



## Santa Monica Windjammers Yacht Club

### Anchorage 47 Construction Schedule as of January 27, 2015

#### **Dear fellow members:**

As you probably know by now, the dock replacement project for Anchorage 47 has been fully approved and funded and a contract has been signed with Bellingham Marine Services as the primary contractor on this project.

#### **General Information**

The time frame to complete all phases of construction starts today and is expected to be substantially completed by May 12, 2016. In summary, it will be done in 5 phases for landside construction and 3 phases for the dock work.

The landside improvements will include upgrading of the boater rest rooms in our parking lot near G1400 gate as well as temporary parking lot reconfigurations for contractor equipment and work areas and some employee parking. To minimize the reduction of parking space availability in our parking lot, the primary equipment and materials storage area will not be in our parking lot but rather in the boat launch ramp parking lot adjacent to the mast up storage area.

While there may be some impact on slip tenants during the land side improvements construction and construction of the ADA required handicap ramp to the docks near the current G800 and G1000 gates may impact access at several gangways. Boater relocation from G200 – G800 is not likely to be required prior to July 7. Slip removal will start around August 3 to allow for pile driving starting about September 4. A relocation plan is currently being developed and notices to slip tenants will be going out soon. More details on this later.

#### **Use of club facilities by contractor**

We have also entered in to an agreement with the primary contractor to rent our board room and a portion of the race room for their exclusive use during specific times and days on a temporary but extended long term basis for the duration of the project. While this will create some inconvenience for us, it will allow us to receive substantial guaranteed income from these rentals and make their key managers more accessible for communication with club management on a continuous basis as the project progresses.

## **Vacating of current slips**

Slips will have to be vacated according to the below schedule and I am still working with County representatives on the exact process and will keep you informed. The process may be more difficult than previously envisioned due to the tight construction schedule and legal limitations on use of transient slips. We will do our best to find a solution.

## **New Slip Assignments**

I am also communicating with County representatives on this subject while they finalize their assignment policies and rates which is required before we can start the formal new assignment request list. Previous requests will be honored in the order received subject to the yet to be announced County policies.

The following is the most current project activity schedule as provided to us by the Los Angeles County Department of Beaches and Harbors Project Manager and is **subject to change as conditions require:**

### **Thursday, January 23**

Bellingham Marine Industries (BMI) will place a 20-foot storage container in Staging Area 1.

### **Monday, February 2**

Bellingham Marine Industries (BMI) will start occupying our board room and have access to the Race Room on Mondays through Fridays during business hours.

### **Monday, February 9**

Begin repairs to parking lot pot holes and surfaces as required to provide for realigned traffic pattern, re-designate reserved parking areas and restripe affected areas.

Another contractor to begin boater restrooms upgrade at parking lot restrooms at G1200 for ADA compliance.

### **Monday, February 16 to March 9**

- Fence off Staging Area 1 and create a driveway adjacent to that area;
- Fence off Staging Area 2 when contractor for Anchorage 47 Restroom Improvement Project has vacated that area;
- Bring utility services to Anchorage 47. This work may include trenching diagonally across the parking lot from the chain link fence near the Chace park walk through gate to the promenade. The work will be conducted so that Anchorage 47 will be minimally impacted;

### **Friday, March 6 – Saturday, March 7**

Minimize construction activities prior to and during Opening Day activities and provide permits for overflow parking for visitors in other lots for members, slip tenants, and other visitors

### **Tuesday, March 10 to July 21**

- Portions of promenade will be closed to the public on a rolling schedule; boaters will continue to have access to slips
- Start promenade work, to be completed in five stages;

### **May 25 – May 31**

- Notify slip tenants in G200 – G1000 to vacate slips

### **Tuesday, July 7 – July 31**

- Vacate slips G200 – G1000

### **Monday, August 3 – August 16**

- Remove docks G200 - G1000

### **Monday, August 17 – November 11**

- Remove pilings in G200 – G1000
- Construct dock systems G600, G800 and G1000
- Designations for G200 & G400 are eliminated per new design
- Start vacating Anchorage 55 slips G1800 – G2600

### **Friday, October 16 – Sunday, October 18**

- Vacate slips G1200 – G1600 one dock at a time as new docks are completed, i.e., G1200 boats move to G600 docks, G1400 boats move to G800, G1600 move to G1000.

### **Monday, October 19 – November 28**

- Remove pilings G1200, G1400 and G1600
- Construct dock systems G1200 – G1600
- Vacate slips G1800 – G 2600

**Monday, December 1, 2015 – May 31, 2016**

- Construct dock systems G1800, G2000, G2200, G2400, and G2600 in Anchorage 55
- Upgrade P47 handicap parking spaces to ADA standards

**June 30, 2016 – Project completion**

Forward and Onward!

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