



**EXECUTIVE DIRECTOR REPORT
PORT OF COUPEVILLE
Month of January 2020**

The following is a general summary of my activity:

Administration:

New Computers have been installed with updated software versions. The wharf office (wharf manager) now can access our network and thus files. It sets up the wharf office as a legitimate secondary office for me and Kellie.

I will be conducting annual performance reviews Q1 of 2020.

POC General Business:

Updated CRM for 2020 through 2025 is attached.

The small back office is being cleaned out and potentially may be utilized as a rentable space for small meetings.

Community: Here is a list of the community-based meetings attended during December.

- 1/10 – Meeting with Jennifer, new owner of Collections.
- 1/16 – Meeting with Coupeville Historic Collaborative.
- 1/21 – Meeting with Jason of ELNHR to review final grant projects.
- 1/21 – Attended ELNHR grant award ceremony Coupeville library.
- 1/21 – Marianne Burr Public Records Request.
- 1/23 – Meeting with Patrick Dycus for bid on Barn C overhang projects.
- 1/23 – Meeting with Fetch Board to discuss off-leash area at farm.
- 1/28 – Meeting with IC Commissioner Janet St. Clair to discuss Broadband project.
- 1/29 – Meeting with Rick Castellano of island historical to discuss concepts and options for future interpretive panels, posters in kiosk and wall displays at the wharf.

Leases: Salty acres is expanding operations with an additional 16,500 square feet of leased agriculture land growing Elderberries.

Funding: Results for The State Historic Preservation Association/ELNHR grant submitted on November 14th awarded the wharf project \$303,000.00. Grant reimbursements for the following projects have been submitted, approved and/or received and deposited (recap):

- ELNHR Wharf Fire Panel \$2,226.28
- RCEDF Wharf Roof Stabilization \$10,000.00
- ELNHR Wharf Roof Stabilization \$4,324.00
- RCEDF Wharf Pile & Cap Project (Permitting) \$6,942.13

The RCEDF Grant application should open in April. Our initial thought is to apply for a \$200,000 ask to replace the fire suppression system on the Wharf.

The ELNHR grant is open and we are talking to Jason about applying for support of a new roof on the Collections building. Danielle is seeking three (3) bids, all with cedar shake (please see attached bids).

Kellie is starting to look at options for an RCO grant to enhance boater facilities at the Wharf. This could be applied to new dock floats, or enhanced bathroom & restroom facilities.

The required Interlocal Agreement annual reporting to Island County and the Auditors on our five RCEDF grants has been completed and submitted (Kellie). This is a 5-year ongoing requirement.

Coupeville Wharf:

High winds caused damage to our middle dock section. After further assessment, we agreed we cannot perform repairs inhouse and are required to hire an outside contractor to replace rotten sections of the dock and all floats. Please see attached bid. We are waiting on more bids.

High winds caused the stove pipe on the wharf building (The Cove) to break and partially topple. Brian has removed and capped the pipe. It has been requested that the Board decide who is responsible for repair, tenant or Port of Coupeville.

Department of ecology has accepted our JARPA permit.

Doug has solicited two bids to conduct the marine mammal survey needed for the permitting process. There are also costs associated with monitoring the area while pile driving is conducted. Please see attached bids and documentation. We have hired MSA to do the reporting and field monitoring due to their lower bid per hour and proximity to the project site.

Greenbank Farm:

The Holiday Market P&L (please see attached) was completed (Katie) and the event netted a profit for the Port. This event is growing as well as an increase in donations and merchant participation.

High winds caused a Parking lot light to collapse and fall across the parking area. There are several parking lot lights that are not functioning. I attained a bid for under \$5000 to replace all light ballasts with LED. We are looking for funding to support the project.

Growing Vets kicked off their farming program on January 27th. They are looking to come back in March to install fencing and start working the soil.

Received \$2000 donation for farm general maintenance fund.

Working with Mitch and Marc from Penn Cove Taproom to put on the islands first Brewfest. We are meeting with Bridget, event coordinator at the Port of Anacortes, to get details and procedures. They have their Bier on the Pier Brewfest, a highly profitable event, with over 2500 attendees. Chamber to support event with up to \$1000 in advertising.

Katie and Kellie are planning a Donor appreciation luncheon set for March in Barn A. More details to follow.

2.3.2020/V4



EBEY'S LANDING
NATIONAL HISTORICAL RESERVE

Trust Board Members

Lisa Bernhardt, Chair
Sally Garratt, Vice Chair
Al Sherman, Treasurer
Wilbur Bishop, Secretary
Fran Einterz
Michael Moore
Chris Holm
David Louter
Position 7 - Open

Kristen Griffin,
Reserve Manager

Trust Board Partners

Town of Coupeville
Island County
Washington State Parks
National Park Service

162 Cemetery Rd.
P.O. Box 774
Coupeville, WA 98239
360.678.6084
www.nps.gov/ebla

January 6, 2020

Chris Michalopoulos
Port of Coupeville
P.O. Box 128
Greenbank, WA 98253

Dear Chris:

Congratulations! We are delighted to inform you that the Port of Coupeville has been awarded an Ebey's Preservation Grant in the amount of \$303,000.00. On behalf the Trust Board of Ebey's Landing National Historical Reserve and the Department of Archaeology and Historic Preservation, we commend you for your efforts to preserve your historic property and thank you for submitting your grant proposal. We look forward to working with you on this exciting project. Program administrators will be contacting you shortly to discuss all the details and requirements related to the grant award.

Meanwhile, please remember the following:

- You must not start your project until a contract with the Department of Archaeology and Historic Preservation for the grant has been signed. The state cannot reimburse you for any expenses prior to the start date in a contract agreement.
- Grant funds are disbursed only on a reimbursement basis. Staff will work with you on how to document your expenditures so that you can be properly reimbursed.
- Work closely with the Trust Board of Ebey's Landing NHR to ensure the Secretary of Interior required standards are met during the project cycle.

We look forward to collaborating with you on your project once your grant contract is fully executed and thank you for your commitment to preserving the heritage and historic character of Ebey's Landing National Historical Reserve. If you have questions, please do not hesitate to contact the Trust Board office at 360-678-6084.

Sincerely,

Kristen Griffin, Reserve Manager
Trust Board of Ebey's Landing NHR

Allyson Brooks, Ph.D.
State Historic Preservation Officer

Cc: file

Hi Danielle, Ryan Georges here with Red's Construction. Please reply to this email so I know it made it to you. Our bid to re-roof the building @ 26 Front St in Coupeville, WA is as follows:

1. Apply for and purchase WA State Labor and Industries affidavit and certified payroll to comply with prevailing wage requirements as well as Town of Coupeville permits (building permit for re-roof, certificate of appropriateness plan review, and a shoreline substantial development permit).
2. Tear off and dispose of single layer cedar shingle roof.
3. Inspect for dry rot and repair if any occurs. Dry rot, should it occur, is not included in this bid. Rot repair rate=\$100.00 per hour + materials + sales tax.
4. Install 30# felt vapor barrier to entire roof deck.
5. Install metal drip edge around entire perimeter of roof.
6. Install # 1's Cedar Shingle to entire roof.
7. Finish with Cedar hip/ridge install and clean up.

Permits, materials, labor, and disposal=\$36,000.00

8.7% sales tax=\$3,132.00

Grand total=\$39,132.00

Red's Construction

782 Pleasant Acres Ln

Coupeville, WA 98239-4000

Bids are good for 30 days. All bids are for work done from the roof deck up unless specified. Red's Construction is not responsible for ducting connections in attics. Below is a list of references who have given us permission to use them as such. Feel free to call any of them at your convenience. Here is a link to our website to learn a little more about Red's Construction and to view some of our previous projects-www.redsroofingandconstruction.com. Steve and I are happy to schedule a visit for a sit down to discuss any questions you may have. We look forward to hearing from you soon.

References

Bill Loomis 360-929-2115-Composition roof

Walter and June Share 206-522-2020-Composition roof

Penny and Paul Busch 360-331-5491-Composition roof

Ron and Donna Selig 360-221-8895-Composition roof
Ted Patterson 509-386-5141-Metal roof
Jackie Henderson 425-359-8385-Composition roof
Casey Mead 206-915-0177-Composition roof
Tony Ross 610-203-4082-Composition roof
Stu Heinecke 206-286-8668-Metal roof
Bill Gilbert 206-255-7776-Composition roof
Gary and Sandy Leake 360-678-1347 or 206-390-9318-Composition and flat roof
Gary and Margie Parker 360-678-6216-Metal roof
Mandeja 360-331-4118-Composition roof
Baz Stevens 360-609-9991-Composition roof
Derek Magdalik 707-937-3597-Composition roof
Gary West 360-675-6180 / 360-929-3111-Composition roof
Ken Kedo 360-202-6801-Composition roof
Charlie Childs 360-321-5513-Composition roof
Cindy Ristow 360-321-0233-Composition roof
Dallas and Shirley Viall 360-678-6449-Composition roof
Chris Scoggin 360-914-4404-Composition roof
Stephen Hahnemann 360-341-3236-Composition roof
Clay Miller 360-969-2058-Composition roof
Alice Jovich 425-299-8721-Composition roof
Randy Berthold 408-470-0292Composition, Metal, and flat roofs
Bill Grasser 360-678-4828-Composition roof
Howard Grasser 360-678-4835-Composition roof
Bob Warder 360-320-6630-Composition roof
Mike Nunn 206-954-0878-Composition roof
Quenten Wherman 360-320-8626-Composition roof
Glen and Donna Woolen 360-678-6502-Composition roof
Robert Fulton 360-222-3236-Metal roof
Bill Swadner 425-681-5302-Metal roof
David Carnes 360-320-8766-Metal roof

Rob the Roofer, LLC

1860 NE 10th Avenue
Oak Harbor, WA 98277

Roofing Estimate for:

Danelle Vracin

24 Front Street Northwest

Coupeville Washington 98239

Scope of work to be performed:

1) Remove existing 1-layer cedar-shingled roof and properly dispose of all waste. We will dispose of all removed materials and debris at a designated waste management center or construction materials recycling facility

2) We will inspect your sheeting for structural integrity. All required repairs will be made to ensure the substrate is suitable for the installation of your new roof. Unexpected repairs are not included in this estimate. We will inform and consult with the homeowner/agent before any repairs are performed.

3) Your roof will be covered with Apoc Weather Armor synthetic underlay as a vapor barrier and a weather protector.

*** Apoc Weather Armor meets or exceeds all characteristics of 30lb ASTM felt products***

4) Install a cedar shingled roof with an exposure yet to be determined by the owner. We will install these cedar shingles with stainless steel nails.

5) All vents, through roof plumbing fixtures and flashings will be replaced with new materials. We will not use plastic boots, we will install Oatey No Caulk plumbing fixtures.

6) We will install a trim line ridged vent system for efficient attic ventilation. This will increase venting and is far more efficient than boxed vents. In rare situations, we are not able to use ridged vent if the truss system of the roof does not allow for the cutting in for venting.

7) All gable and eave edges are trimmed with eave metal and drip cap metal. This protects all exposed sheeting edges. All metal flashings including valley metal are factory primed and painted 26-gauge steel.

8) In some instances, it is required to re-sheet older homes if the planked sheeting/substrate is no longer suitable for the installation of a new roof. If required, we will install ½ inch CDX plywood. An estimate for a full roof re-sheet is listed as an option below.

Rob the Roofer, LLC

1860 NE 10th Avenue
Oak Harbor, WA 98277

Your estimate is good for 90 days

Estimated cost with a cedar shingled roof.....\$14,950.00 Plus Washington State tax
Estimated cost with Pabco Paramount 50-year shingles.....\$9,750 Plus Washington State tax
Estimated cost with a metal roof.....\$12,000.00 Plus Washington State tax
Removal of additional layers of roofing if present.....N/A

For all metal installations, we offer the same high quality of our composite shingle roofs. We will include all trims for eaves, gables, skylights, chimneys, valleys, hips and ridge caps. Standard metal panels are 26 gauge and carry extended warranties. Heavier gauged panels are available.

All metal roofs are installed using a hooked eave system to ensure outstanding structural integrity.

We offer choices of panel width and design from Nu-Ray metals and Sound-Lok panels from Sound Building Supply.

Options and upgrades

There are many other products available, Composite materials are available in heavier composites and many different designer options. All upgrades in material also come with extended manufacturer warranties

We guarantee we will provide you with the best roofing solution to fit your needs. We will use only the best products and will take no short cuts. We do things right.

I started my own business after realizing that my expectations of quality were higher than the people I worked for in the past. My crew is by far the best around, I have picked the very best roofers in the area and it shows in everything that we do.

We will do our best to give a competitive estimate but will not sacrifice quality of materials to do so. Sometimes we cannot match the competition in cost but we cannot be beat in quality or service

I will personally inspect all jobs before we bill for our work.

Please Visit us at www.robtheroofer.com

We stand behind our work at Rob the Roofer LLC.

SAVAGE

ROOFING & GUTTER LLC

"Quality Roofing and Gutters Since 1942"

3020 Molly Lane
P.O. Box 336
Anacortes, WA
98221-0336

Anacortes 360-293-2021
Oak Harbor 360-675-9625
Mount Vernon 360-336-5912
Bellingham 360-715-0112

Owner Port of Coupeville Date 1/28/20
Cell Phone 360-678-6379 Home Phone 360-320-5768

Agent _____ Phone _____ Email wharf@portofcoupeville.org

Mailing Address _____ City _____ State _____ Zip _____

Project Address 26 Front St City Coupeville State WA Zip 98239

Structure(s) Partial roof on House Project Mgr Riley

SAVAGE ROOFING & GUTTER LLC PROPOSES TO FURNISH THE FOLLOWING:

Job Type (circle one): ROOFOVER **TEAROFF/REROOF** TEAROFF/RESHEET/REROOF NEW CONSTRUCTION

ONLY CHECKED ITEMS ARE INCLUDED IN THE PROPOSAL

- GAF SYSTEM PLUS WARRANTY:** Enhances the manufacturer's warranty with valuable NON PRORATED coverage for 50 YEARS labor & material. Most roofs perform the same until they begin to get tested 10 to 20 years down the road. That's when this warranty becomes valuable! There are special requirements that must be met in order to receive this special warranty. Ask your project manager what they are.
- ROOF REMOVAL:** Remove existing 1 layer(s) of roofing material and haul to disposal site. Dump and trip fees included in estimate. Additional charges may apply for hidden or unknown layers.
- RESHEET:** If required Savage Roofing will install 1/2" CDX Plywood or 7/16" OSB solid decking over the existing skip sheathing. Proper spacing will be maintained between sheathing to protect against buckling.
- ROOFDECK PREPARATION:** Thoroughly inspect existing roof decking and fascia boards for possible rot, fractures, holes, delamination or other problems. Any damage discovered will be repaired on a time and materials basis.
- SYNTHETIC UNDERLAYMENT:** Savage Roofing will install SYNTHETIC underlayment to your substrate using staple fasteners. Valleys will include three layers of protection.
- STARTER SHINGLE (Not cut from 3 Tab Shingles):** Savage Roofing will install a specifically designed starter shingle around perimeter of roof prior to composition shingles.
- STORM NAILING:** Due to the frequency of high winds in our area, Savage Roofing will apply 6 nails per shingle versus the standard 4 nails. This method reduces the possibility of "blowoffs" and shingle damage due to high wind conditions. NAILS ARE PNEUMATICALLY DRIVEN (NOT HAND NAILED), FOR CONSISTENT QUALITY.
- HOT DIPPED GALVANIZED NAILS:** Highly resistant to rusting when exposed to extreme weather conditions. Holds better.
- ZINC ELECTROPLATED NAILS:** Moderately resistant to rusting when exposed to extreme weather conditions. (most commonly used).
- VALLEY FLASHINGS:** Savage roofing will install 26 gauge w-valley metal flashings in all valleys.
- STEP AND ENDWALL FLASHINGS:** Savage Roofing will install 26 gauge step and end wall flashings on all walls, skylight curbs and chimneys where required. Savage Roofing will take every precaution to protect your siding from damage while installing these flashings, but due to the delicate nature of old and new siding materials it is sometimes difficult if not impossible to avoid some damage. Any repairs, trimming, or alterations required as a result of this installation process will be charged to the customer on a time and materials basis.
- LIFETIME GALVANIZED PIPE FLASHINGS (with neoprene seals):** "No maintenance" flashings designed to last as long as your roof. Savage Roofing will install new on all plumbing vents.
- CHIMNEY AND SKYLIGHT BASE FLASHINGS:** Savage roofing will install back pan, step and end wall flashings on all skylight curbs flashings, repair curbs, replace with new or as a result of normal roofing activity. Note: Savage Roofing is not responsible for damage to skylight, curb or surrounding trim, paint or drywall when removed to install flashings, repair curbs, replace with new or as a result of normal roofing activity.
- CHIMNEY COUNTER FLASHINGS:** Chimney counter flashings are the flashings embedded in the mortar spaces of your chimney. Typically counter flashing is rusted, heavily weathered, and may not perform as originally designed.

- ✓ GAS B-VENT COLLAR AND FLANGE: Savage Roofing will replace gas b-vent storm collars and flange when possible without disassembling the gas pipe itself. If disassembling of the pipe is required, a licensed heating contractor will need to be hired at the customer's expense.
- ✓ HIGH PROFILE RIDGECAP: Savage Roofing will install HIGH profile asphalt ridge cap to match shingles you've chosen. HIGH profile ridge caps are primarily used because they allow nails more holding power. Aesthetically, they also look better than standard ridge caps
- ✓ BAFFLED RIDGEVENT SYSTEM (Not Rolled): An externally baffled ridge vent system "pulls" air out of the attic space by directing wind up and over the ridge. This creates increased airflow and better ventilation resulting in a longer life span for your shingles. Includes
 - METAL FLAPPER VENTS (Not Plastic): Install baked on enamel metal flapper vents in place of plastic. Flapper vents will be installed at all kitchen and bathroom exhaust fans. Specialized kitchen exhaust fans will either be reused or replaced at owner's expense.
 - ✓ SELF ADHERED ICE & WATER SHIELD: Adheres directly to roof deck and provides extra protection against ice and water dams. Installed around penetrations of roof and in all valleys. This membrane forms a gasket around penetrations for added protection.
 - ✓ 26 GAUGE ENAMEL DRIP EDGE METAL: Install on all gables and eaves. Provides extra protection against water intrusion and is cosmetically pleasing.
 - REPLACE GUTTERS & DOWNSPOUTS: *Savage Roofing* will install new *continuous steel gutters and downspouts* at all roof drip edges. New gutters will be fastened with self-tapping screws. Work includes removing existing, dispose of debris, and the installation of new gutters. Does not include any work associated with dry rot or structural inadequacies.
- ✓ ENHANCED ROOF SYSTEM: An enhanced roof system includes ice & water around penetrations and in valleys. Hemmed valley, BAFFLED ridge venting system, high profile ridge caps, perimeter metal, new flashings, galvanized neoprene pipe flashings, metal (not plastic) flapper vents, SIX nails per shingle pneumatically fastened NOT hand nailed. Hot dip galvanized nails vs. electroplating galvanized nails.
- ✓ TIME AND MATERIAL: Any additional work not outlined in this proposal that Savage Roofing determines is necessary to insure a high level of workmanship will be billed on a time and materials basis at the rate of \$75/hour (including drive time). Structural inadequacies may include dry rot, damaged siding, stucco, delaminated decking, rotten fascia boards and raftertails, etc. Possible damage is not limited to the above items. In order to minimize exposure to the elements repair work needs to be done in a timely manner. *Savage* has your approval to replace or repair any damage discovered. All painting/touchup as a result of this roof installation is the responsibility of the customer.
- ✓ CLEAN UP: Your property will be left neat and clean and all waste and debris will be hauled to the dump. Your yard sidewalk and driveway will be magnet swept for nails and screws and your gutters will be cleaned and free of debris, leaves and other material.
- ✓ SET UP ACCESS: Savage Roofing has your approval to access property/driveway for delivery of materials and placing of dumpster or dump truck and to store materials and tools required to complete your project. Locations of any septic systems, drain fields, or any other areas of the property that are off limits for trucks or staging, should be discussed AND MARKED by homeowner before starting your project.
- ✓ ATTIC/DEBRIS/SATELLITE DISHES: During the roofing process vibrations occur and small amounts of debris and dust can fall between the cracks of your roof decking. *This is especially true on a shake tear-off over skip sheathing where the debris can be extensive.* On a shake tear-off, our roofers try to minimize the amount of debris by working from the top down. It is the responsibility of the homeowner/customer to protect their attic or belongings by either removing them from the attic or covering them with a tarp. It is also the responsibility of the homeowner to remove any excess debris from the attic area and insulation. *Also, satellite dishes and antenna's are the responsibility of the homeowner to remove, replace and retune.* Savage Roofing assumes no responsibility for the tuning of satellite dishes.
- ✓ VIBRATION: During the roofing process your home will be subject to additional noise and vibration. It is advisable to safeguard any delicate or valuable items that could be damaged by vibration, dust or debris during the project. Savage Roofing is not responsible for losses incurred as a result of the roofing process and activity.
- ✓ SCHEDULE: We have determined the most effective and efficient way of scheduling is on a day to day basis. Weather can be unpredictable and "in progress" projects may take longer than expected. This makes it nearly impossible to predict an exact start date. We do have a general idea when your project should start and will keep you informed on a regular basis. Please inform us if your project needs to be completed by a certain date and we will do our best to accommodate you. *Once we have started your roofing project we will continue working until the job is completed!! (weather permitting).* Thanks in advance for your patience.
- ✓ PLANTS/SHRUBBERY: Savage Roofing will take every reasonable precaution necessary to protect your plants, shrubbery and lawn. However good access is necessary to complete your project in a timely manner and occasionally some damage may occur. In the unlikely event this happens, Savage Roofing will not be responsible for replacement.

FERRY FEES: Ferry Fees or down time due to ferries are not included in this proposal

PERMITS: Any necessary permits required for the project are not included in this proposal.

GRANULATION ISSUES: Some granulation loss and minor scuffing can occur on medium to steep pitched roofs during the installation process due to normal installation traffic. This is normal and unavoidable. No compensation or deductions will be allowed for these issues.

FASTENER/NAIL PENETRATION: (Open Soffits) Manufacturers require a minimum of 1/2 inch fastener penetration for wind warranty to be valid and in effect. Customer needs to be informed that this may result in exposed nails being visible in open soffit areas. Any remedies to eliminate this condition, if required, will be performed at home **owner's** expense. Use of short nails can void wind warranty.

Investment: Please circle and initial choice

- 1 Tear off existing/replace with Pabco Premier \$ 15,422.00
- 2 Tear off existing/replace with GAF Timberline HD \$ 16,782.00
- 3 Tear off existing/replace with GAF Grand Sequoia \$ 19,125.00

Other Options: _____

Project Total \$ _____ **plus tax**

Color Choice: _____ Customer Initials _____

- Terms:
- **30%** upon scheduling.
 - Balance due upon completion of roofing portion of project
 - Gutters, downspouts, carpentry, or rot repair may be billed separately

Deposit amount: \$ _____ Check #: _____

Visa/Mastercard: Deposit Amount: \$ _____
****This proposal represents a 3.95% cash discount. If paying by credit card, add 3.95% to your transaction****

Card#: _____ Exp. Date: _____

Name on card: _____ Billing Zip: _____ V-Code#: _____

Savage Roofing Superior Workmanship Warranty

- SAVAGE ROOFING Workmanship Warranty. Warranty covers workmanship for 5 years beginning at the invoice date. If your roof leaks due to improper installation of materials, Savage Roofing will fix it at no cost to you. This warranty is transferrable to new owner for remainder of original 5 years. Transfer must be authorized in advance by Savage Roofing.
- GAF System Plus 50 year Labor & Material Warranty. Non prorated, and transferrable. (If checked and qualified)

Within five (7) days completion of Work, customer must pay in full by cash, check, Mastercard or Visa; no set offs or withholding of funds shall be permitted. If Customer fails to make timely payment, Contractor shall be entitled to exercise any remedy provided by law or this Contract and Customer shall pay all collection costs and expenses, including attorney's fees, incurred by Contractor, even if Contractor does not commence suit. Payments received after the 7 day allowance can be subject to an interest penalty of 1 1/2% per month.

Authorized Signature: _____ Date: _____

Savage Roofing Rep: Riley

Note: Prices may change if not accepted within 15 days. By signing I agree with, have read and acknowledge receipt of all 5 pages of this proposal.

NOTICE TO CUSTOMER
REGISTRATION AND BONDING STATEMENT

This contractor is registered with the state of Washington, registration no. SAVAGRG-826JT, and has posted with the state a bond or deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is Renewed annually. THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT. This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have. FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract. YOUR PROPERTY MAY BE LIENED. If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work. FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT. The contractor is required to provide you with further information about lien release document if you request it. General information is also available from the state Department of Labor and Industries. I have received a copy of this disclosure statement.

WAIVER OF CONSEQUENTIAL DAMAGES

Owner waives all claims for consequential damages against Contractor, including but not limited to claims arising from or relating to Dry Rot.

LIMITED WARRANTY

Contractor warrants to the original Customer that upon completion of Work and receipt of final payment, all labor, materials and taxes will be paid, and there will be no potential lien claimants. The work will be performed according, as nearly as possible, to the applicable manufacturer's specifications and standard practices. Contractor will return to the project and repair or replace, as necessary, any defect in workmanship at Contractor's sole expense. The warranty is void if a person or firm other than the contractor performs or re-performs any work within the scope of the Agreement. Contractor will attempt to address warranty issues as soon as possible after notification; however, unless an emergency exists, Contractor shall have thirty (30) days after receiving notice from Customer to perform such warranty work. Contractor's warranty is for the period set forth in the Contract, and this period begins to run on the date of the Contractor's final invoice for payment. Any warranty claim of the Customer shall accrue only during this period of time. Any warranty claim must be filed in Skagit County Superior Court within four (4) months after expiration of this warranty. Any warranty claim that cannot be filed within four (4) months after the expiration of the warranty is waived. Warranty work performed by the contractor does not extend the warranty. Contractor is not responsible for consequential damages. The foregoing warranty is void if payment for Work is not timely received. THIS WARRANTY IS GIVEN IN LIEU OF ANY EXPRESS OR IMPLIED WARRANTY OTHERWISE PROVIDED UNDER THE LAWS OF THE STATE OF WASHINGTON, INCLUDING THE WARRANTIES OF FITNESS, MERCHANTABILITY OR HABITABILITY.

If your home is sold with five (5) years, Contractor offers a TRANSFERRABLE WORKMANSHIP WARRANTY to the new buyers on the following terms. TO VALIDATE: Seller must notify the Contractor in writing of the sale, including the name, address and phone number of the seller and the buyer, and include a photocopy of the original proposal. Contractor shall be given the opportunity to inspect the roof for alterations. Contractor reserves the right to refuse transfer of warranty based on factors such as, but not limited to, untimely payment at time of original installation, damage caused by Acts of God, alterations to roof or improper maintenance.

MOISTURE, MOLD, MICROORGANISMS, BIOLOGICAL ORGANISMS, ORGANIC CONTAMINANTS AND DRY ROT

By signing below, Customer agrees to release the Contractor from any and all claims of Customer as well as Owner's family members, employees, tenants or guests relating to the presence or development in Owner's building of Mold, Microorganisms, Biological Organisms, Organic Contaminants and Dry Rot (all of the foregoing shall be collectively referred to as "dry rot"). Further, customer agrees to defend, indemnify and hold Contractor harmless from any and all penalties, actions, liabilities, costs, expenses and damages arising from or relating to the presence of Dry Rot in Owner's building.

ENTIRE AGREEMENT

The entire agreement between the parties hereto is contained in this Contract; and this Contract supersedes all of their previous understandings and agreements, written and oral, with respect to this transaction, including proposal for services. Contractor shall not be liable to Customer or to any third party for any representations made by any person concerning the work or the terms of this Contract except to the extent that the same are expressed in this Contract. This Agreement may be amended only by written instrument executed by Customer and Contractor.



Neptune Marine LLC

Travis Crabb

14598 Dogwood Lane

Mount Vernon WA. 98273

360-333-2065

www.NeptuneMarine.Biz

Travis@NeptuneMarine.Biz

Date: 2-9-2020

Construction Proposal

Port of Coupeville
PO BOX 128
Greenbank WA. 98253

Scope of Work: Re-level Wharf Dock by installing 30- 2x4x16" Roto-molded dock floats. Remove 1- 12x24 Ft. Dock Section from Pile and Re-Build 4- Ends with new Timber/Steel Hardware. Includes filing Intents and Affidavits with the state and Certified Payroll. Dump Fees are included.

Item	Description	Quantity	Units of Measure	Unit Price	Total
1	Roto-mold Floats	30	EA	140.00	\$4,200.00
2	Wood/Steel Materials	1	LS	600.00	\$600.00
3	Labor	100	Hrs.	135.00	\$13,500.00
4	Crew Truck/Tools	5	Days	150.00	\$750.00
5	Tax	8.7%			\$1,657.35
				Total	\$20,707.35

State Tax 8.7%

To construct and install new dock sections you are looking at around \$100.00 per SF. This includes a wood/steel dock structure with composite decking for light transmission. It also includes removal of the old dock. The price will fluctuate based on different options in the structure itself.

Thank You

Travis Crabb



Marine Surveys & Assessments
380 Jefferson Street
Port Townsend, WA 98368

360- 385-4073
 marine.surveys.inc@gmail.com

Estimate

Date	Estimate type
1/31/2020	MMMP

Client
Chris Michalopoulos Port of Coupeville 765 Wonn Road Greenbank, WA 98253

Project

Item	Description	Qty	Rate	Total
Monitoring Plan	Task 1 : Monitoring Plan Report Marine Mammal and Marbled Murrelet Monitoring Plan Subtotal for Task 1:	20	95.00	1,900.00 1,900.00
Prep and Logistics	Task 2: Marine Mammal and Marbled Murrelet Monitoring in Field Preparation and Logistics for Monitoring field work	8	75.00	600.00
Travel	Travel to and from site for 3 personnel @ 3 hours each	9	75.00	675.00
Boat Fees	Ferry fees for boat		200.00	200.00
	Subtotal for one time monitoring fees			1,475.00
Monitoring	Monitoring Cost per Day: Marine Mammal or Marbled Murrelet monitor on boat per day	8	75.00	600.00
Boat Captain	Captain to operate boat per day	8	75.00	600.00
Monitoring	Marine Mammal or Marbled Murrelet land based monitor per day	8	55.00	440.00
Boat day-use	Use of boat for monitoring per day	1	350.00	350.00
Per Diem	Per diem for 3 personnel @ \$150 per day	3	150.00	450.00
	Subtotal for Daily Monitoring Cost			2,440.00
Monitoring Report	Task 3: Post Monitoring Report Post Monitoring Report Subtotal for Task 3:	10	95.00	950.00 950.00
Total				\$6,765.00

JEN-JAY, INC.

P.O. Box 278

Deer Harbor, WA 98243-0278



PROPOSAL

Doug Thompson
thompdst@yahoo.com

28 May 2019

COUPEVILLE WHARF

We hereby submit the following *bid* for: Coupeville Wharf

Jen-Jay, Inc. has been asked to provide a cost for:

- Piling survey at end of the wharf/dock
- Marbled Murrelet Monitoring Plan
- Marine Mammal Monitoring Plan
- Marine Mammal Monitoring during vibratory pile driving operations
- Marbled Murrelet Monitoring during drop hammer proofing of large perimeter piles

Piling Survey - \$ 5,315.00

- Survey 8 piling (as indicated on page 6 of engineering drawings) around perimeter of wharf
- Survey 14 piling (as indicated on page 6 of engineering drawings) designated for replacement under wharf
- Deliverables will be survey report and AutoCAD map of survey

Additional Piling Survey (if required) - \$ 1,325.00 (if done concurrently with piling survey above)

- Survey 10 piling (as indicated on page 6 of engineering drawings) designated as repair piles

Marine Mammal Monitoring Plan - \$ 750.00

Marbled Murrelet Monitoring Plan - \$ 875.00

Marine Mammal Monitoring during vibratory pile driving operations – *estimated @ \$375.00/hr (estimated @ 1 boat; 1 skipper; 2 monitors)*

- Number of monitors and location of monitors will be determined by Marine Mammal Monitoring Plan
- Hours/days will be determined by pile driving activities

Marbled Murrelet Monitoring during drop hammer pile proofing operations – *estimated @ \$425.00/hr (estimated @ 1 boat; 1 skipper; 2 certified marbled murrelet monitors)*

- Number of monitors and location of monitors will be determined by Marine Mammal Monitoring Plan developed in consultation with U.S. Fish and Wildlife Services
- Hours/days will be determined by pile driving activities

Assumptions:

- There will be regulatory agency determination as to requirement of surveying repair piles before survey occurs.
- There will be no limit on days or times of survey
- Piling to be replaced or repaired (sleeved) on causeway will be surveyed by others
- There is unobstructed access to under the wharf
- Engineering drawings will be provided to Jen-Jay, Inc. in AutoCAD prior to survey

Exclusions:

- Any report or biological paper not listed (if required)
- Forage Fish Survey (if required)
- Advance survey for quantification of eelgrass (if present)
- WDFW kelp or eelgrass monitoring plan (if required)

All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this proposal amount. All agreements are contingent upon accidents or delays beyond our control.



**GAS WOOD PELLET
Sales Service Installation**

**email heating@whidbey.net
Virtual showroom @
www.heatingwhidbey.com**

**OFFICE 360.679.8228
TOLL FREE 1.800.953.8228
FAX 360.675.7292**

The Cove
Damien & Tiffany Cortez
26 Front St
Coupeville. WA 98239

949 Ault Field Rd.
Oak Harbor, WA 98277

Estimate

Purchase Order #

1/2/2020 Estimate # 445551

Services and Parts	Qty	Total
6" Stove Adapter Security Stove		58.80
6" Telescoping Double Wall Connector		270.90
36" Double Wall Connector	4	571.20
Flat Ceiling Support		164.00
6" Firestop		31.50
6" Storm Collar		28.87
Adjustable Roof Flashing 1/12 - 7/12		105.53
48" Class A Insulated Chimney	3	886.74
36" Class A Insulated Chimney		228.38
6" Rain Cap - 6CC+		93.98
Wood Stove and/or Chimney Installation		1,450.00
Other Labor Charges- Scaffolding Rental		350.00

General Contractor Since 1994 HEARTH#947C1
Licensed - Bonded - Insured
Guranteed Pricing -Quality - Dependability

A Division of Loon Song, Inc.

Subtotal \$4,239.90
Sales Tax (8.7%) \$368.87
Total \$4,608.77



Estimate EST0104

NAME The Cove
ADDRESS P. O. Box 128
Greenbank, WA, 98253
PHONE (360) 678-6379
EMAIL wharf@portofcoupeville.org
DATE January 13, 2020

All Serv
Rick Hixon
P.O. Box 572
Coupeville WA
98239
360-341-3383
allservcleaningnw@gmail.com

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Install UL Listed stainless steel Class A Dura Tech chimney system with Lifetime warranty. Parts include: Class A chimney pipe, storm collar, flashing, support box, attic insulation shield, locking bands, chimney adaptor, double wall DVL interior stove pipe, stove adaptor. Labor & installation	\$3,235.00	1	\$3,235.00
		SUBTOTAL	\$3,235.00
		TAX (8.7%)	\$281.45
		TOTAL	\$3,516.45

TERMS OF PROPOSAL:
Proposal good for 30 days.

Terms of payment: \$1000 deposit - Balance due upon completion.

All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from



Neptune Marine LLC
Travis Crabb
14598 Dogwood Lane
Mount Vernon WA. 98273
360-333-2065
www.NeptuneMarine.Biz
Travis@NeptuneMarine.Biz

Date: 2-9-2020

Construction Proposal

Port of Coupeville
PO BOX 128
Greenbank WA. 98253

Scope of Work: Re-level Wharf Dock by installing 30- 2x4x16" Roto-molded dock floats. Remove 1- 12x24 Ft. Dock Section from Pile and Re-Build 4- Ends with new Timber/Steel Hardware. Includes filing Intents and Affidavits with the state and Certified Payroll. Dump Fees are included.

Item	Description	Quantity	Units of Measure	Unit Price	Total
1	Roto-mold Floats	30	EA	140.00	\$4,200.00
2	Wood/Steel Materials	1	LS	600.00	\$600.00
3	Labor	100	Hrs.	135.00	\$13,500.00
4	Crew Truck/Tools	5	Days	150.00	\$750.00

State Tax 8.7%

\$20,707.35

To construct and install new dock sections you are looking at around \$100.00 per SF. This includes a wood/steel dock structure with composite decking for light transmission. It also includes removal of the old dock. The price will fluctuate based on different options in the structure itself.

Thank You

Travis Crabb

2020 Coupeville Wharf Construction, Repair & Maintenance Schedule

Priority	Wharf Project	Estimated Material Cost (Completed by POC)	Estimated Labor Cost (Completed by POC)	Contractor Labor (estimated) Prevailing Wage	Notes & Additional Expenses
A	Pilings, understructure repairs/replacement			\$976,000	Includes engineering study and project management expenses. Grant secured through RCEDF. Estimated completion December 2021.
A	Fire Suppression system replacement "As Is"			\$174,000	15-20 year life span. Installation after pile project is completed.
A	Fire Suppression System nitrogen enhanced			\$200,000	Rebuild valve room and provide nitrogen generator. Replace all piping smaller than 6 inch in diameter under wharf. Replace all piping inside of building. Estimate from Commercial Fire Protection on 11/7/2019
A	Front St Building roof and both Kiosks (cedar shingles)			\$22,000	Dump fees included in estimates.
A	Replace wharf building roof and gutters			\$172,530	Tear off and dispose of two-layer composition shingles roof. Inspect and repair damaged framing, fascia, plywood. Replace existing shingles. Remove deteriorated gutters and downspouts and replace with like material. Roof estimate by Red's Roofing on 10/25/2019. Gutter estimate by Galer Gutters on 10/26/2019
A	Stove pipe replacement Cove Café			\$4,700	All piping to be replaced by double wall pipe.
A	Moorage Float Repair			\$14,000	Will take 2 weeks and can be done in-water
Estimated Totals		\$0	\$0	\$1,549,230	\$1,549,230
B	Moorage floats replacement			TBD	Estimated based on Fuel Float costs (X's 3). Pile driving included in quote. Less if no new piles needed.
B	Pier cement pad, under structure to 24 Front St office, stairs			\$55,000	Engineering costs not included. Range from \$8,000 to \$20,000 depending on scope.
B	Doors and windows repair and replacements			\$228,105	Repair of windows and doors with beetle intrusion and weather rot with like materials. Estimate by All-Island Construction on 10/30/2019
B	Repair, Replace, and Paint Siding and Trim			\$342,020	2000-2400 8' sections of siding that will need to be repaired. Hand-sanding and repair of trim where needed. Painting inside/outside of wharf. Estimate by All-Island Construction on 10/30/2019
B	Bow Rail/decking, moorage floats & causeway planking	\$8,000	\$2,000		Can be done in-house with current talent pool. Outside labor would be considerably higher.
Estimated Totals		\$8,000	\$2,000	\$625,125	\$635,125
C	Ductless Heat pumps for all three units			\$25,000	Would replace electric high cost wall heaters. Would need two in the café alone. Total of four (4) in all.
C	Repair/replace garbage storage on wharf	\$1,000	\$1,000		Lumber, hardware, paint
Estimated Totals		\$17,000	\$5,000	\$3,015,710	\$3,037,710
D	24 Front St. Front door sill	\$200			
D	Harbormaster display frame	\$200			
D	Double flood lights for Fuel/eating area	\$500			
Estimated Totals		\$900	\$5,000	\$3,015,710	\$3,021,610

Total all projects: \$8,243,675

2020 Coupeville Farm Construction, Repair & Maintenance Schedule

Priority	Farm Project	Estimated Material Cost (Completed by POC)	Estimated Labor Cost (Completed by POC)	Contractor Labor (estimated) Prevailing Wage	Notes & Additional Expenses
A	Fencing off main Ag area for Growing Vets	\$6,000	\$1,000		Will do in house with farm equipment and GV's volunteers
A	Barn A, B, C, D, and JD House Breaker ID, meter placement and panel installation			\$75,000	Mapping study is completed. Working with PSE and Whidbey Sun & Wind to determine meter mapping and installation strategies.
A	New roof Barn A & Barn B			\$137,000	
A	Siding/roofing repair on pump house by arena/EV Charging station	\$2,000	\$1,000		Estimate based on in-house labor.
A	Irrigation system to upper farm and pea patch from pond			\$15,000	Currently pea patch is using commercial water. Complete after pond dredging.
A	New Septic System Barn A & B			\$175,000	
Estimated Totals		\$8,000	\$2,000	\$402,000	\$412,000

B	Replace parking lot and outside barn lights to LED			\$20,000	Working with PSE for cost estimate and grant availability.
B	Replace four (4) windows Barn C upper			\$3,000	Island paint and glass. May be able to do in-house.
B	Barn A siding/painting			\$85,000	May be able to lower cost by utilizing volunteers.
B	Pond aerator system			\$20,000	TBD
Estimated Totals		\$0	\$0	\$128,000	\$128,000

C	Barn B painting & light siding repair			\$35,000	Could include tractor barn if done at same time
C	Barn C painting & light siding repair			\$24,000	
C	JD House & Schouten Studio painting			\$22,000	
C	JD House excavate crawlspace to code 18"-24"		\$4,000	\$18,000	If done inhouse, would cost about \$4000
C	JD House plumbing			\$12,000	
	Individual water meters each tenant			\$22,000	
Estimated Totals		\$0	\$4,000	\$133,000	\$137,000

D					
D					
D					
D					
Estimated Totals		\$0	\$4,000	\$133,000	\$137,000

Total all projects: \$814,000

Comprehensive Scheme Project Matrix

		Anticipated Project Costs Per Year Farm and Wharf										
Priority	Project Description	2018	2019	2020	2021	2022	2023	2024	2025	Notes & Additional Expenses		
Farm Projects												
A	Fencing off man Ag area for Growing Vets			\$7,000							Will do in house with farm equipment and GV's volunteers	
A	Barn A, B, C, D, and JD House Breaker ID, meter placement and panel installation				\$75,000						Mapping study is completed, Working with PSE and Whidbey Sun & Wind to determine meter mapping and installation strategies.	
A	New roof Barn A & Barn B					\$137,000					Estimate based on in-house labor	
A	Siding/roofing repair on pump house by arena/EV charging station					\$3,000					Currently pea patch is using commercial water. Complete after pond dredging	
A	Irrigation system to upper farm and pea patch from pond			\$15,000								
A	New Septic System Barn A & B				\$175,000							
Estimated Totals		\$0	\$0	\$22,000	\$259,000	\$137,000	\$0	\$0	\$0	\$0	\$412,000	
Wharf Projects												
B	Replace parking lot and outside barn lights to LED			\$20,000							Working with PSE for cost estimate and grant availability.	
B	Replace four (4) windows Barn C upper				\$3,000						Island paint and glass. May be able to do in-house	
B	Barn A siding/painting					\$85,000					May be able to lower cost by utilizing volunteers	
Estimated Totals		\$0	\$0	\$20,000	\$3,000	\$109,000	\$0	\$0	\$0	\$0	TBD	
C	Barn B painting & light siding repair					\$35,000					Could include tractor barn if done at same time	
C	Barn C painting & light siding repair					\$24,000					Requires Grant Funding	
C	JD House & Schouten Studio painting			\$22,000							Requires Grant Funding	
C	JD House excavate crawlspace to code 18"-24"					\$18,000					If done in house, would cost about \$4000	
C	JD House plumbing					\$12,000					Dependent on successful RCDFE Grant Application. Approximately \$1000 at each connection point	
C	Individual water meters each tenant					\$22,000						
Estimated Totals		\$0	\$0	\$22,000	\$0	\$111,000	\$0	\$0	\$0	\$0	\$139,000	

Notes & Additional Expenses

Includes engineering study and project management expenses. Grant secured through RCDFE. Estimated completion December 2021.

15-20 year life span. Installation after pile project is completed.

Rebuild valve room and provide nitrogen generator. Replace all piping smaller than 6 inch in diameter under wharf. Replace all piping inside of building. Estimate from Commercial Fire Protection on 11/7/2019

Dump fees included in estimates.

All piping to be replaced by double wall pipe

Estimated based on Fuel Float costs (X's 3). Pile driving included in quote. Less if no new piles needed.

Engineering costs not included. Range from \$8,000 to \$20,000 depending on scope.

Repair of windows and doors with bee/bee intrusion and weather rot with like materials. Estimate by Allisland Construction on 10/30/2019

2000-2400 & sections of siding that will need to be repaired. Hand-sanding and repair of trim where needed. Painting inside/outside of wharf. Estimate by Allisland Construction 10/30/2019

Can be done in-house with current talent pool. Outside labor would be considerably higher.

\$816,625

Would replace electric high cost wall heaters. Would need two in the cafe alone. Total of four (4) in all.

Lumber, hardware, paint

\$1,561,230

\$900

Comprehensive Scheme Project Matrix

Anticipated Project Costs Per Year Farm and Wharf

Priority	Farm Projects	2018	2019	2020	2021	2022	2023	2024	2025	Notes & Additional Expenses
A	Fencing off main Ag area for Growing Vets			\$7,000						Will do in house with farm equipment and CV's volunteers
A	Barn A, B, C, D, and JD House Breaker 10, meter placement and panel installation				\$75,000					Mapping study is completed. Working with PSE and Whidbey Sun & Wind to determine meter mapping and installation strategies.
A	New roof Barn A & Barn B					\$137,000				Estimate based on in-house labor.
A	Siding/roofing repair on pump house by arena/EV				\$3,000					Currently pea patch is using commercial water. Complete after pond dredging.
A	Charging station			\$15,000						Look at state grants and/or .09 funds
A	Irrigation system to upper farm and pea patch from pond				\$175,000					
A	New septic system Barn A & Barn B			\$22,000	\$353,000	\$137,000	\$0	\$0	\$0	\$412,000
	Estimated Totals	\$0	\$0	\$22,000	\$353,000	\$137,000	\$0	\$0	\$0	

B	Replace parking lot and outside barn lights to LED			\$20,000						Working with PSE for cost estimate and grant availability.
B	Replace four (4) windows Barn C upper				\$3,000					Island Paint and Glass. May be able to do in-house. May be able to lower cost by utilizing volunteers.
B	Barn A siding/painting				\$85,000					TBD
B	Ford generator system			\$20,000	\$3,000	\$105,000	\$0	\$0	\$0	\$128,000
	Estimated Totals	\$0	\$0	\$20,000	\$3,000	\$105,000	\$0	\$0	\$0	
C	Barn B painting & light siding repair					\$35,000				Could include tractor barn. If done at same time
C	Barn C painting & light siding repair					\$24,000				
C	JD House & Schouten Studio painting			\$22,000		\$18,000				If done inhouse, would cost about \$4000
C	JD House excavate crawlspace to code. 18"-24"					\$12,000				Approximately \$1000 at each connection point
C	JD House plumbing					\$22,000				
C	Individual water meters each tenant			\$22,000	\$0	\$111,000	\$0	\$0	\$0	\$133,000
	Estimated Totals	\$0	\$0	\$22,000	\$0	\$111,000	\$0	\$0	\$0	

Priority	Wharf Projects	2018	2019	2020	2021	2022	2023	2024	2025	Notes & Additional Expenses
A	Pilings, understructure repairs/replacement		\$9,000	\$40,000	\$920,000	\$5,000				Includes engineering study and project management expenses. Grant secured through RCED. Estimated completion December 2021
A	Fire Suppression system replacement "As-Is"					\$174,000				15-20 year life span. Installation after pile project is completed.
A	Fire Suppression System Nitrogen Enhanced					\$200,000				Rebuild valve room and provide nitrogen generator. Replace all piping smaller than 8 inch in diameter under wharf. Replace all piping inside of building. Estimate from Commercial Fire Protection on 11/7/2019
A	Front St Building roof and both kiosks (cedar shingles)				\$22,000					Dump fees included in estimates.
A	Replace wharf building roof and gutters				\$172,250					Tear off and dispose of two-layer composition shingles roof, inspect and repair damaged framing, fascia, plywood. Replace existing shingles. Remove deteriorated gutters and downspouts with the material. Roof estimate by Red's Roofing 10/25/19. Gutter estimate by Gutter Gutters 10/26/19
A	Stove Pipe replacement Cove Cafe			\$4,700						All piping to be replaced by double wall pipe.
A	Moorage float repair			\$14,000						
A	Moorage float repair		\$9,000	\$58,700	\$1,114,580	\$379,000	\$0	\$0	\$0	\$1,561,280
	Estimated Totals	\$0	\$9,000	\$58,700	\$1,114,580	\$379,000	\$0	\$0	\$0	

B	Moorage floats replacement					\$175,000				Estimated based on keeping it wood. No new piles driven. Engineering costs not included. Range from \$8,000 to \$20,000 depending on scope.
B	Pier cement pad, under structure to 24 Front St office, stairs					\$55,000				Repair of windows and doors with beetle intrusion and weather rot with like materials. Estimate by All-hand Construction on 10/30/2019
B	Doors and windows repair and replacements					\$228,105				2000-2400 8" sections of siding that will need to be repaired. Hand-sanding and repair of trim where needed. Painting inside/outside of wharf. Estimate by All-hand Construction 10/30/2019
B	Repair, Replace, and Paint Siding and Trim			\$10,000		\$6,500	\$342,020			Can be done in-house with current talent pool. Outside labor would be considerably higher.
B	Bow rail/decking, moorage floats & causeway			\$10,000		\$6,500	\$570,125	\$55,000	\$0	\$816,625
	Estimated Totals	\$0	\$0	\$10,000	\$0	\$181,500	\$570,125	\$55,000	\$0	
C	Ductless heat pumps for all three units					\$25,000				Would replace electric high cost wall heaters. Would need two in the cafe alone. Total of four (4) in all.
C	Repair/replace garbage storage on wharf			\$2,000		\$25,000	\$0	\$0	\$0	Lumber, hardware, paint
	Estimated Totals	\$0	\$0	\$2,000	\$0	\$25,000	\$0	\$0	\$0	\$27,000
D	24 Front St. front door sill			\$200						
D	Harbormaster display frame			\$200						
D	Double food lights for fuel/raising area			\$500						
D	Double food lights for fuel/raising area			\$900						\$900
	Estimated Totals			\$2,000						\$900