

Georgetown TOPMB – Five Islands Wharf Strategic Plan

The Five Islands Wharf complex is an important revenue-producing asset of the Town. In addition, it provides essential water access for the Town's commercial fishermen and recreational users. The Wharf, the buildings thereon and the adjacent floats are exposed to challenging use conditions involving human, vessel and vehicular traffic. The complex also faces a hostile ocean environment that includes wave action, high winds and salt air.

In 1990, Stephen DeWick, P.E., then of Kimball Chase Company, undertook a comprehensive engineering study of the Wharf and developed recommendations for upgrading, maintaining and eventually replacing it. For various, reasons both budgetary and administrative, the recommendations in the study have never been completely implemented. In fact, some of the structural concerns identified in the 1990 study still prevail today nearly twenty years after Mr. DeWick's initial observations.

During the 2008-2009 fiscal year, the TOPMB asked Mr. DeWick, now affiliated with Pine Tree Engineering, to update the 1990 study to: (a) prepare the Town to capture any grant money if such became available from the State and (b) guide the TOPMB in creating a multi-year plan for restoration and repair of the Wharf and the structures thereon. The Board believes that recommendations in the 2009 study when merged with the maintenance schedules detailed in the 1990 study produce a practical and economically sound Plan for its management.

This Plan has the following objectives:

1. Remediate any unsafe conditions at once.
2. Bring the entire Wharf to a structurally sound condition thus enhancing its ability to withstand use and heavy weather.
3. Return the structures on the Wharf to a weather tight, vermin resistant and fully functional condition.
4. Provide for the long term maintenance of the Wharf and its structures so that, short of a natural disaster, the Town is not required to invest in their replacement.
5. Manage the funds flow from and to the Wharf and structures in such a way that it remains cash flow neutral during the restoration period and cash flow positive thereafter, thus contributing to the Town's general revenues.

In order for this Plan to succeed, several tactical considerations must be recognized and appropriately managed:

1. Economics suggest that the time line for completing the restoration of the Wharf and structures should not be stretched out for more than 3-4 years. We need to get through the “catch-up” phase so that we can get on with the “maintain” phase. Modest sums from the Wharf Rebuild Reserve Fund should be used to supplement the normal revenue stream thus preserving cash flow neutrality during the restoration period. To provide flexibility, the Wharf Rebuild Reserve Fund should be available to help fund major repair projects on both the Wharf itself and the related structures.
2. The Board must make every effort to encourage the collection of both commercial and recreational user fees. This revenue stream is important to the overall Plan.
3. The leasing process for the Wharf complex needs to be transparent, impartial, based on sound commercial leasing practices with documentation to match and geared to produce the maximum income consistent with the overall best interests of the taxpayers of Georgetown.

Attached is a Wharf Project Plan covering the remaining period of 2008-2009 fiscal year, the upcoming budget year of 2009-2010 and extended for two more forecast years out to 2011-2012. This plan and the estimates therein are based on information contained in the recently completed 2009 Wharf study and consistent with the objectives outlined above.

TOPMB
April 9, 2009

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Five Islands Wharf Projects								
2009-2012 (\$)								
Last Updated: 5/1/09			by: BB					
MAINTENANCE, REPAIR & IMPROVEMENTS Projects:	2008- 2009 3mos. (E)		2009-2010B		2010-2011F		2011-2012F	
	Capital	Expense	Capital	Expense	Capital	Expense	Capital	Expense
Buildings:								
Ice Cream/Bait:								
Exterior Restoration:								
Scope of Work					400			
Construction		-	-	3,050	5,200			
Interior Restoration:								
Scope of Work					400			450
Construction					2,000			5,000
Painting								
Roof Work								1,500
Support Structure:								
Design					1,300			
Construction Drawings/Details					800			
Scope of Work					450			
Construction					29,900			
Sub-total -Ice/Bait Cream	-	-	-	3,050	40,450	-	-	6,950
Lobster Pound:								
Exterior Restoration:								
Scope of Work								
Construction		4,480						
Interior Restoration:								
Scope of Work						450		
Construction						3,000		
Painting		500		3,000				
Roof Work			1,500					
Sub-total -Lobster Pound	-	4,980	1,500	3,000	-	3,450	-	-
Love Nest Snack Bar:								
Exterior Restoration:								
Scope of Work								
Construction		5,575		2,040				
Interior Restoration:								
Scope of Work			500	-				
Construction			6,000	-				
Painting		500		3,000				
Roof Work						1,500		
Support Structure:								
Design							1,450	
Construction Drawings/Details							800	
Scope of Work							450	
Construction							27,300	
Sub-total -Love Nest Snack Bar	-	6,075	6,500	5,040	-	1,500	30,000	-

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Five Islands Wharf Projects									
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	2008- 2009CE		2009-2010B		2010-2011F		2011-2012F		
	Capital	Expense	Capital	Expense	Capital	Expense	Capital	Expense	
Floats - Commercial:									
Mooring to East		3,925							
Annual Maintenance		7,453		500		500		500	
Sub-total -Floats Commercial	-	11,378	-	500	-	500	-	500	
Floats - Recreational:									
Dock Fenders		745							
Annual Maintenance				500		500		500	
Sub-total -Recreational	-	745	-	500	-	500	-	500	
Wharf Structural:									
Longitudinal Bracing:									
Design			700						
Construction Drawings/Details			300						
Scope of Work			350						
Construction			14,100						
Railings to Code:									
Design			400						
Construction Drawings/Details			350						
Scope of Work			350						
Construction			2,500						
Reinforce Wharf South of Snack Bar									
Design								1,000	
Construction Drawings/Details								800	
Scope of Work								450	
Construction								20,000	
Other/Misc.		2,862							
Sub-total -Wharf Structural	-	2,862	19,050	-	-	-	-	22,250	-
Miscellaneous									
Lane Striping/lettering	-	1,000							
Construction Services			400		600			600	
Sub-Total Miscellaneous	-	1,000	400	-	600	-	600	-	
TOTAL SPENDING	-	27,040	27,450	12,090	41,050	5,950	52,850	7,950	