

**Appendix 5-3
COST APPROACH 1**

Approach #1 - Hypothetical New Marina

Assumptions

1. Located at site of Existing Marina to be Demolished for the following reasons:
 - a. Unlikely to find new off river location without levee work and extensive site preparation work.
 - b. Existing basin is assumed to have breakwater or other protection in place.
 - c. Permitting process less cumbersome and less costly than start from scratch.
 - d. Site improvements are in place (roads, utilities, etc.) and upgrades if needed are certainly less costly than new.
2. After demolition, basin will require dredging, both costs are identified in model.
3. Upland infrastructure will be mostly unuseable in new scheme and although work can be staged, existing buildings will be replaced by parking or greenbelt areas.
4. Existing marina has the following amenities so as to define limitations on new profile:
 - a. Buildings include harbormaster/store (800 sf), restrooms (2 ea at 300 sf), fueling office/snackbar (floating, 400 sf).
 - b. 35000 sf of floating docks with majority of slips in the 20 to 30 foot range totaling 225 rentable moorages.
 - c. Launch ramp (unpaved) two lanes wide with center float access for boarding
 - d. Two gangways (unlighted and not secured) onto docks
 - e. Semi-operational sanitation pumpout system
 - f. Adequate land for some trailer storage and parking for berthers, etc.
 - g. Adequate water space for both existing and new configurations.
5. New Marina to have the following amenities and layouts:
 - a. 190 slips (90 covered) with average slip lengths 32 to 45 feet.
 - b. Floating fuel dock with small store and bait shop and office on second floor.
 - c. Drystack building with racks for approximately 150 boats up to 30 foot and main marina office.
 - d. Parking for 300 cars and 50 boat trailer spaces.
 - e. Three gate protected gangways with restroom/shower buildings at each.
 - f. Sewage pumpout on fuel dock.
 - g. Each slip has Electric, Water and Phone.
 - h. Utility building for a small boat repairs (motors) and marina maintenance.
 - i. No RV spaces, but small greenbelt/picnic area.
 - j. New concrete launchramp with two lanes and launch ramp floats on both sides.

Costs per Assumptions above:

	Unit Cost	Units	Amount
1. Demolition of existing marina @ 35,000SF with disposal	\$245,000.00	\$7.00 SF	35,000
2. Demolition and disposal of upland structures (no Salvage)	\$46,000.00	\$46,000.00 LS	1
3. Dredging of entrance and under new slips is approximately 15,000 cy	\$142,500.00	\$9.50 CY	15,000
4. New marina with 190 wet slips w/ utilities and new piling (38000 sf)	\$2,660,000.00	\$70.00 SF	38,000
5. Floating platform for office, fuel attendant and upstairs office (40' x 40')	\$136,000.00	\$85.00 SF	1,600
6. Office building on floats - 2 story with 1200sf total	\$96,000.00	\$80.00 SF	1,200
7. Fueling and pumpout equipment (Fuel float in marina price)	\$52,000.00	\$52,000.00 LS	1
8. New Cast in Place concrete launch ramp with two lane and two floats	\$225,000.00	\$225,000.00 LS	1
9. Drystack storage bldg with racks for 150 boats, including site & Concrete	\$630,000.00	\$4,200.00 EA	150
10. Asphalt parking for marina and launch ramp (2" AC on 6" AB)	\$270,000.00	\$3.00 SF	90,000
11. Office attached to Drystack bldg - 800 sf	\$48,000.00	\$60.00 SF	800
12. Roof system for 90 covered berths = Prox 65000sf roof surface area	\$650,000.00	\$10.00 SF	65,000
13. Allowance for drystack forklift and other machinery	\$150,000.00	\$150,000.00 LS	1
14. Restrooms at each gangway - 3 each @ 5 stalls 150 SF ea.- 750 SF total	\$191,250.00	\$85.00 SF	2,250
Estimated cost to remove & replace marina at existing site	\$5,541,750.00		