



Harbormasters Report

February 3, 2023

Dear Marina Tenants:

Happy soon to be Valentine's Day!

Please note that ALL Marina services (including the Fuel Dock) will be closed on February 20, 2023 in observance of Presidents day.

After the January's DMMA meeting there were a few questions brought up. We are including those into this report as we feel they may be similar questions or concerns from many of our other tenants. Some questions have also been included in the [Tenant Q & A](#) document on the Marinas website. If you have not had a chance to look at some of those Q&A's please feel free to do so. That [webpage](#) is also the avenue in place to review redevelopment information as well as where you can ask questions or voice concerns at any time, no need to wait for meetings. Master plan related questions can be emailed to: marinamasterplan@desmoineswa.gov.

Questions Received:

Parking Gates: When will the parking gates become operational?

There have been several issues with getting this system back online. Mostly having to do with parts acquisition. However, we had a meeting with the City Manager to discuss this, regarding replace/repair/or proceed in some other direction. At this time, I have requested a quote from the parking vendor to do a site visit and look at all the issues;

Bluetooth Access: Will there be cell phone/blue tooth access process for tenants on their dock? Will this also be applicable to the parking gate access?

We apologize if there was confusion of this not being an option. This is currently an option. Tenants who wish to have this access are free to contact the Marina office. Tenants can find that information on our Rates and Tariffs. This was originally updated and posted in the August 2022 update of the Rates & Tariffs document, however, with the 2023 rate changes; you will now find the most up-to-date version.

Our current systems for the parking access, and dock gates are two completely separate systems so we are unable to combine the Bluetooth access between the two systems.

Notice to L,M,N Waitlist Customers: Please confirm that Marina staff issued a formal notice to all on the waitlist for L, M and N docks advising that covered moorage will be removed from these docks as part of the dock replacement plan. Please provide a copy of this standard notice.

Tenants on the described waitlist were notified of the dock replacement project. We did not do a standard letter but specifically reached out to each individual waitlist customers by phone and email in the fall of 2022. Most elected to remain on the respective list(s) while others requested to be removed. We continue this personal notification and dialog today for any new individual(s) wishing to be placed on one or more of these waitlist

Dock Replacement Update: With Moffett-Nichol work reaching a 95% design submittal at the end of January, DMMA would like an update briefing at the February meeting. We recognize the schedule of milestones are subject to change, but it would be helpful for tenants to understand the planning milestones through 2023 and to the fish window in 2024.

The following is an updated timeline provided by M&N on **01/17/2023**. Please note, the timelines are subject to change without notice due to permitting process, material and product availability, supply chain issues, scheduling, etc.

- 95% Drawings and Specs submit: 1/30/2023
- Assume City Permit review at 95 %: 1/30 – 2/14/2023
Note: 6-months± pause/buffer in design/bid package development waiting on permits.
- Final Contract Documents submit: 6/23/23
- City Review: 4 weeks 7/21/23
- Advertise: 6 Weeks 7/31/23 - 9/11/23
Note: This anticipates potentially advertising prior to receipt of final permit
- Award: 2 weeks 9/25/23
Note: This anticipates award shortly after receipt of final permit
- Materials and products acquisition and fabrication: 12 months±
Note: Material and product availability, supply chain issues, labor and cost uncertainty may continue to be significant concerns and affect project construction scheduling.
- In-water construction/installation 2024/25 fish window: 9/16/24 – 2/15/25.

Marina Office Hours: There was some confusion on whether the Marina Office is open for public access and to what schedule. Since the City has lifted Covid restrictions, will the Marina Office return to regular hours? Please confirm.

Marina office staff have remained available and on site during normal office hours 8:30am-4:30pm (closed between noon and 1pm daily) since the onset of the Coronavirus in 2020. Customers were only not permitted inside the building. In 2022, when City Hall adopted their new limited in person hours, the Marina mimicked this schedule and we continue to operate on that schedule for in person operating hours until directed otherwise. Those hours remain Tuesday – Thursday 9:00am-4:00pm. With that said, as noted previously, office staff remain on site and are able to assist customers during the normal operating hours of Monday – Friday 8:30-4:30 (closed between noon and 1pm).

At this time, we are unaware of any tenant or customer requests, issues, or concerns that have not been able to be addressed with any of the schedules that have been in place as office staff have been for the most part available and on-site since early 2020. However, if a tenant has or knows of any request that was unable to be addressed, we would love to know so that we can be sure to address it ASAP (marinaoffice@desmoineswa.gov).

Office Contact Information remains to be:

Phone: 206-824-5700 (the office continues to see high call volumes, be sure to leave a voicemail if your call is missed)

Email: marinainfo@desmoineswa.gov

Location of Green Buoy at Marina Entrance: The green buoy at the entrance to the Marina appears to be moving around. Can the Marina confirm its anchor setting and line length are correctly set to maintain stability with its location?

We moved the buoy to a bit more of a 45 degree from the corner of the pier, which has improved conflicts between boaters and Pier fishermen. The line is a little longer to try and help with higher tides we now experience, and to help with “line strain” during storms. (For those who might not be aware, it has broken loose twice now).

Rodent Control: A tenant found a rat on his boat (see New Business item above). In remedying that situation, he also found the Marina’s rodent bait boxes near his slip were empty. Please provide an explanation of the Marina rodent control process, how the staff inspects/maintains bait boxes and any other methods of control being used.

The Marina does not put poison out for no reason; we try to be good stewards of our waters as there are many marine waterfowl and other marine wildlife that could be harmed if poison was just put out, (including pets that come with families). We only put poison in areas when we are notified of a problem, or if staff see’s signs. To date, the office has not received notification from any tenant regarding a rodent concern however, we do continue to encourage tenants to notify us if they are experiencing such issues by calling or emailing the Marina (206-824-5700 | marinainfo@desmoineswa.gov). We appreciate everyone’s help in reducing the rodent population by keeping crab and shrimp bait boxes and other forms of food cleaned up.

Other Marina Updates

The North Lot and Bulkhead Project: This project is buttoning up. It is scheduled for a complete opening before the end of February.

2021 Mitigation for the Entrance Channel Dredging: Unfortunately, we were unable to get this work out to bid in time for the February 15, 2023 fish window. We are working hard to request bids for the second fish window, which begins in August of this year. Mitigation is a requirement for the dredging that was performed; we will also be removing old and dangerous creosote pile throughout the Marina and install new galvanized pile to meet this requirement.

Tenant Restroom: As noted in an earlier report, we have two bids for design work on the Tenant restroom. As you know, for continuity, we were hoping to do some changes to the new North restroom design (as we already have that design). Both firms have returned extremely high design and projected construction costs. We are continuing to work on this, along with seeking additional alternatives.

Dock Replacement: Moffett & Nichols continues to work on the waterside development. On January 30, 2023 we received the 95% design, City and Marina staff are currently reviewing. As a reminder, any in water work for phase 1 (L, M, N dock rebuild configured into **all open** moorage) will be at the earliest, August 2024 - February 2025. However, this timeline is subject to change pending permitting and material acquisition.

Guest Moorage Electrical Upgrade: We continue our guest dock electrical upgrades. So far, staff has completed the far north dock (Ranger Dock) with all new electrical boxes and 30/50 AMP services. We will continue working through the remainder guest docks over the next few months.

Marina Master Plan: This document remains in development as we continue to gather information. We hope to learn more about City of Des Moines plans for the upland development, and from that gather important information that should be incorporated into this plan. Please remember you can always go to the Marinas website where the [Draft Master Plan](#) has been posted since the fall of 2021. You will also find all the associated studies that have been involved in the creation of that plan ([Marina Master Plan and Project Updates](#)).

We continue to encourage all our tenants to send questions and comments about Marina Redevelopment and other Marina questions, comments or concerns to marinamasterplan@desmoineswa.gov. As noted earlier, we have updated our Tenant Q&A document with a couple of the above questions related to the Master Plan. To review old questions feel free to check it out.

Helpful Links and Information: As a reminder, we publish Marina information on our website. Below are some direct links to some of the more popular topics.

[Moorage Rates](#)

[Harbormaster Reports](#)

[Letters to Tenants](#)

[Marina Master Plan and Project Updates](#)

[Fuel Prices](#)

[Moorage Information](#) (Including location of Rules & Regulations and Rates & Tariffs)

City of Des Moines Municipal Code: [Harbor Code is Chapter 15](#)

Again, thank you all,

Scott Wilkins

Harbormaster