

JPVIS DOCKS 2021 and BEYOND



- **The lifespan of our docks has come to an end.** To keep annual costs down, for the last 4 years we have been replacing component pieces of the JPVIS Dock system. This includes Moore's Landing (pix on the left), Reed's Dock and the dive float.

Included in a dock system are runways, floats, steps, walkways with posts and railings, and piers).

- **Completed Work:** as of today we have completed:
 - Moore's Landing: runway, float, posts and railings.
 - Reed's Dock: walkway, posts and railings, 1/3 of the piers, runway, and placed a 50% downpayment on a new float to be completed by Blake's Boatyard this winter.
- **Cost:** to date we have incurred costs totaling \$50,345 for the above.

- **Remaining Work:** complete the Reed float and the remaining 2 piers for the Reed Docks. On Moore's Landing all the piers need to be replaced, and the steps and walkways need replacing.
- **Cost:** estimated cost for the remaining work is \$71,000.
- **Priority:** replacing the first double pier support on Moore's Landing. Second priority would be to replace the other 2 piers at Reed's. Lastly, re-do the stairs and walkway on Moore's Landing.

Impacts to the JPVIS expenses:

- Our dock systems represent a large pieces of the association assets and liabilities. They need to be replaced every 25-30 years. The unique steel pier system has lasted almost 50 years so we have been lucky. Unfortunately it is our responsibility to replace them now.
- Prior to COVID-19, the total cost of replacing both docks was estimated at approximately \$63,000. With COVID-19, these costs have basically doubled with no end yet in site. In fact, Blake's is not willing to estimate costs for future work. Indications are that the price of lumber will be coming down.
- In addition to these onetime costs, the annual costs to put out the docks and maintain them is approximately \$5,000.

For Consideration:

- Increase the annual costs for placing dinghy's on the dock and kayaks on the racks. While any increase will never pay for the docks, any increase will help.