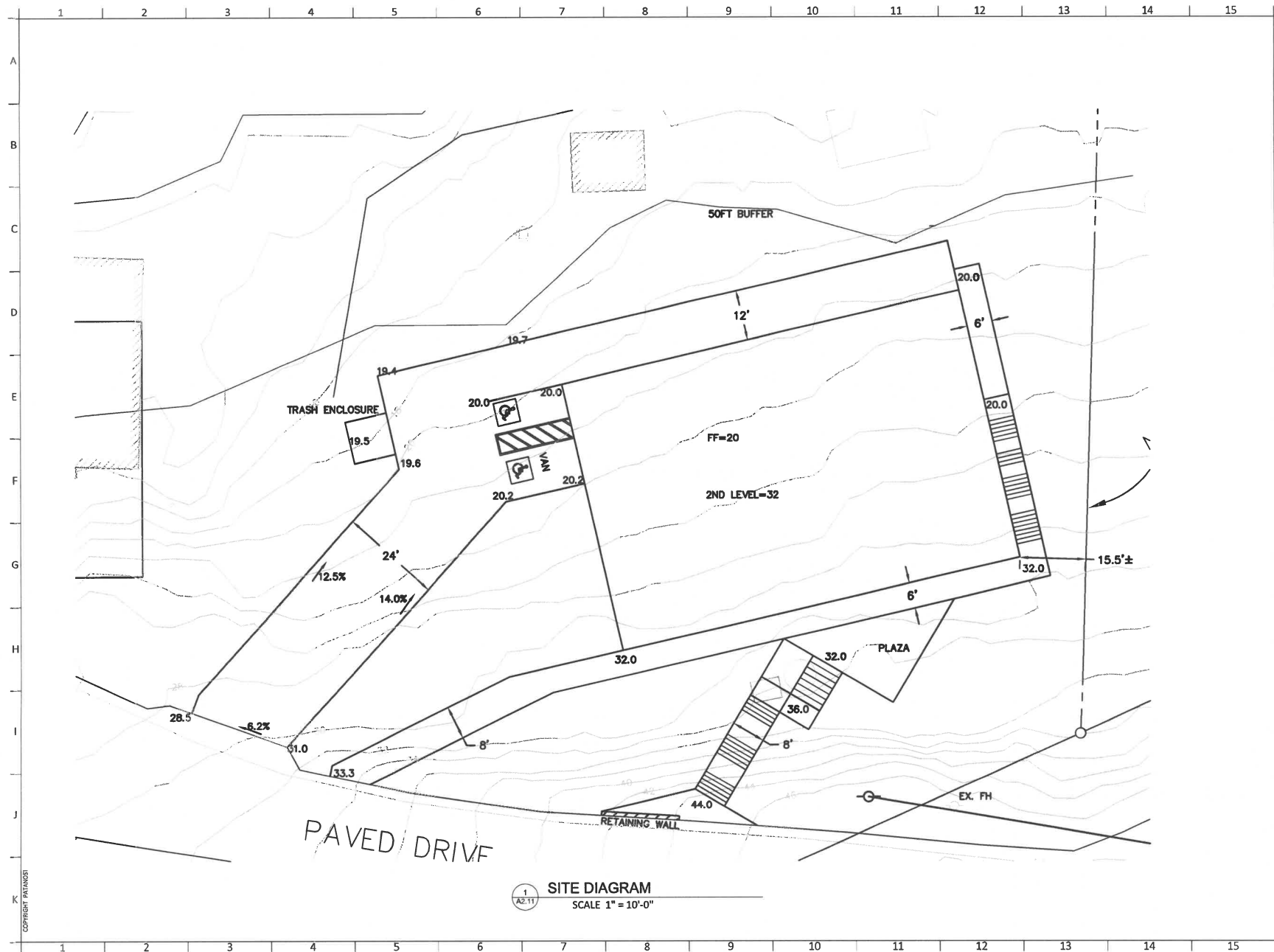
SITE PLAN D

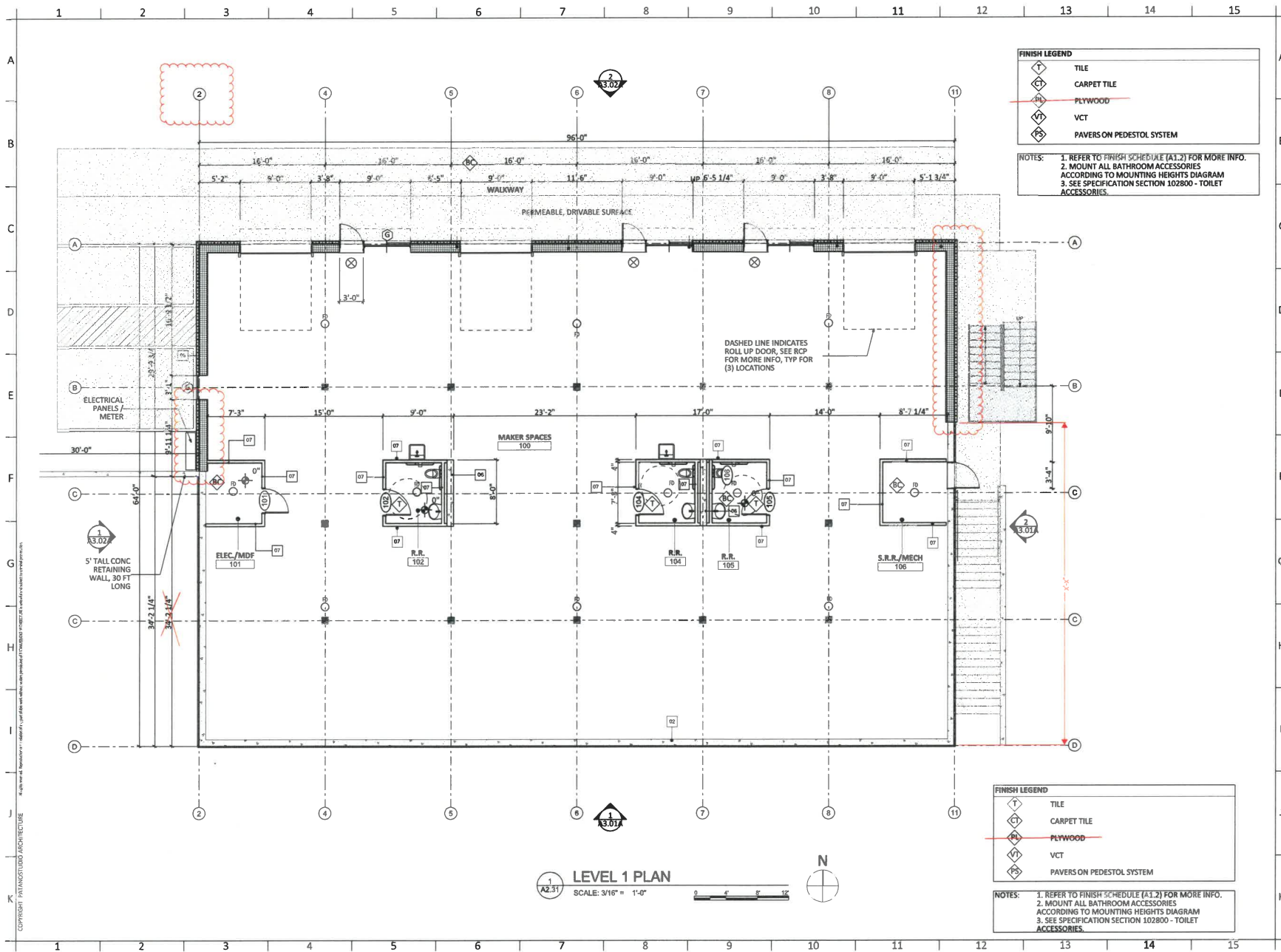
A2 1

A2.1

Figure 1. The study area.

A2.11





CLIENT:
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NOT FOR
CONSTRUCTION



MARINE TECHNICAL
CENTER

1293 Turn Point Rd
Friday Harbor WA 98250

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DATE: 04.06.21

PROJECT #

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SCALE: AS NOTED

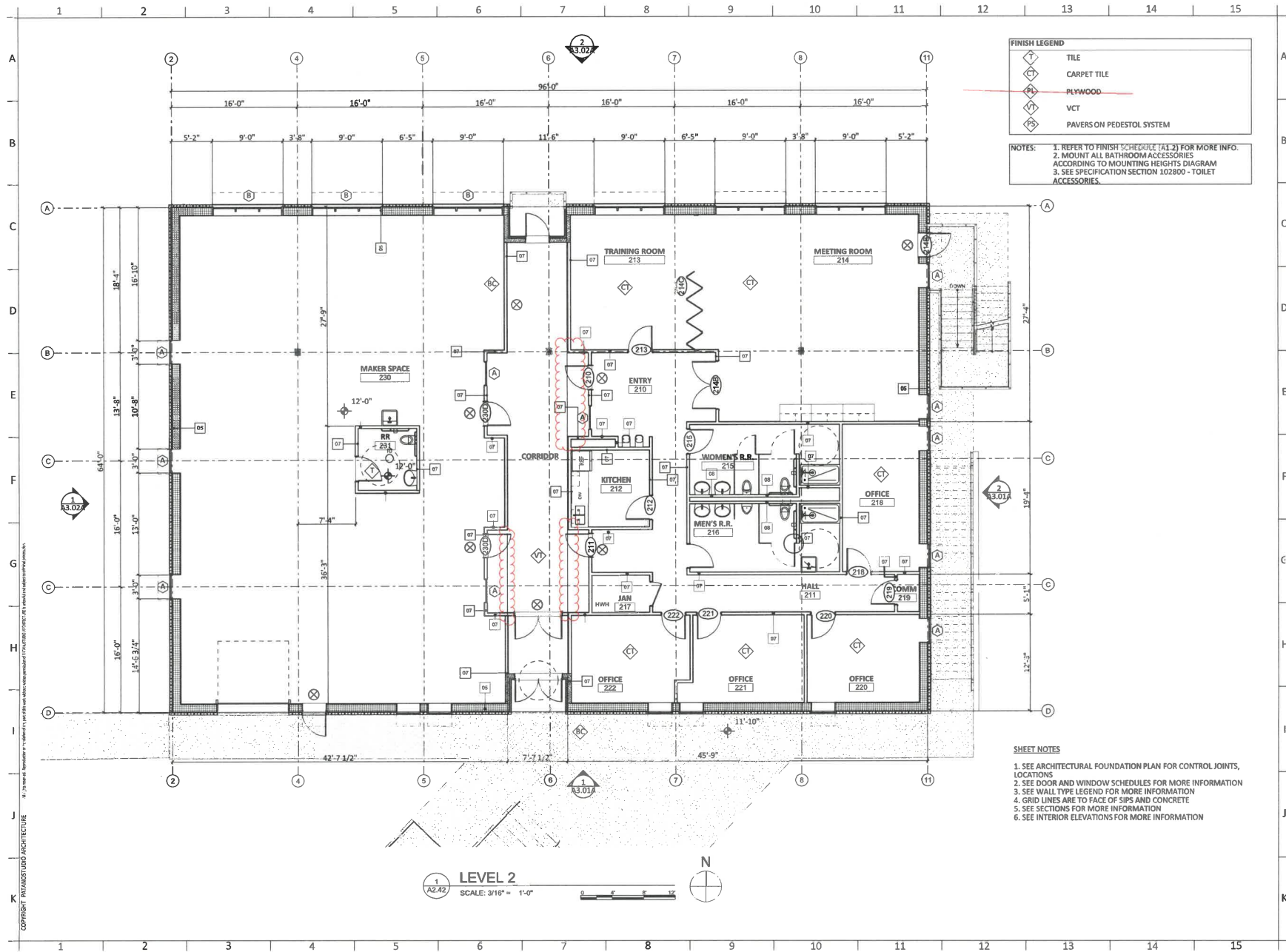
DESIGNED: CP

DRAWN/REV: JS

REVIEWED: EB

LEVEL 1 - FLOOR PLAN

A2.31



FINISH LEGEND	
	TILE
	CARPET TILE
	PLYWOOD
	VCT
	PAVERS ON PEDESTAL SYSTEM

NOTES: 1. REFER TO FINISH SCHEDULE (A1.2) FOR MORE INFO.
2. MOUNT ALL BATHROOM ACCESSORIES ACCORDING TO MOUNTING HEIGHTS DIAGRAM
3. SEE SPECIFICATION SECTION 102800 - TOILET ACCESSORIES.

SHEET NOTES
1. SEE ARCHITECTURAL FOUNDATION PLAN FOR CONTROL JOINTS, LOCATIONS
2. SEE DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION
3. SEE WALL TYPE LEGEND FOR MORE INFORMATION
4. GRID LINES ARE TO FACE OF SIPS AND CONCRETE
5. SEE SECTIONS FOR MORE INFORMATION
6. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION

PATANO STUDIO
ARCHITECTURE

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NOT FOR
CONSTRUCTION



MARINE TECHNICAL
CENTER

1283 Tum Point Rd
Friday Harbor WA 98250

60% VE, TIGHTEN UP

DATE: 04.06.21
PROJECT #:
REV:
SCALE: AS NOTED

DESIGNED: EP
DRAWN/D: JS
REVIEWED: MB

LEVEL 2 - FLOOR PLAN

A2.42